

## **AGENDA**

### **REGULAR MEETING OF THE CITY COUNCIL**

**City of Garland  
Council Chambers, City Hall  
200 North Fifth Street  
Garland, Texas  
September 3, 2013  
7:00 p.m.**

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

The Garland City Hall and Council Chambers are wheelchair accessible. Special parking is available on the north side of City Hall and the building may be accessed by a sloped ramp from the parking area to the door facing Fifth Street. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services must contact the City Secretary's Office at (972) 205-2404 at least two working days prior to the meeting so that appropriate arrangements can be made. BRAILLE IS NOT AVAILABLE.

### **CITY COUNCIL GOALS 2020**

(Adopted by Resolution No. 9402 on December 20, 2005)

- Sustainable quality development and redevelopment
- Financially stable government with tax base that supports community needs
- Defends rightful powers of municipalities
- Fully informed and engaged citizenry
- Consistent delivery of reliable City services
- Safe, family-friendly neighborhoods
- Embrace diversity

## **MAYORAL PROCLAMATIONS, RECOGNITIONS AND ANNOUNCEMENTS**

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

## **CONSENT AGENDA**

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

1. Consider approval of the minutes of the August 20, 2013 Regular Meeting.
2. Consider approval of the following bid:

### **Property and Casualty Insurance**

**Bid No. 3686-13**

Lexington Insurance Company	\$676,669.50
Travelers Property Casualty Company	501,287.00
Genesis	455,115.00
Safety National	<u>179,433.00</u>
<b>TOTAL</b>	<b><u>\$1,812,544.50</u></b>

*This request is to secure commercial property insurance coverage for City buildings, contents and appropriate infrastructure; insurance coverage for City boilers and machinery; excess insurance for auto, general, law enforcement, and public official liability exposures; and excess workers compensation insurance.*



**3. Public hearings were previously conducted for the following zoning cases.**

**a. Zoning File No. 13-24, Stella Aluko**

*Consider an ordinance amending the zoning laws of the City of Garland, by approving a Specific Use Permit for a Kindergarten, Preschool or Childcare Center on a 10.321-acre tract of land zoned Planned Development (PD) District 69-31 for General Business Uses Located at 1430 Northwest Highway.*

**b. Zoning File No. 13-29, Cosmos Foundation.**

*Consider an ordinance amending the zoning laws of the City of Garland, by approving a Specific Use Permit for a Charter School on property zoned Single-Family-7 (SF-7/E/3) District on a 20.5-acre tract of land located at 2302 Firewheel Parkway.*

**4. Consider approval by minute action the reappointment of Dr. Timothy Lambert for a two-year term as Garland Health Officer.**

*This item was considered at the August 19, 2013 Work Session. Chapter 121 of the Texas Health & Safety Code requires that a local health department (city or county) which employs a non-physician Director of Health have a licensed physician to aid the Director in the control of communicable diseases within the jurisdiction. The state law requires that the Director's appointment of the City Health Officer be confirmed by Council every two years. Dr. Timothy Lambert has served as Garland's City Health Officer since June 25, 2005. Dr. Lambert's two-year term expires on October 1, 2013. Council is requested to consider reappointing Dr. Lambert for another two-year term.*

**5. Consider approval by minute action the proposed revisions to City Council Policy No. OPNS-05, Council Travel and Business Expense.**

*This item was considered at the August 19, 2013 Work Session. At the request of Mayor Douglas Athas, Council is requested to consider revisions to City Council Policy OPNS-05, Council Travel.*

6. **Consider approval by minute action authorizing the City Manager to execute an Engineering Services Agreement with Black & Veatch for an amount not to exceed \$108,900.**

*This agreement is to provide engineering and professional services associated with the TMPA 138kV Breaker Replacement Project at the Ben Davis Substation.*

7. **Consider approval by minute action authorizing the City Manager to execute an Engineering Services Agreement with R-Delta Engineers, Inc. for an amount not to exceed \$210,000.**

*This agreement is to provide engineering services associated with NERC Alert Response (PHASE II) Reconstruction Recommendations for Clearance Violation.*

8. **Consider a resolution authorizing the City Manager to accept a State of Texas Department of Transportation (TxDOT) Selective Traffic Enforcement Program (STEP) Grant for FY 2013-2014 in the amount of \$457,362.09.**

*This item was scheduled for consideration at the September 3, 2013 Work Session. The purpose of this grant is to save lives, reduce motor vehicle crashes and injuries, and change behavior related to driving habits. This is accomplished by aggressively enforcing the laws of the State of Texas related to red light and intersection violations, seat belt violations, speed violations and driving while intoxicated violations. The enforcement activities will also be supplemented by additional public information and education campaigns conducted throughout the enforcement period.*

9. **Consider an ordinance amending the Tax Roll of the City of Garland.**

*This item was considered at the August 19, 2013 Work Session. Article IX, Section 3 of the City Charter grants the City Council the authority to cancel any uncollected taxes upon the tax rolls. Amendment of the tax roll is necessary to meet generally accepted accounting principles, avoid overstatement of accounts receivable on the balance sheet and avoid risk of a qualified audit opinion from the external auditors.*

## ITEMS FOR INDIVIDUAL CONSIDERATION

### Speaker Regulations:

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

### 10. Hold public hearings on the following zoning cases:

- a. Consider the application of Hutton Growth One, LLC, requesting approval of a Detail Plan for Retail Sales/Personal Service on property zoned Planned Development (PD) District 99-04 for Shopping Center Uses within the SH190 Overlay. The property is located at 5550 Lavon Drive. (File 13-30)

*The proposal is for approval of a Detail Plan to develop the subject property with an O'Reilly Auto Parts store. At the August 12, 2013 meeting, the Plan Commission (by a 9 to 0 vote) recommended approval per staff recommendation.*

- b. Consider the application of RaceTrac, requesting approval of 1) an amendment to Planned Development (PD) District 12-28 for Shopping Center Uses, 2) a Detail Plan and 3) a Specific Use Permit for Retail Sales with Gas. The property is located at 3401 S. Garland Road. (File 13-31)

*The proposal is for approval of an amendment to Planned Development (PD) District 12-28 including the Detail Plan and Specific Use Permit to change the layout of the previously approved RaceTrac gas station, and revise the elevations, landscape plan and signage. At the August 12, 2013 meeting, the Plan Commission (by an 8 to 0 vote) recommended approval per staff recommendation. Commissioner Fisher recused himself from this case.*

- c. **Consider the application of Mitchell Planning Group, LLC, requesting approval of 1) an amendment to Planned Development (PD) District 09-20 for Freeway Uses and 2) an amended Concept Plan. The property is located south of IH30, west of Broadway Boulevard. (File 13-32)**

*The proposal is for approval of an amendment to Planned Development (PD) District 09-20 to revise the allowable uses on a portion of the subject property. At the August 12, 2013 meeting, the Plan Commission (by a 9 to 0 vote) recommended approval per staff recommendation.*

- d. **Consider the application of Oak Ridge Investments, requesting approval of 1) a change in zoning from Agriculture (AG) District to Planned Development (PD) District for Single Family Uses, 2) a Detail Plan for approximately 43 single family homes and 3) a waiver to Section 31.27 of the Code of Ordinances regarding the requirement of alleys. The property is located northwest of the intersection of West Campbell Road and Callejo Road. (File 13-22)**

*The proposal is for approval of a change in zoning to allow for the development of a residential subdivision with approximately 43 single family homes with a minimum lot size of 5,500 square feet. At the July 8, 2013 Plan Commission (by a 7 to 1 vote) recommended denial.*

**11. Hold a public hearing on the 2013-2014 Proposed Budget and Tax Rate.**

*Section 5, Article VII, of the City Charter requires that a public hearing be held on the Proposed Budget for the coming fiscal year. At the public hearing, all interested persons shall be given an opportunity to be heard for or against any proposed item in the Budget, including the proposed tax rate. The Proposed Budget for 2013-14 has been available for public inspection in the City libraries, the City Secretary's Office, and on the City's website since August 7, 2013. Previous public hearings were held on August 20 and August 29, 2013.*

- 12. Consider an ordinance fixing the tax rate and tax levy for the City of Garland for the Fiscal Year 2013-2014 upon all taxable property in the City of Garland in conformity with the laws of the State of Texas and the Charter provisions and ordinances of the City of Garland; repealing all ordinances, or parts of ordinances, in conflict therewith.**

*Council has considered an ad valorem tax rate of 70.46 cents per \$100 of valuation for the fiscal year beginning October 1, 2013. All meetings, notices, and public hearing requirements related to the adoption of the tax rate have been met in accordance with State law. Public hearings were held on the proposed tax rate on August 20 and 29, 2013. An ordinance reflecting final decisions regarding the tax rate and tax levy will be prepared for the Mayor's signature upon final direction from the City Council.*

- 13. Consider an ordinance adopting the budget for Fiscal Year 2013-2014, providing budgetary appropriations for the various funds of the City, amending the current budget as revised, and authorizing the City Manager to make adjustments.**

*In accordance with the City Charter, the City Manager presented his recommended Budget for fiscal year 2013-14 to the Council on August 6, 2013. Copies were made available for public inspection at City libraries, the City Secretary's Office, and on the City's website. Public hearings were held on August 20 and 29, 2013. An ordinance reflecting final decisions regarding the Budget for 2013-2014 and revised budgets will be prepared for the Mayor's signature upon final direction from the City Council.*

- 14. Consider an ordinance amending various sections of Chapter 50, "Utility Rates and Fees" of the Code of Ordinances of the City of Garland, relating to fees charged for various services provided by the City.**

*In considering the 2013-14 Proposed Budget, Council reviewed the creation of certain rates and fees, and adjustments to existing rates and fees. Revenue estimates included in the 2013-14 Proposed Budget are based on these actions.*

- 15. Consider an ordinance amending various sections of the Code of Ordinances of the City of Garland, Texas, relating to fees for various services provided by the City.**

*In considering the 2013-14 Proposed Budget, Council reviewed the creation of certain rates and fees, and adjustments to existing rates and fees. Revenue estimates included in the 2013-14 Proposed Budget are based on these actions.*

- 16. Consider an ordinance establishing Civil Service classifications within the Police and Fire Departments; prescribing the number of positions in each**

**classification; prescribing the base salary and types of pay for those classifications.**

*Pursuant to Title 5, Chapter 143 of the Local Government Code of Texas, the Council must establish the civil service classifications in the Police and Fire Departments, the number of positions in each classification, the base salary, and the types of incentive pays for each classification.*

**17. Consider appointments to Boards and Commissions.**

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

*Preston Edwards – South TIF (Athas)  
Reta Day – Garland Cultural Arts Commission (Stanley)  
Jerry DeFeo – Board of Adjustment (Stanley)  
Marcie Adame – Community Multicultural Commission (LeMay)  
Terri Chepregi – Library Board (LeMay)  
Rick Johnson – Downtown TIF (Cahill)  
Christopher Ott – Plan Commission (Cahill)*

**18. Citizen comments.**

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

**19. Adjourn.**

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

The City Council of the City of Garland, Texas convened in regular session at 7:00 PM on Tuesday, August 20, 2013, in the Council Chambers at City Hall with the following members present:

Mayor	Douglas Athas
Mayor Pro Tem	Lori Barnett Dodson
Councilmember	Marvin 'Tim' Campbell
Councilmember	Anita Goebel
Councilmember	Stephen W. Stanley
Councilmember	B.J. Williams
Councilmember	John Willis
Councilmember	Scott LeMay
Councilmember	Jim Cahill

STAFF PRESENT:	City Manager	William E. Dollar
	City Attorney	Brad Neighbor
	City Secretary	Lisa Palomba

CALL TO ORDER: The meeting was called to order by Mayor Douglas Athas. District 3 Councilman Stephen Stanley led the Invocation and Pledge of Allegiance.

CEREMONIALS: Mayor Athas presented special recognitions to Bettye Roberts and Jack Sparkes affiliated with Keep Garland Beautiful; and two special recognitions to Garland NAACP Youth Representative Joyce Miller. Members of the Garland NAACP Youth Council were also in attendance and congratulated for their accomplishments.

ANNOUNCEMENTS: Mayor Athas commented on the following: 1) West Nile Virus and mosquito control update, 2) Mayor's Evening In event scheduled for Wednesday, August 28, 2013 from 5-7 p.m. at City Hall and 3) Healthy Living Expo to be held September 21, 2013 including a 5K race to raise awareness regarding water conservation efforts.

CONSENT AGENDA: All items marked with asterisks (\*\*) on the Consent Agenda were voted on in a single motion at the beginning of the meeting. A motion was made by Councilman Stanley, seconded by Mayor Pro Tem Dodson, to approve Items: 1, 2a, 2b, 2c, 2d, 2e, 2f, 3a, 3b, 4, 5, and 6. A vote was cast and the motion carried with 9 Ayes; 0 Nays.

1. APPROVED\*\* City Council minutes of the August 6, 2013 Regular Meeting.

2a. APPROVED\*\* Award of Bid No. 3659-13 to Turbine Outage and Spare Parts in the following amounts: Alin Machining \$25,552.00, Action Turbine \$52,057.00, Mechanical Dynamics \$1,286.00, Fajon

Machining \$35,465.00 for a total award of \$114,360 to provide turbine outage and spare parts for preventive maintenance inspections at the Ray Olinger Power Plant.

2b. APPROVED\*\*

Award of Bid No. 3674-13 to American Site Builders in the amount of \$604,114.79 with an optional contingency fee of \$60,414.21 for a total award of \$664,559 to provide all labor and equipment for the construction of a transmission line cut-in at the Nevada Substation for the Nevada to Shelby Substation OPGW installation.

2c. APPROVED\*\*

Award of Bid No. 3725-13 to Open Systems International, Inc. in the amount of \$332,906 to upgrade GP&L's Energy Management System/Generation Management System to the latest hardware and software for interfacing compatibility with ERCOT.

2d. APPROVED\*\*

Award of Bid No. 3740-13 to Holt Cat in the amount of \$101,641.67 to repair the final drive for the 2009 Caterpillar D8T Dozer for use by the City of Garland Landfill in its daily operations.

2e. APPROVED\*\*

Award of Bid No. 3754-13 for Nesse Materials in the amount of \$206,012.50 to provide 1,285 tons of proprietary blended Sure Play Sand to be used as filler for the Lakes Courts Bunkers at Firewheel Gold Park.

2f. APPROVED\*\*

Award of Bid No. 3752-13 to CGA Services Group of Texas, LP in the amount of \$463,675.68 to provide custodial services for 23 City of Garland facilities.

3a. APPROVED\*\*

Ordinance No. 6631 amending the zoning laws for the City of Garland by approving a Specific Use Permit for a Charter School on an 8.539-acre tract of land zoned Single-Family (SF/7/F/3) District located at Arapaho Road, south of Arapaho Road and east of North Shiloh Road. (Zoning File 13-27, Charter School Fund II)

3b. APPROVED\*\*

Ordinance No. 6632 amending the zoning laws of the City of Garland, by a change in zoning from Shopping Center (SC) District and Office 1 (O-1) District to a Planned Development (PD) District for Shopping Center Uses and Multi-family Uses (Boarding School Only), a Concept Plan, a Detail Plan, a Specific Use Permit for Charter School and a Specific Use Permit for a Boarding School, on a 21.603-acre tract of land



located on the southwest corner of Arapaho Road and Shiloh Road. (Zoning File No. 13-28)

4. APPROVED\*\* Minute action appointing Hector Cardenas and Shannon Grey to serve on the Garland Housing and Finance Board.
5. APPROVED\*\* Resolution No. 10118 authorizing the Mayor to execute an agreement abandoning, releasing, and quitclaiming a certain utility easement.
6. APPROVED\*\* Ordinance No. 6633 amending Chapter 33, "Transportation" of the Code of Ordinances of the City of Garland related to downtown parking requirements.

ITEMS FOR INDIVIDUAL CONSIDERATION:

- 7a. HELD & APPROVED Director of Planning Anita Russelmann provided background information regarding the application of Stella Aluko, requesting approval of a Specific Use Permit for a Kindergarten, Preschool, or Child Care Center on property zoned Planned Development (PD) District 69-31 and in the IH/W 635 Overlay. The property is located at 1420 Northwest Highway. (Zoning File No. 13-24)
- Mayor Athas opened the public hearing to accept public input. Applicants Stella Aluko and her representative provided information. No other persons spoke during the public hearing.
- Councilman Willis, seconded by Councilman LeMay, made a motion to close the public hearing and to approve the request as recommended by the Planning Commission. Staff will bring forth an ordinance for formal consideration at a future meeting. A vote was cast and the motion to approve carried with 9 ayes, 0 nays.
- 7b. HELD & APPROVED Director of Planning Anita Russelmann provided background information regarding the application of Cosmos Foundation, requesting approval of a Specific Use Permit for a Charter School on property zoned Single-Family (SF-7) District and in the SH 190 Overlay. (Zoning File No. 13-29)
- Mayor Athas opened the public hearing to accept public input. The following persons spoke: Taylor Jackson, representing the applicant, Christy Drekaj, and Herbert Logan.

Councilman Campbell made a motion, seconded by Councilman Williams, to close the public hearing and approve the application as recommended by the Plan Commission. Staff will bring forth an ordinance for formal approval at a future meeting. A vote was cast and the motion to approve carried with 9 ayes, 0 nays.

8. HELD

Mayor Athas opened the public hearing to receive input regarding the 2013-2014 Proposed Budget. No one spoke during the public hearing. Mayor Athas closed the public hearing announcing that another public hearing will be held on August 29, 2013.

9. HELD

Mayor Athas opened the public hearing to receive input regarding the Proposed 2013-2014 Tax Rate. No one spoke during the public hearing. Mayor Athas closed the public hearing.

10. APPROVED

Ordinance 6634 ordering and providing notice of a Special Home-Rule Election in the City of Garland, to be held November 5, 2013 for the purpose of submitting to the qualified voters, for the adoption or rejection, a proposition regarding an increase in the ad valorem tax rate the revenue from which will be dedicated to and use for street refurbishment. Councilman Willis made a motion, seconded by Councilman Stanley, to approve the ordinance as provided.

11. APPOINTMENTS

The following names were placed in nomination:

Mayor Athas:

Charles W. Pickitt – Community Multicultural Commission  
Stan Luckie – Plan Commission  
James Gallegos – Community Multicultural Commission  
Jennifer Nguyen – Community Multicultural Commission  
Joann Traylor – Garland Cultural Arts Commission  
John Kaiwi – Board of Adjustment  
Kausha Siriwardana – Community Multicultural Commission  
Kenneth Risser - CENAC  
Bettye Haynes – Library Board  
Martha Melaku – Community Multicultural Commission  
Allan Stafford – TIF Downtown  
Robert John Smith – Parks and Recreation Board  
Sal Liberto – Building and Fire Codes Board  
Shirley Robnett – Senior Citizens Advisory Board

District 1 (Campbell):

Joanne Stephens – Senior Citizens Advisory Committee

District 2 (Goebel):

Marie Purser – TIF South

District 3 (Stanley):

John Jay Loshier – Housing Standards Board

Edwin Dalton – Plan Commission

District 6 (Dodson):

Dorothy McAlister – Senior Citizens Advisory Committee

District 7 (LeMay):

Charlotte Piercy – Senior Citizens Advisory Committee

Maxwell Fisher – Plan Commission

Reba Ann Collins – CENAC

Sheri DeAnne Driver – Garland Cultural Arts Commission

Susan Lynn Nye – Board of Adjustment

District 8 (Cahill):

Jesse Sanchez – Community Multicultural Commission

Tony Torres - CENAC

John Ball – Housing Standards Board

John T. McDonald – Board of Adjustment

Molly Bishop – Parks and Recreation Board

Ronnie B. Smith – Building and Fire Codes Board

Sandra Purdom – Senior Citizens Advisory Committee

Sheri (Stone) Stevens – Garland Cultural Arts Commission

Thomas J. Redden – Library Board

A vote was cast and the nominations carried with 9 ayes, 0 nays.

CITIZEN COMMENTS: The following persons provided public comments: Jerry Flook.

There being no further business to come before the City Council, Mayor Athas adjourned the meeting at 8:05 p.m.

CITY OF GARLAND

Signed:

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Mayor

Attest:

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City Secretary



## Purchasing Report

### PROPERTY AND CASUALTY INSURANCE TERM CONTRACT

#### PURCHASE JUSTIFICATION:

The purpose of this contract is to secure commercial property insurance coverage for City buildings, contents, and appropriate infrastructure; insurance coverage for City boilers and machinery; excess insurance for auto, general, law enforcement, and public official liability exposures; and excess Workers Compensation insurance.

#### AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Lexington Insurance Company	1	\$ 676,669.50
Travelers Property Casualty Company	2	501,287.00
Genesis	3	455,155.00
Safety National	4	179,433.00
	<b>TOTAL:</b>	<b>\$1,812,544.50</b>

#### BASIS FOR AWARD:

##### Best Value

Submitted by:

Reviewed by:

Gary L. Holcomb, CPPO, C.P.M.

William E. Dollar

Director of Purchasing

City Manager

Date: 08/23/13

Date: 08/26/13

#### FINANCIAL SUMMARY:

Total Project/Account: \$ N/A

Expended/Encumbered to Date: N/A

Balance: \$ N/A

This Item: 1,812,545

Proposed Balance: \$ N/A

Matt Watson 8/26/13

Budget Analyst Date

Ron Young 8/26/13

Budget Director Date

Operating Budget: ☒ CIP: ☐ Year: 2012-13

Document Location: Page 119

Account #: 451-6999

Fund/Agency/Project – Description:  
Term Contract – Insurance Coverage

Comments:  
Term Contract sets price but does not commit funds. Expenses will be charged to accounts as incurred.

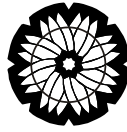












# **GARLAND**

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## **PURCHASING**

### **Executive Summary** **Bid 3686-13** **Property and Casualty Insurance**

#### **Recommended Vendors:**

Lexington Insurance Company	\$676,669.50
Travelers Property Casualty Company	501,287.00
Genesis	455,155.00
Safety National	<u>179,433.00</u>

**Total Recommended Award:** \$1,812,554.50

#### **Basis for Award:**

Best Value

#### **Purpose:**

The purpose of this contract is to provide: commercial property insurance coverage for City buildings, contents, and appropriate infrastructure; insurance coverage for City boilers and machinery; excess insurance for auto, general, law enforcement, and public officials liability exposures; and excess workers compensation insurance. This a term contract with five (5) renewal options.

#### **Evaluation:**

Requests for Proposals were issued in accordance with Purchasing Procedures. Five (5) proposals were received and evaluated based on coverage terms, limits, pricing and company financial rating.

#### **Recommendation:**

##### Item #1 – Property Insurance

Risk Management recommends renewing insurance coverage with our current property carrier (Lexington) who provided the only response to the bid solicitation with a modest rate increase of 12.5% compared to expiring rate (\$0.08 per \$100 valuation, to \$0.09 per \$100 valuation).

##### Item #2 – Boiler & Machinery Insurance

Risk management recommends renewing insurance coverage with our current boiler & machinery carrier (Travelers) who provided the only response to the bid

solicitation and provided a premium reduction of 9.8% compared to FY12/13 premiums.

Item # 3 – Excess Liability Insurance

Risk Management recommends awarding an insurance contract with Genesis for excess liability insurance coverage as the respondent providing the best combination of coverage, limits, and price to provide for excess liability insurance needs of the City.

Item #4 – Excess Workers Compensation Insurance

Risk Management recommends awarding an insurance contract to Safety National for excess workers compensation coverage as the respondent providing the best combination of coverage, limits, and price to provide for excess workers compensation insurance needs of the City.

**Funding Information:**

Item #1	405-1192-7404	\$676,669.50
Item #2	405-1192-7404	\$501,287.00
Item #3	405-1192-7403	\$455,155.00
Item #4	405-1192-7403	\$179,433.00

**Department Director:**

Robby W. Neill, Director of Risk Management, 972-205-2481



# City Council Item Summary Sheet

☐ Work Session

Date: September 3, 2013

☒ Agenda Item

## Zoning Ordinance

### Summary of Request/Problem

Zoning Ordinance 13-24 Stella Aluko

### Recommendation/Action Requested and Justification

Consider adoption of attached ordinance.

**Submitted By:**

Anita Russelmann  
Director of Planning & Community  
Development

**Approved By:**

William E. Dollar  
City Manager

**ORDINANCE NO.**

AN ORDINANCE AMENDING THE ZONING LAWS OF THE CITY OF GARLAND, TEXAS, BY APPROVING A SPECIFIC USE PERMIT FOR A KINDERGARTEN, PRESCHOOL OR CHILD CARE CENTER ON A 10.321-ACRE TRACT OF LAND ZONED PLANNED DEVELOPMENT (PD) DISTRICT 69-31 FOR GENERAL BUSINESS USES LOCATED AT 1430 NORTHWEST HIGHWAY; PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; AND PROVIDING FOR A PENALTY AND AN EFFECTIVE DATE.

**WHEREAS**, at its regular meeting held on the 22<sup>nd</sup> day of July, 2013, the City Plan Commission did consider and make recommendations on a certain request for zoning change made by **Stella Aluko**, and

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

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

**Section 1.**

Ordinance No. 4647 is hereby amended by approving a Specific Use Permit for a Kindergarten, Preschool or Child Care Center on a 10.321-acre tract of land zoned Planned Development (PD) District 69-31 for General Business Uses located at 1430 Northwest Highway, and being more particularly described in Exhibit A, attached hereto and made a part hereof.

**Section 2.**

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

**Section 3.**

Ordinance No. 4647, as amended, shall remain in full force and effect, save and except as amended by this Ordinance.

**Section 4.**

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

**Section 5.**

This Ordinance shall become and be effective on and after its adoption and publication as required by law.

**PASSED AND APPROVED** this\_\_\_\_\_ day of \_\_\_\_\_, 2013.

**THE CITY OF GARLAND, TEXAS**

By:

\_\_\_\_\_  
Mayor

**ATTEST:**

\_\_\_\_\_  
City Secretary

Published:



# City Council Item Summary Sheet

☐ Work Session

☒ Agenda Item

Date: September 3, 2013

## Zoning Ordinance

### Summary of Request/Problem

Zoning Ordinance 13-29 Cosmos Foundation

### Recommendation/Action Requested and Justification

Consider adoption of attached ordinance.

**Submitted By:**

Anita Russelmann  
Director of Planning & Community  
Development

**Approved By:**

William E. Dollar  
City Manager

**ORDINANCE NO.**

AN ORDINANCE AMENDING THE ZONING LAWS OF THE CITY OF GARLAND, TEXAS, BY APPROVING A SPECIFIC USE PERMIT FOR A CHARTER SCHOOL ON PROPERTY ZONED SINGLE FAMILY-7 (SF-7/E/3) DISTRICT ON A 20.5-ACRE TRACT OF LAND LOCATED AT 2302 FIREWHEEL PARKWAY; PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; AND PROVIDING FOR A PENALTY AND AN EFFECTIVE DATE.

**WHEREAS**, at its regular meeting held on the 22<sup>nd</sup> day of July, 2013, the City Plan Commission did consider and make recommendations on a certain request for zoning change made by **Cosmos Foundation** and

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

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

**Section 1.**

Ordinance No. 4647 is hereby amended by approving a Specific Use Permit for a Charter School on property zoned Single Family-7 (SF-7/E/3) District on a 20.5-acre tract of land located at 2302 Firewheel Parkway, and being more particularly described in Exhibit A, attached hereto and made a part hereof.

**Section 2.**

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

**Section 3.**

Ordinance No. 4647, as amended, shall remain in full force and effect, save and except as amended by this Ordinance.

**Section 4.**

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



**Section 5.**

This Ordinance shall become and be effective on and after its adoption and publication as required by law.

**PASSED AND APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

**THE CITY OF GARLAND, TEXAS**

By:

\_\_\_\_\_  
Mayor

**ATTEST:**

\_\_\_\_\_  
City Secretary

Published:



# City Council Item Summary Sheet

☐ Work Session

Date: September 3, 2013

☒ Agenda Item

## Confirmation of City Health Officer

### Summary of Request/Problem

Dr. Timothy Lambert has served as the Garland City Health Officer, also known as City Health Authority, since first confirmed by Council on June 21, 2005.

Chapter 121 of the Texas Health & Safety Code requires that any local health department which employs a non-physician Director of Health have a licensed physician to aid the Director in the control of communicable diseases in the jurisdiction. State law further requires that the Director of Health's appointment of City Health Officer be confirmed by Council every two years.

Through inter-local agreement with the City of Garland, Dr. Lambert also serves as the City Health Officer for the City of Rowlett and the City of Sachse. Both cities reimburse Garland for his services. With all three cities sharing one school district with open campus enrollment, the common Health Authority provides an effective way to track and control communicable disease outbreaks.

### Recommendation/Action Requested and Justification

Staff recommends that the Council confirm by minute action the reappointment of Dr. Timothy Lambert for a two-year term as Garland Health Officer.

#### Submitted By:

**Richard T. Briley**  
Managing Director of Health &  
Code Compliance

#### Approved By:

**William E. Dollar**  
City Manager



# City Council Item Summary Sheet

☐ Work Session

Date: September 3, 2013

☒ Agenda Item

## Revisions to City Council Policy No. OPNS-05, Council Travel and Business Expense

### Summary of Request/Problem

At the August 19, 2013 Work Session, Council considered revisions to City Council Policy No. OPNS-05, Council Travel and Business Expense.


### Recommendation/Action Requested and Justification

Approve by minute action the proposed revisions to City Council Policy No. OPNS-05, Council Travel and Business Expense.

Submitted By:

Approved By:

William E. Dollar  
City Manager

 <div style="text-align: center;"> <h1 style="margin: 0;">CITY COUNCIL POLICY</h1> </div>		POLICY NO.:	OPNS-05
		Date of Adoption:	10/16/1990
		Date of Revision:	
Title:	Council Travel and Business Expenses		Page 1 of 6

## **I. Purpose and Need for Policy**

Several organizations at both state and federal levels provide worthwhile meetings and educational sessions for elected officials throughout the year. Other opportunities that require travel may arise that provide educational experience to Council members. These meetings are both helpful to Council members in fulfilling their responsibility to the citizens and important in fostering legislation favorable to the City.


In order to budget effectively for Council travel outside the Garland area and maximize the participation in the various organizations at minimum cost, a policy concerning Council travel and business expenses is needed.

## **II. Policy**

Funds shall be budgeted for members of the Council to attend the following:

1. State level:
  - a. Texas Municipal League Annual Meeting
  - b. Texas Municipal League Newly Elected Officials Orientation
2. National level:
  - a. National League of Cities - Washington, D.C.
  - b. National League of Cities Annual Congress of Cities and Exposition (various locations)
3. Other meetings as designated and approved by the Mayor, or by the City Council at a regularly scheduled Work Session.
4. Additional funds shall be available for Council members who are appointed to specific association or committee work at the regional, state, or federal level.

The Mayor shall be authorized to have membership in and attend the annual meeting of the U.S. Conference of Mayors.

 <div style="text-align: center;"> <h1 style="margin: 0;">CITY COUNCIL POLICY</h1> </div>		POLICY NO.:	OPNS-05
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Title:	Council Travel and Business Expenses		Page 2 of 6

Council members shall be authorized to have membership in TML and NLC affiliated organizations and attend their sessions at the TML or NLC meetings.

In addition, and with prior consent of the Mayor, funds shall be authorized for unscheduled and unanticipated trips as may be necessary for the Mayor and Council members to meet with federal or state representatives and agencies concerning City business.


### Expense Report

A completed Business Expense Report form shall be submitted to the City Manager's administrative designee, whether or not a reimbursement is required, within 20 business days after completing the travel or incurring the expense.

The Mayor shall review and approve, by signature, expense reports for Council members. The Mayor's expense reports shall be reviewed and approved, by signature, by the Mayor Pro Tem.

### Allowable Expenses

- Registration
  - Business related registration should be processed in advance by the City Manager's administrative designee, when possible.
- Transportation
  - Council members may select the mode of transportation; however, reimbursement will be based on the most economical mode available.
  - When a Council member drives a personal vehicle on City business, reimbursement shall be the lower of (1) the mileage reimbursement amount based on the rate established by the Internal Revenue Service (Personal Mileage Trip Sheet must be attached to the expense report) or (2) the total cost of airfare.
  - Airline reservations should be made well in advance to take advantage of any discounted fares.
  - Rental vehicles are authorized only when the amount of travel at the destination will make a rental vehicle more economical than a shared ride, complimentary shuttle, or a taxi. When a rental vehicle is used, all supplemental car rental insurance offered by the rental agency should be

 <h1 style="text-align: center;">CITY COUNCIL POLICY</h1>		POLICY NO.:	OPNS-05
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declined. Reservations for rental vehicles must be made by the City Manager's administrative designee through the City's authorized travel agent.


- Meals

- ~~A detailed original receipt for all purchased meals must be obtained and attached to the City Expense Report.~~
- The City will pay for meals up to the GSA allowance amount when the purchase of meals is directly attributable to the conduct of City business. The amount of the GSA allowance is based on the travel destination and is determined through the following steps:
  - Step 1: [www.gsa.gov](http://www.gsa.gov)
  - Step 2: Click on Per Diem Rates under the e-Tools: Online Services heading.
  - Step 3: Click on the applicable state for the destination city. Choose the applicable Meals and Incidental Expense (M & IE) rate from the table. If the destination city is not listed in the table, the standard rate provided in the table should be used.
- The GSA allowance shall be prorated (reduced) under the following conditions:
  - Meal is provided at a conference, seminar, or social event.
  - Meal is provided on the airline or other mode of transportation.
- The GSA allowance shall be prorated as follows for the conditions listed above:
  - Breakfast – 20% of GSA allowance.
  - Lunch – 30% of GSA allowance.
  - Dinner – 50% of GSA allowance.
- The GSA allowance shall not be carried over from one day to the following day during travel.

- Lodging

- The City will pay for hotel accommodations through the duration of the meeting, seminar, or event.
- When accompanied by a family member or acquaintance, the Council member will pay the difference in lodging costs between single and double occupancy, if any.
- Reasonable baggage handling gratuities are allowed (receipts are not required).

Any additional expense items not covered above require approval by the Mayor for reimbursement.

 <div style="text-align: center;"> <h1 style="margin: 0;">CITY COUNCIL POLICY</h1> </div>		POLICY NO.:	OPNS-05
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Title:	Council Travel and Business Expenses		Page 4 of 6

## Disallowed Travel Expenses

- Flight or passenger insurance for airline, bus, train.
- Any expenses attributed to family or acquaintances.
- Premium or first class lodging, transportation and meals.
- Airline and rental car expenses not purchased by the City's authorized travel agent.
- Alcoholic beverages.
- Lodging in-room movie rentals or video games
- Lodging in-room meal service fees.
- Valet services, with the exception of required valet parking.
- Laundry service for stays less than 7 days.
- Gratuities and tips in excess of 20%.

## Receipts

~~Original detailed receipts are required for all expenses with the exception of mileage.~~ If a receipt is unavailable ~~for expenses other than meals~~, such as ~~for some~~ parking, tolls, baggage handling, etc., the Council member must document the details of the expenses on a sheet of paper and submit it as a receipt.


## Mileage Reimbursement

A Personal Mileage Trip Sheet, including a printout from a directional internet map indicating the mileage, shall be attached to a business expense report form to document the mileage that is being reimbursed. Mileage is reimbursed based on the rate established by the Internal Revenue Service.

## Reimbursement/Payment

If more than \$75.00 is due to the Council member, the City Manager's administrative designee shall process an accounts payable invoice through the City's financial system. If \$75 or less is due the Council member, reimbursement may be made through the Finance Department's petty cash fund.

If any amount is due the City, the Council member must reimburse the City within 20 business days after completing the travel or incurring the expense. A check payable to

 <div style="margin-left: 50px;"> <b>CITY COUNCIL POLICY</b> </div>		POLICY NO.:	OPNS-05
		Date of Adoption:	10/16/1990
		Date of Revision:	
Title:	Council Travel and Business Expenses		Page 5 of 6

the City of Garland shall be attached to the original, completed Business Expense Report.

### **III. Procedures to Accomplish Policy**

Upon receipt of notice of meeting, the City Manager's administrative designee will provide a notice of the meeting to Council Members. The notice will provide for a reply as to the intent of the Council person, if he or she will be attending. The City Manager's administrative designee will make the necessary travel arrangements for all attending.

Airline tickets and hotel reservations will be provided in ample time prior to the scheduled departure time.

### **IV. Responsibility and Authority**

It shall be the responsibility of the City Manager's administrative designee to notify Council of appropriate meetings, dates and locations.

Each Council member shall be responsible for advising the City Manager's administrative designee as to their travel plans.


The City Manager's administrative designee shall be responsible for making all travel arrangements and delivery of travel information to each Council member. Travel shall be arranged by the most economical mode available in conformance with the Business Expense.

Accounting for travel expenses shall be the responsibility of each Council member. A City Expense Report (COG 205), supported by receipts or other documentation, shall be submitted to the City Manager's administrative designee within 20 working days after completing travel or incurring expenses.

If the City Expense Report is not received by the City within 20 working days after completing travel or incurring expenses, staff shall refer the matter to the Mayor and/or Mayor Pro Tem.

Any questionable expense reports shall also be referred to the Mayor and/or Mayor Pro Tem.



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A late or questionable expense report shall be handled by the Mayor and/or Mayor Pro Tem directly with the Council member. Should the matter not be resolved within 10 days, the Mayor and/or Mayor Pro Tem will then refer the matter to the entire Council. The City Council shall determine what future action is desired.

The City Manager's Office shall be responsible for bringing these matters to the Mayor and/or Mayor Pro Tem. The Mayor and Council shall be responsible for enforcement of the policy.

Prepared by: Martin E. Glenn  
Deputy City Manager

Reviewed by: William E. Dollar  
City Manager

**APPROVED BY CITY COUNCIL:**

\_\_\_\_\_  
Mayor

Date: \_\_\_\_\_



# City Council Item Summary Sheet

☐ Work Session

Date: September 3, 2013

☒ Agenda Item

## ENGINEERING SERVICES AGREEMENT TO BLACK & VEATCH BEN DAVIS SUBSTATION 138Kv BREAKER REPLACEMENT

### Summary of Request/Problem

The purpose of this request is to approve a resolution for issuing an Engineering Services Agreement to Black & Veatch to provide engineering and design services necessary to support the GP&L TMPA 138kV Breaker Replacement Project to replace the following 138kV breakers and associated switches & equipment:

- 1) 138kV breaker GABD-8060 with a 3000A 63kA breaker;
- 2) 138kV switches GABD-8080 with a 3000a 63kA breaker;
- 3) 138kV Royse line switch GABD-8057, wave trap, & associated jumpers with 3000A equipment;
- 4) 138kV Allen line witch GABD-8097, wave trap, and associated jumpers with 3000A equipment;
- 5) 138kV Brand line switch GABD-8057 and associated jumpers with 3000A equipment.

The improvements will provide consistent delivery of reliable City services.

### Recommendation/Action Requested and Justification

Staff recommends that Council approve this item by minute action authorizing the City Manager, or his representative, to execute an Engineering Services Agreement to Black & Veatch in the amount not to exceed \$108,900.00 (includes \$9,900.00 in contingency funding).

**Submitted By:**

**Jeff Janke**  
GP&L Managing Director

**Approved By:**

**William E. Dollar**  
City Manager

**GARLAND POWER & LIGHT**  
**ENGINEERING SERVICES AGREEMENT**  
**TMPA 138kV BREAKER REPLACEMENT**  
**SCOPE OF WORK #COG004**

This Engineering Services Agreement ("Agreement") is made and entered by and between the City of Garland, Texas, (the "City") a home rule municipality with an electric department operating an electric system (the "System") known as Garland Power & Light ("GP&L") and **Black and Veatch Corporation** ("Engineer").

**Section 1. Agreement - Scope of Work.**

The City retains Engineer to provide engineering and design services necessary to support the GP&L TMPA 138kV Breaker Replacement Project to replace the following 138kV breakers and associated switches & equipment:

- 1) 138kV breaker GABD-8060 with a 3000A 63kA breaker;
- 2) 138kV switches GABD-8080 with a 3000a 63kA breaker;
- 3) 138kV Royse line switch GABD-8057, wave trap, & associated jumpers with 3000A equipment;
- 4) 138kV Allen line witch GABD-8097, wave trap, and associated jumpers with 3000A equipment;
- 5) 138kV Brand line switch GABD-8057 and associated jumpers with 3000A equipment.

For a "not-to-exceed" amount of **\$99,000.00** per the attached Black & Veatch Proposal dated August 6, 2013.

Detail design will include the addition of new and the modification of existing metering & relay one line diagrams, protective replay & control schematics

and wiring, and installation drawings to include cable & raceway charts, AC&DC schematics, electrical plan drawings, grounding plan detail drawings, conduit and duct bank section drawings, and foundation plans & detail drawings.

**Section 2. Services to be Provided; Responsibilities of Parties.**

(A) Unless expressly limited or excluded by the Scope of Work, Engineer shall provide, at a minimum, the following services and have the following responsibilities in connection with each Scope of Work approved by the City. In that connection, the Engineer shall:

(1) Refer to attached proposal dated August 6, 2013 for scope, procedures, deliverables, and schedule.

(2) Determine what, if any, additional engineering or drawings are required.

(3) Commence work under the scope of Work no more than fourteen (14) days of after receipt of notice to proceed from the City.

(B) City shall:

(1) Provide such pertinent details and information as may be within the possession of the City to the Engineer in the performance of the

requested Scope of Work.

(2) Provide assistance and input as required at appropriate times in order for the Engineer to complete tasks as assigned.

(3) Provide any established rules and regulations regarding the System (such as ERCOT and TNRCC rules) as may be applicable to the Project.

(4) Provide comments on reliability as it relates to any modifications, upgrades and additions required in the Scope of Work.

### **Section 3. Compensation.**

(A) *Basic Services:* The City shall pay Engineer only in accordance with the rates and the not-to-exceed limitations contained in the Scope of Work on a time and materials basis. The City shall not be obligated to pay Engineer for any services, expenses, reimbursables, or other costs in excess of the not-to-exceed amount specified in the Scope of Work unless Engineer has obtained the express, written consent of the City prior to the commencement of services or incurring the expenses claimed. Unless otherwise provided in the Scope of Work, the anticipated submittal of all Project deliverables is immediately upon completion of the Project.

The total cost of this Agreement without further discussion/approvals of City (GP&L) staff is a **total “not-to-exceed” amount of NINETY NINE THOUSAND DOLLARS (\$99,000.00).**

The Total Agreement Cost is comprised of the following:

Agreement Base Amount: \$ 99,000.  
CONTINGENCY Amount: \$ 9,900.  
Total Agreement Amount: \$ 108,900.

**CONTINGENCY:** Contingency amount of \$9,900.00 is for unforeseen changes or additional items of work to complete the project, authorized at the **sole discretion** of the City (GP&L).

The “contingency” expenditures must be approved in writing by CITY (GP&L) staff prior to starting work.

(B) *Billing Period:* The Engineer may submit monthly, or less frequent, an invoice for payment based on the estimated completion of the described tasks and approved work schedule. Engineer shall reference the “Scope of Work” number (e.g. COG004) on each invoice submitted to GP&L for payment. Subject to Chapter 2251, Texas Government Code (the “Prompt Payment Act”) payment is due within thirty (30) days of the City’s receipt of the invoice. Interest on overdue payments shall be calculated in accordance with the Prompt Payment Act. **[NOTE: Engineer shall notify GP&L, in writing, when ninety percent (90%) of the total not-to-exceed amount has been invoiced.]**

(C) *Reimbursable Expenses:* City agrees to pay the actual, necessary and reasonable expenses incurred by Engineer in performing services under this Agreement, or to reimburse Engineer for such expenses, as the case may be, for those expenses that the City has given prior approval such as long distance telephone and fax,

postage and courier costs, copying costs, out-of-area travel, and related business expenses (such expenses not to exceed \$100.00 without the prior approval of the City).

(D) *Special Services:* Compensation for "special services" shall be based on the Engineer's established hourly rates which shall be stated in or attached to the Scope of Work. Statements for special services may only be submitted on a monthly basis. Engineer shall advise the City in advance if the Engineer contends that a particular service falls into the "special services" category. No service shall be compensated as a special service unless and until approved by the City. The City shall promptly determine whether a service constitutes a special service so that work shall not be unreasonably delayed. As used in this Agreement, the term "special services" means:

(1) Preparation of any special reports required for the marketing of bonds or certificates of obligation.

(2) Appearances before regulatory agencies other than the City.

(3) Assistance to the City as an expert witness in any litigation with third parties arising from the development or construction of the Project and not involving the alleged fault of the Engineer.

(4) Special investigations involving detailed consideration of operation, maintenance and overhead expenses; preparation of rate schedules, earnings, and expense statements; preparation of special feasibility studies, appraisals,

valuations, and material audits or inventories required for certification of force account construction performed by the City.

(5) Detailed mill, shop, and laboratory inspection of materials or equipment.

(6) Preparation of estimates and engineer's rolls necessary for special assessments.

(7) Additional copies of reports and specifications (over the agreed number specified in the Scope of Work) and additional blueprint copies of drawings (over the agreed number specified in the Scope of Work).

(8) Preparation of applications and supporting documents for government grants or planning advances for public works projects.

(9) Preparation of environmental statements and assistance to the City in preparing for and attending public hearings on environmental impact statements.

(E) *Records of Expenses:* Engineer shall maintain reasonably detailed records of all work done on behalf of the City under this Agreement (and any Scope of Work issued pursuant to this Agreement) and of all expenses incurred for which Engineer seeks payment or reimbursement. Engineer shall promptly provide such records to the City upon request for inspection, copying, and audit.

#### **Section 4. Changes to the Project Work; Additional Work.**

(A) *Changes to Work:* Engineer shall make such revisions to any work that has been completed as are necessary to correct any errors or omissions as may appear in such work. If the City finds it necessary to make changes to previously satisfactorily completed work or parts thereof, the Engineer shall make such revisions if requested and as directed by the City and such services will be considered as additional work and paid for as specified under following paragraph.

(B) *Additional Work:* Work that is clearly not within the general description of the Scope of Work and that does not otherwise constitute special services under this Agreement must be approved in writing by the City by supplemental agreement before the additional work is undertaken by the Engineer. If the Engineer is of the opinion that any work is beyond that contemplated in this Agreement and the Scope of Work governing the project and therefore constitutes additional work, the Engineer shall promptly notify the City of that opinion, in writing. If the City agrees that such work does constitute additional work, then the City and the Engineer shall execute a supplemental agreement for the additional work and the City shall compensate the Engineer for the additional work on the basis of the rates contained in the Scope of Work. The not-to-exceed fee shall be adjusted if additional work is approved by the City and performed by the Engineer.

#### **Section 5. Time of Completion.**

The prompt completion of the Project to which a Scope of Work relates is critical to the reliability and

functionality of the System and is of the essence to the performance of this Agreement. Unnecessary delays in providing services under a Scope of Work shall be grounds for dismissal of the Engineer and termination of this Agreement without any or further liability to the City other than a prorated payment for necessary, timely, and conforming work done by Engineer prior to the time of termination. The Scope of Work shall provide, in either calendar days or by providing a final date, a time of completion prior to which the Engineer shall have completed all tasks and services described in the Scope of Work.

SCHEDULE: As outlined in the attached Proposal dated August 6, 2013 Engineer proposes to complete the project approximately five (5) months from the start of engineering.

#### **Section 6. Insurance Requirements.**

Before commencing work under any Scope of Work, Engineer shall obtain, and furnish to the City evidence of, standard comprehensive professional liability insurance coverage in an amount of at least \$1,000,000.00 aggregate per year, covering the services provided under this Agreement. Engineer shall maintain such coverage during all phases of work provided under this Agreement and for a period of at least one (1) year after substantial completion of the Scope of Work. Engineer shall maintain Commercial General Liability with a combined single limit of \$1,000,000 per occurrence and \$2,000,000 aggregate with City named as Additional Insured. Engineer shall maintain Business Auto

Liability insurance including owned, non-owned, or hired vehicles, with a combined single limit of \$1,000,000 for bodily injury and property damage liability. Engineer shall maintain Workers Compensation in accordance with statutory limits of the State of Texas. City will be provided Waiver of Subrogation. The City shall be issued a certificate of coverage that shall provide for a thirty (30) day notice to the City, by certified or registered mail, of cancellation, non-renewal or material alteration in the stated provisions of the policy.

If the City causes a construction contractor to purchase a builders-all risk or other property insurance policy for a project, the City shall require that Engineer be included as a named insured on such policy without liability for the payment of premiums.

#### **Section 7. Dispute Resolution.**

Pursuant to subchapter I, Chapter 271, Texas Local Government Code, the parties agree that, prior to instituting any lawsuit or other proceeding arising from any dispute or claim of breach under this Agreement (a "Claim"), the parties will first attempt to resolve the Claim by taking the following steps: (i) A written notice substantially describing the factual and legal basis of the Claim shall be delivered by the dissatisfied party to the other party within (180) days after the date of the discovery of the event giving rise to the Claim, which notice shall request a written response to be delivered to the dissatisfied party not less than fourteen (14) business days after receipt of the notice of Claim; (ii) If the response does not reasonably resolve the Claim, in the

opinion of the dissatisfied party, the dissatisfied party shall give notice to that effect to the other party whereupon each party shall appoint a person having authority over the activities of the respective parties who shall promptly meet, in person, in an effort to resolve the Claim; (iii) If those persons cannot or do not resolve the Claim, then the parties shall each appoint a person from the highest tier of managerial responsibility within each respective party, who shall then promptly meet, in person, in an effort to resolve the Claim.

#### **Section 8. Miscellaneous Provisions.**

(A) *Subletting.* The Engineer shall not sublet or transfer any portion of the work under this Agreement or any Scope of Work issued pursuant to this Agreement unless specifically approved in writing by the City, which approval shall not be unreasonably withheld. Subcontractors shall comply with all provisions of this Agreement and the applicable Scope of Work. The approval or acquiescence of the City in the subletting of any work shall not relieve the Engineer of any responsibility for work done by such subcontractor.

(B) *Ownership of Documents.* Upon completion or termination of this Agreement, and after payment to Engineer, all documents prepared by the Engineer or furnished to the Engineer by the City shall be delivered to and become the property of the City. All drawings, charts, calculations, plans, specifications and other data prepared under or pursuant to this Agreement shall be made available, upon request, to the City without restriction or limitation on the further

use of such materials PROVIDED, HOWEVER, THAT SUCH MATERIALS ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY THE CITY OR OTHERS. ANY REUSE WITHOUT PRIOR VERIFICATION OR ADAPTATION BY THE ENGINEER FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT THE CITY'S SOLE RISK AND WITHOUT LIABILITY TO THE ENGINEER. Where applicable, Engineer shall retain all pre-existing proprietary rights in the materials provided to the City but, upon payment to Engineer, shall grant to the City a non-exclusive, perpetual, royalty-free license to use such proprietary information solely for the purposes for which the information was provided. The Engineer may, at Engineer's expense, have copies made of the documents or any other data furnished to the City under or pursuant to this Agreement.

(C) *Engineer's Seal.* The Engineer shall place the Texas Professional Engineer's seal of endorsement of the principal engineer on all documents and engineering data furnished by the Engineer to the City. All work and services provided under this Agreement will be performed in a good and workmanlike fashion and shall conform to the accepted standards and practices of the engineering profession. The plans, specifications and engineering data provided by Engineer shall be adequate and sufficient to enable those performing the actual construction of the work to perform the work as and within the time contemplated by the City and Engineer. The City acknowledges that Engineer has no control over the methods or means of construction nor the costs of labor,

materials or equipment. Unless otherwise agreed in writing, any estimates of construction costs by the Engineer are for informational purposes only and are not guarantees.

(D) *Compliance with Laws.* The Engineer shall comply with all federal, state and local laws, statutes, ordinances, rules and regulations, and the orders and decrees of any courts, administrative, or regulatory bodies in any matter affecting the performance of this Agreement, including, without limitation, worker's compensation laws, minimum and maximum salary and wage statutes and regulations, and licensing laws and regulations. When required, the Engineer shall furnish the City with satisfactory proof of compliance.

(E) *Independent Contractor.* Engineer acknowledges that Engineer is an independent contractor of the City and is not an employee, agent, official or representative of the City. Engineer shall not represent, either expressly or through implication, that Engineer is an employee, agent, official or representative of the City. Income taxes, self-employment taxes, social security taxes and the like are the sole responsibility of the Engineer.

(F) *Non-Collusion.* Engineer represents and warrants that Engineer has not given, made, promised or paid, nor offered to give, make, promise or pay any gift, bonus, commission, money or other consideration to any person as an inducement to or in order to obtain the work to be provided to the City under this Agreement. Engineer further agrees that Engineer shall not accept any gift, bonus, commission, money, or



other consideration from any person (other than from the City under or pursuant to this Agreement) for any of the services performed by Engineer under or related to this Agreement. If any such gift, bonus, commission, money, or other consideration is received by or offered to Engineer, Engineer shall immediately report that fact to the City and, at the sole option of the City, the City may elect to accept the consideration for itself or to take the value of such consideration as a credit against the compensation otherwise owing to Engineer under or pursuant to this Agreement.

(G) *Force Majeure*. If the performance of any covenant or obligation to be performed hereunder by any party is delayed as a result of circumstances which are beyond the reasonable control of such party (which circumstances may include, without limitation, pending litigation, acts of God, war, acts of civil disobedience, fire or other casualty, shortage of materials, adverse weather conditions [such as, by way of illustration and not of limitation, severe rain storms or below freezing temperatures, or tornados] labor action, strikes or similar acts, moratoriums or regulations or actions by governmental authorities), the time for such performance shall be extended by the amount of time of such delay, but no longer than the amount of time reasonably occasioned by the delay. The party claiming delay of performance as a result of any of the foregoing "force majeure" events shall deliver written notice of the commencement of any such delay resulting from such force majeure event not later than seven (7) days after the claiming party becomes aware of the

same, and if the claiming party fails to so notify the other party of the occurrence of a "force majeure" event causing such delay and the other party shall not otherwise be aware of such "force majeure" event, the claiming party shall not be entitled to avail itself of the provisions for the extension of performance contained in this subsection.

(H) *Safety*. Engineer shall be responsible for the safety of its own employees at all times during the performance of the Work. Engineer shall not, however, have control or charge of and shall not be responsible for construction means, methods, techniques, sequences, or procedures of construction; for the acts or omissions of the City's contractors, vendors or suppliers; or for the safety or environmental precautions and programs in connection with the construction work performed by the City's construction contractors.

(I) *Warranty*. Engineer warrants that it shall perform the Work in accordance with the standards of care and diligence normally practiced by recognized engineering firms in performing services of a similar nature. If, during the one year period following the earlier of completion or termination of the Work under the applicable Scope of Work it is shown there is an error in the Work caused solely by Engineer's failure to meet such standards, and the City has notified Engineer in writing of any such error within that period, Engineer shall re-perform the Work, at Engineer's cost, within the original Scope of Work as may be necessary to remedy such error. If the City determines that re-performance is not practicable due to

the nature of the defective Work, Engineer shall provide to City a credit against amounts due on one or more ongoing or future engineering projects (as selected by the City) in an aggregate amount equivalent to what would have compensated Engineer for re-performing the work that was defective. Engineer shall warrant re-performed work an additional one year, not to exceed two years from completion of the Work.

(J) *Limitations.* Neither party shall be liable to the other party for any special, consequential, incidental, indirect or exemplary damages. Engineer's total liability for professional services performed for any Project shall be the higher of (1) \$1,000,000, or (2) the total compensation received by Engineer for that Project. Engineer's total aggregate liability for all professional services performed under this agreement shall be \$10,000,000 excluding Commercial General Liability, which shall have a combined single limit of \$1,000,000 per occurrence and \$2,000,000 aggregate. To the fullest extent allowed by law, releases from, and limitations of liability shall apply notwithstanding the breach of contract, tort including negligence, strict liability or other theory (excluding gross negligence or willful misconduct) of legal liability of the party released or whose liability is limited.

## **Section 9. Termination.**

(A) This Agreement (which shall include any Scope of Work issued pursuant to this Agreement) may be terminated:

(1) By the mutual agreement and consent of both Engineer and City;

(2) By either party, upon the failure of the other party to fulfill its obligations as set forth in either this Agreement or a Scope of Work issued under this Agreement, provided said failure continues for thirty (30) days after written notice;

(3) By the City, after thirty (30) days notice in writing to the Engineer, as consequence of the failure of Engineer to perform the services contemplated by this Agreement within said thirty (30) day period;

(4) By the City, at will and without cause upon not less than thirty (30) days written notice to the Engineer.

(B) If the City terminates this Agreement pursuant to Section 5 or subsection 9(A)(2) or (3), above, the Engineer shall not be entitled to any fees or reimbursable expenses other than the fees and reimbursable expenses then due and payable as of the time of termination and only then for those services that have been timely and adequately performed by the Engineer considering the actual costs incurred by the Engineer in performing work to date of termination, the value of the work that is nonetheless usable to the City, the cost to the City of employing another engineer to complete the work required and the time required to do so, and other factors that affect the value to the City of the work performed at time of termination. In the event of termination not the fault of the Engineer, the Engineer shall be compensated for all basic, special, and

additional services actually performed prior to termination, together with any reimbursable expenses then due.

**Section 10. Indemnification.** Engineer agrees to indemnify and hold the City of Garland, Texas and all of its present, future and former agents, employees, officials and representatives harmless in their official, individual and representative capacities from any and all claims, demands, causes of action, judgments, liens and expenses (including attorney's fees, whether contractual or statutory), costs and damages (whether common law or statutory), costs and damages (whether common law or statutory, and whether actual), of any conceivable character, for injuries to persons (including death) or to property (both real and personal) created by, arising from or in any manner relating to the services or goods performed or provided by Engineer – expressly including those arising through strict liability or under the constitutions of the United States or Texas – BUT ONLY TO THE EXTENT ALLOWABLE BY SEC. 271.904(b) OF THE TEXAS LOCAL GOVERNMENT CODE.

**Section 11. Notices.** Any notice required or desired to be given from one party to the other party to this Agreement shall be in writing and shall be given and shall be deemed to have been served and received (whether actually received or not) if (i) delivered in person to the address set forth below; (ii) deposited in an official depository under the regular care and custody of the United States Postal Service located within the confines of

the United States of America and sent by certified mail, return receipt requested, and addressed to such party at the address hereinafter specified; or (iii) delivered to such party by courier receipted delivery. Either party may designate another address within the confines of the continental United States of America for notice, but until written notice of such change is actually received by the other party, the last address of such party designated for notice shall remain such party's address for notice.

**Section 12. No Assignment.** Neither party shall have the right to assign that party's interest in this Agreement without the prior written consent of the other party.

**Section 13. 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.

**Section 14. Waiver.** Either City or the Engineer shall have the right to waive any requirement contained in this Agreement that 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.

**Section 15. Governing Law; Venue.**

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

**Section 16. Paragraph Headings; Construction.**

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

**Section 17. Binding Effect.** Except as limited herein, the terms and provisions of this Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, devisees, personal and legal representatives, successors and assigns.

**Section 18. Gender.** Within this Agreement, words of any gender shall be held and construed to include any other gender, and words in the singular number shall be held and construed to

include the plural, unless the context otherwise requires.

**Section 19. Counterparts.** This Agreement may be executed in multiple counterparts, each of which shall be deemed an original, and all of which shall constitute but one and the same instrument.

**Section 20. Exhibits.** All exhibits to this Agreement are incorporated herein by reference for all purposes wherever reference is made to the same.

**Section 21. 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.

**Section 22. Relationship of Parties.** 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.

**Section 23. Right To Audit.** City shall have the right to examine and audit after reasonable notice any and all books and records of Seller/Contractor that may relate to this agreement including, without limitation, the performance of Seller/Contractor, its employees, agents, and subcontractors. Such books and records will be maintained in accordance with generally accepted accounting principles and shall, upon request and at City's request, be made available at a location designated by City. Seller/Contractor shall, except for copying costs, otherwise bear all costs of producing such records for examination and copying by City. Unless otherwise agreed by the parties, such records must be made available to City within five business days. The provisions of this paragraph shall survive the termination of this agreement. **(Revised 11/2008)**

agrees that any reports, data, documentation or other information given to, prepared by or reviewed by Engineer or its employees and agents under or in connection with this Agreement may be proprietary, competitive and confidential information of the City. Engineer shall make every reasonable effort to maintain the confidentiality of such information and shall not sell, license, display, distribute, disclose or otherwise make available such information to any third party nor use such information except as authorized by this Agreement, upon written consent of City or unless authorized or required by law, court order, or pursuant to a subpoena; provided, however, that Engineer may not release information pursuant to a subpoena without first providing the City notice of the subpoena and a opportunity to contest (at the City's sole expense) the release of the information.

**Section 24. Nondisclosure.** Engineer

**ATTACHMENT:**

- 1) Black and Veatch Proposal for Substation Design dated August 6, 2013

**EXECUTED** on this the \_\_\_\_ day of \_\_\_\_\_, 2013.

**CITY:**

By: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Title: \_\_\_\_\_  
 Date: \_\_\_\_\_

By: \_\_\_\_\_  
 Name: Jeff Janke  
 Title: Senior Managing Director  
 Date: \_\_\_\_\_

**ENGINEER:**

By: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Title: \_\_\_\_\_  
 Date: \_\_\_\_\_

By: \_\_\_\_\_  
Name: William E. Dollar  
Title: City Manager  
Date: \_\_\_\_\_

**ADDRESS FOR NOTICE:**

**CITY**

Managing Director - GP&L  
Garland Power & Light  
217 N. Fifth Street  
P.O. Box 469002  
Garland, Texas 75046-9002

**ENGINEER**

Black and Veatch  
111 University Drive E.  
Suite 205  
College Station, Texas 77840



**BLACK & VEATCH**  
Building a world of difference®

**BLACK & VEATCH CORPORATION**

111 UNIVERSITY DRIVE, SUITE 205  
COLLEGE STATION, TX 77840 USA  
+1 979-260-6040 | HUESTECC@BV.COM

August 6, 2013

Garland Power & Light  
1755 Gasoline Alley  
Garland, Texas 75040

Ben Davis Substation  
TMPA 138kV Breaker Replacement Project

Attention: Paul Ricciardi, Sr. Project Manager

Subject: Commercial Proposal Request

Black & Veatch is pleased to present our commercial proposal to perform the detailed design for the Ben Davis Substation – TMPA 138kV Breaker Replacement Project in response to GP&L's request for engineering services.

Please note that the terms and conditions and insurance requirements for this project are in accordance with our Master Engineering Services Agreement.

If you have questions concerning this submittal, please contact me at (979) 260-6040.

Very truly yours,

BLACK & VEATCH CORPORATION

Christopher C. Hueste  
Project Manager

Enclosure

cc: Mr. C. C. Hueste / B&V  
Mr. C. R. Spoonmore / B&V  
Mr. J. R. Lusby / B&V

# PROPOSAL FOR SUBSTATION DESIGN

BEN DAVIS SUBSTATION

TMPA 138kV BREAKER REPLACEMENT

PREPARED FOR

Garland Power & Light

6 AUGUST 2013





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## 1.0 GENERAL DESCRIPTION AND SCOPE OF THE WORK

Garland Power & Light (GP&L) is initiating a project at Ben Davis Substation to replace the following TMPA 138kV breakers and associated switches and line equipment:

- a. 138kV breaker GABD-8060 with a 3000A 63kA breaker.
- b. 138kV breaker GABD-8080 with a 3000A 63kA breaker.
- c. 138kV Royse line switch GABD-8057, wave trap, and associated jumpers with 3000A equipment.
- d. 138kV Allen line switch GABD-8097, wave trap, and associated jumpers with 3000A equipment.
- e. 138kV Brand line switch GABD-8057 and associated jumpers with 3000A equipment.

This document summarizes B&V's proposed scope of work for TMPA's 138kV equipment replacements at the Ben Davis Substation.

## 2.0 DETAIL DESIGN

Detail design will include the addition of new and modifying existing drawings for the Ben Davis Substation – TMPA 138kV Breaker Replacement Project. The following types and quantities of design drawings are anticipated. Appendix A.1 includes a detailed description of each of the design drawing deliverables.

Drawing Type	No. of Drawings
Metering and Relay One Line Diagrams	7
Protective relay and Control Schematics, and Wiring	24
Installation – Cable and Raceway charts, AC & DC schematics, Electrical Plan drawings, Grounding Plan and Detail drawings, Conduit and Duct Bank Section drawings, Foundation Plan and Detail drawings	21
Total	52

## 2.1 ENGINEER'S TASKS

- Provide a monthly progress report for project and schedule status.
- Attend project kickoff meeting and site visit to investigate and verify site conditions and finalize design approach.
- Attend one design coordination meeting with GP&L over the course of the project.
- Provide bill of materials for miscellaneous equipment procurement by GP&L.
- Provide relay settings for the various relays affected by the project.
- Provide support during project construction and cutover of the new relay settings.
- Prepare "Conformed to Construction Records" drawings to document changes that were made during the course of construction. B&V will provide all as-left configuration files.

## 2.2 GP&L'S TASKS

- Provide the Engineer with the necessary drawings and documents to complete the project.
- Provide a copy of the latest relay settings of the relays involved in the project.
- Review the Engineer's drawings, bill of material and specifications and provide comments for acceptance to the Engineer within 2 weeks after receipt.
- GP&L will perform all procurement tasks.

## 2.3 GENERAL CLARIFICATIONS

- B&V's estimates of Costs for the project are based on this scope of services, and specifically on performing the tasks and providing the deliverables stated. B&V may request changes to the Estimated Project Total Cost for the project if tasks performed or deliverables provided are different from those stated in this document.
- All new drawings prepared for the Project by the Engineer will be prepared using AutoCAD 2010 software and in accordance with GP&L's graphics standards.
- The kick off meeting and the initial site visit will occur during the same trip.
- Project duration is 5 months from start to construction completion
- GP&L is responsible for performing or contracting for all construction associated with this project.
- B&V has not included costs for Construction Management or Construction Inspection in this scope of services.
- If future GP&L requested scope changes include individual tasks that are not already included in this Scope of Services document, B&V will prepare a Change-of-Scope Request and submit to GP&L for review and approval.

## 3.0 PROJECT SCHEDULES AND BUDGETARY ESTIMATE

Based on the project scope, Black & Veatch has developed the following project schedule and budgetary estimate for the Ben Davis Substation – TMPA 138kV Breaker Replacement Project.

### 3.1 PROJECT SCHEDULE

The anticipated project duration is approximately 5 months from the start of engineering to the completion of construction.

### 3.2 ENGINEERING COST ESTIMATE

Based on the deliverables, we estimate the following not to exceed costs and man-hours to complete the engineering services defined in this proposal. See *Appendix A.1* for detailed substation design summary.

Task No.	Task	Estimated Man-hours	Estimated Cost
10	Project Administration, Planning & Control	104	\$17,100
50	Detail Design Engineering	557	\$65,700
51	Relay Settings	20	\$2,700
60	Material and Equipment Procurement	24	\$3,000
80	Construction Support	16	\$2,400
90	Engineering Completion	90	\$8,100
	<b>Total</b>	785	\$99,000

## Appendix A.1

### Substation Design Engineering Man-hour Estimate



<b>Garland Power &amp; Light</b>											
<b>TMPA - 138kV Breaker Replacement Project - Engineering Man-hour Estimate</b>											
Eng. Start Date: 09/01/2013										Project:	
Eng. Compl. Date: 01/31/2014										Phase:	
Project Dur: 4 Mo. Const. Dur: 1 Mo.											
		No of Dwgs	PD-Project Manager	PD-Project Engineer	PD-Electrical Engineer	Control Manager	PD-Civil Engineer	PD-Tline Engineer	Drafter	Clerk/Typist	Total
<b>Phase No.</b>											
<b>10</b>	<b>PROJECT ADMINISTRATION, PLANNING &amp; CONTROL</b>										
	Project Monitoring, Invoicing, & Admin.		12			8				8	28
	Maintain Project Files									8	8
	Project Kick-off and Site Visit		4	4	4						12
	Review Meetings (1)		4	4	4		4				16
	QA Checks			32			8				40
	Manhour Subtotal	0	20	40	8	8	12	0	0	16	104
<b>50</b>	<b>Detail Design Engineering</b>										
	Protective Relaying & Control - Breaker Replacement										
	Finalize Relay one lines	3		3	12				6		21
	Metering one lines	3		3	12				6		21
	Switching one lines	1		1	4				2		7
	Interconnect Breaker Dwgs	2		2	16				8		26
	Control Schematics-Breaker dwgs.	8		8	64				24		96
	Line Relaying Three Line	5		5	20				20		45
	Line Wire Diagrams	6		6	36				12		54
	SCADA Drawings	3		3	24				6		33
	Manhour Subtotal	31	0	31	188	0	0	0	84	0	303
<b>50</b>	<b>Detail Design Engineering</b>										
	Installation - Above Grade Electrical										
	Cable and Raceway Charts	4		4	16				8		28
	AC Schematics	2		2	8				4		14
	DC Schematics	2		2	8				4		14
	Electrical Plans E series Dwgs	4		4	32				16		52
	Installation - Grounding and Conduit										
	Grounding Plan	1		1	8				4		13
	Grounding Details	1		1	8				4		13
	Conduit Plan	2		2	16				8		26
	Duct Bank Section Cuts	2		2	16				8		26
	Installation - Civil/Structural										
	Foundation Plan	1		4			12		4		20
	Foundation Details	2		8			32		8		48
	Manhour Subtotal	21	0	30	112	0	44	0	68	0	254



<b>TMPA - 138kV Breaker Replacement Project - Engineering Man-hour Estimate</b>										Project:	
Eng. Start Date: 09/01/2013										Phase:	
Eng. Compl. Date: 01/31/2014											
Project Dur: 4 Mo. Const. Dur: 1 Mo.											
		No of	PD-Project	PD-Project	PD-Electrical	Control	PD-Civil	PD-Tline		Clerk/	
		Dwgs	Manager	Engineer	Engineer	Manager	Engineer	Engineer	Drafter	Typist	Total
<b>51</b>	<b>Relay Settings</b>										
	Review Settings/Minor revisions			0	0						0
	Manhour Subtotal	0	0	0	0	0	0	0	0	0	0
<b>60</b>	<b>Material and Equipment Procurement Support</b>										
	Material List for GP&L Procurement			4	12		4	0		4	24
											0
	Manhour Subtotal	0	0	4	12	0	4	0	0	4	24
<b>80</b>	<b>Construction Support</b>										
	General support			4	8		4				16
	Manhour Subtotal	0	0	4	8	0	4	0	0	0	16
<b>90</b>	<b>Engineering Completion</b>										
	Conformed to Construction Records				16		12	0	16		44
	Project Close Out		4	4	4		4	0		4	20
	Manhour Subtotal	0	4	4	20	0	16	0	16	4	64
	<b>Engineering Service - Manhour Total</b>	<b>52</b>	<b>24</b>	<b>113</b>	<b>348</b>	<b>8</b>	<b>80</b>	<b>0</b>	<b>168</b>	<b>24</b>	<b>765</b>
	Percent		3.1	14.8	45.5	1.0	10.5	0.0	22.0	3.1	100.0



# City Council Item Summary Sheet

☐ Work Session

Date: September 3, 2013

☒ Agenda Item

## **ENGINEERING SERVICES AGREEMENT TO R-DELTA ENGINEERS, INC. – NERC ALERT RESPONSE (PHASE II) RECONSTRUCTION RECOMMENDATIONS FOR CLEARANCE VIOLATIONS**

### **Summary of Request/Problem**

In 2012, GP&L conducted a system wide transmission clearance study to determine whether various transmission lines could be operated at the ERCOT reported power ratings without clearance violations. Clearance violations were identified and R-Delta will assist GP&L with the resolution of approximately 145 clearance violations along sixteen (16) GP&L transmission lines. R-Delta will formulate solutions to address the reported clearance violations, provide a written summary of recommendations, provide proposed condition PLS-CADD models, provide structure design if required, perform post construction surveying/modeling to verify that the clearance violations have been resolved, and submit updated PLS-CADD models reflecting resolution of the clearance violations.

The improvements will provide consistent delivery of reliable City services.

### **Recommendation/Action Requested and Justification**

Staff recommends that Council approve the agreement by minute action authorizing the City Manager, or his representative, to execute an Engineering Services Agreement to R-Delta Engineers, Inc. in the amount not-to-exceed \$210,000.00

**Submitted By:**

**Jeff Janke**  
**GP&L Managing Director**

**Approved By:**

**William E. Dollar**  
**City Manager**



**GARLAND POWER & LIGHT  
GP&L NERC ALERT RESPONSE (PHASE II)  
RECONSTRUCTION RECOMMENDATIONS FOR CLEARANCE VIOLATIONS  
SCOPE OF WORK #COG122**

This Engineering Services Agreement ("Agreement") is made and entered by and between the City of Garland, Texas, (the "City") a home rule municipality with an electric department operating an electric system (the "System") known as Garland Power & Light ("GP&L") and **R-Delta Engineers, Inc.** ("Engineer").

**Section 1. Engineering Agreement - Scope of Work.**

The City retains Engineer to provide engineering and professional services associated with the examination of 2012 PLS-CADD models, reported clearance violations, and associated calculations by others. Using the 2012 PLS-CADD models R-Delta will formulate solutions to address the reported clearance violations, provide a written summary of recommendations, provide proposed condition PLS-CADD models, provide structure design if required, perform post construction surveying/modeling to verify that the clearance violations have been resolved, and submit updated PLS-CADD models (.bak format) reflecting resolution of the clearance violations. The work described above will be performed in conjunction with resolution of approximately 145 reported clearance violations (total) in the following sixteen transmission lines:

- Castle to Naaman 69kV (CD-NA)
- College to Jupiter 69kV (CS-JU)
- Lawler Tap 69kV (LR)
- Naaman to Apollo 69kV (NA-AP)

- Plastipak to Shiloh 138kV (PP-SH)
- Rose Hill to Wynn Joyce 138kV (RH-WJ)
- Wynn Joyce to Miller 138kV (WJ-MR)
- Walnut to Fairdale 138kV (WS-FD)
- Firewheel to Apollo 138kV (FW-AP)
- Lyons to Rose Hill 138kV (LN-RH)
- Marquis to Fairdale 138kV (MQ-FD)
- Olinger to Elm Grove 138kV (OL-EG)
- Olinger to Firewheel 138kV (OL-FW)
- Olinger to Wylie 138kV (OL-WY)
- Oates to Lyons 138kV (OR-LN)
- Plastipak to Fairdale 138kV (PP-FD)

for a cost "not-to-exceed" **\$210,000.00** per the attached R-Delta Engineers, Inc. Proposal dated August 11, 2013.

**Section 2. Services to be Provided; Responsibilities of Parties.**

(A) Unless expressly limited or excluded by the Scope of Work, Engineer shall provide, at a minimum, the following services and have the following responsibilities in connection with each Scope of Work approved by the City. In that connection, the Engineer shall:

- (1) See the attached R-Delta

Engineers, Inc. proposal dated August 11, 2013.

(2) Determine what, if any, additional engineering or drawings are required.

(3) Commence work under the scope of Work no more than fourteen (14) days of after receipt of notice to proceed from the City.

(B) City shall:

(1) Provide such pertinent details and information as may be within the possession of the City to the Engineer in the performance of the requested Scope of Work.

(2) Provide assistance and input as required at appropriate times in order for the Engineer to complete tasks as assigned.

### **Section 3. Compensation.**

(A) *Basic Services:* The City shall pay Engineer only in accordance with the rates and the not-to-exceed limitations contained in the Scope of Work on a time and materials basis. The City shall not be obligated to pay Engineer for any services, expenses, reimbursables, or other costs in excess of the not-to-exceed amount specified in the Scope of Work unless Engineer has obtained the express, written consent of the City prior to the commencement of services or incurring the expenses claimed. Unless otherwise provided in the Scope of Work, the anticipated submittal of all Project deliverables is immediately

upon completion of the Project.

The cost of this Agreement without further discussion/approvals of City (GP&L) staff is a 'not-to-exceed' amount of **TWO HUNDRED AND TEN THOUSAND DOLLARS (\$210,000.00).**

Any revisions to work after commencement of engineering design necessitated by changes will be per Section 4 and the Engineer's hourly published rates dated August 2013.

(B) *Billing Period:* The Engineer may submit monthly, or less frequent, an invoice for payment based on the estimated completion of the described tasks and approved work schedule. Engineer shall reference the "Scope of Work" number (e.g. **COG122**) on each invoice submitted to GP&L for payment. Subject to Chapter 2251, Texas Government Code (the "Prompt Payment Act") payment is due within thirty (30) days of the City's receipt of the invoice. Interest on overdue payments shall be calculated in accordance with the Prompt Payment Act. **[NOTE: Engineer shall notify GP&L, in writing, when ninety percent (90%) of the total not-to-exceed amount has been invoiced.]**

(C) *Reimbursable Expenses:* City agrees to pay the actual, necessary and reasonable expenses incurred by Engineer in performing services under this Agreement, or to reimburse Engineer for such expenses, as the case may be, for those expenses that the City has given prior approval such as long distance telephone and fax, postage and courier costs, copying costs, out-of-area travel, and related

business expenses (such expenses not to exceed \$100.00 without the prior approval of the City).

(D) *Special Services:* Compensation for "special services" shall be based on the Engineer's established hourly rates which shall be stated in or attached to the Scope of Work. Statements for special services may only be submitted on a monthly basis. Engineer shall advise the City in advance if the Engineer contends that a particular service falls into the "special services" category. No service shall be compensated as a special service unless and until approved by the City. The City shall promptly determine whether a service constitutes a special service so that work shall not be unreasonably delayed. As used in this Agreement, the term "special services" means:

(1) Preparation of any special reports required for the marketing of bonds or certificates of obligation.

(2) Appearances before regulatory agencies other than the City.

(3) Assistance to the City as an expert witness in any litigation with third parties arising from the development or construction of the Project and not involving the alleged fault of the Engineer.

(4) Special investigations involving detailed consideration of operation, maintenance and overhead expenses; preparation of rate schedules, earnings, and expense statements; preparation of special feasibility studies, appraisals, valuations, and material audits or inventories required for certification of

force account construction performed by the City.

(5) Detailed mill, shop, and laboratory inspection of materials or equipment.

(6) Preparation of estimates and engineer's rolls necessary for special assessments.

(7) Additional copies of reports and specifications (over the agreed number specified in the Scope of Work) and additional blueprint copies of drawings (over the agreed number specified in the Scope of Work).

(8) Preparation of applications and supporting documents for government grants or planning advances for public works projects.

(9) Preparation of environmental statements and assistance to the City in preparing for and attending public hearings on environmental impact statements.

(E) *Records of Expenses:* Engineer shall maintain reasonably detailed records of all work done on behalf of the City under this Agreement (and any Scope of Work issued pursuant to this Agreement) and of all expenses incurred for which Engineer seeks payment or reimbursement. Engineer shall promptly provide such records to the City upon request for inspection, copying, and audit.

#### **Section 4. Changes to the Project Work; Additional Work.**

(A) *Changes to Work:* Engineer shall make such revisions to any work that

has been completed as are necessary to correct any errors or omissions as may appear in such work. If the City finds it necessary to make changes to previously satisfactorily completed work or parts thereof, the Engineer shall make such revisions if requested and as directed by the City and such services will be considered as additional work and paid for as specified under following paragraph.

(B) *Additional Work:* Work that is clearly not within the general description of the Scope of Work and does not otherwise constitute special services under this Agreement must be approved in writing by the City by supplemental agreement before the additional work is undertaken by the Engineer. If the Engineer is of the opinion that any work is beyond that contemplated in this Agreement and the Scope of Work governing the project and therefore constitutes additional work, the Engineer shall promptly notify the City of that opinion, in writing. If the City agrees that such work does constitute additional work, then the City and the Engineer shall execute a supplemental agreement for the additional work and the City shall compensate the Engineer for the additional work on the basis of the rates contained in the Scope of Work. The not-to-exceed fee shall be adjusted if additional work is approved by the City and performed by the Engineer.

#### **Section 5. Time of Completion.**

The prompt completion of the Project to which a Scope of Work relates is critical to the reliability and functionality of the System and is of the essence to the performance of this

Agreement. Unnecessary delays in providing services under a Scope of Work shall be grounds for dismissal of the Engineer and termination of this Agreement without any or further liability to the City other than a prorated payment for necessary, timely, and conforming work done by Engineer prior to the time of termination. The Scope of Work shall provide, in either calendar days or by providing a final date, a time of completion prior to which the Engineer shall have completed all tasks and services described in the Scope of Work.

SCHEDULE: As outlined in the attached Proposal dated August 11, 2013 Engineer proposes a project design schedule of one hundred twenty (120) calendar days with early release of recommendations as they become available to facilitate reconstruction efforts by GP&L. The overall project schedule is dependent upon completion of construction operations by GP&L. As items are reconstructed or modified we will deploy survey personnel to document the changes and update the PLS-CADD models on an ongoing basis until completion of all work.

#### **Section 6. Professional Liability Insurance.**

Before commencing work under any Scope of Work, Engineer shall obtain, and furnish to the City evidence of, standard comprehensive professional liability insurance coverage in an amount of at least \$1,000,000.00 aggregate per year, covering the services provided under this Agreement. Engineer shall maintain such coverage during all phases of work provided under this Agreement and for

a period of at least one (1) year after substantial completion of the Scope of Work. The City shall be issued a certificate of coverage that shall provide for a thirty (30) day notice to the City, by certified or registered mail, of cancellation, non-renewal or material alteration in the stated provisions of the policy.

### **Section 7. Dispute Resolution.**

In accordance with the provisions of Subchapter I, Chapter 271, Texas Local Government 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: (i) A written notice substantially describing the nature of the dispute shall be delivered by the dissatisfied party to the other party, which notice shall request a written response to be delivered to the dissatisfied party not less than 5 days after receipt of the notice of dispute; (ii) If the response does not reasonably resolve the dispute, in the opinion of the dissatisfied party, the dissatisfied party shall give notice to that effect to the other party whereupon each party shall appoint a person having authority over the activities of the respective parties who shall promptly meet, in person, in an effort to resolve the dispute; (iii) If those persons cannot or do not resolve the dispute, then the parties shall each appoint a person from the highest tier of managerial responsibility within each respective party, who shall then promptly meet, in person, in an effort to resolve the dispute.

### **Section 8. Miscellaneous Provisions.**

(A) *Subletting.* The Engineer shall not sublet or transfer any portion of the work under this Agreement or any Scope of Work issued pursuant to this Agreement unless specifically approved in writing by the City, which approval shall not be unreasonably withheld. Subcontractors shall comply with all provisions of this Agreement and the applicable Scope of Work. The approval or acquiescence of the City in the subletting of any work shall not relieve the Engineer of any responsibility for work done by such subcontractor.

(B) *Ownership of Documents.* Upon completion or termination of this Agreement, all documents prepared by the Engineer or furnished to the Engineer by the City shall be delivered to and become the property of the City. All drawings, charts, calculations, plans, specifications and other data prepared under or pursuant to this Agreement shall be made available, upon request, to the City without restriction or limitation on the further use of such materials PROVIDED, HOWEVER, THAT SUCH MATERIALS ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY THE CITY OR OTHERS. ANY REUSE WITHOUT PRIOR VERIFICATION OR ADAPTATION BY THE ENGINEER FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT THE CITY'S SOLE RISK AND WITHOUT LIABILITY TO THE ENGINEER. Where applicable, Engineer shall retain all pre-existing proprietary rights in the materials provided to the City but shall grant to the City a non-exclusive, perpetual, royalty-free license to use such proprietary information solely for the purposes for which the information

was provided. The Engineer may, at Engineer's expense, have copies made of the documents or any other data furnished to the City under or pursuant to this Agreement.

(C) *Engineer's Seal.* The Engineer shall place the Texas Professional Engineer's seal of endorsement of the principal engineer on all documents and engineering data furnished by the Engineer to the City. All work and services provided under this Agreement will be performed in a good and workmanlike fashion and shall conform to the accepted standards and practices of the engineering profession. The plans, specifications and engineering data provided by Engineer shall be adequate and sufficient to enable those performing the actual construction of the work to perform the work as and within the time contemplated by the City and Engineer. The City acknowledges that Engineer has no control over the methods or means of construction nor the costs of labor, materials or equipment. Unless otherwise agreed in writing, any estimates of construction costs by the Engineer are for informational purposes only and are not guarantees.

(D) *Compliance with Laws.* The Engineer shall comply with all federal, state and local laws, statutes, ordinances, rules and regulations, and the orders and decrees of any courts, administrative, or regulatory bodies in any matter affecting the performance of this Agreement, including, without limitation, worker's compensation laws, minimum and maximum salary and wage statutes and regulations, and licensing laws and regulations. When required, the Engineer shall furnish the

City with satisfactory proof of compliance.

(E) *Independent Contractor.* Engineer acknowledges that Engineer is an independent contractor of the City and is not an employee, agent, official or representative of the City. Engineer shall not represent, either expressly or through implication, that Engineer is an employee, agent, official or representative of the City. Income taxes, self-employment taxes, social security taxes and the like are the sole responsibility of the Engineer.

(F) *Non-Collusion.* Engineer represents and warrants that Engineer has not given, made, promised or paid, nor offered to give, make, promise or pay any gift, bonus, commission, money or other consideration to any person as an inducement to or in order to obtain the work to be provided to the City under this Agreement. Engineer further agrees that Engineer shall not accept any gift, bonus, commission, money, or other consideration from any person (other than from the City under or pursuant to this Agreement) for any of the services performed by Engineer under or related to this Agreement. If any such gift, bonus, commission, money, or other consideration is received by or offered to Engineer, Engineer shall immediately report that fact to the City and, at the sole option of the City, the City may elect to accept the consideration for itself or to take the value of such consideration as a credit against the compensation otherwise owing to Engineer under or pursuant to this Agreement.

(G) *Force Majeure.* If the performance of any covenant or obligation to be

performed hereunder by any party is delayed as a result of circumstances which are beyond the reasonable control of such party (which circumstances may include, without limitation, pending litigation, acts of God, war, acts of civil disobedience, fire or other casualty, shortage of materials, adverse weather conditions [such as, by way of illustration and not of limitation, severe rain storms or below freezing temperatures, or tornados] labor action, strikes or similar acts, moratoriums or regulations or actions by governmental authorities), the time for such performance shall be extended by the amount of time of such delay, but no longer than the amount of time reasonably occasioned by the delay. The party claiming delay of performance as a result of any of the foregoing "force majeure" events shall deliver written notice of the commencement of any such delay resulting from such force majeure event not later than seven (7) days after the claiming party becomes aware of the same, and if the claiming party fails to so notify the other party of the occurrence of a "force majeure" event causing such delay and the other party shall not otherwise be aware of such "force majeure" event, the claiming party shall not be entitled to avail itself of the provisions for the extension of performance contained in this subsection.

#### **Section 9. Termination.**

(A) This Agreement (which shall include any Scope of Work issued pursuant to this Agreement) may be terminated:

(1) By the mutual agreement

and consent of both Engineer and City;

(2) By either party, upon the failure of the other party to fulfill its obligations as set forth in either this Agreement or a Scope of Work issued under this Agreement;

(3) By the City, immediately upon notice in writing to the Engineer, as consequence of the failure of Engineer to perform the services contemplated by this Agreement in a timely or satisfactory manner;

(4) By the City, at will and without cause upon not less than thirty (30) days written notice to the Engineer.

(B) If the City terminates this Agreement pursuant to Section 5 or subsection 8(A)(2) or (3), above, the Engineer shall not be entitled to any fees or reimbursable expenses other than the fees and reimbursable expenses then due and payable as of the time of termination and only then for those services that have been timely and adequately performed by the Engineer considering the actual costs incurred by the Engineer in performing work to date of termination, the value of the work that is nonetheless usable to the City, the cost to the City of employing another engineer to complete the work required and the time required to do so, and other factors that affect the value to the City of the work performed at time of termination. In the event of termination not the fault of the Engineer, the Engineer shall be compensated for all basic, special, and additional services actually performed prior to termination, together with any reimbursable expenses then due.

**Section 10. Indemnification.** Engineer agrees to indemnify and hold the City of Garland, Texas and all of its present, future and former agents, employees, officials and representatives harmless in their official, individual and representative capacities from any and all claims, demands, causes of action, judgments, liens and expenses (including attorney's fees, whether contractual or statutory), costs and damages (whether common law or statutory), costs and damages (whether common law or statutory, and whether actual, punitive, consequential or incidental), of any conceivable character, for injuries to persons (including death) or to property (both real and personal) created by, arising from or in any manner relating to the services or goods performed or provided by Engineer – expressly including those arising through strict liability or under the constitutions of the United States or Texas – BUT ONLY TO THE EXTENT ALLOWABLE BY SEC. 271.904(a) OF THE TEXAS LOCAL GOVERNMENT CODE.

**Section 11. Notices.** Any notice required or desired to be given from one party to the other party to this Agreement shall be in writing and shall be given and shall be deemed to have been served and received (whether actually received or not) if (i) delivered in person to the address set forth below; (ii) deposited in an official depository under the regular care and custody of the United States Postal Service located within the confines of the United States of America and sent by certified mail, return receipt requested, and addressed to such party

at the address hereinafter specified; or (iii) delivered to such party by courier receipted delivery. Either party may designate another address within the confines of the continental United States of America for notice, but until written notice of such change is actually received by the other party, the last address of such party designated for notice shall remain such party's address for notice.

**Section 12. No Assignment.** Neither party shall have the right to assign that party's interest in this Agreement without the prior written consent of the other party.

**Section 13. 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.

**Section 14. Waiver.** Either City or the Engineer shall have the right to waive any requirement contained in this Agreement that 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.

**Section 15. Governing Law; Venue.**

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

**Section 16. Paragraph Headings; Construction.**

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

**Section 17. Binding Effect.** Except as limited herein, the terms and provisions of this Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, devisees, personal and legal representatives, successors and assigns.

**Section 18. Gender.** Within this Agreement, words of any gender shall be held and construed to include any other gender, and words in the singular number shall be held and construed to include the plural, unless the context otherwise requires.

**Section 19. Counterparts.** This Agreement may be executed in multiple counterparts, each of which shall be deemed an original, and all of which shall constitute but one and the same instrument.

**Section 20. Exhibits.** All exhibits to this Agreement are incorporated herein by reference for all purposes wherever reference is made to the same.

**Section 21. 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.

**Section 22. Relationship of Parties.** 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.

**Section 23. Right To Audit.** City shall have the right to examine and

audit after reasonable notice any and all books and records of Seller/Contractor that may relate to this agreement including, without limitation, the performance of Seller/Contractor, its employees, agents, and subcontractors. Such books and records will be maintained in accordance with generally accepted accounting principles and shall, upon request and at City's request, be made available at a location designated by City. Seller/Contractor shall, except for copying costs, otherwise bear all costs of producing such records for examination and copying by City. Unless otherwise agreed by the parties, such records must be made available to City within five business days. The provisions of this paragraph shall survive the termination of this agreement. **(Revised 11/2008)**

**Section 24. Nondisclosure.** Engineer agrees that any reports, data, documentation or other information

given to, prepared by or reviewed by Engineer or its employees and agents under or in connection with this Agreement may be proprietary, competitive and confidential information of the City. Engineer shall make every reasonable effort to maintain the confidentiality of such information and shall not sell, license, display, distribute, disclose or otherwise make available such information to any third party nor use such information except as authorized by this Agreement, upon written consent of City or unless authorized or required by law, court order, or pursuant to a subpoena; provided, however, that Engineer may not release information pursuant to a subpoena without first providing the City notice of the subpoena and a opportunity to contest (at the City's sole expense) the release of the information.

**ATTACHMENT:**

- (1) R-Delta Engineers, Inc. proposal dated August 11, 2013.
- (2) R-Delta Hourly Rate Schedule dated August 2013.

**EXECUTED** on this the \_\_\_\_\_ day of \_\_\_\_\_, 2013.

**CITY:**

By: \_\_\_\_\_  
Name: Jeff Janke  
Title: GP&L Managing Director  
Date: \_\_\_\_\_

By: \_\_\_\_\_  
Name: William E Dollar  
Title: City Manager  
Date: \_\_\_\_\_

**ENGINEER:**

By: \_\_\_\_\_  
Name: Frank A. Polma, J.R., P.E.  
Title: President  
Date: \_\_\_\_\_

**ADDRESS FOR NOTICE:**

**CITY**

Garland Power & Light  
GP&L T&D Director  
1755 Gasoline Alley  
P.O. Box 469002  
Garland, Texas 75040  
ATTN: Tommy Weathersbee, Director T&D

**ENGINEER**

R-Delta Engineers, Inc.  
618 Main Street  
Garland, Texas 75040



August 11, 2013

Garland Power and Light  
P.O. Box 469002  
Garland, Texas 75040

**ATTENTION: Mr. Minh Ngo**

**SUBJECT: 2012 GP&L NERC Alert Response (Phase 2)  
Reconstruction Recommendations for Clearance Violations  
Various Transmission Lines  
Professional Services Proposal**

Gentlemen,

R-Delta Engineers, Inc. (RDE) is pleased to submit this proposal to provide professional services for the subject project. We understand that a system wide transmission clearance study was performed by others in 2012 culminating in a response stating whether or not the various transmission lines could be operated at the ERCOT reported power ratings without clearance violations. The clearance violations were identified via new PLS-CADD "stick" models built using 2012 LiDAR aerial surveying, estimate of conductor temperature at time of survey, and calculation of maximum operating conductor temperatures based on the specific ERCOT power rating for each line. NESC minimum clearances were used for evaluation with consideration of the precision limits of aerial LiDAR surveying.

### **SCOPE OF SERVICES**

The work proposed under this contract begins with examination of 2012 PLS-CADD models, reported clearance violations, and associated calculations by others. Using the 2012 PLS-CADD models we propose to formulate solutions to address the reported clearance violations, provide a written summary of recommendations, provide proposed condition PLS-CADD models, provide structure design if required, perform post construction surveying/modeling to verify that the clearance violations have been resolved, and submit updated PLS-CADD models (.bak format) reflecting resolution of the clearance violations. To date we have downloaded, restored, and examined the 2012 PLS-CADD models provided to us by GP&L. These models were prepared by others and we understand they reflect current existing line arrangements. In addition we have examined the NERC Alert response reports and clearance violation summaries prepared by others.

The work described above will be performed in conjunction with resolution of approximately 145 reported clearance violations (total) in the following sixteen transmission lines:

- Castle to Naaman 69kV (CD-NA)
- College to Jupiter 69kV (CS-JU)
- Lawler Tap 69kV (LR)



- Naaman to Apollo 69kV (NA-AP)
- Plastipak to Shiloh 138kV (PP-SH)
- Rose Hill to Wynn Joyce 138kV (RH-WJ)
- Wynn Joyce to Miller 138kV (WJ-MR)
- Walnut to Fairdale 138kV (WS-FD)
- Firewheel to Apollo 138kV (FW-AP)
- Lyons to Rose Hill 138kV (LN-RH)
- Marquis to Fairdale 138kV (MQ-FD)
- Olinger to Elm Grove 138kV (OL-EG)
- Olinger to Firewheel 138kV (OL-FW)
- Olinger to Wylie 138kV (OL-WY)
- Oates to Lyons 138kV (OR-LN)
- Plastipak to Fairdale 138kV (PP-FD)

The elements involved with the clearance violations include existing ground, distribution conductors (25kV - crossing and underbuild), distribution poles/arms (underbuilds), trees, streetlights, guys, and comm cable underbuilds. No galloping analysis was performed as part of the 2012 line modeling.

We understand that no modifications have been made to the subject transmission lines since the 2012 LiDAR survey. For this reason we have assumed no staff hours will be required for surveying or modeling to document post 2012 survey changes. R-Delta assumes that the 2012 LiDAR survey and associated PLS-CADD files are accurate and representative of current existing line conditions and accepts no responsibility for the correctness of work performed by others.

Consideration of clearance solutions will include examination of transmission conductor resagging where possible (dependent upon existing line tensions and availability of deadend and angle structure details), addition of transmission structures, modification of existing distribution structures, removal of trees, and relocation of obstructions such as streetlights, poles, guys, etc.

R-Delta will consult with the GP&L project manager and his assigns throughout this project to discuss options and arrive at a consensus for the various preferred solutions. For example, in a given line section there may be an opportunity to resag the transmission conductors in lieu of adding structures or modifying underbuilds – GP&L would be consulted to determine which option they prefer.

Once the preferred line modifications have been identified, R-Delta will provide a written summary of the required work in sufficient detail for GP&L to identify materials and labor requirements. Detailed design of additional or replacement structures, if necessary, will be provided. Sag-Tension reports for conductor resagging will be provided also as necessary. R-Delta will provide field survey support for all new structure construction and as necessary for modifications at existing distribution structures and other obstructions.

Upon completion of the various modifications, R-Delta will provide post construction surveying utilizing high definition laser scanning (sub 2mm precision) or more conventional equipment as appropriate, update the necessary PLS-CADD files, verify the clearance issues have been addressed, and provide GP&L with written results accompanied by updated PLS-CADD "stick" models reflecting the post construction conditions.



## **COMPENSATION**

Since the full extent of the work required for this project is dependent upon the model review and solutions analysis results as well as the extent of required modifications and associated post construction surveying, we propose to provide our services on an hourly rate basis in accordance with the attached staff services rates. For the purposes of establishing a project budget we propose a not to exceed fee of **Two Hundred Ten Thousand dollars (\$210,000)**.

The proposed fee includes consideration of reimbursable costs, such as reproductions, delivery fees, document scanning, etc. The reimbursable costs for this project will be invoiced with no mark up and are anticipated to be less than five hundred dollars (\$500).

At this time we believe that our fee estimate is conservative and expect the work will not require the entire budget. Should unanticipated services, extensive redesign, or extensive construction verification surveying become necessary (as discussed below), we will notify GP&L and negotiate an addendum to this contract.

Based on our understanding of the scope of project services, the following items are not included in this proposal:

- Existing conditions field surveying
- Verification of existing PLS-CADD models by others
- Verification of existing LiDAR survey data by others
- Verification of maximum conductor operating temperatures by others
- Modification of existing PLS-CADD models to incorporate changes to conditions since 2012 (we understand that the 2012 models reflect current conditions)
- Analysis or design for reconductoring
- Geotechnical investigation for design
- Research or surveying related to existing easements
- Extensive field measurement/modeling/analysis of existing line structures
- Extensive transmission/distribution structure design

RDE will submit monthly invoicing for payment based on the estimated completion of the described tasks and approved work schedule. RDE will reference the "Scope of Work" number (e.g. COGXXX) on each invoice submitted to GP&L for payment. Subject to Chapter 2251, Texas Government Code (the "Prompt Payment Act") payment is due within thirty (30) days of the City's receipt of the invoice. Interest on overdue payments shall be calculated in accordance with the Prompt Payment Act.

## **SCHEDULE**

RDE propose a project analysis schedule of one hundred twenty (120) calendar days with early release of recommendations as they become available to facilitate reconstruction efforts by GP&L. The overall project schedule is dependent upon completion of construction operations by GP&L. As items are reconstructed or modified we will deploy survey personnel to document the changes and update the PLS-CADD models on an ongoing basis until completion of all work.


## **SUMMARY**

This proposal, unless otherwise noted, constitutes our understanding of the services to be provided by R-Delta Engineers, Inc. on the project described above. This proposal is offered for a period of ninety (90) days after which, if said proposal has not been executed, said proposal shall no longer be valid. Additional work outside the scope of that presently defined, with the exception of work covered by subsequent specific written proposals, will be charged on an Hourly Rate basis. The client must approve any significant modification from the present Scope of Services in writing.

We appreciate the opportunity to submit this proposal and look forward to working with you on this important project. If this proposal is acceptable please forward a standard GP&L Engineering Services Agreement for execution. Feel free to contact me with any questions or comments you may have regarding this proposal.

Best Regards,

**R-DELTA ENGINEERS, INC.**  
**TBPE Firm No. F-001515**



Frank A. Polma, P.E.  
President

**R-DELTA ENGINEERS, INC.  
HOURLY RATE SCHEDULE**

**August 2013**

Project Manager	\$ 150.00
Structural Engineer	\$130.00
Civil Engineer	\$130.00
Electrical Engineer	\$ 130.00
CADD Technician	\$ 70.00
Hi Definition Laser Scanning (LiDAR)	\$ 250.00
Survey Field Crew (3 man)	\$140.00
Survey Field Crew (2 man)	\$ 120.00
GPS Field Crew (1 man)	\$ 100.00
Licensed State land Surveyor (LSLS)	\$ 125.00
Surveyor (RPLS)	\$ 100.00
Surveyor in Training (SIT)	\$ 80.00
Survey Technician	\$ 70.00
Clerical	\$ 35.00





# City Council Item Summary Sheet

☐ Work Session

Date: September 3, 2013

☒ Agenda Item

## **TxDOT Selective Traffic Enforcement Program Grant “FY 2014 Comprehensive Grant”**

### **Summary of Request/Problem**

Council is requested to adopt a resolution authorizing the City Manager to accept a State of Texas Department of Transportation (TxDOT) Selective Traffic Enforcement Program (STEP) Grant consisting of four (4) enforcement modules: Speed Enforcement, Intersection/Red Light Enforcement, Occupant Protection – Safety Restraint Enforcement, and Driving While Intoxication Enforcement in the amount of \$457,362.09. The required enforcement period will be Fiscal Year 2013 –2014. The Grant will be utilized to provide an even greater level of traffic safety for the citizenry of the City of Garland by potentially changing the driving habits of those who violate the laws related to the aforementioned enforcement modules and by reducing the number of motor vehicle accidents, injuries and fatalities.

This item was scheduled for Council at the September 3, 2013 Work Session

### **Recommendation/Action Requested and Justification**

Approve a resolution authorizing the City Manager to accept the State of Texas Department of Transportation (TxDOT) Selective Traffic Enforcement Program (STEP) Grant for FY 2013 - 2014 in the amount of \$457,362.09.

**Submitted By:**

**Mitchel L. Bates  
Chief of Police**

**Approved By:**

**William E. Dollar  
City Manager**

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION AUTHORIZING A TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) SELECTIVE TRAFFIC ENFORCEMENT PROGRAM (STEP) - SINGLE YEAR - 2014 COMPREHENSIVE GRANT IN THE AMOUNT OF \$457,362.09; AND PROVIDING AN EFFECTIVE DATE.

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

**Section 1**

That the City of Garland Police Department, by and through Police Chief Mitch Bates, is hereby authorized to accept a Texas Department of Transportation (TxDOT) Selective Traffic Enforcement Program - Single Year - 2014 Comprehensive Grant in the amount of \$457,362.09, for the purpose of enforcing red light and intersection violations, seatbelt and child restraint violations, speed violations, and driving while intoxicated violations during FY 2013-2014.

**Section 2**

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

PASSED AND APPROVED this the \_\_\_\_\_ day of \_\_\_\_\_, 2013.

CITY OF GARLAND, TEXAS

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Secretary



# City Council Item Summary Sheet

☐ Work Session

Date: September 3, 2013

☒ Agenda Item

## Tax Roll Amendment

### Summary of Request/Problem

Council annually amends the tax roll to reflect uncollected ad valorem taxes, as required by generally accepted accounting principles. Although the tax roll is reduced by this action, collection efforts continue unless the costs of those efforts exceed potential revenues. Staff requests Council consideration to proceed with the annual tax roll amendment process.

### Recommendation/Action Requested and Justification

Approve an ordinance to amend the tax roll of the City for ad valorem tax amounts that have remained uncollected for a period of at least four years (two years for bankruptcy settlements). Amendment of the tax roll is necessary to meet generally accepted accounting principles, avoid overstatement of accounts receivable on the Balance Sheet and avoid risk of a qualified audit opinion from the external auditors. This item was considered as a Written Briefing at the August 19, 2013 Work Session.

#### Submitted By:

Kevin Slay  
Managing Director  
Tax, Municipal Court, Customer Service

#### Approved By:

William E. Dollar  
City Manager

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AMENDING THE TAX ROLL OF THE CITY OF GARLAND, TEXAS AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Article IX, Section 3, of the Charter of the City of Garland, Texas, grants the City Council the power "to cancel any uncollectible taxes upon the tax rolls"; and

**WHEREAS**, the taxes indicated on the attachments to this Ordinance are uncollectible by virtue of Sec. 33.05, Tex. Tax Code or other law;

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

**Section 1**

That the tax roll of the City of Garland, Texas is amended by cancellation of the amounts and for the reasons set out in Exhibit "A" and Exhibit "B" attached hereto and incorporated herein by reference.

**Section 2**

That this Ordinance shall become effective on and after its approval and adoption.

**PASSED AND APPROVED** this the \_\_\_\_ day of September, 2013.

**CITY OF GARLAND, TEXAS**

By: \_\_\_\_\_  
Mayor

**ATTEST**

\_\_\_\_\_  
City Secretary

**EXHIBIT A**  
**ADJUSTMENTS TO TAX ROLL**  
**PERSONAL PROPERTY**

YEAR	ACCOUNT NUMBER	NAME	AMOUNT	REASON
2010	99950170000093400	Oakridge Golf Club LP	\$4,267.97	Bankruptcy
2008	99200408300012850	786 Autos	\$37.08	Statute of Limitations Expired
2008	99051220430000000	99 Cents Store/Jasmoor Singh	\$314.82	Statute of Limitations Expired
2008	99071127100000000	A & E Auto Sales	\$18.47	Statute of Limitations Expired
2008	99200408300127450	A & I Borrego Auto Sales	\$11.47	Statute of Limitations Expired
2008	99060201210000000	AAA Testing Center	\$102.00	Statute of Limitations Expired
2008	99200408300013350	AARC Electric Co/Jesse Solis	\$76.96	Statute of Limitations Expired
2008	99200029800126750	Abbott Realtors/Larry Abbott	\$4.97	Statute of Limitations Expired
2008	99071002350000000	Advance Automotive Solutions	\$3.50	Statute of Limitations Expired
2008	99200408300168000	Afia Sylvester/Texas Medical Equipment	\$30.08	Statute of Limitations Expired
2008	99200029800221600	Afroz Naheed Enterprises LLC	\$271.16	Statute of Limitations Expired
2008	99200408300241400	AFS Inc	\$152.86	Statute of Limitations Expired
2008	99061221780000000	Ahorrar Inc	\$66.18	Statute of Limitations Expired
2008	99943120000027950	Alavi Hamid Nabil Nakaaainah	\$25.75	Statute of Limitations Expired
2008	99061206180000000	Aldridge Sonya/Sonyas Place	\$47.36	Statute of Limitations Expired
2008	99061024370000000	Alfaro Milton/C & M Used Cars II	\$7.00	Statute of Limitations Expired
2008	99P43202000000000	Alfaro Milton/C & M Used Cars	\$72.39	Statute of Limitations Expired
2008	99200029800227250	Allsup Jed Maggie Allsup/Paintball Doctor	\$220.30	Statute of Limitations Expired
2008	99060828140000000	All-Tec Group Services Inc	\$497.07	Statute of Limitations Expired
2008	99100315100000000	Alpha EMS Ambulance Services	\$594.31	Statute of Limitations Expired
2008	99200029800121750	American Best Collision Center/ABC Auto	\$454.18	Statute of Limitations Expired
2008	99B03798000000000	American Kawasaki of Garland	\$11.96	Statute of Limitations Expired
2008	99070123710000000	American Voice Data	\$471.32	Statute of Limitations Expired
2008	99940730000021050	ARC En Ciel Restaurant Inc	\$73.46	Statute of Limitations Expired
2008	99200334600402850	Archana Thota MD Internal Med	\$473.35	Statute of Limitations Expired
2008	99200301800063600	ARGO Development Systems	\$48.06	Statute of Limitations Expired
2008	99060830330000000	Arvanitis Patricia/MSM Printing	\$258.71	Statute of Limitations Expired
2008	99P45874000000000	Auto Ace Enterprises Inc/Texas Auto Pros	\$2,256.92	Statute of Limitations Expired
2008	99P10224900000000	Auto Sports Group LLC	\$424.88	Statute of Limitations Expired
2008	99200334600010950	B & J Inc	\$3.50	Statute of Limitations Expired

YEAR	ACCOUNT NUMBER	NAME	AMOUNT	REASON
2008	99061019400000000	Backbone Investment Real Estate	\$55.97	Statute of Limitations Expired
2008	99992310000089650	Bagwell Steve/CSI	\$82.83	Statute of Limitations Expired
2008	99200126700068950	Barrows Michael B/Weinerschnitzel	\$34.21	Statute of Limitations Expired
2008	99050921350000000	Bayley Raymond/The Service Guys	\$202.04	Statute of Limitations Expired
2008	99060130220000000	Beadles Patti/Downtown Design & Consign	\$94.45	Statute of Limitations Expired
2008	99051220710000000	Belitere John/Mr Jims Pizza	\$270.40	Statute of Limitations Expired
2008	99200324700058950	Belize Inc/Cole Vending	\$61.91	Statute of Limitations Expired
2008	99080324190000000	Berka P K	\$20.64	Statute of Limitations Expired
2008	99060215270000000	Bernitez Eduardo/Morben Autopaint & Auto Body	\$47.57	Statute of Limitations Expired
2008	99000000072670000	Big D Builders Hardware Inc	\$2,244.81	Statute of Limitations Expired
2008	99200324700472900	Black Lori A	\$16.79	Statute of Limitations Expired
2008	99080103140000000	Boyer Donald/AB Auto Group	\$9.44	Statute of Limitations Expired
2008	99963520000040850	BP Hazel Co Inc/TNT Welding	\$171.26	Statute of Limitations Expired
2008	99050517340000000	Brazon Kathy	\$6.30	Statute of Limitations Expired
2008	99870060000203700	Brinkley Rick/Ricks Auto Service Center	\$351.06	Statute of Limitations Expired
2008	99051215830000000	Broadway Beer & Wine Inc	\$248.36	Statute of Limitations Expired
2008	99080124190000000	Brooke Insurance	\$56.81	Statute of Limitations Expired
2008	99933060000127650	Brooks Clayton/State Farm Ins	\$57.65	Statute of Limitations Expired
2008	99080324210000000	Brown William	\$20.64	Statute of Limitations Expired
2008	99952150000249200	Broyles Thomas E/Car Craft Autobody	\$20.99	Statute of Limitations Expired
2008	99051213350000000	BSM Financial LP/Banksource Mortgage	\$121.45	Statute of Limitations Expired
2008	99200408300057300	Budget Mechanical LLC	\$85.00	Statute of Limitations Expired
2008	99061228140000000	Bulldog Logistics & Moving Inc	\$227.86	Statute of Limitations Expired
2008	99200334600057600	Burks Rob	\$36.38	Statute of Limitations Expired
2008	99061010700000000	Buzan Joe & Kuykendall David	\$107.60	Statute of Limitations Expired
2008	99200229500056450	C & M Used Cars/Milton Alfaro	\$17.49	Statute of Limitations Expired
2008	99000000019800000	C C S Hardware Inc/Ace Hardware	\$2,901.43	Bankruptcy
2008	99060518118000000	Cabrar Francisco	\$10.49	Statute of Limitations Expired
2008	99071114200000000	Calverley Mark/Eprint Files Inc	\$181.90	Statute of Limitations Expired
2008	99872150000079450	Canard Roger T DC	\$70.87	Statute of Limitations Expired
2008	99990220000061850	Cantu David/DAC Folding	\$415.54	Statute of Limitations Expired
2008	99080410166000000	Casing Scientific	\$241.99	Statute of Limitations Expired
2008	99060117680000000	Celebrity Kids/Eric Kerr	\$667.91	Statute of Limitations Expired
2008	99200408300128400	Centrestone Landscape	\$35.68	Statute of Limitations Expired
2008	99060913300000000	CES Drive Away Inc	\$103.75	Statute of Limitations Expired
2008	99071011210000000	Cesar Auto	\$12.24	Statute of Limitations Expired

YEAR	ACCOUNT NUMBER	NAME	AMOUNT	REASON
2008	99061108320000000	Charles D Shearer Design Inc	\$69.96	Statute of Limitations Expired
2008	99200408300016600	Chavez Ricky/Rickys Auto Care	\$55.97	Statute of Limitations Expired
2008	99071031700000000	Chen Xin Ru/China King Super Buffet	\$613.41	Statute of Limitations Expired
2008	99000000216688750	Childs Derrell CPA Inc	\$39.88	Statute of Limitations Expired
2008	99070404490000000	Christmas Depot Com/Mitch Minchello	\$104.94	Statute of Limitations Expired
2008	99992310000025450	CJ Global Inc/Dry Cleaning Mart	\$63.13	Statute of Limitations Expired
2008	99080107104000000	CLBF Investments #1 LTD	\$3,758.39	Statute of Limitations Expired
2008	99200121400075550	CN Enterprises/Quiznos	\$278.93	Statute of Limitations Expired
2008	99071219109000000	Coco Vietnamese Restaurant	\$394.78	Statute of Limitations Expired
2008	99000000037505000	Corona Designs Inc	\$698.97	Statute of Limitations Expired
2008	99860020000854200	Countryman Rick/North Texas Neon	\$158.74	Statute of Limitations Expired
2008	99200408300158150	Cross Ronald D	\$15.11	Statute of Limitations Expired
2008	99903060000057500	Cruz Abel/Damy's Laundry	\$26.24	Statute of Limitations Expired
2008	99200334600299600	CT Pure Water	\$139.92	Statute of Limitations Expired
2008	99071108900000000	Custom Insulating	\$288.72	Statute of Limitations Expired
2008	99060213490000000	Da Vi Nails	\$46.24	Statute of Limitations Expired
2008	99080604780000000	Dallas Manufactured Stone Inc	\$355.96	Statute of Limitations Expired
2008	99071016160000000	Dallas Met	\$9,465.59	Statute of Limitations Expired
2008	99200324700162600	Dallas Trucks Auto Group	\$46.24	Statute of Limitations Expired
2008	99060126180000000	Dalton Eddie/Best Sports & Screen Printing	\$33.51	Statute of Limitations Expired
2008	99200324700203450	Daniel Daniel/Preferred Quality Medical Serv	\$83.46	Statute of Limitations Expired
2008	99972800000039350	Daniels Low Tammy PC	\$24.56	Statute of Limitations Expired
2008	99832520000117200	Darden Elbert/Discount Beauty Supply	\$5.32	Statute of Limitations Expired
2008	99882910000222450	Darwell Integrated Technologies	\$591.72	Statute of Limitations Expired
2008	99962560000214700	Davis Jeffery Craig/Burgertime	\$72.27	Statute of Limitations Expired
2008	99070412700000000	Davita	\$69.96	Statute of Limitations Expired
2008	99000000214676200	Deborah West/Love Blooms	\$244.09	Statute of Limitations Expired
2008	99050172500000000	Desilets Sylvia	\$31.48	Statute of Limitations Expired
2008	99060215119000000	Dinh Henry/VNA Furniture	\$660.70	Statute of Limitations Expired
2008	99200334600030650	Dollar Universe Inc/Sams Dollar	\$1,149.93	Statute of Limitations Expired
2008	99080324260000000	Donaldson Billy	\$20.64	Statute of Limitations Expired
2008	99050929300000000	Dubon Carlos/Dubon Auto Repair	\$20.29	Statute of Limitations Expired
2008	99200408300450300	Duncan Buddy	\$36.38	Statute of Limitations Expired
2008	99963520000007300	Duncan Dorothy/Heritage Academy	\$120.68	Statute of Limitations Expired
2008	99070426170000000	Dunn James	\$3.50	Statute of Limitations Expired
2008	99850350000153900	Dupre Industries Inc	\$6,283.74	Statute of Limitations Expired

YEAR	ACCOUNT NUMBER	NAME	AMOUNT	REASON
2008	99061221710000000	EDU American Moving Company LL	\$51.91	Statute of Limitations Expired
2008	99060128800000000	Ednas Beauty Salon	\$28.68	Statute of Limitations Expired
2008	99200225200183950	Edwards Jack/Edwards Appraisal Service	\$32.18	Statute of Limitations Expired
2008	99051220520000000	El Torito	\$69.96	Statute of Limitations Expired
2008	99992310000215500	Emilio Eddie/Sols Nieto Fajitas	\$74.37	Statute of Limitations Expired
2008	99080401610000000	Encompass Media Group	\$69.96	Statute of Limitations Expired
2008	99P528910000000000	Epic Auto Sales Inc	\$5.75	Statute of Limitations Expired
2008	99060124370000000	Equinox Property Investments	\$107.04	Statute of Limitations Expired
2008	99080124170000000	Espresso Yourself	\$20.99	Statute of Limitations Expired
2008	99070418101000000	Estrada Alex/My Studio	\$34.98	Statute of Limitations Expired
2008	99200229500056500	Evans Benny/ Mr B Main St Café	\$245.07	Statute of Limitations Expired
2008	99200121400002450	Everst Realty	\$20.92	Statute of Limitations Expired
2008	99200408300042450	Exclusive Cars	\$67.16	Statute of Limitations Expired
2008	99070222550000000	Express 1 Mortgage	\$52.47	Statute of Limitations Expired
2008	99071210370000000	Exteriorscapes of Texas	\$124.39	Statute of Limitations Expired
2008	99060509460000000	Fejeran Stacy/The Seventh Moon	\$66.46	Bankruptcy
2008	99080324310000000	Field Noble	\$20.64	Statute of Limitations Expired
2008	99061212500000000	Fields Tracy/Camaro World	\$238.63	Statute of Limitations Expired
2008	99060131350000000	Fifield Shannon Hamilton/On Trac Motors	\$11.33	Statute of Limitations Expired
2008	99P570770000000000	Fifield Shannon Hamilton/On Trac Motors	\$18.24	Statute of Limitations Expired
2008	99200301800063250	Figg Simon/Auto Supreme	\$6.30	Statute of Limitations Expired
2008	99P470430000000000	Figg Simon/Auto Supreme	\$23.58	Statute of Limitations Expired
2008	99200408300404700	Fisher Insurance	\$168.32	Statute of Limitations Expired
2008	99060130120000000	Floor N Tile Solutions Inc	\$1,542.27	Statute of Limitations Expired
2008	99070418930000000	Flores Alex/New Truck	\$41.98	Statute of Limitations Expired
2008	99200408300044200	Flores Felix/Phoenix Collision Center	\$183.09	Statute of Limitations Expired
2008	99200324700132300	Flynn Darwyn/Airco Service Company	\$3.85	Statute of Limitations Expired
2008	99071018190000000	Foose Steve/Shower Pro	\$200.79	Statute of Limitations Expired
2008	99913360000097650	G M S Silsco Inc	\$473.91	Statute of Limitations Expired
2008	99200200300020550	G W Wholesale Com	\$49.67	Statute of Limitations Expired
2008	99P557300000000000	Garcia Anabel Juarez/A & I Auto Sales	\$195.57	Statute of Limitations Expired
2008	99070208530000000	Garcia Lorenzo/Garcia Iron Works	\$229.68	Statute of Limitations Expired
2008	99080324320000000	Garland Civic Theatre	\$20.64	Statute of Limitations Expired
2008	99071205370000000	Garland Opry	\$138.73	Statute of Limitations Expired
2008	99942070000146500	GDF PLLC/Spring Creek Barber Shop	\$27.21	Statute of Limitations Expired
2008	99P566770000000000	Ghamsari Mohsen/Car Corp	\$14.55	Statute of Limitations Expired



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2008	99071204700000000	Gilley Mary/Alternative Pain Institute	\$317.69	Statute of Limitations Expired
2008	99983420000112450	Global Star Mortgage	\$567.24	Statute of Limitations Expired
2008	99051227200000000	Gomez Maribel/Luigis Italian Kitchen	\$83.95	Statute of Limitations Expired
2008	99060518125000000	Gomez Rosa	\$10.49	Statute of Limitations Expired
2008	99061012390000000	Gonzalez Sonja/Ethereal Day Spa & Salon	\$13.99	Statute of Limitations Expired
2008	99061220530000000	Graham Chelsea/Amerispec	\$53.38	Statute of Limitations Expired
2008	99P374850000000000	Gruner Kenneth D/Gruner Auto Sales	\$0.02	Statute of Limitations Expired
2008	99061228110000000	Haas Andrew/Haas Electric	\$164.83	Statute of Limitations Expired
2008	99200229500216800	Haddon Rodney/Haddon Irrigation	\$17.49	Statute of Limitations Expired
2008	99080403170000000	Hair Illusions the Next Phase	\$16.51	Statute of Limitations Expired
2008	99992170000019100	Hamilton Mac/Affordable Business Machine	\$28.40	Statute of Limitations Expired
2008	99952150000201300	Harrell Linda/CCM Enterprises	\$30.92	Statute of Limitations Expired
2008	99942070000241700	Hays Warren	\$52.47	Statute of Limitations Expired
2008	99200101700080350	HDR	\$32.88	Statute of Limitations Expired
2008	99050518110000000	Heathman Christine V	\$4.20	Statute of Limitations Expired
2008	99200225200103900	Hermoso Valle Body Shop	\$20.99	Statute of Limitations Expired
2008	99200334600272600	Hernandez Elsa/My Special Day	\$59.47	Statute of Limitations Expired
2008	99071002250000000	Hernandez Nelson/Nelsons Karate DO	\$52.82	Statute of Limitations Expired
2008	99000000030725000	Herrera Edna K GuillerMoherrer	\$77.73	Statute of Limitations Expired
2008	99199935600038750	Herring Performance Inc/Powder Coating	\$444.39	Statute of Limitations Expired
2008	99080324370000000	Higgins Charles	\$20.64	Statute of Limitations Expired
2008	99061031300000000	Hogue Ted R/TRH Services LP	\$698.90	Statute of Limitations Expired
2008	99051221330000000	Home Grocery	\$75.28	Statute of Limitations Expired
2008	99942070000487950	Horn Michelle	\$333.01	Statute of Limitations Expired
2008	99P516900000000000	Hosseini Leila Ranay/Auto Sales	\$0.02	Statute of Limitations Expired
2008	99200408300016800	Huynh Kinh Ngoc/K A K Sales Company	\$7.00	Statute of Limitations Expired
2008	99982160000160800	Ibarras Jesse/Ibarras Restaurant	\$61.56	Statute of Limitations Expired
2008	99P520070000000000	Impex Auto Sales Inc	\$7.08	Statute of Limitations Expired
2008	99060131490000000	Impex Auto Sales Inc	\$5.60	Statute of Limitations Expired
2008	99070221380000000	Indian Fashion & Gifts	\$139.92	Statute of Limitations Expired
2008	99060201730000000	Industrial Med Management LLC	\$749.76	Statute of Limitations Expired
2008	99950170000246300	Industrial Noise Control Corp	\$90.31	Bankruptcy
2008	99060206100000000	Infinity Spas	\$37,974.15	Bankruptcy
2008	99200225200187300	Inflatable Giants	\$441.10	Statute of Limitations Expired
2008	99200408300116900	Innovative Recovery Solutions	\$286.28	Statute of Limitations Expired
2008	99200334600336500	Iruegas Socorro/Buena Vista Hair Salon	\$74.30	Statute of Limitations Expired

YEAR	ACCOUNT NUMBER	NAME	AMOUNT	REASON
2008	99060605180000000	Iwellness	\$115.43	Statute of Limitations Expired
2008	99P52605000000000	J & J Auto LLC	\$61.27	Statute of Limitations Expired
2008	99071127200000000	J L S Motors	\$18.05	Statute of Limitations Expired
2008	99972050000213400	Jaime Perdomo/Auto Limits	\$83.95	Statute of Limitations Expired
2008	99200301800015800	Japanese Engine Sales & Auto Service	\$138.80	Statute of Limitations Expired
2008	99051004150000000	Jefferson Ace D/Southwest Funding	\$43.45	Statute of Limitations Expired
2008	99060518105000000	Jennings Annette	\$10.49	Statute of Limitations Expired
2008	99200225200078700	Jerrys Transmission	\$113.34	Statute of Limitations Expired
2008	99882170000209150	Jewel Tech Enterprises	\$5.15	Statute of Limitations Expired
2008	99061220240000000	Jimenez Jose/Joses Mexican Café	\$351.34	Statute of Limitations Expired
2008	99051213320000000	Nye John	\$17.49	Statute of Limitations Expired
2008	99060518104000000	Johonson Jacqueline/Baskets Siver	\$10.49	Statute of Limitations Expired
2008	99051215980000000	Jolynne Spurgeon/Consolidated Life & Health	\$29.59	Statute of Limitations Expired
2008	99000000086760000	Jones Judy Beauty Salon	\$35.54	Statute of Limitations Expired
2008	99070917340000000	Jordan Willis/Autobahn	\$170.56	Statute of Limitations Expired
2008	99P101793000000000	Jordan Willis/Autobahn Car Rental & Sales	\$92.93	Statute of Limitations Expired
2008	99061114670000000	Jose Calzada/CNB Automotive	\$7.84	Statute of Limitations Expired
2008	99060104580000000	Judys Nuts	\$190.64	Statute of Limitations Expired
2008	99050928270000000	Justice James/Justice & Associates	\$10.98	Statute of Limitations Expired
2008	99200334600418450	KBA Partners Inc	\$304.61	Statute of Limitations Expired
2008	99199929900207950	Keith John & Smith Lee/Special Enforcement	\$71.01	Statute of Limitations Expired
2008	99882910000143850	Khan Murad/M K Engineers	\$109.07	Statute of Limitations Expired
2008	99070104440000000	Kimunai Joseph/Homeland Home Health Ser	\$83.25	Statute of Limitations Expired
2008	99060410134000000	Kiros	\$154.89	Statute of Limitations Expired
2008	99061211190000000	Kwak Young/Burger World	\$441.10	Statute of Limitations Expired
2008	99071126300000000	La Beauty Salon	\$27.91	Statute of Limitations Expired
2008	99060209630000000	La Polla Coatings	\$17.84	Statute of Limitations Expired
2008	99199929900154600	La Tarasquena	\$893.04	Statute of Limitations Expired
2008	99199929900132300	Labreque Mark/Temp Sat Mechanical Co	\$27.63	Statute of Limitations Expired
2008	99200021600211650	Lagana Mark/House of Swords	\$19.59	Statute of Limitations Expired
2008	99942070000127150	Lakdawala Saleem/Highland Food Store	\$307.54	Statute of Limitations Expired
2008	99071107650000000	Lam Thuy U	\$180.85	Statute of Limitations Expired
2008	99061213510000000	Land & Sea Motors	\$4.55	Statute of Limitations Expired
2008	99200334600258100	Landmark Financial Corp	\$73.46	Statute of Limitations Expired
2008	99061002320000000	Laton Gentry/Unique Techniques	\$65.97	Statute of Limitations Expired
2008	99060518930000000	Launano Erica Nimrod/East Coast Fashions	\$10.49	Statute of Limitations Expired

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2008	99060907330000000	Law Offices of Joseph T Bui PC	\$66.46	Statute of Limitations Expired
2008	99080324410000000	LCS Construction Co	\$214.29	Statute of Limitations Expired
2008	99070418102000000	Leana Christina/Amigo Money Transfer	\$34.98	Statute of Limitations Expired
2008	99071113150000000	Lifetime Memories	\$251.37	Statute of Limitations Expired
2008	99922160000175000	Loftin Eddie/Poor Boys Radiator & Garage	\$79.75	Statute of Limitations Expired
2008	99070208280000000	Logans Photography	\$353.16	Statute of Limitations Expired
2008	99071127500000000	Lone Star Imports	\$65.20	Statute of Limitations Expired
2008	99060518114000000	Lopez Erika/Gennesys Boutique	\$10.49	Statute of Limitations Expired
2008	99200334600030750	Lozoya Noe/La Universal	\$114.38	Statute of Limitations Expired
2008	99200324700048750	Lusk Jim/J & J Autos	\$11.54	Statute of Limitations Expired
2008	99051228800000000	Maeng Carl/Taquipollo	\$85.35	Statute of Limitations Expired
2008	99872150000053150	Magic Pro Inc	\$355.61	Statute of Limitations Expired
2008	99200408300127650	Make Everything Clean	\$30.43	Statute of Limitations Expired
2008	99200121400002200	Mariscos El Marinero	\$260.18	Statute of Limitations Expired
2008	99060124490000000	Marquee Realtors	\$78.36	Statute of Limitations Expired
2008	99200225200103950	Mars Auto Repair	\$7.00	Statute of Limitations Expired
2008	99050517260000000	Martinelli Ronald	\$31.48	Statute of Limitations Expired
2008	99051024900000000	Martinez Ana/Yahairas Taqueria	\$4.76	Statute of Limitations Expired
2008	99060518121000000	Martinez Jaime	\$10.49	Statute of Limitations Expired
2008	99071203530000000	Martinez Jose/La Cabana	\$231.85	Statute of Limitations Expired
2008	99071114170000000	Masters Injury Treatment Center	\$81.22	Statute of Limitations Expired
2008	99P48611000000000	Mathew Joseph & Jimmy/Joseph Auto Sales	\$34.98	Statute of Limitations Expired
2008	99982600000179350	McFerrin Mechanical Svc Inc	\$50.65	Bankruptcy
2008	99200121400087400	Medina Jose/Xtreme Auto & Truck Accessories	\$372.89	Statute of Limitations Expired
2008	99200200300055700	Medina Maria/Andromeda Imports Inc	\$226.11	Statute of Limitations Expired
2008	99060518112000000	Mendoza Maria/Vivians Creations	\$10.49	Statute of Limitations Expired
2008	99080124210000000	Menos Paint & Body	\$28.68	Statute of Limitations Expired
2008	99200200300033600	Merrett Bill/Mr Bills Auto Sales	\$99.97	Statute of Limitations Expired
2008	99P100364000000000	Mertens Judith A/Dallas Auto Purchase	\$0.03	Statute of Limitations Expired
2008	99000000203200000	Metricast Company Inc	\$602.14	Statute of Limitations Expired
2008	99990610000056700	Metricast Inc	\$20.43	Statute of Limitations Expired
2008	99080212420000000	Metroplex Insurance Agency	\$30.99	Statute of Limitations Expired
2008	99902190000028750	Metroplex Movers Inc	\$2,153.37	Statute of Limitations Expired
2008	99050901168000000	Meyer Sue	\$10.49	Statute of Limitations Expired
2008	99200334600336100	Mi Ran An/Young Ladies	\$55.97	Statute of Limitations Expired
2008	99200021600171200	Millennium Notary Service	\$28.54	Statute of Limitations Expired

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2008	99200121400113200	Miracles & Blessings Learning	\$45.05	Statute of Limitations Expired
2008	99060518119000000	Mirand Azucena/Ardyss & Home Interior	\$10.49	Statute of Limitations Expired
2008	99950540000079050	Moms Sandwich/Moms Food Products Inc	\$3.92	Statute of Limitations Expired
2008	99071126400000000	Montelongo Maria/Carros To Go	\$78.43	Statute of Limitations Expired
2008	99070412170000000	Montes USA Inc	\$69.96	Statute of Limitations Expired
2008	99061206280000000	Moreno Ismal/Auto Repair	\$38.69	Statute of Limitations Expired
2008	99942070000455550	Morgan Larry Music	\$676.44	Statute of Limitations Expired
2008	99P55533000000000	Mrina Peter Erick/Dee Pee Auto Sales	\$51.49	Statute of Limitations Expired
2008	99030910094105126	Mujanovic Insurance Services	\$80.10	Statute of Limitations Expired
2008	99061221750000000	Mujanovic Zulfo/A & S Bakery Co	\$110.54	Statute of Limitations Expired
2008	99P10042200000000	Munguia Gonzalo/G & G Motors	\$52.33	Statute of Limitations Expired
2008	99071011220000000	Muniz Juan/Elite Performance	\$186.93	Statute of Limitations Expired
2008	99030407083210600	Munoz Lila	\$43.73	Statute of Limitations Expired
2008	99200324700341550	Nair Krishnan MD	\$81.08	Statute of Limitations Expired
2008	99060518123000000	Najera Ana B	\$10.49	Statute of Limitations Expired
2008	99P14495000000000	Nakawah Nabil & Alavi Hamid/Durango Motors	\$1,115.33	Statute of Limitations Expired
2008	99200029800225650	Naqi Zaki/Fine Furniture Warehouse	\$431.72	Statute of Limitations Expired
2008	99060208410000000	Nasamu Friday/Capitol Insurance	\$40.58	Statute of Limitations Expired
2008	99060131700000000	Nationwide Floors & Construction	\$10.49	Statute of Limitations Expired
2008	99080124440000000	Navugen Circuits Inc	\$2,333.17	Statute of Limitations Expired
2008	99200225200246400	Needham Elbert/T & K Auctioneers	\$229.33	Statute of Limitations Expired
2008	99071106290000000	New Island Vibe Carribean Food	\$67.86	Statute of Limitations Expired
2008	99200324700200700	Nghiem Thuy/QT Sewing	\$168.53	Statute of Limitations Expired
2008	99071106800000000	Nguyen Han/Vietnamese Billiards	\$17.00	Statute of Limitations Expired
2008	99200021600128850	Nguyen Tina Yenithi/Tropic Nails	\$46.94	Statute of Limitations Expired
2008	99071024230000000	Nguyen Tom/World Class Black Belt Martial	\$9.37	Statute of Limitations Expired
2008	99051227140000000	Nino Pedro/Discooteca El Pederegal	\$41.98	Statute of Limitations Expired
2008	99860020000620700	Nolte Kay DDS Inc	\$139.29	Statute of Limitations Expired
2008	99983420000034650	Norma Jeans Hair Styling	\$8.75	Statute of Limitations Expired
2008	99060912300000000	Novoa Humberto/La Hechizera	\$350.29	Statute of Limitations Expired
2008	99060125680000000	Nugent Justin/Smoothies Paradise Yogurt	\$345.60	Statute of Limitations Expired
2008	99200324700164250	Nwosu Ben/Bendex Print & Copy	\$36.87	Statute of Limitations Expired
2008	99200021600169150	Nye John/Auditax	\$9.23	Statute of Limitations Expired
2008	99080115130000000	Ochu Hannah/Metromed Nursing Institute	\$70.38	Statute of Limitations Expired
2008	99200126700167050	Oharamsi Ekraum/Pyramid Cleaners	\$29.38	Statute of Limitations Expired
2008	99051227120000000	Ojeda Jose M/Ojeda Cellular Service	\$55.97	Statute of Limitations Expired

YEAR	ACCOUNT NUMBER	NAME	AMOUNT	REASON
2008	99060201230000000	Ojonugwa Geaorge/Instant Tax Service	\$33.58	Statute of Limitations Expired
2008	99200225200098000	Oliver Kim/Atlas & Associates LP	\$151.67	Statute of Limitations Expired
2008	99060216610000000	Oloyede Oyekunle/Able Automotive	\$16.23	Statute of Limitations Expired
2008	99P10067000000000	Oloyede Oyekunle/Able Automotive & Equipment	\$31.29	Statute of Limitations Expired
2008	99200408300012900	Omely Graphics	\$64.36	Statute of Limitations Expired
2008	99081030690000000	Orellanas Pupusa Y Restaurant	\$69.12	Statute of Limitations Expired
2008	99051026200000000	Outsource Technologies Inc	\$468.03	Statute of Limitations Expired
2008	99200334600383900	Pascual Ochoa/Falcon Auto Repair	\$12.94	Statute of Limitations Expired
2008	99080403550000000	Passion Group The	\$69.96	Statute of Limitations Expired
2008	99060927240000000	Patel Nalin/American Signal Corporation	\$34.98	Statute of Limitations Expired
2008	99050607176000000	Pen Graphx Inc/Dallas Motorcycles	\$161.96	Statute of Limitations Expired
2008	99060103350000000	Pena Karla/Don Pepe Taco King	\$180.85	Statute of Limitations Expired
2008	99P31205000000000	Perdomo Jaime/Auto Limites	\$125.79	Statute of Limitations Expired
2008	99061218900000000	Perdomo Jaime/JMP Auto Body Repair	\$295.86	Statute of Limitations Expired
2008	99P47084000000000	Perdomo Juan M/Qwest Auto Group	\$2.76	Statute of Limitations Expired
2008	99061130550000000	Perez Carpet Supply	\$69.96	Statute of Limitations Expired
2008	99061026230000000	Perez Electric	\$13.99	Statute of Limitations Expired
2008	99200324700163500	Perry C G Investments Inc/Redline Auto Group	\$22.95	Statute of Limitations Expired
2008	99080109410000000	Perry David/Allstate	\$12.59	Statute of Limitations Expired
2008	99200324700047300	Phom Savants/Sun Satellete	\$34.98	Statute of Limitations Expired
2008	99071031800000000	Pier Ben/Premier Rental Purchase	\$942.08	Statute of Limitations Expired
2008	99080403163000000	Porter Greg CPA	\$15.95	Statute of Limitations Expired
2008	99970440000015500	Positive Health Mgt Inc	\$265.57	Statute of Limitations Expired
2008	99071210900000000	Preston Realty	\$136.63	Statute of Limitations Expired
2008	99060518910000000	Probeck Larry	\$10.49	Statute of Limitations Expired
2008	99973350000160750	Purvis Debbie/Action Fast Art & Sign	\$57.86	Bankruptcy
2008	99200408300448950	QSP Inc	\$2,057.45	Statute of Limitations Expired
2008	99P42433000000000	Quality Used Auto Network Inc	\$426.69	Statute of Limitations Expired
2008	99061219450000000	Quijada Davis/Papusas Mama Tita	\$177.35	Statute of Limitations Expired
2008	99200334600052400	R & R Motors	\$32.18	Statute of Limitations Expired
2008	99200021600169450	Ragisdale Pamela/Best Rate Auto Insurance	\$41.63	Statute of Limitations Expired
2008	99071108200000000	Ramiez Enrique/Henrys In and Out Auto	\$20.57	Statute of Limitations Expired
2008	99071112100000000	Ramirez Phillip/Phillips Custom Auto Work	\$32.88	Statute of Limitations Expired
2008	99P54045000000000	Ramirez Wilma/M & M Motor Investments	\$26.69	Statute of Limitations Expired
2008	99051206550000000	Red Dot	\$2,151.83	Statute of Limitations Expired
2008	99061213420000000	Reds Que Shack	\$38.34	Statute of Limitations Expired

YEAR	ACCOUNT NUMBER	NAME	AMOUNT	REASON
2008	99051219730000000	Reeco Unlimited Group	\$48.69	Statute of Limitations Expired
2008	998736400000053700	Reed Sheree A	\$17.91	Statute of Limitations Expired
2008	99060518970000000	Reeves Richard	\$3.85	Statute of Limitations Expired
2008	99051215116000000	Relief Medical Supplies	\$31.48	Statute of Limitations Expired
2008	99071115500000000	Renaissance Lawer Hair Removal	\$457.05	Statute of Limitations Expired
2008	99071031130000000	Restaurant Los Comales	\$337.70	Statute of Limitations Expired
2008	99200324700325950	Resun Leasing Inc	\$3,292.74	Statute of Limitations Expired
2008	99090114780000000	Reynolds Equipment Co	\$1,537.72	Statute of Limitations Expired
2008	99070417240000000	Rhodes Paul Jr/T & C Tires & Wheels	\$24.49	Statute of Limitations Expired
2008	99P544450000000000	Rice Drew/Champion Auto Sales	\$4.06	Statute of Limitations Expired
2008	99061213500000000	Rigney Lea/La Chic Antique	\$85.84	Statute of Limitations Expired
2008	99P100526000000000	Rivera Adam/A & E Auto Sales	\$37.93	Statute of Limitations Expired
2008	99050517360000000	Roach Ronald/Doll House	\$16.09	Statute of Limitations Expired
2008	99P426550000000000	Rodgers Wayne/Waynes Auto World	\$68.14	Statute of Limitations Expired
2008	99080103210000000	Rodriguez Cesar/Emiliano Window Tint & Acc	\$19.87	Statute of Limitations Expired
2008	99030910100122773	Rodriguez Raynaldo/Minuteman of Americus	\$296.70	Statute of Limitations Expired
2008	99200408300012250	Rodriquez Marcos/Injury Rehab Associates	\$67.30	Statute of Limitations Expired
2008	99813640000473700	Romero Gutierrez Gelver A/Egg Roll Inn	\$78.08	Statute of Limitations Expired
2008	999720500000090400	Romo Rogelio/Romos Tire & Repair Shop	\$130.13	Statute of Limitations Expired
2008	99992310000178900	Rose Michael J/Group Real Estate Service	\$77.45	Statute of Limitations Expired
2008	99913310000021750	Rose Raymond/Roses Detail	\$14.20	Statute of Limitations Expired
2008	99200221200056000	RR Corporation/Garland Fina	\$718.70	Statute of Limitations Expired
2008	99000000070350000	RS Troutte Inc/Garland Sports	\$1,129.36	Statute of Limitations Expired
2008	99091221800000000	Ruby Janes Retro Fabric & More	\$32.53	Statute of Limitations Expired
2008	99P550760000000000	Sabek Mahir/Dallas Trucks Auto Group	\$160.51	Statute of Limitations Expired
2008	99200408300127600	Saguaro Electrical Services In	\$203.16	Statute of Limitations Expired
2008	99061211700000000	Saigon Taipe Inc	\$2,094.46	Statute of Limitations Expired
2008	99080124240000000	Salon De Belleza	\$4.55	Statute of Limitations Expired
2008	99061024230000000	Salud Y Nutricion	\$7.00	Statute of Limitations Expired
2008	99061214600000000	Salvador Bernado/JS Transmission	\$125.23	Statute of Limitations Expired
2008	99061212140000000	Samaro Mohammid/Furniture 4 U	\$589.90	Statute of Limitations Expired
2008	99050927470000000	Sanchez Enrique/Enrique Car Service	\$45.47	Statute of Limitations Expired
2008	99080325600000000	Sartain Tom	\$20.64	Statute of Limitations Expired
2008	99P533930000000000	Satar Khalid/Euros Auto Sales	\$196.17	Statute of Limitations Expired
2008	99943120000021400	Schefer Evanor Remodeling	\$71.85	Statute of Limitations Expired
2008	99200225200204500	Schonfeld Lonny J/The Famous Insurance Agenc	\$12.80	Statute of Limitations Expired

YEAR	ACCOUNT NUMBER	NAME	AMOUNT	REASON
2008	99080109940000000	Scott Cole & Associates	\$132.36	Statute of Limitations Expired
2008	99813640000488100	See Penny	\$188.26	Statute of Limitations Expired
2008	99200408300241600	Sepulveda Jesus/Unique Auto Repair	\$48.97	Statute of Limitations Expired
2008	99060119420000000	Sharper Image Inc	\$2,216.47	Statute of Limitations Expired
2008	99200334600336600	Shin Man Su/OK Mens Wear	\$64.50	Statute of Limitations Expired
2008	99P394890000000000	Sosanya Foley/Aflar Motors	\$0.84	Statute of Limitations Expired
2008	99200200300044950	Southern Industrial Tire	\$770.33	Statute of Limitations Expired
2008	99200225200096850	Southern Way Insurance Agency	\$23.51	Statute of Limitations Expired
2008	99080103160000000	SP Auto Repair	\$245.70	Statute of Limitations Expired
2008	99071204900000000	SPA Tech	\$101.02	Statute of Limitations Expired
2008	99200324700392400	Specialty Medcare LP	\$55.97	Statute of Limitations Expired
2008	99071106330000000	Sports Inc Sports Café	\$2,172.26	Statute of Limitations Expired
2008	99060518116000000	Stanton Maria/Sister Maria	\$10.49	Statute of Limitations Expired
2008	99P501510000000000	Star Plex Inc/Star Cars Auto Sales	\$124.61	Statute of Limitations Expired
2008	99060202510000000	Statewide Investigations Inc	\$20.99	Statute of Limitations Expired
2008	99200021600162900	Statewide Motors	\$5.18	Statute of Limitations Expired
2008	99P441560000000000	Statewide Motors Inc	\$28.61	Statute of Limitations Expired
2008	99L052583000000000	Sterling Payphones LLC	\$22.67	Statute of Limitations Expired
2008	99060605380000000	Strive 4 Fitness LLC	\$115.43	Statute of Limitations Expired
2008	99200324700027550	Susan Thomas	\$61.98	Statute of Limitations Expired
2008	99061030120000000	Swimmers Betty/Mi Buddy Academy	\$34.98	Statute of Limitations Expired
2008	99070208800000000	Sylvester Jim/State Farm	\$209.88	Statute of Limitations Expired
2008	99200108500108200	T Speed Broadband Communication	\$33.86	Statute of Limitations Expired
2008	99962560000213450	Tadia Jose/Victors Seafood & Grill	\$26.37	Statute of Limitations Expired
2008	99070405500000000	Tagger	\$349.80	Statute of Limitations Expired
2008	99913310000020450	Tan Phung Inc/Dry Clean City	\$179.87	Statute of Limitations Expired
2008	99200408300123400	Taqueria Diana	\$69.96	Statute of Limitations Expired
2008	99860020000930150	Taub Greg/Gunslinger Pest Control	\$195.68	Statute of Limitations Expired
2008	99071120110000000	Teklegiorgish Tewelde/Chicos Mart	\$246.54	Statute of Limitations Expired
2008	99051222100000000	Texas Medical Supplies & Rehab Work	\$189.31	Statute of Limitations Expired
2008	99200225200098650	TGM Mazer	\$5,028.58	Statute of Limitations Expired
2008	99200408300125050	Thanh Huong T Quach/Studio Nails	\$42.68	Statute of Limitations Expired
2008	99061011370000000	The Wireless Store	\$101.16	Statute of Limitations Expired
2008	99200408300368050	Thompson Tammy/Construction Solutions Grp	\$26.03	Statute of Limitations Expired
2008	99200200300045200	Tillberg Amusement Inc	\$74.58	Statute of Limitations Expired
2008	99060124800000000	Total Outdoor Services	\$20.99	Statute of Limitations Expired

YEAR	ACCOUNT NUMBER	NAME	AMOUNT	REASON
2008	99061228210000000	Tran Jan/J & J Sewing	\$41.98	Statute of Limitations Expired
2008	99P46663000000000	Triple L Auto Sales Inc	\$119.42	Statute of Limitations Expired
2008	99200225200103250	Triple L Auto Sales Inc	\$3.50	Statute of Limitations Expired
2008	99970440000017250	Truong Vanha/Lucky Transmissions	\$117.88	Statute of Limitations Expired
2008	99882910000220150	Tulley Walt	\$21.83	Statute of Limitations Expired
2008	99912190000077100	Ukpong Michael/Shining Touch Hair Salon	\$51.14	Statute of Limitations Expired
2008	99200334600299550	Ulises Alvillar Cedillo/EI Rencuentro	\$214.64	Statute of Limitations Expired
2008	99200408300175450	Ultima Real Estate Services	\$322.03	Statute of Limitations Expired
2008	99071107920000000	Ultimate Tile Solutions Corp	\$277.46	Statute of Limitations Expired
2008	99070418720000000	Underground Sound	\$69.96	Statute of Limitations Expired
2008	99071127280000000	Union Paint and Body Shop	\$12.80	Statute of Limitations Expired
2008	99900030000190500	Unlimited Construction Inc	\$33.79	Statute of Limitations Expired
2008	99070917350000000	Valazquez Daniel/Dannys Auto Repair	\$25.89	Statute of Limitations Expired
2008	99200408300143600	Vallaveres German/Hollywood Banquet Hall	\$184.83	Statute of Limitations Expired
2008	99P484370000000000	Vargas Victor/All American Acceptance Comp	\$347.91	Statute of Limitations Expired
2008	99200408300167800	Vargas Victor/All American Acceptance Comp	\$96.20	Statute of Limitations Expired
2008	99060208590000000	Villalobos Christina/Multiservicos Amigoo	\$41.49	Statute of Limitations Expired
2008	99952140000142600	Vinson Melissa/Hair Image by Melissa	\$27.70	Statute of Limitations Expired
2008	99970440000020150	Vu Huong Nguyen/Nu Image Hair Salon	\$15.60	Statute of Limitations Expired
2008	99050927790000000	Wabuge Christopher/Mobile Tech Auto Engine	\$34.63	Statute of Limitations Expired
2008	99070221350000000	Wafer Chris & Damon Batiste/Hair Salon	\$19.59	Statute of Limitations Expired
2008	99000000169855000	Walden Richard/Waldens Cabinet	\$69.96	Statute of Limitations Expired
2008	99071204190000000	Walker Insurance Group	\$36.17	Statute of Limitations Expired
2008	99071011180000000	Walker Van/Wholesale Party	\$362.25	Statute of Limitations Expired
2008	99932280000110950	Walters Management Co/Money Mart	\$265.57	Statute of Limitations Expired
2008	99963520000030300	Wan Kyu Kim/Garland Han Yang Market	\$1,419.21	Statute of Limitations Expired
2008	99071003700000000	Wanay Hill/Scentual Serenity Inc	\$92.84	Statute of Limitations Expired
2008	99060103400000000	Warren Steve/Streams Dry Cleaners	\$10.49	Statute of Limitations Expired
2008	99982160000185250	Wiggins Don/Hair Elegance	\$38.13	Statute of Limitations Expired
2008	99942070000478650	Wilburn Electric Inc	\$362.11	Statute of Limitations Expired
2008	99972050000114750	Wilson Joe Race Cars	\$108.23	Statute of Limitations Expired
2008	99071008390000000	Wilson Rusty/All Phases Construction	\$50.93	Statute of Limitations Expired
2008	99060130260000000	Witten Evan/EC Electrical	\$126.84	Statute of Limitations Expired
2008	99060201390000000	Wonderly Elena/Servi-Mex	\$127.82	Statute of Limitations Expired
2008	99060208360000000	Wonderly Elena/Titulos Sticker & Placas	\$9.37	Statute of Limitations Expired
2008	99050912180000000	Word of God Deliverance Christ	\$7.00	Statute of Limitations Expired



YEAR	ACCOUNT NUMBER	NAME	AMOUNT	REASON
2008	99922160000217450	Wright Arluster/Wright Way	\$13.99	Statute of Limitations Expired
2008	99200334600386350	Wroblski Jim/Jims Trim Shop	\$15.81	Statute of Limitations Expired
2008	99061130240000000	Young Sheridan/Sibkis Inc	\$58.00	Statute of Limitations Expired
2008	99060125460000000	Zchamp Enterprises LLC/Paperie & Co	\$51.25	Statute of Limitations Expired
2008	99061205800000000	Zee Investments/Payless Mart	\$160.42	Statute of Limitations Expired
2008	99850770000007750	Zeigler Ron PhD Inc	\$16.58	Statute of Limitations Expired
2007	99200324700058950	Belize Inc	\$60.94	Statute of Limitations Expired
2007	99060215270000000	Bernitez Eduardo/Morben Autopaint & Body	\$46.82	Statute of Limitations Expired
2007	99933060000127650	Brooks Clayton/State Farm Insurance	\$56.74	Statute of Limitations Expired
2007	99060207370000000	Cazares Alex/durango Mechanic LLC	\$87.76	Statute of Limitations Expired
2007	99060126180000000	Dalton Eddie/Best Sports & Screen Print	\$32.98	Statute of Limitations Expired
2007	99992310000141700	Gandy Jane/Fruit of the Womb	\$14.46	Statute of Limitations Expired
2007	99051221330000000	Home Grocery	\$41.32	Statute of Limitations Expired
2007	99070104440000000	Kimunai Joseph	\$68.86	Statute of Limitations Expired
2007	99051215116000000	Relief Medical Supplies	\$30.99	Statute of Limitations Expired
2007	99913310000021750	Rose Raymond/Roses Detail	\$13.98	Statute of Limitations Expired
2007	99813640000488100	See Penny/Tims Carpets	\$166.16	Statute of Limitations Expired
2006	99200408300127450	A & I Borrego Auto Sales	\$11.13	Statute of Limitations Expired
2006	99060201210000000	AAA Testing Center	\$98.94	Statute of Limitations Expired
2006	99060215270000000	Bernitez Eduardo/Morben Autopaint & Body	\$46.14	Statute of Limitations Expired
2006	99933060000127650	Brooks Clayton/State Farm Ins	\$55.92	Statute of Limitations Expired
2006	99000000216688750	Childs Derrell W Inc CPA	\$38.68	Statute of Limitations Expired
2006	99912190000103450	Cho Jung/Sequel Hair Design	\$87.54	Statute of Limitations Expired
2006	99060126180000000	Dalton Eddie/Best Sports & Screen Printing	\$110.61	Statute of Limitations Expired
2006	99992310000215500	Emilio Eddie/Sols Nieto Fajitas	\$63.18	Statute of Limitations Expired
2006	99962980000136150	Farina E Carlos/Piano Restoration Center	\$139.72	Statute of Limitations Expired
2006	99200334600272600	Hernandez Elsa/My Special Day	\$50.90	Statute of Limitations Expired
2006	99882910000143850	Khan Murad/M K Engineers	\$105.79	Statute of Limitations Expired
2006	99060410134000000	Kiros	\$135.72	Statute of Limitations Expired
2006	99200021600171200	Millennium Notary Service	\$27.69	Statute of Limitations Expired
2006	99200334600383900	Pascual Ochoa/Falcon Auto Repair	\$12.55	Statute of Limitations Expired
2006	99200021600169450	Ragisdale Pamela/Best Rate Auto Insurance	\$40.38	Statute of Limitations Expired
2006	99200210700001900	Raider Gerald/Raider Express	\$2,367.43	Statute of Limitations Expired
2006	99P54045000000000	Ramirez Wilma/M & M Motor Investments	\$118.86	Statute of Limitations Expired

YEAR	ACCOUNT NUMBER	NAME	AMOUNT	REASON
2006	99P42655000000000	Rodgers Wayne/Waynes Auto World	\$278.69	Statute of Limitations Expired
2006	99913310000021750	Rose Raymond/Roses Detail	\$13.78	Statute of Limitations Expired
2006	99943120000021400	Schefer Evanor/Schefer Remodeling	\$69.69	Statute of Limitations Expired
2006	998600200000930150	Taub Greg/Gunslinger Pest Control	\$165.65	Statute of Limitations Expired
2006	99200324700164950	TG & Chang Beverage Inc/Forest Corner Conoco	\$43.19	Statute of Limitations Expired
2006	99932280000110950	Walters Management Co	\$257.60	Statute of Limitations Expired
2006	990602083600000000	Wonderly Elena/Titulos Sticker & Placas	\$9.09	Statute of Limitations Expired
2005	99933060000127650	Brooks Clayton/State Farm Ins	\$24.15	Statute of Limitations Expired
2005	99200334600272600	Hernandez Elsa/My Special Day	\$49.96	Statute of Limitations Expired
2005	99200021600169450	Rgisdale Pamela/Best Rate Auto Insurance	\$39.63	Statute of Limitations Expired
2005	99932280000110950	Walters Management Co	\$685.82	Statute of Limitations Expired
2003	99200021600169700	Eagle Auto Electric/Urizar Fausto	\$20.52	Statute of Limitations Expired
2002	99200021600169700	Eagle Auto Electric	\$20.52	Statute of Limitations Expired
2002	99200006100249750	Icon Capital Corp	\$134.31	Statute of Limitations Expired
2002	99950170000090900	Van Thanh Supermarket	\$2,395.34	Bankruptcy
<b>TOTAL</b>			<b>\$159,312.66</b>	

**EXHIBIT B  
ADJUSTMENTS TO TAX ROLL  
REAL PROPERTY**

YEAR	ACCOUNT NUMBER	NAME	AMOUNT	REASON
1992	65115759710010100	Byrne Development Co 820 IH 30	\$ 320.58	Statute of Limitation Expired
1992	65095209010010000	Cambridge Consolidated 2901 Centerville Rd	\$ 5,987.84	Statute of Limitation Expired
1992	26596000010010000	Cascade Ppties Inc 202 IH 30	\$ 656.44	Statute of Limitation Expired
1992	6507613701002D600	Clower Virginia Gatewood 5218 Duck Creek Dr	\$ 863.28	Statute of Limitation Expired
1992	65002518610010100	Crawford Lenton & Leoma 1710 Rowlett Rd	\$ 49.66	Statute of Limitation Expired
1992	65006247510290000	Dal Gar Properties Inc 2500 S Garland Ave	\$ 2,201.56	Statute of Limitation Expired
1992	65054254010180000	Edwards V P & Mary 4100 Naaman School Rd	\$ 67.75	Statute of Limitation Expired
1992	26178420010012500	Empire S & L Assn of Mesq 3500 Easton Meadows Dr	\$ 105.12	Statute of Limitation Expired
1992	65148315070160000	Fuller Betty Allen 238 E Ave B	\$ 78.77	Statute of Limitation Expired
1992	26060500060410000	Garland City of	\$ 321.78	Statute of Limitation Expired

YEAR	ACCOUNT NUMBER	NAME	AMOUNT	REASON
		2918 O Henry Dr		
1992	26100500040050000	Garland City of 421 Ford St	\$ 48.52	Statute of Limitation Expired
1992	26100500050030000	Garland City of 434 Ford St	\$ 48.52	Statute of Limitation Expired
1992	26101500080100000	Garland City of 300 Hart St	\$ 48.52	Statute of Limitation Expired
1992	26128500010020000	Garland City of 2000 N 1st St	\$ 796.73	Statute of Limitation Expired
1992	26128500010030000	Garland City of 111 E Buckingham St	\$ 319.33	Statute of Limitation Expired
1992	26128500010040000	Garland City of 121 E Buckingham St	\$ 317.41	Statute of Limitation Expired
1992	26142500020040200	Garland City of 116 S 4th St	\$ 155.74	Statute of Limitation Expired
1992	26165500100120000	Garland City of 600 W Ave B	\$ 245.59	Statute of Limitation Expired
1992	26178650010010000	Garland City of 6120 Marvin Loving Dr	\$ 380.13	Statute of Limitation Expired
1992	26178690010040000	Garland City of 1504 E IH 30	\$ 418.64	Statute of Limitation Expired
1992	26178730010010000	Garland City of 4345 Bass Pro Dr	\$ 1,071.31	Statute of Limitation Expired

YEAR	ACCOUNT NUMBER	NAME	AMOUNT	REASON
1992	26240500050070000	Garland City of 228 Loma Dr	\$ 137.77	Statute of Limitation Expired
1992	26461500150240000	Garland City of 1510 High Meadow Dr	\$ 56.91	Statute of Limitation Expired
1992	65022762610200000	Garland City of 1101 Dairy Rd	\$ 147.77	Statute of Limitation Expired
1992	65032895020460000	Garland City of 220 S Third St	\$ 298.36	Statute of Limitation Expired
1992	65032895020470000	Garland City of 214 S Third St	\$ 318.31	Statute of Limitation Expired
1992	65032895020480000	Garland City of 212 S Third St	\$ 324.90	Statute of Limitation Expired
1992	65076138510060000	Garland City of 405 Little Ln	\$ 245.59	Statute of Limitation Expired
1992	65095209110060000	Garland City of 3000 E Centerville Rd	\$ 3,755.73	Statute of Limitation Expired
1992	65095209110060100	Garland City of 2501 E Centerville Rd	\$ 1,877.09	Statute of Limitation Expired
1992	65148315070080000	Garland City of 424 Hopkins St	\$ 26.96	Statute of Limitation Expired
1992	65148315070090200	Garland City of 414 Hopkins St	\$ 172.51	Statute of Limitation Expired

YEAR	ACCOUNT NUMBER	NAME	AMOUNT	REASON
1992	261787400203A0000	Garland City of & et al 328 Oaks Trail	\$ 902.03	Statute of Limitation Expired
1992	26100500040070000	Garland City of etal 417 Ford St	\$ 24.26	Statute of Limitation Expired
1992	65032447010120000	Garland I S D 916 N Country Club Rd	\$ 335.56	Statute of Limitation Expired
1992	65079157410600000	Garland I S D 5409 Marina Dr	\$ 260.92	Statute of Limitation Expired
1992	65158248010030100	Garland I S D 6500 Beltline Rd	\$ 4,544.01	Statute of Limitation Expired
1992	65158248010030400	Garland I S D 2306 Guthrie Rd	\$ 125.43	Statute of Limitation Expired
1992	65109912010280000	Hallauer W C & E Lassen 3400 W Walnut St	\$ 4.31	Statute of Limitation Expired
1992	26101500090100000	Hart Louella 430 Hart St	\$ 48.52	Statute of Limitation Expired
1992	65074215010120000	Hennig Charles C 326 E Kingsley Rd	\$ 127.47	Statute of Limitation Expired
1992	60179500000040000	Indigo Builders Inc 4231 Rosehill Rd	\$ 289.32	Statute of Limitation Expired
1992	6507613701002D00	Johnson Anne Gatewood 5218 Duck Creek Dr	\$ 863.28	Statute of Limitation Expired

YEAR	ACCOUNT NUMBER	NAME	AMOUNT	REASON
1992	26178730010010100	Joslin Dennis et al 4345 Bass Pro Dr	\$ 875.92	Statute of Limitation Expired
1992	65074215010250000	Kerri Inv Corp 502 E Kingsley Rd	\$ 53.91	Statute of Limitation Expired
1992	26095500040260000	Lehew Don 1816 W Walnut St	\$ 113.81	Statute of Limitation Expired
1992	26468500050240000	Lewis Jacob & Selayne 517 Parker Cir	\$ 302.26	Statute of Limitation Expired
1992	26126500030050000	Morris Joy C 217 Seneca St	\$ 201.50	Statute of Limitation Expired
1992	6507613701002D500	Nichols Mary Gatewood 5218 Duck Creek Dr	\$ 863.28	Statute of Limitation Expired
1992	26520460010440000	Shiloh Springs Ptnshp 10.50 acres	\$ 47.51	Statute of Limitation Expired
1992	65094502510110100	Shiloh Springs Ptnshp 2545 Collins Blvd	\$ 81.46	Statute of Limitation Expired
1992	6507613701002D700	Shipman Katherine D 5218 Duck Creek Dr	\$ 863.28	Statute of Limitation Expired
1992	26468500060010000	Stephens Marilyn G 726 Parker Cir	\$ 68.89	Statute of Limitation Expired
1992	26468500060120000	Stephens Marilyn G 610 Parker Cir	\$ 68.89	Statute of Limitation Expired

YEAR	ACCOUNT NUMBER	NAME	AMOUNT	REASON
1992	26629500010010100	Thurman & Associates Inc 414 S Barnes Dr	\$ 194.14	Statute of Limitation Expired
1992	26178710030030100	Wildflower Dev Co 5700 Marvin Loving Dr	\$ 340.77	Statute of Limitation Expired
TOTAL			\$ 33,465.85	



<b>RECAP SHEET FOR TAX ADJUSTMENTS</b>
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**EXHIBIT A  
PERSONAL PROPERTY**

<u>YEAR</u>	<u>AMOUNT</u>
2010	\$ 4,267.97
2008	\$ 146,704.56
2007	\$ 621.01
2006	\$ 4,348.87
2005	\$ 799.56
2003	\$ 20.52
2002	\$ 2,550.17
<b>TOTAL</b>	<b>\$ 159,312.66</b>

**EXHIBIT B  
REAL ESTATE PROPERTY**

<u>YEAR</u>	<u>AMOUNT</u>
1992	\$ 33,465.85
<b>TOTAL</b>	<b>\$ 33,465.85</b>

**GRAND TOTAL:                   \$ 192,778.51**



**File No. 13-30/District 1**

**Agenda Item:**

**Meeting: City Council**

**Date: September 3, 2013**

# Planning Report

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**Hutton Growth One, LLC.**

**5550 Lavon Drive**

## **REQUEST**

Approval of a Detail Plan for Retail Sales/Personal Service on property zoned Planned Development (PD) District 99-04 for Shopping Center Uses and in the SH 190 Overlay.

## **OWNER**

Bank Of The Ozarks

## **PLAN COMMISSION RECOMMENDATION**

On August 12, 2013 the Plan Commission, by a vote of nine (9) to zero (0), recommended approval of a Detail Plan for Retail Sales/Personal Service on property zoned Planned Development (PD) District 99-04 for Shopping Center Uses and in the SH 190 Overlay. Additionally, the Plan Commission approved a variance to Section 34.21(C)(3)(a)(i)(a) of the SH 190 Development Standards to allow a monument sign on the building site of the proposed O'Reilly Auto Parts store.

## **STAFF RECOMMENDATION**

Approval of a Detail Plan with conditions. The layout of the proposed O'Reilly Auto Parts retail store reflected on the Detail Plan is in accordance with the intent and regulations of the Shopping Center (SC) District and SH 190 Development Standards as well as being a layout that complements the surrounding development.

## **BACKGROUND**

The site is zoned Planned Development (PD) District 99-04 for Shopping Center Uses which stipulates that prior to the development of the subject site, a Detail Plan is required to be approved through the public hearing process. The applicant requests approval of a Detail Plan that will serve as a component of the regulating guidelines to develop the site with an O'Reilly Auto Parts store.

## **SITE DATA**

The proposed O'Reilly Auto Parts store will be constructed on a 1.033-acre site that has approximately 180 linear feet of frontage along Lavon Drive. The site will be primarily accessed via a drive that connects the subject property directly to Lavon Drive. Two common access drives off Lavon Drive and Bunker Hill Road will serve as secondary points of access.

## **USE OF PROPERTY UNDER CURRENT ZONING**

Planned Development (PD) District 99-04 for Shopping Center Uses limits the permitted uses on the subject property to those listed under Shopping Center (SC) District in the SH 190 Overlay. An establishment engaged in the selling of auto related merchandise to the general public for personal use is classified as Retail Sales/Personal Services which is allowed by right in the Shopping Center District within the SH 190 Overlay.

## **CONSIDERATIONS**

1. **Detail Plan:** The applicant proposes a Detail Plan to develop the site with a 6,800 square feet O'Reilly Auto Parts store on 1.033-acre site. The O'Reilly Auto Parts store will engage solely in the sale of auto related merchandise for the general public and it will operate Monday through Sunday from 7:30 a.m. to 10:00 p.m. The parking ratio for Retail Sales/Personal Service is 1 parking space for every 200 square feet of gross floor area. At 6,800 square feet, the O'Reilly Auto Parts store requires 34 parking spaces, 35 parking spaces are provided on the Detail Plan.
2. **Screening and Landscape:** The proposed O'Reilly Auto Parts store meets the screening and landscape requirements in the SH 190 Development Standards.
3. **Exterior Elevations:** The proposed facades consist of brick veneer, stone veneer and EIFS. The facades are in compliance with SH 190 Development Standards regarding the exterior walls requirements.
4. **Signage:** The applicant proposes 1 monument sign that will be located on the subject property and exclusively associated with the O'Reilly Auto Parts store. The monument sign will meet the minimum required setback and it will be within the maximum allowable height and square footage established by the SH 190 Development Standards.

## **COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES**

The properties to the north and east are zoned Planned Development (PD) District 05-64, Planned Development (PD) District 02-40, and Planned Development (PD) District 99-04; the three Planned Development Districts are for Shopping Center Uses. These properties are developed with a Firestone auto repair shop and a CVS Pharmacy building. Further east the properties are zoned Planned Development (PD) District 05-54 for Single Family Uses; these properties are developed with single family residences. The properties to the north and west, across Lavon Drive, are zoned General Business (GB) District and Single Family (SF-10) District; these properties are developed with a medical office and single family residences. The property immediately to the south is zoned Agriculture (AG) District and is developed with a church building.

The proposed O'Reilly Auto Parts store is classified as Retail Sales/Personal Service and allowed by right in the Shopping Center District within the SH 190 Overlay. The O'Reilly Auto Parts store will be adequately located on a site that is adjacent to retail and commercial establishments of equal commercial intensity. The impact of the O'Reilly Auto Parts store on the nearest residential subdivisions will be minimal given that these residential properties are several hundred feet away and their front yards are oriented away from the subject property; moreover, the subject property is completely screened by very dense vegetation from the residential neighborhood located directly across Lavon Drive. Finally, the architecture of the proposed O'Reilly Auto Parts store is comparable with the architecture of the Firestone building and the CVS Pharmacy, continuing the same architectural theme that is already established in this immediate overall area.

Prepared By:

Josue De La Vega  
Development Planner

Date: August 22, 2013

Reviewed By:

Anita Russelmann  
Director of Planning

Date: August 23, 2013

Reviewed By:

William E. Dollar  
City Manager

Date: August 26, 2013





0 100 200 Feet

**ZONING**

**Z 13-30**

 INDICATES AREA OF REQUEST



## PLANNED DEVELOPMENT CONDITIONS

### ZONING FILE 13-30

#### 5550 Lavon Drive

- I. **Statement of Purpose:** The purpose of this Planned Development is to approve a Detail Plan of a retail building subject to conditions.
- II. **Statement of Effect:** This Planned Development (PD) District shall not affect any regulation found in the Comprehensive Zoning Ordinance, Ordinance No. 4647, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. **General Regulations:** All regulations of the Shopping Center (SC) District set forth in Section 24, 32 and 46 of the Comprehensive Zoning Ordinance are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. **Development Plans:**
  - A. Detail Plan: Development shall be in conformance with the approved Detail Plan labeled Exhibit C. In the event of conflict between the conditions and Detail Plan, the conditions listed below shall prevail.
- V. **Specific Regulations:**
  - A. Permitted Uses: Permitted land uses are listed in the Shopping Center (SC) District within the State Highway 190 Overlay District.
  - B. Landscape Plan: Screening and Landscaping shall be in general conformance with the approved Landscape Plan labeled as Exhibit D.
  - C. Building Elevations: Exterior building elevations shall be in conformance with the approved elevations labeled as Exhibit E.
  - D. Signs: Freestanding signage shall be limited to one (1) monument sign.

LAVON DRIVE  
(STATE HIGHWAY NO. 78)

PUBLIC RIGHT OF WAY EASEMENTS AND  
CONVEYANCE MUST BE ESTABLISHED WITH  
THE CITY OF GARLAND AND TARRANT STANDARDS  
DETAILS AND SPECIFICATIONS.  
CONTRACTOR SHALL BE RESPONSIBLE FOR  
OBTAINING ALL NECESSARY PERMITS AND  
CONVEYANCE PRIOR TO FINAL ACCEPTANCE.

NO LANDSCAPING (TREES OR HEDGES) OR  
STRUCTURES SHALL BE LOCATED WITHIN  
EXISTING OR PROPOSED UTILITY EASEMENTS  
OR RIGHT OF WAY.

USE OF BLOCK 1  
See Cross Street Right  
Way No. 2000000000  
D.R. 0000000000

Block 1, Block 2 & 3  
See Cross Street Right  
Way No. 2000000000  
D.R. 0000000000

FRONT  
One Story Bldg

EXISTING FIRE LANE

24' ACCESS EASEMENT  
To Concrete Pavement

24' UTILITY EASEMENT

EXISTING FIRE LANE

24' ACCESS EASEMENT  
To Concrete Pavement

24' UTILITY EASEMENT

EXISTING FIRE LANE

24' ACCESS EASEMENT  
To Concrete Pavement

24' UTILITY EASEMENT

EXISTING FIRE LANE

24' ACCESS EASEMENT  
To Concrete Pavement

24' UTILITY EASEMENT

EXISTING FIRE LANE

24' ACCESS EASEMENT  
To Concrete Pavement

24' UTILITY EASEMENT

EXISTING FIRE LANE

24' ACCESS EASEMENT  
To Concrete Pavement

24' UTILITY EASEMENT

EXISTING FIRE LANE

24' ACCESS EASEMENT  
To Concrete Pavement

24' UTILITY EASEMENT

EXISTING FIRE LANE

24' ACCESS EASEMENT  
To Concrete Pavement

24' UTILITY EASEMENT

# PARKING AND PAVING NOTES

- ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES, REGULATIONS, AND/OR LOCAL STANDARDS ISSUED BY LOCAL, COUNTY, STATE, AND FEDERAL AGENCIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND CONVEYANCE PRIOR TO FINAL ACCEPTANCE.
- CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE "MANUAL OF ACCESSIBILITY IN CONSTRUCTION" ISSUED BY THE U.S. DEPARTMENT OF TRANSPORTATION AND FEDERAL AID OF HIGHWAYS, AND THE U.S. DEPARTMENT OF JUSTICE, CIVIL RIGHTS DIVISION, AND THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, OFFICE OF FAIR HOUSING PRACTICES.
- CONTRACTOR SHALL PROVIDE ALL NECESSARY BARRICADES, SUFFICIENT LIGHTS, SIGNS AND OTHER TRAFFIC CONTROL MEASURES AS MAY BE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC AND SHALL BE PROVIDED AND MAINTAINED THROUGHOUT ALL CONSTRUCTION ADJACENT TO AND WITHIN ALL ROADWAYS. CONTRACTOR SHALL SUBMIT TRAFFIC CONTROL PLAN TO CITY AND STATE FOR APPROVAL.
- CONTRACTOR SHALL TAKE NECESSARY MEASURES TO SEPARATE WORK AREAS FROM PEDESTRIAN TRAFFIC AND TO INSURE SAFE PEDESTRIAN PASSAGE AT ALL TIMES.
- ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. A MINIMUM CLEARANCE OF TWO FEET SHALL BE MAINTAINED BETWEEN THE FACE OF CURB AND ANY PART OF A TRAFFIC SIGN OR LIGHT POLE. CONTRACTOR SHALL COORDINATE INSTALLATION OF ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES WITH OTHER CONTRACTORS ON SIGNS OR LIGHT POLES.
- CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKINGS AS SHOWN. ALL PAVEMENT MARKINGS SHALL BE FOUR (4") WIDE SOLID WHITE UNLESS INDICATED OTHERWISE ON THE DRAWINGS. PAINT SHALL BE APPLIED IN THE CORNS FOR A MINIMUM DRY FILM THICKNESS OF 15 MIL. THERMOPLASTIC STRIPING, IF REQUIRED, SHALL BE SPREAD THINLY APPLIED IN ACCORDANCE WITH DOT STANDARDS. CONTRACTOR SHALL RE-STRIP ALL PAVEMENT MARKINGS SIX MONTHS AFTER DRAIN OPENING.
- CONTRACTOR SHALL SHUT-UP TO PROVIDE SMOOTH TRANSITIONS AT THE ENDS OF EXISTING PAVEMENT AND AT COLD JOINTS OF RECENTLY PAVED ASPHALT.
- JOINTS OF SMOKE MARKS ARE TO BE SHARP AND CLEAN WITHOUT SHOWING EDGES OF JOINTING TOOL.
- CONTRACTOR SHALL SHUT-UP AT EXISTING CURBS AS NECESSARY TO ENSURE SMOOTH TRANSITIONS. CONTRACTOR SHALL SHUT-UP AND TRANSITION TO MEET EXISTING PAVEMENT AS NECESSARY AND AS DIRECTED BY INSPECTOR TO INSURE POSITIVE DRAINAGE. (TYPICAL @ ALL INTERSECTIONS).
- PAVING CONTRACTOR SHALL INSTALL PAPER BREAKAWAY EDGES AT COLD JOINTS OR SLOTTED AS REQUIRED TO INSURE A STRONG, FULL-DEPTH JOINT FACE IMMEDIATELY PRIOR TO INSTALLING ANYTHING NOT APPROVED.
- ALL DRAINAGES AND TO FACE OF CURB UNLESS INDICATED OTHERWISE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COST OF PAVEMENT REPLACEMENT WHERE EXISTING PAVEMENT IS DISTURBED BY THE CONSTRUCTION OF THE PROJECT.
- ALL DRIVE LINES WITHIN PARKING AREAS SHALL BE Laid WITH THE DIRECTION OF TRAFFIC IN ALL DIRECTIONS. (TYPICAL @ ALL INTERSECTIONS).
- PAVING CONTRACTOR SHALL BE CLASS C-4000 P.S.I. (INCLUDING IN FRONT OF THE BUILDING). ALL CONCRETE SIDEWALKS SHALL BE CLASS C-4000 P.S.I. UNLESS NOTED OTHERWISE. DO NOT POUR ANY CONCRETE BEFORE FORMS ARE INSPECTED AND APPROVED BY THE INSPECTOR.
- ALL SIDEWALKS SHALL NOT HAVE A CROSS-SLOPE GREATER THAN 1:50. ALL SIDEWALKS SHALL HAVE A CROSS-SLOPE GREATER THAN 1:50.
- CONCRETE DRAINAGE PADS TO BE FLUSH WITH PAVEMENT UNLESS INDICATED OTHERWISE.
- SEE SHEET C-06 FOR ADDITIONAL DETAILS ON PAVING, SIGNS, ETC.

## SITE DATA

PROJECT DESCRIPTION: NEW CONSTRUCTION OF AN O'REILLY AUTO PARTS  
LOCATION: LAVON DRIVE (STATE HIGHWAY 78) GARLAND, TEXAS  
ZONING: PD9904 (SHOPPING CENTER ZONE DISTRICT)  
FLOOD ZONE: ZONE X AS SHOWN ON FEMA MAP NO. 48113C0230L DATED AUGUST 23, 2001.  
SITE AREA: 1.033 ACRES  
DISTURBED AREA: 1.23 ACRES  
LIT. COVERAGE: 8,800 SF  
BUILDING AREA: 0.881 ACRES

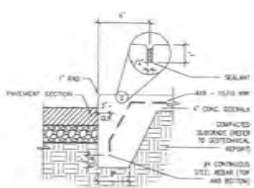
BUILDING SETBACKS	REQUIRED	PROVIDED
FRONT (WEST)	20'	20'
REAR (EAST)	15'	81.5'
SIDE (NORTH)	15'	21'
SIDE (SOUTH)	15'	65.5'

PARKING SUMMARY:	REQUIRED	PROVIDED
STANDARD	32	33
ACCESSIBLE	2	2
TOTAL	34	35

WITH SYMBOL LEGEND  
ST: STORM SEWER  
FDC: FIRE DEPARTMENT CONNECTION  
PO: FIRE HYDRANT

## PARKING & PAVING LEGEND

PROPERTY LINE	---
CONCRETE CURB	---
EXISTING CURB & GUTTER	---
DIRECTIONAL ARROW, PAINTED WHITE	→
TRAFFIC SIGN	---
LANDSCAPED/UNPAVED AREA (SEE LANDSCAPE PLAN)	---
STANDARD DUTY CONCRETE	---
HEAVY DUTY CONCRETE PAVEMENT (FIRE LANE)	---
WHITE STOP LINE (W.S.L.) (24" WIDE)	---
STRIPING	---
SINGLE SOLID WHITE (SEK)	---
SINGLE SOLID YELLOW (SOY)	---
LOFT POLE (SEE SITE ELECTRICAL PLAN)	---
TRANSFORMER (SEE SITE ELECTRICAL PLAN)	---



1 SIDEWALK TURNDOWN

TYPE ENGINEER  
**BERRY**  
ENGINEERS LLC  
1101 WEST 10TH STREET  
GARLAND, TEXAS 75042  
FROM REGISTRATION # 1101

THE HUTTON COMPANY  
736 CHERRY STREET  
CHATTANOOGA, TN 37402

PROJECT  
**O'Reilly**  
AUTO PARTS  
5550 LAVON DRIVE (HWY 78)  
EXHIBIT C



REVISIONS
1
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SHEET NAME  
SITE LAYOUT & PAVING PLAN

DATE: 08/01/2013

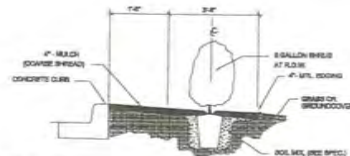
DRAWN BY: VMT

CHECKED BY: BMB

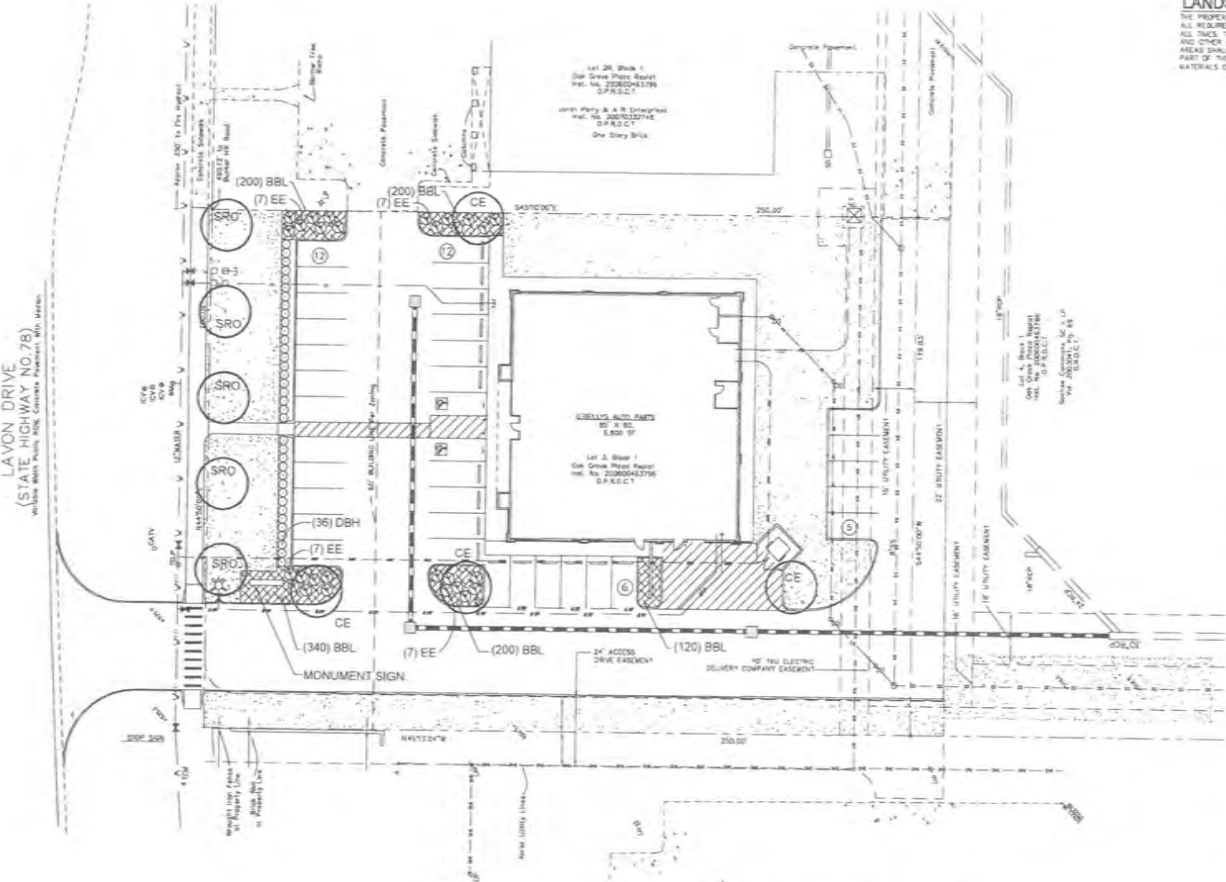
PROJECT NO. 13025

SHEET NUMBER:

C-02



2 SHRUB PLANTING - ADJ. TO PARKING  
NOT TO SCALE



1 LANDSCAPE PLANTING PLAN  
1 inch = 20 feet

PLANT MATERIAL SCHEDULE			
KEY	QUAN	COMMON NAME	SPECIFICATIONS
CANDIDY TREES			
CE	1	CEDAR EW	1/2" dbh, 1' 1/2" min. hgt, 1/2" dbh, 1/2" dbh
SRO	5	SHAWNEE RED OAK	1/2" dbh, 1' 1/2" min. hgt, 1/2" dbh, 1/2" dbh
SHRUBS			
DBH	36	DECATUR BURFORD HOLLY	1/2" dbh, 1' 1/2" min. hgt, 1/2" dbh, 1/2" dbh
EE	28	ELAEAGNUS EBENUS	1/2" dbh, 1' 1/2" min. hgt, 1/2" dbh, 1/2" dbh
BBL	100	BIG BLUE SHRUB	1/2" dbh, 1' 1/2" min. hgt, 1/2" dbh, 1/2" dbh
GRASS			
CE	1	BERMUDA GRASS	1/2" dbh, 1' 1/2" min. hgt, 1/2" dbh, 1/2" dbh

NOTES:  
EACH INDIVIDUAL PLANT SHALL BE THE MINIMUM REQUIRED SIZE AS NOTED.  
TREE CALIPER SHALL BE MEASURED AT SIX INCHES FROM THE TOP OF ROOT FLANK.

**LANDSCAPE MAINTENANCE NOTE:**  
THE PROPERTY OWNER, RESIDENT OR AGENT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL REQUIRED LANDSCAPING IN A HEALTHY, NEAT, ORDERLY AND LUSH-GROWING CONDITION AT ALL TIMES. THIS SHALL INCLUDE WATERING, FERTILIZING, PRUNING, FERTILIZING, IRRIGATION, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. LANDSCAPING AREAS SHALL BE KEPT FREE OF RAMP, UTILITY, WEEDS AND OTHER SUCH MATERIALS NOT A PART OF THE LANDSCAPING. PLANT MATERIALS THAT BE REPLACED WITH PLANT MATERIALS OF SIMILAR VARIETY AND SIZE.

- LANDSCAPE NOTES:**
- ALL LANDSCAPING REQUIREMENTS AND UNDERGROUND IRRIGATION SYSTEM WILL CONFORM TO THE LOCAL CITY ORDINANCE AND DESIGN STANDARDS AND ANY REQUIREMENTS OF THE STATE, IF APPLICABLE.
  - NO PLANT MATERIAL SHALL BE PLANTED UNTIL THE LANDSCAPE IRRIGATION SYSTEM HAS BEEN INSTALLED AND IS OPERATING WITH 100% COVERAGE OF PROPOSED LANDSCAPING AREAS.
  - THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, CABLES, STRUCTURES AND LINE RUNS.
  - THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL QUANTITIES BASED ON THE CHANGES AND ACTUAL FIELD DURING PLANT MATERIALS HAVE BEEN PROVIDED AS A CONVENIENCE ONLY TO THE OWNER(S) AND SHALL NOT BE CONSIDERED ABSOLUTE. CONTRACTOR SHALL FOLLOW DESIGN INTENT.
  - ALL PROPOSED SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
  - NOTIFY THE LANDSCAPE ARCHITECT IF LANDSCAPING OF TREES, WEEDS AND/OR PLANTS REQUIRE ALTERATION FROM THE LANDSCAPE PLAN. MODIFICATION WILL BE REQUIRED PRIOR TO ALTERING THE LANDSCAPE.
  - TREES SHALL BE HANDLED BY ROOT BALLS ONLY. DO NOT DAMAGE BALL, TRUNK OR LOGS. TRUNK FROM BALL: TREE TRUNKS ARE TO BE PLANTED STRAIGHT AND MAY BE REQUIRED BY THE OWNER AND/OR THE LANDSCAPE ARCHITECT TO BE STAKED.
  - ALL TREES REQUIRED TO BE STAKED AND GUYED SHALL CONTINUE TO BE SO THROUGH THE WARRANTY PERIOD AT WHICH TIME THE OWNER AND/OR THE LANDSCAPE ARCHITECT SHALL DETERMINE IF REMOVAL IS APPROPRIATE.
  - ALL TREE LOCATIONS SHALL BE APPROVED BY THE OWNER OR OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
  - AT NO TIME WILL ANY PLANT MATERIAL BE ALLOWED TO SETTLE BEYOND THE TOP OF THE ROOT FLANK OR POSTED SOIL LINE. SHOULD PLANT MATERIAL SETTLE, THE PLANTED MATERIAL WILL BE REPLANTED AT THE PROPER HEIGHT AND/OR REPLACED IF NECESSARY AT THE CONTRACTOR'S COST.
  - ALL PROPOSED RED AREAS SHALL BE FILLED TO A DEPTH OF SIX INCHES (6") ADDING A THREE INCH (3") SHALLOW LAYER OF ORGANIC COMPOST DURING THE PERIOD OF THE RED AREA. THE RED AREA SHOULD BE LEFT THREE INCHES (3") ABOVE THE PROPOSED FINISHED GRADE TO ALLOW FOR COMPACTION AND SETTLEMENT.
  - ALL RED AREAS SHALL BE SEPARATED FROM CURB AREAS USING 1/2" X 4" STEEL (COLOR PAINTED GREEN) ALL ENDS OF STEEL EDGE HAND SHALL HAVE A RADIUS OR 45 DEGREE ANGLE TO FLAREWAYS, SHARP CORNERS, HAND FLARE MAY BE REQUIRED TO ACHIEVE A SHARPEN EDGE.
  - TRIM STEEL EDGING AT 45 DEGREE ANGLE WHEN EDGING INTERSECTS WITH A RAIL OR CURB. DO NOT INSTALL EDGING ALONG CURBS OR WALLS.
  - ALL LANDSCAPE BEDS SHALL RECEIVE A TWO INCH (2") TOP DRESS LAYER OF HARDWOOD MULCH. AND ALL TREE WELLS SHALL RECEIVE A THREE INCH (3") LAYER OF SHREDED HARDWOOD MULCH. DO NOT COVER ROOT FLANK.
  - Turf areas shall be clean of debris and weeds. (OWNER) GRASS SHALL BE HYDRONULON OR SOG INSTALLATION. LANDSCAPE CONTRACTOR TO RECEIVE CHASE WITHIN APPROX. 1/2" OF FINAL GRADE.
  - OWNER RESPONSIBLE TO PROVIDE ELECTRICAL SERVICE FOR THE IRRIGATION SYSTEM WHICH INCLUDES A HANDOFF OF 110 VOLTS AT MINIMUM FOR THE CONTROLLER.
  - ALL LANDSCAPING LOCATED WITHIN THE VISIBLE TRIANGLE SHALL COMPLY WITH THE VISIBLE TRIANGLE REQUIREMENTS AS PER THE CITY STANDARDS.
  - ALL TREES TO BE UNIFORM BY SPECIES WITH STRAIGHT TRUNKS AND WEATHERING CHARACTER AND BRANCHING STRUCTURE.
  - ALL PLANTS AND TREES ARE TO CONFORM TO AMERICAN ASSOCIATION OF NURSERMEN AND TEXAS ASSOCIATION OF NURSERMEN STANDARDS.
  - THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REFUSE ANY LANDSCAPE MATERIAL ON SITE.

**LANDSCAPE CALCULATIONS**

AREA OF SITE = 44,880 SF. 128' X 400' = REQUIRED LANDSCAPE AREA.  
12,871 SF = 28% = PROVIDED LANDSCAPE AREA.  
STREET BUFFER = 30 FT. REQUIRED W/ (1) SHAWNEE RED OAK PER 30 FT.  
180' MINUS 28' APPROACH = 152' / 30' = (5) TREES REQ'D. (3) TREES PROPOSED.  
PARKING LOT LANDSCAPED: 5% OF PARKING LOT TO BE LANDSCAPED:  
12,880 SF = PARKING AREA 150' X 850' = NEED 1/2 AREA.  
1,588 SF = 1% = PROVIDED LANDSCAPE AREA.  
(7) TREE PER (10) SPACES REQ'D. 35/10 = (4) TREES REQ'D (4) TREES PROVIDED. ALL SPACES WITHIN 100 FT OF TREE.  
PARKING SPACES SCREENED FROM STREET THERE IS NOT ANY RESIDENTIAL ADJACENT.

**BERRY ENGINEERS LLC**  
111 KENTUCKY DRIVE, SUITE 200  
CHATTANOOGA, TN 37402  
TEL: 423.760.0800

**THE HUTTON COMPANY**  
736 CHERRY STREET  
CHATTANOOGA, TN 37402

**C-Reilly AUTO PARTS**  
LAVON DRIVE (HWY 78)  
GARLAND, TX 75040

**EXHIBIT D**

LANDSCAPE CASE # 194213

REVISIONS

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SHEET NAME: **LANDSCAPE PLAN**

DATE: 08/01/2013

DRAWN BY: DCW

CHECKED BY: DCW

PROJECT NO.: 13023

SHEET NUMBER: **L-01**

**Don C. Wheeler**  
Landscape Architect  
1111 West Main Street, Suite 102, Fort Smith, Tennessee  
423.760.0800 Fax: 423.760.0800





**1 FRONT ELEVATION**

A3 SCALE: 1/8" = 1'-0"



**2 SIDE ELEVATION**

A3 SCALE: 1/8" = 1'-0"



**3 REAR ELEVATION**

A3 SCALE: 1/8" = 1'-0"



**4 SIDE ELEVATION**

A3 SCALE: 1/8" = 1'-0"

MATERIAL SUMMARY	
FACADE	MATERIAL AMOUNT (%)
FRONT (WEST)	BRICK - 37% EIFS - 20% STONE - 24%
SIDE (NORTH)	BRICK - 80% EIFS - 20% STONE - 10%
REAR (EAST)	BRICK - 80% EIFS - 20% STONE - 20%
SIDE (SOUTH)	BRICK - 50% EIFS - 20% STONE - 20%

NOTE: AREA OF FRONT WALL ARTICULATION = 40% OF FRONT FACADE AREA

EXTERIOR FINISH SCHEDULE		
TYPE	COMPANY TYPE	COLOR
BRICK	ACME BRICK (OR APPROVED EQUAL)	BRICK COLOR: BL 32 DOVE GRAY MORTAR COLOR: MATCH BRICK COLOR SIZE: MODULAR COURSE: RUNNING ACCENT BRICK COLOR: BL 600 DARTING BROWN MORTAR COLOR: NATURAL SIZE: MODULAR COURSE: RUNNING
EXTERIOR INSULATION AND FINISH SYSTEM (EIFS)	DRYVIT - OUTSULATION PLUS NO SANDBLAST FINISH	CUSTOM RED MIX BY SHERWIN WILLIAMS DRAPE 10236 WITH DRYVIT STRATOTONE HIGH PERFORMANCE COLORAID (FACTORY MIXED ONLY)
STONEFRONT (NO SUBSTITUTES)	EPIC KAWNEER VISTA WALL	IVY DARK IVY WATERSTATE GREEN
BOLLARDS	"N" FIELD	CUSTOM GREEN MIX BY GLODEN EXTERIOR SEMI-GLOSS LATEX BASE: BASE 2000 YOK 2P42 TEL 4P40 GRN 3P44 SWT 3P4 COLOR & CUSTOM
EXTERIOR DOORS	OWNER	PER-FINISHED BIRCH WHITE
OVERHEAD DOOR	OWNER	FACTORY PRIME FIELD PAINTED SOFTER TAN
SHEET METAL CAP FLASHING AT EIFS	BY METAL BUILDING MFG/CO FACTORY PRIME FIELD PAINTED	CUSTOM RED MIX BY SHERWIN WILLIAMS EVERY MIX 87.0V MATCHES EIFS COLOR SHERWIN WILLIAMS MIX BASE - 8651236 BODY-3 GALLON FORMULA 2V 45 TH 15 CLEAR COAT-DWARFO QUAD CLEAR COAT URETHANE 865110585V10585C 105- 3 COMPONENT
PRE-FINISHED SHEET METAL CAP FLASHING	BY METAL BUILDING MFG/CO	COOL BIRCH WHITE
STACKED STONE VENEER	(TO BE SELECTED)	(TO BE SELECTED)
EXTERIOR INSULATION AND FINISH SYSTEM (EIFS) (LOCATION CORNICE)	DRYVIT - OUTSULATION PLUS NO SANDBLAST FINISH	SWT108 "LATEX"

**Buddy D. Webb**  
Architect - Consultant  
1501 East Sunshine - Suite 2  
Springfield, Missouri 65804  
(417) 877-1188  
(417) 877-9726 (FAX)

REVISIONS


**O'Reilly AUTO PARTS**

PROJECT  
NEW O'REILLY AUTO PARTS STORE  
5550 LAVAN DRIVE  
GARLAND, TEXAS

233 South Patterson  
Springfield, MO 65802  
Phone (417) 962-2674

EXTERIOR ELEVATIONS

DRAWN: [blank]  
CHECKED: [blank]  
DATE: 08/06/13  
JOB NO. 047  
SHEET: **A3**  
SHEET 3 OF 5

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## REPORT & MINUTES

P.C. Meeting, August 12, 2013 (9 Members Present)

Consideration of the application of Hutton Growth One, LLC requesting approval of 1) a Detail Plan and 2) a variance to Section 34.21(C)(3)(a)(i)(a) of the SH 190 Development Standards regarding the allowable number of monument signs on a single sign site. The property is located at 5550 Lavon Drive, Garland, TX (File 13-30)

Representing the applicant Ben Berry, 3555 Keith Street, Suite 109, Cleveland, TN 37312. Mr. Berry gave a brief overview of the plans for this property and remained available to answer any questions.

**Motion** was made by Commissioner Luckie, seconded by Commissioner Fisher to close the Public Hearing and **approve** the request per staff recommendation. **Motion carried: 9 Ayes, 0 Nays.**






O = IN FAVOR  
X = AGAINST

200 Feet

**ZONING      Z 13-30**

 INDICATES AREA OF REQUEST



# GARLAND

CITY OF GARLAND  
PLANNING DEPARTMENT  
P.O. BOX 469002  
GARLAND, TX 75046-9002

August 1, 2013

HEARING DATE/TIME: Plan Commission: August 12, 2013 – 7:00 PM

APPLICANT: Hutton Growth One, LLC

File Z 13-30

Dear Property Owner:

A public hearing will be held by the Plan Commission of the City of Garland, Texas, at 7:00 P.M. Monday, August 12, 2013, in the Council Chambers of City Hall, 200 North Fifth Street, to consider the application of Hutton Growth One, LLC requesting approval of 1) a Detail Plan and 2) a variance to Section 34.21(C)(3)(a)(i)(a) of the SH 190 Development Standards regarding the allowable number of monument signs on a single sign site. The property is shown on the enclosed sketch and is described as follows:

Being a 1.033-acre lot identified as Lot 3, Block 1 of the Oak Grove Plaza Replat, an addition to the City of Garland as shown on the Plat recorded in Instrument No. 200600463796 of the Map Records of Dallas County, Texas. The property is located at 5550 Lavon Drive, Garland, TX. (District 1)

Note: The applicant requests approval of a Detail Plan to develop the subject property with an O'Reilly Auto Parts store. Furthermore, the applicant requests a variance to allow the placement of a monument sign associated with the proposed O'Reilly Auto Parts store on the subject property.

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return to City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002 or by fax to 972-205-2474. Should you have any questions, please contact Josue De La Vega at 972-205-2445.

(Please Check One Below)

☒ I am in favor of the request.  
☐ I am opposed to the request.

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

---

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(Please complete the following information)

Your Property Address PD-99-04  
SACHSE COMMONS SHOPPING CENTER II, L.P.  
Printed Name  
2100 W. 7<sup>th</sup> ST. FORT WORTH, TX 76107  
Address City, State Zip

The above statements reflect my (our) opinion regarding the proposed request(s).  
SACHSE COMMONS SHOPPING CENTER II, L.P.  
a Texas limited partnership Title

By: Garland Equities, L.L.C., a Texas limited liability company, its General Partner

By: Stephen Coslik  
Stephen Coslik, Managing Member





CITY OF GARLAND  
PLANNING DEPARTMENT  
P.O. BOX 469002  
GARLAND, TX 75046-9002

August 1, 2013

HEARING DATE/TIME: Plan Commission: August 12, 2013 – 7:00 PM

APPLICANT: Hutton Growth One, LLC

**File Z 13-30**

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(Please Check One Below)

☐ I am in favor of the request.  
☒ I am opposed to the request.

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

*There are many auto related businesses within a mile of this property. Another one is not needed. The businesses in the area have been restrained with the use of signage. I am opposed to monumental signage.*

(Please complete the following information)

Your Property Address

*Peter Jung*

Printed Name

*1430 Pecan Creek Drive, Garland TX 75044*

Address

City, State

Zip

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

Signature

Title

Date:

*8/7/13*



# Planning Report

---

## RaceTrac

**3401 S. Garland Road, west of S. Garland Avenue, east of S. Shiloh Road,  
and north of McCree Road**

### REQUEST

Approval of 1) an amendment to Planned Development (PD) District 12-28 for Shopping Center Uses, 2) a Detail Plan, and 3) a Specific Use Permit for Retail Sales with Gas Pumps.

### OWNER

RaceTrac

### PLAN COMMISSION RECOMMENDATION

On August 12, 2013 the Plan Commission, by a vote of eight (8) to zero (0), recommended approval of 1) an amendment to Planned Development (PD) District 12-28 for Shopping Center Uses, 2) a Detail Plan, and 3) a Specific Use Permit for Retail Sales with Gas Pumps. Additionally, the Plan Commission approved a variance to section 34.21(C)(4)(b)(i) of the IH 635 Development Standards regarding the maximum allowable sign area to allow a total of 255 square feet of attached signage.

### STAFF RECOMMENDATION

Approval of 1) an amendment to Planned Development (PD) District 12-28 for Shopping Center Uses, 2) a Detail Plan, and 3) a Specific Use Permit for Retail Sales with Gas Pumps. The changes to the site layout of the proposed gas station, improvements to the site circulation, increased landscaping and the enhancements to the elevations improves the overall development plan for the gas station and improves the overall subject property.

### BACKGROUND

On June 21, 2011 City Council adopted an ordinance approving a Concept Plan for Shopping Center Uses, and a Detail Plan and Specific Use Permit for Retail Sales with Gasoline Pumps (RaceTrac) on the subject property. Due to the proposed relocation of GP&L transmission lines to the east side of Shiloh Road and the establishment of utility easements to accommodate them, a variance to the IH 635 Development Standards regarding the number and type of tree plantings within the landscape buffers along Shiloh Road and South Garland Avenue and consequent amendment of the approved PD conditions and landscape plan was approved under Planned Development (PD) 12-28. The applicant is requesting an amendment to PD 12-28, a revised Detail Plan and Specific Use Permit and a variance to the IH 635 Development Standards regarding attached signage.

## **SITE DATA**

The overall subject property contains 6.6 acres fronting approximately 990 feet on South Garland Avenue and 960 feet along South Shiloh Road. The property is triangular in shape with substantial frontage on both major thoroughfares. The Racetrac site contains approximately 4.2 of the 6.6 acres.

## **USE OF PROPERTY UNDER CURRENT ZONING**

The subject property is governed by the adopted conditions, Concept Plan and Detail Plan of Planned Development (PD) District 11-04 and Planned Development (PD) District 12-28. The PD is based in the Shopping Center District of the IH 635 Overlay District, as modified by the PD and SUP conditions. The PD establishes a Concept Plan for the overall property and a Detail Plan and SUP with conditions for development of a Racetrac on the southern 4.2 acres of the property. The PD District requires an approved Detail Plan prior to any further re-development on the property.

## **CONSIDERATIONS**

1. The applicant proposes an amendment to PD 12-28, amended Detail Plan and Specific Use Permit to revise the site layout, elevations, landscape plan and signage of the previously approved development. There are no changes proposed to the previously approved Concept Plan. The site plan for the gas station has been revised by the removal of the gas pump canopy along South Shiloh Road and the addition of five pumps to the canopy along South Garland Road, totaling 12 gas pumps. The length of the canopy will remain at 192 feet, as previously approved but the depth has increased from 40 feet to 60 feet to accommodate the additional pumps. In addition to the change in the pump locations, the site plan has been revised to change the location of the drive approaches and improve the vehicular circulation through the site. By making the modifications to the drive aisles the landscape areas have been increased.
2. The building footprint has increased from 5,230 square feet to 5,928 square feet to reflect the new building design that has been developed since the approval of the original request. As a result, the elevations have changed as well to a more articulated and detailed design. The original elevations included a rear entry from South Shiloh Road. The applicant has removed the second entry on South Shiloh Road but incorporated four sided architecture to include design elements on the rear façade that mimic the front elevation. The building materials include brick/stone and EIFS.
3. The landscape plan has been revised to reflect an enhanced design with a variety of plant materials, increased buffer depth along South Shiloh Road, and a more cohesive open space area at the southern tip of the subject property. A revised landscape plan was approved with PD 12-28 to address the variations needed to accommodate the GP&L transmission line location and roadway improvements along South Shiloh Road. While the landscape plan has been modified, there is not an increase in deviation from the IH 635 Development Standards beyond what has already been approved.
4. Plan Commission approved a variance to Section 34.21(C)(4)(b)(i) of the IH 635 Development Standards to allow for approximately 255 square feet of

attached signage. The allowable sign area must be distributed among the building and the canopy.

## **COMPREHENSIVE PLAN**

The Future Land Use Map of the Envision Garland Plan designates the subject property as Business Center. Business centers provide a cluster of business offices and/or low impact industry, including campus-type developments that cumulatively employ large numbers of people. Operations within this development type occur internal to buildings resulting in minimal negative impacts (sound, air, traffic, outdoor lighting, storage, etc.) and are compatible with adjacent development types in architecture, character, scale, and intensity.

## **COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES**

The area to the north of the subject property is generally retail and commercial in nature. Properties to the north are zoned Planned Development 08-52 for Shopping Center Uses and are developed with various commercial and restaurant uses. The larger tract is developed with a vacant large retail building once occupied by Wal-Mart. Properties to the east across South Garland Avenue and the Kansas City Southern Railroad are zoned Industrial-1 (I-1) District and are developed with motels (S96-8, S99-30) and an electric substation. Property to the south across McCree Road is zoned Industrial-1 (I-1) District and is developed with J.L. Parker Plumbing. Property to the west across South Shiloh Road, is zoned Industrial-1 (I-1) District and is developed with the Prestige Ford auto dealership (S95-15). The changes to the site layout of the proposed gas station, improvements to the site circulation, increased landscaping and the enhancements to the elevations are consistent with the developments in the surrounding area and the previously approved development plan.

Prepared By:

Chasidy Allen, AICP  
Principal Planner

Date: August 19, 2013

Reviewed By:

Anita Russelmann  
Director of Planning

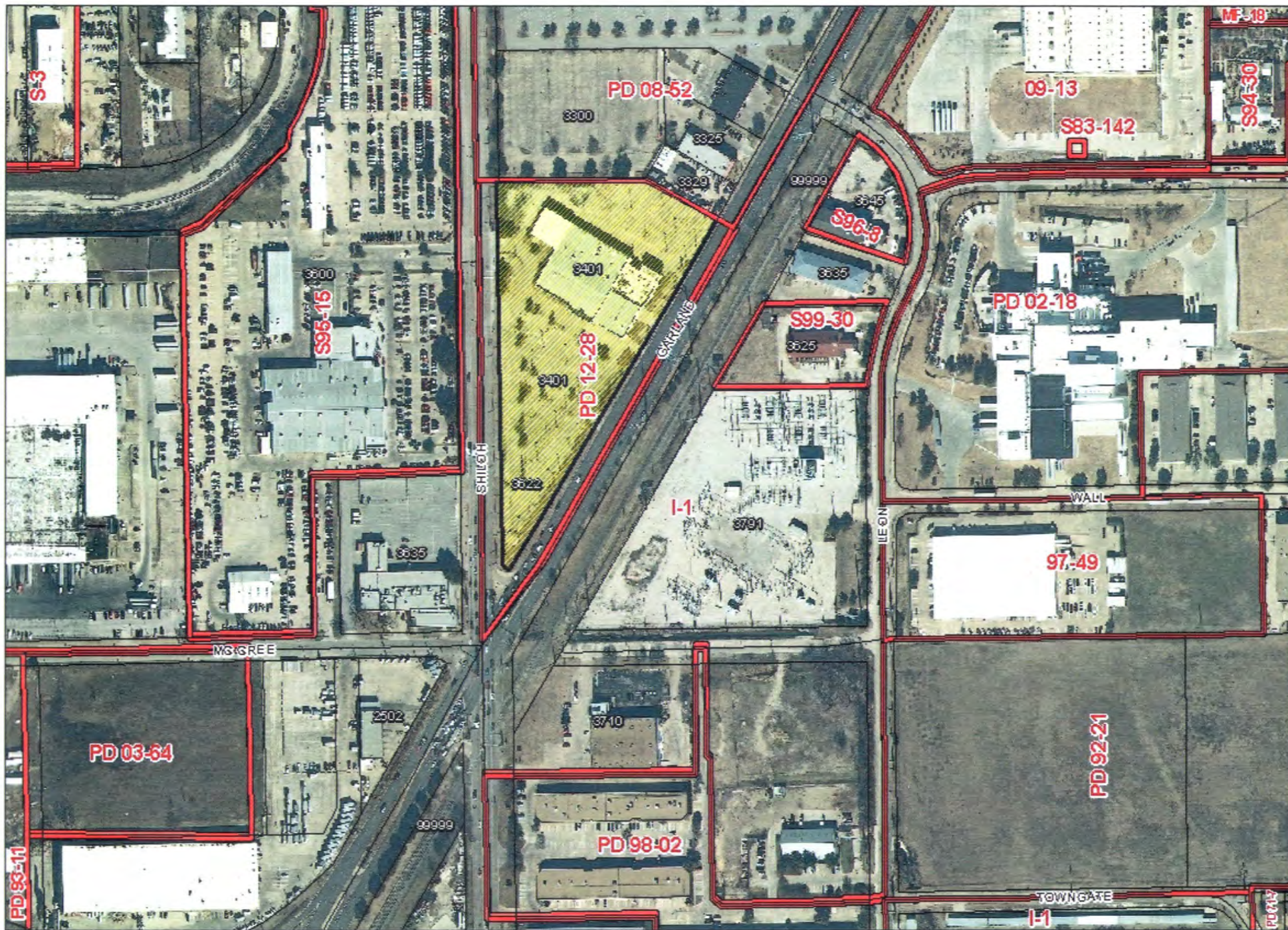
Date: August 20, 2013

Reviewed By:

William E. Dollar  
City Manager

Date: August 21, 2013





0 150 300 Feet

# ZONING Z 13-31

 INDICATES AREA OF REQUEST



## PLANNED DEVELOPMENT CONDITIONS

### ZONING FILE 13-31

#### West of S. Garland Avenue, east of S. Shiloh Road, and north of McCree Road

- I. **Statement of Purpose:** The purpose of this Planned Development District is to allow compatible retail, personal service and entertainment uses according to an overall development plan, subject to conditions.
- II. **Statement of Effect:** This Planned Development shall not affect any regulation found in the Comprehensive Zoning Ordinance, Ordinance No. 4647, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. **General Regulations:** All regulations of the Shopping Center (SC) District set forth in Section 31, 32 and 47 of the Comprehensive Zoning Ordinance are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. **Development Plans:**
  - A. Concept Plan: Development shall be in general accordance with the Concept Plan identified as Exhibit D.
  - B. Detail Plan: Development shall be in general accordance with the Detail Plan identified as Exhibit E. Prior to issuance of a building permit for new development on any tract or portion thereof, a Detail Plan and conditions shall be approved through the public hearing process for Lots 2 and 3.
- V. **Specific Regulations:**
  - A. Permitted Uses: All uses of the Shopping Center (SC) District within the IH 635 Overlay District shall be permitted with the following modifications:
    1. The following uses shall not be permitted:  
Automobile Repair, Minor  
Equipment Leasing, Indoor  
Office Equipment Sales, Repair and Maintenance  
Tire Dealer, No Outside Storage  
Used Goods or Products Collection Point, Temporary  
Wrecker Service (one)
    2. The following uses shall be permitted in addition to those permitted in the Shopping Center District:

### EXHIBIT B

Commercial Amusement, Indoor  
Commercial Amusement, Outdoor\*  
Hotel/Motel, Full Service  
Hotel/Motel, Limited Service\*

\*Permitted with approval of a Specific Use Permit

- B. Landscape Plan: The screening and landscaping shall be generally provided as shown on the landscape plan identified as Exhibit F.
1. Landscape Buffer: The width of the landscape buffer along both Shiloh Road and Garland Avenue shall be decreased from the minimum 30-ft to a variable width buffer as generally shown on Exhibit F.
  2. Landscape Buffer Tree Plantings: A minimum of 11 Shumard Red Oak trees are required within the South Garland Avenue landscape buffer. A minimum of 15 Crape Myrtle trees, of a variety and spacing approved by the Director of Planning are required within the Shiloh Road landscape buffer. Refer to Exhibit F for general placement of trees.
  3. Landscape and Hardscape Features: Landscaped and hardscape amenity features shall be provided as shown on Exhibit F.
    - 3.1 Hardscape Feature: The southernmost hardscape feature shall be sloped upward from south to north to maximize visual exposure from a southern vantage point and shall be designed as reflected on Exhibit F-1.
- C. Maintenance of Landscape and Hardscape Features: All installation and maintenance of the landscape and hardscape features, including the entryway monument sign, shall be the responsibility of the property owner.
- D. Development Standards: All new development shall be in compliance with the IH 635 Development Standards.
- E. Exterior Building Materials: Exterior building materials shall be in general conformance with Exhibit G.
- E. Building Setbacks Adjacent to a Street: Minimum front, side and rear yards adjacent to a street shall be thirty (30) feet.
- F. Sidewalk Waiver: Construction of a 6-foot sidewalk along Shiloh Road is required unless waived by the Plan Commission in conjunction with a subsequent development application.

## EXHIBIT B

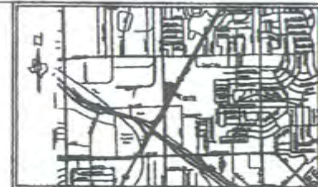
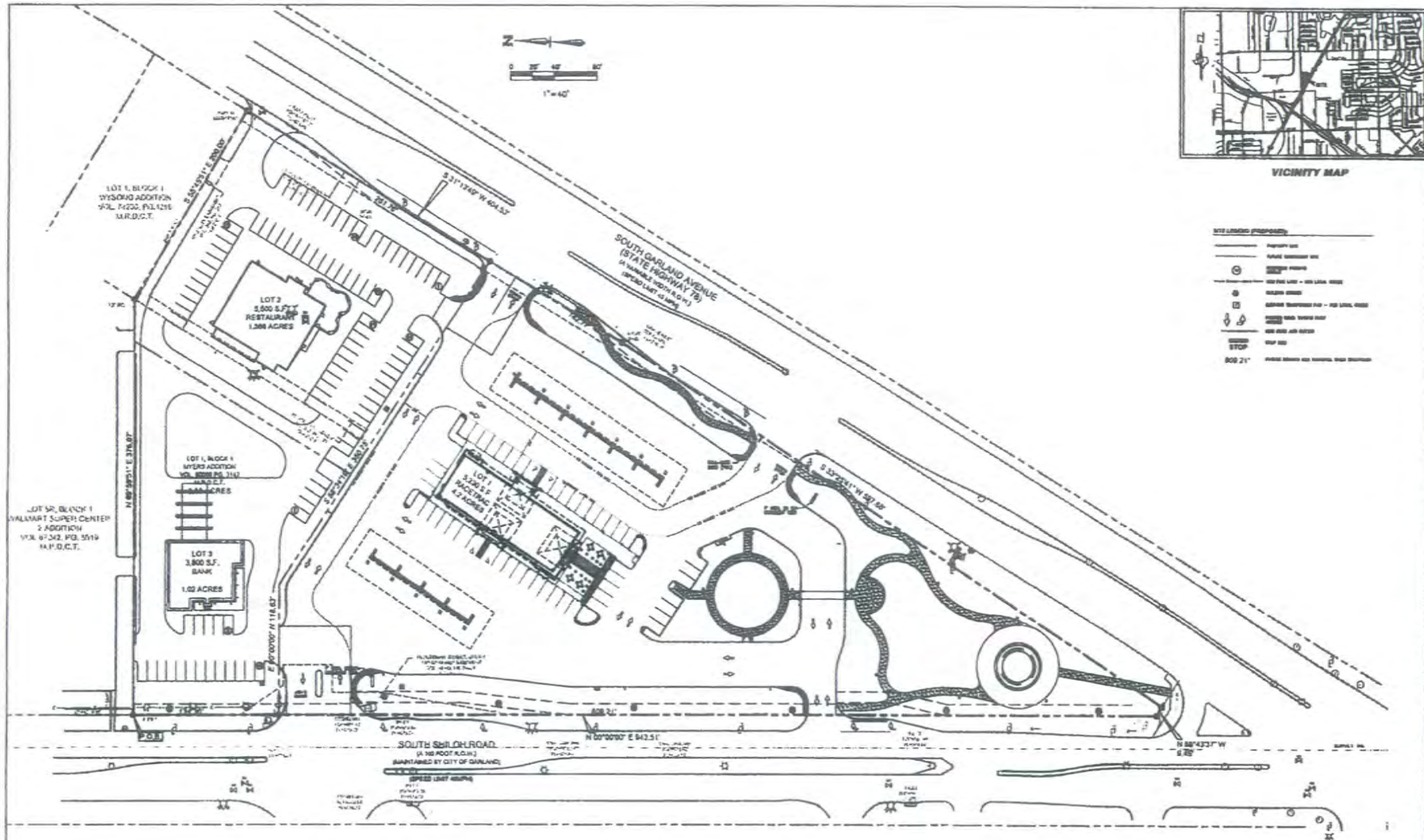
- G. Existing Ford Sign: Prior to issuance of a certificate of occupancy for the RaceTrac facility, the freestanding pole sign reflecting "Ford" shall be removed from the property.

## SPECIFIC USE PERMIT CONDITIONS

### West of S. Garland Avenue, east of S. Shiloh Road, and north of McCree Road

- I. **Statement of Purpose:** The purpose of this Specific Use Permit is to allow a Retail Sales with Gas Pumps subject to conditions.
- II. **Statement of Effect:** This permit shall not affect any regulation found in the Comprehensive Zoning Ordinance, as amended, except as specifically provided herein.
- III. **General Regulations:** All regulations of the Shopping Center (SC) District set forth in Sections 24, 33, and 47 of the Comprehensive Zoning Ordinance are included by reference and shall apply, except as otherwise specified in this ordinance.
- IV. **Specific Regulations:**
  - A. Time Period: The Specific Use Permit shall be in effect for a period of thirty (30) years tied to **RaceTrac Petroleum Inc.**
  - B. Site/Detail Plan: Development shall be in general conformance with the Detail Plan identified as Exhibit E.
  - C. Development: Development is subject to the specific conditions of Planned Development (PD) District 13-31.
  - D. Freestanding Signs: Freestanding signs shall adhere to the IH635 Development Standards identified as Exhibit H.
  - E. Attached Signs: The maximum amount of attached sign area shall be set at 255 square feet and shall be generally distributed as shown on Exhibit I.
  - F. Trespass Affidavit. The owner of the retail store agrees to execute the trespass affidavit contemplated under Section 26.161 of the Code of Ordinances of the City of Garland permitting enforcement of all applicable trespass laws on the owner's behalf at such property, and to post a copy of the affidavit in accordance with the requirements of Section 26.161.





VICINITY MAP

- NOTES:**
- 1. ALL DIMENSIONS ARE IN FEET.
  - 2. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD.
  - 3. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD.
  - 4. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD.
  - 5. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD.
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  - 8. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD.
  - 9. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD.
  - 10. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD.

TEXAS EXCAVATION  
SAFETY SERVICES  
1-800-344-5377



PARKING SUMMARY					
LOT	USE	REQUIRED SPACES	PROPOSED SPACES	REMARKS	REMARKS
1	RESTAURANT	1,500	1,500	1,500	1,500
2	BANK	1,000	1,000	1,000	1,000
3	RACE/TRAC STATION	1,000	1,000	1,000	1,000

Engineer Information  
The Bousquet Group, Inc.  
PO Box 545  
Austin, TX 78726  
512.207.8077  
540.652.2554  
Texas Firm No. F-4542



CASE NO. 100812-1

**OVERALL CONCEPT PLAN**

RACE/TRAC SERVICE STATION  
SHILOH AND GARLAND (HWY 78)  
GARLAND, TX - PROJ. NO. 975

**Race/Trac**  
RACE/TRAC PETROLEUM, INC.  
3225 CUMBERLAND BLVD.  
ATLANTA, GA 30339  
(770) 431-7800

Scale: 1" = 40'

DATE: 10/1/01

BY: [Signature]

APPROVED: [Signature]

SITE SUMMARY	
PROPOSED USE	RACING CONVENIENCE STORE WITH FUEL SALES
EXISTING ZONING	PD 12-28 7.5-635 OVERLAY
TOTAL LOT AREA	160,000 S.F.
TOTAL ACRES	3.630 AC.
OPEN AREA	70,324 S.F.
IMPERVIOUS AREA	111,015 S.F.
IMPERVIOUS	66.3%
REQUIRED OPEN AREA	16,304 S.F.
PROVIDED OPEN AREA	70,324 S.F.

PARKING SUMMARY	
REQUIRED PARKING (1/2002)	30 SPACES
PARKING PROVIDED	40
4/3 PARKING REQUIRED	2 SPACES
4/3 PARKING PROVIDED	3 SPACES

BUILDING SUMMARY	
NO. OF STORES	1
BUILDING AREA	5,928 SF.
BUILDING COVERAGE	1.2%
BUILDING HEIGHT ALLOWED	30 FT.
PROPOSED BUILDING HEIGHT	27 FT.

CASE NO. 130530-1



**Masterplan**  
Land Use Consultants  
900 Jackson Street, Ste  
Delve, TX 75202  
214.761.8187

**DEVELOPMENT PLAN**  
**RACETRAC MARKET**  
Lot 1, Block 1, Myers Addition  
8, Garland Ave @ S. Shiloh Ave  
Garland, Texas

DATE	
SCALE	
DRAWN BY	
DRAWING NAME	
<b>C-1.1</b>	
SHEET NO.	VERSION

**RaceTrac**  
RACETRAC PETROLEUM, INC.  
2225 CUMBERLAND BOULEVARD  
SUITE 100 ATLANTA, GA 30339  
(770) 431-7600

THESE PLANS ARE  
SUBJECT TO FEDERAL  
COPYRIGHT LAWS.  
ANY USE OF SAME  
WITHOUT THE  
EXPRESSED WRITTEN  
PERMISSION OF  
RACETRAC  
PETROLEUM, INC. IS  
PROHIBITED.

**P R E S L I M I N A R Y**  
FOR ADVERTISERS ONLY  
NOT FOR CIRCULATION PURPOSES  
**THE BOUSQUET**  
**GROUP, INC.**  
ATTENTION: TRAVEL BOUSQUET  
P.O. Box 8082, New York, NY 10108-0802

**The Bousquet Group, Inc.**  
501 S. Carroll Blvd.  
Ste. 201  
Denison, TX 75021  
940.366.0018  
940.366.0008 fax



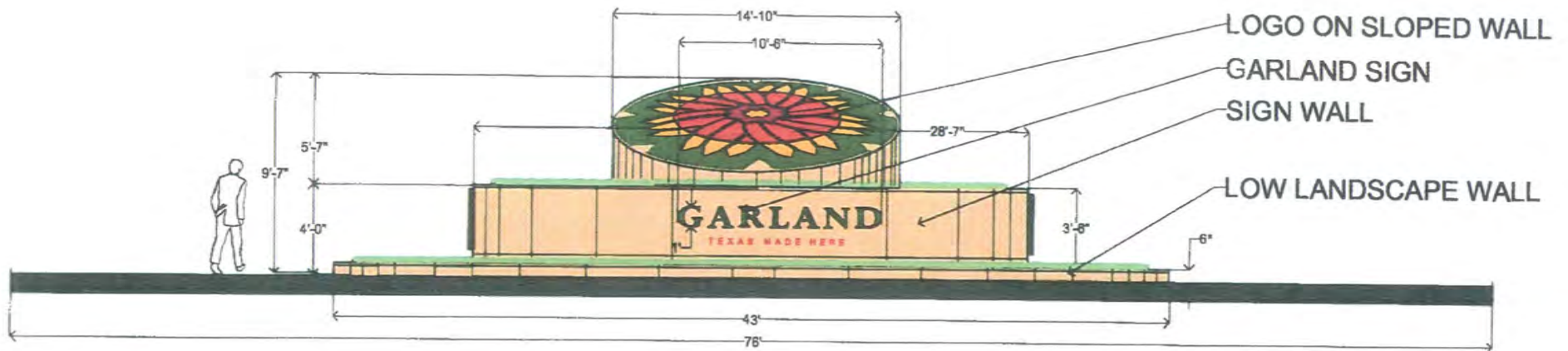
Texas Firm No. E-8942

[illegible]









DETAIL ELEVATION

**SIGN:**

SIGN TEXT AND GRAPHICS TO BE USED WITH PERMISSION OF THE CITY OF GARLAND.

SIGN TO BE .5" ALUMINUM, LASER LETTERS, FLUSH MOUNTED AND ELECTRIC STATIC PAINTED TO MATCH CITY LOGO COLORS AND LETTERING STYLE.

**SIGN WALL:**

POURED IN PLACED CONCRETE. WITH INTEGRAL COLOR ADDITIVE, WARM BEIGE TONES. CONSTRUCTION JOINTS IN 1.5" DEEP REVEALS. FINISH TO BE LIGHT SAND BLASTED AND SEALED WITH SURFACE COLOR ENHANCER AND PROTECTOR.

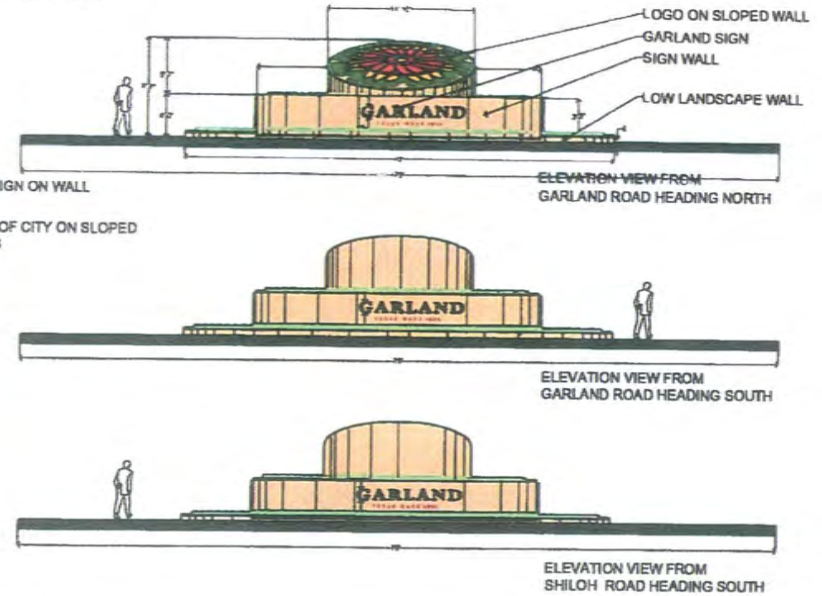
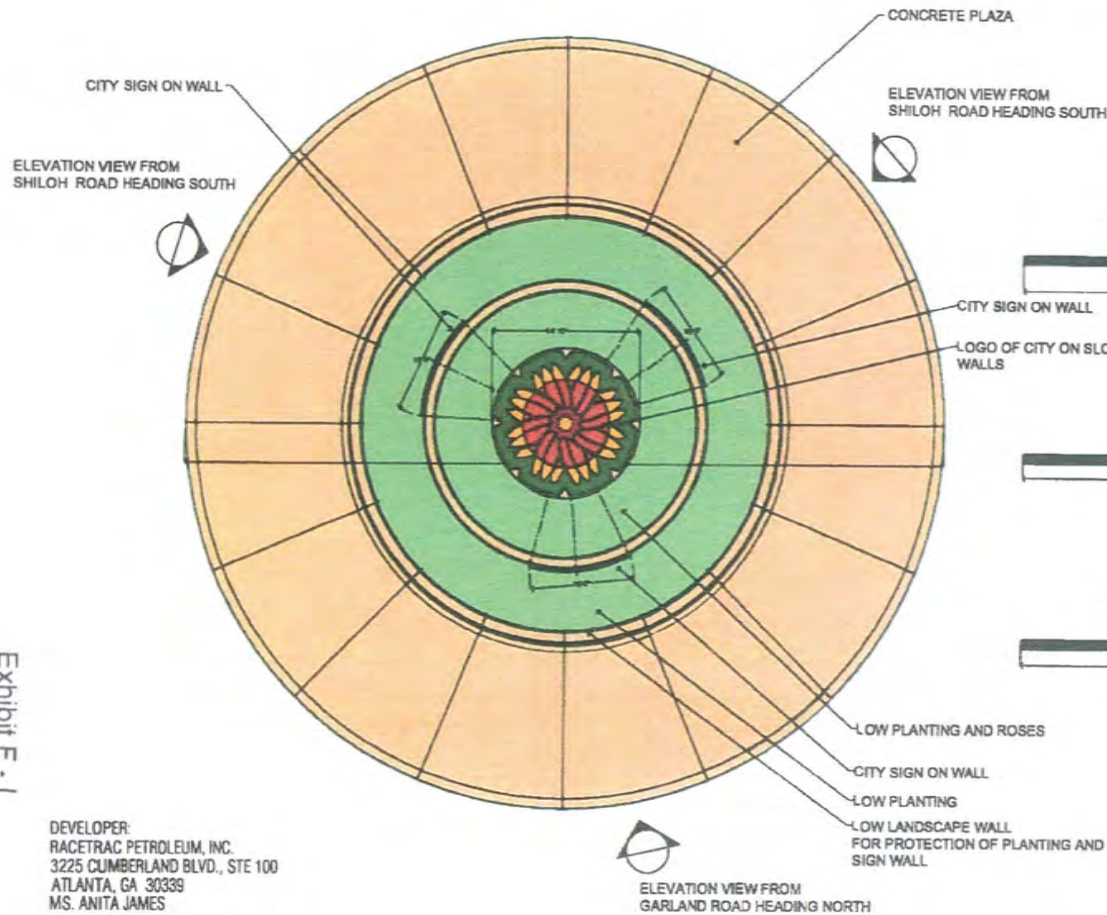
DEVELOPER  
RACETRAC PETROLEUM, INC  
3225 CUMBERLAND BLVD., STE 100  
ATLANTA, GA 30339  
MS. ANITA JAMES  
770.431.7600

LANDSCAPE ARCHITECT  
T. H. PRITCHETT / ASSOCIATES  
1218 CAMINO LAGO  
IRVING, TEXAS 75039  
214.697.2580

CIVIL ENGINEER  
THE BOUSQUET GROUP  
PO BOX 545  
ARGYLE, TEXAS 76226  
972.207.8077

**SLOPED OPTION  
PROPOSED CITY MONUMENT SIGN  
DETAIL ELEVATION**

RACETRAC RETAIL STORE & STATION  
SHILOH AND GARLAND (HWY 78)  
GARLAND, TX



## SLOPED OPTION PROPOSED CITY MONUMENT SIGN AND ARRIVAL PLAZA

RACETRAC RETAIL STORE & STATION  
SHILOH AND GARLAND (HWY 78)  
GARLAND, TX

DEVELOPER:  
RACETRAC PETROLEUM, INC.  
3225 CUMBERLAND BLVD., STE 100  
ATLANTA, GA 30339  
MS. ANITA JAMES  
770.431.7600

LANDSCAPE ARCHITECT:  
T. H. PRITCHETT / ASSOCIATES  
1218 CAMINO LAGO  
IRVING, TEXAS 75039  
214.697 2580

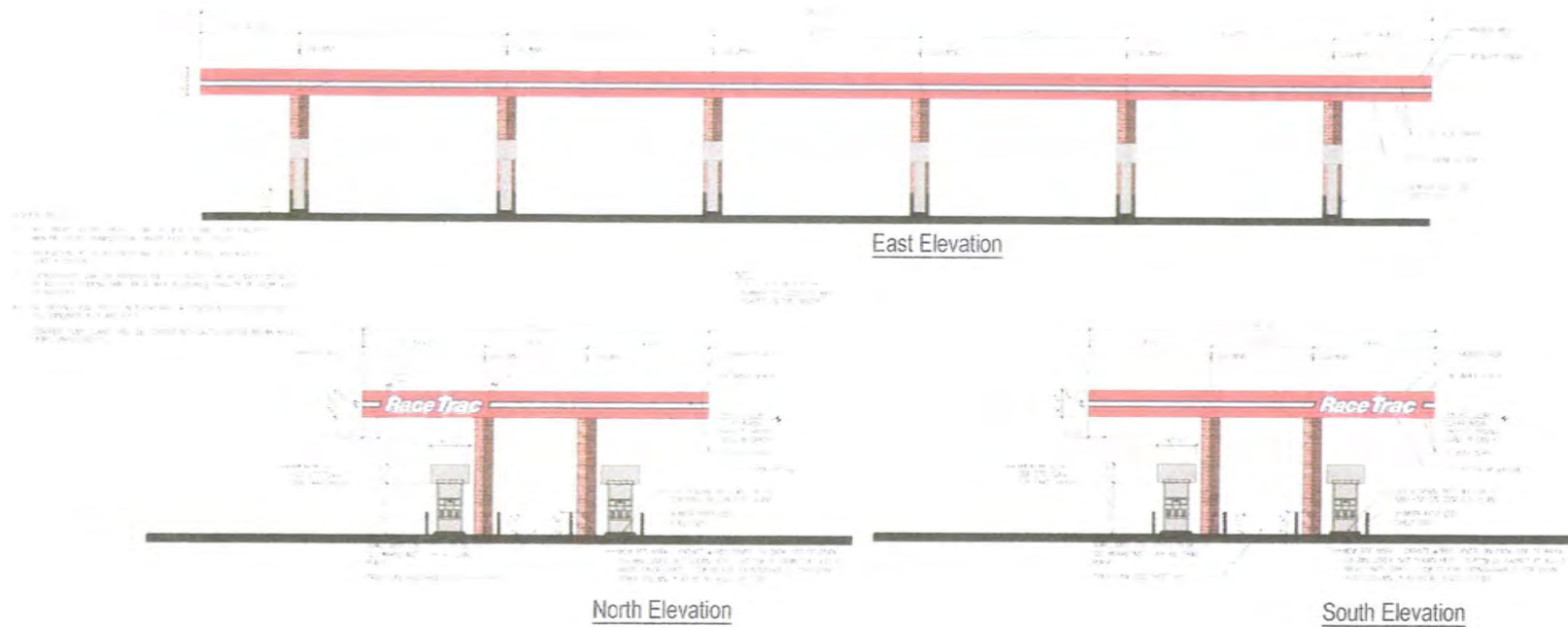
CIVIL ENGINEER:  
THE BOUSQUET GROUP  
PO BOX 545  
ARGYLE, TEXAS 76226  
972.207.8077





# Canopy Elevations

EXHIBIT G





**RaceTrac**

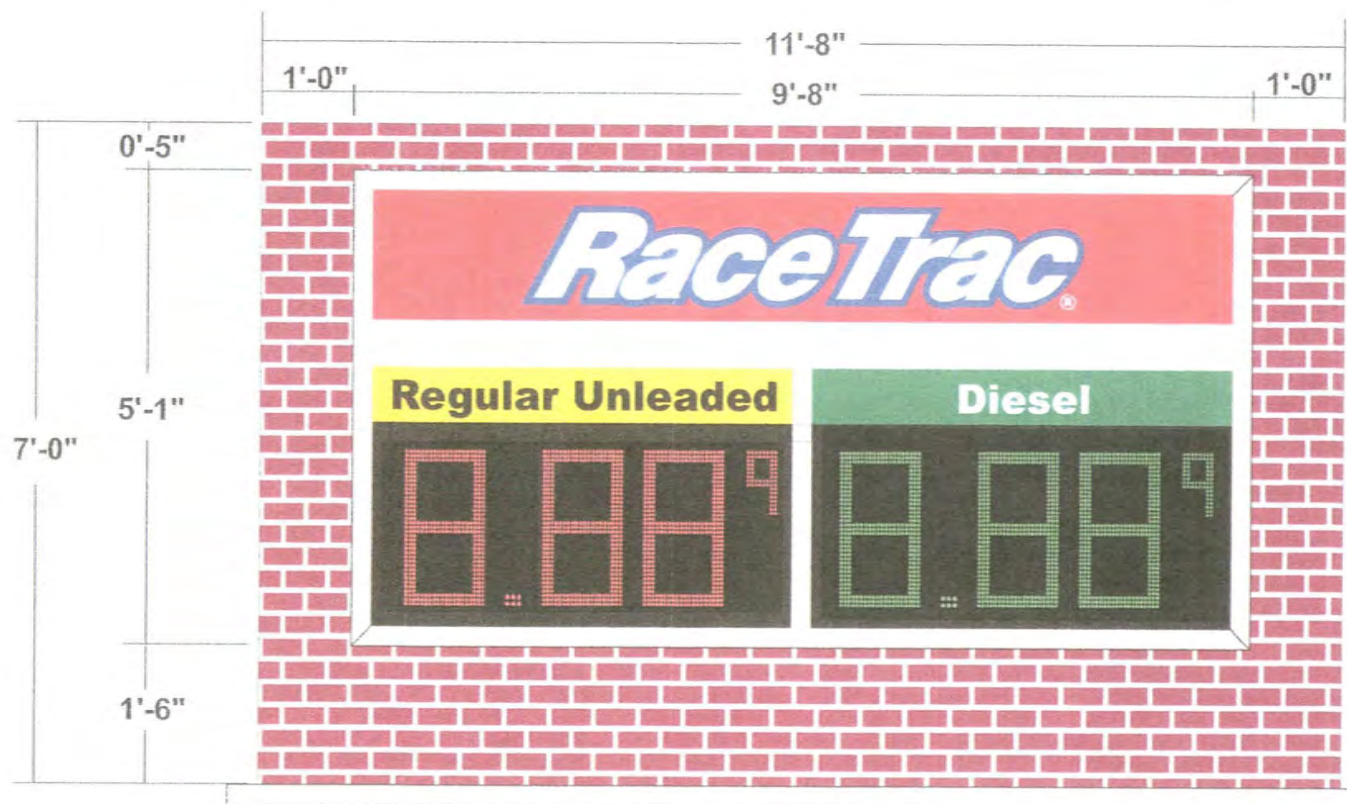
RT-EP / 001

12/14/10

20" LED Price Monument Sign - 50 Sq. Ft.

Sheet 1 of 1

EXHIBIT H



**COLORS:**

- Black
- White
- PMS 485 Red
- PMS 280 Blue
- PMS 123 3630-25 3M Sunflower Yellow
- PMS 349 3630-26 3M Green
- Sherwin Williams "RaceTrac" Light Gray

**SPECIFICATIONS:**

Cabinet Frame - 2" Welded Tube Steel Frame 30" Deep  
 Cabinet Skin - .063 painted alum  
 Cabinet Faces - Cooley-Brite II with Coolthane Top Coat  
 2283 Red, 20 ounce Membrane, 10 year material  
 Cabinet Retainers - SignComp 2115 Covers Painted Light Gray  
 Sign Support - to be determined by location (direct burial)  
 Sign Foundation - to be determined by location  
 Price Changers - Sunshine LED RT50-SS20RG  
 \*All sign components to be U.L. Listed. All wiring to be U.L. Specs.  
 Installation to be per NEC. All signs to have U.L. Labels.

1  
A.1 MONUMENT ELEVATION  
SCALE: 3/16"=1'-0"

Sign Square Footage - 50 Sq Ft

**RaceTrac #975 Garland**  
 Shiloh Rd. at Garland Ave.  
 Garland, TX

**RaceTrac**

# Marketing Signage – Sizes

© 2013 RaceTAC, Inc. All rights reserved. RaceTAC, Inc. is the registered trademark of RaceTAC, Inc. All other trademarks are the property of their respective owners. RaceTAC, Inc. is not responsible for the content or accuracy of this document.

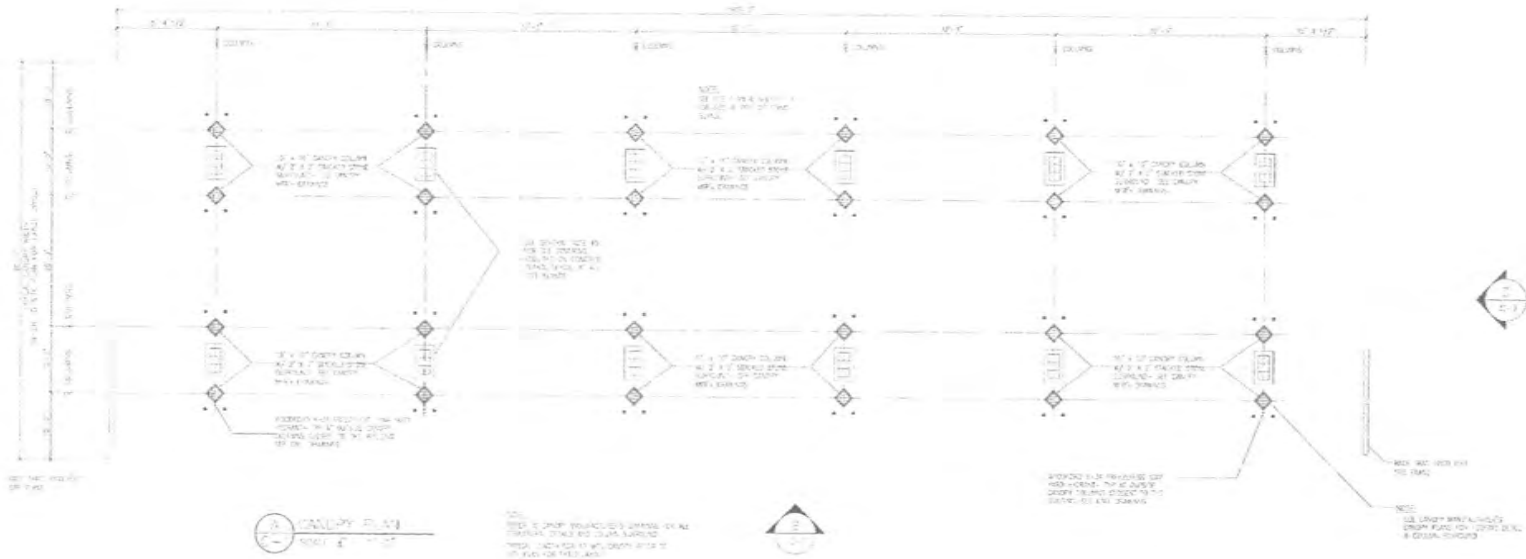
Sign Label	Sign Type	Length	Height	Total Area
A	Tower Logo Sign	14' – 10"	2' – 9"	41 sf
B	Tower Logo Sign	14' – 10"	2' – 9"	41 sf
C	Building Face Sign	10' - 0"	2' - 3 ½"	22.5 SF
D	Coffee Signage	10' – 0"	2' – 11"	14.5 SF
E	Logo Sign	10' – 0"	2' – 0"	20 SF
F	Canopy Logo Sign	17' – 5"	3' – 3"	58 SF
G	Canopy Logo Sign	17' – 5"	3' – 3"	58 SF
Total Sign Face Area				255 sf
Front Elevation Length				116 sf

EXHIBIT I





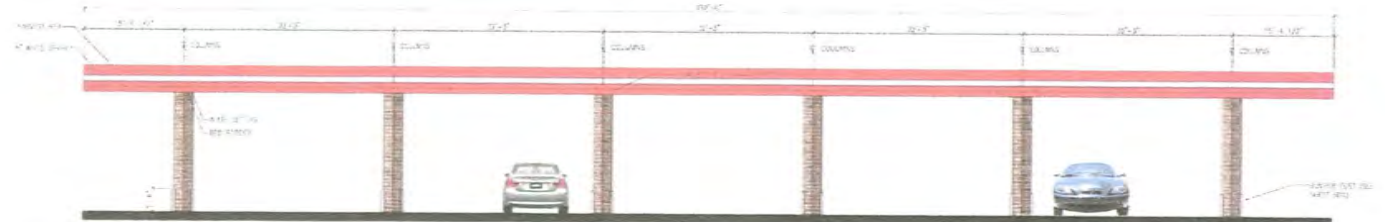
EXHIBIT I



- GENERAL NOTES:
1. ALL CANOPY STRUCTURES SHALL BE PERMITTED TO BE CONSIDERED AS PERMANENT STRUCTURES FOR DESIGN PURPOSES AND SHALL BE CONSIDERED AS SUCH FOR DESIGN.
  2. ALL STRUCTURES SHALL BE PROVIDED WITH A 10% WIND UPLIFT RESISTANCE TO THE CANOPY STRUCTURE.
  3. THE CANOPY SHALL BE PROVIDED WITH A 10% WIND UPLIFT RESISTANCE TO THE CANOPY STRUCTURE.
  4. THE CANOPY SHALL BE PROVIDED WITH A 10% WIND UPLIFT RESISTANCE TO THE CANOPY STRUCTURE.
  5. THE CANOPY SHALL BE PROVIDED WITH A 10% WIND UPLIFT RESISTANCE TO THE CANOPY STRUCTURE.

(A) CANOPY PLAN  
SCALE: 1/8\"/>

NOTE: THE CANOPY STRUCTURE SHALL BE PERMITTED TO BE CONSIDERED AS PERMANENT STRUCTURES FOR DESIGN PURPOSES AND SHALL BE CONSIDERED AS SUCH FOR DESIGN.

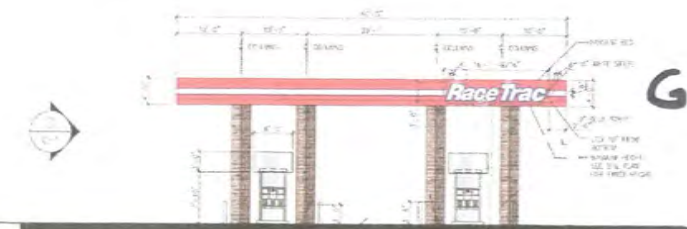


(B) CANOPY FRONT ELEVATION  
SCALE: 1/8\"/>

NOTE: THE CANOPY STRUCTURE SHALL BE PERMITTED TO BE CONSIDERED AS PERMANENT STRUCTURES FOR DESIGN PURPOSES AND SHALL BE CONSIDERED AS SUCH FOR DESIGN.



(C) CANOPY SIDE ELEVATION  
SCALE: 1/8\"/>



(D) CANOPY SIDE ELEVATION  
SCALE: 1/8\"/>

**RaceTrac**

RaceTrac Petroleum, Inc.  
3225 Cumberland Blvd, Suite 100  
Atlanta, Georgia 30339

RACETRAC - GARLAND & SHILOH





TO: Chasidy Allen, AICP, City of Garland

15 July 2013

FROM: Dallas Cothrum, Ph. D.

**RE: Amendment to Ordinances 6471 (PD11-04) and 6555 (PD12-28)**

**SUBJECT PROPERTY: 6.6-acre tract located east of Shiloh Road, west of Garland Avenue and north of McCree Road**

We recognize some time has transpired since the passage of the original ordinance. Our client, however, has opened some of the newest version of stores. As such, this store will more fully perfect that concept. Importantly, RaceTrac Petroleum, is committed to moving forward at this time and they appreciate the City's patience.

RaceTrac seeks amendment to the specific use permit, detail plan, landscape plan, and exterior building elevations to reflect our latest development proposal. We have re-evaluated the site design and found some areas of improvement. The following list highlights the proposed modifications to our development:

- Decrease the proposed building footprint from 6,248 square feet to 5,928 square feet.
- Consolidate gas pump canopies from two to one; maintain the maximum of 12 gas pumps currently entitled. This reduces the visual impact and signage along Shiloh Road.
- Update building design model to a more efficient and market tested product.
- Re-locate the southern access point north to allow consolidation of drives resulting in more efficient traffic circulation and route to store and pumps.
- Significantly reduce the amount of driveway area and increase the site landscape areas from 64,237 square feet to 72,224 square feet, or an increase of over 11%, including the following modifications:
  - More elaborate and larger continuous landscaped area at southern end.
  - Greater diversity and larger landscaping areas on the interior portions of the Shiloh Road landscape buffer.
  - Add a landscape area west of building.
  - Increase landscape area along northern perimeter.
  - Maintain commitment to gateway entry feature and other landscaping elements.
  - Maintain currently entitled buffer plantings per previous entitlement (PD-12-28).
- Update building elevations to newest version.

- Increase the maximum allowable attached sign area from 191 to 255 square feet requiring amendment to SUP Zoning File 11-04 IV Specific Regulations, E and a variance to the IH635 Overlay Standards:
  - The ratio of sign area to building length would be 255 square feet of sign area to 151 feet of building frontage, or a ratio of 1.68.
  - Although the total sign area exceeds the previously permitted amount, and as allowed by the IH635 Development Standards, the ratio is commensurate with PC's recent approval of additional attached sign area for a single tenant building in the SH190 Corridor.
  - The size of the property, its number of street frontages, and its orientation to said streets, warrant additional sign area.
  - The proposed signage is appropriate in scale to the buildings and structures will not visually impose on the area.
  - If the gas pumps canopy, at 191 feet in length, was used to determine the permissible sign area, 287 square feet of attached sign area would be permitted – approximately 30 square feet more than proposed.

In addition to the update in building design, we find the proposal provides an improved layout by consolidating drives and canopies, which results in a greater amount of pervious site landscaping and an overall more aesthetically pleasing development and gateway into Garland.

Thank you for your time and we look forward to working on this entitlement with you. Should you need additional information or have any questions, don't hesitate to email me at [dallas@masterplanconsultants.com](mailto:dallas@masterplanconsultants.com) or call me at 214.761.9197.

## REPORT & MINUTES

P.C. Meeting, August 12, 2013 (9 Members Present)

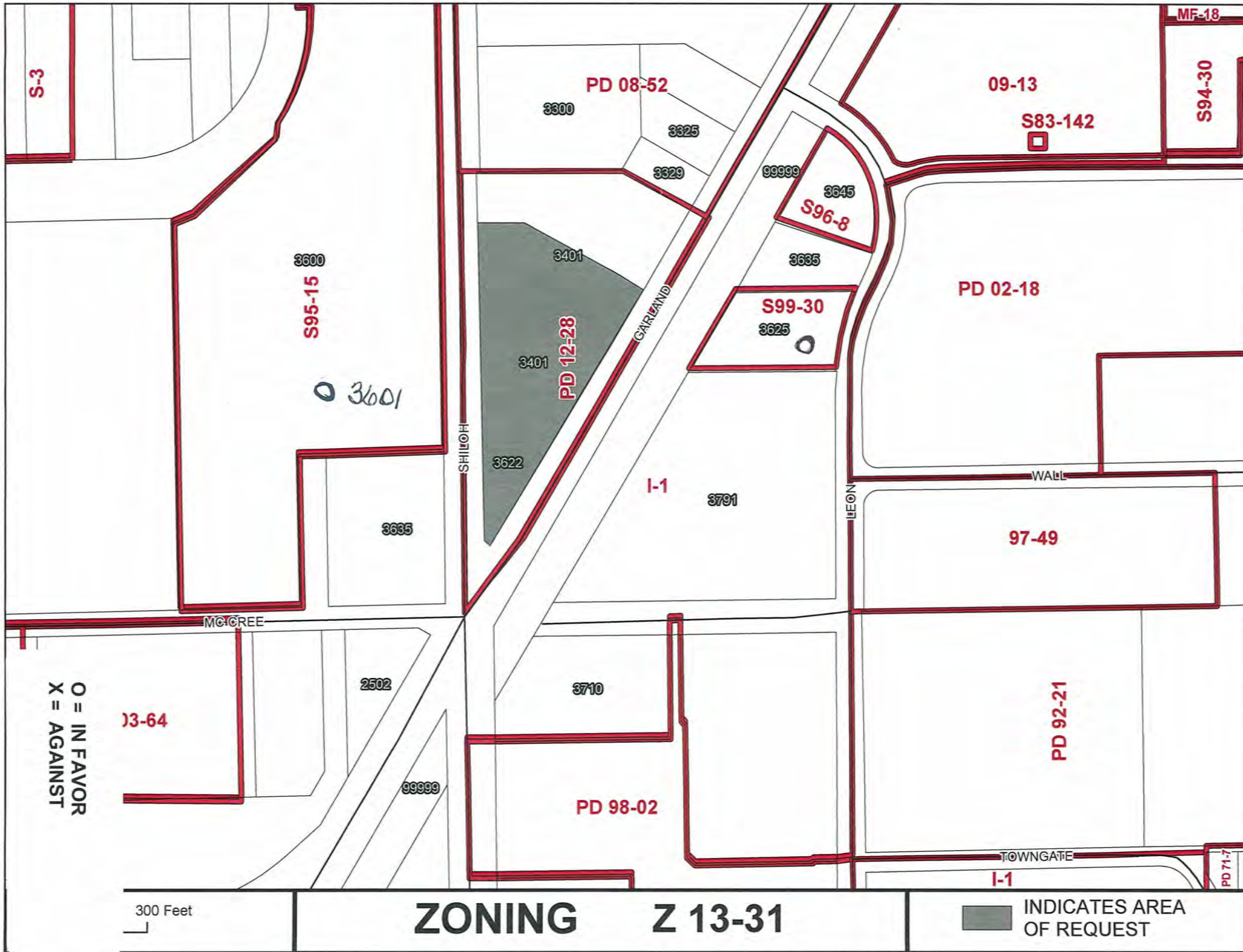
Consideration of the application of RaceTrac, requesting approval of 1) an amendment to Planned Development (PD) District 12-28 for Shopping Center Uses, 2) a Detail Plan, 3) a Specific Use Permit for Retail Sales with Gas Pumps and 4) a variance to section 34.21(C)(4)(b)(i) of the IH 635 Development Standards regarding the maximum allowable sign area for attached signage. The property is located at 3401 S. Garland Road, Garland, TX (File 13-31)

Representing the applicant, Mark Housewright, 900 Jackson St. #640 Dallas, TX 75202 and Drew Cunningham, 3225 Cumberland Blvd, Atlanta, Georgia 30339.

Mr. Housewright gave a detailed presentation, specifically addressing the proposed signage by RaceTrac and remained available to answer any questions.

**Motion** was made by Commissioner Welborn, seconded by Commissioner Johnson to close the Public Hearing and **approve** the request per staff recommendation for the Detail Plan and variance allowing additional signage. **Motion carried: 8 Ayes, 0 Nays.** Commission Fisher recused himself from this case.





## Allmendinger, Tracy

---

**From:** Allen, Chasidy  
**Sent:** Monday, August 12, 2013 1:11 PM  
**To:** Allmendinger, Tracy  
**Subject:** FW: Prestige Ford and RaceTrac  
**Attachments:** 20130808171501048.pdf; ATT00001.htm

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**From:** Katie Koberg [mailto:KKoberg@prestigegarland.com]  
**Sent:** Thursday, August 08, 2013 5:36 PM  
**To:** Allen, Chasidy  
**Subject:** Prestige Ford and RaceTrac

Chassidy-

Thank you for the notice of the hearing on August 12 on the RaceTrac property. I will be in attendance at the meeting, but wanted to send the paperwork ahead so you have it on file.

Thank you and look forward to seeing you there.

Katie

Katie Koberg | VP Community Relations | 469.601.8090 | 972.864.3673 | <http://www.prestigegarland.com>





# GARLAND

CITY OF GARLAND  
PLANNING DEPARTMENT  
P.O. BOX 469002  
GARLAND, TX 75046-9002

July 31, 2013

HEARING DATE/TIME: Plan Commission: August 12, 2013 -- 7:00 PM

APPLICANT: RaceTrac

File 13-31

Dear Property Owner:

A public hearing will be held by the Plan Commission of the City of Garland, Texas, at 7:00 P.M. Monday, August 12, 2013, in the Council Chambers of City Hall, 200 North Fifth Street, to consider the application of RaceTrac, requesting approval of 1) an amendment to Planned Development (PD) District 12-28 for Shopping Center Uses, 2) a Detail Plan, 3) a Specific Use Permit for Retail Sales with Gas Pumps and 4) a variance to section 34.21(C)(4)(b)(i) of the IH 635 Development Standards regarding the maximum allowable sign area for attached signage. The property is shown on the enclosed sketch and is described as follows:

Being an approximate 6.6-acre site identified as Lot 1, Block 1 Myers Addition, an addition to the City of Garland, Dallas County, Texas, according to the map or plat thereof recorded in Volume 90009, Page 3142, Deed Records, Dallas County, also located in the John Casey Survey, Abstract No. 351, Garland, Dallas County, Texas. The property is located at 3401 S. Garland Road, west of S. Garland Avenue, east of S. Shiloh Road, and north of McCree Road in Garland, TX. (District 5)

**Note:** The applicant requests approval of an amendment to Planned Development (PD) District 12-28 including the Detail Plan and Specific Use Permit to change the layout of the previously approved RaceTrac gas station, and revise the elevations, landscape plan and signage.

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return to City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002 or by fax to 972-205-2474. Should you have any questions, please contact Chasidy Allen at 972-205-2445.

(Please Check One Below)

☒ I am in favor of the request.

☐ I am opposed to the request.

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

(Please complete the following information)

Your Property Address

Randall Reed's Prestige Fnd

Katie Kobayashi

Printed Name

3601 S. Shiloh Road

Garland, Tx

75041

Address

City, State

Zip

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

Signature

Date:

8/8/2013

Gm/OPERATING PARTNER

Title





# GARLAND

CITY OF GARLAND  
PLANNING DEPARTMENT  
P.O. BOX 469002  
GARLAND, TX 75046-9002

July 31, 2013

**HEARING DATE/TIME:** Plan Commission: August 12, 2013 - 7:00 PM

**APPLICANT:** RaceTrac

**File 13-31**

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(Please Check One Below)

☒ I am in favor of the request.

☐ I am opposed to the request.

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

(Please complete the following information)

Your Property Address

Shreddha Inc Hansh Patey

Printed Name

3625 Leon Rd

Address

Garland

City, State

TX

75041

Zip

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

Signature

Date:

H Patel

8/6/13

Owner

Title



# Planning Report

---

**Mitchell Planning Group, LLC**

**South of IH30, west of Broadway Boulevard**

## **REQUEST**

Approval of 1) an amendment to Planned Development (PD) District 09-20 for Freeway Uses and 2) an amended Concept Plan.

## **OWNER**

Garland Pro-Pretty LTD

## **PLAN COMMISSION RECOMMENDATION**

On August 12, 2013 the Plan Commission, by a vote of nine (9) to zero (0), recommended approval of 1) an amendment to Planned Development (PD) District 09-20 for Freeway Uses and 2) an amended Concept Plan.

## **STAFF RECOMMENDATION**

Approval of an amendment to Planned Development (PD) District 09-20 for Freeway Uses and an amended concept plan. A retail sales/personal service use may be considered more appropriate on Lot 10 given the existing retail sales with gas pumps on the adjacent lot. By requiring a Specific Use Permit, if the use consists of more than 20% of a platted lot, and Detail Plan, there can be even further evaluation regarding the appropriateness of the use and ultimate development plan for Lot 10.

## **BACKGROUND**

In 2009, City Council approved Planned Development (PD) District 09-20 for Freeway Uses and a Concept Plan. A Detail Plan and Specific Use Permit for Retail Sales with Gas Pumps were also approved for the development of a RaceTrac gas station. The conditions of the Planned Development specified uses on each lot of the Concept Plan and specifically excluded the allowance of Retail Sales/Personal Service on two of the lots. The applicant is requesting an amendment to Planned Development (PD) District 09-20 to allow retail sales/personal service on Lot 10, subject to Specific Use Permit (if more than 20% of a platted lot) and Detail Plan approval. Additionally, the concept plan is revised to combine Lots 10 and 11 into one lot.

## **SITE DATA**

The overall subject property contains approximately 24.5 acres in area, fronting approximately 1,170 feet along Broadway Boulevard. Access to the overall site is from Broadway Boulevard and Guthrie Road. The extension of Guthrie Road will eventually provide direct access from Broadway Boulevard to Lots 1-8, and indirect access to Lot 13.

## **USE OF PROPERTY UNDER CURRENT ZONING**

Planned Development (PD) District 09-20 for Freeway Uses limits the uses generally permitted in the Freeway (FW) District within the IH30 Overlay. The PD sets forth the permitted uses based upon each lot. The PD District accommodates a broad range of non-residential land uses including office, retail sales/personal service, commercial, industrial and institutional activities. Retail sales/personal service is only permitted in the IH30 Overlay with a Specific Use Permit if the use consists of more than 20% of a platted lot.

## **CONSIDERATIONS**

1. The intent of Planned Development (PD) 09-20 was to limit the uses that are allowed by the Freeway (FW) District. The Freeway (FW) District allows for a broad range of non-residential land uses including office, retail, personal service, commercial, industrial and institutional activities. Planned Development (PD) 09-20 eliminated the more intensive commercial and industrial uses, while leaving uses that are more retail and general business in nature. The Concept Plan approved with the Planned Development included a total of twelve (12) lots for the subject property. The applicant tailored the allowed uses for each lot to be more responsive to the individual lot location. As a result, the lots that are located with frontage along Broadway Boulevard (Lots 1, 9, 10 and 11) were allowed uses that are reliant upon drive-by traffic, such as restaurants. For lots without frontage along Broadway Boulevard (Lots 2-8), the applicant tailored the allowed uses to be more destination-oriented, such as office uses. As indicated on the revised Concept Plan, Lot 9 was developed with a RaceTrac gas station. The area now identified as Lot 13 was designated for a future GP&L Power Station and is not a part of this zoning request. Lot 12 was designated for access only.
2. The conditions allowed for Retail Sales/Personal Service with approval of a Specific Use Permit, if the use consists of more than 20% of a platted lot, on all the lots within the Planned Development except Lots 10 and 11. The applicant is requesting an amendment to the PD to allow the same provision regarding retail sales/personal service on Lot 10. The applicant is proposing a revised concept plan to combine Lots 10 and 11 into one lot. There are site constraints on the area once designated as Lot 11 which would make development difficult. By combining the lots, there is only one additional lot that could be developed with retail sales/personal service than what was originally approved. If the use does not comprise more than 20% of a platted lot, a Specific Use Permit is not required.
3. When the Planned Development was approved there was concern regarding the possibility of introducing more retail within the area given the proximity to existing retail developments. However, since the development of the RaceTrac on Lot 9 there has been a significant impact on the nature and development of the subject property. The gas station has further limited the proposed surrounding lots in terms of both use and site design, on what is already a difficult site to develop. A retail sales/personal service use may be considered more appropriate on Lot 10 given the existing retail sales with gas pumps on the adjacent lot. Requiring approval of a Specific Use Permit, if the use consists of more than 20% of a platted lot, and a Detail Plan provides an opportunity to evaluate the use and site based on design through the public hearing process.

## **COMPREHENSIVE PLAN**

The Future Land Use Map of the Envision Garland Plan recommends Community Center for the subject property. Community centers are areas with compact development, primarily non-residential, serving a collection of neighborhoods. This type of development consists of a mix of uses, including retail, services, office use, multi-family residential, and entertainment.

Community centers may be developed at the intersections of major arterial streets and along major arterials, highways, and turnpike corridors. This type of area is served by numerous roads and transit routes, providing a variety of connections between neighborhoods and Community Centers for pedestrians, bicycles, motorized vehicles, and transit.

## **COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES**

The area to the north of the subject property is zoned Freeway (FW) District and is generally retail and commercial in nature. The property located to the east of the site, across Broadway Boulevard, is zoned Office-1 (O-1) District and is comprised of retail and office uses and a portion is undeveloped. The property to the south is zoned Freeway (FW) District and mainly undeveloped floodplain while the property to the west is zoned Planned Development (PD) District 80-32 for retail uses, but is also undeveloped. The surrounding area is primarily retail and commercial in nature. A portion of the subject property has already developed with a retail use which impacts the surrounding lots in terms of appropriate uses. The addition of retail sales/personal service on one additional lot in the development would not compromise the intent of the Planned Development.

Prepared By:

Chasidy Allen, AICP  
Principal Planner

Date: August 19, 2013

Reviewed By:

Anita Russelmann  
Director of Planning

Date: August 20, 2013

Reviewed By:

William E. Dollar  
City Manager

Date: August 21, 2013





0 200 400 Feet

**ZONING Z 13-32**

 INDICATES AREA OF REQUEST



## PLANNED DEVELOPMENT REQUIREMENTS

### ZONING FILE 13-32

#### South of IH30, west of Broadway Boulevard

- I. **Statement of Purpose:** The purpose of this Planned Development District is to amend the permitted uses of Planned Development (PD) 09-20 and to permit limited freeway uses on the property subject to conditions.
- II. **Statement of Effect:** This Planned Development District shall not affect any regulation found in the Comprehensive Zoning Ordinance, Ordinance No. 4647, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. **General Regulations:** All regulations of Planned Development (PD) District 09-20 for Freeway Uses, and all regulations of the Freeway (FW) District set forth in Sections 31, 32, 33 and 48 of the Comprehensive Zoning Ordinance are included by reference and shall apply, except as otherwise specified by this ordinance.

IV. **Development Plans:**

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

Detail Plan: Prior to development on the subject property or portion thereof, a Detail Plan and conditions shall be approved through the public hearing process.

V. **Specific Regulations:**

- A. Development Requirements, Detail Plan, and Specific Use Permit: Refer to Planned Development (PD) 09-20 for development requirements, approved Detail Plan, Specific Use Permit and general conditions and exhibits.
- B. Permitted Uses: All uses shall be permitted as outlined within Planned Development (PD) District 09-20 with the exception that the uses allowed on Lot 10 are as stated below:

Antenna, Commercial Type 1  
Antenna, Commercial Type 2\*  
Antenna, Private  
Automobile Repair, Minor\* (not within 500 feet of residential district)  
Drug Store/Pharmacy\*\*  
Financial Institution  
Furniture and Appliance Sales (SUP required if less than 50,000 square feet of building)  
Laundry or Cleaners (SUP if more than 10% of platted lot, pick up/drop off only)



Pet Sales and Grooming\*\*  
Printer, Small Scale\*\*\*  
Restaurant  
Restaurant, Drive-Through\*  
Retail Sales/Personal Service\*\*

\* Allowed by Specific Use Permit only

\*\* Requires a Specific Use Permit if the use consists of more than 20% of a  
platted lot

\*\*\* Requires a Specific Use Permit if the use consists of more than 25% of a  
platted lot

DOI: 10.1002/2012.0100000



NOTES:

1. CONTOURS TAKEN FROM AERIAL PHOTOGRAPHY.
2. ALL BUILDINGS SHALL BE 2.0' MINIMUM ABOVE 100-YR WSEL.
3. STORM DRAINAGE SHALL EXTEND TO WITHIN 2.0' OF THE CREEK CENTERLINE UNLESS DIRECTED OTHERWISE BY CITY STAFF.

[illegible]

A (1)	A (2)	Landscape in % (3)			Landscape in % (4)			Size (Landscape) (5)			Landscape (6)			Maximum (Landscape) (7)		
		Forest	Grass	Water	Forest	Grass	Water	Forest	Grass	Water	Forest	Grass	Water	Forest	Grass	Water
1	1.37	20	10	0	<40	15	10	Forest again Urban	10-15%	Forest again Urban	10-15%	Forest again Urban	10-15%	Forest again Urban	10-15%	Forest again Urban
2	1.37	20	10	0	<40	15	10	Forest again Urban	10-15%	Forest again Urban	10-15%	Forest again Urban	10-15%	Forest again Urban	10-15%	Forest again Urban
3	0.98	10	0	0	<40	15	10	Forest again Urban	10-15%	Forest again Urban	10-15%	Forest again Urban	10-15%	Forest again Urban	10-15%	Forest again Urban
4	0.98	10	0	0	<40	15	10	Forest again Urban	10-15%	Forest again Urban	10-15%	Forest again Urban	10-15%	Forest again Urban	10-15%	Forest again Urban
5	0.98	10	0	0	<40	15	10	Forest again Urban	10-15%	Forest again Urban	10-15%	Forest again Urban	10-15%	Forest again Urban	10-15%	Forest again Urban
6	0.98	10	0	0	<40	15	10	Forest again Urban	10-15%	Forest again Urban	10-15%	Forest again Urban	10-15%	Forest again Urban	10-15%	Forest again Urban
7	1.83	10	0	0	<40	15	10	Forest again Urban	10-15%	Forest again Urban	10-15%	Forest again Urban	10-15%	Forest again Urban	10-15%	Forest again Urban
8	2.4	50	10	0	<40	15	10	Forest again Urban	10-15%	Forest again Urban	10-15%	Forest again Urban	10-15%	Forest again Urban	10-15%	Forest again Urban
9	2.12	50	10	0	<40	15	10	Forest again Urban	10-15%	Forest again Urban	10-15%	Forest again Urban	10-15%	Forest again Urban	10-15%	Forest again Urban
10	2.12	50	10	0	<40	15	10	Forest again Urban	10-15%	Forest again Urban	10-15%	Forest again Urban	10-15%	Forest again Urban	10-15%	Forest again Urban



Scale: 1" = 60'

**Baird, Hampton & Brown, Inc.**  
Engineering & Surveying

[illegible]

## REVISÉD CONCEPT PLAN

### PLANNED DEVELOPMENT

**ELOPMENT**  
& Guthrie Road  
Texas

THIS DOCUMENT IS  
RELEASED FOR THE  
PURPOSE OF INTERIM  
REVIEW UNDER THE  
AUTHORITY OF  
OTIS LEE, III,  
P.E. To No. 55544  
IT IS NOT INTENDED FOR  
CONSTRUCTION, BIDDING  
OR PERMIT PURPOSES

BMB PROJECT NO:  
2013-810-069

SHEET NO:  
**C-1**



July 18, 2013

Ms. Chasidy Allen, AICP  
City of Garland Planning Department  
P.O. Box 469002  
Garland, Texas 75046-9002

RE: Request to amend the text of Planned Development District (Ordinance No. 6329)

Dear Ms. Allen:

On behalf of our client, Garland Pro-Pretty, LLP, we hereby submit our application for amending the text to Ordinance No. 6329 by revising the list of permitted uses for Tracts 10 & 11 to include retail/personal service\*. Attached is the concept plan approved showing all of the other Tracts in which retail/personal service\* is allowed. At first glance, it appeared that this use may have been inadvertently left off of Tracts 10 & 11; however, after meeting with you and hearing the history of this property, there may have been other reasons for this use not being allowed on these tracts.

There is a lot of history to this property. In 2006- the hope was that this property would include a medical park. This obviously did not happen. The history, as City records indicate, shows that the City had concerns with too much retail in this location and that may be the reason why Tracts 10 & 11 did not have "retail/personal service\*" approved for the site. However, this use was approved for all other tracts in this development (except Tract 13 where a electrical substation is located). We are asking that the City reconsider and allow us to add the use as already allowed on all other Tracts within this PD.

The purpose of our request complies with the goals and objectives as set forth in the *Envision Garland 2030 Comprehensive Plan*, adopted by the City in March of 2012. In accordance with the Plan for this particular area- "*Community Centers are areas with compact development, primarily non-residential, serving a collection of neighborhoods. This type of development consists of a mix of uses, including retail, office use, multifamily residential, and entertainment.*" By the adoption of *Envision Garland 2030 Comprehensive Plan*, the City recognizes that change is inevitable and on-going. The owner of this parcel would like nothing more than for this property to be developed. Just as the City would like for properties to develop with acceptable design standards, what we are proposing would stay in line with those goals and objectives.

We respectfully request approval of revising the text of this Planned Development District. Should you have any questions, please feel free to call me.

With warm regards-

Karen K. Mitchell



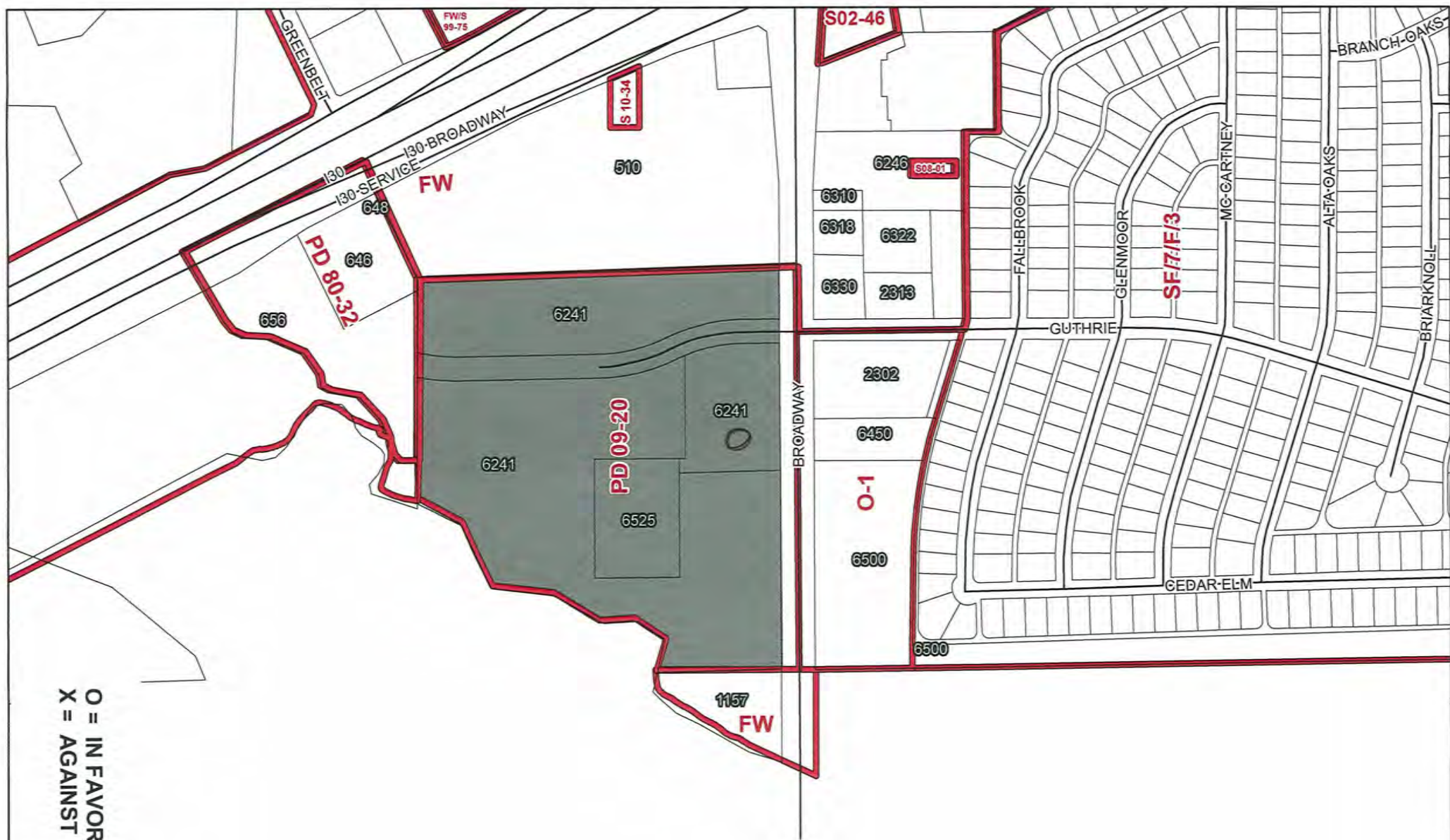
## REPORT & MINUTES

P.C. Meeting, August 12, 2013 (9 Members Present)

Consideration of the application of Mitchell Planning Group, LLC, requesting approval of an amendment to Planned Development (PD) District 09-20 for Freeway Uses. The property is located at south of IH30, west of Broadway Boulevard, Garland, TX (File 13-32)

Representing the applicant, Karen Mitchell 7823 Nine Mile Bridge Road, Ft. Worth, TX. Ms. Mitchell gave a brief presentation on the request to amend the Planned Development (PD) and remained available to answer any questions.

**Motion** was made by Commissioner O'Hara, seconded by Commissioner Dalton to close the Public Hearing and **approve** the amendment to the Planned Development (PD) and amend the Concept Plan to combine lots 10 and 11 per staff recommendation. **Motion carried: 9 Ayes, 0 Nays.**



0 200 400 Feet

**ZONING Z 13-32**

 INDICATES AREA OF REQUEST





# GARLAND

July 31, 2013

**HEARING DATE/TIME:** Plan Commission: August 12, 2013 – 7:00 PM

**APPLICANT:** Mitchell Planning Group, LLC

**File 13-32**

Dear Property Owner:

A public hearing will be held by the Plan Commission of the City of Garland, Texas, at 7:00 P.M. Monday, August 12, 2013, in the Council Chambers of City Hall, 200 North Fifth Street, to consider the application of Mitchell Planning Group, LLC, requesting approval of an amendment to Planned Development (PD) District 09-20 for Freeway Uses. The property is shown on the enclosed sketch and is described as follows:

Being a total of 24.5-acres identified as Lot 1, Block 1 and Lots 1-3, Block 2, Belt Line-30 Shopping Center No. 3 Addition Replat, an addition to the City of Garland, Dallas County, Texas, recorded in Instrument No. 200900265772, Plat Records, Dallas County, Texas. The property is located south of IH30, west of Broadway Boulevard. (District 4)

**Note:** The applicant requests approval of an amendment to Planned Development (PD) District 09-20 to revise the allowable uses on a portion of the subject property. No specific development is proposed at this time.

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return to City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002 or by fax to 972-205-2474. Should you have any questions, please contact Chasidy Allen at 972-205-2445.

(Please Check One Below)



I am in favor of the request.

I am opposed to the request.

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

(Please complete the following information)

Your Property Address

ANNA GRAY NOE - MCLENDON, M.D.

Printed Name

7709 NOCOMA CIRCLE, CORPUS CHRISTI, TX 78413

Address (HOME)

City, State

Zip

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

*Anna Gray Noe*

MAJORITY OWNER

Signature

Date: AUG. 7, 2013

Title GARLAND PRO-PRETTY, LLC

(6241 Broadway Blvd)





# Planning Report

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## Oak Ridge Investments

### Northwest of the intersection of West Campbell Road and Callejo Road

#### REQUEST

Approval of 1) a change in zoning from Agriculture (AG) District to Planned Development (PD) District for Single Family Uses, 2) a Detail Plan for approximately 43 single family homes and 3) a waiver to Section 31.27 of the Code of Ordinances regarding the requirement of alleys.

#### OWNER

MLWR Investments

#### PLAN COMMISSION RECOMMENDATION

On July 8, 2013 the Plan Commission, by a vote of seven (7) to one (1), recommended denial of 1) a change in zoning from Agriculture (AG) District to Planned Development (PD) District for Single Family Uses and 2) a Detail Plan.

#### STAFF RECOMMENDATION

Approval of 1) a change from Agriculture (AG) District to Planned Development (PD) District for Single Family Uses and 2) a Detail Plan. Based on the existing surrounding development pattern and Future Land Use Map in Envision Garland, the zoning request is appropriate and is compatible with surrounding zoning and land uses.

Staff previously recommended the minimum dwelling unit size tier system be revised to increase the minimum square footage to be more consistent with the minimum dwelling unit size established in the zoning of nearby properties and comparable developments throughout the city.

Since the Plan Commission meeting, the applicant has revised the PD conditions to increase the minimum dwelling unit size.

#### BACKGROUND

The subject property is currently zoned Agriculture (AG) District. The property has been used as a riding academy/stable known as Merriwood Ranch for more than 50 years. The applicant is requesting a change in zoning to a Planned Development for Single Family Uses and a Detail Plan to develop the property with approximately 43 single family detached houses.

## **SITE DATA**

The subject property contains 28.28 acres with approximately 405 feet of frontage along West Campbell Road. Approximately 19 acres lies within the floodplain and will remain undeveloped as a dedicated HOA open space lot.

## **USE OF PROPERTY UNDER CURRENT ZONING**

The Agriculture (AG) District is intended for vacant land which is not yet ready for development, land which is used for agricultural or open space purposes, and land which has been newly annexed into the City of Garland. The Agriculture (AG) District does permit limited uses including agricultural uses, churches, schools, riding stables and single family detached homes on lots with a minimum of two (2) acres. However, this district functions as a temporary "holding zone" for land until development patterns warrant more intensive urban use. At that time, it is anticipated that Agriculture Districts will be changed to an appropriate permanent zoning classification.

## **CONSIDERATIONS**

1. Out of the total 28.28 acres, the applicant proposes 43 single family lots on 9.230 developable acres (excluding 19.05 acres of flood plain). The development plan would yield a residential density of approximately 4.659 units per acre. The 19 acres, which primarily consists of floodplain, is dedicated as an HOA open space lot that surrounds the proposed single family lots. Two additional HOA lots are also proposed: one along the adjacent Crystal Falls subdivision to the south and one identified as Lot 14 on the Detail Plan.
2. The applicant proposes a Planned Development (PD) District for the flexibility it provides to address minimum lot size, minimum dwelling units and other development conditions that cannot be addressed with a single family zoning district as outlined in the Comprehensive Zoning Ordinance. The current zoning ordinance does not provide a district which accommodates homes on smaller lots. Below you will find a chart comparing the proposal versus the City's standard SF-7, Set 3 zoning regulations.

As illustrated by the chart below, the applicant seeks a smaller lot size, lot width, higher lot coverage and reduced side setback adjacent to a street. While the minimum lot size is 5,500 square feet, the range of sizes is up to 12,000 square feet. Approximately 12 of the 43 lots are larger than 7,000 square feet as identified on the Detail Plan.

Regulation	Proposed	Required
Minimum Lot Size:	5,500 square feet	7,000 square feet
Minimum Lot Width:	50 feet	60 feet
Minimum Lot Depth:	110 feet	100 feet
Minimum Dwelling Unit Size:	<ul style="list-style-type: none"> <li>• At least 25% of homes at no less than 2,000 square feet</li> <li>• At least 25% of homes at no less than 2,400 square feet</li> <li>• At least 25% of homes at no less than 2,600 square feet</li> <li>• At least 25% of homes at no less than 2,800 square feet</li> </ul>	1,700 square feet
Minimum Front Yard Setback:	20 feet	20 feet
Minimum Side Yard Setback:	5 feet	6 feet
Minimum Side Yard (Adjacent to street)	15 feet	20 feet
Minimum Rear Yard Setback:	15 feet	10 feet
Maximum Lot Coverage:	55%	45%

3. The applicant is proposing a minimum dwelling unit tier system, as follows:
- At least 25% at no less than 2,000 square feet
  - At least 25% at no less than 2,400 square feet
  - At least 25% at no less than 2,600 square feet
  - At least 25% at no less than 2,800 square feet

The applicant has revised the minimum dwelling unit sizes after the Plan Commission meeting to the proposed tier system. The above tier system is higher than the minimum dwelling unit sizes approved by City Council on similar single family residential subdivisions such as Planned Development (PD) District 13-01 located at East Miller Road and East Centerville Road, Hillside on the

Lake Planned Development (PD) District 11-31 located at Rowlett Road and Roan Road, and Planned Development (PD) District 12-43 located at Firewheel Parkway and Castle Drive. The proposed dwelling unit sizes, by this applicant, are more aligned with the square footages of dwelling units in the immediately surrounding area.

4. Surrounding Lot Sizes and Dwelling Unit Size: Residential uses within proximity to the subject property have a variety of lot sizes and dwelling unit sizes. The chart below includes the subdivisions in close proximity to the subject property, the zoning district and the approximate range of lot sizes and dwelling unit sizes developed within the subdivision.

Subdivision/Location	Zoning	Lot and Dwelling Unit Size (approximate range)
Crystal Falls Addition (southwest of the subject property)	PD 00-40 for SF Uses; minimum 7,000 s.f. lot, minimum dwelling unit 1,700 s.f.	Lot sizes: 7,100 s.f. – 14,000 s.f. Dwelling unit sizes: 2,300 s.f. – 3,800 s.f.
Spring Park Central, 7 <sup>th</sup> Addition (west of the subject property)	PD 77-5 for SF Uses; minimum 10,000 s.f. lot, minimum dwelling unit 2,000 s.f.	Lot sizes: 10,000 s.f. – 14,000 s.f. Dwelling unit sizes: 2,600 s.f. – 3,900 s.f.
Spring Park Central, No. 10 (north of the subject property)	PD 83-50 for SF Uses (blocks 10-11); minimum 10,000 s.f. lot, minimum dwelling unit 2,200 with 5 lots allowed a minimum of 1,800 s.f.	Lot sizes: 13,000 s.f. – 14,000 s.f. Dwelling unit sizes: 2,300 s.f. – 3,800 s.f.
Spring Park Central, 12 <sup>th</sup> Addition (east of the subject property)	PD 84-10 for SF Uses; minimum 3,400 s.f. lot, minimum dwelling unit 1,400 s.f.	Lot sizes: 4,500 s.f. – 6,000 s.f. Dwelling unit sizes: 2,000 s.f. – 2,900 s.f.
Camelot Addition No. 11 (south of West Campbell Road)	SF district; minimum 7,000 s.f. lot, minimum dwelling unit 1,300 s.f.	Lot sizes: 7,100 s.f. – 8,000 s.f. Dwelling unit sizes: 1,800 s.f. – 2,500 s.f.
Spring Creek Park (south of West Campbell Road)	SF district; minimum 7,000 s.f. lot, minimum dwelling unit 1,300 s.f.	Lot sizes: 7,100 s.f. – 8,000 s.f. Dwelling unit sizes: 2,000 s.f. – 2,900 s.f.

5. Subdivision Access/Alleys: Access to the proposed residential development would be from West Campbell Road. All lots within the subdivision would front a 50-foot right-of-way with access to each lot limited to the front. The applicant is requesting approval of an alley waiver for all 43 residential lots. The absence of alleys allows for the existing treed area to largely stay undisturbed and will be an additional amenity to the subdivision. Additional

easements will be dedicated for drainage and utility placement. Four-foot sidewalks are proposed to provide pedestrian access throughout the development. In addition, a sidewalk will remain along West Campbell Road.

6. Development Standards: Several development standards have been added as conditions (see attached) to the proposed Planned Development to ensure the quality of the housing product is consistent with the City's vision for the area. These standards include a minimum of 80% masonry, additional design elements, and non-repetitive elevations in a row.
7. Screening/Landscaping: The SH 190 Development Standards states that when the rear or side yards of single family lots are adjacent to a Type A-D Thoroughfare, a 6-foot tall perimeter screening consisting of either a 6-foot tall masonry wall with trees, or a 6-foot tall earthen berm with vegetation or a combination is required. The portion of the subject property along West Campbell Road is a HOA open space lot, which will be landscaped with additional trees as identified on the landscape plan. The applicant proposes a 6 foot tall masonry wall along the side property line of the lot adjacent to the HOA lot to the east of the entry. There will be additional trees planted within the median of the entry drive and all HOA lots. Per Section 34.20.B(3)b of the SH 190 Development Standards, two large trees at least two (2) inches in caliper must be provided in the front yard of all single family residential lots.
8. Tree Mitigation: The applicant is required to mitigate 397.3 caliper inches in accordance with the Tree Preservation Ordinance. The majority of the trees removed are within the area to be developed with single family lots. The applicant is proposing to replant approximately 446 caliper inches within HOA lots as well as leaving a large wooded area undisturbed.
9. Common Areas: The Detail Plan indicates an interior common area and access points to the larger common area surrounding the lots. A pedestrian trail is proposed around the perimeter of the lots that will connect to the sidewalk throughout the subdivision and to West Campbell Road. The floodplain area will mostly stay undisturbed and access will only be pedestrian in nature. Maintenance of all open space, common areas, landscaped areas and all entry features including any allowed within the street medians, irrigation, perimeter fencing and other amenities shall be the responsibility of the mandatory Homeowner's Association.

## **COMPREHENSIVE PLAN**

The Future Land Use Map of the Envision Garland Plan recommends Traditional Neighborhoods for the subject property. Traditional neighborhoods provide areas for low to moderate density single-family detached residential housing. Traditional neighborhoods also accommodate convenience retail (goods and services), office space, and public services. The Traditional Neighborhood development type is primarily characterized as low density, single-family detached (between one and six dwelling units per acre). The proposed request is consistent with the recommendation of Envision Garland.



## **COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES**

The surrounding area is a mixture of low to medium density residential uses. As previously mentioned the surrounding properties are developed with a range of single family detached subdivisions with lots ranging from approximately 4,500 square feet to 14,000 square feet. Additionally, the housing range proposed by the applicant will establish the majority of the subdivision with dwelling unit sizes comparable to the average house size in the area. The use of the property for low to medium density residential is consistent with the existing development pattern in the surrounding area. In addition, the development standards proposed will raise the minimum building design standards of the development to encourage a more appealing aesthetic value. The compact nature of the lot layout allows for the natural floodplain area to remain primarily undisturbed.

Prepared By:

Chasidy Allen, AICP  
Principal Planner

Date: August 20, 2013

Reviewed By:

Anita Russelmann  
Director of Planning

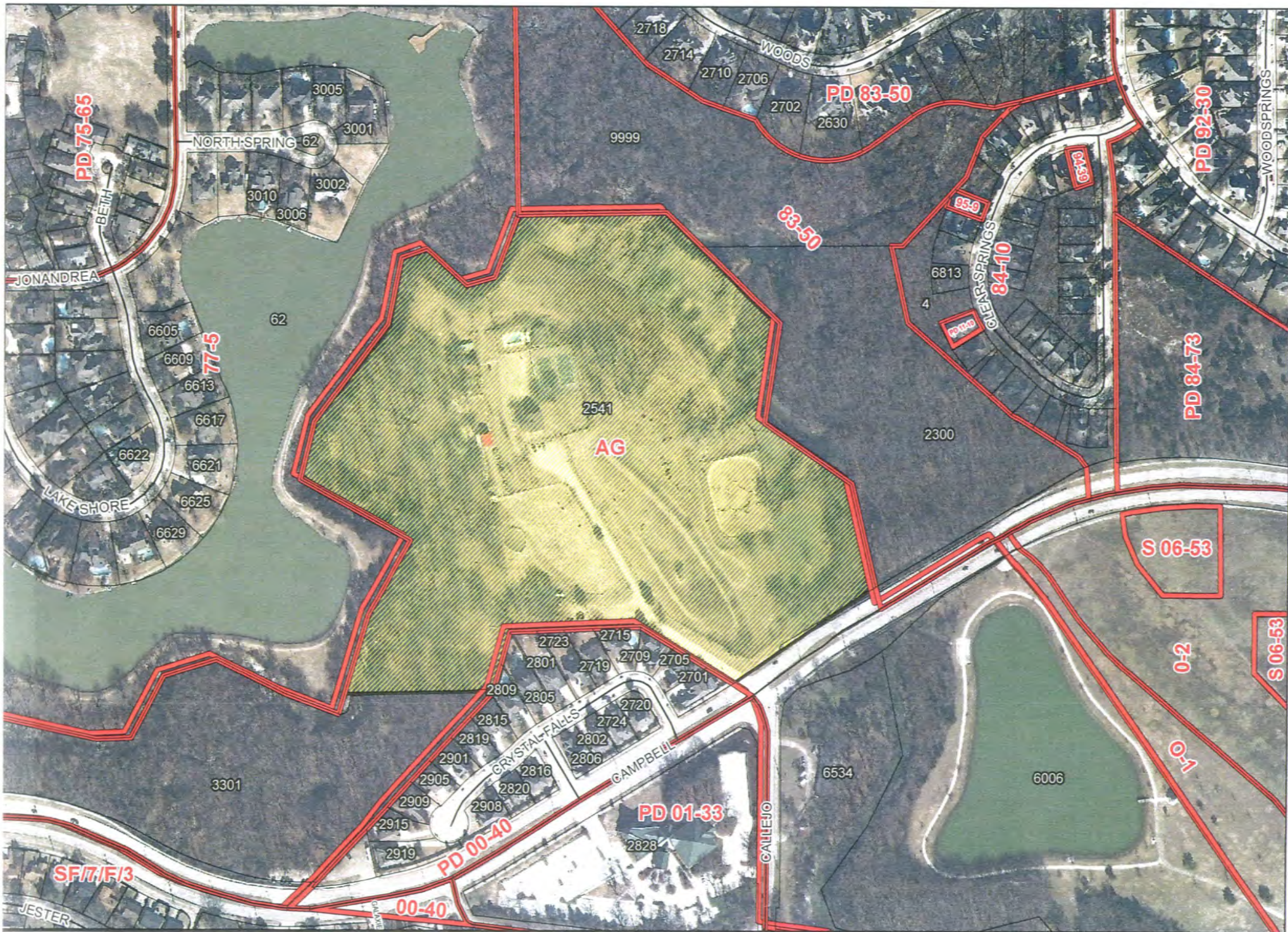
Date: August 21, 2013

Reviewed By:

William E. Dollar  
City Manager

Date: August 22, 2013





# ZONING Z 13-22

 INDICATES AREA OF REQUEST



## PLANNED DEVELOPMENT CONDITIONS

### ZONING FILE 13-22

#### Northwest of the intersection of West Campbell Road and Callejo Road

- I. **Statement of Purpose:** The purpose of this Planned Development District is to permit the development of a single-family subdivision subject to conditions.
- II. **Statement of Effect:** This Planned Development shall not affect any regulation found in the Comprehensive Zoning Ordinance. Ordinance No. 4647, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. **General Regulations:** All regulations of the Single Family Dwelling (SF/7/D/3) District set forth in Section 17-510, Section 18, 18-300 and 32 of the Comprehensive Zoning Ordinance are included by reference and shall apply, except as specified in this ordinance
- IV. **Development Plans:**

Detail Plan: Development shall be in general conformance with the Detail Plan set forth in Exhibit C.
- V. **Specific Regulations:**
  - A. Permitted uses: Only a single-family residential development shall be permitted.
  - B. Minimum lot size: The minimum lot size is 5,500 square feet.
  - C. Minimum dwelling unit size: A minimum dwelling unit area of 2,000 square feet shall be required and the square footage of dwelling units shall be as follows:
    - At least 25% at no less than 2,000 square feet
    - At least 25% at no less than 2,400 square feet
    - At least 25% at no less than 2,600 square feet
    - At least 25% at no less than 2,800 square feet
  - D. Minimum lot width: Fifty (50) feet at the building line.
  - E. Minimum lot depth: One hundred (110) feet.
  - F. Maximum lot coverage: 55%
  - G. Building setbacks:

Minimum front yard setback: Twenty (20) feet.

Minimum side yard setback (interior): Five (5) feet on each side.

Minimum side yard setback adjacent to street (interior streets): Fifteen (15) feet; except that on key lots, the street facing side yard setback shall match the front setback of the adjacent lot.

Minimum rear yard setback: Fifteen (15) feet.

H. Minimum number of design elements: A minimum of three (3) of the following elements must be incorporated into the design of each dwelling unit:

- a) Multiple pane (divided light and simulated divided light) windows;
- b) Decorative columns (min. 6" diameter) and 30" minimum height railings enclosing the front porch area;
- c) Gable with window;
- d) Dormer;
- e) Bay windows with a minimum projection of twenty-four inches (24");
- f) Minimum 8:12 roof pitch;
- g) Split garage doors (i.e., a separate door for each vehicle bay).
- h) Wood garage doors
- i) Lot fencing adjacent to open space areas shall be ornamental iron (or similar material)

I. Minimum number of elevations: No single building elevation shall be duplicated with the next two houses adjacent to it on either side. (ex: house A, house B, house C, house A, house B, house C, etc.)

J. Garages: A minimum two-car garage shall be required for each dwelling unit.

K. Building materials: The minimum masonry requirement for houses within the subdivision shall consist of 80% masonry for each elevation. Masonry shall be defined as brick, cast stone or stone.

L. Screening/Landscaping: A screening wall shall be installed along the perimeter of the residential lot adjacent to West Campbell Road. The proposed screening wall shall be ornamental iron or masonry fence with landscaping in accordance with engineering requirements. The landscaping within the utility easement shall be small/ornamental trees and shrubs. Any trees within a visibility easement must be maintained at a minimum clearance of eight (8) feet. Two (2) large trees shall be

installed on each individual residential lot. The screening wall and landscaping shall be consistent with Exhibit D and Exhibit E.

- M. Private/Public Street System: All streets within the subdivision will be public streets.
- N. Alleys: Alleys shall not be required with this development.
- O. Common Area: A minimum of 16 acres of common areas and open spaces shall be provided with pedestrian access and a concrete trail around the large open space area adjacent to the creek.
- P. Homeowners Association: A Homeowners Association shall be incorporated and each lot/homeowner shall be a mandatory member. The bylaws of this association shall establish a system of payment of dues; a system of enforcement of its rules and regulations; shall provide a clear and distinct definition of the responsibility of each member; and other provisions as deemed appropriate to secure a sound and stable association. The Bylaws for this association shall be submitted to the Director of Planning for review prior to commencement of construction of any infrastructure improvements within the subdivision.
- Q. Maintenance of Open Space, Landscaped Areas, Entry Features and Other Amenities: Maintenance of all open space, common areas, landscaped areas and all entry features including any allowed within the street medians, irrigation, perimeter fencing and other amenities shall be the responsibility of the Homeowner's Association.



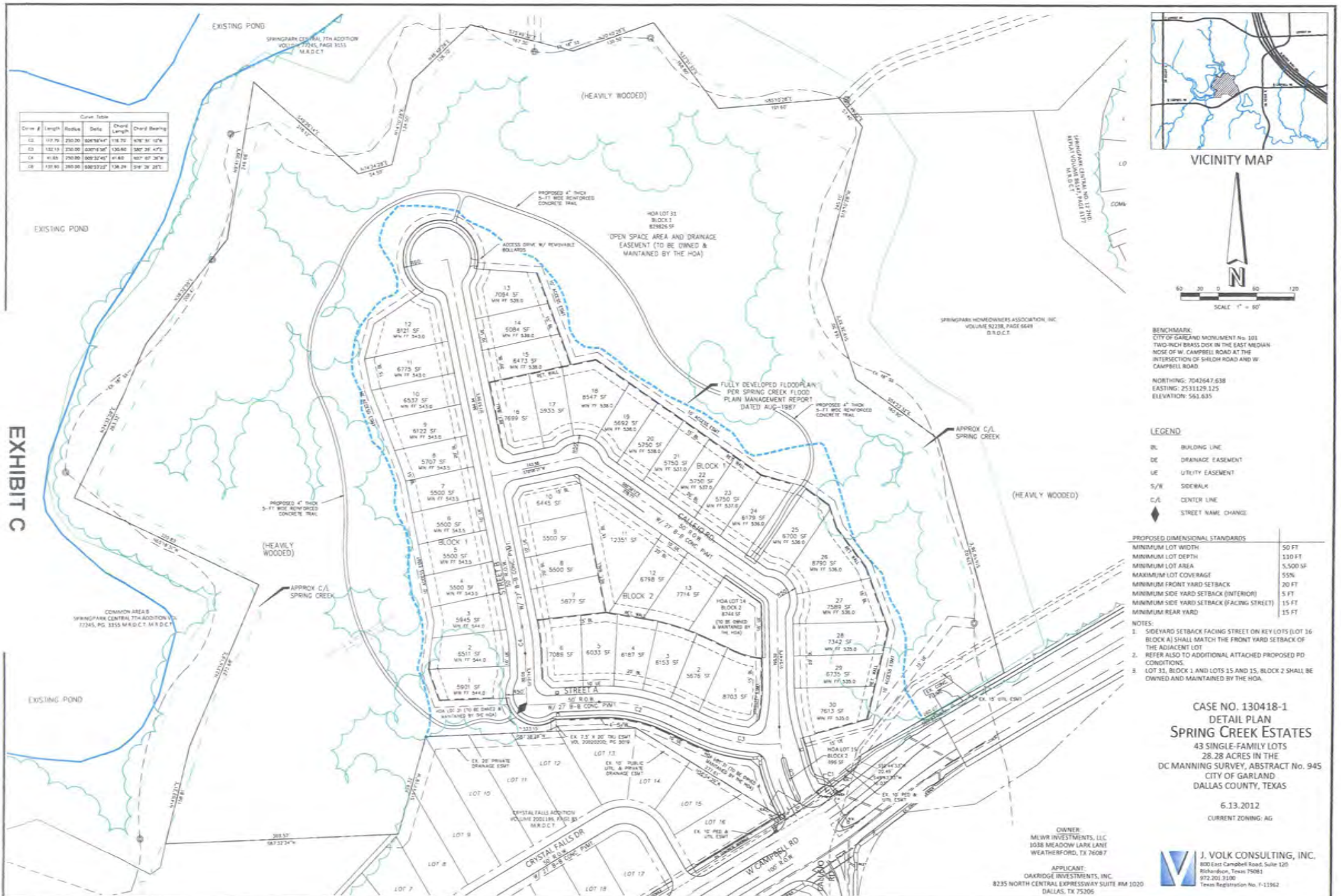


EXHIBIT C



Exhibit D

CRISTAL FALLS ADDITION  
VOL. 200146, P. 55  
M.R.D.C.T.

CONCRETE TRAIL SYSTEM  
AROUND PERIMETER OF SITE

HOA LOT 35

HOA LOT 14

STREET A

STREET B

CRYSTAL FALLS DR.

W CAMPBELL ROAD

TURNAROUND FOR TRAIL

BRICK TIER WALL WITH ENHANCED  
STONE COLUMNS  
REFER TO DETAIL 14.22

PRIMARY ENTRANCE MONUMENT  
REFER TO DETAIL 24.52

This is a detailed site plan for the Crystal Falls Addition. The plan shows a series of lots numbered 1 through 35, arranged in a somewhat irregular pattern. A central street, labeled 'STREET A', runs horizontally through the middle of the site. To the left of Street A, there is another street labeled 'STREET B'. To the right of Street A, there is a street labeled 'CRYSTAL FALLS DR.'. At the bottom of the plan, there is a street labeled 'W CAMPBELL ROAD'. A 'CONCRETE TRAIL SYSTEM' is shown running around the perimeter of the site, with a 'TURNAROUND FOR TRAIL' indicated on the left side. Two specific lots are highlighted: 'HOA LOT 14' and 'HOA LOT 35'. A 'BRICK TIER WALL WITH ENHANCED STONE COLUMNS' is shown on the right side, and a 'PRIMARY ENTRANCE MONUMENT' is indicated near the bottom right corner. The plan also shows various other features such as trees, fences, and utility lines.



EXISTING TREE TO BE PRESERVED  
(REFER TO TREE SURVEY FOR DETAILS)

PROPOSED LARGE SHADE TREE  
(4" CALIPER, SPECIES T.B.D.)

PROPOSED SMALL ORNAMENTAL TREE  
(2" CALIPER, SPECIES T.B.D.)

■ 7'-0" HT. STONE COLUMN

— 6'-0" HT BRICK THINWALL IV

— 6'-6" HT BRICK THINWALL COLUMN

== 6'-0" HT. STONE SIGN WALL

COVER BERM-DECA TURF GRASS SHALL  
COVER ALL COMMON AREAS

PER DESIGN STANDARDS SECTIONS 5.0-5.0, THE FOLLOWING HAS BEEN PROVIDED:

- A CONTINUOUS 6" HT. MASONRY SCREENING WALL WITH 12" WIDTH CONCRETE HORN STRIP ALONG LOT S2, BLOCK A.
- A MINIMUM 5'-0" WIDTH LANDSCAPE AREA IS PROVIDED.
- TEN (10) SMALL ORNAMENTAL TREES ARE PROVIDED ADJACENT TO THE SCREENING WALL.
- SEVEN (7) LARGE SHADE TREES ARE PROVIDED ADJACENT TO THE SCREENING WALL.
- 54150 CALIPER INCHES OF MITIGATION IS SATISFIED AND PROVIDING 100 - 4" CALIPER TREES IN ADDITION TO THE SCREENING AND BUFFERING REQUIREMENTS ABOVE.

OWNER: MLWR INVESTMENTS, LLC  
1038 MEADOW PARK LANE  
WEATHERFORD, TEXAS 76087

APPLICANT: OAKRIDGE INVESTMENTS, INC.  
8235 NORTH CENTRAL EXPRESSWAY  
SUITE #M 1020  
DALLAS, TEXAS 75206

LANDSCAPE ARCHITECT: STUDIO 13 DESIGN GROUP, PLLC.  
519 BENNETT LANE  
SUITE 203  
LEWISVILLE, TEXAS 75057  
PH: (469) 635-1900  
CONTACT: CODY JOHNSON, ASLA, PLA, LI

**STUDIO B**  
MANUSCRIPTS

Editor: CT Design Group, P.O.  
Box 10000, Los Angeles, CA 90020  
Tel: 310-440-1000, Fax: 310-440-  
1001, e-mail: ct@ct.com

THESE DOCUMENTS ARE  
FOR INTERIM REVIEW  
ONLY AND NOT INTENDED  
FOR CONSTRUCTION OR  
BIDDING PURPOSES

Submitted: 6/15/2011



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## LANDSCAPE AND SCREENING

Overall Concept Plan

Spring Creek Estates

City of Garland, Dallas County, Texas

[illegible]

PROJECT

JVC003

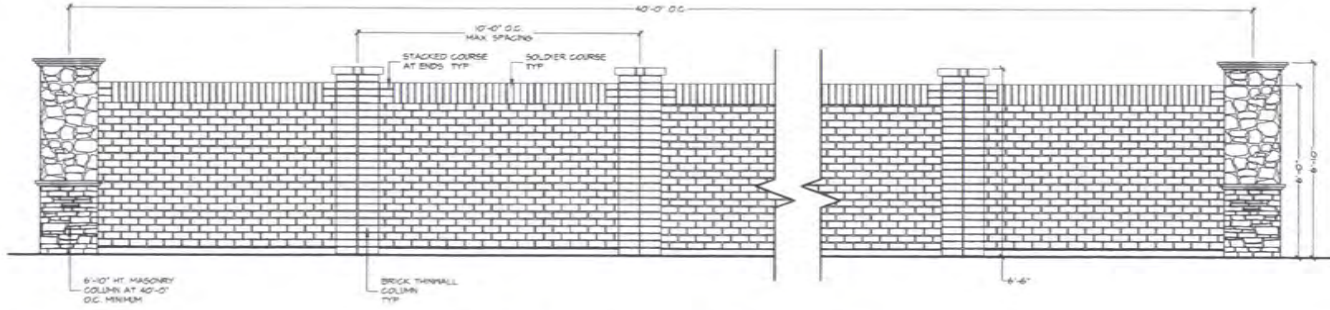
SHEET

LS1 of 2

Plot Date: 6/11/2013 2:00 PM

EXHIBIT E

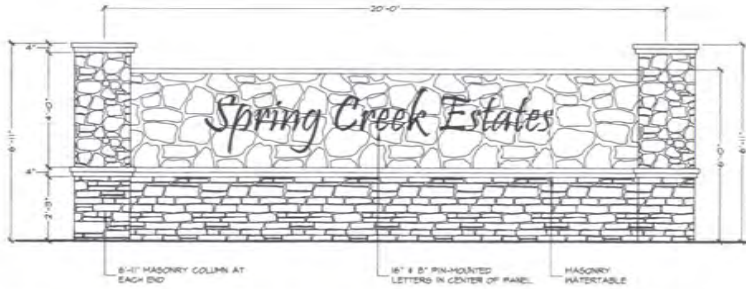
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1 PERIMETER  
LS2 ELEVATION

PARTIAL BRICK THINWALL AND COLUMNS

SCALE: 1/2"=1'-0"



2 PRIMARY ENTRY MONUMENT  
LS2 ELEVATION

SCALE: 1/2"=1'-0"

STUDIO  
DALLAS  
11011 (11) Street Street, Suite 101  
Dallas, Texas 75244  
469-433-1101

THESE DOCUMENTS ARE  
FOR INTERNAL REVIEW  
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FOR CONSTRUCTION OR  
BIDDING PURPOSES

Revised: 6-11-2013

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drawing. If not per scale on this  
sheet, adjust scale as necessary.  
Drawn by:

LANDSCAPE AND SCREENING

Overall Concept Plan

Spring Creek Estates

City of Garland, Dallas County, Texas

REV	DATE

PROJECT  
JVC003  
SHEET  
LS2 of 2



## REPORT & MINUTES

### P.C. Meeting, July 8, 2013 (8 Members Present)

**Consideration of the application of Oak Ridge Investments requesting approval of 1) a change in zoning from Agriculture (AG) District to a Planned Development (PD) District for Single Family Uses and 2) a Detail Plan. This property is located northwest of the intersection of West Campbell Road and Callejo Road. (File 13-22)**

Representing the applicant Jay Volk, 800 E. Campbell, Ste. 120, Richardson, TX and Justin Akin, 8350 N. Central Expressway presented their development proposal. Mr. Volk also stressed their desire to preserve as many trees as possible as well as the addition of trees to the subdivision. Mr. Volk went on to further explain their methods to manage drainage and erosion concerns.

Residents that spoke in opposition were:

Gene Ingram, 6534 Callejo, Garland, TX  
Bill Tunnel, 2207 Owens Blvd  
Rob Ivey, 2805 Crystal Falls, Garland, TX  
Lynn Corey, 6621 Lakeshore Drive, Garland, TX  
Dennis & Lorelee Van Fossen, 2718 Woods LN, Garland, TX 75044  
Jeanne Thoes, 2605 Hazelwood Pl, Garland, TX 75044  
Florita Boyd, 2815 Crystal Falls Drive, Garland, TX  
Christie Gard, 4212 Hawthorne Ave, Garland, TX  
Don Ingram, 6534 Callejo, Garland, TX

Nearby Residents that spoke in opposition were:

Holly McCoy, 6937 Aspen Creek, Dallas, TX 75252  
Polly Whittle, 9646 Douglas Avenue, TX 75225  
Kelley Reynolds, 613 Goodwin Drive, Richardson, TX 75081  
Megan Mortensen, 4601 Blackshear Trail, Plano, TX 75093  
Emily Truong, 7505 Briarglen Court, Garland, TX  
Jerry Lamberson, 3009 N. Spring Ct., Garland, TX  
Mary Lamberson, 3009 N. Spring Ct., Garland, TX  
Jill Crane James & Family, 6715 Beth Ct. Garland, TX 75044  
Elizabeth McElyea, 6705 Lake Shore Drive, Garland, TX 75044  
Joseph P. Doyle, 3018 N Spring Ct., Garland, TX  
Paul E. Fox, 3017 N. Spring Ct., Garland, TX  
Kathleen A. Fox, 3017 N. Spring Ct., Garland, TX  
Gary Clark, 3010 N. Spring Ct., Garland, TX  
Marilia Clark, 3010 N. Spring Ct., Garland, TX  
Ronald Dewan, 3001 N. Spring Ct., Garland, TX  
Jennifer Seymour, 6629 Lakeshore Drive, Garland, TX

Mike Seymour, 6629 Lakeshore Drive, Garland, TX  
Mary McElyea, 6705 Lakeshore Drive, Garland, TX  
Fiyad Y. Elkazzaz, 6622 Lakeshore Drive, Garland, TX  
Chris Whitesell, 6605 Lakeshore drive, Garland, TX  
Andrew McElyea, 6705 Lakeshore Drive, Garland, TX  
Jerry McGrew, 2805 Woods Lane, Garland, TX  
Virginia McGrew, 2805 Woods Lane, Garland, TX  
Carrie Butler, 3242 Regent Drive  
Aaron Corey, 6621 Lakeshore Drive, Garland, TX 75044  
Barb & Ladd Stauffer, 5509 Castbrew Lane, Garland, TX  
Amy Ivey, 2805 Crystal Falls Drive, Garland, TX  
Victor Cuellar, 2709 Crystal Falls Drive, Garland, TX  
Norma Rachel Waller, 6813 Clear Springs Pkwy, Garland, TX  
Ashley Cline, 7014 Clear Springs Circle, Garland, TX  
Christy Zarller, Creek Bend, Garland, TX  
John Kempil, Clear Springs Pwky, Garland, TX

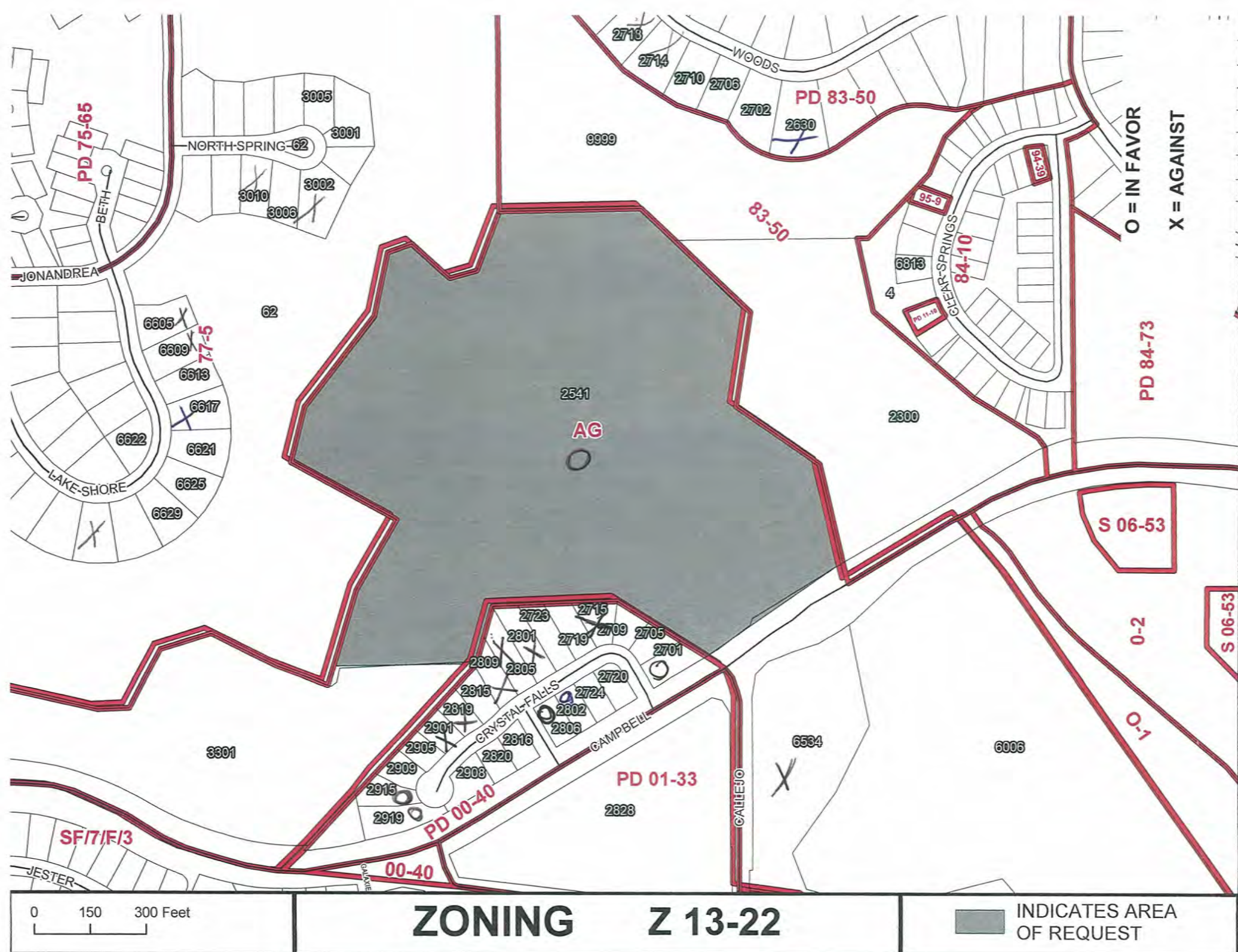
Nearby residents present and registering their position as opposed were:

Margie Morgan, 10864 TX Hwy 19, Emory, TX 75440  
April Miller, 7332 Maplecrest Drive, Dallas, TX 75254  
Hannah Buskin, 17628 Ivy Hill Drive, Dallas, TX 75287  
Caitlin Fleisher, 6829 Charlomonte, TX  
Rowan Buskin, 17628 Ivy Hill Drive, Dallas, TX  
Denise Turnbull, 406 Vernet Richardson, TX  
Renee Sneed, 3128 Lovers Lane, Dallas, TX  
Chuck Blackford, 3128 Lovers Lane, Dallas, TX  
Paula & Sean Cham, 6613 Lake Shore Dr., Garland, TX  
Lucy Fetner, 7521 White Castle Lane, Plano, TX  
Lisa Strobel, 6846 Greenwich Lane, Dallas, TX  
Emilia Belli, 7506 Overdale Drive  
Gavin Melmed  
Amy Sigman  
Elizabeth Edling, 7521 White Castle Lane  
Sherry Kneipper, 9030 Guernsey Lane  
Ava Melmed, 6505 Valley Brooke Drive  
Reagan Branus, 5702 Mercedes Ave  
Carrie Butler, 3242 Regent Drive  
Julie Uhlhorn Allen, 5337 Kelsey Road  
Amy Hofland, 7278 Williamson Cir

**Motion** was made by Commissioner Luckie, seconded by Commissioner Dalton to close the public hearing. **Motion carried: 8Ayes, 0 Nays.**

**Motion** was made by Commissioner Luckie, seconded by Commissioner Dalton to **deny** the request. **Motion carried: 7 Ayes, 1 Nay** by Commissioner Fisher.









# GARLAND

CITY OF GARLAND  
PLANNING DEPARTMENT  
P.O. BOX 469002  
GARLAND, TX 75046-9002

June 26, 2013

HEARING DATE/TIME: Plan Commission: July 8, 2013 – 7:00 PM

APPLICANT: Oak Ridge Investments

**File 13-22**

Dear Property Owner:

A public hearing will be held by the Plan Commission of the City of Garland, Texas, at 7:00 P.M. Monday, July 8, 2013, in the Council Chambers of City Hall, 200 North Fifth Street, to consider the application of **Oak Ridge Investments**, requesting approval of 1) a change in zoning from Agriculture (AG) District to a Planned Development (PD) District for Single Family Uses and 2) a Detail Plan. The property is shown on the enclosed sketch and is described as follows:

Being a 28.279 acre tract of land situated in the Delilah C. Manning Survey, Abstract No. 945, City of Garland, Dallas, County, Texas, as conveyed to MLWR Investments, LLC, as recorded in County Clerks File No. 201300052410, Property Records, Dallas County, Texas. This property is located northwest of the intersection of West Campbell Road and Callejo Road. (District 1)

**Note: This request was postponed from the June 24, 2013 Plan Commission meeting. The applicant requests approval of a change in zoning to allow for the development of a residential subdivision with approximately 45 single family homes with a minimum lot size of 5,500 square feet.**

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return to **City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002 or by fax to 972-205-2474**. Should you have any questions, please contact Chasidy Allen at 972-205-2445.

(Please Check One Below)



I am in favor of the request.



I am opposed to the request.

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

*We live in a residential community. I feel that this addition will be a quality project. It will enhance our community. The developer has provided access to green belt*

(Please complete the following information)

Your Property Address

Printed Name

Address

City, State

Zip

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

Signature

Title

Date:



# GARLAND

June 26, 2013

CITY OF GARLAND  
PLANNING DEPARTMENT  
P.O. BOX 469002  
GARLAND, TX 75046-9002

HEARING DATE/TIME: Plan Commission: July 8, 2013 – 7:00 PM

APPLICANT: Oak Ridge Investments

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**Note: This request was postponed from the June 24, 2013 Plan Commission meeting. The applicant requests approval of a change in zoning to allow for the development of a residential subdivision with approximately 45 single family homes with a minimum lot size of 5,500 square feet.**

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return to **City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002 or by fax to 972-205-2474**. Should you have any questions, please contact Chasidy Allen at 972-205-2445.

(Please Check One Below)

☐ I am in favor of the request.

☒ I am opposed to the request.

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

*I am concerned about the increased traffic, possible negative impact on the view and enjoyment of my home and property values.*

(Please complete the following information)

Your Property Address

*Emeline Yang*

Printed Name

*2901 Crystal Falls Dr.*

Address

*Garland, TX 75044*

City, State

Zip

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

*Emeline Yang*

Signature

Date:

*7/1/2013*

Title





# GARLAND

CITY OF GARLAND  
PLANNING DEPARTMENT  
P.O. BOX 469002  
GARLAND, TX 75046-9002

June 26, 2013

HEARING DATE/TIME: Plan Commission: July 8, 2013 – 7:00 PM

APPLICANT: Oak Ridge Investments

**File 13-22**

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**Note: This request was postponed from the June 24, 2013 Plan Commission meeting. The applicant requests approval of a change in zoning to allow for the development of a residential subdivision with approximately 45 single family homes with a minimum lot size of 5,500 square feet.**

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return to **City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002** or by fax to **972-205-2474**. Should you have any questions, please contact Chasidy Allen at 972-205-2445.

(Please Check One Below)

☒ I am in favor of the request.

☐ I am opposed to the request.

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

A new residential area would be an asset to the  
community.

(Please complete the following information)

Your Property Address

Printed Name

Address

City, State

Zip

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

Signature

Date:

Title



# GARLAND

CITY OF GARLAND  
PLANNING DEPARTMENT  
P.O. BOX 469002  
GARLAND, TX 75046-9002

June 26, 2013

HEARING DATE/TIME: Plan Commission: July 8, 2013 – 7:00 PM

APPLICANT: Oak Ridge Investments

**File 13-22**

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**Note: This request was postponed from the June 24, 2013 Plan Commission meeting. The applicant requests approval of a change in zoning to allow for the development of a residential subdivision with approximately 45 single family homes with a minimum lot size of 5,500 square feet.**

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return to **City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002 or by fax to 972-205-2474**. Should you have any questions, please contact Chasidy Allen at 972-205-2445.

(Please Check One Below)

☒ I am in favor of the request.

☐ I am opposed to the request.

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

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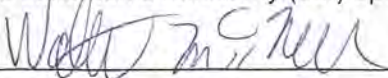
---

(Please complete the following information)

Your Property Address

Printed Name	MCNEW WALTER & SHIRLEY		
	2919 CRYSTAL FALLS DR		
Address	GARLAND, TEXAS 750442861	State	Zip

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

Signature		Title
Date:	6-29-13	





# GARLAND

CITY OF GARLAND  
PLANNING DEPARTMENT  
P.O. BOX 469002  
GARLAND, TX 75046-9002

June 26, 2013

**HEARING DATE/TIME:** Plan Commission: July 8, 2013 – 7:00 PM

**APPLICANT:** Oak Ridge Investments

**File 13-22**

Dear Property Owner:

A public hearing will be held by the Plan Commission of the City of Garland, Texas, at 7:00 P.M. Monday, July 8, 2013, in the Council Chambers of City Hall, 200 North Fifth Street, to consider the application of **Oak Ridge Investments**, requesting approval of 1) a change in zoning from Agriculture (AG) District to a Planned Development (PD) District for Single Family Uses and 2) a Detail Plan. The property is shown on the enclosed sketch and is described as follows:

Being a 28.279 acre tract of land situated in the Delilah C. Manning Survey, Abstract No. 945, City of Garland, Dallas, County, Texas, as conveyed to MLWR Investments, LLC, as recorded in County Clerks File No. 201300052410, Property Records, Dallas County, Texas. This property is located northwest of the intersection of West Campbell Road and Callejo Road. (District 1)

**Note: This request was postponed from the June 24, 2013 Plan Commission meeting. The applicant requests approval of a change in zoning to allow for the development of a residential subdivision with approximately 45 single family homes with a minimum lot size of 5,500 square feet.**

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return to **City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002 or by fax to 972-205-2474**. Should you have any questions, please contact Chasidy Allen at 972-205-2445.

(Please Check One Below)

☒ I am in favor of the request.

☐ I am opposed to the request.

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

(Please complete the following information)

Property under contract → Your Property Address → 2541 W. Campbell Rd. Garland, TX. 750442856

Printed Name  
Judy Rutledge

Address  
2530 Spyglass Dr. Carrollton, TX.

City, State

Zip

75007-5086

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

Judith A. Rutledge

Signature

Title

Date: 7/1/13



FILE



DOWNLOAD

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**GARLAND**

GARL

**June 26, 2013****HEARING DATE/TIME:** Plan Commission: July 8, 2013 – 7:00 PM**APPLICANT:** Oak Ridge Investments**File 13-22**

Dear Property Owner:

A public hearing will be held by the Plan Commission of the City of Garland, Texas, July 8, 2013, in the Council Chambers of City Hall, 200 North Fifth Street, to consider **Oak Ridge Investments**, requesting approval of 1) a change in zoning from Agricultural Planned Development (PD) District for Single Family Uses and 2) a Detail Plan. The enclosed sketch and is described as follows:

Being a 28.279 acre tract of land situated in the Delilah C. Manning Survey, City of Garland, Dallas, County, Texas, as conveyed to MLWR Investments, LL County Clerks File No. 201300052410, Property Records, Dallas County, Texas located northwest of the intersection of West Campbell Road and Callejo Road.

**Note:** This request was postponed from the June 24, 2013 Plan Commission. The applicant requests approval of a change in zoning to allow for the development of a subdivision with approximately 45 single family homes with a minimum lot size of 1/4 acre.

To convey any concerns or opinions regarding the aforementioned request, please complete the enclosed section and return to City of Garland, Planning Department, P.O. Box 475046-9002 or by fax to 972-205-2474. Should you have any questions, please call 972-205-2445.

(Please Check One Below)

☒ I am in favor of the request.☐ I am opposed to the request.

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

THE LEASE WITH MERRIWOOD Ranch, INC, current  
our property, will terminate DEC 31, 2013.

(Please complete the following information)

Your Property Address

RICHARD W. RUTLEDGE

Printed Name

22210 NORTH FORK DRIVE KATY, TEXAS

Address

City, State

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



# GARLAND

June 26, 2013

CITY OF GARLAND  
PLANNING DEPARTMENT  
P.O. BOX 469002  
GARLAND, TX 75046-9002

**HEARING DATE/TIME:** Plan Commission: July 8, 2013 – 7:00 PM

**APPLICANT:** Oak Ridge Investments

**File 13-22**

Dear Property Owner:

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**Note: This request was postponed from the June 24, 2013 Plan Commission meeting. The applicant requests approval of a change in zoning to allow for the development of a residential subdivision with approximately 45 single family homes with a minimum lot size of 5,500 square feet.**

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return to **City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002** or by fax to **972-205-2474**. Should you have any questions, please contact Chasidy Allen at 972-205-2445.

(Please Check One Below)

☐ I am in favor of the request.

☒ I am opposed to the request.

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

*It will substantially destroy the peaceful and green environment*

(Please complete the following information)

Your Property Address

Printed Name

Address

City, State

Zip

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

Signature

Date:

Title

*Jenome ZHU*  
*6/28/13*

*OWNER*





# GARLAND

CITY OF GARLAND  
PLANNING DEPARTMENT  
P.O. BOX 469002  
GARLAND, TX 75046-9002

May 30, 2013

HEARING DATE/TIME: Plan Commission: June 10, 2013 - 7:00 PM

APPLICANT: Oak Ridge Investments

File 13-22

Dear Property Owner:

A public hearing will be held by the Plan Commission of the City of Garland, Texas, at 7:00 P.M. Monday, June 10, 2013, in the Council Chambers of City Hall, 200 North Fifth Street, to consider the application of **Oak Ridge Investments**, requesting approval of 1) a change in zoning from Agriculture (AG) District to a Planned Development (PD) District for Single Family Uses and 2) a Detail Plan. The property is shown on the enclosed sketch and is described as follows:

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**Note: The applicant requests approval of a change in zoning to allow for the development of a residential subdivision with approximately 45 single family homes with a minimum lot size of 5,500 square feet.**

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return to **City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002 or by fax to 972-205-2474**. Should you have any questions, please contact Chasidy Allen at 972-205-2445.

(Please Check One Below)

☐ I am in favor of the request.

☒ I am opposed to the request.

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

- Area is already prone to flooding and an additional 45 homes will only make it worse
- Significantly added traffic near the elementary school
- Loss of a valued amenity for the N. Garland area.

(Please complete the following information)

Your Property Address

Printed Name

Address

City, State

Zip

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

Signature

Title

Date:

*Donald R. Gail*  
7/8/13



# GARLAND

CITY OF GARLAND  
PLANNING DEPARTMENT  
P.O. BOX 469002  
GARLAND, TX 75046-9002

May 30, 2013

HEARING DATE/TIME: Plan Commission: June 10, 2013 – 7:00 PM

APPLICANT: Oak Ridge Investments

## File 13-22

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**Note: The applicant requests approval of a change in zoning to allow for the development of a residential subdivision with approximately 45 single family homes with a minimum lot size of 5,500 square feet.**

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return to **City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002 or by fax to 972-205-2474**. Should you have any questions, please contact Chasidy Allen at 972-205-2445.

(Please Check One Below)

☐ I am in favor of the request.

☒ I am opposed to the request.

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

Dense Planned Housing & Loss of Green Space  
Traffic & more water runoff to Spring Creek

(Please complete the following information)

Your Property Address

Printed Name

Address

City, State

Zip

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

Signature  
Date:

Title





# GARLAND

CITY OF GARLAND  
PLANNING DEPARTMENT  
P.O. BOX 469002  
GARLAND, TX 75046-9002

May 30, 2013

HEARING DATE/TIME: Plan Commission: June 10, 2013 – 7:00 PM

APPLICANT: Oak Ridge Investments

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**Note: The applicant requests approval of a change in zoning to allow for the development of a residential subdivision with approximately 45 single family homes with a minimum lot size of 5,500 square feet.**

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return to **City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002 or by fax to 972-205-2474**. Should you have any questions, please contact Chasidy Allen at 972-205-2445.

(Please Check One Below)

☐ I am in favor of the request.

☒ I am opposed to the request.

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

Dense Planned Housing & Lose of Green Space  
Traffic & more water runoff to Spring Creek

(Please complete the following information)

Your Property Address

Printed Name

Address

City, State

Zip

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

Signature  
Date:

Title





# GARLAND

May 30, 2013

CITY OF GARLAND  
PLANNING DEPARTMENT  
P.O. BOX 469002  
GARLAND, TX 75046-9002

HEARING DATE/TIME: Plan Commission: June 10, 2013 -- 7:00 PM

APPLICANT: Oak Ridge Investments

## File 13-22

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**Note: The applicant requests approval of a change in zoning to allow for the development of a residential subdivision with approximately 45 single family homes with a minimum lot size of 5,500 square feet.**

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return to **City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002 or by fax to 972-205-2474**. Should you have any questions, please contact Chasidy Allen at 972-205-2445.

(Please Check One Below)

☐ I am in favor of the request.

☒ I am opposed to the request.

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

This land is home to many oaks and trees which  
are over 60 years old and is a flood plain. If they  
build this up it will flood other areas including the nature center  
(Please complete the following information)

Your Property Address

Printed Name

Address

City, State

Zip

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

Signature

Date:

Title

owner

5-30-13



# GARLAND

May 30, 2013

CITY OF GARLAND  
PLANNING DEPARTMENT  
P.O. BOX 469002  
GARLAND, TX 75046-9002

HEARING DATE/TIME: Plan Commission: June 10, 2013 – 7:00 PM

APPLICANT: Oak Ridge Investments

**File 13-22**

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**Note: The applicant requests approval of a change in zoning to allow for the development of a residential subdivision with approximately 45 single family homes with a minimum lot size of 5,500 square feet.**

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return to **City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002** or by fax to **972-205-2474**. Should you have any questions, please contact Chasidy Allen at 972-205-2445.

(Please Check One Below)

- ☐ I am in favor of the request.
- ☒ I am opposed to the request.

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

THIS WILL LOWER THE VALUE OF  
my HOME & WILL RUIN THE QUIET  
NEIGHBORHOOD

(Please complete the following information)

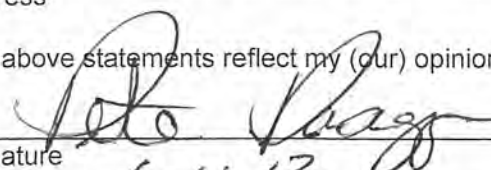
Your Property Address 2715 CRYSTAL FALLS

Printed Name PETE PASCUZZI

Address GARLAND, TX

City, State Zip

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

 OWNER

Signature Date: 6-4-13 Title





# GARLAND

May 30, 2013

CITY OF GARLAND  
PLANNING DEPARTMENT  
P.O. BOX 469002  
GARLAND, TX 75046-9002

HEARING DATE/TIME: Plan Commission: June 10, 2013 – 7:00 PM

APPLICANT: Oak Ridge Investments

**File 13-22**

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**Note: The applicant requests approval of a change in zoning to allow for the development of a residential subdivision with approximately 45 single family homes with a minimum lot size of 5,500 square feet.**

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return to **City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002 or by fax to 972-205-2474**. Should you have any questions, please contact Chasidy Allen at 972-205-2445.

(Please Check One Below)

☒ I am in favor of the request.

☐ I am opposed to the request.

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

(Please complete the following information)

Your Property Address

2806 Crystal Falls Drive, Garland, TX 75044

Printed Name

Gary Herrin

Address

2806 Crystal Falls Dr City, State Garland

Zip 75044

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

Signature

Gary Herrin

Title

Date:



# GARLAND

May 30, 2013

CITY OF GARLAND  
PLANNING DEPARTMENT  
P.O. BOX 469002  
GARLAND, TX 75046-9002

HEARING DATE/TIME: Plan Commission: June 10, 2013 – 7:00 PM

APPLICANT: Oak Ridge Investments

**File 13-22**

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Being a 28.279 acre tract of land situated in the Delilah C. Manning Survey, Abstract No. 945, City of Garland, Dallas, County, Texas, as conveyed to MLWR Investments, LLC, as recorded in County Clerks File No. 201300052410, Property Records, Dallas County, Texas. This property is located northwest of the intersection of West Campbell Road and Callejo Road. (District 1)

**Note: The applicant requests approval of a change in zoning to allow for the development of a residential subdivision with approximately 45 single family homes with a minimum lot size of 5,500 square feet.**

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return to **City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002 or by fax to 972-205-2474**. Should you have any questions, please contact Chasidy Allen at 972-205-2445.

(Please Check One Below)

☒ I am in favor of the request.

☐ I am opposed to the request.

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

---

---

(Please complete the following information)

Your Property Address

Printed Name HOA NGUYEN & HELENE NGUYEN

Address 2701 CRYSTAL FALLS DR City, State GARLAND Zip TX 75044

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

Signature *Hoang Nguyen* Title Owner  
Date: 6/9/2013





# GARLAND

May 30, 2013

CITY OF GARLAND  
PLANNING DEPARTMENT  
P.O. BOX 469002  
GARLAND, TX 75046-9002

**HEARING DATE/TIME:** Plan Commission: June 10, 2013 – 7:00 PM

**APPLICANT:** Oak Ridge Investments

**File 13-22**

Dear Property Owner:

A public hearing will be held by the Plan Commission of the City of Garland, Texas, at 7:00 P.M. Monday, June 10, 2013, in the Council Chambers of City Hall, 200 North Fifth Street, to consider the application of **Oak Ridge Investments**, requesting approval of 1) a change in zoning from Agriculture (AG) District to a Planned Development (PD) District for Single Family Uses and 2) a Detail Plan. The property is shown on the enclosed sketch and is described as follows:

Being a 28.279 acre tract of land situated in the Delilah C. Manning Survey, Abstract No. 945, City of Garland, Dallas, County, Texas, as conveyed to MLWR Investments, LLC, as recorded in County Clerks File No. 201300052410, Property Records, Dallas County, Texas. This property is located northwest of the intersection of West Campbell Road and Callejo Road. (District 1)

**Note: The applicant requests approval of a change in zoning to allow for the development of a residential subdivision with approximately 45 single family homes with a minimum lot size of 5,500 square feet.**

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return to **City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002** or by fax to **972-205-2474**. Should you have any questions, please contact Chasidy Allen at 972-205-2445.

(Please Check One Below)

☐ I am in favor of the request.

☒ I am opposed to the request.

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

---

---

(Please complete the following information)

Your Property Address

Emeline Yang

Printed Name

2901 Crystal Falls

Address

Garland, TX

City, State

75044

Zip

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

Emeline Yang

Signature

Date: 6/10/2013

Title





# GARLAND

May 30, 2013

CITY OF GARLAND  
PLANNING DEPARTMENT  
P.O. BOX 469002  
GARLAND, TX 75046-9002

HEARING DATE/TIME: Plan Commission: June 10, 2013 - 7:00 PM

APPLICANT: Oak Ridge Investments

24

File 13-22

Dear Property Owner:

A public hearing will be held by the Plan Commission of the City of Garland, Texas, at 7:00 P.M. Monday, June 10, 2013, in the Council Chambers of City Hall, 200 North Fifth Street, to consider the application of **Oak Ridge Investments**, requesting approval of 1) a change in zoning from Agriculture (AG) District to a Planned Development (PD) District for Single Family Uses and 2) a Detail Plan. The property is shown on the enclosed sketch and is described as follows:

Being a 28.279 acre tract of land situated in the Delilah C. Manning Survey, Abstract No. 945, City of Garland, Dallas, County, Texas, as conveyed to MLWR Investments, LLC, as recorded in County Clerks File No. 201300052410, Property Records, Dallas County, Texas. This property is located northwest of the intersection of West Campbell Road and Callejo Road. (District 1)

**Note: The applicant requests approval of a change in zoning to allow for the development of a residential subdivision with approximately 45 single family homes with a minimum lot size of 5,500 square feet.**

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return to **City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002** or by fax to **972-205-2474**. Should you have any questions, please contact Chasidy Allen at 972-205-2445.

(Please Check One Below)

☐ I am in favor of the request.

☒ I am opposed to the request.

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

PLEASE

SEE ATTACHED

(Please complete the following information)

Your Property Address

Amy & Rob Ivey

Printed Name

2805 CRYSTAL FALLS DR. GARLAND TX. 75044

Address

City, State

Zip

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

Signature

Date:

6-20-13

Title

City of Garland Planning Commission,

We have the following concerns regarding the rezoning of the property, Merriwood Ranch, file 13-22:

1) Drainage into the flood plain.

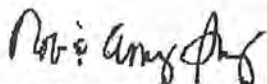
Water in the flood plain behind our home has come within approximately 15-20 feet of the retaining wall supporting the rear of our property. With increase in drainage into the flood plain from the new homes backing up to it, what affect will this have on the increase of water in that area? Spring Creek creates a raging river there with heavy rains when it comes out of it's banks. When we purchased our home we were told it was highly unlikely this area would ever be developed because of the drainage situation in that area. Has there been extensive research done in regard to the impact of the development on the area?

2) Preservation of decades old pecan trees and unique wildlife, possibly including red tail hawks.

We purchased our home ten years ago because it backed up to Merriwood, a unique urban setting. While the developer has been sensitive to our concerns and has expressed a willingness to grant concessions (e.g. reducing the lot count by one to reduce the number of removed trees), the ultimate impact on the aesthetics and the economic value of our property and that of our neighbors is unclear. Over the next two years the development of the property and subsequent residential construction will clearly disrupt what has been a quiet "country feel" setting in Garland.

3) Decrease in the value of our home. Our lot is 12,000 square feet compared to the proposed average lot size of 5500 square feet for the Pulte lots. With construction, including noise, dust, and inconvenience of a construction zone so close, it will be difficult to sell our home at anywhere near market value until the entire development is finished.

Respectfully,



Rob and Amy Ivey  
2805 Crystal Falls Dr.  
Garland, TX 75044





# GARLAND

CITY OF GARLAND  
PLANNING DEPARTMENT  
P.O. BOX 469002  
GARLAND, TX 75046-9002

June 26, 2013

HEARING DATE/TIME: Plan Commission: July 8, 2013 - 7:00 PM

APPLICANT: Oak Ridge Investments

File 13-22

Dear Property Owner:

A public hearing will be held by the Plan Commission of the City of Garland, Texas, at 7:00 P.M. Monday, July 8, 2013, in the Council Chambers of City Hall, 200 North Fifth Street, to consider the application of Oak Ridge Investments, requesting approval of 1) a change in zoning from Agriculture (AG) District to a Planned Development (PD) District for Single Family Uses and 2) a Detail Plan. The property is shown on the enclosed sketch and is described as follows:

Being a 28.279 acre tract of land situated in the Dellah C. Manning Survey, Abstract No. 945, City of Garland, Dallas County, Texas, as conveyed to MLWR Investments, LLC, as recorded in County Clerks File No. 201300052410, Property Records, Dallas County, Texas. This property is located northwest of the intersection of West Campbell Road and Callejo Road. (District 1)

**Note:** This request was postponed from the June 24, 2013 Plan Commission meeting. The applicant requests approval of a change in zoning to allow for the development of a residential subdivision with approximately 45 single family homes with a minimum lot size of 5,500 square feet.

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return to City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002 or by fax to 972-205-2474. Should you have any questions, please contact Chasidy Allen at 972-205-2445.

(Please Check One Below)

☐ I am in favor of the request.

☒ I am opposed to the request.

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

This property lies on a beautiful greenbelt covered with mature trees, and adjacent to an existing nature preserve. Wherever possible the City of Garland should be preserving assets such as this.

(Please complete the following information)

Your Property Address

Christopher Whitesell

Printed Name

6605 Lake Shore Dr Garland, TX

Address

City, State

75044

Zip

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

[Signature]

Signature

Date:

7/1/2013

Title



# GARLAND

May 30, 2013

CITY OF GARLAND  
PLANNING DEPARTMENT  
P.O. BOX 469002  
GARLAND, TX 75046-9002

HEARING DATE/TIME: Plan Commission: June 10, 2013 – 7:00 PM

APPLICANT: Oak Ridge Investments

**File 13-22**

Dear Property Owner:

A public hearing will be held by the Plan Commission of the City of Garland, Texas, at 7:00 P.M. Monday, June 10, 2013, in the Council Chambers of City Hall, 200 North Fifth Street, to consider the application of **Oak Ridge Investments**, requesting approval of 1) a change in zoning from Agriculture (AG) District to a Planned Development (PD) District for Single Family Uses and 2) a Detail Plan. The property is shown on the enclosed sketch and is described as follows:

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**Note: The applicant requests approval of a change in zoning to allow for the development of a residential subdivision with approximately 45 single family homes with a minimum lot size of 5,500 square feet.**

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return to **City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002** or by fax to 972-205-2474. Should you have any questions, please contact Chasidy Allen at 972-205-2445.

(Please Check One Below)

☐ I am in favor of the request.

☒ I am opposed to the request.

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

Our home faces the property in question. Concerned about noise with increased activity. Concerned about the creek and affect new housing may have on that. Fear it will affect our property value. Destruction of trees.

Your Property Address

16609 Lake Shore Drive

Printed Name

Cathie and Jim Calhoun

Garland, TX

75044

Address

City, State

Zip

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

Cathie Calhoun

Signature

Property Owners

Title

Date: June 27, 2013

[Signature]





# GARLAND

June 26, 2013

CITY OF GARLAND  
PLANNING DEPARTMENT  
P.O. BOX 469002  
GARLAND, TX 75046-9002

**HEARING DATE/TIME:** Plan Commission: July 8, 2013 – 7:00 PM

**APPLICANT:** Oak Ridge Investments

**File 13-22**

Dear Property Owner:

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**Note:** This request was postponed from the June 24, 2013 Plan Commission meeting. The applicant requests approval of a change in zoning to allow for the development of a residential subdivision with approximately 45 single family homes with a minimum lot size of 5,500 square feet.

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return to **City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002** or by fax to **972-205-2474**. Should you have any questions, please contact Chasidy Allen at 972-205-2445.

(Please Check One Below)

☐ I am in favor of the request.

☒ I am opposed to the request.

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

LOSS OF NATURAL GREEN SPACE . NEGATIVE IMPACT ON PROPERTY VALUES .  
INCREASED TRAFFIC AND NOISE , INCREASED WATER RUN OFF AND FLOODING .

(Please complete the following information)

Your Property Address

3010 N. SPRING CT.

Printed Name

GARY AND MARILIA CLARK

Address

GARLAND TX 75044

City, State

Zip

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

Signature

Date

Title

[Signature]  
6/28/13

**GARLAND**

CITY OF GARLAND  
PLANNING DEPARTMENT  
P.O. BOX 469002  
GARLAND, TX 75046-9002

June 26, 2013

HEARING DATE/TIME: Plan Commission: July 8, 2013 – 7:00 PM

APPLICANT: Oak Ridge Investments

**File 13-22**

Dear Property Owner:

A public hearing will be held by the Plan Commission of the City of Garland, Texas, at 7:00 P.M. Monday, July 8, 2013, in the Council Chambers of City Hall, 200 North Fifth Street, to consider the application of **Oak Ridge Investments**, requesting approval of 1) a change in zoning from Agriculture (AG) District to a Planned Development (PD) District for Single Family Uses and 2) a Detail Plan. The property is shown on the enclosed sketch and is described as follows:

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**Note: This request was postponed from the June 24, 2013 Plan Commission meeting. The applicant requests approval of a change in zoning to allow for the development of a residential subdivision with approximately 45 single family homes with a minimum lot size of 5,500 square feet.**

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return to **City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002** or by fax to **972-205-2474**. Should you have any questions, please contact Chasidy Allen at 972-205-2445.

(Please Check One Below)

☒ I am in favor of the request.  
☐ I am opposed to the request.

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

*Drastically effect our home values in Spring Park.  
The lot sizes are incredibly small*

(Please complete the following information)

Your Property Address 2718 Woods Lane  
Printed Name GARLAND, TX 75044  
Address City, State Zip

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

Signature Dennis L Van Fossen Title Homeowner  
Date: 7/1/13





# GARLAND

June 26, 2013

CITY OF GARLAND  
PLANNING DEPARTMENT  
P.O. BOX 469002  
GARLAND, TX 75046-9002

**HEARING DATE/TIME:** Plan Commission: July 8, 2013 – 7:00 PM

**APPLICANT:** Oak Ridge Investments

**File 13-22**

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**Note: This request was postponed from the June 24, 2013 Plan Commission meeting. The applicant requests approval of a change in zoning to allow for the development of a residential subdivision with approximately 45 single family homes with a minimum lot size of 5,500 square feet.**

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return to **City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002 or by fax to 972-205-2474**. Should you have any questions, please contact Chasidy Allen at 972-205-2445.

(Please Check One Below)

☐ I am in favor of the request.

☒ I am opposed to the request.

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

*Environmental concerns, traffic, loss of open space*

(Please complete the following information)

Your Property Address

*2714 Woods Lane*

Printed Name

*Larry L. Chapman*

*Garland Tx*

*75044*

Address

City, State

Zip

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

Signature

Date:

*Larry L. Chapman*  
*6-29-13*

*homeowner*

Title



# GARLAND

CITY OF GARLAND  
PLANNING DEPARTMENT  
P.O. BOX 469002  
GARLAND, TX 75046-9002

June 26, 2013

**HEARING DATE/TIME:** Plan Commission: July 8, 2013 – 7:00 PM

**APPLICANT:** Oak Ridge Investments

**File 13-22**

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**Note:** This request was postponed from the June 24, 2013 Plan Commission meeting. The applicant requests approval of a change in zoning to allow for the development of a residential subdivision with approximately 45 single family homes with a minimum lot size of 5,500 square feet.

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return to **City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002** or by fax to 972-205-2474. Should you have any questions, please contact Chasidy Allen at 972-205-2445.

(Please Check One Below)

☐ I am in favor of the request.

☒ I am opposed to the request.

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

- We support continuation of the sites current use.
- We oppose proposed housing size and density
- We oppose the proposed design with a direct storm water discharge into Spring Creek.
- We oppose a design that will further damage the riparian zone.
- We oppose tie-in to sanitary sewer line located in Spring Creek, an outdated practice.

Your Property Address

Printed Name

Address

City, State

Zip

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

Signature

Date:

Title



7502



**GARLAND**  
TEXAS MADE HERE

City of Garland  
PO Box 469002  
Garland, TX 75046-9002

006 MAILED AT 781

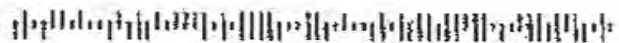
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GEORGENE C  
6534 CALLEJO RD  
GARLAND, TEXAS 750442852

PRESORTED  
FIRST CLASS



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MAILED FROM ZIP CODE 75040

EJR-SAB 75044





# GARLAND

June 26, 2013

CITY OF GARLAND  
PLANNING DEPARTMENT  
P.O. BOX 469002  
GARLAND, TX 75046-9002

HEARING DATE/TIME: Plan Commission: July 8, 2013 – 7:00 PM

APPLICANT: Oak Ridge Investments

## File 13-22

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(Please Check One Below)



I am in favor of the request.

I am opposed to the request.

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

(Please complete the following information)

Your Property Address

2802 crystal falls

Garland

Printed Name

Han-min. Liu & pei-chin Liu

Address

2802 crystal falls

City, State

Garland, TX

Zip

75046

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

Han L & pei-chin L

Signature

Date:

6-30-2013

Title





# GARLAND

June 26, 2013

CITY OF GARLAND  
PLANNING DEPARTMENT  
P.O. BOX 469002  
GARLAND, TX 75046-9002

**HEARING DATE/TIME:** Plan Commission: July 8, 2013 – 7:00 PM

**APPLICANT:** Oak Ridge Investments

**File 13-22**

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(Please Check One Below)

☐ I am in favor of the request.

☒ I am opposed to the request.

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

---

---

---

(Please complete the following information)

Your Property Address

Peter Trelenick

Printed Name

21630 Woods Lane

Address

Garland, TX

City, State

75044

Zip

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

Signature

Date:

7-12-13

Title



# GARLAND

June 26, 2013

CITY OF GARLAND  
PLANNING DEPARTMENT  
P.O. BOX 469002  
GARLAND, TX 75046-9002

HEARING DATE/TIME: Plan Commission: July 8, 2013 – 7:00 PM

APPLICANT: Oak Ridge Investments

## File 13-22

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(Please Check One Below)

☐ I am in favor of the request.

☒ I am opposed to the request.

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

*The natural area of Merrimood is essential to the integrity of Springlake Lake + residence. The woods are natural habitat for owls + egrets. It is one of the amenities that sets Springlake apart from crowded suburbs.*

(Please complete the following information)

Your Property Address

*6617 Lakeshore Dr. Garland 75044*

Printed Name

*Christy + Gordon McNeal Garland, TX 75044*

Address

City, State

Zip

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

*Christy McNeal Gordon McNeal home owners.*

Signature

Title

Date: *7-3-13*

*\* When we purchased our lake front property in 2007 - we were told that Merrimood was a flood plain + would never be developed. We think development of crowded housing well under the value of our property would severely impact the home owners around the lake.*





# GARLAND

CITY OF GARLAND  
PLANNING DEPARTMENT  
P.O. BOX 469002  
GARLAND, TX 75046-9002

June 26, 2013

HEARING DATE/TIME: Plan Commission: July 8, 2013 – 7:00 PM

APPLICANT: Oak Ridge Investments

**File 13-22**

Dear Property Owner:

A public hearing will be held by the Plan Commission of the City of Garland, Texas, at 7:00 P.M. Monday, July 8, 2013, in the Council Chambers of City Hall, 200 North Fifth Street, to consider the application of **Oak Ridge Investments**, requesting approval of 1) a change in zoning from Agriculture (AG) District to a Planned Development (PD) District for Single Family Uses and 2) a Detail Plan. The property is shown on the enclosed sketch and is described as follows:

Being a 28.279 acre tract of land situated in the Delilah C. Manning Survey, Abstract No. 945, City of Garland, Dallas, County, Texas, as conveyed to MLWR Investments, LLC, as recorded in County Clerks File No. 201300052410, Property Records, Dallas County, Texas. This property is located northwest of the intersection of West Campbell Road and Callejo Road. (District 1)

**Note: This request was postponed from the June 24, 2013 Plan Commission meeting. The applicant requests approval of a change in zoning to allow for the development of a residential subdivision with approximately 45 single family homes with a minimum lot size of 5,500 square feet.**

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return to **City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002 or by fax to 972-205-2474**. Should you have any questions, please contact Chasidy Allen at 972-205-2445.

(Please Check One Below)

☒ I am in favor of the request.

☐ I am opposed to the request.

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

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(Please complete the following information)

Your Property Address

HOA & HELENE NGUYEN

Printed Name

2701 CRYSTAL FALLS DR

GARLAND, TX 75044

Address

City, State

Zip

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

Signature

Title

Date: 7/1/2013



# GARLAND

CITY OF GARLAND  
PLANNING DEPARTMENT  
P.O. BOX 469002  
GARLAND, TX 75046-9002

June 26, 2013

HEARING DATE/TIME: Plan Commission: July 8, 2013 – 7:00 PM

APPLICANT: Oak Ridge Investments

**File 13-22**

Dear Property Owner:

A public hearing will be held by the Plan Commission of the City of Garland, Texas, at 7:00 P.M. Monday, July 8, 2013, in the Council Chambers of City Hall, 200 North Fifth Street, to consider the application of **Oak Ridge Investments**, requesting approval of 1) a change in zoning from Agriculture (AG) District to a Planned Development (PD) District for Single Family Uses and 2) a Detail Plan. The property is shown on the enclosed sketch and is described as follows:

Being a 28.279 acre tract of land situated in the Delilah C. Manning Survey, Abstract No. 945, City of Garland, Dallas, County, Texas, as conveyed to MLWR Investments, LLC, as recorded in County Clerks File No. 201300052410, Property Records, Dallas County, Texas. This property is located northwest of the intersection of West Campbell Road and Callejo Road. (District 1)

**Note: This request was postponed from the June 24, 2013 Plan Commission meeting. The applicant requests approval of a change in zoning to allow for the development of a residential subdivision with approximately 45 single family homes with a minimum lot size of 5,500 square feet.**

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return to **City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002** or by fax to **972-205-2474**. Should you have any questions, please contact Chasidy Allen at 972-205-2445.

(Please Check One Below)

☐ I am in favor of the request.

☒ I am opposed to the request.

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

\_\_\_\_\_  
**Fred & Kwang Osborne**  
(Please complete the following information)  
Your Property Address **2801 Crystal Falls**  
Printed Name **Garland TX 75044**  
Address City, State Zip

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

Signature  
Date: **8-8-13**

**Owner**  
Title



## Allmendinger, Tracy

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**From:** Russelmann, Anita  
**Sent:** Tuesday, August 20, 2013 2:43 PM  
**To:** Allmendinger, Tracy  
**Subject:** FW: File 13-22 (Merriwood Ranch)

fyi

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**From:** Campbell, Councilman Tim  
**Sent:** Tuesday, August 20, 2013 2:19 PM  
**To:** jillianbliss@utexas.ed  
**Cc:** Athas, Mayor Douglas; Russelmann, Anita; Palomba, Lisa  
**Subject:** Re: File 13-22 (Merriwood Ranch)

Ms. Bliss,

Thank you for your informative email in support of the Merriwood Ranch. I can understand your passion for Merriwood, as you and others have so eloquently stated. At this time I can't tell you how I, or the rest of the Council will vote to approve or disapprove the zoning request because each must make up their mind after hearing all the evidence presented at the Council Meeting. Also, we are prohibited from discussing issues such as this with each other except in open public forum (Texas' Open Meetings Law). However, I can tell you the rules of the game as defined by State Law regarding a land owner's rights and our responsibility.

1

First, please understand that a yea or nay vote on the zoning request has very little to do with the issue. If we approve the zoning, the applicant will have to wait until the terms of the purchase contract run out and complete the purchase of the land in late January, and then proceed. If we deny the zoning, the applicant can still buy the land in January, then wait out the 6 month delay to apply again which would be in March. Either way, the ranch will have been closed down and vacated in December, when the Operator's lease expires. Issues such as this are beyond the Council's control, consideration authority and the power of our vote.

Per law, the land owner has the right to request zoning that will enhance his/her desire to achieve some goal, be it financial or otherwise. In this case we have a land owner who is requesting to have zoning changed from agricultural (a holding zoning status for all greenfield land annexed by the city) to residential, in an area that is already approved for same by the city's master plans. It is also surrounded on all sides by residential uses, thus the requested use is permissible under the statutes. Too, there is no zoning status for "horse ranch" in the codes we must follow.

The basis then for denial is if we don't like the plans, or for some other concern that will be likely be brought up and discussed at the council meeting. You have made some comments along that line your self. If the zoning is denied, then the buyer still can complete the purchase, and then in six months resubmit an updated plan. This amounts to a delay of about two months from their original schedule.

I am forwarding your letter and this response to the Plan Department and the City Secretary for inclusion in the responses we have received. Again, thank you for your interest and input.

Regards,

Tim Campbell

2

Garland City Council, District 1  
[Council1@garlandtx.gov](mailto:Council1@garlandtx.gov)  
972-767-7476

Sent from my iPad

Tim Campbell  
Garland City Council, District 1  
[Council1@garlandtx.gov](mailto:Council1@garlandtx.gov)  
972-767-7476

On Aug 19, 2013, at 3:38 PM, "Council1" <[council1@garlandtx.gov](mailto:council1@garlandtx.gov)> wrote:

**From:** Jillian G Bliss [<mailto:jillianbliss@utexas.edu>]  
**Sent:** Monday, August 19, 2013 2:38 PM  
**To:** Council1  
**Subject:** File 13-22

Dear Council Member Campbell,

I am writing to share with you my support for Merriwood Ranch, and why I oppose rezoning the ranch's property.

3

I have ridden at the ranch since 1998 and had several horses boarded there. Although I have been able to spend as much time there as I would like to in the past few years while I attended college in Austin, I am now back in the Dallas area and have been riding at the stable on a regular basis for the past month. In college, however, I took several courses that discussed economic benefits to cities in lieu of businesses like Merriwood Ranch, as well as a course on environmental history that taught on the challenges cities across America have faced due to development such as that Oak Ridge Investments is advocating to place on the Merriwood property. After watching the entire hearing of the planning and zoning committee online, I would like to mention the following points regarding why the developer's proposal is faulty and how it will not contribute to positive growth in Garland.

1. The developer stated in the hearing that there would be "minimal environmental impact" on the property; this is false. Anytime a plot of land is developed beyond it's natural state, there is an environmental impact. When more pipes are installed, drainage issues are addressed, houses are built and the concrete is poured over 28 acres, there is a huge environmental impact. As a former environmental history student, I have spent hours pouring over books discussing the environmental impact of development of land across America, including famous subdivisions like Levittown. I also studied places in which re-situation of land to benefit development, such as that which Oak Ridge has suggested, actually imposed a negative affect on the community and caused it to struggle for many generations. This course was taught by a professor with a Rutgers Ph.D., hundreds of research hours and several published books addressing environmental history and environmental issues. The developer's statement that "minimal environmental impact" would occur is simply rhetoric, and it is my hope that Garland's city staff will be able to see through this lie and not side with an organization which makes false promises.

2. Regarding the floodplain: This developer did not take into concern the issue that even where housing would be placed is, in fact, an area that floods, even if not legally labeled one. When the rain comes, the water goes all the way up to the barn and the existing house, even though it sits on the highest point on the property. In general, the placement of concrete and laying of houses would make the flooding issue worse, as noticed in places like New Braunfels, Texas, where 100-year and 10-year flooding occurs on more like a two to five year basis, partially because of development which was not thoroughly considered before being laid. Because of flooding and poor city planning, New Braunfels still isn't as prosperous of a town as other Texas suburbs, and I would not like to see Garland fall into the same trap as New Braunfels did.

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3. In respect to existing trees: The developer's powerpoint pictured a graph of the housing plots, but also a neatly drawn yellow circle in the corner of the map that indicated "saved trees." There were about eight trees in this photo. There are at least 100-200 trees on the property currently, many which are at least 20- to 50-years-old. According to the developer's plan, all but eight of these trees would be lost. This scenario is a prime example of Oak Ridge's misuse of the term "minimal environmental impact." These trees are home to hawks and bigger birds that would not be able to exist in the new trees the developer said would be planted, and these birds of prey would move into existing older trees in the yards of homes surrounding property if their current trees were lost, causing problems to current residents.

Thank you so much for your time and understanding on the points I have brought up. I look forward to attending the upcoming council meeting on this issue, and hope Garland city staff will agree that Merriwood's land must remain agriculturally zoned in order to continue to benefit the community.

Sincerely,

Jillian Bliss

Merriwood Supporter

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Jillian G. Bliss

## Allmendinger, Tracy

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**From:** Russelmann, Anita  
**Sent:** Monday, July 29, 2013 7:57 AM  
**To:** Allmendinger, Tracy  
**Subject:** FW: File 13-22 Merriwood Ranch

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**From:** Elizabeth Hunter [mailto:mbhunter2000@yahoo.com]  
**Sent:** Sunday, July 28, 2013 8:55 PM  
**To:** Russelmann, Anita  
**Cc:** Mayor  
**Subject:** File 13-22 Merriwood Ranch

I urge the City of Garland to reject the application to re-zone the land located on West Campbell and Callejo Roads for a subdivision. This land, known as Merriwood Ranch, should remain zoned for agricultural use.

As you have heard from many Merriwood supporters by now, the ranch is uniquely important in the lives of many -- the people who love it there and the horses who live there. I would like to point out several advantages of Merriwood in addition to its tremendous value as a summer camp and horse boarding facility.

Like many young girls, I was horse crazy growing up. But my family couldn't afford a horse, and if I had lived almost anywhere else, my love for horses would have been relegated to reading Black Stallion books and watching horse movies. So when I found out I could take affordable riding lessons at a barn 15 minutes away from our house, suddenly the impossible became a weekly

1

dream come true. I mowed yards, took babysitting jobs and saved all my birthday and Christmas money to pay for many of my riding lessons. I learned the value of hard work and became a discretionary spender at a very young age.

I looked forward to those weekly lessons not only for the fun of riding and the companionship of the horses, but for the oasis of peace that I found in the middle of my suburban-student-teenager existence. It was nearly impossible to worry about studying for a science test while learning to navigate a jump course. The escape from the stress of school provided by Merriwood and the horses I loved was my therapy. And I loved those horses with all my heart. Each one was a special, challenging and consistent friend in his or her own way.

In the 20 years since graduating high school, I have ridden at a lot of barns in many different towns, but none can match the family atmosphere and unique set-up at Merriwood Ranch. For the benefit of the horses who need a home, the horse-lovers who enjoy it as an oasis, and the children who are blessed by the opportunities it offers, please save Merriwood.

Sincerely,  
Elizabeth Hunter  
Cedar Park, TX

2

## Allmendinger, Tracy

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**From:** Russelmann, Anita  
**Sent:** Wednesday, July 10, 2013 2:33 PM  
**To:** Allmendinger, Tracy  
**Subject:** FW: File 13-22

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**From:** Laura Burke [mailto:cyburkatt@sbcglobal.net]  
**Sent:** Wednesday, July 03, 2013 10:49 PM  
**To:** Russelmann, Anita  
**Subject:** File 13-22

Regarding File 13-22  
To: Chasidy Allen

I urge the City of Garland to reject the application to re-zone the land located on West Campbell and Callejo Roads for a subdivision. This land, known as Merriwood Ranch, should remain zoned for agricultural use. Let me explain why.

Moey Rutledge and I initially met around 1988.....when I was only about 5 years old. I had no way of knowing then how important Merriwood would be in my life, but there's little question that it was a huge influence.

Moey was proud of her Merriwood riders, and with good reason. We were instructed not only on proper horsemanship, but were also taught about the animals as individuals who require care, attention, and of course, hugs and carrots. We learned responsibility, logic, good sportsmanship, and confidence. We were taught to help each other and work together. We learned that every horse and every rider was *equally* important. These lessons helped define my life's direction as it did many of my Merriwood friends.

Many parents talk about how much their child loves being at Merriwood, how they can't sleep the night before camp begins, how just turning into the driveway makes them feel.

Because of Moey's vision and endeavors, generations of people have been able to further their love of horses, the outdoors and wildlife, while developing lifelong friendships. For so many of us, Merriwood has been more like a second home, and the Merriwood community has been more like a family.

Merriwood is no ordinary riding stable. It is Garland icon, attracting generations of families from all over the Dallas area. It truly holds a special place in many hearts.

**That is a legacy well worth continuing.**

Haley

Burke, M.D.



## Allmendinger, Tracy

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**From:** Russelmann, Anita  
**Sent:** Wednesday, July 10, 2013 2:33 PM  
**To:** Allmendinger, Tracy  
**Subject:** FW: File 13-22

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**From:** Jeff Whittle [mailto:jeffwhittle@yahoo.com]  
**Sent:** Thursday, July 04, 2013 9:38 AM  
**To:** Russelmann, Anita  
**Subject:** File 13-22

As a friend of Merriwood Ranch for many years I have seen the extraordinary ways in which the small enclave in Garland changes and enhances lives. I understand that the commission is now considering a request to rezone the subject property so that it may be developed to build more than 40 single family homes. I urge the department to deny this request.

Respectfully,

Jeff Whittle  
(214)240-6787

## Allmendinger, Tracy

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**From:** Russelmann, Anita  
**Sent:** Wednesday, July 10, 2013 2:34 PM  
**To:** Allmendinger, Tracy  
**Subject:** FW: File 13-22

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**From:** C A [mailto:dimthar@hotmail.com]  
**Sent:** Thursday, July 04, 2013 10:44 AM  
**To:** Russelmann, Anita  
**Subject:** File 13-22

Dear City of Garland Council,

I urge the City of Garland to reject the application to re-zone the land located on West Campbell and Callejo Roads for a subdivision. This land, known as Merriwood Ranch, should remain zoned for agricultural use.

This area provide a great recreational opportunity for the residents of Garland.

Sincerely,

Carlos & Glenda Araujo  
5905 Excalibur Dr  
Garland, TX 75044

## Allmendinger, Tracy

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**From:** Russelmann, Anita  
**Sent:** Wednesday, July 10, 2013 2:34 PM  
**To:** Allmendinger, Tracy  
**Subject:** FW: File 13-22

**From:** Jill Crane [mailto:jillyteeth@gmail.com]  
**Sent:** Thursday, July 04, 2013 12:31 PM  
**To:** Russelmann, Anita; Mayor; Council7  
**Subject:** File 13-22

I urge the City of Garland to reject the application to re-zone the land located on West Campbell and Callejo Roads for a subdivision. This land, known as Merriwood Ranch, should remain zoned for agricultural use.

This land is adjacent to the path around the lake in Spring Park that my children and neighbors and I enjoy so much. Housing or other non-agricultural development would negatively affect the quality of life for those of us who live in and around Spring Park, both people and wildlife. Please keep Merriwood Ranch area green and preserve this beautiful little pocket of natural serenity in Garland.

Jill Crane and family  
6715 Beth Ct.  
Garland, TX 75044

## Allmendinger, Tracy

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**From:** Russelmann, Anita  
**Sent:** Wednesday, July 10, 2013 2:34 PM  
**To:** Allmendinger, Tracy  
**Subject:** FW: File 13-22 Under Consideration At July 8 Meeting of Garland Plan Commission

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**From:** Julie Nickols [mailto:jandmandb@aol.com]  
**Sent:** Thursday, July 04, 2013 3:24 PM  
**To:** Russelmann, Anita  
**Cc:** Mayor; Council1  
**Subject:** File 13-22 Under Consideration At July 8 Meeting of Garland Plan Commission

Re: File 13-22

Dear Chairman Roberts and Members of the Plan Commission,

I urge the Plan Commission and the City of Garland to reject the application of Oak Ridge Investments to re-zone the land located on West Campbell and Callejo Roads for a subdivision. This land, known as Merriwood Ranch, should remain zoned for agricultural use.

The City of Garland is fortunate to have this opportunity to retain some of the few precious remaining acres of agricultural and natural land in the City of Garland. Merriwood Ranch provides a unique service service to this community by allowing the children of Garland and the surrounding cities to experience horseback riding and learn about the care of horses right in our own community. Once lost, a business of this nature is not replaceable. Merriwood Ranch is a true asset to the City of Garland.

The land around the Spring Creek Nature Area is also a tremendous asset to the City of Garland. Previous generations of the Plan Commission have done a commendable job of maintaining the high value, custom quality of this area of Garland. The addition of higher density housing is incompatible with the existing neighborhoods and would detract from the value that previous generations have built. Soon the area along the George Bush Turnpike will be crowded with the expected commercial and high density housing associated with this type of main traffic artery. I urge the Plan Commission to take this opportunity to retain some of the natural character of Garland while you still can.

Best Regards,  
Julie Nickols  
3006 Waterside Ct.  
Garland, TX 75044



## Allmendinger, Tracy

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**From:** Russelmann, Anita  
**Sent:** Wednesday, July 10, 2013 2:34 PM  
**To:** Allmendinger, Tracy  
**Subject:** FW: File 13-22

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**From:** Kerry Smith [mailto:kssmithtx@yahoo.com]  
**Sent:** Thursday, July 04, 2013 8:48 PM  
**To:** Russelmann, Anita  
**Cc:** Mayor  
**Subject:** File 13-22

I urge the City of Garland to reject the application to re-zone the land located on West Campbell and Callejo Roads for a subdivision. This land, known as Merriwood Ranch, should remain zoned for agricultural use.

I learned about Merriwood Ranch from my neighbor whose college age daughter had attended Merriwood Ranch every summer and during the school year for horse lessons. She was attending veterinary school, all because of Merriwood Ranch.

My daughter has attended Merriwood for the last three years. The experience of driving to Garland and seeing the beauty of Merriwood has been transformative for her and for me. It is so easy to surround ourselves with concrete in Garland and in Dallas, and to see the beauty of Merriwood I am grateful.

Sincerely,  
Kerry Smith  
9210 Heatherdale Drive  
Dallas, TX 75243

## **Allmendinger, Tracy**

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**From:** Russelmann, Anita  
**Sent:** Wednesday, July 10, 2013 2:36 PM  
**To:** Allmendinger, Tracy  
**Subject:** FW: Save Merriwood Ranch Appeal  
**Attachments:** Save\_Merriwood.pdf

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**From:** Lannmark Holdings LLC [mailto:Lannmark@att.net]  
**Sent:** Friday, July 05, 2013 1:41 PM  
**To:** Russelmann, Anita  
**Subject:** Save Merriwood Ranch Appeal

Attached is my personal letter concerning this issue, Thank You:

July 4, 2013

City of Garland Planning Department  
**Reference File: 13-22 Merriwood Ranch**  
PO Box 469002  
Garland, TX 75046-9002

To whom it may concern:

I am writing to express my opinion on the subject of the re-zoning of Merriwood Ranch for commercial development. Since the late 1990's, my 22 year old daughter spent every Saturday and long summers at Merriwood boarding a horse and riding, swimming and learning about responsibility. Merriwood has been a "Oasis" for these young, Urban raised, girls to escape to the countryside. They learn so much from their experiences there that cannot be replicated anywhere else in the Dallas area, it is totally unique. I had forgotten just how long a Legacy the Ranch has shared with several generations of young ladies, **57 years**. It seems to me that the city of Garland should be "Showcasing" this jewel that is part of the City's history, not letting it fade into yet another forgotten memory, scraped away and replaced with brick and concrete. I am pro-business development, but this is just not the place for it.

Please consider preserving the Ranch for future generations, it is very much an important part of the City's Heritage. When considering **Reference File: 13-22 Merriwood Ranch** please keep Merriwood Ranch zoned for **Agriculture use**.

Sincerely,



Barry Gass

cc: Dallas Morning News - Neighborsgo  
Dallas Morning News - Opinion

## Allmendinger, Tracy

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**From:** Russelmann, Anita  
**Sent:** Wednesday, July 10, 2013 2:37 PM  
**To:** Allmendinger, Tracy  
**Subject:** FW: Merriwood Ranch

**From:** Tricia Harrison [mailto:trisha1550@aol.com]  
**Sent:** Friday, July 05, 2013 2:33 PM  
**To:** Russelmann, Anita  
**Subject:** Merriwood Ranch

Ms. Anita Russelmann  
Assistant Director of Planning  
Planning & Community Development Department

RE: OPPOSE REZONING MERRIWOOD RANCH FROM AGRICULTURAL TO PLANNED DEVELOPMENT

Dear Ms. Russelmann,

I have a long history with the City of Garland. My grandparents were a founding family whose home still stands on Avenue D. I was raised in Garland and currently attend First Christian Church-Garland. My father served on the Garland City Council and at one point served on the zoning commission. He also had to face tough decisions for the benefit of his city.

My family has been involved with Merriwood Ranch for over 20 years through our daughter's participation as a rider and instructor. It has been a wonderful experience watching her learn to ride and to love horses. Merriwood is a beautiful equine facility in a natural green belt area with a **50** year history in Garland.

Please do not rezone this **lovely natural environment full of wildlife and trees** to another **congested zero lot line housing development in a flood plan**. Merriwood Ranch has and can continue to be a source of great joy and memories for countless girls (and boys). It is one of **Garland's** hidden jewels. I pray you will do everything possible to enable Merriwood to continue to shine.

Sincerely,

Tricia Davis Harrison



## Allmendinger, Tracy

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**From:** Russelmann, Anita  
**Sent:** Wednesday, July 10, 2013 2:38 PM  
**To:** Allmendinger, Tracy  
**Subject:** FW: File 13-22

**From:** Sarah Bruyere [mailto:sarah.m.bruyere@gmail.com]  
**Sent:** Friday, July 05, 2013 3:02 PM  
**To:** Russelmann, Anita; Mayor  
**Subject:** File 13-22

Regarding File 13-22

I encourage the City of Garland to reject the application to re-zone the land located on West Campbell and Callejo Roads (known as "Merriwood Ranch") for a subdivision. This land should remain a green space for agricultural use.

I have gone to Merriwood Ranch for horseback riding lessons since I was 10 years old, and now I am 18 and about to head off to college with all the lifelong memories of the time I spent at Merriwood. I live in Preston Hollow in North Dallas, so if Merriwood Ranch didn't exist when I was a child, I would have little reason to go to Garland--but now I find myself driving to Garland more than twice a week. Because of Merriwood, I have come to appreciate many of the things Garland has to offer, including restaurants, shops, and the friendly residents.

Merriwood is one of few horse barns less than 30 minutes away from where I live, and the only horse barn affordable enough for me to participate with my single mother's income. If Merriwood didn't exist, I wouldn't have had a chance to ride horses and eventually have a horse of my own.

Please protect this unique property by keeping it zoned for agricultural purposes. That way girls like me can continue to learn to love horses and appreciate all that Garland has to offer.

Sincerely,  
Sarah Bruyere  
[sarah.m.bruyere@gmail.com](mailto:sarah.m.bruyere@gmail.com)

## Allmendinger, Tracy

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**From:** Russelmann, Anita  
**Sent:** Wednesday, July 10, 2013 2:38 PM  
**To:** Allmendinger, Tracy  
**Subject:** FW: File 13-22 - Please Deny Rezoning Request

**From:** Christie G [mailto:christie.gard@gmail.com]  
**Sent:** Friday, July 05, 2013 3:19 PM  
**To:** Russelmann, Anita  
**Cc:** SaveMerriwoodRanch@yahoo.com  
**Subject:** File 13-22 - Please Deny Rezoning Request

Dear City of Garland Plan Commissioners,

As written on the City of Garland website, your committee is entrusted with ensuring that land is zoned "to achieve quality development enhancing the quality of life for (your) residents, neighborhoods, and business community." In addition you utilize neighborhood programs "to engage residents in a community partnership promoting the vitality and desirability of Garland's neighborhoods."

Today I would like to demonstrate how keeping this property as agricultural aligns with Garland's vision for its future as evidenced by the Envision Garland Plan, by contributing to quality of life, conserving Garland's distinct natural resources, and drawing patrons into the city who support local businesses and residential areas.

Before I get started, I would like recognize that while your Committee does not make decisions on land ownership, it does make vital recommendations to the City Council on how land can be used. I am writing today to request that you preserve the land for use for agricultural purposes. I will reference its current use, as Merriwood Ranch, to demonstrate this point, because there is a buyer seeking to purchase the property who would not only keep the land as agricultural, but would preserve Merriwood Ranch as a business that supports Garland as "a community that blends old and new into a distinctive destination for people and businesses." (Garland's Vision for 2030, Page 2-3, Envision Garland .)

Land that allows a business such as Merriwood contribute to Garland's identity as a "sustainable community with a hometown feel." It is land zoned for use by businesses like Merriwood that has helped Garland become a "community known for (your) appealing neighborhoods, globally-connected business hub, and beautiful parks, active lakefront, and natural areas," as is stated so eloquently in the Envision Garland Vision for 2030. (Page 2-3)

Quality of Life and Green Space within a community are distinctly intertwined and mutually beneficial. Recent studies show a direct relationship between higher mental well being and the amount of green space within an urban community. Preserving this property as agricultural land, especially with its adjacent location to the Spring Creek Greenbelt, will add to the mental well being of Garland's residents and "further confirm the city as an excellent place to live, work, and play." (Page 1-6)

One of Garland's "Guiding Principles" is that "Garland supports a connected open and public space network formed by parks, greenbelts, trails, lakefront, and public/private spaces." (Page 2-3) The property in question is adjacent to land that Garland already considers as green space and therefore would enhance this particular principal of Garland's identity.

Preserving this land as agriculture also contributes to Garland's identity as a unique and desirable

community. Allowing for agricultural business use of land, such as Merriwood's, will continue to draw generations of patrons and residents to Garland, who return again and again over decades to experience a positive, family oriented, natural and healthy activity within a thriving residential community. So few cities can claim such a distinction, and it sets Garland far ahead of the curve of the all too typical urban "sprawl."

Removing this land as agricultural and turning it into more housing would negatively impact Garland as the city it wants to be, based on the Envision Garland Plan. A few houses does not replace a community institution that is surrounded by Greenspace. The people that this land currently draws in, from Garland and surrounding cities, has and will have a much larger effect on Garland's local businesses and community identity than 45 additional single family houses would contribute. In addition, potential Garland residents qualify spaces like Merriwood as reasons to move to Garland.. Without the kind of unique character that spaces like Merriwood represent, they might look elsewhere. There is no shortage of housing developments. But these days, green space and agricultural community space is a coveted feature to a city attracting new residents and business. Preserving this land as agricultural would add to Garland's desirability.

One strategic investment point in the Envision Garland Plan states the following: "Identify opportunities for coordination among public, private, and non-profit entities to support the provision and long-term management of the community's park and open space network." (Page 3-16) The current land use of this property is a prime example of this type of investment: it is supported by adjacent residents, it is connected to existing parkland area, and it is a positive influence on Garland's brand as a community that respects history, green space, and offers excellent recreational and community offerings.

In regards to preservation of natural resources, it should be recognized that the property in its current use plays an important role in wildlife conservation by serving as a protective barrier for the wildlife sheltered in the adjoining woods and parks. Merriwood serves as a buffer zone to minimize the impact of development and transportation routes on animals living in nearby protected areas. The adjacent Environmental Center's property will likely suffer and be less of a community benefit if it is entirely surrounded by development. The current pastures, hayfields, and very old trees also help the air quality and environmental quality for everyone in Garland. They provide important water filtration and absorb carbon and other greenhouse gasses, easing the impact of the ever growing number of cars and development.

Within the Plan's description of the building blocks that guide its vision, the following is stated regarding Land Use: "preserves and enhances scenic, aesthetic, historic, community and natural resources." (page 2-5) This land, in its current use as an agricultural business property, is a remarkable example of land that should be preserved based on your Plan's building blocks.

- It has a 57 year history teaching generations of residents and visitors and is a testament to Garland's character as a quality hometown with true Texan tradition.
- It has a strong presence in the community as a family focused activity center and it draws people from neighboring communities into Garland, which adds to the local economy.
- It is scenic as one of Garland's last open green spaces, and is an aesthetic nod to our country's heritage of horses and open space. Horses are part of the American identity, and even more so a part of Texan identity.
- As an agricultural space, it helps to preserve natural resources and other green spaces that Garland values.

Alternatively, if this space is rezoned for planned development, then 45 houses will be built, a community space lost, potential harm to the environment and surrounding green spaces, unhappy residents who have lost a sanctuary of education and nature for their children. There may be more tax revenue, but doesn't saving this land as agricultural benefit the City so much more? Won't it show that it stands behind its principals as written in the Envision Garland Plan? That it cares about the quality of life for all residents, that it wants to preserve the history and culture of Garland, and that it truly desires to have Garland be an excellent city in which to live, work, and play.



We are not against houses, we are simply against houses on this property. The value of this beloved agricultural land is worth so much more to the City of Garland. Please do not rezone it.

*While I recognize that personal association with a business does not warrant a zoning decision, I would like to offer a personal reflection about what growing up in the typical urban sprawl feels like. I was born and grew up in North Texas. My biggest frustration as a teenager in the 90's was the lack of concern for community in this area. I felt that all the Metroplex was concerned with was money, and building structures to create commerce. The importance of land and building a community network seemed forgotten, even though I inherently recognized the importance of land and community as part of a broader Texan identity. The lone community in my life was that provided by Merriwood Ranch and Garland, Texas. If it had not been for Merriwood and Garland, I would have been lost, and likely ended up going down an unhealthy road in life.*

*I left Texas to attend college, in search of community spaces that valued land and the small town feel. In a way, it broke my heart that my home, my Texas, offered so little of this. If not for spaces like Merriwood, I never would have returned.*

*I returned to North Texas in 2003, and I was happily surprised to see that North Texas was beginning to recognize and implement development that enhanced community, including the Dallas Arts District, and now the new Klyde Warren Park. These are spaces that offer culture, education, and green space, both publicly and privately owned. The value of this kind of development is evident in that North Texas has increasingly become a place where people appreciate living and make roots. In the past, studies have shown that North Texas was often considered by new residents as a location for passing through, perhaps for a few years due to business opportunities. After a while, many would leave in search of a more fulfilling living experience that incorporates culture, nature and community involvement. Land like the property in question is the type that encourages community and heritage. It encourages settling down in cities such as Garland because it invests in and preserves spaces that enhance quality of life for its residents. The land is unique and valuable to Garland and its Identity as a true Texas hometown. It distinguishes it from other nearby suburbs. Without it, Garland will lose a beloved part of its history and become more of a "suburb" rather than a strong urban city.*

With Gratitude and Respect,  
Christie Gard

--  
Christie Gard  
[christie.gard@gmail.com](mailto:christie.gard@gmail.com)



## Allmendinger, Tracy

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**From:** Russelmann, Anita  
**Sent:** Wednesday, July 10, 2013 2:40 PM  
**To:** Allmendinger, Tracy  
**Subject:** FW: File 13-22 Merriwood Rezoning  
**Attachments:** djt ltr marriwood.pdf

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**From:** spigner [mailto:spigner@glocktech.net]  
**Sent:** Friday, July 05, 2013 4:53 PM  
**To:** Russelmann, Anita  
**Subject:** File 13-22 Merriwood Rezoning

Dear Planning Department,

Enclosed please find my letter to the Zoning Board who are to vote on Monday evening on the issue of rezoning the land occupied by Merriwood ranch at the corner of Shiloh and Campbell.

Thank you.

Denise Turnbull  
Spigner & Associates, P.C.  
555 Republic Dr. Ste. 101  
Plano, TX 75074  
972-881-0581 - telephone  
972-424-1309 - telecopier

Denise Turnbull  
406 Vernet  
Richardson, Texas 75080

July 5, 2013

City of Garland Planning Department  
200 N. 5<sup>th</sup> St.  
Garland, TX 75044  
[planner@garland.tx.gov](mailto:planner@garland.tx.gov)

RE: File 13-22, Merriwood Ranch Rezoning Application

Dear Planning Department;

Please accept this request to deny a zoning change for the property located on Campbell Road also known as Merriwood Ranch.

As a parent, Merriwood Ranch provides a unique and vital service to the community. For over 55 years, Merriwood Ranch has been offering children in and around Garland, Richardson, and Dallas the opportunity to experience the life changing adventures available through interaction with special horses throughout programs available throughout the year.

Many children come to Merriwood Ranch for the first time at a summer camp, and continue to ride at lessons offered throughout the year. For some of the children, riding becomes such a passion that they are there at the barn multiple times a week, for lessons and shows. They become part of the "family" the Merriwood Ranch atmosphere and experience create for those who choose to become involved.

Other children are the sons, daughters and other relatives of children from previous decades. It is a special place where a parent, aunt, grandmother, or other relative can bring their children to experience the "Merriwood Family" of people and horses. The memories and traditions of Merriwood Ranch over past decades is passed down to and preserved for other generations. The experiences of all of these children cultivate self-confidence, compassion, and gratitude that carry forward to their adult lives creating citizens that any community would be proud to have.

For myself, I have known Merriwood Ranch for many years. In the 1980's, I showed at and against many of the girls from Merriwood. Later, my niece began riding at summer camp and now has her own horse to ride, show, and compete with others her age and skill level. A new generation of family and friends carrying on the wonderful tradition started in the 1950's by a wonderful woman who cared about children and her community.

As a homeowner, Merriwood Ranch improves property value and quality of life by providing much needed "green space" for both people and wildlife in this community. Merriwood Ranch provides an opportunity not available in most urban settings. The mature pecan trees are home to several Red Tail Hawk pairs, a Copper's Hawk pair, and assorted wildlife including squirrels, rabbits, raccoons, foxes, possums, and other creatures that live in and along the creek. It would be a most unfortunate travesty to turn this wonderful place into just another housing development.

Sincerely,  
*Denise Turnbull*

## Allmendinger, Tracy

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**From:** Russelmann, Anita  
**Sent:** Wednesday, July 10, 2013 2:40 PM  
**To:** Allmendinger, Tracy  
**Subject:** FW: No rezone for File 13-22

-----Original Message-----

**From:** Lara Olsson [mailto:[laraolsson@gmail.com](mailto:laraolsson@gmail.com)]  
**Sent:** Saturday, July 06, 2013 10:21 AM  
**To:** Russelmann, Anita  
**Subject:** No rezone for File 13-22

To Whom It May Concern:

As a concerned neighbor who enjoys the peaceful land that Merriwood Ranch offers to our community, please do not pass the rezoning plan. The green space offers cleaner air for the surrounding already-developed communities and valuable horse therapy for children and adults alike.

Sincerely,

Lara Olsson  
[laraolsson@gmail.com](mailto:laraolsson@gmail.com)  
214-206-5155  
6733 Lake Shore Dr.  
Garland TX, 75044

## Allmendinger, Tracy

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**From:** Russelmann, Anita  
**Sent:** Wednesday, July 10, 2013 2:40 PM  
**To:** Allmendinger, Tracy  
**Subject:** FW: File 13-22

**From:** Dr. Tim Lambert [mailto:drlambert@carenow.com]  
**Sent:** Saturday, July 06, 2013 10:58 AM  
**To:** Russelmann, Anita  
**Subject:** File 13-22

To Whom It May Concern:

I am writing as a concerned citizen, parent of a horse woman and supporter of all programs that support our youth. I have no stake in Merriwood as such. I do, however, have a huge respect for the extreme positive values that a stable like Merriwood provides for our youth. My youngest daughter grew up spending all of her free time at a barn like Merriwood in El Paso. She learned self respect, diligence, hard work, responsibility and love for nature and nurture of defenseless animals. It gave her an outlet that was safe, supervised and away from many of the risks and traps that tend to snare our young people. As a graduate of Leadership Garland Class XXI, I have a love for this community and love the wide variety of experiences available. We can always have a new sub-division going up, but it is rare to have a place like Merriwood that supports the youth of our community with good wholesome values. I am asking you to consider not just the economic value of that property, but the educational, recreational, service and good citizen development aspects of that property. Please keep the property zoned agricultural. Thank you for your consideration.

Cyrus Timothy Lambert, MD  
City of Garland Health Authority



**Allmendinger, Tracy**

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**From:** Russelmann, Anita  
**Sent:** Wednesday, July 10, 2013 2:41 PM  
**To:** Allmendinger, Tracy  
**Subject:** FW: File 13-22

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**From:** JANE GARD [mailto:janegard@mac.com]  
**Sent:** Saturday, July 06, 2013 12:28 PM  
**To:** Russelmann, Anita  
**Cc:** Christie Gard  
**Subject:** File 13-22

Generations of girls and boys have learned to ride at Merriwood. Their parents have taken them from North Dallas, Richardson, Park Cities, Carrollton, Farmers Branch, and Garland. They have had summer camp, enjoyed the outdoors, and had wonderful experiences and memories under those 100 year old pecan trees. That this space existed so close to cities was remarkable. In process the parents bought gas and lunch and patronized other Garland stores and shared in and experienced the growth of Garland.

It would be a terrible shame to close this and put up a bunch of houses in a flood plain, instead of leaving a working stable that has touched the lives of so many. To close this off to the many who treasured memories here.

Furthermore, working with horses is one of the best things for kids. It should be something that Garland takes great pride in having.

Sincerely,

Jane Gard  
3804 Sleepy Lane  
Dallas, TX 75229



## **Allmendinger, Tracy**

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**From:** Russelmann, Anita  
**Sent:** Wednesday, July 10, 2013 2:41 PM  
**To:** Allmendinger, Tracy  
**Subject:** FW: File 13-22 Merriwood

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**From:** Taylor, Taunee [mailto:TTaylor@TexasRangers.com]  
**Sent:** Sunday, July 07, 2013 10:11 AM  
**To:** Russelmann, Anita  
**Subject:** File 13-22 Merriwood

Dear Planning Committee,

Please do not change the zoning for Merriwood and allow a builder to destroy such a treasure to so many adults, horse and children and your community. Merriwood has been such a joy for my daughter and I for the last 9 years. We also support the Garland community in spending so much time in your community by frequenting your local businesses. Your consideration to saving Merriwood is most appreciated.

Best regards,

Taunee and Hattee Taylor (rider and Merriwood for 9 years)

## Allmendinger, Tracy

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**From:** Russelmann, Anita  
**Sent:** Wednesday, July 10, 2013 2:41 PM  
**To:** Allmendinger, Tracy  
**Subject:** FW: Camp Merriwood Rezoning

**From:** mhardage95@gmail.com [mailto:mhardage95@gmail.com]  
**Sent:** Sunday, July 07, 2013 12:23 PM  
**To:** Russelmann, Anita  
**Subject:** Camp Merriwood Rezoning

Dear Garland City Council,

My name is Margaret Hardage and, during my childhood, I attended Camp Merriwood for multiple summers. My family lives in North Dallas and it was always a special treat to travel a short distance and truly feel like you were out in the country riding horses under the big trees.

To allow rezoning of such a special place in order to build more nondescript homes seems to be a travesty. A small oasis in the middle of a city needs to be preserved and nurtured as were the wishes of Merriwood's founder, Marilou Rutledge.

Best,  
Margaret Hardage

P.S. Through our visits to Merriwood we were able to discover the awesome golf course, Firewheel, where we golf and dine in the area. By keeping Merriwood up and running, those who don't frequent Garland would continue to gain exposure to other attractions in your area.



## Allmendinger, Tracy

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**From:** Russelmann, Anita  
**Sent:** Wednesday, July 10, 2013 2:41 PM  
**To:** Allmendinger, Tracy  
**Subject:** FW: File 13-22

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**From:** Amy Williamson [mailto:angelsong21@msn.com]  
**Sent:** Sunday, July 07, 2013 12:45 PM  
**To:** Russelmann, Anita  
**Subject:** File 13-22

To Whom It May Concern:

I urge the City of Garland to reject the application to re-zone the land located on West Campbell and Callejo Roads for a subdivision. This land, known as Merriwood Ranch, should remain zoned for agricultural use instead of being turned into residential development.

Although I do not live in the City of Garland borders, I believe wholeheartedly that saving Merriwood Ranch is crucial for not only Garland, but also the Dallas area as a whole. As an equestrian myself and as someone who has a niece who has ridden for over 8 years, I can personally attest to the immense value that facilities like Merriwood Ranch contribute to the community. Children (and adults) learn a vast amount from riding horses and there is much more to it than meets the eye. It teaches our children how to care for something, respect, communication, trust, tolerance, patience, pride, and success. Horseback riding is therapeutic in nature as well. My niece, whom is now 16, found herself in a bad place early on in life. At a young age, her mom got wrapped up in the wrong crowd of people and became involved in drugs to the point where she was removed from her mother's custody. Her mother and my brother divorced, and my brother maintained his 60+ hour per week job. My niece was heartbroken and needed an outlet to not only release but also to learn trust again and feel like she had a purpose. To this day, we are so thankful that she found horseback riding. She has turned into a very competent, caring, responsible, respectful young woman and it is no doubt in our minds that her riding has contributed immensely to this.

These children who ride at Merriwood Ranch and learning the same life lessons and values. In a day and age where our educational system has failed out children by teaching to statewide tests and requiring teachers to pass kids regardless of their grades or efforts, places like Merriwood Ranch help our children learn how to be their best, not just in a standardized test but in life. Please, please do not let such a valuable organization go.

Sincerely,  
Amy Williamson  
8200 Southwestern Blvd. #1804 Dallas, TX 75206

## Allmendinger, Tracy

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**From:** Russelmann, Anita  
**Sent:** Wednesday, July 10, 2013 2:42 PM  
**To:** Allmendinger, Tracy  
**Subject:** FW: File 13-22

**From:** Dennis Vaughan [mailto:vaughanmesquite@aol.com]  
**Sent:** Sunday, July 07, 2013 2:57 PM  
**To:** Russelmann, Anita  
**Subject:** File 13-22

To the Garland Planner:

This is in reference to the proposed rezoning of housing development at the expense of Merriwood Ranch.

In this small cluster of acreage in Garland is history spanning over 50 years as a camp and a place for families to keep their horses.

June 1, 1968 - I was a junior counselor and counselor for two years after being a camper two years prior. I learned how to ride horses, mastered archery, learned ballet and water ballet, among other things. Merriwood provided a respite from the pressures of school and parents. It was here where I learned it was okay to be me and not have to give to peer pressure or status. It was here I had my only horse, Nugget, as a camper and a horse owner. (Nugget was given to me as a gift from Moey)

It would be an injustice to give in to a developer in the name of greed, not necessity. Jobs would be lost, and horse owners would be left to find what stables are available - something the name of progress has also taken away. Property values? How would Garland benefit when what they have right now should suffice.

Two ideas surface here: let someone buy the land and keep the camp open. I think someone has expressed interest in this. Number two: Give Merriwood more exposure through the Chamber of Commerce. There are families always moving in the area and one of the merits is camp opportunities which Merriwood plays a big part. (or out of towners with kids who want to come to this camp) Both solutions would be a win - win for Garland and Merriwood.

Generations of campers and adults have graced this wonderful icon. Please don't take it away from them. They don't deserve it.

Sincerely,

Mary M. (Oliver) Vaughan  
Mesquite, Texas  
214-616-2552

## Allmendinger, Tracy

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**From:** Russelmann, Anita  
**Sent:** Wednesday, July 10, 2013 2:43 PM  
**To:** Allmendinger, Tracy  
**Subject:** FW: File 13-22

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**From:** Anne Kniffen [mailto:anne.kniffen@lauckgroup.com]  
**Sent:** Sunday, July 07, 2013 3:21 PM  
**To:** Russelmann, Anita  
**Subject:** File 13-22

July 7, 2013  
City of Garland Planning Department  
PO Box 469002  
Garland, TX 75046  
Re: File 13-22

Dear Planning Department:

I urge you not to re-permit the zoning of the land located at West Campbell and Callejo Roads for a residential subdivision. That land, known as Merriwood Ranch should stay zoned as it is currently zoned for agricultural use.

It is so important to leave green space in Garland. Although it is apparent that property taxes would increase if houses are located on the property, it would be so much more valuable for the culture of the city and surrounding areas to leave the green space that supports recreational activities for the population. Most of the places where children ride are not so bucolic unless you journey all the way to Argyle or Prosper.

My daughter started riding horses at Merriwood camp when she was 8 years old and has leased a horse and had her rides several time a week for 10 years. As a working Mom, it was a huge commitment to drive her there from the middle of Dallas until she got her own drivers license at age 16. I really believe that that my daughter, who lost her father at age 12, learned a lot from the responsibility of being a counselor and training a horse that made it an invaluable experience. I am not aware of any facilities that would be as close and have as much to offer. We always patronized the near-by businesses when in the area several times a week and she made friends who lived near-by, in Garland.

That area seems to be a flood plain anyway and seems more ideal for its current use. Please don't let this re-zoning occur. A buyer can be located who would preserve the current use.

Sincerely,

Anne Kniffen

anne.kniffen @ lauckgroup.com  
D 214.981.0310 . C 214.641.0298

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lauckgroup



## Allmendinger, Tracy

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**From:** Russelmann, Anita  
**Sent:** Wednesday, July 10, 2013 2:43 PM  
**To:** Allmendinger, Tracy  
**Subject:** FW: File 13-22

**From:** Anne Thorn [mailto:athorn89@gmail.com]  
**Sent:** Sunday, July 07, 2013 4:16 PM  
**To:** Russelmann, Anita  
**Subject:** File 13-22

File 13-22

I am writing to urge the Planning Department to keep the land where Merriwood Ranch is located zoned as agricultural.

Merriwoord was my second home growing up, and where I met some of my closest friends. It is also home to many beautiful and special horses. I learned hard work and responsibility at a young age thanks to Merriwood. Horseback riding was an escape for me and some of my happiest moments growing up were spent at Merriwood.

This land not only has an emotional purpose, but also a practical one. With the land kept as agricultural, it brings something truly unique to the City of Garland. Turning such a special place into a development turns Garland into just another suburban area. I have so many great memories from the years I spent at Merriwood Ranch. The thought of a developer destroying the chance for others to create their own memories at Merriwood breaks my heart. Please help save this wonderful place.

Sincerely,  
Anne Thorn  
6318 Pemberton Dr.  
Dallas, TX



## Allmendinger, Tracy

---

**From:** Russelmann, Anita  
**Sent:** Wednesday, July 10, 2013 2:43 PM  
**To:** Allmendinger, Tracy  
**Subject:** FW: File 13-22

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**From:** camille meder [mailto:cmeder@swbell.net]  
**Sent:** Sunday, July 07, 2013 5:06 PM  
**To:** Russelmann, Anita  
**Subject:** File 13-22

File 13-22

To Whom It May Concern:

I am writing to encourage you to keep the land on West Campbell and Callejo Roads, on which Merriwood Ranch is located, zoned for agricultural use.

I am sure that at the zoning hearing tomorrow, July 8, you will hear about the environmental impact and the impact on the city of Garland that can be expected from developing this land. If the land that now absorbs all the water from heavy rains is prevented from doing that, the water will have to go somewhere.

However, I also implore you to consider the impact on the culture and atmosphere of Garland that rezoning Merriwood Ranch will have. Perhaps, from where you sit, reading an email most likely at a desk indoors, it is hard to really envision this change and to really comprehend the importance of this place to the Garland community. However, anyone who drives down Campbell Road and passes this little piece of countryside feels for a second that they are really, truly somewhere special. This feeling impresses upon that person that Garland is unique, and this impression is one that Garland should be striving to protect. Garland is a fast-growing community and it is growing because it appeals to people and thus draws them. Garland would be making a terrible mistake to rezone a piece of land with an impact that reaches so far beyond the thousands of people who have actually turned into its driveway over the last fifty-seven years.

Sincerely,  
Camille Meder  
Merriwood rider and camp riding instructor

## Allmendinger, Tracy

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**From:** Russelmann, Anita  
**Sent:** Wednesday, July 10, 2013 2:43 PM  
**To:** Allmendinger, Tracy  
**Subject:** FW: Rezone of Merriewood Farm

-----Original Message-----

**From:** Christy McLed [mailto:beyondthepale@beyond-the-pale.com]  
**Sent:** Sunday, July 07, 2013 5:39 PM  
**To:** Russelmann, Anita  
**Subject:** Rezone of Merriewood Farm

Respectfully,

Please do not consider the rezone of Merriewood Farm. We are homeowners on the lake in Springpark. The loss of the quiet, the wildlife, the horses and opportunity for children to have access to equestrian activities would be devastating on Springpark. It would make the jewel of a community in Garland just another crowded overdeveloped suburb.

Gordon and Christy McLeod  
6617 Lakeshore Dr.  
Garland 75044  
Sent from my iPad

## Allmendinger, Tracy

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**From:** Russelmann, Anita  
**Sent:** Wednesday, July 10, 2013 2:44 PM  
**To:** Allmendinger, Tracy  
**Subject:** FW: Merriwood rezoning

-----Original Message-----

**From:** Nicole Christofilis [mailto:[nicolec\\_pc@yahoo.com](mailto:nicolec_pc@yahoo.com)]  
**Sent:** Sunday, July 07, 2013 6:49 PM  
**To:** aruselmann@garlandtx.gov; Allen, Chasidy  
**Cc:** Russelmann, Anita  
**Subject:** Merriwood rezoning

I live in Dallas, so I may not have a dog in this hunt. However, my daughter and her friends have attended Merriwood summer riding camp for years. My youngest daughter is looking forward to starting camp there next summer. We hope. There are several stables near us in North Dallas, but we've chosen Merriwood over them.

I understand the need for cities to make money and to house the people who want to live there. But I can't see that 40 houses is worth all the infrastructure required for a housing development, (and the upkeep of the infrastructure, and the weekly trash collection). 100 maybe, 150. But not 40. The land is more valuable to the 40 + horses that live there and the people that work there year round. It certainly is valuable to the girls who learn to ride horses and take care of the animals.

Moey Rutledge was friends with a lady names Connie Reeves. She's in the National Cowgirl Hall of Fame in Fort Worth. Connie's motto was, "Saddle your own horse." Places like Merriwood teach girls to saddle their own horse and take care of themselves and others. Please don't take that away from the girls in this area for 40 homes.

Thanks -

Nicole Christofilis, CMP  
Personal Concierge \* Event Planning  
214.221.9306 (home office)  
214.356.4695 (mobile)  
[nicolec\\_pc@yahoo.com](mailto:nicolec_pc@yahoo.com)

## Allmendinger, Tracy

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**From:** Russelmann, Anita  
**Sent:** Wednesday, July 10, 2013 2:44 PM  
**To:** Allmendinger, Tracy  
**Subject:** FW: Merriwood Ranch

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**From:** Mckeithen [mailto:mckeithenhome@sbcglobal.net]  
**Sent:** Sunday, July 07, 2013 8:30 PM  
**To:** Russelmann, Anita  
**Subject:** Merriwood Ranch

Subject: File 13-22

I urge the City of Garland to reject the application to re-zone the land located on West Campbell and Callejo Roads for a subdivision. This land, known as Merriwood Ranch, should remain zoned for agricultural use.

This is one of the few tracts of agricultural land accessible to so many in Garland and the surrounding areas. We have appreciated this resource and treasure for 2 generations and hope that the tradition continues because of your foresight to protect this resource.

Sincerely,  
Polly McKeithen  
4301 Windsor Parkway  
Dallas Texas 75205



## Allmendinger, Tracy

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**From:** Russelmann, Anita  
**Sent:** Wednesday, July 10, 2013 2:44 PM  
**To:** Allmendinger, Tracy  
**Subject:** FW: File 13-22

**From:** Taylor Custer [mailto:tccuster@gmail.com]  
**Sent:** Sunday, July 07, 2013 10:55 PM  
**To:** Russelmann, Anita; Mayor  
**Subject:** File 13-22

I urge the City of Garland to reject the application to re-zone the land located on West Campbell and Callejo Roads for a subdivision. This land, known as Merriwood Ranch, should remain zoned for agricultural use.

I attended summer camps for several years when I was younger at Merriwood. We not only learned how to ride horses but how to take care of them. I am very thankful for the life lessons that I learned at Merriwood and hope to send my children there one day.

I think that keeping this oasis in Garland can benefit the city much like the new park benefits downtown Dallas. A city needs more than just homes.

Sincerely,  
Taylor Custer  
4080 Amherst Ave  
Dallas, Texas 75225

## Allmendinger, Tracy

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**From:** Russelmann, Anita  
**Sent:** Wednesday, July 10, 2013 2:44 PM  
**To:** Allmendinger, Tracy  
**Subject:** FW: Request for re-zoning REJECTION File 13-22  
**Attachments:** File 13-22 Letter3.docx; File 13-22 Letter 2.docx; File 13-22 Letter 1.docx

**From:** Anne Marden [mailto:[annemarden@gmail.com](mailto:annemarden@gmail.com)]  
**Sent:** Monday, July 08, 2013 1:03 AM  
**To:** Russelmann, Anita; Mayor  
**Subject:** Request for re-zoning REJECTION File 13-22

To Whom It May Concern:

Please see the 3 attached letters (from 4 different persons) regarding File 13-22. There is a hearing scheduled for the evening of Monday, July 8, and these letters support the request to reject a possible re-zoning.

Thank you,  
Anne Marden  
[annemarden@gmail.com](mailto:annemarden@gmail.com)

July 7, 2013

To: Whom It May Concern at the City of Garland, City Hall

Subject: File 13-22

We urge the City of Garland to reject the application to re-zone the land located on West Campbell and Callejo Roads for a subdivision. This land, known as Merriwood Ranch, should remain zoned for agricultural use.

As parents we spent many years horseback riding with our two daughters at Merriwood Ranch. As a family, we took horseback riding lessons, boarded a horse there, and watched our daughters participate in the horseback riding camps in the summers. This time in the life of our family at Merriwood is possibly the greatest memories for our entire family as we reared our two daughters.

The horseback riding program being offered there at Merriwood is like no other. For various reasons, we have had some experience at other stables, and these other stables do not measure up to the quality horseback riding experience being offered at Merriwood. From the quality of instruction to the overall organization and procedures in place to the social/emotional climate that a budding horseback rider experiences, Merriwood Ranch is not just another horseback riding stable. For the past 57 years, there has been running demand and liking for Merriwood Ranch, and if Merriwood can no longer exist, it would be such a misfortune for up and coming horseback riders.

We request and urge you to reject the application to re-zone the land located on West Campbell and Callejo Roads for a subdivision.

Thank you for your attention to this.

Sincerely,

Spence and Martha Grayson

[Marthagrayson11@gmail.com](mailto:Marthagrayson11@gmail.com)

972-234-8678

July 7, 2013

To: Whom It May Concern at the City of Garland, City Hall

Subject: File 13-22

I urge the City of Garland to reject the application to re-zone the land located on West Campbell and Callejo Roads for a subdivision. This land, known as Merriwood Ranch, should remain zoned for agricultural use.

As a child, I grew up horseback riding at Merriwood Ranch. I took horseback riding lessons, boarded a horse there, and participated in the horseback riding camp in the summers. This time in my life at Merriwood is the greatest memories of my childhood. Both my parents and my sister also shared in these experiences, and it meant very much to me.

The horseback riding program being offered there at Merriwood is like no other. For various reasons, I have had some experience at other stables, and these other stables do not measure up to the quality horseback riding experience being offered at Merriwood. From the quality of instruction to the overall organization and procedures in place to the social/emotional climate that a budding horseback rider experiences, Merriwood Ranch is not just another horseback riding stable. For the past 57 years, there has been running demand and liking for Merriwood Ranch, and if Merriwood can no longer exist, it would be such a misfortune for up and coming horseback riders.

I request and urge you to reject the application to re-zone the land located on West Campbell and Callejo Roads for a subdivision.

Thank you for your attention to this.

Sincerely,

Marlene Grayson Kennedy

[marlenegrayson@hotmail.com](mailto:marlenegrayson@hotmail.com)

214-334-8678



July 7, 2013

To: Whom It May Concern at the City of Garland, City Hall

Subject: File 13-22

I urge the City of Garland to reject the application to re-zone the land located on West Campbell and Callejo Roads for a subdivision. This land, known as Merriwood Ranch, should remain zoned for agricultural use.

As a child, I grew up horseback riding at Merriwood Ranch. I took horseback riding lessons, boarded a horse there, and participated in the horseback riding camp in the summers. This time in my life at Merriwood is the greatest memories of my childhood. Both my parents and my sister also shared in these experiences, and it meant very much to me. I would love to be able to send my daughter, who also loves horses, to Merriwood Ranch to learn horseback riding. I will be devastated if that opportunity is not available to her due to this possible re-zoning.

The horseback riding program being offered there at Merriwood is like no other. For various reasons, I have had some experience at other stables, and these other stables do not measure up to the quality horseback riding experience being offered at Merriwood. From the quality of instruction to the overall organization and procedures in place to the social/emotional climate that a budding horseback rider experiences, Merriwood Ranch is not just another horseback riding stable. For the past 57 years, there has been running demand and liking for Merriwood Ranch, and if Merriwood can no longer exist, it would be such a misfortune for up and coming horseback riders.

I request and urge you to reject the application to re-zone the land located on West Campbell and Callejo Roads for a subdivision.

Thank you for your attention to this.

Sincerely,

Anne Grayson Marden

[annemarden@gmail.com](mailto:annemarden@gmail.com)

214-549-5635

## Allmendinger, Tracy

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**From:** Russelmann, Anita  
**Sent:** Wednesday, July 10, 2013 2:45 PM  
**To:** Allmendinger, Tracy  
**Subject:** FW: File 13-22 Merriwood Ranch

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**From:** Webmaster  
**Sent:** Monday, July 08, 2013 7:49 AM  
**To:** Russelmann, Anita; Montgomery, Neil  
**Subject:** FW: File 13-22 Merriwood Ranch

From the webmaster email.

*Dorothy White*

Director  
Public & Media Relations  
City of Garland  
972-205-2879-office  
214-212-0803-cell



[Garlandtx.gov](http://Garlandtx.gov)  
[Twitter.com/qarlandtxgov](https://twitter.com/qarlandtxgov)

**From:** tauneetaylor@gmail.com [mailto:tauneetaylor@gmail.com]  
**Sent:** Sunday, July 07, 2013 10:19 AM  
**To:** Webmaster  
**Subject:** File 13-22 Merriwood Ranch

I would like you to ask for your support in saving such a treasure to the City of Garland in not allowing the zoning to be changed to build homes on the property that is Merriwood Ranch. My daughter has ridden there for 9 years and it is such a treasure to the City of Garland. I love coming out to watch her ride and enjoying the peace and quiet and always feel like I'm in a little secret garden with all the horses and other wildlife and enjoying all the youngsters and young ladies form such a strong bond with their horses and trainers. My daughter typically rides there 2-3 times a week so as part of that commitment; parents are also big supporters or local businesses in the City of Garland. I know sometimes, I will go purchase groceries, fill up with gas, we will stop for breakfast or lunch or even run into the drugstore. Please take into consideration what Merriwood provides to your community.

Best regards,  
Taunee and Hattee Taylor

## Allmendinger, Tracy

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**From:** Russelmann, Anita  
**Sent:** Wednesday, July 10, 2013 2:45 PM  
**To:** Allmendinger, Tracy  
**Subject:** FW: File 13-22

**From:** Lindsey Anne Davis [mailto:lindseydc1981@yahoo.com]  
**Sent:** Monday, July 08, 2013 8:13 AM  
**To:** Russelmann, Anita  
**Cc:** Mayor  
**Subject:** File 13-22

City of Garland Planning Department

Planning & Community Development Department  
P.O. Box 469002  
Garland, TX 75046-9002

Subject: File 13-22

I urge the City of Garland to reject the application to re-zone the land located on West Campbell and Callejo Roads for a subdivision. This land, known as Merriwood Ranch, should remain zoned for agricultural use.

Merriwood Ranch has been operating as a riding camp during the summer and horseback riding facility during the year for over 50 years. During that time, the operation has taught thousands of children to ride, fostered a sense of community within the area, and brought numerous families to Garland who would not otherwise have visited except for Merriwood. The operation brings in a diverse group of children and their families to the Garland community- from local Garland residents, to affluent members of the North Dallas community, to those who travel in and stay with friends just so that they can attend the day camp in the summer.

From an economic standpoint, Merriwood has a positive effect on the area. The Merriwood community and the money it spends helps the local restaurants, grocery stores, gas stations, and shopping centers. Often parents will drop their children off for riding lessons, run their errands in Garland, and then pick their children up. I would imagine that Merriwood has also contributed to more than a few families deciding to move into the area.

With Texas being over 94% privately owned, green space remains a precious item that can all too easily be turned into development, both residential and retail. Because of this, municipalities and their planning departments have an important responsibility in determining the best use of property, and what should and should not be permitted through zoning ordinances. In the case of the property referenced here, I urge the City of Garland to take a detailed look at the permanent effects of developing this green space. Once it is rezoned and developed, it is gone and that legacy is lost. Thank you for taking time to read this letter.

Sincerely,  
Lindsey Davis  
1133 Mill Springs

Richardson, TX 75080

Cc: Mayor Athas



## **Allmendinger, Tracy**

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**From:** Russelmann, Anita  
**Sent:** Wednesday, July 10, 2013 2:45 PM  
**To:** Allmendinger, Tracy  
**Subject:** FW: Merriwood Ranch

**From:** Cori Willett [mailto:cori.willett@gmail.com]  
**Sent:** Monday, July 08, 2013 11:23 AM  
**To:** Russelmann, Anita  
**Subject:** Merriwood Ranch

To: City of Garland Planning Department

Re: File 13-22

It has recently been brought to my attention that the property in Garland currently referred to as Merriwood Ranch may be rezoned to allow for a housing development to be constructed in its space.

Although I understand that the initial sale of this property to a real estate developer was not something the City of Garland could control, I am happy that the City of Garland now has an opportunity to save Merriwood Ranch.

As you may know one individual, "Moey", owned this property for over fifty years. During the time she owned this property she was able to create an institution for the Garland community. Merriwood Ranch has been providing not just horseback riding lessons to young girls but also teaching them responsibility and self esteem.

I began riding at Merriwood Ranch when I was only ten years old. I continued riding there until the age of eighteen when I left for college. During my eight years at Merriwood Ranch I gained invaluable experience riding horses, teaching lessons, and participating in their historic summer camps. It was the skills that I learned at Merriwood Ranch that allowed me to earn an athletic scholarship to Texas A&M University where I competed for four years as a member of their equestrian team. During my tenure on the Texas A&M Equestrian team two other girls who I knew from Merriwood Ranch joined the team, also receiving athletic scholarships.

I would never have earned this scholarship if it were not for the years I spent at Merriwood Ranch. I believe that it would be doing the young women of Garland a true disservice to strip them of the opportunity to learn the sport of equestrian in their hometown. The future athletic, academic, and professional opportunities that they may miss out on are endless.

I understand the need for new housing to be built in the community. However, I believe that a community is more than just a collection of houses. A productive community needs green space, educational opportunities, and variety. I believe that keeping Merriwood Ranch alive would do more for the Garland community than building a small number of houses could do. Please seize this opportunity to save Merriwood Ranch by keeping it zoned for agriculture.

Thank you.

Cori Ann Willett

## Allmendinger, Tracy

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**From:** Russelmann, Anita  
**Sent:** Wednesday, July 10, 2013 2:45 PM  
**To:** Allmendinger, Tracy  
**Subject:** FW: File 13-22

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**From:** Elizabeth Anderson [mailto:[anderson.e.h@sbcglobal.net](mailto:anderson.e.h@sbcglobal.net)]  
**Sent:** Monday, July 08, 2013 11:38 AM  
**To:** Russelmann, Anita; Mayor  
**Subject:** File 13-22

I urge the City of Garland to reject the application to re-zone the land located on West Campbell and Callejo Roads for a subdivision. This land, known as Merriwood Ranch, should remain zoned for agricultural use.

I grew up learning equestrian and attending summer camps on Merriwood Ranch. Some of the happiest times of my life were spent on this land and the lessons I learned have made me who I am today. I encourage you to keep this land zoned for agricultural use. Please allow the benefits that I, and hundreds of other children, have received from this agricultural land to continue to be available to future children.

Sincerely,  
Elizabeth Anderson  
5207 Kelsey Rd  
Dallas, TX 75229

## Allmendinger, Tracy

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**From:** Russelmann, Anita  
**Sent:** Wednesday, July 10, 2013 2:46 PM  
**To:** Allmendinger, Tracy  
**Subject:** FW: Merriwood Development Protest  
**Attachments:** Merriwood Dev Protest.pdf  
  
**Importance:** High

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**From:** Jeanne V Thoes [mailto:[jthoes@csc.com](mailto:jthoes@csc.com)]  
**Sent:** Monday, July 08, 2013 12:00 PM  
**To:** Russelmann, Anita  
**Subject:** Merriwood Development Protest  
**Importance:** High

Hello Garland Planning Commission

Attached is a protest for the proposed Merriwood Development. We will attend the work session and meeting this evening.

Thank you

Jeanne Thoes  
2605 Hazelwood Place  
Garland TX 75044

*(See attached file: Merriwood Dev Protest.pdf)*

8616 Freeport Parkway, Irving, TX 75063  
Financial Services Sector | p: +1-469.499-8195 | f: +1-469.499-2395 | [jthoes@csc.com](mailto:jthoes@csc.com) | [www.csc.com](http://www.csc.com)

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# GARLAND

May 30, 2013

CITY OF GARLAND  
PLANNING DEPARTMENT  
P.O. BOX 469002  
GARLAND, TX 75046-9002

HEARING DATE/TIME: Plan Commission: June 10, 2013 – 7:00 PM

APPLICANT: Oak Ridge Investments

File 13-22

Dear Property Owner:

7/8/13 A public hearing will be held by the Plan Commission of the City of Garland, Texas, at 7:00 P.M. Monday, June 10, 2013, in the Council Chambers of City Hall, 200 North Fifth Street, to consider the application of **Oak Ridge Investments**, requesting approval of 1) a change in zoning from Agriculture (AG) District to a Planned Development (PD) District for Single Family Uses and 2) a Detail Plan. The property is shown on the enclosed sketch and is described as follows:

Being a 28.279 acre tract of land situated in the Delilah C. Manning Survey, Abstract No. 945, City of Garland, Dallas, County, Texas, as conveyed to MLWR Investments, LLC, as recorded in County Clerks File No. 201300052410, Property Records, Dallas County, Texas. This property is located northwest of the intersection of West Campbell Road and Callejo Road. (District 1)

**Note: The applicant requests approval of a change in zoning to allow for the development of a residential subdivision with approximately 45 single family homes with a minimum lot size of 5,500 square feet.**

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return to **City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002 or by fax to 972-205-2474**. Should you have any questions, please contact Chasidy Allen at 972-205-2445.

(Please Check One Below)

☐ I am in favor of the request.

☒ I am opposed to the request.

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

Dense Planned Housing & Loss of Green Space  
Traffic & more water runoff to Spring Creek

(Please complete the following information)

Your Property Address

Printed Name

Address

City, State

Zip

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

Signature

Date:

Title

*[Signature]*  
7/7/13

Home owner / Resident



## Allmendinger, Tracy

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**From:** Russelmann, Anita  
**Sent:** Wednesday, July 10, 2013 2:46 PM  
**To:** Allmendinger, Tracy  
**Subject:** FW: File 13-22: Merriwood Ranch

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**From:** Beckham Dossett [mailto:[beckham@smallprojectoffice.com](mailto:beckham@smallprojectoffice.com)]  
**Sent:** Monday, July 08, 2013 12:09 PM  
**To:** Russelmann, Anita  
**Subject:** File 13-22: Merriwood Ranch

I believe Merriwood Ranch is good for Garland!  
Good for business, good for public relations and good for the environment.

Do the right thing.

Keep Merriwood in Garland!

**Beckham Dossett**

Small Project Office Design

832 656 9525

## Allmendinger, Tracy

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**From:** Russelmann, Anita  
**Sent:** Wednesday, July 10, 2013 2:47 PM  
**To:** Allmendinger, Tracy  
**Subject:** FW: Merriwood Ranch Rezoning

**From:** Mary Fredericks [mailto:maryefredericks@gmail.com]  
**Sent:** Monday, July 08, 2013 12:16 PM  
**To:** Russelmann, Anita  
**Subject:** Merriwood Ranch Rezoning

I am a 35 year resident of the Spring Park neighborhood in Garland and wish to add my thoughts to the discussion of the rezoning of Merriwood Ranch.

As Assistant Planning Director Russelmann stated in the Dallas Morning News article on Sunday July 8, the question is whether single family zoning is appropriate for this property. Clearly, there are single family homes in the area, but planning for a city of Garland's size involves much more than simply determining wherever single family homes can fit the site. It involves building a community that is rich and complex, attracting both families and businesses and thereby increasing the tax base and quality of life for all citizens. I strongly believe that Merriwood Ranch is a special asset to the character of the city and the surrounding neighborhoods. It provides valuable green space and openness in a city that has numbers of densely populated neighborhoods. It also attracts users from all over the North Texas area, providing them with a positive image of Garland and its neighborhoods.

I sincerely hope that the Planning and Zoning commission looks at the bigger picture when defining "appropriate," and denies the application for rezoning.

Thank you for your consideration.

Mary Fredericks  
3317 Buckethorn Court  
Garland, TX 75044

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Mary Fredericks  
[MaryEFredericks@gmail.com](mailto:MaryEFredericks@gmail.com)

## Allmendinger, Tracy

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**From:** Russelmann, Anita  
**Sent:** Wednesday, July 10, 2013 2:47 PM  
**To:** Allmendinger, Tracy  
**Subject:** FW: File 13-22

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**From:** Patty Adams [mailto:patty@bishar.com]  
**Sent:** Monday, July 08, 2013 12:54 PM  
**To:** Russelmann, Anita  
**Cc:** SaveMerriwoodRanch@yahoo.com  
**Subject:** File 13-22

Please preserve Merriwood. It is a gem in the City of Garland. Once it is gone, it is lost to Garland forever. Merriwood is not only a wonderful reminder of Garland's rural past, it can also be a vibrant symbol of Garland's future, where quality of life is valued, our remaining green space is cherished, outdoor recreation is promoted, and areas of peace and quiet are protected. Please do not change the zoning of Merriwood. It would be a real shame to pave paradise and put up more houses. Garland has plenty of houses. What it does not have is enough places like Merriwood. I am a Garland resident and I live in SpringPark. When I moved from Dallas to SpringPark 18 years ago, it was a quiet neighborhood in the countryside. Since then, bit by bit, the countryside has been eaten up by development. Little remains today. Please do not change the zoning which protects Merriwood from developers.

Sincerely,

Patricia Adams  
3115 Kristin Court  
Garland, TX 75044

## Allmendinger, Tracy

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**From:** Russelmann, Anita  
**Sent:** Wednesday, July 10, 2013 2:47 PM  
**To:** Allmendinger, Tracy  
**Subject:** FW: Letter for Case File 13-22

**From:** Taylor Henigsman [mailto:tjhenigsman@gmail.com]  
**Sent:** Monday, July 08, 2013 1:19 PM  
**To:** Russelmann, Anita  
**Subject:** Letter for Case File 13-22

Dear Garland Zoning Offices,

Hi my name is Taylor Henigsman, and I am writing this letter in regard to the rezoning of Merriwood. I am very much against the rezoning. I have been riding at Merriwood since the 1<sup>st</sup> grade and I'm now going into 8<sup>th</sup> grade.

Merriwood has changed my life in so many different ways. Taking away it from me is like killing a piece inside of me that can never be replaced.

If you take Merriwood away, you will be taking a home away from 40+ horses. In addition, you will leave people unemployed. Some people rely on Merriwood for a job, and money.

So many girls ride out there, and board/lease their horses. Merriwood is such a great barn that kids love! The summer camp that is there has been going on for over 50 years, and this rezoning will end that. That is just plain wrong in so many ways. If you take away Merriwood you are destroying so many little girls dreams! They look forward to summer camp. They look forward to riding during the year. They look forward to being assigned to that one special horse for the week.

Merriwood is so much more than it looks like. It may just look like a couple fields and a house, but to all of us it is a second home. It means so much to so many of the girls out there. We may not end up being in the Olympics, but at least we get the joy of going riding every week. Also, summer camp is the only time I get to see my best friend. We live so far away from each other, so we can't hang out during the school year. You would be ruining a great friendship that has lasted four years. Merriwood is perfect right where it is. It is every little girls dream camp, with all of the horses, and riding lessons.



How many Garland residents really would like to have more houses, rather than this little piece of heaven right there in the city. Plus, Merriwood is on a flood plain. I have seen pictures after a long hard rain, and I do not think you want to build houses on it. It is not meant for houses it is meant for horseback riding, and fun and giving girls a place to learn.

Thank you.

Sincerely,

Taylor Henigsman

## Allmendinger, Tracy

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**From:** Russelmann, Anita  
**Sent:** Wednesday, July 10, 2013 2:47 PM  
**To:** Allmendinger, Tracy  
**Subject:** FW: File 13-22

**From:** Jillian G Bliss [mailto:jillianbliss@utexas.edu]  
**Sent:** Monday, July 08, 2013 1:25 PM  
**To:** Russelmann, Anita  
**Subject:** File 13-22

Dear planning commission,

I have written several times on behalf of Merriwood, and although I am unable to attend the meeting tonight, would like to share with you some quick points which I would have addressed if my attendance was possible as to why rezoning the property on which Merriwood sits would not benefit the city. In saving Merriwood Ranch by not rezoning the property, the following positive affects would also occur:

- **Save Summer Opportunities:** I've spent a lot of time in a smaller community (about the size of Garland) off the coast of Florida this summer, and while I've noticed several country clubs for more grown-up recreation opportunities, there are very few places for younger generations to go outdoors besides the beach. In a town a few miles north of where I'm staying, fights have broken out and vandalism has occurred. For children, being unoccupied during the summer months can lead to boredom, and this boredom can often brood trouble in teenage years. If the city of Garland wants to maintain a clean, safe and welcoming environment, summer recreation activities are needed, and Merriwood's camp provides such activities in the form of tennis, swimming and riding lessons, as well as the character lessons woven into what's taught with these skills.
- **Save a Local Business:** In my undergraduate years, I interned one summer at an economic development firm in a town about the same size as the city of Garland. The firm constantly sought and encouraged local businesses to not only open but thrive in their community. While it may be a ranch, Merriwood is a local business, a business that brings in money and has continued to operate on a stable budget for decades. Merriwood provides a speciality service in close proximity to neighborhoods and the metroplex, and for this reason there will be no lack in demand for the services Merriwood provides despite economic downturn. Merriwood is a business that has made it through tough times before, and will continue to thrive if allowed to remain.
- **Support the Local Economy:** Because Merriwood is easily accessed by the several highways built up around the region, the stable's clients come into Garland all the way from south Dallas to Celina. This clientele not only spends their time and money at Merriwood, but also in the Garland community, as services like gas and food are often needed to accompany a day of outdoor recreation. Merriwood's guests spend their money at Garland restaurants, gas stations, shopping centers, grocery stores and businesses across the area, and the number of customers brought in by Merriwood far exceeds the number of customers that would be brought in by a subdivision.
- **Save Current Properties by Supporting Wildlife:** Surrounding Merriwood is a creek, full of friendly fish and frogs, but it also exists as a habitat for snakes and vermin not preferred by property owners. Currently, such vermin remain mostly along the creeks, but construction caused by the implementation of yet another subdivision on Merriwood's current property would disturb unpleasant animals and cause them to move into existing homesites. Additionally, hawks and coyotes prey on small mammals that rely on the creek, but such disturbance would force these mammals onto existing properties and therefor push predators into residencies as well. Hawks especially rely on the abundance of trees on Merriwood's property, but if even a few trees were removed, nesting habits would be disturbed, and birds of prey would be forced to seek rest closer to houses and would seek to prey on house pets more than they already do.
- **Save Homeowners:** In addition to displacing wildlife and making property owners uncomfortable in this respect, the floodplain which Merriwood sits on is of great concern to anyone who could purchase a home there. Although a house currently sits on the property, it exists at the top of a hill, and water evenly disperses around it, running off into a creek. The land that exists as pasture, although it is at the top of the hill as well, gently drifts downward and collects water

naturally, often creating deep puddles and mud that must be manually drained. The southwest side of the property is further down a hill and naturally floods on a regular basis - so much that not even horses are kept there. Merriwood's property naturally drains into the nearby creek, and while redeveloping the land to prevent flooding to homes in a new subdivision is an idea, it would be difficult to do so without causing flooding in existing areas because of erosion around the creek that would be greater incited at the movement of the current land.

- **Support Area Communities:** In sum, by allowing the property to remain as is and supporting the amenities provided by Merriwood Ranch, the city of Garland would support its community in economic, personal and residential aspects. The current community would be strengthened if Merriwood's land was not rezoned, as flooding and wildlife issues would not be of greater concern, and community members would be encouraged to seek recreational activities, lowering obesity concerns, while nurturing quality characteristics learned in the activities provided by Merriwood.

Thank you,  
Jillian Bliss

--

Jillian G. Bliss

Writer, [Reporting Texas](#)  
[jillianbliss@utexas.edu](mailto:jillianbliss@utexas.edu)

c: 214-949-6651

t: @jillianga

## Allmendinger, Tracy

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**From:** Russelmann, Anita  
**Sent:** Wednesday, July 10, 2013 2:48 PM  
**To:** Allmendinger, Tracy  
**Subject:** FW: Camp Merrywood  
**Attachments:** waiting to ride 2.jpg; gettin ribbons Natalie Rachel and Dillon.jpg; Emery Sophia Natalie and Annie at pool.jpg

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**From:** Shelia Huffman [mailto:shelia0806@sbcglobal.net]  
**Sent:** Monday, July 08, 2013 4:44 PM  
**To:** Russelmann, Anita  
**Subject:** Camp Merrywood

I am writing about Camp Merrywood. It has been several years now since I drove my young granddaughter to the camp early one June morning. But I still remember the feeling I had when we arrived.

What I remember most about that morning is taking a seat on one of the picnic benches under the canopy of the shade trees and hoping I could stay for a few minutes longer. Not because my granddaughter needed my assurance, but because I wanted to stay. I wanted to be a part of that camp.

I loved that camp so much, that at the end of the week, after the final gathering and the anticipated "horse show"--- I went home and wrote a story and submitted photos about the camp to the Dallas Morning News. They were published.

The following summer we got to do it again as have many families over the years

Please don't take away the camp, the home of the horses, the jobs, the tradition.

Thank you, Shelia Huffman















## Allmendinger, Tracy

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**From:** Russelmann, Anita  
**Sent:** Wednesday, July 10, 2013 2:48 PM  
**To:** Allmendinger, Tracy  
**Subject:** FW: Zoning Change for Merriwood Ranch

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**From:** Margaret Hewitt [mailto:margarethewitt@verizon.net]  
**Sent:** Monday, July 08, 2013 4:50 PM  
**To:** Russelmann, Anita  
**Subject:** Zoning Change for Merriwood Ranch

We live on Lakeshore Drive in SpringPark and have not received a letter regarding this zoning change. Please do **not** change the zoning for Merriwood Ranch.

John & Margaret Hewitt



## Allmendinger, Tracy

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**From:** Russelmann, Anita  
**Sent:** Wednesday, July 10, 2013 2:49 PM  
**To:** Allmendinger, Tracy  
**Subject:** FW: File 13-22

---

**From:** Jennifer Anderson [mailto:jennifer\_c\_anderson@yahoo.com]  
**Sent:** Monday, July 08, 2013 5:37 PM  
**To:** Russelmann, Anita  
**Cc:** Mayor  
**Subject:** File 13-22

I urge the City of Garland to reject the application to re-zone the land located on West Campbell and Callejo Roads for a subdivision. This land, known as Merriwood Ranch, should remain zoned for agricultural use.

My sister and I rode at Merriwood Ranch during our childhood, and I remembered it as a wonderful and peaceful oasis in the Dallas metro area. I recently was delighted to discover that Merriwood is still in existence, but soon after I was terribly disappointed to read that Merriwood is being sold with intentions to re-zone the land and create a planned development of 43 homes. As both Garland and the Dallas metro area have grown and changed over the years, places like Merriwood only increase in value and significance. Merriwood is even more of an oasis today than it was over two decades ago. Green areas have great value in communities, both in terms of financial benefit and general well-being. I spent most of my day today just north of Pilot Point near Lake Ray Roberts working with horses. The serenity and peace I find from both the non-urban atmosphere and also the time with the horses is priceless to me; this is why I was initially so excited to find Merriwood present, as its location is much closer to my home.

As the Dallas Morning News indicated this past Sunday (7/7/13), area cities have generally begun as small towns and grew as farmland was incorporated and re-zoned for residential and commercial use. We see this continue today with smaller towns further outside of the Dallas metro area. Balance will always be vital as cities and towns of all sizes make decisions on how best to use their land and plan their futures. City growth will always include the basic necessities of an appropriate supply of quality housing and commercial space. Urban expansion and its caliber, though, are more complex than merely the essentials. Green space, less crowding in residential areas (or between residential areas), and unique community sites, activities, and attractions are key parts of this complex balance, and Merriwood Ranch encompasses all three factors. Merriwood is a unique and special part of the Garland community, as it has been for decades.

Merriwood Ranch is an exceptional and unique asset to its neighborhood, to Garland, and to the entire Dallas area. Again, I strongly urge the City of Garland to reject the application to re-zone this land and instead to allow it to remain zoned for agricultural use.

Sincerely,  
Jennifer C. Anderson  
5207 Kelsey Rd.  
Dallas, TX 75229

## Allmendinger, Tracy

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**From:** Russelmann, Anita  
**Sent:** Wednesday, July 10, 2013 2:49 PM  
**To:** Allmendinger, Tracy  
**Subject:** FW: File 13-22

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**From:** Jennifer Anderson [mailto:jennifer\_c\_anderson@yahoo.com]  
**Sent:** Monday, July 08, 2013 5:37 PM  
**To:** Russelmann, Anita  
**Cc:** Mayor  
**Subject:** File 13-22

I urge the City of Garland to reject the application to re-zone the land located on West Campbell and Callejo Roads for a subdivision. This land, known as Merriwood Ranch, should remain zoned for agricultural use.

My sister and I rode at Merriwood Ranch during our childhood, and I remembered it as a wonderful and peaceful oasis in the Dallas metro area. I recently was delighted to discover that Merriwood is still in existence, but soon after I was terribly disappointed to read that Merriwood is being sold with intentions to re-zone the land and create a planned development of 43 homes. As both Garland and the Dallas metro area have grown and changed over the years, places like Merriwood only increase in value and significance. Merriwood is even more of an oasis today than it was over two decades ago. Green areas have great value in communities, both in terms of financial benefit and general well-being. I spent most of my day today just north of Pilot Point near Lake Ray Roberts working with horses. The serenity and peace I find from both the non-urban atmosphere and also the time with the horses is priceless to me; this is why I was initially so excited to find Merriwood present, as its location is much closer to my home.

As the Dallas Morning News indicated this past Sunday (7/7/13), area cities have generally begun as small towns and grew as farmland was incorporated and re-zoned for residential and commercial use. We see this continue today with smaller towns further outside of the Dallas metro area. Balance will always be vital as cities and towns of all sizes make decisions on how best to use their land and plan their futures. City growth will always include the basic necessities of an appropriate supply of quality housing and commercial space. Urban expansion and its caliber, though, are more complex than merely the essentials. Green space, less crowding in residential areas (or between residential areas), and unique community sites, activities, and attractions are key parts of this complex balance, and Merriwood Ranch encompasses all three factors. Merriwood is a unique and special part of the Garland community, as it has been for decades.

Merriwood Ranch is an exceptional and unique asset to its neighborhood, to Garland, and to the entire Dallas area. Again, I strongly urge the City of Garland to reject the application to re-zone this land and instead to allow it to remain zoned for agricultural use.

Sincerely,  
Jennifer C. Anderson  
5207 Kelsey Rd.  
Dallas, TX 75229

Cile and Ben Holloway  
4713 Mariner Dr  
Frisco, Texas 75034

July 2, 2013.

Ms. Anita Russelmann  
Assistant Director of Planning  
Planning & Community Development Department  
P.O. Box 469002  
Garland, TX 75046-9002

Re: OPPOSE REZONING MERRIWOOD RANCH FROM AGRICULTURAL TO PLANNED DEVELOPMENT (File 13-22).

Dear Ms. Russelmann,

My husband and I recently saw a news story regarding the City of Garland's plans to rezone Merriwood Ranch, ***a beautiful equine facility with extensive history and value***, from an *agricultural district* to a *planned development district* - allowing Oak Ridge Developments to build houses on a mere 10 acre plot within this expansive property.

We are both former residents of Garland, and lived there most of our lives. We hate to see Garland choose "development and destruction" over "natural beauty and existing successful business" that hundreds of residents enjoy. Merriwood has been an integral part of Garland for more than five decades - and it's a place of joy and comfort to hundreds of local children and adults who enjoy equestrian activity.


We understand Merriwood is located in a flood zone - so we ask WHY would you allow a housing development? This property is a lovely natural environment with wildlife - and has worked perfectly for Merriwood's needs as well as those who utilize it. If you rezone - you destroy this expansive natural area, and take away the livelihoods of hundreds who have enjoyed this area for half a century.

We urge you to DENY the rezoning request - and listen to those who have utilized this beautiful property and hope to continue.

How terribly tragic it will be for many who have their horses at Merriwood, and have no alternative for their horses other than to euthanize them if you rezone this property.

We would appreciate your reply to this communication -

Sincerely,

  
Ben and Cile Holloway

## Allmendinger, Tracy

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**From:** Russelmann, Anita  
**Sent:** Wednesday, July 10, 2013 11:53 AM  
**To:** Allmendinger, Tracy  
**Subject:** FW: File 13-22 : keep Merriwood zoning agricultural

**From:** davefmccoy@verizon.net [mailto:davefmccoy@verizon.net]  
**Sent:** Tuesday, July 09, 2013 11:41 PM  
**To:** Russelmann, Anita  
**Cc:** Mayor; Council7  
**Subject:** File 13-22 : keep Merriwood zoning agricultural

With respect to file 13-22, I want to applaud the wisdom and good judgement of the Garland Zoning Commission's 6-1 vote to keep the Merriwood horse ranch zoning as Agricultural.  
I lived in Garland district 7 ( 2610 Zodiac Drive) from 2001-2011, so I have seen the city lose a lot of green space.  
I also want to especially thank the Zoning Commissioner who visited Merriwood on July 3rd for making the personal effort to understand the unique situation and make the best decision possible.

Please follow through and help save this wonderful part of Garland's heritage by

keeping it zoned agricultural. Merriwood has been a special place for kids for 50 years. I hope it can be one for the next 50 as well.

Very respectfully

-David F. McCoy

7/10/2013



## Allmendinger, Tracy

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**From:** Russelmann, Anita  
**Sent:** Wednesday, July 03, 2013 12:24 PM  
**To:** Allmendinger, Tracy  
**Subject:** FW: File 13-22

**From:** Becky Jackson [mailto:beckysjackson929@gmail.com]  
**Sent:** Wednesday, July 03, 2013 12:24 PM  
**To:** Russelmann, Anita  
**Cc:** Mayor  
**Subject:** File 13-22

I urge the City of Garland to reject the application to re-zone the land located on West Campbell and Callejo Roads for a subdivision. This land, known as Merriwood Ranch, should remain zoned for agricultural use.

My daughter attends camp at Merriwood Ranch in the summer. The education and enjoyment provided by Merriwood is incomparable to children in the area. Please do not re-zone this land.

Sincerely,

Becky S. Jackson  
6620 Briar Ridge Lane  
Plano, TX 75024  
214.673.3280

## Allmendinger, Tracy

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**From:** Russelmann, Anita  
**Sent:** Wednesday, July 03, 2013 12:17 PM  
**To:** Allmendinger, Tracy  
**Subject:** FW: File 13-22

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**From:** Carolyn Bradley [mailto:CBradley@coltventures.com]  
**Sent:** Wednesday, July 03, 2013 12:16 PM  
**To:** Russelmann, Anita  
**Subject:** File 13-22

I urge the City of Garland to reject the application to re-zone the land located on West Campbell and Callejo Roads for a subdivision. This land, known as Merriwood Ranch, should remain zoned for agricultural use.

I first learned to love horses at Merriwood Ranch. It was my first day camp experience as well as camping out overnight. I learned how to saddle a horse, and most importantly how to get back up after falling off. Those were all priceless lessons to learn, not only about horsemanship, but about life.

Please help keep Merriwood Ranch open!

Sincerely,

Carolyn Bradley  
Dallas, TX

## Allmendinger, Tracy

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**From:** Russelmann, Anita  
**Sent:** Wednesday, July 03, 2013 9:41 AM  
**To:** Allmendinger, Tracy  
**Subject:** FW: File 13-22

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**From:** Fiona Norton [mailto:nfiona@hotmail.com]  
**Sent:** Wednesday, July 03, 2013 9:36 AM  
**To:** Russelmann, Anita  
**Cc:** Christie Gard  
**Subject:** File 13-22

To Whom it May Concern

I am writing to add my voice to the strong community support for the preservation of Merriwood Ranch and its surrounding natural area.

A space such as this within an urban area is a wonderful asset for the whole community and enhances Garland as a city. Please listen to the people of Garland and don't allow it to be destroyed by yet another building development.

Yours faithfully,

 Fiona Ann Norton  
469 438 6678

## Allmendinger, Tracy

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**From:** Russelmann, Anita  
**Sent:** Wednesday, July 03, 2013 8:27 AM  
**To:** Allmendinger, Tracy  
**Subject:** FW: File 13-22

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**From:** Amy Ramos [mailto:adr0017@tigermail.auburn.edu]  
**Sent:** Wednesday, July 03, 2013 5:47 AM  
**To:** Russelmann, Anita  
**Subject:** File 13-22

urge the City of Garland to reject the application to re-zone the land located on West Campbell and Callejo Roads for a subdivision. This land, known as Merriwood Ranch, should remain zoned for agricultural use.

This land is one of the last, if not the last, remaining greenspaces of its size in the City of Garland. Greenspace has many benefits:

Greenspace provides important social values – lovely views, positive lifestyles, and community identity. As recognized in Envision Garland, people living in areas with more greenspace have higher levels of well-being.

Horses play an important role in our nation's history, heritage, and culture. If horses are to remain part of the American landscape and lifestyle, we must protect the lands that house them.

If the land is re-zoned, it will result in the closing of Merriwood Ranch. Many people come from all over the metroplex to ride and attend camp, and have been doing so for decades. The development of this land provides no benefits, and would cause significant losses, for the entire Garland community.

Please, protect this unique property by keeping it zoned for agricultural use.

Sincerely,

*Amy Ramos*

c/o 2015

**"Education is not the filling of a pail, but the lighting of a fire."**

William Butler Yeats

**"Do what you feel in your heart to be right-for you'll be criticized anyways. You'll be damned if you do, and damned if you don't."**

Eleanor Roosevelt



## Allmendinger, Tracy

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**From:** Russelmann, Anita  
**Sent:** Wednesday, July 03, 2013 8:26 AM  
**To:** Allmendinger, Tracy  
**Subject:** FW: Letter about Merriwood Ranch zoning  
**Attachments:** LetterRusselmann.doc

**From:** Alana Harrison [mailto:[alana.harrison28@gmail.com](mailto:alana.harrison28@gmail.com)]

**Sent:** Tuesday, July 02, 2013 8:57 PM

**To:** Russelmann, Anita

**Subject:** Letter about Merriwood Ranch zoning

Dear Ms. Russelmann,

I readily understand how busy you are, but I would greatly appreciate it if you would read and consider my letter.

I thank you from the bottom of my heart!

Best regards,

Alana Harrison

June 25, 2013

Anita Russelmann  
Director of Planning  
City of Garland

Dear Ms. Russelmann,

I am writing to ask that you deny the rezoning request by Oak Ridge Developments (File 13-22) to rezone Merriwood Ranch from an agriculture district to a planned development district.

I would first like to thank you and the Garland Zoning Commission for the challenging work you do on a daily basis, and I do appreciate the difficult situation you are facing. My father, Doug Harrison, happens to be good friends with Garland's former mayor Bob Day, and via my father I readily understand the stress and insurmountable situations you are required to address.

Both my father and mother were born and raised in Garland, and often regale me and my brother with beautiful stories of their childhood, growing up in the oasis away from the "big city." In fact, my mother even had land adjacent to her home in Garland where she frequently rode her horse. My husband and I were married at First Christian Church in Garland and still attend there, while my grandmother remains the longest-living member of the church. Further, my grandfather McRee Davis served on the Garland City Council for a number of years. I readily understand this information does not pertain to the situation at hand, but I simply wanted to express the deep roots I have in Garland.

I would like to implore you and the zoning commission to consider an alternative point of view:

- Owner Moey Rutledge passed away in April of 2012, and

left Merriwood Ranch to her heirs. Sadly, we were told by the heirs that Merriwood would remain in tact indefinitely. Subsequently, the heirs have decided to sell Merriwood Ranch. We were informed that this sale would take place in July 2013, and as you can imagine many of us horse owners were panic-stricken. However, another group was sought to purchase Merriwood by that date.

- Before the July 2013 notification, the heirs of Ms. Rutledge entered into an agreement with a builder. I have consulted with several attorneys, who have assured me that there must be an out clause that would allow the builder to void the contract, should the zoning commission vote to maintain Merriwood Ranch as an agricultural district versus a residential district.
- I understand that the backers of Save Merriwood Ranch found a buyer that would allow Merriwood to continue to operate. The builder, however, would not allow the new buyer to buy them out of the contract—even though it was a mere days old.
- A survey was completed last spring that concluded that only 10 acres of the property would be available to build on. Merriwood is unfortunately built in the midst of a massive flood plain, and during heavy rains it floods quite extensively. I cannot imagine homeowners would gamble to buy homes with such potential devastation.
- According to the survey, a mere 45 small homes would be able to be built on Merriwood land. Would the extensive flooding not impact these homes, as well as others in the area?

Does the city of Garland need 45 additional homes on this particular piece of land—a virtual flood plain? And is building these homes worth destroying a beautiful green area of Garland that has served the community for nearly 60 years? This is a beautiful, natural area full of wildlife and greenery that could never be restored. While there is not a lack of homes in Garland, should you zone this as residential, horses (most of whom would

have to be put down), birds, additional wildlife, and their human caregivers will be at a tremendous loss.

And if you will indulge me, Ms. Russelmann, I understand the following has no bearing on your decision, but I cannot write this letter without expressing the following.

I have suffered from severe depression and a near-debilitating eating disorder for more than 20 years. If it were not for Merriwood Ranch, I do not believe I would be here to protest, nor share my story. While, I can lament my own problems, I have first-hand witnessed this Garland institution help countless—thousands—of young and old alike.

I implore you to consider maintaining Merriwood as an agricultural district for the reasons I have cited above—and for so many who find love, joy, and peacefulness at this oasis in Garland.

I sincerely thank you for your time and patience in reading my letter, and I am very hopeful that you and the zoning commission do the right thing and do not rezone this area as residential.

Best regards,

Alana Harrison

**Alana N. Harrison**

214-794-4617

alana.harrison28@gmail.com



Dear Garland City Council,

I am writing today to request that you deny the re-zoning request by Oak Ridge Developments (File 13-22) to rezone Merriwood Ranch from an agriculture district to a planned development district.

Merriwood is an institution that has been a benefit to Garland for 57 years. In this day and age of constant development, Garland remains somewhat of an oasis in the metroplex in that it is a thriving suburb, but it also embraces the strong Texas ties to country and community. Leveling Merriwood and adding more houses with a new subdivision would not help the community, only add a few more houses. Keeping Merriwood amidst the other agricultural land adjacent to it would demonstrate how Garland stands out from the rest of urban sprawl and development, that it cares about community and nature, two strong Texan attributes, while also embracing urban living. There are so few communities that embrace this with such proximity to the Downtown Dallas area, and it makes Garland a gem of a place to live and visit.

Please help preserve Garland in this way, and preserve Merriwood. Merriwood Ranch in itself has benefited thousands of children and adults over the years. It is welcoming to everyone and provides a safe haven and strong educational experience to all who visit it. Personally, I have learned responsibility, respect, patience, and appreciation for a strong community from Merriwood. As a child growing up in Dallas, Merriwood was my home. Merriwood offered me community when nowhere else in the Metroplex did. It continues to do this, it continues to have a positive influence on all who visit. So few places these days can offer a natural experience that also teaches students to grow and learn to teach themselves and

others... to respect the world and other beings... to give back to the community that has given to them. And as a stable, it is very affordable, offering many who couldn't normally participate in equestrian sports an opportunity to experience horses, and to embrace Texas heritage by doing so.

Merriwood Ranch would continue to serve thousands if it is allowed to remain an agricultural district. It would benefit far more in the community, and have a greater benefit on Garland's reputation as a quality place to live than would 45 houses. How does 45 houses and a developers profit compare to thousands of families who would benefit? And these families, whose devotion because of the experience Merriwood offers, would give far more back to the City of Garland than a few new tenants would. Please consider this in your considerations of rezoning.

Thank you so much for your time and consideration.

With sincere regards,  
Christie Gard

File 13-22

July 8, 2013

To: City of Garland Zoning and Planning Department

Tom and Marlene Christensen are sending you this letter requesting the committee votes NO to the proposed zoning change from Ag o single family for 2541 W. Campbell Road in Garland.

We currently own 16 single family houses in Garland and are the owners of Sheldon Realtors, LLC. One of our homes is across the creek from Merriwood at 3318 Heather Hill drive. Merriwood offers so much to the immediate area and the city of Garland !

I grew up learning to ride at Merriwood in the 70's and boarded my 2 horses there in the 80's. I have returned to riding as an adult and brought both of my sons to Merriwood to learn to ride. Generations keep returning!

Tom and I have been investing and renovating homes for 25 years in Garland. There are already so many neighborhoods and houses in Garland. To change the zoning to build 45 more houses would be a shame! Merriwood brings families and riders from all over the metro-plex to Garland!

Thank you,

Marlene and Tom Christensen

214-707-5847

214-244-7935

## FAX COVER SHEET

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TO

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COMPANY

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FAX NUMBER 19722052474

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FROM Lynn Corey

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DATE 2013-07-08 21:43:08 GMT

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RE UNKNOWN

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COVER MESSAGE

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SAVE MERRIWOOD



Dear Spring Park homeowners,

June 23, 2013

As you know, a developer is requesting a zoning change for the property located at 2541 W. Campbell Road, which is either adjacent or across from your property, known as Merriwood Ranch. The developer wants to pave over the land and build 45 houses on very small lots.

You have the opportunity to stop this. The Planning Commission's decision whether or not to approve the developer's plan will be significantly impacted by neighboring landowners such as yourself. Even if the Planning Commission approves the plan, if 20% of neighboring land owners are not in favor of the rezoning and make that known, the request for re-zoning will require a super-majority vote of the City Council.

The loss of this green space could impact your property values and the quality of life that you as a Spring Park homeowner enjoy. Building yet another development will increase traffic and noise. Having greenspace next door provides you with cleaner air, less storm water runoff, and other benefits such as country living in the city.

Greenspace only becomes more valuable with time, since there is less and less of it. There is already a lot of land zoned for single family homes in Garland. Once this land is developed, it cannot be undone.

For the past 57 years, Merriwood has been home to many horses, summer camp, and a riding lesson program for children and adults. People come from all over the DFW Metroplex to be at Merriwood because of what it provides to the community.

At the very least, the Planning Commission needs to take the time to look closely at all of the impacts on the neighbors and the entire community.

The Garland Planning Commission meeting is this Monday, June 24 at 7pm. We encourage you to send the Commission a fax urging them to vote NO to the proposed zoning change request. The fax number is 972-205-2474. Please reference File 13-22. If you cannot send a fax but would like your request faxed for you, please write your letter and email: [SaveMerriwoodRanch@yahoo.com](mailto:SaveMerriwoodRanch@yahoo.com) and include that you are a Spring Park homeowner or address.

Should you have any questions you may contact Chasidy Allen at 972-205-2445 at the City of Garland office.

The City Council has the final vote, which is currently scheduled for July 16, 2013. We will provide an update after the Commission hearing.

Thank you very much.

*or email city\_planner@garlandtx.gov*



Polly Dossett Whittle

9646 Douglas Avenue

Dallas TX 75225

(214) 695-4271

pollywhittle@yahoo.com

July 4, 2013

City of Garland Planning Department  
P.O. Box 469002  
Garland TX 75046-9002

**Re: File 13-22**

My name is Polly Whittle and I have worked at Merriwood Ranch for many years. I care about Merriwood, but I want you to understand why you – and the people of Garland – should care about Merriwood.

In case you don't know it, Merriwood is an incredible public relations vehicle for the city of Garland. Since 1956 thousands – yes *thousands* – of people have come to Garland from all over the metroplex *solely* because of Merriwood. Sure, some people who have never been to Garland see it as a sleepy bedroom community. But those who visit Merriwood realize what a special place Garland *really is*. This little green space – a miniscule part of Garland in the grand scheme of things – makes the city a *magical* place. This is a place where mothers, fathers, grandmothers and grandfathers have dropped off girls and boys at the same camp that they remember attending as children. A place the urban sprawl of Dallas cannot touch. A place that creates a special bond with Garland because of the time people spend at Merriwood. Were it not for Merriwood, these generations of people would have had no reason to come to Garland. No reason to care about Garland. No reason to want to save an important part of Garland.

Merriwood has a positive economic impact on the city of Garland – without consuming the new and substantial resources required by yet another housing development. In any given year thousands of moms and dads from in and around Garland come to Merriwood to drop off their children for camp or riding lessons. They drop off their kids and they *stay* in Garland. They run errands, they shop at our stores and they eat in our restaurants. They pick up their kids' lunches in Garland. You should know that I don't live in Garland. But I'm there at least five days a week. *I am* eating in our restaurants with my co-workers every day. I shop in the Garland grocery stores, pet stores, hardware stores, and have my car worked on here. In Garland. For one reason. Because Merriwood exists. I am just one of hundreds of people who could tell the same story. Every day. Every week. Every year. For generations.

Does this commission – as representatives of the residents of Garland – care about wildlife and its impact on the culture of the city? You've already heard that wildlife abounds in this small enclave of an increasingly urban metroplex. Make no mistake – if you allow this development to happen you will seriously jeopardize this wildlife. The people you are sworn to serve care about this wildlife. As should you.

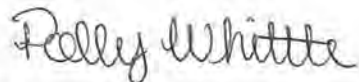
The kinds of green spaces represented by Merriwood are disappearing. You must ask yourselves, "What is more valuable? This special space and the land and lives around it – or just another housing development?" If you must think economics, then know this...the property values of *all* the homes surrounding Merriwood will decrease in value if you approve this rezoning. Garland doesn't lack for homes for sale. Garland is a fabulous place to live, made more special by the unique and generational magic that is Merriwood.

You must think about more than just the economic agenda of a single developer. You must think about people. The people who live downstream from Merriwood. The people who will deal with the disastrous runoff water this development will send into their houses and their driveways. The people who care about the Spring Park Preserve. The people of Garland who have yet to weigh in because they don't yet know how this development will impact them and who can never undo what these developers want you to do.

We live in a time of video games and sedentary lifestyles. America craves programs to get our children off the couch, out of the house and into the real world. Nowhere is more real than Merriwood. It is a rare and disappearing asset. And you can save it.

On behalf of so many people, both here and absent, I ask that you save it. Your people challenge you to do the right thing.

Sincerely,

A handwritten signature in cursive script that reads "Polly Whittle".

Polly Dossett Whittle

Rachelle B. Weathersby  
8518 Inwood Road  
Dallas, Texas 75209

June 30, 2013

City of Garland  
Planning Department and City Council  
PO Box 469002  
Garland, TX 75046-9002

RE: Merriwood Ranch; File #13-22

Dear City Council and Ms. Chasidy Allen:

I write to voice my opposition to the proposed rezoning of Merriwood Ranch to a designation other than Agricultural.

Merriwood is an oasis of tranquility and a great "throwback" to a simpler, slower pace of life that rarely exists anymore in the big city. I feel my blood pressure decrease as I turn left off of Campbell road into this little slice of heaven.

My daughter frequents Merriwood as a horseback rider, as have numerous women from all over Dallas and Colin counties for over half a century. My other daughter is not an equestrian, yet still enjoys summer camp at Merriwood. It is a place where women connect with each other, horses and nature, and learn the virtues of patience, hard work and respect for nature and animals. It's a place where girls leave their I-pads and smart phones behind, and learn empowerment as they learn to guide 1,000 pound animal leaping through the air.

To summarize, there is no other place within the heart of the Metroplex where young women can learn these important skills. It would be tragic to lose this place to yet another tasteless "house farm," (which the City of Garland hardly needs more of).

I realize that the property owners have an interest in selling this property, and I propose the following solutions:

1. Deny the proposed rezoning for a period of at least six months, to allow the operators of Merriwood to find an alternate buyer who would agree to honor the operators' use of the property as it is; or
2. Move to have the City of Garland purchase the land from the owners, and allow the current operators to continue their lease.



Please do the right thing for many past, current and future generations of young women in the Dallas area, and preserve this gem! Stand up to these developers who are trampling Garland and tell them enough is enough!

Thanks for your attention to this matter. Please contact me at 214.207.7752 if you have any questions.

Best Regards,

A handwritten signature in blue ink that reads "Rachelle Berlin Weathersby". The signature is written in a cursive, flowing style. The first name "Rachelle" is written in a larger, more prominent script, followed by "Berlin" and "Weathersby" in a slightly smaller but consistent cursive. A long, sweeping underline extends from the end of the signature.

Rachelle Berlin Weathersby

Dear Garland City Council,

I was really sad to learn that Merriwood Ranch might be rezoned, just for a mere forty-eight houses! I ride at Merriwood, and it is a second home to me. There are other places to ride in Dallas (although few, and one with questionable methods \*coughcough\*) but there is no place like Merriwood. Why take away such an amazing place, only for houses? There are better, bigger properties for residential use, so why is it Merriwood? The ranch is one of the last countryish places in Dallas. Riding, my passion, is a sport (yes, it is!) few "city-slickers" -like almost every Merriwooder- get to experience and enjoy. The twelve acres of Merriwood that is actually useable for housing is way too small for forty-eight houses! If Merriwood is rezoned to residential, so many people would lose memories, the chance to fuel their passion, even the horses that they love as if they belonged to them. Rezoning Merriwood from agricultural to residential would be a mistake. So, is killing memories, smothering passion up, letting the riders lose what they love, is it worth it? Really?

Sincerely,

A rider at Merriwood.

## Allmendinger, Tracy

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**From:** Russelmann, Anita  
**Sent:** Wednesday, July 03, 2013 4:50 PM  
**To:** Allmendinger, Tracy  
**Subject:** FW: File 13-22

**From:** Elizabeth McElyea [mailto:lizzymac11@gmail.com]  
**Sent:** Wednesday, July 03, 2013 4:44 PM  
**To:** Russelmann, Anita  
**Subject:** File 13-22

To whom it may concern:

I urge the City of Garland to reject the application to re-zone the land located on West Campbell and Callejo Roads for a subdivision. This land, known as Merriwood Ranch, should remain zoned for agricultural use.

Merriwood is more than just a piece of land, it is ranch where my dreams came true. Although I am now twenty years old, growing up I rode at Merriwood. Since I was a child I lived and breathed horses. They were my everything. Growing up in the middle of Dallas, I did not have the opportunity to ride. I was surrounded by concrete skyscrapers. But in 2001 we moved to Spring Park (a Garland subdivision), and my once childhood dream became a reality. From my house you can see Merriwood and the horses. It was one of the most beautiful sites I had ever seen. It is not often that you find a little piece of heaven in a busy city. Since my parents knew how much riding meant to me, being that there are 2 stables nearby, we set out on a quest to see which one better suited my situation. After visiting Spring Park Stables and Merriwood, we knew that Merriwood was the place for me. There was such a difference between the two stables that it was very easy to choose Merriwood. The love and passion for horses and the ranch was unquestionable. That made it clear to me, I wanted to ride at Merriwood; so I did. It was one of the best times of my life. Honeybear, the horse that I rode, became my best friend. We were unstoppable. But gaining a friend is not the only thing I learned. I had to learn to completely trust Honeybear. We had to become one. I also learned responsibility by making storing the tack and bathing Honeybear after our ride. To see Merriwood destroyed by a housing development would crush me. Not only would it crush me, but the people who currently ride or the people in the future. Please help save Merriwood. I understand that the developer wants to build 45 homes, but that is not necessary. In Spring Park alone, there are at least 15-20 homes for sale. That is just in Spring Park, not even counting other parts of Garland. We do not need new homes, we need the ones that are currently for sale to be sold.

Thank you for hearing what I have to say.

Sincerely,  
Elizabeth N McElyea

6705 Lake Shore Drive  
Garland, TX 75044

Subject: File 13-22

I urge the City of Garland to reject the application to re-zone the land located on West Campbell and Callejo Roads for a subdivision. This land, known as Merriwood Ranch, should remain zoned for agricultural use.

I have attended Merriwood Camp for six years and I believe that Merriwood should not be re-zoned. Merriwood has given tons of little girls happiness and businesses good revenue for years. Think if the city of Garland decided to put houses there. Businesses would lose money and go out of business. Then what would you do build more houses where those businesses were. The second thing that would happen Merriwood has wildlife on the land (examples that I've seen coyotes, hawks, rats and various water-fowl) if you encroach on the little land that these animals still have the animals could come in and cause disturbance among residence.

But, what I really want is for Merriwood to please, protect this unique property by keeping it zoned for agricultural use.

Sincerely,

Madeline Brown

3220 St. Johns Dr.  
12 years old





## Allmendinger, Tracy

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**From:** Palomba, Lisa  
**Sent:** Monday, July 08, 2013 8:31 AM  
**To:** City Council  
**Cc:** Russelmann, Anita; Allmendinger, Tracy  
**Subject:** FW: Merriwood Ranch

Good Morning,

I received this email over the weekend. I am passing it along to Council. Anita or Tracy, would you forward to the Plan Commission. I will let the author of the email know that I passed along her concerns. Thanks.

Lisa Palomba  
City Secretary  
PO BOX 469002  
Garland, TX 75046-9002  
972-205-2404  
[lpalomba@garlandtx.gov](mailto:lpalomba@garlandtx.gov)

**From:** Mckeithenhome@sbcglobal.net [mailto:Mckeithenhome@sbcglobal.net]  
**Sent:** Sunday, July 07, 2013 8:20 PM  
**To:** Palomba, Lisa  
**Subject:** Merriwood Ranch

Please consider upholding the current zoning of Merriwood Ranch to preserve the 20 acre tract that it currently is. This is a treasure that the community of Garland and the surrounding area will sorely miss should you decide that it may be cleared for residential development. Garland has a resource that should be protected for the generations to come and the surrounding area. Please preserve it and afford the heritage it has to continue into the future.

Sincerely,

Polly McKeithen

## Allmendinger, Tracy

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**From:** Allen, Chasidy  
**Sent:** Monday, July 08, 2013 7:45 AM  
**To:** Allmendinger, Tracy  
**Subject:** FW: Save Merriwood!

**From:** Rosemary Rector [mailto:rosemary.rector@gmail.com]  
**Sent:** Monday, July 08, 2013 12:46 AM  
**To:** Allen, Chasidy  
**Subject:** Save Merriwood!

Dear Anita Russelman:

I am writing to express my support of maintaining Merriwood Stables as a riding school. Both my granddaughters wanted to go there last summer to learn riding -- and their mother agreed in part because it was so accessible from their DFW area home. This was truly a life changing experience for the girls teaching them all sorts of lessons that had nothing to do with just learning to ride. Their little sister is anxiously awaiting her turn to get to go. The benefit to the community in training our future generations is immeasurable

Please do not rezone Merriwood.

Thank you,

--

Rosemary Rector

## Allmendinger, Tracy

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**From:** Allen, Chasidy  
**Sent:** Monday, July 08, 2013 7:50 AM  
**To:** Allmendinger, Tracy  
**Subject:** FW: Merriwood rezoning

-----Original Message-----

**From:** Nicole Christofilis [mailto:[nicolec\\_pc@yahoo.com](mailto:nicolec_pc@yahoo.com)]  
**Sent:** Sunday, July 07, 2013 6:49 PM  
**To:** aruselmann@garlandtx.gov; Allen, Chasidy  
**Cc:** Russelmann, Anita  
**Subject:** Merriwood rezoning

I live in Dallas, so I may not have a dog in this hunt. However, my daughter and her friends have attended Merriwood summer riding camp for years. My youngest daughter is looking forward to starting camp there next summer. We hope. There are several stables near us in North Dallas, but we've chosen Merriwood over them.

I understand the need for cities to make money and to house the people who want to live there. But I can't see that 40 houses is worth all the infrastructure required for a housing development, (and the upkeep of the infrastructure, and the weekly trash collection). 100 maybe, 150. But not 40. The land is more valuable to the 40 + horses that live there and the people that work there year round. It certainly is valuable to the girls who learn to ride horses and take care of the animals.

Moey Rutledge was friends with a lady names Connie Reeves. She's in the National Cowgirl Hall of Fame in Fort Worth. Connie's motto was, "Saddle your own horse." Places like Merriwood teach girls to saddle their own horse and take care of themselves and others. Please don't take that away from the girls in this area for 40 homes.

Thanks -  
Nicole Christofilis, CMP  
Personal Concierge \* Event Planning  
214.221.9306 (home office)  
214.356.4695 (mobile)  
[nicolec\\_pc@yahoo.com](mailto:nicolec_pc@yahoo.com)



## Allmendinger, Tracy

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**From:** Montgomery, Neil  
**Sent:** Monday, July 08, 2013 7:53 AM  
**To:** Allmendinger, Tracy  
**Cc:** Allen, Chasidy  
**Subject:** FW: File 13-22 Merriwood Ranch

And yet another one...

---

**From:** Webmaster  
**Sent:** Monday, July 08, 2013 7:49 AM  
**To:** Russelmann, Anita; Montgomery, Neil  
**Subject:** FW: File 13-22 Merriwood Ranch

From the webmaster email.

*Dorothy White*

Director  
Public & Media Relations  
City of Garland  
972-205-2879-office  
214-212-0803-cell



[Garlandtx.gov](http://Garlandtx.gov)  
[Twitter.com/garlandtxgov](https://twitter.com/garlandtxgov)

**From:** tauneetaylor@gmail.com [mailto:tauneetaylor@gmail.com]  
**Sent:** Sunday, July 07, 2013 10:19 AM  
**To:** Webmaster  
**Subject:** File 13-22 Merriwood Ranch

I would like you to ask for your support in saving such a treasure to the City of Garland in not allowing the zoning to be changed to build homes on the property that is Merriwood Ranch. My daughter has ridden there for 9 years and it is such a treasure to the City of Garland. I love coming out to watch her ride and enjoying the peace and quiet and always feel like I'm in a little secret garden with all the horses and other wildlife and enjoying all the youngsters and young ladies form such a strong bond with their horses and trainers. My daughter typically rides there 2-3 times a week so as part of that commitment; parents are also big supporters or local businesses in the City of Garland. I know sometimes, I will go purchase groceries, fill up with gas, we will stop for breakfast or lunch or even run into the drugstore. Please take into consideration what Merriwood provides to your community.

Best regards,  
Taunee and Hattee Taylor



BARRY GASS • 3521 BRYN MAWR • DALLAS, TX 75225 • 214-363-5559 • QUAYMEDIA@ATT.NET

July 4, 2013

City of Garland Planning Department  
Reference File: 13-22 Merriwood Ranch  
PO Box 469002  
Garland, TX 75046-9002

To whom it may concern:

I am writing to express my opinion on the subject of the re-zoning of Merriwood Ranch for commercial development. Since the late 1990's, my 22 year old daughter spent every Saturday and long summers at Merriwood boarding a horse and riding, swimming and learning about responsibility. Merriwood has been a "Oasis" for these young, Urban raised, girls to escape to the countryside. They learn so much from their experiences there that cannot be replicated anywhere else in the Dallas area, it is totally unique. I had forgotten just how long a Legacy the Ranch has shared with several generations of young ladies, **57 years**. It seems to me that the city of Garland should be "Showcasing" this jewel that is part of the City's history, not letting it fade into yet another forgotten memory, scraped away and replaced with brick and concrete. I am pro-business development, but this is just not the place for it.

Please consider preserving the Ranch for future generations, it is very much an important part of the City's Heritage. When considering **Reference File: 13-22 Merriwood Ranch** please keep Merriwood Ranch zoned for **Agriculture use**.

Sincerely,



Barry Gass

cc: Dallas Morning News - Neighborsgo  
Dallas Morning News - Opinion

**The UPS Store<sup>®</sup>**  
13901 Midway Rd #102  
Dallas, Tx 75244  
Ph: 972-385-3111  
Fax: 972-385-6116



## FAX

To	<u>City of Garland</u>	From	<u>Anne Hudnall</u>
Company	<u>City Council</u>	Phone number	<u>214-587-7732</u>
Fax number	<u>972-205-2474</u>	Fax number	<u></u>
Date	<u>7/8/13</u>	Total pages	<u>2</u>

FILE # 13-22

Merrinwood

**July 8, 2013**

**File #13-22**

Dear Members of the City Council,

I am writing you in support of Merriwood. Merriwood is a special place on so many different levels. It is a piece of history. It is a place that builds character. It is a preservation of nature.

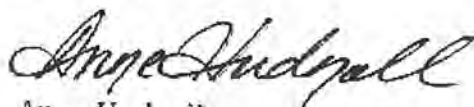
Merriwood has been in operation for 57 years. Thousands of people have entered and exited its gates. Merriwood is simple Texas. There are women and girls caring for and riding horses. It's classic west, wholesome, simple and full of heart. There are very few places in our state, if any, that have preserved our cultural history like Merriwood.

Merriwood subtly builds a persons character. Texas goodness, if you could define such a thing, exists there. Each and every individual who enters the gates of Merriwood, leaves a little bit changed for the better. You are brought back in time and the crazy cosmopolitan world is left behind. People are left with quiet moments while at Merriwood. Time to reflect and wonder. Time to reach your soul. Time to think about who you are and who you want to be. Character is shaped in quiet time.

Merriwood is a piece of nature surrounded by concrete and commercialism. It is a safe haven for wildlife, and well as the horses that live there. Zoned agriculture is something our city, our state, and our country must preserve. We are so quick to pour concrete and then allow buildings to fall and houses to become abandoned. There needs to be restoration of what already exists, and preservation of the dwindling nature that surrounds us all.

There is nothing but goodness in Merriwood. It is everything Texas. Preserve that goodness, preserve a piece of Texas, and please vote to save Merriwood.

Sincerely,



Anne Hudnall  
Mother, Wife and Texan

Dr. Tim Lambert &lt;drilambert@carenow.com&gt;

Jul 6 (2  
days ago)

7/8/13

to planner

To Whom It May Concern:

I am writing as a concerned citizen, parent of a horse woman and supporter of all programs that support our youth. I have no stake in Merriwood as such. I do, however, have a huge respect for the extreme positive values that a stable like Merriwood provides for our youth. My youngest daughter grew up spending all of her free time at a barn like Merriwood in El Paso. She learned self respect, diligence, hard work, responsibility and love for nature and nurture of defenseless animals. It gave her an outlet that was safe, supervised and away from many of the risks and traps that tend to snare our young people. As a graduate of Leadership Garland Class XXI, I have a love for this community and love the wide variety of experiences available. We can always have a new sub-division going up, but it is rare to have a place like Merriwood that supports the youth of our community with good wholesome values. I am asking you to consider not just the economic value of that property, but the educational, recreational, service and good citizen development aspects of that property. Please keep the property zoned agricultural. Thank you for your consideration.

  
Cyrus Timothy Lambert, MD

City of Garland Health Authority



972-205-2474

Date: July 8, 2013

To: Whom It May Concern,  
City of Garland, Planning

From: Anne Marden  
Marlene Kennedy  
Spence & Martha Grayson  
214-549-5635

Pages: 4

Re: File 13-22

Hearing Monday, July 8  
1:00 pm

July 7, 2013

To: Whom It May Concern at the City of Garland, City Hall

Subject: File 13-22

We urge the City of Garland to reject the application to re-zone the land located on West Campbell and Callejo Roads for a subdivision. This land, known as Merriwood Ranch, should remain zoned for agricultural use.

As parents we spent many years horseback riding with our two daughters at Merriwood Ranch. As a family, we took horseback riding lessons, boarded a horse there, and watched our daughters participate in the horseback riding camps in the summers. This time in the life of our family at Merriwood is possibly the greatest memories for our entire family as we reared our two daughters.

The horseback riding program being offered there at Merriwood is like no other. For various reasons, we have had some experience at other stables, and these other stables do not measure up to the quality horseback riding experience being offered at Merriwood. From the quality of instruction to the overall organization and procedures in place to the social/emotional climate that a budding horseback rider experiences, Merriwood Ranch is not just another horseback riding stable. For the past 57 years, there has been running demand and liking for Merriwood Ranch, and if Merriwood can no longer exist, it would be such a misfortune for up and coming horseback riders.

We request and urge you to reject the application to re-zone the land located on West Campbell and Callejo Roads for a subdivision.

Thank you for your attention to this.

Sincerely,

Spence and Martha Grayson

[Marthagrayson11@gmail.com](mailto:Marthagrayson11@gmail.com)

972-234-8678

July 7, 2013

To: Whom It May Concern at the City of Garland, City Hall

Subject: File 13-22

I urge the City of Garland to reject the application to re-zone the land located on West Campbell and Callejo Roads for a subdivision. This land, known as Merriwood Ranch, should remain zoned for agricultural use.

As a child, I grew up horseback riding at Merriwood Ranch. I took horseback riding lessons, boarded a horse there, and participated in the horseback riding camp in the summers. This time in my life at Merriwood is the greatest memories of my childhood. Both my parents and my sister also shared in these experiences, and it meant very much to me.

The horseback riding program being offered there at Merriwood is like no other. For various reasons, I have had some experience at other stables, and these other stables do not measure up to the quality horseback riding experience being offered at Merriwood. From the quality of instruction to the overall organization and procedures in place to the social/emotional climate that a budding horseback rider experiences, Merriwood Ranch is not just another horseback riding stable. For the past 57 years, there has been running demand and liking for Merriwood Ranch, and if Merriwood can no longer exist, it would be such a misfortune for up and coming horseback riders.

I request and urge you to reject the application to re-zone the land located on West Campbell and Callejo Roads for a subdivision.

Thank you for your attention to this.

Sincerely,

Marlene Grayson Kennedy

[marlenegrayson@hotmail.com](mailto:marlenegrayson@hotmail.com)

214-334-8678

July 7, 2013

To: Whom It May Concern at the City of Garland, City Hall

Subject: File 13-22

I urge the City of Garland to reject the application to re-zone the land located on West Campbell and Callejo Roads for a subdivision. This land, known as Merriwood Ranch, should remain zoned for agricultural use.

As a child, I grew up horseback riding at Merriwood Ranch. I took horseback riding lessons, boarded a horse there, and participated in the horseback riding camp in the summers. This time in my life at Merriwood is the greatest memories of my childhood. Both my parents and my sister also shared in these experiences, and it meant very much to me. I would love to be able to send my daughter, who also loves horses, to Merriwood Ranch to learn horseback riding. I will be devastated if that opportunity is not available to her due to this possible re-zoning.

The horseback riding program being offered there at Merriwood is like no other. For various reasons, I have had some experience at other stables, and these other stables do not measure up to the quality horseback riding experience being offered at Merriwood. From the quality of instruction to the overall organization and procedures in place to the social/emotional climate that a budding horseback rider experiences, Merriwood Ranch is not just another horseback riding stable. For the past 57 years, there has been running demand and liking for Merriwood Ranch, and if Merriwood can no longer exist, it would be such a misfortune for up and coming horseback riders.

I request and urge you to reject the application to re-zone the land located on West Campbell and Callejo Roads for a subdivision.

Thank you for your attention to this.

Sincerely,

Anne Grayson Marden

[annemarden@gmail.com](mailto:annemarden@gmail.com)

214-549-5635



## Allmendinger, Tracy

---

**From:** Jeanne V Thoes <jthoes@csc.com>  
**Sent:** Monday, July 08, 2013 12:18 PM  
**To:** Allmendinger, Tracy  
**Subject:** Fw: Merriwood Development Protest  
**Attachments:** Merriwood Dev Protest.pdf; Merriwood Dev Protest.pdf

**Importance:** High

Hi Tracy --

Thank you for your help today in allowing me to send this protest form to you. Earlier, I received this message when sending the form to 'planner@garlandtx.gov'; "I am out of the office and will return on Wednesday, July 10th. If you need assistance before then, please contact the front desk at 972-205-2445. **from: Russelmann, Anita**

Here is the message and form I sent earlier today:

Hello Garland Planning Commission

Attached is a protest for the proposed Merriwood Development. We will attend the work session and meeting this evening.

Thank you

Jeanne Thoes  
2605 Hazelwood Place  
Garland TX 75044

*(See attached file: Merriwood Dev Protest.pdf)*

Thank you!

Jeanne Thoes

8616 Freeport Parkway, Irving, TX 75063  
Financial Services Sector | p: +1-469.499-8195 | f: +1-469.499-2395 | [jthoes@csc.com](mailto:jthoes@csc.com) | [www.csc.com](http://www.csc.com)

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NOTE: Regardless of content, this e-mail shall not operate to bind CSC to any order or other contract unless pursuant to explicit written agreement or government initiative expressly permitting the use of e-mail for such purpose.

----- Forwarded by Jeanne V Thoes/USA/CSC on 07/08/2013 12:10 PM -----

From: Jeanne V Thoes/USA/CSC  
To: [planner@garlandtx.gov](mailto:planner@garlandtx.gov)  
Date: 07/08/2013 11:59 AM  
Subject: Merriwood Development Protest

---

Hello Garland Planning Commission

Attached is a protest for the proposed Merriwood Development. We will attend the work session and meeting this evening.

Thank you

Jeanne Thoes  
2605 Hazelwood Place  
Garland TX 75044

*(See attached file: Merriwood Dev Protest.pdf)*

8616 Freeport Parkway, Irving, TX 75063

Financial Services Sector | p: +1-469.499-8195 | f: +1-469.499-2395 | [jthoes@csc.com](mailto:jthoes@csc.com) | [www.csc.com](http://www.csc.com)

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NOTE: Regardless of content, this e-mail shall not operate to bind CSC to any order or other contract unless pursuant to explicit written agreement or government initiative expressly permitting the use of e-mail for such purpose.

## Allmendinger, Tracy

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**From:** Taylor Henigsmann <tjhenigsmann@gmail.com>  
**Sent:** Monday, July 08, 2013 2:12 PM  
**To:** Allmendinger, Tracy  
**Subject:** Zoning file 13-22

Dear Garland Zoning Offices,

Hi my name is Taylor Henigsmann, and I am writing this letter in regard to the rezoning of Merriwood. I am very much against the rezoning. I have been riding at Merriwood since the 1<sup>st</sup> grade and I'm now going into 8<sup>th</sup> grade.

Merriwood has changed my life in so many different ways. Taking away it from me is like killing a piece inside of me that can never be replaced.

If you take Merriwood away, you will be taking a home away from 40+ horses. In addition, you will leave people unemployed. Some people rely on Merriwood for a job, and money.

So many girls ride out there, and board/lease their horses. Merriwood is such a great barn that kids love! The summer camp that is there has been going on for over 50 years, and this rezoning will end that. That is just plain wrong in so many ways. If you take away Merriwood you are destroying so many little girls dreams! They look forward to summer camp. They look forward to riding during the year. They look forward to being assigned to that one special horse for the week.

Merriwood is so much more than it looks like. It may just look like a couple fields and a house, but to all of us it is a second home. It means so much to so many of the girls out there. We may not end up being in the Olympics, but at least we get the joy of going riding every week. Also, summer camp is the only time I get to see my best friend. We live so far away from each other, so we can't hang out during the school year. You would be ruining a great friendship that has lasted four years. Merriwood is perfect right where it is. It is every little girls dream camp, with all of the horses, and riding lessons.

How many Garland residents really would like to have more houses, rather than this little piece of heaven right there in the city. Plus, Merriwood is on a flood plain. I have seen pictures after a long hard rain, and I do not think you want to build houses on it. It is not meant for houses it is meant for horseback riding, and fun and giving girls a place to learn.

Thank you.

Sincerely,

Taylor Henigsmann



## FAX COVER SHEET

TO	COG
COMPANY	Planning Commission
FAX NUMBER	19722052474
FROM	Pete Pascuzzi
DATE	2013-06-20 14:31:23 GMT
RE	Zoning Changes

## COVER MESSAGE

Here is my formal complaint against approving the zoning request for Spring Creek Estates

NO Address  
Given

To: City of Garland Planning Commission  
From: Pete and Jan Pascuzzi  
Date: June 20, 2013  
Re.: Zoning Changes Spring Creek Estates

My wife and I are OPPOSED to seeing this residential development being approved for the following reasons:

- **TRAFFIC**
  - Traffic on Campbell Road during the rush hours is already excessive.
  - It's almost impossible to enter Campbell Road from Crystal Falls Lane due to all of the traffic heading west, you have to wait until the light at Shiloh changes to get a chance of exiting our neighborhood
  - NOW you are going to add 54 more homes and another 100 cars trying to exit onto Campbell Road in the mornings.
  - It's going to be a nightmare and dangerous to have TWO neighborhoods trying to exit onto Campbell Road with NO DISTANCE between the two streets
- **ENVIRONMENT**
  - We have been on Stage 3 Water Restrictions for what, over three years??!!
  - WHERE is the water going to come from to handle 54 new yards, 54 pools, 54 washers etc???
  - The City is going to allow these new homes to water their NEW landscaping at the expense of existing home owners only getting 1 day to save their landscaping!!!

- **LIFESTYLE PENALTIES**

- I purchased my home and PAID a PREMIUM (as did everyone with a home on the north side of Crystal Falls) because our lots did NOT border along a street or another neighbor and it provided for peace and tranquility!!
- NOW my backyard is going to be separated from a residential street by nothing more than a 6 foot wooden fence and a few cheap bushes??????
- That is not acceptable!! The City required the homes that border along Campbell Road to be separated by a brick fence, WHAT are you requiring from Pulte Homes??????
- Now, instead of looking out my windows (for a view that I PAID FOR) and seeing a Norman Rockwell portrait, I going to see a bunch of CHEAP spec homes, poorly constructed by Pulte Homes. Have you ever seen the number of web sites that have gone up about the horrible experiences that their customers have lived with???
- If I wanted to look out my backyard to a street or an alley and another neighbor, I would have stayed in Richardson!!!!
- As a realtor in this area, I ASSURE you that our properties will LOSE VALUE because of this change. So WHO is going to compensate me for this LOSS????

**I hope this committee makes the right choice to deny this zoning change!!**

Fax 972-205-2474

June 21, 2013

Attention: Garland City Council

Re: Zoning Change, Reference File #13-22

Please reject the proposed zoning change for Reference File #13-22. This property is known as Merriwood Ranch and has been an important part of Garland since 1956. I have been horseback riding there for the past 13 years and can attest to how significant this place has been in my life.

My oldest and dearest friend is one I met at Merriwood Ranch. We grew up together at Merriwood, even though we live in different cities. Our friendship grew as a result of the nurturing, team-building environment that is Merriwood. It was because of the quality of the Merriwood coaches and teachers that we both became accomplished equestrians as well as responsible, caring horse owners. Our deep and lasting friendship is just one of many that have blossomed as a result of Merriwood's summer camp program.

The values, life lessons, and responsibility taught at Merriwood enrich all who ride there. These are skills that cannot be taught at school or in any other sport, because they involve not just people, but animals as well. This sensitivity to another living, sentient being makes riding students better communicators--with people as well as with animals. Being in touch with nature makes us better caretakers of our environment as well.

There is no way that another 45 houses can make the kind of positive, lasting impact that Merriwood makes on the lives of young people every day, year after year. Don't vote Merriwood Ranch away! Reject proposed zoning change 13-22!

Respectfully,

A handwritten signature in black ink, appearing to read 'Anna Strakele', with a large, sweeping flourish at the end.

Anna Strakele



Fax 972-205-2474

June 21, 2013

Garland City Council

Re: Zoning Change, Reference File #13-22

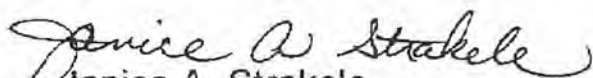
I request the Garland City Council reject the proposed zoning change for the property known for the past 57 years as Merriwood Ranch. This lovely plot of land has been a magnet for young and old alike who value, admire, and enjoy the pastoral beauty of a horse ranch and all that it represents historically, environmentally, and educationally.

For 57 years Merriwood Ranch has been teaching generations of horse lovers to care for and ride America's noblest creatures. Every summer campers from miles and miles away flock to Merriwood Ranch to enjoy healthy, educational, and fun-filled activities involving horses. Neighbors escape the hustle and bustle of their workaday world when they stroll or drive by Merriwood's rolling fields of horses.

Having been riding with my daughter at Merriwood for the past 13 years, I can attest to the importance and uniqueness of this place. It draws families closer, as I've seen first-hand so many families come together to cheer on their children. And I've observed how deep, lasting friendships develop--not just among the children, but among the adults as well. I've watched youngsters grow into responsible, nurturing, environmentally-aware adults who will help make our community a better place.

Another development of 45 houses cannot possibly enrich the area the way Merriwood Ranch does. More housing means more traffic congestion, more fuel for more lawnmowers and cars, more water for more lawns, and more crowded classrooms. Does the Garland City Council want to further strain our already limited water and fuel resources? Does the Council want to place even more students in our already crowded classrooms? Or does the City Council want to preserve an irreplaceable landmark for future generations to enjoy and learn from? I hope you agree with me and reject the zoning change. Please vote to save Merriwood Ranch!

Sincerely,

  
Janice A. Strakele

## Allmendinger, Tracy

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**From:** Russelmann, Anita  
**Sent:** Monday, July 15, 2013 1:13 PM  
**To:** Allmendinger, Tracy  
**Subject:** FW: File 13-22

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**From:** Gayle Lively [mailto:gayle.lively@yahoo.com]  
**Sent:** Monday, July 15, 2013 11:58 AM  
**To:** Russelmann, Anita  
**Subject:** re: File 13-22

I urge the City of Garland to reject the application to re-zone the land located on West Campbell and Callejo Roads for a subdivision. This land, known as Merriwood Ranch, should remain zoned for agricultural use.

Being a long time resident of Richardson (40+ years) and raised in the area near Merriwood (Canyon Creek), I have fond memories of Merriwood. I was grieved after reading that this precious place is in jeopardy of no longer being there.

When I was a young girl, I attended camp many summers at Merriwood -this camp was owned by my family's close friend, Moey Rutledge (former owner that founded Merriwood). I know that this place made a difference in my life; it helped build my character and self esteem and I truly cherish it. I would hate to see it gone and other young girls lose the chance to experience what I did.

I know Moey has told me of her dream to provide a place where children, horses and others could enjoy the country and was her wish that the property remained as it was when she passed.

I am urging that you not rezone this green space - leave this space for those of us who have personal history and memories there and allow future memories to be created.

Please, protect this unique property by keeping it zoned for agricultural use.

Sincerely,  
Gayle Lively  
450A Stanley Avenue  
Estes Park, CO 80517

Formerly  
2907 Tam O Shanter  
Richardson, TX 75080



Miss Ann W. Garlich  
440 Yacht Club Dr., Apt. A  
Rockwall, TX 75082

July 11, 2013

Garland Planning Commission

Re: Merriwood Ranch

Dear Sirs;

Every effort should be made to encourage and maintain this gem in Garland. It contributes greatly to the ambiance of living there, aside from the usual parks and swimming pools of Dallas suburbs.

I have three graduates of K-9 University at Jupiter and Campbell and travel twice a week for their lifetime group classes.

Very truly,

Ann Garlich  
214 476 4102

## Allmendinger, Tracy

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**From:** Russelmann, Anita  
**Sent:** Thursday, July 11, 2013 3:21 PM  
**To:** Allmendinger, Tracy  
**Subject:** FW: Zoning File 13-22

**From:** Melanie Willett [mailto:melaniewillett75@gmail.com]  
**Sent:** Thursday, July 11, 2013 3:18 PM  
**To:** Russelmann, Anita  
**Subject:** Re: Zoning File 13-22

Dear Ms. Russelmann,

Please pass along our thanks and gratitude to the 7 commissioners who voted against making the land commonly referred to as Merriwood residential. I am sure that decisions like these are not easy, but the commissioners listened to the "people" and those concerned both with Merriwood and those concerned with the flooding/erosion implications. The meeting was incredibly civil and respectful and it was great to see government in action in person.

I also appreciate your efforts in getting all of our emails to the commissioners. The commissioners were very responsive by reading all the hundreds of letters they received and I know you and your staff worked hard to make sure the letters were delivered in a timely fashion. As I'm sure the commissioners rarely get "thank you" notes, please let them know they each have our heartfelt thanks.

Sincerely,  
Melanie Willett  
Merriwood Supporter

On Mon, Jun 24, 2013 at 9:57 AM, Russelmann, Anita <[ARusselm@garlandtx.gov](mailto:ARusselm@garlandtx.gov)> wrote:

Interested Citizens,

Thank you for your emails regarding Zoning File 13-22. This request will not be heard by the Plan Commission tonight; the applicant has requested postponement to the July 8, 2013 meeting. Also, many of the emails are regarding the closure of Merriwood Ranch – please be advised that the City of Garland does not control the sale of private property or the operation of a particular business, rather that is between the property owner and potential purchaser. Thank you.

Anita Russelmann

Director of Planning

City of Garland, Texas

[972-205-2449](tel:972-205-2449)

[arusselm@garlandtx.gov](mailto:arusselm@garlandtx.gov)





## Allmendinger, Tracy

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**From:** Allen, Chasidy  
**Sent:** Tuesday, July 02, 2013 4:40 PM  
**To:** Allmendinger, Tracy  
**Subject:** FW: File 13-22 Merriwood Ranch

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**From:** Bridgett Wright [mailto:bridgett@CatalystEquipment.com]  
**Sent:** Tuesday, July 02, 2013 4:33 PM  
**To:** Allen, Chasidy  
**Subject:** Ref: File 13-22 Merriwood Ranch

My husband and I are Spring Park residents and are concerned about the Merriwood Ranch rezoning. We feel that the horse ranch is as asset to our community and to the city of Garland. There are many other areas that houses can be built on in Garland but not there. **Please vote NO to the rezoning of the Merriwood Ranch area file 13-22.**

Thank you.

*Bridgett Wright*

2626 Woods Lane  
Garland Texas 75044

## Allmendinger, Tracy

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**From:** Russelmann, Anita  
**Sent:** Tuesday, July 02, 2013 2:36 PM  
**To:** Allmendinger, Tracy  
**Subject:** FW: Request to deny rezoning

-----Original Message-----

**From:** Courtney Harrison [mailto:courtneyharrison430@gmail.com]  
**Sent:** Tuesday, July 02, 2013 2:33 PM  
**To:** Russelmann, Anita  
**Subject:** Request to deny rezoning

July 2, 2013

Anita Russelmann  
Director of Planning  
City of Garland

Dear Ms. Russelmann,

I am writing to ask you to deny the rezoning request by Oak Ridge Developments (File 13-22) to rezone Merriwood Ranch from an agricultural district to a planned development district.

My family grew up in Garland, and Merriwood Ranch has not only been an institution in the Garland community for almost 60 years, but it's been a beautiful green oasis in the midst of an overflow of modern zero-lot line housing developments. I implore you to keep Garland green and beautiful and maintain its rich history in our community.

Further, this establishment serves the entire metroplex, drawing people from all over Dallas to Garland. Hundreds, likely thousands, of children and adults have benefited from what Merriwood Ranch has to offer, and I ask you if 45 houses are worth sacrificing that. It may seem insignificant, but it definitely helps Garland's economy prosper.

I understand that only 10 acres of Merriwood's property would be available to build these houses on. And according to this survey a mere 45 small homes would be constructed. When houses can be built anywhere in the metroplex or the Garland community, do we really need another housing development to clutter what little nature we have left?

Further, my friend explained to me that Merriwood is located in the midst of a horrible flood plain. Would future homeowners want to live in such precarious situations that could potentially cause millions of dollars worth of damage.

Ms. Russelmann, I implore you to ask yourself if Garland needs 45 more homes on this particular piece of property. And is building these homes worth destroying a beautiful green area of Garland that has served the community for nearly 60 years? This is a beautiful, natural area full of wildlife and greenery that could never be restored. While there is not a lack of homes in Garland, should you zone this as residential, people will lose jobs, Garland will forever lose an invaluable asset, wildlife and forage will be destroyed, and a number of horses will be put to death. Please carefully consider these factors.

Most sincerely,  
Courtney Harrison



## Allmendinger, Tracy

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**From:** Russelmann, Anita  
**Sent:** Tuesday, July 02, 2013 2:18 PM  
**To:** Allmendinger, Tracy  
**Subject:** FW: Merriwood Ranch - File 13-22

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**From:** BUSKIN MARLA [mailto:buskin@sbcglobal.net]  
**Sent:** Tuesday, July 02, 2013 2:12 PM  
**To:** Russelmann, Anita  
**Subject:** Merriwood Ranch - File 13-22

Subject: File 13-22

I urge the City of Garland to reject the application to re-zone the land located on West Campbell and Callejo Roads for a subdivision. This land, known as Merriwood Ranch, should remain zoned for agricultural use.

We have been part of the Merriwood community for last 3-4 years. My daughter takes lessons there and spends all weekend riding and tending to the horses. She has an emotional attachment to the horses and the place. I cannot think of her being anywhere else. She considers these horses her friends and to think of this beautiful green space that god gave us turned into another residential development is unthinkable. There are so few green spaces like this Dallas, why would someone be so greedy to think of it only as money maker and not what the original owner loved to witness and what she created, its beyond unthinkable. Please keep Merriwood thriving and existing the way it is. Its what the original owner would have wanted. Save Merriwood!!!!

Please, protect this unique property by keeping it zoned for agricultural use.

Sincerely,

Marla Buskin

17628 Ivy Hill Dr, Dallas Tx 75287

## Allmendinger, Tracy

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**From:** Russelmann, Anita  
**Sent:** Tuesday, July 02, 2013 1:27 PM  
**To:** Allmendinger, Tracy  
**Subject:** FW: File 13-22

**From:** Jillian G Bliss [mailto:jillianbliss@utexas.edu]  
**Sent:** Tuesday, July 02, 2013 12:58 PM  
**To:** Russelmann, Anita  
**Subject:** File 13-22

Dear City Planning Department,

In the Envision Garland City Plan, Garland's vision for 2030 is described as establishing the city as "a community that blends old and new into a distinctive destination for people and businesses." For the past 57 years, Merriwood Ranch has embodied this phrase. Merriwood is not just a stable, it is a haven in the middle of a growing city, which not only supports the city economically and in its efforts to create a name for itself, but also by providing Garland community members with a recreational escape from daily duties and in turn supports the overall health of the community.

I have taken time out of my day to use the following points taken from the Garland City Plan to demonstrate how Merriwood is necessary to the community. I urge you to take the time out of your schedule as well to understand how obvious of a necessity Merriwood is, according to the city plan. Bolded phrasing and paraphrasing is taken directly from the guiding principles in the plan.

1. **Garland maintains a hometown character**, and has for the past 57 years, through Merriwood's existence, which provides opportunities for **services, amenities, employment, and recreation** through year-round riding lessons, Girl Scout programs and summer camps, which not only include horseback riding but also swimming and tennis lessons.
2. **Garland facilitates a thriving economy through...wise stewardship of existing assets**, such as Merriwood Ranch, which has and continues to support Garland's economy by inviting people from all over the metroplex to spend their time and their money in Garland, rather than elsewhere, because of the unique opportunities found at Merriwood.
3. **Garland provides opportunities for a range of housing types meeting the income, household needs, and preferences of those seeking to call the city home**: this includes preferences for green space, recreation and the notion that an easier way of living is available because of the existence of Merriwood, which embodies a sense of calm and community.
4. **Garland fosters high-quality community character by modeling and supporting enhanced aesthetic and maintenance standards**, such as those found at Merriwood, which has maintained a clean presence and upkeep for the past 57 years, partially because of the income the stable makes which allows the property to be maintained by proper individuals, as well as the stable's on-site caretaker. Additionally, **community character** is modeled in Merriwood's standards, as neighbors are inspired by the work of Merriwood's staff, who also work to maintain the property as well as the horses that dwell on it.
5. **Garland promotes an integrated regional mobility network...efficiently linking neighborhoods and centers of activity and employment to the Dallas/Fort Worth region**: this is *exactly* what Merriwood has been an *essential part* of doing for the past 57 years. Merriwood's founder physically brought riders from across the DFW area to Garland, as the stable became a center of activity and employment through its many camps and lesson programs.
6. **Garland supports a connected open and public space formed by parks, greenbelts, trails, lakefront and public/private spaces**: Merriwood is a private space that has opened itself to the public for the past 57 years and should be allowed to continue to do so, as its central location allows community members an escape from the city and environmental enjoyment.
7. **Garland supports the efficient use of resources** by allowing Merriwood to continue to operate on its existing central property. If Merriwood was demolished, more resources and funding would need to be generated to create a similar nearby space providing the same opportunities to Garland and DFW community members.
8. **Garland practices planning and decision-making that is inclusive** by allowing those who spend time in the city, such as Merriwood's community, to take part in making important decisions, **transparent** in its ability to follow guidelines city staff has outlined for the city, **and consistent** in its ability to carryout regulations that fit in with what city planners have in mind for Garland's future.

The equestrian community is one that is very dedicated to their surroundings, and please know that Merriwood's community is just as dedicated to making Garland better as the the city staff members are. I ask that you allow the city of Garland to successfully adapt to its community's needs by not removing a place of recreation and source of greenspace which has accommodated residents for years and will to come. If, as a mayor, you truly wish to carry out what you is laid out in the city plan to create a sustainable community with a hometown feel, then I know you will not do away with Merriwood Ranch by allowing the property to be rezoned.

Sincerely,  
Jillian Bliss  
Merriwood rider since 1998

Jillian G. Bliss

Writer, [Reporting Texas](#)

[jillianbliss@utexas.edu](mailto:jillianbliss@utexas.edu)

c: 214-949-6651

t: @jillianga

## Allmendinger, Tracy

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**From:** Russelmann, Anita  
**Sent:** Tuesday, July 02, 2013 10:52 AM  
**To:** Allmendinger, Tracy  
**Subject:** FW: File 13-22

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**From:** Andrew Brown [mailto:agoodwinbrown@gmail.com]  
**Sent:** Tuesday, July 02, 2013 10:07 AM  
**To:** Russelmann, Anita; Mayor  
**Cc:** SaveMerriwoodRanch@yahoo.com  
**Subject:** File 13-22

To the City of Garland:

I love flying back from the east coast into DFW. As I descent closer to the Texas landscape, I start to pick out some of my favorite natural spaces. Of a handful of features, two are always noticeable - Lake Ray Hubbard and the Spring Creek Forest Park Reserve that snakes through the painfully regulated grid of the city of Garland. It's wonderful and inspiring to see such natural spaces come alive as you fly overhead. I'm reminded of my early childhood in Garland, running through the reserve with my friends. I'm also reminded of times spent at Merriwood Ranch.

Nestled into this quiet, meandering greenbelt is the Merriwood Ranch. I'm sure you have read many pleas to not allow the re-zoning effort for, yet another, bland housing development. I argue this zoning change through very important urban design critiques from the 1960's; ones that have been established for nearly 50 years and promote a solution to cities overran with housing developments. These are texts your city planners should be very familiar with. I would question their education and dedication to their profession if they aren't.

Two critical urban design references are *The Life and Death of Great American Cities* and *A Pattern Language*. Laid out in these pivotal design arguments, are specific outlines explicitly stating the need for natural land and natural activity. Wide swaths of housing developments produce tax income for the city. This has turned into a major reason cities are swallowed by centralized housing and business zones. These developments do not successfully cater to the needs of the city's own residents. They do zero in cultivating the diverse habitats for the residents of the city. Learning opportunities are squandered in the name of developer ran housing productions. Open either of these texts to a random page and you're sure to find a passage referencing the need for balance between natural and developed city property. I can reference you many other texts if you'd like to research the idea and execution of proper zoning. Please, don't hesitate to contact me.

I urge you to understand; Merriwood Ranch has become a part of the Garland landscape for the last 60 years it has served its community. It provides a place for people all over the metroplex to feel closer to nature. They escape their massive housing communities and business parks to get their feet in the dirt. You find therapeutic riding for both the mind and body achieved at Merriwood. You find people satisfying their need of competition and growth through jumping. You find kids learning about the land and its animals during the summer camps offered. This ranch satisfies education, competition, exercise, and psychological nourishment; and you want to re-zone it just to create more escape less monotony that does nothing for the current residents of Garland? Nature is a critical aspect to human life and psychological development. It will be a sad day for the citizens if this zoning grab is executed. The City of Garland should be proud of this unique space that has melded into the natural landscape. You will be taking a huge step backwards in your service to your residents if you allow this property to be re-zoned.

Please, keep it zoned for agricultural use.

Sincerely,  
Andrew Brown  
753 Ruth Ln.  
Hurst, Texas 76053



## Allmendinger, Tracy

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**From:** Russelmann, Anita  
**Sent:** Tuesday, July 02, 2013 12:32 PM  
**To:** Allmendinger, Tracy  
**Subject:** FW: Request to Deny the Rezoning of Merriwood Ranch

**From:** Mac Harrison [mailto:william.m.harrison@gmail.com]  
**Sent:** Tuesday, July 02, 2013 12:28 PM  
**To:** Russelmann, Anita  
**Subject:** Request to Deny the Rezoning of Merriwood Ranch

July 2, 2013

Anita Russelmann  
Director of Planning  
City of Garland

Dear Ms. Russelmann,

I am writing to ask you to deny the rezoning request by Oak Ridge Developments (File 13-22) to rezone Merriwood Ranch from an agricultural district to a planned development district.

My family grew up in Garland, and Merriwood Ranch has not only been an institution in the Garland community for almost 60 years, but it's been a beautiful green oasis in the midst of an overflow of modern zero-lot line housing developments. I implore you to keep Garland green and beautiful and maintain its rich history in our community.

Further, this establishment serves the entire metroplex, drawing people from all over Dallas to Garland. Hundreds, likely thousands, of children and adults have benefited from what Merriwood Ranch has to offer, and I ask you if 45 houses are worth sacrificing that. It may seem insignificant, but it definitely helps Garland's economy prosper.

I understand that only 10 acres of Merriwood's property would be available to build these houses on. And according to this survey a mere 45 small homes would be constructed. When houses can be built anywhere in the metroplex or the Garland community, do we really need another housing development to clutter what little nature we have left?

Further, my friend explained to me that Merriwood is located in the midst of a horrible flood plain. Would future homeowners want to live in such precarious situations that could potentially cause millions of dollars worth of damage.

Ms. Russelmann, I implore you to ask yourself if Garland needs 45 more homes on this particular piece of property. And is building these homes worth destroying a beautiful green

area of Garland that has served the community for nearly 60 years? This is a beautiful, natural area full of wildlife and greenery that could never be restored. While there is not a lack of homes in Garland, should you zone this as residential, people will lose jobs, Garland will forever lose an invaluable asset, wildlife and forage will be destroyed, and a number of horses will be put to death. Please carefully consider these factors.

Most sincerely,

William M. Harrison

## Allmendinger, Tracy

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**From:** Russelmann, Anita  
**Sent:** Tuesday, July 02, 2013 8:04 AM  
**To:** Allmendinger, Tracy  
**Subject:** FW: File 13-22

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**From:** Gayle Lively [mailto:gayle.lively@yahoo.com]  
**Sent:** Tuesday, July 02, 2013 12:05 AM  
**To:** Russelmann, Anita  
**Subject:** re: File 13-22

I urge the City of Garland to reject the application to re-zone the land located on West Campbell and Callejo Roads for a subdivision. This land, known as Merriwood Ranch, should remain zoned for agricultural use.

Being a long time resident of Richardson (40+ years), I was raised in the area near Merriwood (Canyon Creek), I have fond memories of Merriwood & was grieved after reading that this precious place is in jeopardy of no longer being there.

When I was a young girl, I attended camp many summers at Merriwood -this camp was owned by my family's close friend, Moey Rutledge. I know that this place made a huge difference in my life; it helped build my character and self esteem and I truly cherish it. I would hate to see it gone and other young girls lose the chance to experience what I did.

I know Moey has told me of her dream to provide a place where children, horses and others could enjoy the country and was her wish that the property remained as it was when she passed.

I am urging that you not rezone this green space - leave this space for those of us who have personal history and memories there and allow future memories to be created.

Please, protect this unique property by keeping it zoned for agricultural use.

Sincerely,  
Gayle Lively  
450A Stanley Avenue  
Estes Park, CO 80517

Formerly  
2907 Tam O Shanter  
Richardson, TX 75080

## Allmendinger, Tracy

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**From:** Russelmann, Anita  
**Sent:** Tuesday, July 02, 2013 8:05 AM  
**To:** Allmendinger, Tracy  
**Subject:** FW: File 13 22

-----Original Message-----

**From:** Beth Smitherman [mailto:bethasmitheran@gmail.com]  
**Sent:** Monday, July 01, 2013 8:45 PM  
**To:** Russelmann, Anita  
**Cc:** christiegard@gmail.com  
**Subject:** File 13 22

To whom it may concern,

I am writing in behalf of the preservation of Merriwood. I feel that it is in the best interest of the city of Garland to maintain this property of land. It has provided a number of people with many happy experiences not to mention life long lessons.

It was be a great loss to the community if it was taken away, especially for another housing development.

Thank you,

Beth Smitherman

Sent from my iPhone



## Allmendinger, Tracy

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**From:** Russelmann, Anita  
**Sent:** Tuesday, July 02, 2013 8:05 AM  
**To:** Allmendinger, Tracy  
**Subject:** FW: merriwood

-----Original Message-----

**From:** margie44@cumbytel.com [mailto:margie44@cumbytel.com]  
**Sent:** Monday, July 01, 2013 8:26 PM  
**To:** Russelmann, Anita  
**Subject:** merriwood

Merriwood means so much to so many people, I think it is a big plus to the city of Garland to have a place like Merriwood. I lived in Garland for 25 years and enjoyed going to Merriwood as did my children and grandchildren and hopefully also my greatgrandchildren. Please save Merriwood. Thanks Margie Morgan...10864 tx hwy 19 Emory,Tx 75440

## Allmendinger, Tracy

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**From:** Russelmann, Anita  
**Sent:** Monday, July 01, 2013 5:44 PM  
**To:** Allmendinger, Tracy  
**Subject:** FW: Save Merriwood

-----Original Message-----

**From:** Melissa [mailto:[mmurff@uwmail.com](mailto:mmurff@uwmail.com)]  
**Sent:** Monday, July 01, 2013 5:41 PM  
**To:** Russelmann, Anita  
**Subject:** Save Merriwood

>  
> Subject: SAVE MERRIWOOD  
>  
>  
> Dear City of Garland Planning Department:  
>  
> Subject: File 13-22  
>  
> I urge the City of Garland to reject the application to re-zone the  
> land located on West Campbell and Callejo Roads for a subdivision.  
> This land, known as Merriwood Ranch, should remain zoned for agricultural use.  
>  
> It is a positive value in the area adding green space in the city. It  
> is a haven for children to come experience things close to home that  
> is long lost these days due to development. The open space and flora  
> encourage wildlife and habitat in the area.  
>  
> Merriwood provides jobs for area residents as well as summertime  
> employment for students. It is an asset to the City of Garland.  
>  
> Please, protect this unique property by keeping it zoned for  
> agricultural use.  
>  
> Sincerely,  
>  
>  
>  
> Melissa Murff  
>  
> Former resident of Richardson, TX  
>  
>  
>  
> [mmurff@uwmail.com](mailto:mmurff@uwmail.com)  
>  
>  
>

## Allmendinger, Tracy

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**From:** Russelmann, Anita  
**Sent:** Monday, July 01, 2013 5:06 PM  
**To:** Allmendinger, Tracy  
**Subject:** FW: File: 13-22 Merriwood Ranch

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**From:** Anne Wooldridge [mailto:[aaw0002@auburn.edu](mailto:aaw0002@auburn.edu)]  
**Sent:** Monday, July 01, 2013 5:01 PM  
**To:** Russelmann, Anita  
**Subject:** File: 13-22 Merriwood Ranch

Dear Garland city planners:

I urge the City of Garland to reject the application to re-zone the land located on West Campbell and Callejo Roads for a subdivision. This land, known as Merriwood Ranch, should remain zoned for agricultural use.

I grew up in Richardson and worked at Merriwood as a riding instructor, camp counselor, and poop scooper from when I was 11 years old until I graduated from high school and then intermittently through college and veterinary school. I remember Moey Rutledge telling me on a rainy day after I had finished going over the parts of a saddle with a group of young day-campers that I was "a good teacher" and I should think about that for a career. Well I did. Teaching about horses is now what I do for a living. Merriwood is such a part of who I am today. I learned at Merriwood how to ride a horse, how to saddle a horse, how to feed a horse, how to treat wounds, how to move around horses, and how to teach others how to do those same things. I went on to veterinary school at Texas A&M after Sue Andrews from Merriwood wrote a reference letter for me for the very competitive application process for veterinary school. Her letter and teaching definitely gave me the confidence to think that I could succeed. I focused on horses during veterinary school, and then I decided to do more training to become an equine internal medicine specialist. I chose to use that training to work at an academic institutions so that I could teach the next group of young veterinarians and do research that improves the lives of animals. I am now a tenured associate professor at Auburn University College of Veterinary Medicine in Alabama. I work in the clinic with critically-ill horses and teach veterinary students, residents, and graduate students about equine medicine and research.

Merriwood is about so much more than just learning to ride horses. It taught a horse-crazy girl that lived in a suburb about responsibility, stewardship of land and of animals, teamwork, communication, handling disappointment, and hard work. These are skills that cannot be learned in a classroom or in front of a computer screen. Merriwood is such a special place, and we are so lucky to have had Merriwood and the people who care for it touch our lives and shape who we are. Please do not allow future generations of children to miss this opportunity.

Please, protect this unique property by keeping it zoned for agricultural use.

Sincerely,

Anne A. Wooldridge, DVM, MS, PhD, DACVIM LAIM  
Associate Professor  
Department of Clinical Sciences  
JT Vaughan Large Animal Teaching Hospital  
Auburn, AL 36849  
Tel: 334-844-4490  
Fax: 334-844-4368  
[aaw0002@auburn.edu](mailto:aaw0002@auburn.edu)

## Allmendinger, Tracy

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**From:** Russelmann, Anita  
**Sent:** Monday, July 01, 2013 4:52 PM  
**To:** Allmendinger, Tracy  
**Subject:** FW:

**From:** Dana Warren [mailto:danaw1949@gmail.com]  
**Sent:** Monday, July 01, 2013 4:49 PM  
**To:** Russelmann, Anita  
**Subject:**

Please keep File 13-22 zoned AG!!!!



## Allmendinger, Tracy

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**From:** Russelmann, Anita  
**Sent:** Monday, July 01, 2013 4:24 PM  
**To:** Allmendinger, Tracy  
**Subject:** FW: File 13-22

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**From:** Bev Patterson [mailto:bevpatt@tx.rr.com]  
**Sent:** Monday, July 01, 2013 4:22 PM  
**To:** Russelmann, Anita  
**Subject:** File 13-22

Merriwood is a special place in the city of Garland. My daughter has had a horse there for over 20 years. It is unique in today's world to have such a treasure for the community inside the city. Please consider how important it is to maintain the natural green space. Not only have we enjoyed the horses we have been able to watch hawks nesting and other wildlife in the area. What a great asset it is to the City of Garland and the current homes in the area.

We certainly hope that you will maintain the current zoning and not allow developers to build houses on this property.

**Beverly Patterson**  
**622 Wentworth Dr**  
**Richardson TX 75081**

## Allmendinger, Tracy

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**From:** Russelmann, Anita  
**Sent:** Monday, July 01, 2013 9:00 AM  
**To:** Allmendinger, Tracy  
**Subject:** FW: Subject: File 13-22

**From:** Shawn Bodily [mailto:sbodily@us.ibm.com]  
**Sent:** Saturday, June 29, 2013 5:22 PM  
**To:** Russelmann, Anita  
**Cc:** Mayor  
**Subject:** Subject: File 13-22

I urge the City of Garland to reject the application to re-zone the land located on West Campbell and Callejo Roads for a subdivision. This land, known as Merriwood Ranch, should remain zoned for agricultural use.

Our daughter not only rides, but competes in shows at Merriwood via the Dallas Hunter Jumper Scholarship Circuit. Its important to keep facilities available that our youth can participate in their passion.

This land is one of the last, if not the last, remaining greenspaces of its size in the City of Garland. Greenspace has many benefits:

Greenspace improves land values and, therefore, tax receipts. Studies show that conserved agricultural lands provide increased revenues to the communities.

Greenspace provides important social values – lovely views, positive lifestyles, and community identity. As recognized in Envision Garland, people living in areas with more greenspace have higher levels of well-being. -- Merriwood's pastures and fields provide important ecological services, such as water infiltration, carbon sequestration in the grasses and trees, and reduction in stormwater runoff and flooding.

If the land is re-zoned, it will result in the closing of Merriwood Ranch. Many people come from all over the metroplex to ride and attend camp, and have been doing so for decades. The development of this land provides no benefits, and would cause significant losses, for the entire Garland community.

Please, protect this unique property by keeping it zoned for agricultural use.

Sincerely,  
Shawn Bodily

For ATS engagement submit a TechXpress request  
<http://w3.ibm.com/support/techxpress>

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Shawn Bodily  
Certified Consulting IT Specialist  
[sbodily@us.ibm.com](mailto:sbodily@us.ibm.com)



## Allmendinger, Tracy

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**From:** Russelmann, Anita  
**Sent:** Monday, July 01, 2013 9:00 AM  
**To:** Allmendinger, Tracy  
**Subject:** FW: Subject: File 13-22

**From:** Autumn Schnitzius [mailto:[autumn.schnitzius@gmail.com](mailto:autumn.schnitzius@gmail.com)]  
**Sent:** Saturday, June 29, 2013 1:52 PM  
**To:** Russelmann, Anita  
**Subject:** Subject: File 13-22

I urge the City of Garland to reject the application to re-zone the land located on West Campbell and Callejo Roads for a subdivision. This land, known as Merriwood Ranch, should remain zoned for agricultural use.

My daughters attend Merriwood Ranch riding camp every summer. It will devastate them to no longer have this wonderful camp to attend. There are plenty of homes already built in Garland without destroying this land with another community of cheap homes. There is absolutely no need to overtake one of the last, if not the last, remaining greenspaces of its size in the city of Garland. Many people come from all over the metroplex to ride and attend camp, and have been doing so for decades. The development of this land provides no benefits, and would cause significant losses, for the entire Garland community.

Please, protect this unique property by keeping it zoned for agricultural use.

Sincerely,  
Autumn Schnitzius  
2112 Country Brook Lane  
Allen, TX 75002



## Allmendinger, Tracy

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**From:** Russelmann, Anita  
**Sent:** Monday, July 01, 2013 9:00 AM  
**To:** Allmendinger, Tracy  
**Subject:** FW: File 13-22

**From:** ykaplinsky@aol.com [mailto:ykaplinsky@aol.com]  
**Sent:** Saturday, June 29, 2013 12:17 PM  
**To:** Russelmann, Anita  
**Subject:** File 13-22

You can't seriously be considering changing the zoning of the Merriwood ranch? Most land has gone to development pushed by people who have no interest in what is treasured by the community as this place is. And it is not just residents of Garland but residents of the entire Metroplex that want this place saved from developers. My granddaughter is to begin lessons there in the fall and they will drive from Lantana (beyond Flower Mound) regularly to get there. THAT is how valuable this place is AS IT IS.

I beg you. I BEG YOU. Please zone this permanently agricultural so the developers don't come in in the middle of the night and torch the place so they can build on it like they did a similar place here in Farmers Branch so it could be replaced with low rent apartments that are now falling apart.. Then designate it an historical landmark.

There remain no alternatives and certainly none with the reputation and history of Merriwood. Sandy Lake park in Carrollton was of similar age and also treasured by the community. Outcry did save it. The city simply could not afford to replace it somewhere else and neither can Merriwood. This is our heritage, our traditions and if you will allow it, our future for our children as well. Horses are hugely therapeutic for children emotionally and physically giving a much healthier future for them than video games. Children committed to horses simply do not get into the trouble that plagues other children.

PLEASE SAVE MERRIWOOD!

YVETTE KAPLINSKY

## Allmendinger, Tracy

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**From:** Russelmann, Anita  
**Sent:** Monday, July 01, 2013 8:59 AM  
**To:** Allmendinger, Tracy  
**Subject:** FW: Merriwood Ranch

**From:** fml99@hotmail.com [mailto:fml99@hotmail.com]  
**Sent:** Saturday, June 29, 2013 12:09 PM  
**To:** Planning Group  
**Subject:** Merriwood Ranch

Sirs,

I encourage you to help Garland keep a great piece of our city alive by denying the rezoning of the property that Merriwood Ranch occupies from Agricultural to Residential. Garland has plenty of appropriate places to build more homes. Please do not allow this great place to go by the way side.

Fernando Labrada

## Allmendinger, Tracy

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**From:** Russelmann, Anita  
**Sent:** Monday, July 01, 2013 8:59 AM  
**To:** Allmendinger, Tracy  
**Subject:** FW: File 13-22

-----Original Message-----

**From:** Abby Toppins [mailto:abbyctoppins@gmail.com]  
**Sent:** Saturday, June 29, 2013 10:37 AM  
**To:** Russelmann, Anita  
**Subject:** File 13-22

I urge the City of Garland to reject the application to re-zone the land located on West Campbell and Callejo Roads for a subdivision. This land, known as Merriwood Ranch, should remain zoned for agricultural use.

I rode at Merriwood from the age of 7 until I was 15. I found out about Merriwood from my cousin who rode there during the late 80s and early 90s. Had Merriwood not been around when I started riding, I would probably not be riding today. Merriwood provides a unique opportunity for girls who live in Dallas and surrounding areas. It is one of the most affordable places to ride in the Metroplex and one of the closest for people living in Dallas, Highland Park, and Richardson. I left Merriwood in order to pursue a higher level of competition in late 2011. I now drive 30-45 minutes each way to a stable in Forney, TX and pay around 5 times as much as I was paying to keep my horse at Merriwood. Many of the girls who currently ride at Merriwood would not be able to afford this higher cost or be able to travel this far to ride. If Merriwood closes, these girls would be hard pressed to find other places to ride of comparable cost and distance. These girls would have to quit riding and would no longer be able to enjoy the many benefits provided by riding including physical exercise and the values of responsibility and compassion. I certainly know that I would not be the person I am today if it were not for Merriwood, where I learned to love horses and learned to ride.

Furthermore, I would never have travelled to Garland if it were not for Merriwood. I live in North Dallas and there are plenty of nearby places for me to dine and shop. However, because of Merriwood, both my parents and I frequented many nearby Garland businesses because of their convenience and proximity to Merriwood. Such businesses include the Sonic and 7-11 on Campbell, Kroger on Shiloh, and Target on Garland Ave. These businesses would assuredly receive a decrease in revenue from Merriwood customers if Merriwood was rezoned.

If Merriwood is developed as a subdivision, it will become just another housing development, likely identical to the adjacent Crystal Falls neighborhood. Merriwood currently provides so many benefits to the City of Garland whereas another subdivision would provide little benefits and sit with many of the houses unoccupied for months due to the current state of the real estate market. The destruction of the valuable greenspace and flood control that Merriwood provides would cause nearby property values to decline as well as revenue from property taxes. Further, the noise and disarray caused by construction would upset nearby residents as well as create traffic issues on Campbell Rd.

If the land is re-zoned, it will result in the closing of Merriwood Ranch. Many people come from all over the metroplex to ride and attend camp, and have been doing so for decades. The development of this land provides no benefits, and would cause significant losses for the entire Garland community. I cannot



stress to you how central a role Merriwood has played in my life as well as the lives of countless others through the decades. If Merriwood was destroyed, it would surely be a huge loss for the entire Garland community as well as the entire Metroplex.

Please, protect this unique property by keeping it zoned for agricultural use.

Sincerely,  
Abby Toppins  
13721 Sprucewood Dr  
Dallas, TX 75240



## Allmendinger, Tracy

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**From:** Russelmann, Anita  
**Sent:** Monday, July 01, 2013 8:59 AM  
**To:** Allmendinger, Tracy  
**Subject:** FW: File 13-22. Don't Destroy Merriwood Ranch

**From:** Elizabeth Shepherd [mailto:liz.shepherd@att.net]  
**Sent:** Saturday, June 29, 2013 2:31 AM  
**To:** Russelmann, Anita; Mayor; SaveMerriwoodRanch@yahoo.com  
**Cc:** BrianPhyllisAdrian and Hannah Rose Shepherd  
**Subject:** File 13-22. Don't Destroy Merriwood Ranch

Subject: File 13-22

I urge the City of Garland to reject the application to re-zone the land located on West Campbell and Callejo Roads for a subdivision. This land, known as Merriwood Ranch, should remain zoned for agricultural use.

I do not actually live in Garland, however I do have family that live near Lake Ray Hubbard. It is disheartening to turn on the news and see the story that you want to destroy a place of peace and serenity to so many. I have never been to Merriwood Ranch, but I support their cause to help children. By building your new development will in turn continue to destroy our beautiful planet, and continue to negatively impact global warming. It is sad to see a Walgreens on one corner and across the street a CVS. Who needs 2 drug stores on the same corner? No one is the correct answer. Please put your greed of money, wealth, size of community back in your pocket, and show some respect for the community and land that you already have. We have plenty of subdivisions, apartments, houses, condos, shopping districts already. We really do not Need more. Please do not give in to your Wants on this issue. It all boils down to what is needed, resources that will soon dry up if we keep using them to no end. You build a subdivision = destroying forests for the lumber, destroying habitats for animals. Just Don't Do It!

I leave my apartment on my days off to go to the parks, away from the pollution, away from the city, and Away from Development to relax. Just don't even think about creating another development that is severely not needed or wanted.

This land is one of the last, if not the last, remaining greenspaces of its size in the City of Garland. Greenspace has many benefits:

- Greenspace improves land values and, therefore, tax receipts. Studies show that conserved agricultural lands provide increased revenues to the communities.
- Greenspace provides important social values – lovely views, positive lifestyles, and community identity. As recognized in Envision Garland, people living in areas with more greenspace have higher levels of well-being.
- Merriwood's pastures and fields provide important ecological services, such as water infiltration, carbon sequestration in the grasses and trees, and reduction in stormwater runoff and flooding.
- \* Horses play an important role in our nation's history, heritage, and culture. If horses are to remain part of the American landscape and lifestyle, we must protect the lands that house them.

If the land is re-zoned, it will result in the closing of Merriwood Ranch. Many people come from all over the metroplex to ride and attend camp, and have been doing so for decades. The development of this land provides no benefits, and would cause significant losses, for the entire Garland community.

Please, protect this unique property by keeping it zoned for agricultural use.

Sincerely,  
Elizabeth Shepherd  
18081 Midway Rd #514





## Allmendinger, Tracy

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**From:** Russelmann, Anita  
**Sent:** Monday, July 01, 2013 8:58 AM  
**To:** Allmendinger, Tracy  
**Subject:** FW: File 13-22

**From:** davefmccoy@verizon.net [mailto:davefmccoy@verizon.net]  
**Sent:** Friday, June 28, 2013 11:29 PM  
**To:** Russelmann, Anita; Mayor; SaveMerriwoodRanch@yahoo.com  
**Subject:** File 13-22

Dear City Officials:

I urge the City of Garland to reject the application to re-zone the land located on West Campbell and Callejo Roads for a subdivision. This land, known as Merriwood Ranch, should remain zoned for agricultural use.

The last thing Garland needs is another bunch of overpriced underbuilt houses in the middle of a flood plain. Look at the park just up the street at shiloh and campbell.

It floods out all the time and is at about the same elevation as much of the ranch area. I think this is a bad investment for development. It just makes problems for the future.

There are a few farms and green spaces remaining here and there in this area, and it's just easy on the eyes to have a little country when you're driving around to break up the ugly urban strip mall bleck that most of the area has degenerated into. Once these green spaces are gone, they won't come back. Let's leave something nice for future generations.

I had the privilege of spending some time with Moey while my sister was riding. She was a real nice Texas lady, and I think that she would have wanted her heirs to continue the horse ranching family business. If you go out to the ranch and look at the faces of the kids in the riding camps... well, this ranch just means the world to them. As my sister puts it, "A horse isn't just an animal; it's 1600 pounds of love."

As a long-time Garland resident who still cares about the area, I ask you to Please, protect this unique property by keeping it zoned for agricultural use.

Sincerely,  
David F. McCoy  
1540 Idyllwild Drive  
Plano Tx 75075  
( previous address was 2610 Zodiac Dr, Garland 75042 from 2001-2011 )

## Allmendinger, Tracy

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**From:** Russelmann, Anita  
**Sent:** Monday, July 01, 2013 8:57 AM  
**To:** Allmendinger, Tracy  
**Subject:** FW: File 13-22 - Merriwood Ranch

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**From:** Carrie Butler [mailto:carrie.butler3@yahoo.com]  
**Sent:** Friday, June 28, 2013 6:35 PM  
**To:** Russelmann, Anita  
**Subject:** File 13-22 - Merriwood Ranch

To Whom it May Concern:

Please reject the application to re-zone the land located at West Campbell Road and Callejo Road (File 13-22). This land, currently known as Merriwood Ranch, should remain zoned for agricultural use and should NOT be converted into a residential subdivision.

Merriwood Ranch as it stands serves the City of Garland a much better purpose than yet another housing subdivision would do. Aside from the ecological value of the pastures and trees, the community of Merriwood Ranch offers a unique opportunity for young girls to experience horseback riding in a safe, nurturing environment all year round. Girls come from all the surrounding suburbs to ride at Merriwood, and consequently their parents spend more time - and money - in Garland while picking up and dropping off their daughters. Merriwood is a jewel in North Texas; the City of Garland should be honored to be home to this wonderful treasure. There is absolutely no value - financial or otherwise - to adding a few dozen unremarkable, unoriginal, unnecessary houses to this parcel of land.

I urge you to reject this application and leave Merriwood Ranch as it is; show some respect for nature, for culture, and for history, and in turn you will earn the respect of not only your own residents but also the hundreds of girls (and their families) who appreciate Merriwood year after year.

Sincerely yours,  
Carrie Butler



## Allmendinger, Tracy

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**From:** Russelmann, Anita  
**Sent:** Monday, July 01, 2013 9:01 AM  
**To:** Allmendinger, Tracy  
**Subject:** FW: File 13-22

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**From:** Sandra McCoy [mailto:san7@tx.rr.com]  
**Sent:** Sunday, June 30, 2013 6:35 PM  
**To:** Mayor; Russelmann, Anita  
**Subject:** File 13-22

Subject: File 13-22

Mayor Athas, City of Garland Planning Department , Garland City Council members:

I urge the City of Garland to reject the application to re-zone the land located on West Campbell and Callejo Roads for a subdivision. This land, known as Merriwood Ranch, should remain zoned for agricultural use.

This land is one of the last, if not the last, remaining greenspaces of its size in the City of Garland. Greenspace has many benefits: Greenspace improves land values and, therefore, tax receipts. Studies show that conserved agricultural lands provide increased revenues to the communities.

Greenspace provides important social values – lovely views, positive lifestyles, and community identity. As recognized in Envision Garland, people living in areas with more greenspace have higher levels of well-being.

Merriwood's pastures and fields provide important ecological services, such as water infiltration, carbon sequestration in the grasses and trees, and reduction in storm water runoff and flooding.

Horses play an important role in our nation's history, heritage, and culture. If horses are to remain part of the American landscape and lifestyle, we must protect the lands that house them.

Merriwood is so important to us because of the values and responsibility the children learn, for example, what our daughter gained over a number of years while learning to ride and taking part in the wholesome activities provided there. She became a physician; a young woman she met there became an attorney and lifelong friend. The positive influence of Merriwood is widespread.

If the land is re-zoned, it will result in the closing of Merriwood Ranch. Many people come from all over the metroplex to ride and attend camp, and have been doing so for decades. The development of this land provides no benefits, and would cause significant losses, for the entire Garland community.

Please, protect this unique property by keeping it zoned for agricultural use.

Thank you.  
Sincerely,

John and Sandra McCoy  
2904 Canyon Brook Drive  
Richardson, TX 75080

## Allmendinger, Tracy

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**From:** Russelmann, Anita  
**Sent:** Monday, July 01, 2013 9:00 AM  
**To:** Allmendinger, Tracy  
**Subject:** FW: File 12-22

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**From:** Cathy [mailto:Res17v21@verizon.net]  
**Sent:** Saturday, June 29, 2013 9:55 PM  
**To:** Russelmann, Anita  
**Subject:** File 12-22

PLEASE, I implore you, reject the application to re-zone the property at West Campbell & Callejo Road known as Merriwood Ranch!!!! I spent many, many summers there as a child and learned so many valuable lessons & skills, things I would not have learned were it not for Moey & Merriwood Ranch. Places like these are so vital to a community & a big concrete city. It is a beautiful sanctuary in the middle of a metropolitan area. Having this space, as it is, actually increases the value & desirability of the area. Tell them to go build somewhere else! There is not a day that goes by that I don't fondly remember something about my time at Merriwood. PLEASE! PLEASE! PLEASE! Do NOT allow this zoning change & let Merriwood continue to build strong individuals!

Sent from my Verizon Wireless 4G LTE Tablet

## Allmendinger, Tracy

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**From:** Russelmann, Anita  
**Sent:** Monday, July 01, 2013 9:10 AM  
**To:** Allmendinger, Tracy  
**Subject:** FW: Save Merriwood Ranch  
**Attachments:** Save Merriwood.doc

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**From:** Council3  
**Sent:** Monday, July 01, 2013 9:08 AM  
**To:** Stanley, Councilman Stephen  
**Cc:** Russelmann, Anita  
**Subject:** FW: Save Merriwood Ranch

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**From:** Rachelle Weathersby [mailto:rbwlsu@sbcglobal.net]  
**Sent:** Sunday, June 30, 2013 10:34 PM  
**To:** Council1; Council2; Council3; Council4; Council5; Council6; Council7; Council8  
**Subject:** Fw: Save Merriwood Ranch

Dear City Councilmembers,

Please see below and attachments. Many thanks, Rachelle Weathersby

**From:** [Rachelle Weathersby](#)  
**Sent:** Sunday, June 30, 2013 10:29 PM  
**To:** [mayor@garlandtx.gov](mailto:mayor@garlandtx.gov)  
**Subject:** Fw: Save Merriwood Ranch

Dear Mayor Athas,

Please see my letter in opposition to the proposed rezoning of Merriwood Ranch. Thank you, Rachelle Weathersby

**From:** [Rachelle Weathersby](#)  
**Sent:** Sunday, June 30, 2013 9:40 PM  
**To:** [Chaside Allen](#)  
**Subject:** Fw: Save Merriwood Ranch

Dear Ms. Allen,

Please see my letter in opposition to the proposed rezoning of Merriwood Ranch, for your review, and the review of the City Council.

Best Regards,

Rachelle Weathersby



Rachelle B. Weathersby  
8518 Inwood Road  
Dallas, Texas 75209

June 30, 2013

City of Garland  
Planning Department and City Council  
PO Box 469002  
Garland, TX 75046-9002

RE: Merriwood Ranch; File #13-22

Dear City Council and Ms. Chasidy Allen:

I write to voice my opposition to the proposed rezoning of Merriwood Ranch to a designation other than Agricultural.

Merriwood is an oasis of tranquility and a great "throwback" to a simpler, slower pace of life that rarely exists anymore in the big city. I feel my blood pressure decrease as I turn left off of Campbell road into this little slice of heaven.

My daughter frequents Merriwood as a horseback rider, as have numerous women from all over Dallas and Colin counties for over half a century. My other daughter is not an equestrian, yet still enjoys summer camp at Merriwood. It is a place where women connect with each other, horses and nature, and learn the virtues of patience, hard work and respect for nature and animals. It's a place where girls leave their I-pads and smart phones behind, and learn empowerment as they learn to guide 1,000 pound animal leaping through the air.

To summarize, there is no other place within the heart of the Metroplex where young women can learn these important skills. It would be tragic to lose this place to yet another tasteless "house farm," (which the City of Garland hardly needs more of).

I realize that the property owners have an interest in selling this property, and I propose the following solutions:

1. Deny the proposed rezoning for a period of at least six months, to allow the operators of Merriwood to find an alternate buyer who would agree to honor the operators' use of the property as it is; or
2. Move to have the City of Garland purchase the land from the owners, and allow the current operators to continue their lease.



Please do the right thing for many past, current and future generations of young women in the Dallas area, and preserve this gem! Stand up to these developers who are trampling Garland and tell them enough is enough!

Thanks for your attention to this matter. Please contact me at 214.207.7752 if you have any questions.

Best Regards,

Rachelle Berlin Weathersby

## Allmendinger, Tracy

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**From:** Allen, Chasidy  
**Sent:** Monday, July 01, 2013 8:31 AM  
**To:** Allmendinger, Tracy  
**Subject:** FW: Merriwood Ranch

**From:** fml99@hotmail.com [mailto:fml99@hotmail.com]  
**Sent:** Saturday, June 29, 2013 12:09 PM  
**To:** Planning Group  
**Subject:** Merriwood Ranch

Sirs,

I encourage you to help Garland keep a great piece of our city alive by denying the rezoning of the property that Merriwood Ranch occupies from Agricultural to Residential. Garland has plenty of appropriate places to build more homes. Please do not allow this great place to go by the way side.

Fernando Labrada

## Allmendinger, Tracy

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**From:** Allen, Chasidy  
**Sent:** Monday, July 01, 2013 8:31 AM  
**To:** Allmendinger, Tracy  
**Subject:** FW: Save Merriwood Ranch  
**Attachments:** Save Merriwood.doc

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**From:** Rachelle Weathersby [mailto:rbwlsu@sbcglobal.net]  
**Sent:** Sunday, June 30, 2013 9:40 PM  
**To:** Allen, Chasidy  
**Subject:** Fw: Save Merriwood Ranch

Dear Ms. Allen,

Please see my letter in opposition to the proposed rezoning of Merriwood Ranch, for your review, and the review of the City Council.

Best Regards,

Rachelle Weathersby

Rachelle B. Weathersby  
8518 Inwood Road  
Dallas, Texas 75209

June 30, 2013

City of Garland  
Planning Department and City Council  
PO Box 469002  
Garland, TX 75046-9002

RE: Merriwood Ranch; File #13-22

Dear City Council and Ms. Chasidy Allen:

I write to voice my opposition to the proposed rezoning of Merriwood Ranch to a designation other than Agricultural.

Merriwood is an oasis of tranquility and a great "throwback" to a simpler, slower pace of life that rarely exists anymore in the big city. I feel my blood pressure decrease as I turn left off of Campbell road into this little slice of heaven.

My daughter frequents Merriwood as a horseback rider, as have numerous women from all over Dallas and Colin counties for over half a century. My other daughter is not an equestrian, yet still enjoys summer camp at Merriwood. It is a place where women connect with each other, horses and nature, and learn the virtues of patience, hard work and respect for nature and animals. It's a place where girls leave their I-pads and smart phones behind, and learn empowerment as they learn to guide 1,000 pound animal leaping through the air.

To summarize, there is no other place within the heart of the Metroplex where young women can learn these important skills. It would be tragic to lose this place to yet another tasteless "house farm," (which the City of Garland hardly needs more of).

I realize that the property owners have an interest in selling this property, and I propose the following solutions:

1. Deny the proposed rezoning for a period of at least six months, to allow the operators of Merriwood to find an alternate buyer who would agree to honor the operators' use of the property as it is; or
2. Move to have the City of Garland purchase the land from the owners, and allow the current operators to continue their lease.



Please do the right thing for many past, current and future generations of young women in the Dallas area, and preserve this gem! Stand up to these developers who are trampling Garland and tell them enough is enough!

Thanks for your attention to this matter. Please contact me at 214.207.7752 if you have any questions.

Best Regards,

Rachelle Berlin Weathersby

## Allmendinger, Tracy

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**From:** Russelmann, Anita  
**Sent:** Friday, June 28, 2013 10:38 AM  
**To:** Allmendinger, Tracy  
**Subject:** FW: Re:File 13-22  
**Attachments:** Letter to Garland City Council.docx

**From:** ccissell@wt.net [mailto:ccissell@wt.net]  
**Sent:** Thursday, June 27, 2013 6:15 PM  
**To:** Russelmann, Anita  
**Subject:** Re:File 13-22

RE: File 13-22

To Whom It May Concern,

Merriwood Ranch has been a little bit of the country in the middle of the city for over fifty years. It has been at the same location for over thirty years. The land of Merriwood is located on a flood plain and floods often when it rains hard enough. It provides a safe haven for a variety of wildlife from hawks to skunks and coyotes and their pups. If we build a community of houses on this property we would be displacing countless wild animals. These animals will then move to wherever they can survive which might mean making the new development their home or die. Also, if Merriwood were to relocate, some of its horses, who have been at that location their entire lives and are now very old and might not survive the move to a new location. If we lose some of our horses in the move we would lose revenue from our clients due to the smaller number of ride-able horses. There are multiple available lots within a five mile radius that have been for sale for many years. In addition, the multi-listing shows forty two single family homes for sale within a one mile radius of Merriwood. If there are this many units that are currently available, are another forty five home really necessary? While I have sentimental reasons for wanting to see this barn continue as it has I think that there are plenty of other more practical locations for the community without having to destroy a piece of Garland's history and uniqueness.

Sincerely,

Caitlin Cissell

## Allmendinger, Tracy

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**From:** Russelmann, Anita  
**Sent:** Friday, June 28, 2013 10:06 AM  
**To:** Allmendinger, Tracy  
**Subject:** FW: File 13-22

**From:** Amanda Rockow [mailto:[arockow@gmail.com](mailto:arockow@gmail.com)]  
**Sent:** Friday, June 28, 2013 9:53 AM  
**To:** Russelmann, Anita; Mayor  
**Subject:** File 13-22

Dear Mayor Athas:

I've just learned of recent efforts to rezone the land located at West Campbell and Callejo Roads for a subdivision. Should this rezoning occur, the region will lose a true gem - the Merriwood Ranch - which has played a major role in the lives of many families in this community for generations. I urge you to keep this land zoned for agricultural use.

I grew up in the early 1980's riding horses and attending camp at Merriwood Ranch. I am a resident of the City of Dallas, but I do plan to send my 4 year old and 1 year old daughters to Merriwood once they are a bit older. There, they will learn about nature and about building friendships and working together - the same important life skills I learned there 20 years ago.

Please do what you can to preserve this precious resource for both the City of Garland and for the region. There is no place on Earth like it.

Sincerely,

Amanda Oneacre Rockow  
7423 Centenary Avenue  
Dallas, TX 75225  
[arockow@gmail.com](mailto:arockow@gmail.com)



## Allmendinger, Tracy

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**From:** Campbell, Councilman Tim  
**Sent:** Thursday, June 20, 2013 10:30 AM  
**To:** Allmendinger, Tracy  
**Cc:** Russelmann, Anita; Montgomery, Neil; Scott Roberts; Athas, Mayor Douglas  
**Subject:** Re: PC Agenda for the 06-24-13 Meeting

Folks,

While it is desirable to rezone the W Campbell at Calejo site to Single Family residential, information evidently discussed with the in the SpringPark HOA was that the homes might be as small as 1500 sf, and 1700 sf was discussed with Anita and I in a separate meeting with Jay Volk and the developers. All of us would oppose any homes that small in this area. Even the zero lot line homes in SpringPark on 45 ft wide lots are typically greater than 2000 sf, typically 2200 to 2700 as are the larger homes in Crystal Falls, adjacent to this site. If brought to the city council with homes that small I will move to amend the minimum home size to a more acceptable level (TBD). All of us would also disapprove of anything that looks like tract homes. I have not heard from anyone in the Crystal Falls HOA.

I also suggested that the developer might consider working with the SPHOA to become part of it, and build a foot bridge across Spring Creek to gain pedestrian, bike and perhaps horse access to/from SpringPark Lake to connect the two. This seemed to have some traction with them. Otherwise the HOA will be a 44 home entity with a very disproportionate amount of common area surrounded by an erodible creek on three sides. Common area in SP amounts to 6600 sf per home, and this is a challenge to manage. The ratio at this site might be greater. There is a potential for erosion damage that the city might have to deal with entirely on its own. To me this side of the creek seems to be fairly stable for now, and the risk is mitigated by the large amount of area between the creek and the home sites. This would tend to delay any need of erosion control efforts for decades, if ever. However, it might be wise to get an expert assessment on this and make some projections.

It is important that any residents have an income level to enable the HOA to deal with the ongoing maintenance issues this site may need. While this site is a challenge, it is also very beautiful and will be a wonderful place to live, and it is in the attendance zone of an exemplary elementary school (Big Spring). It will therefore justify a significantly higher selling price than many other neighborhoods, so it behooves us all to insist that it be so.

Tim Campbell  
Garland City Council, District 1  
[Council1@garlandtx.gov](mailto:Council1@garlandtx.gov)  
[Tcampbell@garlandtx.gov](mailto:Tcampbell@garlandtx.gov)  
972-767-7476 Office  
214-538-1054 Cell

On Jun 20, 2013, at 7:44 AM, "Allmendinger, Tracy" <[TAllmend@garlandtx.gov](mailto:TAllmend@garlandtx.gov)> wrote:

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**From:** Allmendinger, Tracy  
**Sent:** Thursday, June 20, 2013 7:40 AM  
**To:** Agenda Postings

## **Allmendinger, Tracy**

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**From:** Russelmann, Anita  
**Sent:** Thursday, June 27, 2013 3:36 PM  
**To:** Allmendinger, Tracy  
**Subject:** FW: Please consider keeping Merriwood Ranch as an agricultural district  
**Attachments:** LetterRusselmann.doc

**From:** Alana Harrison [mailto:alana.harrison28@gmail.com]  
**Sent:** Thursday, June 27, 2013 3:31 PM  
**To:** Russelmann, Anita  
**Subject:** Please consider keeping Merriwood Ranch as an agricultural district

Dear Ms. Russelman,

I readily understand how valuable your time is, but if you would indulge me and take the opportunity to read this letter, I would be forever grateful. I have copied it into the email and attached it for your convenience.

Thank you so very much for you time and consideration!

Best regards,

Alana Harrison

June 25, 2013

**Anita Russelmann**

Director of Planning

City of Garland

Dear Ms. Russelmann,

I am writing to ask that you deny the rezoning request by Oak Ridge Developments (File 13-22) to rezone Merriwood Ranch from an agriculture district to a planned development district.



I would first like to thank you and the Garland Zoning Commission for the challenging work you do on a daily basis, and I do appreciate the difficult situation you are facing. My father, Doug Harrison, happens to be good friends with Garland's former mayor Bob Day, and via my father I readily understand the stress and insurmountable situations you are required to address.

Both my father and mother were born and raised in Garland, and often regale me and my brother with beautiful stories of their childhood, growing up in the oasis away from the "big city." In fact, my mother even had land adjacent to her home in Garland where she frequently rode her horse. My husband and I were married at First Christian Church in Garland and still attend there, while my grandmother remains the longest-living member of the church. Further, my grandfather McRee Davis served on the Garland City Council for a number of years. I readily understand this information does not pertain to the situation at hand, but I simply wanted to express the deep roots I have in Garland.

I would like to implore you and the zoning commission to consider an alternative point of view:

- Owner Moey Rutledge passed away in April of 2012, and left Merriwood Ranch to her heirs. Sadly, we were told by the heirs that Merriwood would remain in tact indefinitely. Subsequently, the heirs have decided to sell Merriwood Ranch. We were informed that this sale would take place in July 2013, and as you can imagine many of us horse owners were panic-stricken. However, another group was sought to purchase Merriwood by that date.
- Before the July 2013 notification, the heirs of Ms. Rutledge entered into an agreement with a builder. I have consulted with several attorneys, who have assured me that there must be an out clause that would allow the builder to void the contract, should the zoning commission vote to maintain Merriwood Ranch as an agricultural district versus a residential district.
- I understand that the backers of Save Merriwood Ranch found a buyer that would allow Merriwood to continue to operate. The builder, however, would not allow the new buyer to buy them out of the contract—even though it was a mere days old.
- A survey was completed last spring that concluded that only 10 acres of the property would be available to build on. Merriwood is unfortunately built in the midst of a massive flood plain, and during heavy rains it floods quite

extensively. I cannot imagine homeowners would gamble to buy homes with such potential devastation.

- According to the survey, a mere 45 small homes would be able to be built on Merriwood land. Would the extensive flooding not impact these homes, as well as others in the area?

Does the city of Garland need 45 additional homes on this particular piece of land—a virtual flood plain? And is building these homes worth destroying a beautiful green area of Garland that has served the community for nearly 60 years? This is a beautiful, natural area full of wildlife and greenery that could never be restored. While there is not a lack of homes in Garland, should you zone this as residential, horses (most of whom would have to be put down), birds, additional wildlife, and their human caregivers will be at a tremendous loss.

And if you will indulge me, Ms. Russelmann, I understand the following has no bearing on your decision, but I cannot write this letter without expressing the following.

I have suffered from severe depression and a near-debilitating eating disorder for more than 20 years. If it were not for Merriwood Ranch, I do not believe I would be here to protest, nor share my story. While, I can lament my own problems, I have first-hand witnessed this Garland institution help countless—thousands—of young and old alike.

I implore you to consider maintaining Merriwood as an agricultural district for the reasons I have cited above—and for so many who find love, joy, and peacefulness at this oasis in Garland.

I sincerely thank you for your time and patience in reading my letter, and I am very hopeful that you and the zoning commission do the right thing and do not rezone this area as residential.

Best regards,

Alana Harrison

**Alana N. Harrison**

214-794-4617



[alana.harrison28@gmail.com](mailto:alana.harrison28@gmail.com)

June 25, 2013

Anita Russelmann  
Director of Planning  
City of Garland

Dear Ms. Russelmann,

I am writing to ask that you deny the rezoning request by Oak Ridge Developments (File 13-22) to rezone Merriwood Ranch from an agriculture district to a planned development district.

I would first like to thank you and the Garland Zoning Commission for the challenging work you do on a daily basis, and I do appreciate the difficult situation you are facing. My father, Doug Harrison, happens to be good friends with Garland's former mayor Bob Day, and via my father I readily understand the stress and insurmountable situations you are required to address.

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I would like to implore you and the zoning commission to consider an alternative point of view:

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left Merriwood Ranch to her heirs. Sadly, we were told by the heirs that Merriwood would remain in tact indefinitely. Subsequently, the heirs have decided to sell Merriwood Ranch. We were informed that this sale would take place in July 2013, and as you can imagine many of us horse owners were panic-stricken. However, another group was sought to purchase Merriwood by that date.

- Before the July 2013 notification, the heirs of Ms. Rutledge entered into an agreement with a builder. I have consulted with several attorneys, who have assured me that there must be an out clause that would allow the builder to void the contract, should the zoning commission vote to maintain Merriwood Ranch as an agricultural district versus a residential district.
- I understand that the backers of Save Merriwood Ranch found a buyer that would allow Merriwood to continue to operate. The builder, however, would not allow the new buyer to buy them out of the contract—even though it was a mere days old.
- A survey was completed last spring that concluded that only 10 acres of the property would be available to build on. Merriwood is unfortunately built in the midst of a massive flood plain, and during heavy rains it floods quite extensively. I cannot imagine homeowners would gamble to buy homes with such potential devastation.
- According to the survey, a mere 45 small homes would be able to be built on Merriwood land. Would the extensive flooding not impact these homes, as well as others in the area?

Does the city of Garland need 45 additional homes on this particular piece of land—a virtual flood plain? And is building these homes worth destroying a beautiful green area of Garland that has served the community for nearly 60 years? This is a beautiful, natural area full of wildlife and greenery that could never be restored. While there is not a lack of homes in Garland, should you zone this as residential, horses (most of whom would

have to be put down), birds, additional wildlife, and their human caregivers will be at a tremendous loss.

And if you will indulge me, Ms. Russelmann, I understand the following has no bearing on your decision, but I cannot write this letter without expressing the following.

I have suffered from severe depression and a near-debilitating eating disorder for more than 20 years. If it were not for Merriwood Ranch, I do not believe I would be here to protest, nor share my story. While, I can lament my own problems, I have first-handedly witnessed this Garland institution help countless—thousands—of young and old alike.

I implore you to consider maintaining Merriwood as an agricultural district for the reasons I have cited above—and for so many who find love, joy, and peacefulness at this oasis in Garland.

I sincerely thank you for your time and patience in reading my letter, and I am very hopeful that you and the zoning commission do the right thing and do not rezone this area as residential.

Best regards,

Alana Harrison

**Alana N. Harrison**

214-794-4617

alana.harrison28@gmail.com



Dear Garland City Council,

I am writing today to request that you deny the re-zoning request by Oak Ridge Developments (File 13-22) to rezone Merriwood Ranch from an agriculture district to a planned development district.

Merriwood is an institution that has been a benefit to Garland for 57 years. In this day and age of constant development, Garland remains somewhat of an oasis in the metroplex in that it is a thriving suburb, but it also embraces the strong Texas ties to country and community. Leveling Merriwood and adding more houses with a new subdivision would not help the community, only add a few more houses. Keeping Merriwood amidst the other agricultural land adjacent to it would demonstrate how Garland stands out from the rest of urban sprawl and development, that it cares about community and nature, two strong Texan attributes, while also embracing urban living. There are so few communities that embrace this with such proximity to the Downtown Dallas area, and it makes Garland a gem of a place to live and visit.

Please help preserve Garland in this way, and preserve Merriwood. Merriwood Ranch in itself has benefited thousands of children and adults over the years. It is welcoming to everyone and provides a safe haven and strong educational experience to all who visit it. Personally, I have learned responsibility, respect, patience, and appreciation for a strong community from Merriwood. As a child growing up in Dallas, Merriwood was my home. Merriwood offered me community when nowhere else in the Metroplex did. It continues to do this, it continues to have a positive influence on all who visit. So few places these days can offer a natural experience that also teaches students to grow and learn to teach themselves and

others... to respect the world and other beings... to give back to the community that has given to them. And as a stable, it is very affordable, offering many who couldn't normally participate in equestrian sports an opportunity to experience horses, and to embrace Texas heritage by doing so.

Merriwood Ranch would continue to serve thousands if it is allowed to remain an agricultural district. It would benefit far more in the community, and have a greater benefit on Garland's reputation as a quality place to live than would 45 houses. How does 45 houses and a developers profit compare to thousands of families who would benefit? And these families, whose devotion because of the experience Merriwood offers, would give far more back to the City of Garland than a few new tenants would. Please consider this in your considerations of rezoning.

Thank you so much for your time and consideration.

With sincere regards,  
Christie Gard

## Allmendinger, Tracy

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**From:** Russelmann, Anita  
**Sent:** Thursday, June 27, 2013 1:49 PM  
**To:** Allmendinger, Tracy  
**Subject:** FW: File 13-22, Merriwood Ranch

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**From:** Katherine Roberts [mailto:kgrr@sbcglobal.net]  
**Sent:** Thursday, June 27, 2013 1:14 PM  
**To:** Russelmann, Anita  
**Subject:** File 13-22, Merriwood Ranch

To Everyone:

Merriwood is such a special place. Please don't let it be rezoned. Please keep it just as it is.

My mother was a counselor at Merriwood when she was young. I learned to ride horses then when I was a girl. Blaze was my favorite horse and as far as I was concerned, he was a giant. I learned such self confidence being up on that horse. The experience is unmatched. My daughter had the same experience for several summers. I saw her grow and learn each year.

Please save Merriwood! Please don't rezone it. It is a treasure.

Thank you,

Katherine Roberts

## Allmendinger, Tracy

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**From:** Russelmann, Anita  
**Sent:** Wednesday, June 26, 2013 4:47 PM  
**To:** Allmendinger, Tracy  
**Subject:** FW: Re; File 13-22

-----Original Message-----

**From:** sjwalls@tx.rr.com [mailto:sjwalls@tx.rr.com]  
**Sent:** Wednesday, June 26, 2013 4:45 PM  
**To:** Russelmann, Anita  
**Subject:** Re; File 13-22

Dear Planning Commission,  
I live in Spring Park and am opposed to the rezoning of what is now Merriwood Ranch. The lot size and home size would dramatically effect property values. It is adjacent to Springpark, thus appraisals could be lowered. Please do not pass the rezoning plan.  
Susan Walls  
6711 Beth Ct.  
Garland, Texas 75044



## Allmendinger, Tracy

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**From:** Russelmann, Anita  
**Sent:** Wednesday, June 26, 2013 5:05 PM  
**To:** Allmendinger, Tracy  
**Subject:** FW: File 13-22

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**From:** Judith McGeary [mailto:savemerriwoodranch@yahoo.com]  
**Sent:** Wednesday, June 26, 2013 5:01 PM  
**To:** Russelmann, Anita  
**Subject:** FWD: File 13-22

----- Forwarded Message -----

**From:** Mary Brown <mary41@airmail.net>  
**To:** "SaveMerriwoodRanch@yahoo.com" <SaveMerriwoodRanch@yahoo.com>  
**Sent:** Tuesday, June 25, 2013 2:02 PM

To the City of Garland Planning Department,

I am writing from Switzerland to express my dismay and concern about the re zoning of Merriwood Riding establishment on Big Springs Road . This is one of the last open spaces in this part of the Metroplex not to mention the fact that thousands of young people and old have learned to ride there over the last 50 years and more. Some have even gone on to become National champions! This is too important a tract of land to become just one more subdivision. Indeed I believe a large portion of it is in the flood plain of Spring Creek and therefore not really ideal for housing development. Consider the problems of homes in Crystal Springs next door.

So I desperately urge you to reject this re zoning request.

Yours sincerely,  
Mary Brown

Sent from my iPhone

## Allmendinger, Tracy

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**From:** Russelmann, Anita  
**Sent:** Wednesday, June 26, 2013 11:42 AM  
**To:** Allmendinger, Tracy  
**Subject:** FW: File 13-22

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**From:** Dora Slover [mailto:deslover@earthlink.net]  
**Sent:** Wednesday, June 26, 2013 11:38 AM  
**To:** Russelmann, Anita  
**Subject:** File 13-22

In this day and age the almighty dollar seems to over ride the good of the common man or woman. That you can not receiver the tax income you would like from Merrywood Ranch does not justify destroying the good of the young people serviced by the Ranch. Rezoning this property for development just so you can collect more tax dollars is a lose which can never be regained to Garland and the surrounding communities. We have so little space reserved for our youth and physically challenged young people who need the programs at the Ranch to develop into contributing citizens.

Texas was built by the horse and we can not loose the tradition of the horse no matter how many cars zoom past this Ranch. For once vote for the good of the community over the greed of the developer.

Dora Slover  
Richardson, TX

Dora Slover

## Allmendinger, Tracy

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**From:** Russelmann, Anita  
**Sent:** Wednesday, June 26, 2013 11:10 AM  
**To:** Allmendinger, Tracy  
**Subject:** FW: File 13-22

-----Original Message-----

**From:** Monier, Colleen [mailto:Colleen.Monier@richardson.k12.tx.us]  
**Sent:** Wednesday, June 26, 2013 11:03 AM  
**To:** Russelmann, Anita  
**Subject:** File 13-22

Please reconsider the rezoning of the Merriwood Ranch land. RISD assigns students in our transition program to the ranch. These are students who are in the Special Education program and have completed their coursework. They are given the opportunity to work in the community with supervision. This helps the students to gain some on the job training with support. Without this program, they may not be able to gain independence or the ability to contribute to the work force. Many of our students have a great love of animals, so working at Merriwood Ranch is a dream come true to them. There are very few working ranches in our area. Lucas, TX is the closest I can think of at the moment. This is not accessible through DART, and therefore is not an option for students on the transition program.

Sincerely,  
Colleen Monier  
Counselor  
Richardson High School

Sent from my iPad

## Allmendinger, Tracy

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**From:** Russelmann, Anita  
**Sent:** Wednesday, June 26, 2013 7:53 AM  
**To:** Allmendinger, Tracy  
**Subject:** FW: Save Merriwood <3

**From:** Abbey Swartzwelder [mailto:abster1213@gmail.com]  
**Sent:** Tuesday, June 25, 2013 9:14 PM  
**To:** Russelmann, Anita  
**Subject:** Save Merriwood <3

Dear Ms. Russelmann,

My name is Abbey Swartzwelder, and I am ten years old. I am writing in reference to Zoning File 13-22. I have been coming to Merriwood for 2 years, and I want to come there for as long as possible. Merriwood's teachers got my friend over her fear of horses, and made me realize that horses are gentler than I thought. It makes me feel SO terrible that all of those sweet, gentle horses will have to find a new home!!!!

All of the teachers at Merriwood are some of the most generous, funny, and patient people I have ever met. You can tell they know what they are doing, and that they love doing it. Because they love their jobs, they should keep them. People that are super nice deserve to keep the jobs that they worked so hard to get!

If possible, I would like everyone against the idea of keeping Merriwood to think a little more about Merriwood being turned into houses. Besides, the smoke from the equipment you will use to pave away Merriwood would be released into the atmosphere, which would be pollution. I know that building houses over what used to be the home for lots of horses and the paradise for young girls would be good for the economy. The only thing is, it wouldn't be good for horse lovers' hearts.

Sincerely,  
Abbey Swartzwelder

( P.S. Please please please don't let Merriwood get paved away!!!! 🙏🙏🙏 )



## Allmendinger, Tracy

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**From:** Russelmann, Anita  
**Sent:** Tuesday, June 25, 2013 4:43 PM  
**To:** Allmendinger, Tracy  
**Subject:** FW: File 13-22

**From:** Sherri Stroud [mailto:stroud1@us.ibm.com]  
**Sent:** Tuesday, June 25, 2013 4:40 PM  
**To:** Russelmann, Anita  
**Cc:** Russelmann, Anita; Julie Ham  
**Subject:** File 13-22

How wonderful it is to have Merriwood exist in your city all of these years. Since 1950 right. Amazing.. I wonder how many other cities can brag they have virgin land still intact from its existence 60 years ago. I'm sure all of your residents enjoy the sights, smells and benefits the ranch brings to your area. I'm sure your city will be reviewing this rezoning in detail and probably are already aware of the benefits, I've attached in the email below. I know alot of cities are looking for areas that they can return to a green space. Your city is so long to have had this green space intact for over 50 years.

As a resident of Van Zandt County our family does not have a personal interest in seeing the property remain. I can only share with you that all 3 of my daughters attended Merriwood every summer from the time they were 5 til 12. We drove them in every week. We have bags of horseshoes in my house from their summers at the camp. (My son also took lessons there during the winter.) This camp is very special to our family and the life lessons my daughters learned they are invaluable. When we moved to our farm in the country and purchased our own horse.. we found a Merriwood Alumni in Canton that provided assistance and guidance to my daughters with their new horse. She became a great friend and mentor to my daughter. So many girls/women have attended this camp over the last 60 years.

I always thought your city was so lucky to have such a special place for children to spend their summer; learning about horses, building friendships, gaining independence and self confidence. Something you cannot learn behind a controller of video game. To see this facility not continue would be a sad day for all the girls past and present that have rode horses around her pastures. And for your city to lose another green space to concrete. I hope your city takes into account that if the zoning stays in place, the tradition will continue, with no impact to the family selling the property.

Sherri Stroud

[\[http://ellisonchair.tamu.edu/eco-systems-services-benefits-of-plants/#.UcoBJ6xdB8E\]](http://ellisonchair.tamu.edu/eco-systems-services-benefits-of-plants/#.UcoBJ6xdB8E)

## Eco-systems services benefits of plants

**Offset Heat Islands.** Green spaces offset the heat islands that often occur in cities comprised mainly of cement and asphalt. This creates a more enjoyable urban environment and reduces cooling costs.

Most cities are composed mainly of cement and asphalt, which absorbs a lot of heat from the sun's rays during the daylight hours. This can make city life uncomfortable and hot, especially for people who choose to walk along pedestrian walkways. The inclusion of urban green spaces in a city's landscape can offset the urban heat islands that often occur. Trees and other landscaping plants absorb heat and sunlight, reducing the temperature on the ground and significantly diminishing the amount of discomfort that citizens have to endure daily. This



reduces cooling costs and creates a much more enjoyable urban environment for residents of a community. (Bradshaw 1993, Brethour 2007, Nowak 2005, U.S. Department of Energy 1993)

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**Reduce Noise Pollution.** Trees and urban green spaces help reduce the amount of noise in a neighborhood. By absorbing noise pollution they improve the quality of life in the community for humans and wildlife alike.

Trees and urban green spaces can help to reduce the amount of noise in neighborhoods benefitting both human and animal populations. Noise and light pollution can cause animals to shift activity patterns, urban pollutants can cause physiological stress, and the loss of top predators can cause mesopredator release. Landscaped areas absorb noise pollution, everyday sound waves which can often be abrasive and annoying to residents. By installing natural landscaping noise pollution levels can be reduced by 6 to 15 decibels, or as humans perceive it one third as loud (Brethour, 2010). Planting trees and creating urban green spaces offsets this problem, and beautifies areas for both the eyes and ears. This improves the quality of life for both the human population in a community and the local wildlife who may be affected by unwanted noise. (Brethour 2007, Dearborn 2009, Frank 2003, Nowak 2005)

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**Carbon Sequestration, Improved Air Quality.** Trees sequester carbon from the atmosphere which improves air quality and helps to reduce our carbon footprint. Moreover, trees and landscaping help to absorb pollutants and particles in the air, improving overall air quality.

Trees are crucial to the sequestration of carbon from the earth's atmosphere and can play a important role in reducing humanity's carbon footprint. Research has proven that large trees can absorb significant amounts of carbon from the atmosphere each year, as the tree absorbs carbon dioxide and releases oxygen through respiration. As such, trees and other landscape plants serve as an important tool in improving air quality in cities. Trees and landscaped areas absorb particles in the air that would otherwise pollute the atmosphere. Increasing urban green spaces will help to mitigate a city's already existing poor air quality, which can oftentimes be so poor that it adversely affects the population. Trees and landscape plants also help to absorb odors in the air. (Bisco Werner 1996; Brethour 2007; Erase Carbon Footprint 2010; Frank 2003; Geiger 2004; Harnik 2009; Maco 2003; McPherson 2004; Nowak 2005; Pennsylvania Landscape and Nursery Assn. 2009; Phmer 2008; Schwartz 2009; Stavins 2005; The Trust for Public Land 2008; Wolf, 1998, 2004b; Yang 2009)

**Attract Wildlife and Promote Biodiversity.** Parks and urban green spaces attract wildlife, which both increases the natural beauty of an area and contributes to biodiversity.

Cultivating urban green spaces is an effective way to help wildlife thrive in otherwise inhospitable areas. Giving animals a natural refuge from highly populated areas minimizes the likelihood of animal populations being adversely affected by urban sprawl. Maintaining urban biodiversity is an important aspect of keeping a city environmentally friendly. Biodiversity is sustained through the balance between ecosystems, populations, and their habitats, and ensuring that local animal populations have a place to live is a key aspect of sustaining this biodiversity. (Brethour 2007, Burghardt 2008, Dearborn 2009, Millennium Ecosystem Assn. 2005, Pennsylvania Landscape and Nursery Assn. 2009)

**Reduce Soil Erosion.** Trees and urban green spaces reduce the amount of soil lost due to erosion from rainwater. This helps to preserve landscaped areas and keep the ground healthy.

Planting trees and cultivating landscaped areas is an effective way to reduce the amount of soil lost due to erosion. Tree roots and plant roots create an infrastructure below the surface that helps to anchor the soil in



place during torrential downpours and holds 20 times more soil than traditional tilled soil (Brethour 26). Above the surface, plant foliage and surface cover helps to reduce the wind's negative effects on topsoil, reducing the amount of soil lost as dust in the air. Urban green spaces also protect the quality of the soil, ensuring that it remains sufficiently supplied with nutrients and minerals so that it is hospitable to plant life. Planting trees and landscaping is an efficient way to safeguard the quality of the soil and to ensure that erosion does not occur. (Brethour 2007, Frank 2003)

**Reduce Storm Water Runoff / Improved Water Quality.** Urban green spaces create a natural way to absorb storm water, thus reducing the amount of runoff that the city has to deal with. This also helps to improve current water purification methods by reducing the amount of dirty water going into the system.

Trees and landscaping significantly reduce the amount of storm water runoff resulting from rainfall events. Green spaces absorb water in two ways: above the surface through the leaves and below ground through the root system. By absorbing water, trees and plants reduce the amount of runoff that the city has to deal with, pump out, or purify. This reduces the cost of storm water treatment plants and saves the city money. Landscaping is a natural solution to reducing storm water runoff. Landscaping also improves water quality by reducing the amount of dirty storm water that the city has to purify makes current purification methods more effective. Moreover, landscaping absorbs some of the pollutants in the water, meaning that there is less pollution in the water that the city has to purify. Plants and trees improve water quality by ensuring that current purification methods can effectively treat reasonable amounts of runoff (Brethour 2007; Frank 2003; Geiger 2004; Harnik 2009; Maco 2003; McPherson 2004; Millennium Ecosystem Assessment 2005; Pennsylvania Landscape and Nursery Assn. 2009; Pohmer 2008; Schwartz 2009; The Trust for Public Land 2008; Wolf, 1998, 2004b)

## Allmendinger, Tracy

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**From:** Russelmann, Anita  
**Sent:** Tuesday, June 25, 2013 2:43 PM  
**To:** Allmendinger, Tracy; Allen, Chasidy  
**Subject:** FW: Zoning File 13-22

**From:** Melanie Willett [mailto:melaniewillett75@gmail.com]  
**Sent:** Tuesday, June 25, 2013 2:32 PM  
**To:** Russelmann, Anita  
**Cc:** gilbertodelgado727@gmail.com; Dewan, Ron; Paula Cham; LauraCampbell005@gmail.com; judith@farmandranchfreedom.org; TTaylor@TexasRangers.com; Kellie Rode; Andrea Denheyer; Jennifer Seymour; jennifer.j.kaplinsky@accenture.com; Rachel Rode; Kimberly Moir; Mary McElyea; Lynn Corey; Julie Ham; Jillian G Bliss; acissell@wt.net; RWPINC1@aol.com; Ingelore Kroener; Ashli Hickman; Harlan Haskins; Katherine Bowen; Cindi Wakefield; Megan Rodder; Felecia West; Bethany Gleiser; Christie Gard; Skinner Bill; Shannon Shiffer; Cindy Woodcock; Lauren Woodcock; Walther Chen; Karen Kier; Jessica Kern; john dollus; Michelle Silva; Holly McCoy; Amanda Miller; Amy Swearingen; Heather L. Charlet; John Crist; Andrea 31; HAYDEN, COURTNEY; Jan Nichols; Jeni Lambert; Meredith Peck; Allen, Chasidy; Allmendinger, Tracy  
**Subject:** Re: Zoning File 13-22

Dear Ms. Russelmann,

First of all, thank you for the job you and the others who work on the zoning commission do. I have a friend who was on the zoning commission for another city for quite a number of years and he tells me that it is a very difficult and many times thankless job. He said you could rarely make everyone happy. We all appreciate the difficult situation you are in.

I recently learned the following information regarding the property now operated by Merriwood Ranch. As I know that the zoning commission takes into consideration many things, I thought it would be helpful for you all to know the history:

- 1) The owner recently passed away and the heirs decided to sell Merriwood. The date given the staff of Merriwood for putting it up for sale was July 2013. Backers of Save Merriwood worked at finding a buyer for the property by that date.
- 2) Before July 2013, the heirs entered into a contract with a builder. I can only assume that the contract has an "out clause" that allows the builder to get out of the contract should the zoning commission not change the use from agricultural to residential. Certainly the builder cannot be certain that the zoning commission will side with them on this issue.
- 3) The Backers of Save Merriwood did find a buyer for the property that would allow Merriwood to continue to operate as is. The builder, however, would not let this new buyer buy them out of the contract that was only days old.
- 4) Certainly if the buyer is not allowed to build residential homes on this area of land, they would not want the land and the new buyer would then be able to purchase the land and continue Merriwood's service to the community and its countless young people. The heirs would still receive the inheritance they are entitled to.
- 5) I also learned that a survey was completed this spring resulting in the recommendation that only 10 acres of the property is available to build on. This area of land floods quite extensively at least once a year and smaller areas of flooding happen more often.
- 6) Approximately 45 smaller homes would be able to be built on the available land. My concern would be once these homes are built, would these contribute to additional flooding impacting those homes and other homes in the area.



The question it seems to me is does the city need 45 additional homes for its citizens? Is building these 45 homes worth destroying a green area that has served this community for 57 years. A beautiful, natural area that cannot be restored - ever. Forty five homes can be built at any given time. There is not a lack of homes in the area, but there will be a lack of homes for birds, wildlife, horses, and their human caregivers should you rezone this area.

Thank you again for your time and patience. We are very hopeful that you all will do the right thing and not rezone this area.

Sincerely,  
Melanie Willett

On Mon, Jun 24, 2013 at 9:57 AM, Russelmann, Anita <[ARusselm@garlandtx.gov](mailto:ARusselm@garlandtx.gov)> wrote:

Interested Citizens,

Thank you for your emails regarding Zoning File 13-22. This request will not be heard by the Plan Commission tonight; the applicant has requested postponement to the July 8, 2013 meeting. Also, many of the emails are regarding the closure of Merriwood Ranch – please be advised that the City of Garland does not control the sale of private property or the operation of a particular business, rather that is between the property owner and potential purchaser. Thank you.

Anita Russelmann

Director of Planning

City of Garland, Texas

[972-205-2449](tel:972-205-2449)

[arusselm@garlandtx.gov](mailto:arusselm@garlandtx.gov)

## Allmendinger, Tracy

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**From:** Melanie Willett <melaniewillett75@gmail.com>  
**Sent:** Tuesday, June 25, 2013 2:32 PM  
**To:** Russelmann, Anita  
**Cc:** gilbertodelgado727@gmail.com; Dewan, Ron; Paula Cham; LauraCampbell005@gmail.com; judith@farmandranchfreedom.org; TTaylor@TexasRangers.com; Kellie Rode; Andrea Denheyer; Jennifer Seymour; jennifer.j.kaplinsky@accenture.com; Rachel Rode; Kimberly Moir; Mary McElyea; Lynn Corey; Julie Ham; Jillian G Bliss; acissell@wt.net; RWPINC1@aol.com; Ingelore Kroener; Ashli Hickman; Harlan Haskins; Katherine Bowen; Cindi Wakefield; Megan Rodder; Felecia West; Bethany Gleiser; Christie Gard; Skinner Bill; Shannon Shiffer; Cindy Woodcock; Lauren Woodcock; Walther Chen; Karen Kier; Jessica Kern; john dollus; Michelle Silva; Holly McCoy; Amanda Miller; Amy Swearingen; Heather L. Charlet; John Crist; Andrea 31; HAYDEN, COURTNEY; Jan Nichols; Jeni Lambert; Meredith Peck; Allen, Chasidy; Allmendinger, Tracy  
**Subject:** Re: Zoning File 13-22

Dear Ms. Russelmann,

First of all, thank you for the job you and the others who work on the zoning commission do. I have a friend who was on the zoning commission for another city for quite a number of years and he tells me that it is a very difficult and many times thankless job. He said you could rarely make everyone happy. We all appreciate the difficult situation you are in.

I recently learned the following information regarding the property now operated by Merriwood Ranch. As I know that the zoning commission takes into consideration many things, I thought it would be helpful for you all to know the history:

- 1) The owner recently passed away and the heirs decided to sell Merriwood. The date given the staff of Merriwood for putting it up for sale was July 2013. Backers of Save Merriwood worked at finding a buyer for the property by that date.
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Anita Russelmann

Director of Planning

City of Garland, Texas

[972-205-2449](tel:972-205-2449)

[arusselm@garlandtx.gov](mailto:arusselm@garlandtx.gov)



## Allmendinger, Tracy

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**From:** Russelmann, Anita  
**Sent:** Tuesday, June 25, 2013 4:45 PM  
**To:** Allmendinger, Tracy  
**Subject:** FW: Zoning Change Request File #13-22

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**From:** J STRAKELE [mailto:jstrakele@verizon.net]  
**Sent:** Tuesday, June 25, 2013 4:45 PM  
**To:** Russelmann, Anita  
**Subject:** Zoning Change Request File #13-22

Please reject the proposed zoning change for File #13-22. Please keep Merriwood Ranch a green space. You cannot duplicate the natural beauty or serenity of a place like Merriwood Ranch that has attracted thousands and thousands of families over the past 57 years. It takes foresight and an appreciation of nature to preserve green space for future generations. Once "developed," these places cannot be duplicated or recreated. Without the National Park Service, we would have been deprived of places like Yosemite, Big Bend, and the Redwood Forest. The same goes for Merriwood Ranch. If you allow a developer to plop down another 45 houses on this piece of land, it will cease to be an oasis in the midst of urban sprawl. Remember, Merriwood Ranch attracts families from all across the area, providing a place to enjoy a little bit of country in the city.

Please demonstrate that Garland, too, has the foresight to protect and enhance our community for future generations to enjoy and appreciate.

Sincerely,

Jan Strakele



## Allmendinger, Tracy

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**From:** Russelmann, Anita  
**Sent:** Tuesday, June 25, 2013 2:08 PM  
**To:** Allmendinger, Tracy  
**Subject:** FW: [Filter Test: C4] Merriwood Ranch and File 13-22

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**From:** Aaron Miller [mailto:[aaron@texasinspector.com](mailto:aaron@texasinspector.com)]  
**Sent:** Tuesday, June 25, 2013 11:56 AM  
**To:** Russelmann, Anita  
**Subject:** [Filter Test: C4] Merriwood Ranch and File 13-22

Please do not rezone Merriwood Ranch just to placate yet another developer. This is a landmark area where hundreds of children and adults commune with horses and nature. Another subdivision of poorly-built houses, though it may increase your tax coffers, will not add value to the community and will deprive many area residents of the simpler pleasures of life.

Thank you for your time and consideration,

Aaron D. Miller, ACI, CEI, CMI, CPI, CRI, MTI, RCI

International Code Council (ICC) Residential Combination Inspector 5082671-R5  
International Code Council (ICC) Residential Building Inspector 5082671-B1  
International Code Council (ICC) Residential Electrical Inspector 5082671-E1  
International Code Council (ICC) Residential Mechanical Inspector 5082671-M1  
International Code Council (ICC) Residential Plumbing Inspector 5082671-P1  
American Society of Home Inspectors (ASHI) Certified Inspector No. 203652  
National Association of Home Inspectors (NAHI) Certified Real Estate Inspector, CRI 200353  
International Association of Certified Home Inspectors (INACHI), Certified Professional Inspector No. NACHI05060294  
Master Inspector Certification Board, Certified Master Inspector  
Texas Association of Real Estate Inspectors, Advanced Inspector, Emeritus  
Texas Professional Real Estate Inspectors Association (TPREIA) Master TPREIA Inspector (MTI)  
Texas Real Estate Commission (TREC) Professional Inspector 4336  
Texas Department of Agriculture, Structural Pest Control Service Registered Business No. 11379  
Texas Department of Agriculture, Structural Pest Control Service Certified Applicator No. 40247  
HUD 203K Consultant D0981  
Exterior Design Institute (EDI/EIMA) EIFS Third Party Inspector and Moisture Analyst (CEI) MA TX-29  
Post-Tensioning Institute Level One Certificate for Unbonded Prestressed Post-Tensioned Concrete Installer No. 320054833  
CertainTeed® Master Shingle Applicator  
Building Officials Association of Texas (BOAT)  
Texas Residential Construction Commission (TRCC), Registered Builder No. 16229  
Texas Residential Construction Commission (TRCC), Registered State Third-Party Dispute Resolution Inspector No. 1350  
City of Garland, Texas Building and Fire Codes Board Member

Aaron's Home Inspections  
214-616-0112  
<http://www.texasinspector.com>  
[aaron@aaronsinspections.com](mailto:aaron@aaronsinspections.com)  
Go to:  
<http://www.adobe.com/products/acrobat/readstep2.html>

to download Adobe Reader for viewing Inspection Reports.

"What the plainspoken man lacks in subtlety, he makes up in clarity." – A. D. Miller

**Angie's list**

[www.angieslist.com/review](http://www.angieslist.com/review)



NOTICE: This email is intended solely for the use of the individual to whom it is addressed and may contain information that is privileged, confidential or otherwise exempt from disclosure. If this e-mail is used in a manner other than intended, or agreed upon, you will be prosecuted. If the reader of this email is not the intended recipient or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, please immediately notify us by telephone at 214-616-0112 and email at [info@aaronsinspections.com](mailto:info@aaronsinspections.com). Thank You.

FAX 114-203-2117

6901 Clear Springs Circle  
Garland, TX 75044  
June 24, 2013

Garland Planning Commission  
Garland, TX

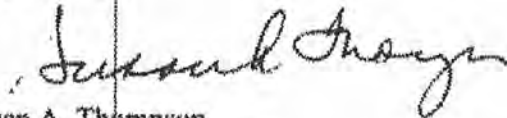
Attention Planning Commissioners:

I've been made aware that Merriwood on Campbell Rd. is being considered for re-zoning so that a number of houses on very small lots can be built on it. When Spring Park was originally built, it was surrounded by green space. This has been whittled down over the years, some of it understandably as the population in this area increased and roads were expanded.

However, over the last few years this has accelerated with apartments and shopping centers added, along with open commercial land for sale at the intersection of Campbell and Shiloh. I fear what might eventually be built at this intersection. What was originally a naturally beautiful area has deteriorated into sprawling urbanization. Couldn't you at least preserve the last bit of green space (Merriwood) in this area? I'm sure you're considering the increased taxes, but over time this sprawl actually negatively impacts the value of houses and businesses.

I hope that you vote NO to the proposed zoning change request.

Respectfully,



Susan A. Thompson  
6901 Clear Springs Circle  
Garland 75044

Re: File 13-22

**From:** Gary W. Clark <[garywclark@tx.rr.com](mailto:garywclark@tx.rr.com)>  
**To:** [SaveMerriwoodRanch@yahoo.com](mailto:SaveMerriwoodRanch@yahoo.com)  
**Sent:** Monday, June 24, 2013 12:15 PM  
**Subject:** Save Merriwood Ranch

Please add our names to the neighbors that feel that this is a terrible idea to redevelop Merriwood into to a dense patio home development.

Please send a letter to the planing commission on our behalf opposing this re zoning proposal.

Gary and Marilia Clark

3010 N Spring Ct

Garland, TX 75044



**From:** Lorelee Van Fossen <[loralee.vanfossen@gmail.com](mailto:loralee.vanfossen@gmail.com)>  
**To:** [SaveMerriwoodRanch@yahoo.com](mailto:SaveMerriwoodRanch@yahoo.com)  
**Sent:** Monday, June 24, 2013 1:30 PM  
**Subject:** NO TO FILE 1322

We live in Springpark and are neighbors of Merriwood Ranch. Please send a fax, on our behalf, against rezoning that area!

Thank you so much.

Lorelee and Dennis Van Fossen

2718 Woods Ln

Garland TX 75044

From: David Macchia <[david@macchia.com](mailto:david@macchia.com)>

To: "[SaveMerriwoodRanch@yahoo.com](mailto:SaveMerriwoodRanch@yahoo.com)" <[SaveMerriwoodRanch@yahoo.com](mailto:SaveMerriwoodRanch@yahoo.com)>

Sent: Monday, June 24, 2013 3:43 PM

Subject: RE: [SpringPark] TR- Zoning Meeting for Tonight Has Been Cancelled!

Hello. I am a resident of SpringPark and a neighbor of Merriwood Ranch. I would like to state that I am against the re-zoning request for the Merriwood Ranch property to be rezoned for 45 houses on small lots. This development would threaten our property values and make our neighborhoods less desirable. Please feel free to use my name as an opponent.

Thanks,

**David T. Macchia**

3211 Newfield Court

Garland, TX 75044

**From:** Becky Sherstad <[bsherstad@gmail.com](mailto:bsherstad@gmail.com)>  
**To:** [savemerriwoodranch@yahoo.com](mailto:savemerriwoodranch@yahoo.com)  
**Sent:** Monday, June 24, 2013 3:34 PM  
**Subject:** Please Vote No ~ File 13-22

To the Garland Planning Commission ~

I am a Spring Park homeowner and am concerned about the possible rezoning of the property at 2541 W Campbell Road. The Merriwood Ranch is a wonderful addition to our community and has benefited children and adults for over 50 years. It would be a shame to lose such a beneficial part of our community. Open areas for our young people to explore and enjoy the benefits of nature are disappearing at an alarming rate. Besides the loss of a beautiful natural setting, our neighborhood would be impacted by the increase in water run-off, increased traffic and air pollution.

Let's not allow this to happen in our community!

I urge you to vote NO on the rezoning of this property.....File 13-22.

Thank you for acting in the best interest of the citizens of Garland.

Becky & Sam Sherstad

6701 Lakeshore Drive

Garland, TX 75044

**From:** Melinda Varnell <mhvarnell@verizon.net>

**To:** "SaveMerriwoodRanch@yahoo.com" <SaveMerriwoodRanch@yahoo.com>

**Sent:** Monday, June 24, 2013 4:36 PM

**Subject:**

I live in springpark and I have always enjoyed seeing the horses. I do not want your property rezoned. You may include my name on any petition against rezoning.

Melinda Varnell



From: Cynthia Curtis <cacurtis48@yahoo.com>

To: "SaveMerriwoodRanch@yahoo.com" <SaveMerriwoodRanch@yahoo.com>

Sent: Monday, June 24, 2013 3:33 PM

Subject: RE: MERRIWOOD RANCH

HELLO, PLEASE-----NO REZONING TO DESTROY THIS WONDERFUL HORSE RANCH!!!!

IT IS A LANDMARK TREASURE AND HAS PROVIDED WONDERFUL SERVICES OF HORSEMANSHIP THROUGH THE YEARS FOR MY 2 DAUGHTERS WHO ARE NOW OLDER ADULTS.

REFERRING TO FILE 13-22.

THANK YOU!

*C.Curtis*

**From:** Becky Sherstad <[bsherstad@gmail.com](mailto:bsherstad@gmail.com)>  
**To:** [savemerriwoodranch@yahoo.com](mailto:savemerriwoodranch@yahoo.com)  
**Sent:** Monday, June 24, 2013 3:34 PM  
**Subject:** Please Vote No ~ File 13-22

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I urge you to vote NO on the rezoning of this property.....File 13-22.

Thank you for acting in the best interest of the citizens of Garland.

Becky & Sam Sherstad  
6701 Lakeshore Drive  
Garland, TX 75044

**From:** Mike McDonald <mikemcdut@gmail.com>

**To:** [SaveMerriwoodRanch@yahoo.com](mailto:SaveMerriwoodRanch@yahoo.com)

**Sent:** Monday, June 24, 2013 4:57 PM

**Subject:** Do NOT pass the rezoning plan

Hi, I am a neighbor at Richardson, on Pebble Beach Ct, and will like to ask you to not pass the rezoning plan, file 13-22.

Merriwood Ranch is part of our community and this will have an impact on all the neighbors around it.

Thanks,

Please say NO TO FILE 13-22

--

Mike McDonald

**From:** david searle <[david@davidsearle.com](mailto:david@davidsearle.com)>

**To:** [SaveMerriwoodRanch@yahoo.com](mailto:SaveMerriwoodRanch@yahoo.com)

**Sent:** Monday, June 24, 2013 3:57 PM

**Subject:** Save Merriwood Ranch FAX

Please send a fax requesting the city of Garland not approve the re-zoning (File13-22). I am a SpringPark home owner for over 30 years at 3101 Becky Ct, Garland, TX 75044.

Thank you.

**David Searle** [972-523-4040](tel:972-523-4040)



**From:** Mary Hennighausen <maryhennig2@gmail.com>  
**To:** "SaveMerriwoodRanch@yahoo.com" <SaveMerriwoodRanch@yahoo.com>  
**Sent:** Monday, June 24, 2013 4:05 PM  
**Subject:** NO TO 13-22

I am a resident of Springpark. I say NO to the rezoning 13-22. My heart is happy everytime I drive by that little camp and think about it being right here in the neighborhood.

Thank you,  
Mary Hennighausen

Mary Hennighausen

**From:** "Appino, Susan" <[Susan.Appino@mkcorp.com](mailto:Susan.Appino@mkcorp.com)>

**To:** "[SaveMerriwoodRanch@yahoo.com](mailto:SaveMerriwoodRanch@yahoo.com)" <[SaveMerriwoodRanch@yahoo.com](mailto:SaveMerriwoodRanch@yahoo.com)>

**Sent:** Monday, June 24, 2013 4:36 PM

**Subject:** Help me help you!

I am a neighbor of Merriwood Ranch and I want the Garland City Council know that I am NOT in favor of re-zoning this property. Can you please forward that info for me?

**Susan B. Appino**

**Mary Kay Inc.** Ph: [972-687-5408](tel:972-687-5408) Fax: [972-687-1601](tel:972-687-1601) &&&[susan.appino@mkcorp.com](mailto:susan.appino@mkcorp.com)

**From:** DARLENE TAYLOR-THOMPSON <darlenestaylor@verizon.net>

**To:** "planner@garlandtx.gov" <planner@garlandtx.gov>

**Sent:** Monday, June 24, 2013 5:01 PM

**Subject:** NO TO FILE 13-22!

*We have lived in Spring Park for many years and we say NO TO FILE 13-22! Our neighborhood has maintained its property values and we would like to keep it that way. Re-zoning Merriwood Ranch is not in the families who reside in Spring Park's best interest. We need the summer camps and riding lesson programs for children's and adults for our horse enthusiasts and neighbors that Merriwood Ranch offers. Please reconsider and say NO TO FILE 13-22!*

*Best regards,*

*Lynn & Darlene (Taylor) Thompson*

*7510 Cottonwood Court*

*Garland, TX 75044*

**From:** DARLENE TAYLOR-THOMPSON <darlenestaylor@verizon.net>  
**To:** "planner@garlandtx.gov" <planner@garlandtx.gov>  
**Sent:** Monday, June 24, 2013 5:01 PM  
**Subject:** NO TO FILE 13-22

*We have lived in Spring Park for many years and we say NO TO FILE 13-22! Our neighborhood has maintained its property values and we would like to keep it that way. Re-zoning Merriwood Ranch is not in the families who reside in Spring Park's best interest. We need the summer camps and riding lesson programs for children's and adults for our horse enthusiasts and neighbors that Merriwood Ranch offers. Please reconsider and say NO TO FILE 13-22!*

*Best regards,*

*Lynn & Darlene (Taylor) Thompson*

*7510 Cottonwood Court*

*Garland, TX 75044*



**From:** Linda Dewan <ljdewan@gmail.com>

**To:** "SaveMerriwoodRanch@yahoo.com" <SaveMerriwoodRanch@yahoo.com>

**Sent:** Monday, June 24, 2013 5:47 PM

**Subject:** Save

I am a SpringPark neighbor and I vote to save Merriwood. Please pass this on to the necessary people on my behalf.

Thank you!

Linda and Ron Dewan

Sent from my iPad

**From:** Lee <[lrcollins@yahoo.com](mailto:lrcollins@yahoo.com)>

**To:** "[SaveMerriwoodRanch@yahoo.com](mailto:SaveMerriwoodRanch@yahoo.com)" <[SaveMerriwoodRanch@yahoo.com](mailto:SaveMerriwoodRanch@yahoo.com)>

**Sent:** Monday, June 24, 2013 7:48 PM

**Subject:** Plan to rezone Merriwood Ranch for housing development

Hi,

I am a homeowner in the SpringPark neighborhood of Garland. I just found out through our homeowner's association that a developer is attempting to have Merriwood Ranch rezoned for development into houses. I understand that you will send a fax to the City of Garland Planning Commission that indicates opposition to this idea. You can add my name to the list of those opposed to this idea. Merriwood Ranch is a rare little treasure in this area of Garland that adds tremendous value to this neighborhood.

Thanks for your help in this matter.

Regards,

Lee Collins

3104 Annette Court

Garland, TX 75044

**From:** Lada Angelova <[ladarealtor@gmail.com](mailto:ladarealtor@gmail.com)>

**To:** [SaveMerriwoodRanch@yahoo.com](mailto:SaveMerriwoodRanch@yahoo.com)

**Sent:** Tuesday, June 25, 2013 7:00 AM

**Subject:**

I am a neighbor and would like to save the Merriwood Ranch. We have plenty of housing developments!

thanks,

Lada & Aaron Miller, 7401 Vineyard Trail, Garland, TX 75044

## Allmendinger, Tracy

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**From:** Russelmann, Anita  
**Sent:** Tuesday, June 25, 2013 4:24 PM  
**To:** Allmendinger, Tracy  
**Subject:** FW: File 13-22

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**From:** Keeley Hennington [mailto:khennington@htst.com]  
**Sent:** Tuesday, June 25, 2013 4:24 PM  
**To:** Russelmann, Anita  
**Subject:** File 13-22

To Garland Zoning Division:

I am writing in reference to the proposed re-zoning of the property currently occupied by Merriwood Ranch (File 13-22). I fully understand a city's need for revenue and the importance of the tax base in that respect. However, I hope the City will consider all aspects of approving a re-zoning to residential and the impact that decision will have on many residents of Garland and adjoining cities.

Merriwood Ranch has been a part of the city since I was growing up in Richardson in the 1970's and 1980's. It has provided invaluable experiences to many generations of young girls through their summer camps and English riding lessons and instruction. My 12 year old daughter has been riding at Merriwood for three years after attending summer camp for several years. Not only does it provide her a place close to home that she can improve her riding skills, but it provides a place she can volunteer over the summer and learn the discipline and hard work associated with running a first class equestrian facility. These life lessons are so important to instill in our younger generations and I am grateful to the Merriwood staff for allowing their young riders to have this experience.

I realize there are other riding facilities available, but none that are as convenient as Merriwood to the families living in the area. I believe many families with working parents like ours will not be able to travel to the northern locations such as Frisco, Argyle and McKinney to ride because of time constraints. I cannot speak for everyone, but for us this would be heart breaking.

I urge the Zoning Commission to please consider all implications of a zoning change including both the monetary and non-monetary. Merriwood is a fabulous facility that is run by a well-qualified, caring group of people who enjoy watching the joy a horse can bring to a young girl.

Thank you for your consideration  
Keeley Hennington  
972-672-9677 cell

Keeley L. Hennington  
Chief Financial Officer  
Highland Stargate, Ltd.  
300 Crescent Court, Suite 850  
Dallas, TX 75201  
214-871-8002 office  
214-871-8047 fax



## Allmendinger, Tracy

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**From:** Russelmann, Anita  
**Sent:** Tuesday, June 25, 2013 3:55 PM  
**To:** Allmendinger, Tracy  
**Subject:** FW: Zoning File 13-22

**From:** Jessica Kern [mailto:jlkern@gmail.com]  
**Sent:** Tuesday, June 25, 2013 2:57 PM  
**To:** Russelmann, Anita; christie.gard@gmail.com  
**Subject:** Re: Zoning File 13-22

Yes Anita, agreeing with Taunee Taylor

As we spoke about yesterday over the phone, it is the city that has the power to prevent rezoning - and we need your help - for the sake of retaining agricultural spaces in residential areas.

Let Garland make a statement in service against the virtual extinction of urban and suburban agricultural spaces - these are a vital part of thriving communities, and we ask for your support. Let merriwood be preserved for its immeasurable value to Garland's local community.

Regards,  
Jessica Kern

On Jun 24, 2013 10:57 AM, "Russelmann, Anita" <[ARusselm@garlandtx.gov](mailto:ARusselm@garlandtx.gov)> wrote:

Interested Citizens,

Thank you for your emails regarding Zoning File 13-22. This request will not be heard by the Plan Commission tonight; the applicant has requested postponement to the July 8, 2013 meeting. Also, many of the emails are regarding the closure of Merriwood Ranch – please be advised that the City of Garland does not control the sale of private property or the operation of a particular business, rather that is between the property owner and potential purchaser. Thank you.

Anita Russelmann

Director of Planning

City of Garland, Texas

[972-205-2449](tel:972-205-2449)

[arusselm@garlandtx.gov](mailto:arusselm@garlandtx.gov)

## Allmendinger, Tracy

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**From:** Holly McCoy <mccoyholly@rocketmail.com>  
**Sent:** Tuesday, June 25, 2013 10:02 AM  
**To:** Taylor, Taunee; Russelmann, Anita; 'gilbertodelgado727@gmail.com'; 'Dewan, Ron'; 'Paula Cham'; 'LauraCampbell005@gmail.com'; 'judith@farmandranchfreedom.org'; 'Kellie Rode'; 'Andrea Denheyer'; 'Jennifer Seymour'; 'jennifer.j.kaplinsky@accenture.com'; 'Rachel Rode'; 'Kimberely Moir'; 'Mary McElyea'; 'Lynn Corey'; 'Julie Ham'; 'Jillian G Bliss'; 'acissell@wt.net'; 'RWPINC1@aol.com'; 'Ingelore Kroener'; 'Ashli Hickman'; 'Harlan Haskins'; 'Katherine Bowen'; 'Cindi Wakefield'; 'Megan Rodder'; 'Felecia West'; 'Bethany Gleiser'; 'Christie Gard'; 'Skinner Bill'; 'Shannon Shiffer'; 'Melanie Willett'; 'Cindy Woodcock'; 'Lauren Woodcock'; 'Walther Chen'; 'Karen Kier'; 'Jessica Kern'; 'john dollus'; 'Michelle Silva'; 'Amanda Miller'; 'Amy Swearingen'; 'Heather L. Charlet'; 'John Crist'; 'Andrea 31'; 'HAYDEN, COURTNEY'; 'Jan Nichols'; 'Jeni Lambert'; 'Meredith Peck'  
**Cc:** Allen, Chasidy; Allmendinger, Tracy  
**Subject:** Re: Zoning File 13-22

Well said, Taunee! Thank you.

Holly McCoy

**From:** "Taylor, Taunee" <TTaylor@TexasRangers.com>  
**To:** "'Russelmann, Anita'" <ARusselm@garlandtx.gov>; "'gilbertodelgado727@gmail.com'" <gilbertodelgado727@gmail.com>; "'Dewan, Ron'" <rdewan@prempipe.com>; 'Paula Cham' <ChamP@smtexas.org>; "'LauraCampbell005@gmail.com'" <LauraCampbell005@gmail.com>; "'judith@farmandranchfreedom.org'" <judith@farmandranchfreedom.org>; 'Kellie Rode' <kellierode@gmail.com>; 'Andrea Denheyer' <andrea.denheyer@systemware.com>; 'Jennifer Seymour' <jennifer.seymour@yahoo.com>; "'jennifer.j.kaplinsky@accenture.com'" <jennifer.j.kaplinsky@accenture.com>; 'Rachel Rode' <rachel.e.rode@gmail.com>; 'Kimberely Moir' <kimberly.moir@wpisd.com>; 'Mary McElyea' <marythegal@gmail.com>; 'Lynn Corey' <lynncorey@msn.com>; 'Julie Ham' <julie.ham@wpisd.com>; 'Jillian G Bliss' <jillianbliss@utexas.edu>; 'acissell@wt.net' <acissell@wt.net>; 'RWPINC1@aol.com' <RWPINC1@aol.com>; 'Ingelore Kroener' <ingeloree@lycos.com>; 'Ashli Hickman' <ashlijhickman@gmail.com>; 'Harlan Haskins' <hbpathf@gmail.com>; 'Judith McGeary' <judith@farmandranchfreedom.org>; 'Katherine Bowen' <katbowen02@gmail.com>; 'Cindi Wakefield' <cindiwakefield@tx.rr.com>; 'Megan Rodder' <horsegirlmegan@yahoo.com>; 'Felecia West' <fwhorsegirl@yahoo.com>; 'Bethany Gleiser' <bethanygleiser@gmail.com>; 'Christie Gard' <christie.gard@gmail.com>; 'Skinner Bill' <bskinn4309@yahoo.com>; 'Shannon Shiffer' <shanshinyday@gmail.com>; 'Melanie Willett' <melaniewillett75@gmail.com>; 'Cindy Woodcock' <cindywoodcock4jesus@gmail.com>; 'Lauren Woodcock' <lauren@sonlightsoftware.com>; 'Walther Chen' <walther.chen@gmail.com>; 'Walther Chen' <walther.chen@gmail.com>; 'Karen Kier' <karenkier@hotmail.com>; 'Jessica Kern' <jlkern@gmail.com>; 'john dollus' <jdollus@gmail.com>; 'Michelle Silva' <michelle.wire@gmail.com>; "'LauraCampbell005@gmail.com'" <LauraCampbell005@gmail.com>; 'Holly McCoy' <mccoyholly@rocketmail.com>; 'Amanda Miller' <amandam037@aol.com>; 'Amy Swearingen' <lucky1215@sbcglobal.net>; 'Heather L. Charlet' <hcharlet@gmail.com>; 'John Crist' <johntcrist@yahoo.com>; 'Andrea 31' <ahardgrave31@gmail.com>; 'Andrea 31' <ahardgrave31@gmail.com>; "'HAYDEN, COURTNEY'" <CHAYDEN@uams.edu>; 'Jan Nichols' <jan.hpn@gmail.com>; 'Jeni Lambert' <jlamb0429@aim.com>; 'Meredith Peck' <merediff1@gmail.com>  
**Cc:** "'Allen, Chasidy'" <CHallen@garlandtx.gov>; "'Allmendinger, Tracy'" <TAllmend@garlandtx.gov>  
**Sent:** Tuesday, June 25, 2013 9:10 AM  
**Subject:** RE: Zoning File 13-22

Anita,

Thank you for your email and although your email is correct in the fact that the City of Garland does not control the sale of private property or the operation of a private business, they do control the rezoning of property and



we hope that the Zoning Commission takes into account the loss of such a treasure of Merriwood to the community of Garland when considering the rezoning of that property. Thank you.

Taunee Taylor

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**From:** Russelmann, Anita [mailto:ARusselm@garlandtx.gov]

**Sent:** Monday, June 24, 2013 9:58 AM

**To:** 'gilbertodelgado727@gmail.com'; 'Dewan, Ron'; 'Paula Cham'; 'LauraCampbell005@gmail.com'; 'judith@farmandranchfreedom.org'; Taylor, Taunee; 'Kellie Rode'; 'Andrea Denheyer'; 'Jennifer Seymour'; 'jennifer.j.kaplinsky@accenture.com'; 'Rachel Rode'; 'Kimberely Moir'; 'Mary McElyea'; 'Lynn Corey'; 'Julie Ham'; 'Jillian G Bliss'; 'acissell@wt.net'; 'RWPINC1@aol.com'; 'Ingelore Kroener'; 'Ashli Hickman'; 'Harlan Haskins'; 'Judith McGear'; 'Katherine Bowen'; 'Cindi Wakefield'; 'Megan Rodder'; 'Felecia West'; 'Bethany Gleiser'; 'Christie Gard'; 'Skinner Bill'; 'Shannon Shiffer'; 'Melanie Willett'; 'Cindy Woodcock'; 'Lauren Woodcock'; 'Walther Chen'; 'Walther Chen'; 'Karen Kier'; 'Jessica Kern'; 'john dollus'; 'Michelle Silva'; 'LauraCampbell005@gmail.com'; 'Holly McCoy'; 'Amanda Miller'; 'Amy Swearingen'; 'Heather L. Charlet'; 'John Crist'; 'Andrea 31'; 'Andrea 31'; 'HAYDEN, COURTNEY'; 'Jan Nichols'; 'Jeni Lambert'; 'Meredith Peck'

**Cc:** Allen, Chasidy; Allmendinger, Tracy

**Subject:** Zoning File 13-22

Interested Citizens,

Thank you for your emails regarding Zoning File 13-22. This request will not be heard by the Plan Commission tonight; the applicant has requested postponement to the July 8, 2013 meeting. Also, many of the emails are regarding the closure of Merriwood Ranch – please be advised that the City of Garland does not control the sale of private property or the operation of a particular business, rather that is between the property owner and potential purchaser. Thank you.

Anita Russelmann  
Director of Planning  
City of Garland, Texas  
972-205-2449  
[arusselm@garlandtx.gov](mailto:arusselm@garlandtx.gov)

## Allmendinger, Tracy

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**From:** Russelmann, Anita  
**Sent:** Tuesday, June 25, 2013 8:55 AM  
**To:** Allmendinger, Tracy  
**Subject:** FW: Merriwood Ranch - File 13-22

-----Original Message-----

From: Kevin Mistele [mailto:kmistele@verizon.net]  
Sent: Tuesday, June 25, 2013 8:43 AM  
To: Russelmann, Anita  
Cc: Katie Mistele  
Subject: Merriwood Ranch - File 13-22

Please do NOT change the zoning of Merriwood Ranch, we as neighbors do not support this action. This ranch is a vital and important part of our community, and should not fall to a developers whims.

Kevin Mistele  
7505 Cottonwood Ct  
Garland, Texas

Sent from my iPad



## Allmendinger, Tracy

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**From:** Russelmann, Anita  
**Sent:** Monday, June 24, 2013 5:12 PM  
**To:** Allmendinger, Tracy  
**Subject:** FW: NO TO FILE 13-22!

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**From:** DARLENE TAYLOR-THOMPSON [mailto:darlenestaylor@verizon.net]  
**Sent:** Monday, June 24, 2013 5:01 PM  
**To:** Russelmann, Anita  
**Subject:** NO TO FILE 13-22!

*We have lived in Spring Park for many years and we say NO TO FILE 13-22! Our neighborhood has maintained its property values and we would like to keep it that way. Re-zoning Merriwood Ranch is not in the families who reside in Spring Park's best interest. We need the summer camps and riding lesson programs for children's and adults for our horse enthusiasts and neighbors that Merriwood Ranch offers. Please reconsider and say NO TO FILE 13-22!*

*Best regards,*

*Lynn & Darlene (Taylor) Thompson  
7510 Cottonwood Court  
Garland, TX 75044*

## **Allmendinger, Tracy**

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**From:** Carri Dekkers <carridekkers@gmail.com>  
**Sent:** Monday, June 24, 2013 9:22 PM  
**To:** Russelmann, Anita  
**Subject:** File 13-33

Please save Merriwood Ranch.

Carri Dekkers  
Sent from my iPhone

## Allmendinger, Tracy

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**From:** Judy Brendemihl <brendastarr7@verizon.net>  
**Sent:** Monday, June 24, 2013 8:59 PM  
**To:** Russelmann, Anita  
**Subject:** File 13-22

Please do not pass the rezoning for Merriwood stables file 13-22 . We have lived here for 36 years and it is a great asset to our community and the city of Garland.

Fred and Judy Brendemihl  
7434 Wheat Field Road  
Garland, Texas 75044

Sent from my iPad

**Allmendinger, Tracy**

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**From:** Randy <villard.randy@gmail.com>  
**Sent:** Monday, June 24, 2013 8:37 PM  
**To:** Russelmann, Anita  
**Subject:** Do not pass Merriwood re-zoning

Please do not pass file 13-22, the re-zoning of Merriwood!!! It has been a wonderful summer camp for my children the past 10 years. They have enjoyed the people of Meeriwood as well as the beautiful horses.

As a homeowner in Spring Park I feel this rezoning would be bad for our community as well. I have worked hard to have a nice home in a wonderful community that has been desired by many to move in. Building those smaller houses would hurt the value of what I have worked for the past 13 years for my family.

Merriwood is a beautiful place. If you don't believe me drive by there early in the morning or evening and look at those beautiful horses. I have enjoyed them very much whether I'm driving by or running by. If you don't believe me, go look for yourself and take your kids or grand kids. I'm willing to bet you will see what we see!!!

Please do not pass File 13-22!!!

Thank you for this consideration!

Sent from my iPhone



**Allmendinger, Tracy**

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**From:** Lee <lrcollins@yahoo.com>  
**Sent:** Monday, June 24, 2013 8:02 PM  
**To:** Russelmann, Anita  
**Subject:** Please do not pass rezoning plan for Merriwood Ranch (file 13-22)

Hi,

I am a homeowner in SpringPark, which is directly across Spring Creek from Merriwood Ranch. Our homeowner association informed us that a developer is trying to rezone Merriwood Ranch in an attempt to redevelop it for houses.

I hope you will find the wisdom to reject this rezoning request. Tearing up that beautiful area right next to a creek just to plant some cookie-cutter style houses would be a terrible idea. Increasing the tax base is one thing; doing at the sacrifice of priceless land like Merriwood Ranch is another thing altogether.

Thank you for allowing me to present my view.

Regards,  
Lee Collins  
3104 Annette Court  
Garland, TX 75044

## Allmendinger, Tracy

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**From:** Carol Crawford <carolcrawford7@gmail.com>  
**Sent:** Monday, June 24, 2013 6:54 PM  
**To:** Russelmann, Anita  
**Subject:** Merriwood Ranch

Please do NOT pass the rezoning request for Merriwood Ranch. I used to live in Spring Park subdivision for 8 years, beginning in 1984. I then moved away for about 20 years. Upon returning to Dallas, I lived in an apartment near Lakewood for 1 ½ years, fully believing I would probably purchase a condo or single-family home in the Lakewood area.

For 6 months, I looked at homes from Lakewood up to North Dallas – the 75052 area. Guess what? I ended up right back in Spring Park. This area is perfect and has everything I need. PLEASE keep our neighbors just as they are. I bought here again because it has held its beauty and value.

Thank you for listening.

Sincerely,  
Carol Crawford  
Homeowner

**Allmendinger, Tracy**

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**From:** Stan Sams <stan.sams@verizon.net>  
**Sent:** Monday, June 24, 2013 6:19 PM  
**To:** Russelmann, Anita  
**Subject:** NO TO FILE 13-22

Hello,

Please vote no to the rezoning of Merriwood Ranch (re: file 13-22). I am adamantly opposed.

Sincerely  
Stan Sams  
Spring Park resident

## Allmendinger, Tracy

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**From:** Colleen Park <sportsaddict1963@sbcglobal.net>  
**Sent:** Monday, June 24, 2013 6:14 PM  
**To:** Russelmann, Anita  
**Subject:** re-zoning

file 13-22  
Do NOT PLASS!!!

**Colleen Park**  
**Mary Kay Independent Beauty Consultant**  
**Team Leader**  
**214-697-3677-cell**  
**202-670-7961-text**  
**972-470-0990-home**  
**[www.marykay.com/colleenpark](http://www.marykay.com/colleenpark)**



## Allmendinger, Tracy

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**From:** Knightonfamily <knightonfamily@tx.rr.com>  
**Sent:** Monday, June 24, 2013 5:48 PM  
**To:** Russelmann, Anita  
**Subject:** Zoning

Hello Friends, I am a resident of Spring Park and neighbor to Merriwood Ranch. The beauty and value to our neighborhood and to our community is wonderful.

Please consider carefully before any zoning change.

Thank you for your consideration in this matter.

Neal Knighton  
[7529 Vineyard Trail](#)  
[Garland, TX 75044](#)

## Allmendinger, Tracy

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**From:** Edwin Kienitz <ekienitzjr@yahoo.com>  
**Sent:** Monday, June 24, 2013 5:53 PM  
**To:** Russelmann, Anita  
**Cc:** Springparkweb@gmail.com; Sharon Kienitz  
**Subject:** Merriwood Ranch Re-Zoning Request, File 13-22

To whom it may concern:

I am a resident in Springpark and recently became aware of the subject re-zoning request.

I understand there was a hearing on this matter scheduled for tonight, but the hearing has now been postponed and rescheduled for July 8th.

Because it is unlikely that I will be able to attend the July 8th hearing in person, this email is to voice my opinion and to request that the City of Garland Planning Commission **DENY** the re-zoning request.

I am requesting that the rezoning request be denied because it is my belief that the development planned will do nothing to enhance the immediately surrounding areas. In fact, it is my opinion is that if the re-zoning request is approved it will do quite the opposite of enhance, and will end up being be a detriment to the immediately surrounding neighborhoods. If the re-zoning request is approved, ultimately I could see it hurting property values of homeowners in the immediately surrounding neighborhoods and causing the affected neighborhoods to go into decline. I respectfully request that the possibility of damage to surrounding neighborhoods be taken into consideration as you deliberate on the re-zoning request.

Thank you for taking my opinion into consideration.

Regards,

Edwin Kienitz Jr  
7514 Wellesley Avenue  
Garland Texas 75044  
214-686-8985

**Allmendinger, Tracy**

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**From:** Radu Achiriloaie <radu@tzuku.com>  
**Sent:** Monday, June 24, 2013 5:34 PM  
**To:** Russelmann, Anita  
**Subject:** FILE 13-22

To Whom It May Concern,

I am writing to express my opposition to the rezoning of Merriwood Ranch (FILE 13-22.)

Sincerely,

Radu Achiriloaie  
7409 Windmill Ln  
Garland TX 75044

**Louie Kilgore**

2915 Crystal Falls Dr  
Garland, TX. 75044  
Phone: 972-530-5378  
Fax: 972-669-1482

June 24, 2013

Garland Planning Commission  
City of Garland Texas

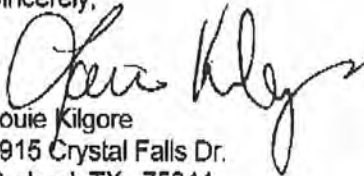
Via Facsimile: Fax # 972-205-2474

Reference: File# 13-22

I am a member of the Crystal Falls Homeowner Association, our property does back up to the property located at 2541 W. Campbell Rd., Garland, TX. 75044.

I urge you to vote YES, in favor of the proposed zoning change for the Merriwood Ranch development.

Sincerely,



Louie Kilgore  
2915 Crystal Falls Dr.  
Garland, TX. 75044



**Allmendinger, Tracy**

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**From:** Erin Ahlfinger <erinahlfinger@sbcglobal.net>  
**Sent:** Monday, June 24, 2013 1:42 PM  
**To:** Russelmann, Anita  
**Cc:** Christie Gard  
**Subject:** File 13-22

To Whom it May Concern:

I am writing to encourage you rule in favor of the preservation of Merriwood Ranch in your upcoming Zoning Committee meeting. Merriwood Ranch has provided an invaluable asset to the City of Garland since the 1950's and is a fantastic resource to the entire DFW Metroplex, as well as scouting communities State-wide.

While housing developments may be built in many other locations, a community stable would be difficult to relocate. Allowing for housing to be built on this land would most certainly mean the end of 6 decades of irreplaceable service to all age and income demographics of our community. Amenities such as this one provide additional motivation for families to relocate to housing developments in the City of Garland to begin with. Any housing development built in the area would certainly be well served by continued access to Merriwood Ranch.

In your commitment to the retention of this property in it's current state, you make a contribution to the a healthy lifestyle and happiness of DFW residents for decades to come. I strongly urge you to spare the life of this wonderful community space, and in doing so, enhance the lives of DFW residents for decades to come.

Best Regards,  
Erin M. Ahlfinger

## Allmendinger, Tracy

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**From:** Allen, Chasidy  
**Sent:** Monday, June 24, 2013 2:34 PM  
**To:** Allmendinger, Tracy  
**Subject:** FW: Proposed Zoning Change on Property on Campbell Rd (Merriwood Ranch)  
**Attachments:** 13008-DET PLAN-DETAIL PLAN.pdf; JVC003-Tree Survey 6-10-2013 (1).pdf

### Support letter

**From:** Lisa Irvin [mailto:lisa.irvin78@gmail.com]  
**Sent:** Monday, June 24, 2013 8:44 AM  
**To:** Allen, Chasidy  
**Subject:** Proposed Zoning Change on Property on Campbell Rd (Merriwood Ranch)

To Whom it may concern,

My husband and I are in support of the zoning change proposed for land directly north and east of Crystal Falls subdivision from Agricultural to Residential if the diagrams provided and conditions explained to us below are accurate and complied with:

- a. Development plan layout is modified to remove lot directly adjoining ours along our northern fenceline at 2723 Crystal Falls Dr. as is indicated in attached detailed plan 13008 leaving at least a 50 ft. greenbelt easement between our lot and the first lot to our north.
- b. Sufficient expert opinion has been obtained which confirms that drainage in the Crystal Falls neighborhood will not be adversely impacted by the construction described in the proposed zoning change.
- c. Certain existing trees in the area to be developed will be left unharmed as indicated in attached Tree Survey JVC003.
- d. No additional development will be constructed other than that indicated on attached modified detailed plan 13008 without additional zoning change approval.

We greatly appreciate the willingness of Oakridge Investments and Pulte to modify their development plans as indicated in attached detailed plan 13008 to respect our privacy and preserve the value of our property as well as the beautiful old trees along the northern edge of Crystal Falls.

Best regards,  
Gregory and Lisa Irvin

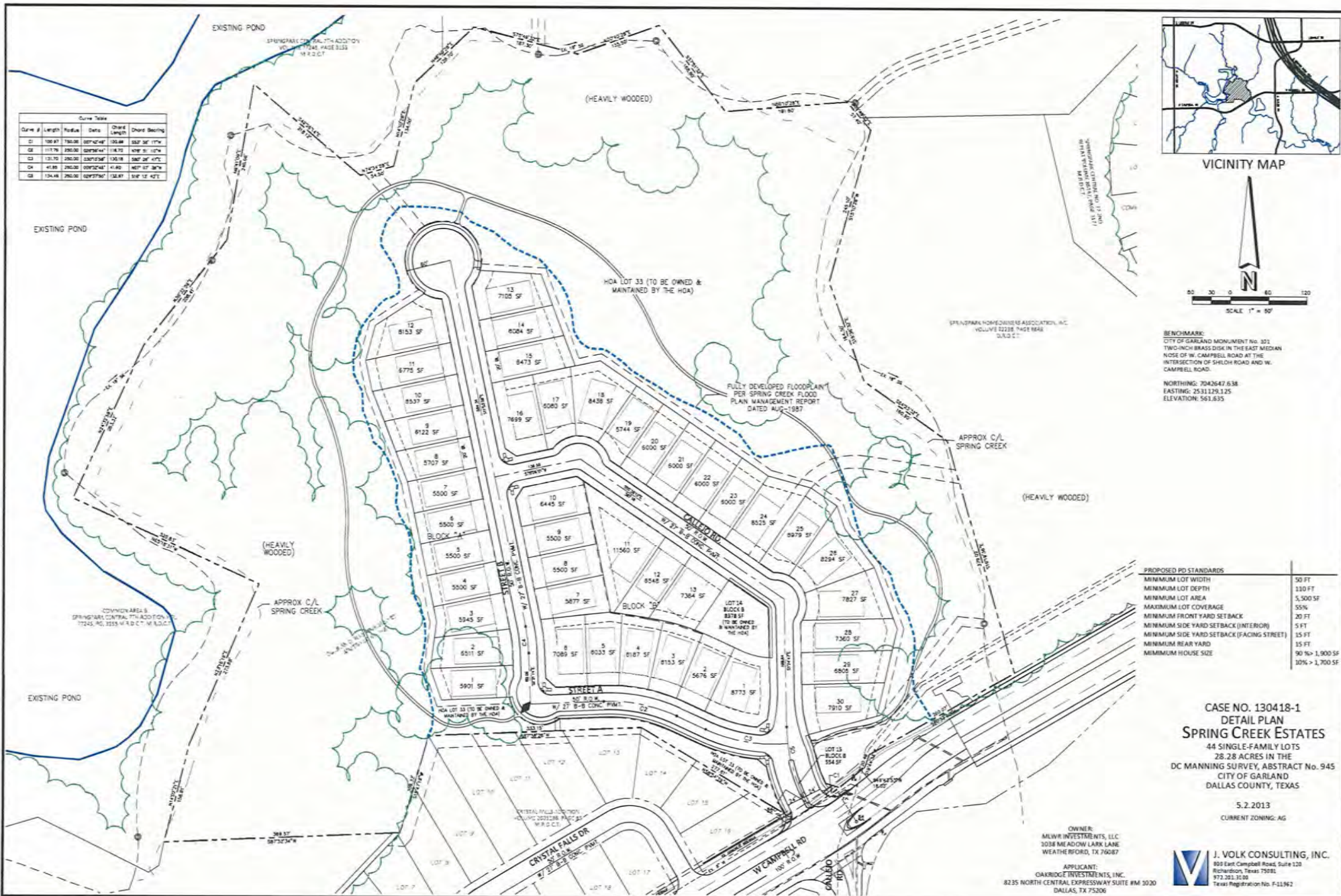




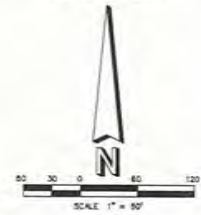
Total Time  
Project/Deadline and notes



Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	108.87	750.00	89°42'48"	100.00	S89°42'48"E
C2	111.76	250.00	133°34'44"	14.70	S10°51'10"W
C3	131.70	250.00	133°34'44"	14.70	S89°42'48"E
C4	41.85	250.00	133°34'44"	41.85	S89°42'48"E
C5	154.48	250.00	133°34'44"	154.48	S89°42'48"E



VICINITY MAP



**BENCHMARK:**  
CITY OF GARLAND MONUMENT No. 321  
TWO-INCH BRASS DISK IN THE EAST MEDIAN  
NORSE OF W. CAMPBELL ROAD AT THE  
INTERSECTION OF SHELTON ROAD AND W.  
CAMPBELL ROAD.  
  
NORTHING: 7042647.638  
EASTING: 2531129.125  
ELEVATION: 561.835

PROPOSED RD STANDARDS	
MINIMUM LOT WIDTH	50 FT
MINIMUM LOT DEPTH	110 FT
MINIMUM LOT AREA	5,500 SF
MAXIMUM LOT COVERAGE	55%
MINIMUM FRONT YARD SETBACK	20 FT
MINIMUM SIDE YARD SETBACK (INTERIOR)	5 FT
MINIMUM SIDE YARD SETBACK (FACING STREET)	15 FT
MINIMUM REAR YARD	15 FT
MINIMUM HOUSE SIZE	90 % > 1,900 SF 10% > 1,700 SF

**CASE NO. 130418-1  
DETAIL PLAN  
SPRING CREEK ESTATES**  
44 SINGLE-FAMILY LOTS  
28.28 ACRES IN THE  
DC MANNING SURVEY, ABSTRACT No. 945  
CITY OF GARLAND  
DALLAS COUNTY, TEXAS

5.2.2013  
CURRENT ZONING: AG

OWNER:  
MLWR INVESTMENTS, LLC  
1038 MEADOW LARK LANE  
WEATHERFORD, TX 76087  
  
APPLICANT:  
OAKRIDGE INVESTMENTS, INC.  
8235 NORTH CENTRAL EXPRESSWAY SUITE #M 3020  
DALLAS, TX 75206

**J. VOLK CONSULTING, INC.**  
809 East Campbell Road, Suite 120  
Richardson, Texas 75081  
972.281.3100  
Texas Registration No. F-11962



## Allmendinger, Tracy

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**From:** Allen, Chasidy  
**Sent:** Monday, June 24, 2013 1:58 PM  
**To:** Allmendinger, Tracy  
**Subject:** FW: Merriwood Ranch, File 13-22

Tracy,

Anita said that she was forwarding all of these emails to you for printing. So, here's another one.

Thanks,  
Chasidy

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**From:** Alexis Votteler [mailto:[alexis.votteler@texasimpact.org](mailto:alexis.votteler@texasimpact.org)]  
**Sent:** Monday, June 24, 2013 1:47 PM  
**To:** Allen, Chasidy  
**Subject:** Merriwood Ranch, File 13-22

Chasidy Allen,

I am writing this letter in reference to File 13-22 on behalf of Merriwood Ranch, to encourage the city of Garland not to rezone the land for housing development and to keep it zoned for agricultural use.

As someone who spent many years learning to ride horses at Merriwood, it represents so much more than just a plot of land. It is somewhere that I was able to start growing as a person, during both my weekly lessons and the summer camp program which still takes place every June and July. These activities were an important part of my childhood development, socially as well as physically. I learned about responsibility and exercised my independence in a safe, healthy environment, and was immeasurably better for it. I believe that by rezoning and forcing Merriwood Ranch to be sold and developed many others would be deprived of this opportunity.

From a city government perspective, the rezoning would cause the termination of an almost 60-year-long tradition, as Merriwood Ranch was founded in 1956. The city has grown up around it and it is now one of the few areas left that can be considered a greenspace. It represents a cultural value that, if not preserved, will come to be sorely missed.

On behalf of everyone who has benefitted from this wonderful place, I ask that the City of Garland will make the right decision and not rezone the land on which that Merriwood Ranch is built.

I have also sent this email to [planner@garlandtx.gov](mailto:planner@garlandtx.gov).

Thank you for your time,

Alexis Votteler  
AmeriCorps VISTA  
Outreach Coordinator  
Community Partner Recruitment Initiative  
Texas Impact

200 E. 30th St.  
Austin, TX 78705  
(512) 472-3903

**Allmendinger, Tracy**

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**From:** Abby Roberts <abbywroberts@icloud.com>  
**Sent:** Monday, June 24, 2013 11:14 AM  
**To:** Russelmann, Anita  
**Subject:** File 13-22

Merriwood is fun and needs to stay! It's the best camp!!!!

Sent from my iPad



## Allmendinger, Tracy

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**From:** Lela Berastequi <lela.berastequi@gmail.com>  
**Sent:** Monday, June 24, 2013 11:31 AM  
**To:** Russelmann, Anita  
**Subject:** File 13-22

To whom it may concern,

My name is Lela Berastequi. I am a current employee and former camper at Merriwood Ranch. Since the age of 7, I have attended Merriwood Ranch during the summer to enjoy the wonderful opportunities they gave us not only in horse back-riding and other equestrian related matters, but also in swimming and tennis as well. At the age of 17, I was fortunate enough to be offered a job as a camp counselor at this very same place. This place has become among my favorite places on earth and I hold it dear to my heart. As I was growing up, it was the one place that I could count on that, while everything around me might be changing, would always remain the same. And that it has. It is one of the few places in the world, let alone Garland, that I can safely say has remain unchanged in the last 57 years.

In addition, I also have two older sisters who attended the camp when they were younger. The people who own and run the property have known me since I was about 5 years old, as I would go there to see my sisters ride. Being a camp counselor, I look forward to the day where I can hopefully see what I would hope to be my future daughter attending their camp and taking lessons there as well. I know that I am not the only one who shares this hope for the future.

Merriwood has taught and given me more than I can ever describe and put in to words. Aside from the skills that I have acquired there in equestrianism, they have also taught me responsibility, dedication, gratitude, the meaning of hard work, and countless other traits that I know have also been taught to the more than a thousand campers that have now gone through the program.

The destruction of this priceless piece of Garland due to new rezoning laws and restrictions would not only result in the devastation of many loyal workers and riders, but also the heart break of the many children that continue to attend camp as well as take weekly riding lessons there during the year. This number of children who attend camp and take riding lessons continues to grow every year. It will also result in the loss of a valuable piece of history, a piece of history that is one of the last remaining in the Dallas area. Please take into consideration not only the immediate economical and ecological effects that will result from this rezoning should it pass through, but also the thousands of people and how it will affect them emotionally, historically, and work-wise.

Thank you,

Lela Berastequi  
Oklahoma State University  
Biochemistry

**Allmendinger, Tracy**

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**From:** Aaron Corey <aaroncorey@zoho.com>  
**Sent:** Monday, June 24, 2013 11:52 AM  
**To:** Russelmann, Anita  
**Subject:** File 13-22

To whom it may concern,

Regarding File 13-22, the proposed re-zoning of Merriwood Ranch, please count me as strongly opposed to this re-zoning. I am a resident at 6621 Lake Shore Drive – immediately across the Spring Park lake from Merriwood Ranch.

Additionally, please be aware that we have received no correspondence about this proposal from the City of Garland. My understanding is that residents within 400' of the property in question should have been notified prior to now.

***Aaron Corey***

(214) 926-4161  
[aaroncorey@zoho.com](mailto:aaroncorey@zoho.com)

## **Allmendinger, Tracy**

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**From:** paul fox <paulefox@hotmail.com>  
**Sent:** Monday, June 24, 2013 11:26 AM  
**To:** Russelmann, Anita  
**Subject:** NO to file 13-22

We are neighbors of Merriwood Ranch 2541 W Campbell Rd. We are opposed to a zoning change. Please vote NO to file 13-22. Paul and Kathleen Fox

## Allmendinger, Tracy

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**From:** Greg Wakefield <greg@wiscontrol.com>  
**Sent:** Monday, June 24, 2013 11:30 AM  
**To:** Russelmann, Anita  
**Subject:** File 13-22 Save Merriwood Ranch

Good day,

We have a home at 3104 Kristin Ct in Garland. Merriwood Ranch has been a special part of the Garland community for many years. My daughter's Girl Scout trip did their first riding adventure there. It is a beautiful spanse of green area next to our neighborhood in Springpark. And it protects the beauty and the home values in our neighborhood. Please do not let this area get developed. It will ruin the view around the pond in Springpark. It is part of the heritage in the Richardson Garland area and an important piece of land for us to keep intact.

Best regards,

Greg Wakefield  
Wakefield Inspection Services, Inc.  
800 E. Campbell Rd Suite 337  
Richardson, TX 75081  
Tel: 972-690-9015  
Fax: 972-690-7042  
Skype: wiscotton

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**Allmendinger, Tracy**

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**From:** carolyn walker <connmichtx2@yahoo.com>  
**Sent:** Monday, June 24, 2013 11:30 AM  
**To:** Russelmann, Anita  
**Subject:** file 13-22

My granddaughter learned to literally "get back up on a horse" after a fall at Merriwood. Character, dependability, responsibility, and citizenship are valuable lessons developed by spending time at Merriwood. What is learned at Merriwood is making these young citizens into tomorrows leaders of Texas, America, and our World. Please vote to retain this valuable "green spot" on the globe to grow more leaders of the future.

Thank you,  
A grandmother of two Merriwood alumni  
Carolyn R Walker

**Allmendinger, Tracy**

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**From:** Anna Roberts <annavroberts@icloud.com>  
**Sent:** Monday, June 24, 2013 11:58 AM  
**To:** Russelmann, Anita  
**Subject:** File 13-22

Hi I am Anna, and I love Merriwood. I can not find a camp like it. I made friends I only see there and know most of the horses names.

Merriwood is very important to me and the other girls and staff.

Sent from my iPod

## Allmendinger, Tracy

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**From:** First NameP B <libraryhouse1@yahoo.com>  
**Sent:** Monday, June 24, 2013 11:47 AM  
**To:** Russelmann, Anita  
**Subject:** File 13-22

Re: Merriwood Ranch

This stable, as you know has been in Garland for over 50 years. It has produced many confident leaders in the entire Dallas community through the vehicle of a horse riding academy. There are close to 100 students that attend weekly during the year and during the summer there are 50+ attendees each week to their 10 weeks of summer camp. While "Moey" began the riding stable, it has been the current staff that has brought a structured curriculum and successful management system to Merriwood that has made it flourish all these years. My daughter, as many other students participated in the year round program as she was growing up. It has been the backbone for her growth not only in horseback riding, but learning to be disciplined, healthy social skills, respect for authority, and an understanding of the rewards of responsibility when caring for the horses. I have moved twice to other areas of Texas and I can tell you that there is NO other place like Merriwood. You can not just make something occur and continue to be successful. The staff, the facility, the carefully chosen horses, and the location has made it in range of families throughout the Dallas area. As a business, I know Merriwood has brought business weekly to Garland for over 50 years. There is a creek that runs through the property and a nature area has even been set aside because of the unique life that thrives in the creek bed. There are so many subdivisions in the area, why another one?

I ask that you consider the importance of Merriwood Ranch to the city of Garland and to the families that have demonstrated how successful this business has been to the community. In a time when we are wondering what young people can do to develop discipline, responsibility, respect for authority and compassion for nature, it would be great for Garland to be seen for having a place that embodies it all in this ranch environment. It would put the City of Garland on the map for not only a historic landmark, but for an example for other places working with young people can visit and model. I even think that the Texas Country Reporter would love to highlight the famous riding academy, as it has been so important in the lives of generations of Texans.

Thank you,

Paula M. Bliss  
214-502-7434

## Allmendinger, Tracy

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**From:** Elaine Conner <Conner39@verizon.net>  
**Sent:** Monday, June 24, 2013 12:00 PM  
**To:** Russelmann, Anita  
**Subject:** File 13-22

Please do NOT pass the proposed rezoning for Merriman Ranch. It is one of the crown jewels of Garland, and a nice Garland experience and memory for children and adults both from Garland AND neighboring communities.

I would hate to see it discarded in lieu of more apartments or small homes with small lots. It seems Garland already has plenty of those.

Frequently I go on long walks in the community and I always enjoy that little bit of country in the middle of the city that Merriman Ranch provides. I hope you will vote AGAINST the proposed rezoning.

Elaine and Jerry Conner  
2607 Rockport Circle  
Garland, Texas 75044



**Allmendinger, Tracy**

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**From:** Shannon Whitesell <whitesellclan@verizon.net>  
**Sent:** Monday, June 24, 2013 12:02 PM  
**To:** Russelmann, Anita  
**Subject:** NO TO FILE 13-22

Dear Planning Commission,

We formally object to the zoning change at Merriwood Ranch. The last thing this concrete city needs is more houses. There are floods of homes for sale in the North Garland, Richardson area. We need to preserve the little farm land and green space left so that people feel the need to continue to support nature and the environment.

Please feel free to contact us if there are any questions.

Best Regards,  
Shannon and Chris Whitesell  
6605 Lake Shore Drive Garland 75044

**Allmendinger, Tracy**

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**From:** Robert Cooksey <rcooksey4@gmail.com>  
**Sent:** Monday, June 24, 2013 12:28 PM  
**To:** Russelmann, Anita  
**Subject:** File 13-22 re: rezoning plan of Merriwood Ranch

We ask you not to approve the rezoning plan for Merriwood Ranch which is in file 13-22.

Thank you for your consideration,

Mary Lee and Bob Cooksey  
6721 Lakeshore Drive  
Garland, TX 75044

## Allmendinger, Tracy

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**From:** Kim Whiting <kim@troopersteam.org>  
**Sent:** Monday, June 24, 2013 1:21 PM  
**To:** Russelmann, Anita  
**Cc:** Dawn Brown- TCD  
**Subject:** File 13-22

Dear Planning Department,

Please reconsider the request to develop the land Merriwood Ranch is on. This has been a great place for families and kids over the years. We do not need more housing or commercial development. Instead this facility could be a state of the art, camp and horse facility for the community. With the right marketing and management this could be a magnet for the community and a great revenue machine if marketed and managed well. I have owned several businesses in and around Richardson and feel DFW needs to preserve this offering in our community. I'm willing to invest in keeping this concept and camp option going and open to those in our community. There is NO WHERE else like this even close to Dallas, Richardson, etc.

Kim Whiting  
214-334-9184

## Allmendinger, Tracy

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**From:** Lori Casale <lcasale22@hotmail.com>  
**Sent:** Monday, June 24, 2013 12:13 PM  
**To:** Russelmann, Anita  
**Subject:** File 13-23

Save Merriwood, please.

Thank you. Lori Casale

Sent from my iPhone



**Allmendinger, Tracy**

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**From:** Dana Warren <danaw1949@gmail.com>  
**Sent:** Monday, June 24, 2013 12:41 PM  
**To:** Russelmann, Anita  
**Subject:** File 13-22

As a long-time resident of Garland, resident of District 5, I am sending this email in support of maintaining Merriwood as a horse ranch. I have a friend, Dr. Holly McCoy, who boards her horse at Merriwood. Dr. McCoy has been very impressed with the facility, and her horse, Buddy, has thrived and been very happy at Merriwood. With Garland's land-locked circumstances, I can foresee a time when facilities such as Merriwood horse ranch will cease to exist if the City fails to protect the requisite zoning for them now. Please consider the equestrian citizens of this area who need a high quality facility nearby to board and ride their beloved horses.

## Allmendinger, Tracy

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**From:** Jillian G Bliss <jillianbliss@utexas.edu>  
**Sent:** Monday, June 24, 2013 1:33 PM  
**To:** Russelmann, Anita  
**Subject:** Re: Zoning File 13-22

Hi Anita,

Thank you for taking the time to hear our concerns. As a former journalist who covered the city beat, politics and public affairs for two different publications, I understand the workings of city government, and hope you as well as the mayor and council understand that those in support of Merriwood are fully aware that a private seller is the only one in control of who purchases their property. Myself and the other supporters of Merriwood are reaching out to the city in terms of zoning and ask that the property not be rezoned for commercial business, multi-family apartments, a subdivision or any other title that would force the ranch out of business. We are not asking that you stop the property from sale, but are requesting the city does not rezone the land.

Thank you again for your time,  
Jillian

On Mon, Jun 24, 2013 at 10:57 AM, Russelmann, Anita <[ARusselm@garlandtx.gov](mailto:ARusselm@garlandtx.gov)> wrote:

Interested Citizens,

Thank you for your emails regarding Zoning File 13-22. This request will not be heard by the Plan Commission tonight; the applicant has requested postponement to the July 8, 2013 meeting. Also, many of the emails are regarding the closure of Merriwood Ranch – please be advised that the City of Garland does not control the sale of private property or the operation of a particular business, rather that is between the property owner and potential purchaser. Thank you.

Anita Russelmann

Director of Planning

City of Garland, Texas

[972-205-2449](tel:972-205-2449)

[arusselm@garlandtx.gov](mailto:arusselm@garlandtx.gov)

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Jillian G. Bliss

Writer, [Reporting Texas](#)  
[jillianbliss@utexas.edu](mailto:jillianbliss@utexas.edu)  
c: 214-949-6651  
t: @jillianga

**Allmendinger, Tracy**

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**From:** Christian Rivas <christian\_rivas1@yahoo.com>  
**Sent:** Monday, June 24, 2013 12:28 PM  
**To:** Russelmann, Anita  
**Subject:** File 30-22

As a concerned citizen of garland, I'm officially requesting that File 30-22 (proposal for re-zoning) be denied.

Thank you,  
Christian Rivas

Sent from my iPad



**Allmendinger, Tracy**

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**From:** Lorelee Van Fossen <loralee.vanfossen@gmail.com>  
**Sent:** Monday, June 24, 2013 1:27 PM  
**To:** Russelmann, Anita  
**Subject:** NO TO FILE 1322

We live in Springpark. Merriwood Ranch is our neighbor. We are strongly against rezoning the area for homes!

Loralee and Dennis Van Fossen

## Allmendinger, Tracy

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**From:** Teri Schiefer <tschiefer@idgroupdallas.com>  
**Sent:** Monday, June 24, 2013 1:36 PM  
**To:** Russelmann, Anita  
**Subject:** File 13-22

To Whom it May Concern:

Please consider this request to leave Merriwood Ranch zoned as agricultural space. This place has been a special camp and equestrian school for my daughter, age 11 since she was 6 years old. She is passionate about horses, riding and wants to use that gift to help others, particularly children with disabilities. Living in Dallas, there are very few remaining green spaces of this size within an easy commute. Changing this zoning would force us to find a stable further outside of Dallas. Having a facility of this type in Garland is good for the community and would benefit property values.

Thank you for your consideration - please save this icon which has been serving summer camps and riding experiences for over 50 years.

**Teri Schiefer**  
Principal  
**idGROUP**

2641 Irving Blvd.

Dallas, TX 75207

214.638.6800 O

469.877.3353 M

[www.idgroupdallas.com](http://www.idgroupdallas.com)  
<http://idgroupdallas.com/brochure2012/>

## Allmendinger, Tracy

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**From:** matt rodder <matt2325@sbcglobal.net>  
**Sent:** Monday, June 24, 2013 1:38 PM  
**To:** Russelmann, Anita  
**Subject:** File 13-22  
**Attachments:** savemerriwood.docx

Hello, I strong heartedly agree Merriwood Ranch should not be torn down to build houses. This land is one of the last remaining green spaces of its size in the city of Garland. As an Environmental Economics and Management major at the University of Georgia who just finished taking a class regarding land appraisal, there would be more benefits keeping this location a ranch, versus developing it. The natural land value will only go up significantly over the coming years and with a stream running adjacent to the ranch, it is a thriving location for natural ecosystems. Building houses would bring an economic gain, but there is other land you could build on, and this way you'd be saving literally a priceless piece of land that you will never be able to get back. There are many other areas to build new houses in Garland and with the community Merriwood has built over the past 57 years it would be tragic if you decide to develop it. I've watched so many people fall in love with this ranch, and tearing it down will only make all the campers at Merriwood lose respect for the city of Garland, myself being one of them. Having an attraction that brings people to your city is desirable, and having an attraction that is natural land benefits our society as well as having positive externalities that are valuable to our environment. Garland already doesn't have many physical attractions; don't tear down one of the few just to build more suburbs.

Matthew Rodder  
University of Georgia  
Environmental Economics and Management  
90.5FM WUOG

Hello, I strong heartedly agree Merriwood Ranch should not be torn down to build houses. This land is one of the last remaining green spaces of its size in the city of Garland. As an Environmental Economics and Management major at the University of Georgia who just finished taking a class regarding land appraisal, there would be more benefits keeping this location a ranch, versus developing it. The natural land value will only go up significantly over the coming years and with a stream running adjacent to the ranch, it is a thriving location for natural ecosystems. Building houses would bring an economic gain, but there is other land you could build on, and this way you'd be saving literally a priceless piece of land that you would never be able to get back. There are many other areas to build new houses in Garland and with the community Merriwood has built over the past 57 years it would be tragic if you decide to develop it. I've watched so many people fall in love with this ranch, and tearing it down will only make all the campers at Merriwood lose respect for the city of Garland, myself being one of them. Having an attraction that brings people to your city is desirable, and having an attraction that is natural land benefits our society as well as having positive externalities that are valuable to our environment. Garland already doesn't have many physical attractions; don't tear down one of the few just to build some more suburbs.

Matthew Rodder  
University of Georgia  
Environmental Economics and Management  
90.5FM WUOG



**Allmendinger, Tracy**

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**From:** Gina Simmons <casasimmons@live.com>  
**Sent:** Monday, June 24, 2013 1:38 PM  
**To:** Russelmann, Anita  
**Subject:** File 13-22

Please, please, please save Merriwood!!

Fax 972-205-2474

File 13-22

June 22, 2013

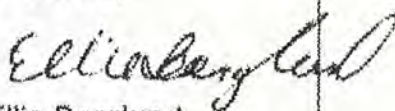
To: City of Garland Zoning and Planning Dept,

I am writing to request that you vote NO to the proposed zoning change request from its current zoning to Single Family for the property located at 2541 W. Campbell Road in Garland, known as Merriwood Ranch for the past 57 years. For those of you unfamiliar with Merriwood, it was the vision and dream of a young entrepreneurial woman in the 1950's. It is home to about 50 horses, a year-round horseback riding lesson program, and has been a children's summer camp since 1956. Often second generation and even some third generations attend camp at Merriwood. My own teenager is one for instance. People return to Merriwood year after year because of what this land has to offer.

If this property is rezoned and allowed to proceed with the proposed 45 houses, Garland will lose more than just a piece of history and numerous jobs. This unique piece of land has drawn countless children and families together. It has provided young men and women with a sense of responsibility, community, and care for other people, animals, and nature, and has changed many lives for the better to become productive members of society. I have spent 40 years at Merriwood and there is no other place even close to the metroplex like it. Through the camp and lesson program, it has taught me many life skills needed to succeed in today's world, a sense of leadership, honesty, and integrity, and made me into the person I am today. Many well-known names in society, including professional football, hockey, and baseball players have sent their children and grandchildren to Merriwood. The Dallas Morning News and multiple other magazines have written wonderful stories and articles about Merriwood, camp, and the lesson program over the years and are filled with nothing but praise.

It would do the City of Garland an injustice to turn this little bit of country left in the city into just another subdivision- only adding more noise, traffic, strain on the water system, and lowering the value of the beautiful country homes surrounding it. This location can continue to serve the Garland community, as well as Dallas, Plano, Richardson, McKinney, and beyond as it has done for many more years to come. I urge you to vote no to the proposed rezoning of this property. Thank you.

Sincerely,

  
Ellie Berglund



**From:** Molly Wright <[wrightmolly@att.net](mailto:wrightmolly@att.net)>  
**To:** [SaveMerriwoodRanch@yahoo.com](mailto:SaveMerriwoodRanch@yahoo.com)  
**Sent:** Sunday, June 23, 2013 10:43 PM  
**Subject:** Please Save Merriwood Ranch - File 13-22

To: The Garland Planning Commission

**Re: File 13-22**

I'm so saddened to hear about the request to re-zone the property located at 2541 W. Campbell Road (Merriwood Ranch) - File 13.22. We live directly across the creek from Merriwood and one of the greatest appeals of living on Woods Lane is that it backs up to green space. Not only do I feel that it would affect the value of our house/property, but my biggest concern is the impact to the little nature that is left in this area. The greatest appeal of this area is the fact there are trees...and lots of them...plus the ability to have some nature and wildlife to bring peace to our hectic lives. We bought in this area because of the green space and the charm of living across from Merriwood, I do not want to live across from a construction zone and I don't feel it is prudent to build another housing development while we are on strict water rationing and as we strive to be a more environmentally conscious community. There are so many houses for sale in this immediate area, including newer construction, plus land already zoned for single family homes. Please leave the green space be and do not take away the charm that only trees and nature can bring....it's priceless and being increasing rare. It would be a huge mistake to turn Merriwood into houses, plus cause great disturbance to us that live across from and around that property.

Thank you,

Jimmy and Molly Wright

2702 Woods Lane, Garland, TX

>> From: Julie Ham <[julie.ham@wpisd.com](mailto:julie.ham@wpisd.com)>;

>> To: <[planner@garland.tx.gov](mailto:planner@garland.tx.gov)>;

>> Cc: E Berglund <[elliebergie@yahoo.com](mailto:elliebergie@yahoo.com)>;

>> Subject: File 13-22

>> Sent: Mon, Jun 24, 2013 1:00:01 PM

>>

>> Dear City of Garland,

>> When I arrived at Merriwood as a horse-crazy, but timid 11 year-old girl in 1977, I had no idea the positive impact it would have on my life.

>> Over the years, my physical strength and confidence grew through riding. I learned horsemanship skills that I would later pass on to many young people. It offered me my first job as a camp counselor and riding instructor. Merriwood is where I discovered my love for children and later went on to become a third grade teacher, going on 18 years now. I enjoyed the fellowship and council of the other riding instructors as we talked and groomed and saddled the horses.

>> I learned to always take care of your horse's needs first, and what hard work is. I made life-long friends and still today own and ride my own horses.

>> It makes me sad to think that other young people will be denied this opportunity. Please keep Merriwood as a part of the community for other horse-crazy little girls to realize their dreams.

Sincerely,

Julie Ham

>>

>> Wills Point Independent School District does not discriminate against any student, employee or applicant for employment because of race, color, religion, gender, national origin, age, disability, pregnancy, military status, genetic information, political information, or on any other basis prohibited by law. Employment decisions will be made on the basis of each applicant's job qualifications, experience, and abilities.



**From:** Jennifer Seymour <jennifer.seymour@yahoo.com>  
**To:** "SaveMerriwoodRanch@yahoo.com" <SaveMerriwoodRanch@yahoo.com>  
**Sent:** Monday, June 24, 2013 9:06 AM  
**Subject:** File 13-22

>>

>> Dear Planning Commission,

>>

>> As a homeowner on Lakeshore Drive in the neighborhood of Spring Park in Garland, I am **100% against the rezoning** of the property at 2541 W. Campbell Road, known as Merriwood Ranch. I urge you to vote NO to the proposed zoning change request, File 13-22. Merriwood Ranch is a treasure to Garland. People from all over the Metroplex come to enjoy its beauty. Green space is an asset to the city of Garland, and has positive impacts on the environment, neighbors, and community. Please vote NO on File 13-22, so that Garland does not lose a unique treasure most cities would long to have.

>> Thank you for your time.

>> Sincerely,

>> Jennifer Seymour

>>

>>

>>

>> Sent from my iPad

From: James Bentley <j\_bentley\_1@yahoo.com>  
To: "planner@garlandtx.gov" <planner@garlandtx.gov>  
Sent: Monday, June 24, 2013 10:11 AM  
Subject: Re-Zoning plan/File 13-22

Hello,

As a Garland resident and neighbor, I want to ask that you vote **NO for File 13-22.**

This is regarding the re-zoning request of Merriwood Ranch.

I would **NOT** like to see this land developed for residential use.

Please let that property remain as it currently is.

Kind regards,

James Bentley

3101 Annette Court

Garland, TX 75044

**From:** alan dorantes <[alan\\_dorantes@yahoo.com](mailto:alan_dorantes@yahoo.com)>  
**To:** "[SaveMerriwoodRanch@yahoo.com](mailto:SaveMerriwoodRanch@yahoo.com)" <[SaveMerriwoodRanch@yahoo.com](mailto:SaveMerriwoodRanch@yahoo.com)>  
**Sent:** Monday, June 24, 2013 11:00 AM  
**Subject:** Merriwood Ranch

File 13-22

I am a resident of Spring Park and reside at 3205 Bridle Path Court. I am against the development of Merriwood Ranch in the proposed manner. Please note my objection.

Thanks.

Alan Dorantes [214 240 5300](tel:2142405300)

**From:** LEELAMMA BABY <laby@verizon.net>  
**To:** "SaveMerriwoodRanch@yahoo.com" <SaveMerriwoodRanch@yahoo.com>  
**Sent:** Monday, June 24, 2013 10:41 AM  
**Subject:** savemerriwoodranch

File 13-22

We don't want to vote to the New zoning proposal, already big traffic noise and congestion on one side.

Big NO against this proposal. Referenc file 13-22.

Thanks.

Address. 2720 Crystal falls DR.  
Garland ,Tx 75044.



**From:** Christy McLeod <[beyondthepale@beyond-the-pale.com](mailto:beyondthepale@beyond-the-pale.com)>  
**To:** "[SaveMerriwoodRanch@yahoo.com](mailto:SaveMerriwoodRanch@yahoo.com)" <[SaveMerriwoodRanch@yahoo.com](mailto:SaveMerriwoodRanch@yahoo.com)>  
**Sent:** Monday, June 24, 2013 10:24 AM  
**Subject:** Save Merriwood

Re: File 13-22  
Homeowner in Spring Park  
Please **stop rezoning** of Merriwood. Keep our natural amenities!

Gordon and Christy McLeod  
6617 Lakeshore  
Garland, Rx 75044  
Sent from my iPhone

To: Garland Planning Commission  
File: 13-22  
Fax- 972-205-2474

From: Terry Warner  
6713 Clear Springs Circle  
Garland, Texas  
972-530-3405  
twarnertx@verizon.net

Date: June 24, 2013

I am writing to oppose the proposed zoning change on Merriwood Ranch at 2541 W. Campbell Road to develop lots on their property.

I moved to my current address on Clear Springs Circle last September. While this is a wonderful neighborhood, the significant downside is the noise from Campbell Road and the proximity to floodplain (which starts immediately at the end of my property.)

The upside to this area is the large wooded areas that include Merriwood Ranch and the homeowner association land. To build/pave on any part of that land would simply create more noise, more traffic and uncertainty in flood plain consequences.

I certainly would not have moved here if I had any knowledge that much of this beautiful wooded area would be paved over and built on.

I oppose any plan to do so.

Thank you for your consideration.

MARVIN M. LANE, JR.  
7715 FALLMEADOW LANE  
DALLAS, TEXAS 75248

June 23, 2013

Plan Commission  
City of Garland  
200 N. Fifth Street  
Garland, TX 75040

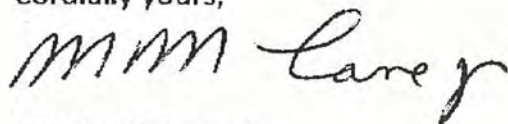
Re; File 13-22

I know that I am not a resident of the City of Garland, but we have lived in Dallas/Richardson for more than fifty five years. I am recommending that you vote NO on the proposed zoning change from Ag to Single family for the property located at 2541 W Campbell Road, known as Merriwood Ranch.

This wonderful resource for the area needs to be preserved for the community. Both of our daughters have enjoyed the benefits of this facility; as well have four of our grandchildren. We also have boarded two horses at Merriwood.

By retaining the Ag zoning you will retain a jewel for the City of Garland.  
Thank you for consideration of my request.

Cordially yours,

A handwritten signature in black ink that reads "MMM Lane Jr". The signature is written in a cursive, flowing style.

Marvin M. Lane, Jr.

972-386-5191

Set via fax to 972-205-2474



The UPS Store #5257  
5435 N. Garland Ave  
Suite 140  
Garland, TX 75040

972.675.0877  
972.675-3218 Fax

**FAX**

To Chasidy Allen  
Garland Planning Commission From Cindi Miller  
Company \_\_\_\_\_ Phone number 469-366-6283  
Fax number 972-205-2474 Fax number \_\_\_\_\_  
Date 6/24/13 Total pages 1  
Job number \_\_\_\_\_

Please, please, please do not approve zoning  
Change for 2541 W. Campbell - Merriwood Ranch!  
We do not want more houses, congestion, pollution,  
etc. I live in Spring Park & love the area around  
it - it is why I moved there. It will affect my  
property value & our quality of life  
File 13-22. Thank you so much!

Cindi Miller  
6701 Clear Springs Circle  
Garland, TX 75044



**Allmendinger, Tracy**

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**From:** Chasity Mixon <chas\_michelle@yahoo.com>  
**Sent:** Monday, June 24, 2013 10:30 AM  
**To:** Russelmann, Anita  
**Subject:** File 13-22

Save Merriwood!

Sent from my iPhone

**Allmendinger, Tracy**

---

**From:** Joe Doyle <joe.doyle1@tx.rr.com>  
**Sent:** Monday, June 24, 2013 10:28 AM  
**To:** Russelmann, Anita  
**Subject:** No to file 13-22

Please do not pass the re-zoning plan change request for the property known as Merriwood Ranch at 2541 W Campbell Rd. We in Springpark love this greenspace and do not want this space to become single family homes. Thanks, Joe and Susan Doyle 3018 N Spring Ct Garland Texas 75044

## Allmendinger, Tracy

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**From:** Beverly Oliver <beverly.g.oliver@gmail.com>  
**Sent:** Monday, June 24, 2013 10:26 AM  
**To:** Russelmann, Anita  
**Subject:** File 13-22 (Merriwood Ranch)

To whom in may concern,

I write to express my **extreme opposition** to a proposed plan to rezone the area that is known as Merriwood Ranch (2541 Big Springs Rd Garland, TX 75044) as a development property.

My name is Beverly Oliver, and I am currently a practicing attorney in the Rockwall, Dallas, Collin, and Tarrant County areas. Professionally, I am very familiar with the business reasons and economics behind rezoning real estate for sale. However, the decision to rezone Merriwood Ranch **MUST** be considered beyond economics

I began riding horses at Merriwood Ranch starting at summer camp when I was 7 years old. From there, I fell in love with the sport and spent at least two days during the week (and every weekend) at Merriwood. I grew up at this ranch and cannot bear to see it go the way of urban sprawl. Merriwood taught me compassion; it taught me responsibility; it taught me commitment. Horseback riding was the first (and one of the few) activities that I truly became involved in as a young girl. I stayed with the sport all the way through high school and even returned as a camp counselor during my summers in college. I can honestly say that Merriwood, and the wonderful friends I made there, kept me out of trouble during those tough middle school and early high school years. It provided a safe haven for my friends and me to escape everyday peer pressures and to enjoy being around wonderful green space, horses, and nature.

To rezone Merriwood Ranch for development (and, let's face it, destruction) would be a huge mistake. Merriwood is one of the few places of its kind left in this city, state, and even country. It allows for girls, boys, women and men alike to be introduced to horses and learn to ride in an environment that is casual, caring, and cost-effective. There are no barns in the DFW metroplex that offer lessons for anywhere near the low cost that Merriwood does; nor are there any barns as close and convenient as Merriwood for the "casual" enthusiast wanting to try the sport. Likewise, the summer camp experience for young girls (who often eventually go on to become counselors themselves) is an invaluable lesson in hard work and responsibility. And for many like myself, working at Merriwood was a great way to learn how much things "cost," as I worked to pay for horseback riding lessons and the privilege to have a horse of my own.

I recently gave birth to my first child--a daughter--just four months ago. It brings tears to my eyes to think she might not get to experience the wonder that is Merriwood, especially in a society as fast-paced and technology-driven as ours is quickly becoming. Housing developments are one in a million, but Merriwood is truly something special that should be preserved for future generations to enjoy. I hope that the Garland City Council weighs more than economics in its zoning decision tonight and decides **not** to rezone Merriwood for development.

Beverly Oliver  
(214) 649-3215

**Allmendinger, Tracy**

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**From:** erin taylor <taylorer@gmail.com>  
**Sent:** Monday, June 24, 2013 9:39 AM  
**To:** Russelmann, Anita  
**Subject:** Save Merriwood, File 13-22

You would be doing the absolutely WRONG thing to close down Merriwood Ranch. We want to keep kids off the streets and learning things that will help make them more rounded citizens and teach them responsibility and values. Your move to close down Merriwood and remove zoning would be a step in the opposite direction. Shame on you for taking this away from the area. Shame on you for randomly deciding that it no longer 'works for you' to have this in the area. Shame on you.



**Allmendinger, Tracy**

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**From:** RHONDA GRAY <graymatters5@verizon.net>  
**Sent:** Monday, June 24, 2013 10:02 AM  
**To:** Russelmann, Anita  
**Subject:** File 13-22

Dear Planning Commission,  
Please DO NOT pass the rezoning plan for Merriwood Ranch.... We are neighbors and residents of the City of Garland and do not want this rezoning plan passed.

Thank you,  
Rhonda Gray

**Allmendinger, Tracy**

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**From:** Donald Lieb <dflieb@gmail.com>  
**Sent:** Monday, June 24, 2013 10:01 AM  
**To:** Russelmann, Anita  
**Subject:** File 13-22 OPPOSED

City Planning Department,

For a variety of reasons, my wife and I are OPPOSED to the zoning request change under File 13-22.

We live within the directly affected area and qualify as a property owner under the 20% Rule.

Please be certain to record our opposition.

Thank you.

Donald Lieb  
3002 North Spring Court  
Garland

**Allmendinger, Tracy**

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**From:** James Bentley <j\_bentley\_1@yahoo.com>  
**Sent:** Monday, June 24, 2013 10:11 AM  
**To:** Russelmann, Anita  
**Subject:** Re-Zoning plan/File 13-22

Hello,

As a Garland resident and neighbor, I want to ask that you vote NO for File 13-22. This is regarding the re-zoning request of Merriwood Ranch. I would NOT like to see this land developed for residential use. Please let that property remain as it currently is.

Kind regards,  
James Bentley  
3101 Annette Court  
Garland, TX 75044

## Allmendinger, Tracy

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**From:** Amy Summerfelt <als466@gmail.com>  
**Sent:** Monday, June 24, 2013 10:05 AM  
**To:** Russelmann, Anita  
**Subject:** NO TO FILE 13-22

Please give a no vote to File 13-22 involving rezoning Merriwood Ranch. Large expanses of ranch land are a treasure that we have in Garland and need to be kept as they are. They contain mature trees, open space and a country feel that is getting harder and harder to find in Garland. I have lived in SpringPark in Garland for 16 years and would hate to see the property across the creek rezoned into tiny lots. If it must be rezoned, surely there is a developer who would develop it into a more suitable property without negatively impacting our property values in SpringPark. Please don't take the first proposal to come along.

Thanks,  
Amy Summerfelt  
3202 Bridle Path Ct.  
Garland



## Allmendinger, Tracy

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**From:** Stacey Jones <Stacey.Jones@medtravelers.com>  
**Sent:** Monday, June 24, 2013 9:36 AM  
**To:** Russelmann, Anita  
**Subject:** File 13-22  
**Attachments:** image001.png; image002.png; image003.jpg

To Whom this May Concern:

I'm writing you in regards to the potential zoning change for Merriwood Ranch. I am unable to attend the council meeting today due to my work schedule so am writing this email instead.

I rode horses there from 1990-1998 (ages 5-13). I took regular lessons with my mom, sister and brother, as well as attended the summer camp. From the ages of 9-13, I helped out with the barn chores during summer camp with my sister while my mom worked as a swim instructor. This gave me a very early start on building a strong work ethic and tremendous pride in what I do for a living. This life lesson still resonates deeply within me today and I believe has been directly related to the quick, record-setting escalation into a high-level management position at my current company.

Being a student here truly shaped and transformed my life. As a child, I didn't have many friends at school and so I relied on the companions I had at Merriwood to help build the self-esteem needed to have a healthy life. Without the lifelong friends that I made there, going into my teenage years would have likely caused me a lot more struggles than the normal "teenage angst."

Not only that, but while I was there, I also competed in many horse shows. Having this opportunity instilled a healthy competitive nature that pushes me to succeed but also not get too down on myself whenever normal challenges and disappointments in life present themselves.

My life would have turned out completely differently had it not been for the blessing that is Merriwood. If it were to be torn down because of re-zoning, I can only imagine how many little girls and boys will miss out on the incredible life experiences that I had while I was there.


Additionally, with Merriwood Ranch being one of the only "green spaces" of its size in Garland, I feel like the community as a whole will be missing out by having yet another subdivision take up that space.

Thank you so much for taking the time to read this. Hopefully there can be an alternative plan to tearing down a wonderful place that has been an instrumental part in shaping so many lives.

**Stacey Jones**  
Regional Director of Recruiting  
**MedTravelers**  
an AMN Healthcare company

*Please make note of my new **Direct Phone** below.*

Direct Phone: (877) 886-4858  
Direct Fax: (888) 352-1355  
Main Line: (800) 788-4815  
[stacey.jones@medtravelers.com](mailto:stacey.jones@medtravelers.com)  
[www.medtravelers.com](http://www.medtravelers.com)  
NYSE: AHS

• Connect with us on 

## Allmendinger, Tracy

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**From:** Ashley Stroud <ashleystroudtexas@gmail.com>  
**Sent:** Monday, June 24, 2013 9:35 AM  
**To:** Russelmann, Anita  
**Subject:** File 13-22

Merriwood is not just another piece of of pasture land. I know that's what it may mean to some city council members and contractors look at it as a prime real estate for another "fantastic" housing development. Merriwood has meant something to not just me but to little girls all around the world. Not just within the metroplex. I have met girls from India and Australia who attended camp. I myself do not even live within the metroplex. I live in East Texas. Every summer I would go to my grandma's house and would attend Merriwood. I've been riding at Merriwood for 13 years. It's one of the few places left in the throng of the city that's quiet and peaceful. You push your citizens to recycle, to stay green and to live healthy. How can you push to recycle and force people to pick up their own trash off the side of the road, when the council itself wants to tear down one of the few places that still has little forests that provide oxygen and homes for animals that help keep pests out of your own home. Merriwood is more than just another dry pasture. People have memories and lives here. Without Merriwood I would have never learned to ride a horse. I would not be the person I am today. Merriwood taught me how to never give up, how to have a work ethic. To work hard and efficient for your money and time. That even though you have a bunkhouse full of campers and it's pouring down rain outside that it's gonna get better. Because it can't rain forever. I love every inch of Merriwood. From the smell of horse sweat and fly spray to the sound of pounding hooves approaching a jump. There's no other place like Merriwood. If you take it away it will be gone forever. All the endless dog days of summer and sleepless nights of preparing for horse shows will end. Your crushing little girls' dreams and fantasies. Every little girl wants a horse sometime in their life. Are you willing to rip that possibility out of their hands? Are you willing to stand up in front of a group of six year olds and tell them you're going to rip their dreams to shreds for something that you think is "more important"? We all love Merriwood and it deserves to be left alone. So please leave Merriwood be and find another place for your housing development.

Sincerely,  
Ashley stroud

**Allmendinger, Tracy**

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**From:** Tugboat9119@aol.com  
**Sent:** Monday, June 24, 2013 9:37 AM  
**To:** Russelmann, Anita  
**Subject:** Save Merriwood

Save Merriwood!!!

Sent from Samsung mobile



## Allmendinger, Tracy

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**From:** Andrew McElyea <amcelyea@guildmortgage.net>  
**Sent:** Monday, June 24, 2013 9:32 AM  
**To:** Russelmann, Anita  
**Subject:** NO to FILE 13-22  
**Attachments:** image001.jpg; image002.jpg

Please do NOT consider the zoning change for Merriwood Ranch. NO NO NO... PLEASE????

6705 Lakeshore Dr. Garland TX 75044



Yours to count on,

Andrew McElyea  
I am 2<sup>nd</sup> Guy @ Guild Mortgage  
469.774.4727 c | 972.807.7606 f  
[AMcElyea@GuildMortgage.net](mailto:AMcElyea@GuildMortgage.net)

[ABOUT ME](#)



**Allmendinger, Tracy**

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**From:** Mary McCorkle <mcmmary8@tx.rr.com>  
**Sent:** Monday, June 24, 2013 9:31 AM  
**To:** Russelmann, Anita  
**Subject:** Merriwood Ranch

To Whom it May Concern:

I am e-mailing to ask that you please vote not to pass the re-zoning plan for Merriwood Ranch (File 13-22) . For almost 60 years Merriwood has been home to summer camps and riding lessons for children and adults and it would be a shame if that lovely, tranquil ranch was turned into a subdivision.

If you need anything further from me, please contact me at 972-530-1112 or 214-405-8440.

Thank you,

Mary McCorkle  
3109 Debra Court  
Garland, TX 75044

**Allmendinger, Tracy**

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**From:** Paula Cham <ChamP@smtexas.org>  
**Sent:** Monday, June 24, 2013 9:19 AM  
**To:** Russelmann, Anita  
**Subject:** 13-22

Please do not pass the re-zoning for 13-22.  
Paula and Sean Cham

Sent from my iPad

## **Allmendinger, Tracy**

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**From:** Dewan, Ron <rdewan@prempipe.com>  
**Sent:** Monday, June 24, 2013 9:19 AM  
**To:** Russelmann, Anita  
**Cc:** Linda Dewan  
**Subject:** Merriwood Ranch

Merriwood Ranch is the home to summer camps and riding lesson programs for children. In addition the ranch provides a country atmosphere that enhances the property values for the City of Garland.

Please say NO TO FILE 13-22.

Ron and Linda Dewan  
3001 North Spring Court  
Garland, Texas 75044

**Allmendinger, Tracy**

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**From:** gilbertodelgado727@gmail.com  
**Sent:** Monday, June 24, 2013 9:15 AM  
**To:** Russelmann, Anita  
**Subject:** File 13-22

I am a concerned neighbor in Spring Park. Please stop the rezoning on file 13-22

Tks for your consideration.

Gilberto Delgado  
Sent from Windows Mail



## Allmendinger, Tracy

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**From:** Kellie Rode <kellierode@gmail.com>  
**Sent:** Monday, June 24, 2013 9:07 AM  
**To:** Russelmann, Anita  
**Subject:** File 13-22

Merriwood Ranch is a special place. Many people come from all over the metroplex to ride and attend camp –and have been doing so for the last 57 years.

Both of my kids, now 29 and 26, went to camp there and learned all about horses and tennis as well as playing in the creek.

In this day and age of crowded cities and greedy developers it doesn't surprise me that it has come to this.

Please keep a little bit of wholesomeness to your fine community. I know it won't be the biggest money maker for the developers but once this oasis is gone Garland becomes just another sacrifice to overcrowded neighborhoods like anywhere else in the metroplex.

I hope you are able to make the appropriate decision.

Thank you for your consideration.

Sincerely,  
Kellie Rode

## Allmendinger, Tracy

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**From:** Andrea Denheyer <andrea.denheyer@systemware.com>  
**Sent:** Monday, June 24, 2013 9:05 AM  
**To:** Russelmann, Anita  
**Subject:** File 13-22

RE: FILE 12-22

TO whom it may concern:

I am writing this email to voice my strong opposition to the rezoning of the Merriwood Ranch Property! Merriwood is a special place and one that has been inspiring young girls for more than 50 years.

My daughter has attended Merriwood for the last 3 years. It has been a wonderful experience for her where she has met girls from all over the metroplex.

She has gained confidence in herself and learned to ride at the same time. She is interested in pursuing riding and would not have that opportunity without the close proximity of Merriwood!

Additionally Merriwood is like an overnight camp experience without that overnight part.

It is difficult to find a woman or young woman who grew up in the metroplex who has not either ridden at Merriwood, gone to camp there, or wished she had!

Please don't fall victim to yet another big developer coming in to remove beautiful green space to put MORE similar looking houses on top of each other!

This is a unique space in the city of Garland that benefits the community and others.

Please help save MERRIWOOD!

Thank you for your time.

Andrea Denheyer

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**From:** Andrea Denheyer  
**Sent:** Monday, June 24, 2013 8:56 AM  
**To:** 'Courtney & Michael Love'; 'Ashley & David Boisture (boisture@sbcglobal.net)'; 'Alyson Jackson'; 'Susan Thompson'; 'Jody Swartzwelder'; 'Kim Kelley'  
**Subject:** Merriwood: email today to help save merriwood

Friends:

Many of you have probably seen this on facebook. I just copied the email address and info into this email so it might be easier to send a quick email today.

I am sad to think that someone is trying to rezone that property and our girls won't be able to ride there anymore.

Take a few minutes to send a quick letter to city of Garland today. THE MEETING IS TONIGHT

**Info copied from facebook:**

Want an easy way to tell the City of Garland that you want Merriwood to stay as it is and not get turned into a subdivision? You can email your letter to

[planner@garlandtx.gov](mailto:planner@garlandtx.gov)

**Put File 13-22** as your subject line or at the top of your email.

Please send your letter today before the Commission meets tonight!!! It can be very short, even just a few sentences.

Sample talking points:

- \* Merriwood... Ranch is a special place. Many people come from all over the metroplex to ride and attend camp –and have been doing so for the last 57 years.
- \* Share your story about what Merriwood means to you.
- \* This land is one of the last remaining greenspaces of its size in the City of Garland. Greenspace benefits not only the property values in the areas, but also provides important environmental services and is good for the entire community

## Allmendinger, Tracy

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**From:** Jennifer Seymour <jennifer.seymour@yahoo.com>  
**Sent:** Monday, June 24, 2013 9:04 AM  
**To:** Russelmann, Anita  
**Subject:** File 13-22

>  
> Dear Planning Commission,  
>  
> As a homeowner on Lakeshore Drive in the neighborhood of Spring Park in Garland, I am 100% against the rezoning of the property at 2541 W. Campbell Road, known as Merriwood Ranch. I urge you to vote NO to the proposed zoning change request, File 13-22. Merriwood Ranch is a treasure to Garland. People from all over the Metroplex come to enjoy its beauty. Green space is an asset to the city of Garland, and has positive impacts on the environment, neighbors, and community. Please vote NO on File 13-22, so that Garland does not lose a unique treasure most cities would long to have.  
> Thank you for your time.  
> Sincerely,  
> Jennifer Seymour  
>  
>  
>  
> Sent from my iPad



## Allmendinger, Tracy

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**From:** jennifer.j.kaplinsky@accenture.com  
**Sent:** Monday, June 24, 2013 9:01 AM  
**To:** Russelmann, Anita  
**Subject:** Save Merriwood - File 13-22

This is a multi-generational place... a landmark for so many families. I will drive my daughter from Flower Mound to Garland for Merriwood.

Thank you,  
Jennifer Kaplinsky

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**Allmendinger, Tracy**

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**From:** Rachel Rode <rachel.e.ode@gmail.com>  
**Sent:** Monday, June 24, 2013 8:57 AM  
**To:** Russelmann, Anita  
**Subject:** File 13-22

Merriwood Ranch is a special place. Many people come from all over the metroplex to ride and attend camp –and have been doing so for the last 57 years.

It is a treasure of the metroplex and it would be a shame if it was no longer. I rode horses their when I was 5 years old and it shaped my life ever since; 20 years later I am still riding and always remember Merriwood Ranch with warmth.

Sincerely,  
Rachel Rode

## Allmendinger, Tracy

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**From:** Kimberely Moir <kimberly.moir@wpisd.com>  
**Sent:** Monday, June 24, 2013 8:47 AM  
**To:** Russelmann, Anita  
**Subject:** File 13-22

This letter is in regards to Merriwood Farms. My name is Kimberly Moir. I am a mother of two children. As a mother, I am asking you to Save Merriwood Farms.

This isn't about zoning.

This isn't about money.

This is about children. Our future.

Children need a place, outside of the hustle of the big city, a place to "get away" and live out their dreams. Riding horses and learning how to take care of them teaches children so much more than they could ever imagine. They learn how to trust, depend on, rely on, and communicate with something. It gives them hopes, dreams, goals, and a sense of self when they have something to look forward to.

Please remember- horses are the stuff of little girls' and boys' dreams.

Please save Merriwood Farms.

--

Kimberly Moir  
2nd grade

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## Allmendinger, Tracy

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**From:** Mary McElyea <marythegal@gmail.com>  
**Sent:** Monday, June 24, 2013 8:33 AM  
**To:** Russelmann, Anita  
**Subject:** File 13-22 - Merriwood Ranch

I would like to vote NO on the zoning proposal planned for Merriwood Ranch for 45 houses on small lots. As a homeowner in SpringPark, please ensure that my vote of NO is counted.

Thank you,

*Mary McElyea*  
*6705 Lake Shore Dr.*  
*Garland, TX 75044*  
*469-774-7220*  
[Marythegal@gmail.com](mailto:Marythegal@gmail.com)



**From:** Lynn Corey <lynncorey@msn.com>  
**Sent:** Monday, June 24, 2013 8:33 AM  
**To:** Russelmann, Anita  
**Subject:** VOTE NO FILE 13-22

Please vote NO to File 13-12. Please save Merriwood Ranch.

1. We live directly across from Merriwood Ranch, the smallest part of the Springpark Lake is behind us so the ranch sits less than 100 yards away. One of the reasons we bought the house was the lack of homes in our view, which greatly increases the property value. The development of Merriwood would have a direct correlation to a decrease in property values across the lake for those homes that sit facing it.
2. The area on the East side of the creek is a flood zone. After a large rain when the creek swells, it runs over into the ranch not into the lake. There are times when the creek swells so large that it runs into the lake first at the south end and then the lake's natural point of egress is back into the creek and that flows directly into the ranch turning that area into an extension of the creek. The water sits several feet deep on Merriwood when that happens.
3. I am a mortgage banker and we deal with new home construction almost exclusively. It is our policy not to lend in flood zones due to the lack of investors willing to purchase them. It is a bad idea to build new homes in flood zones.

**Lynn Corey**  
6621 Lakeshore Drive  
Garland, TX 75044  
214-597-9127

## Allmendinger, Tracy

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**From:** Julie Ham <julie.ham@wpisd.com>  
**Sent:** Monday, June 24, 2013 8:00 AM  
**To:** Russelmann, Anita  
**Cc:** E Berglund  
**Subject:** File 13-22

Dear City of Garland,

When I arrived at Merriwood as a horse-crazy, but timid 11 year-old girl in 1977, I had no idea the positive impact it would have on my life.

Over the years, my physical strength and confidence grew through riding. I learned horsemanship skills that I would later pass on to many young people. It offered me my first job as a camp counselor and riding instructor. I enjoyed the fellowship and council of the other riding instructors as we talked and groomed and saddled the horses.

I learned to always take care of your horse's needs first, and what hard work is. I made life-long friends and still today own and ride my own horses.

It makes me sad to think that other young people will be denied this opportunity. Please keep Merriwood as a part of the community for other horse-crazy little girls to realize their dreams.

Wills Point Independent School District does not discriminate against any student, employee or applicant for employment because of race, color, religion, gender, national origin, age, disability, pregnancy, military status, genetic information, political information, or on any other basis prohibited by law. Employment decisions will be made on the basis of each applicant's job qualifications, experience, and abilities.

## **Allmendinger, Tracy**

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**From:** Jillian G Bliss <jillianbliss@utexas.edu>  
**Sent:** Monday, June 24, 2013 7:48 AM  
**To:** Russelmann, Anita  
**Subject:** File 13-22

Dear planning and zoning commission,

I know you are probably flooded with emails, faxes and letters regarding your decision on the property where Merriwood Ranch now stands, but if it comes down to selecting only a few of these submissions to read, I urge you to read the following article.

I grew up riding at Merriwood, and am now a journalism graduate of UT-Austin. I am returning to the Dallas area this fall and plan to bring with me three horses to be stabled at Merriwood, where I started taking riding lessons and attending camp at age eight. Although my family moved from Dallas in 2007, I have remained in touch with the stable's staff, and it is part of the reason I am relocating to Dallas again. Merriwood is sincerely one of a kind, and it brings so much more to the city of Garland than anything else on its property could.

I plan to write again expressing the importance of Merriwood both economically and as a whole to Garland, but urge you to take the time now to read the article featured below written as a submission in a journalism class. This feature outlines the legacy of Merriwood, and it is crucial that city officials read this article in order to fully understand all that Merriwood is, has been and must continue to be.

Thank you,  
Jillian Bliss

### **Garland Stable Stands the Test of Time - For Now at Least By Jillian Bliss**

On any given Saturday a hand full of young girls gather around a green table, bantering among themselves over who will have the thrill of spending an hour with Ralph.

Ralph, 33, is the oldest of the horses at Merriwood Ranch, an English riding stable established in 1956 in Garland, Texas.

Ralph didn't always live at Merriwood. When he was a young horse, his home was in a barn on a few acres adjacent to the ranch. Ralph wasn't as calm as he is with his beginning riders now, and his young cowboy owner wasn't a fan of his attitude. He came to Merriwood seeking riding lessons and ended up leaving the horse there when his family moved from their plot of land.

A subdivision dubbed "Crystal Falls" now stands on Ralph's former home, adjacent to Merriwood's mare field. Merriwood is the last working ranch in the region south of the George Bush Highway, surrounded by apartments and houses, a middle school, a church and a Kroger. Girls clad in beige riding pants and tall black boots who arrive with enough time before their lesson can be spotted in the Kroger buying bags of carrots for Ralph and the other 40-something horses at Merriwood.





Merriwood Ranch; February, 2013.

Marilou "Moey" Rutledge, a former physical education teacher from Highland Park, purchased the property in the 1950s and named the stable for her mother, Mary Lou Wood. Rutledge started with five horses and eight riders who she personally drove to the ranch for lessons. Her program grew in popularity to provide trail rides in addition to lessons and a summer camp modeled off of Camp Waldemar in Hunt, Texas. Rutledge died in April of 2012 and willed the ranch to her remaining family.

"The family's chosen to keep the stable running for now, but we really don't know what's going to happen to Merriwood," said Sue Andrews, Merriwood's lesson program director of almost 40 years. "It's in a prime real estate spot if they chose to sell it."

On rainy days, since the ranch never has built an indoor riding arena despite the pleas of its riders, Ralph remains in the large field on the east side of Merriwood with the rest of the geldings, grazing inside of white wooden fences that surround the whole property.

The mares spend their days grazing in the west pasture -- the girls and the boys are separated to keep prevalence of horse fights down, Andrews said.



The inside of the barn; February, 2013.

An old red and white tin-roof barn, built sometime in the 1930s or early 40s, rests north of the mares' pasture. It houses five stalls, but no horses, a tack room, a hay loft, a medicine cabinet and an office area.



“It’s just barely staying up,” Andrews said. “A big windstorm could knock it down.



Honey Bear grazes in the mares' pasture in 2006.

The horses all live in their respective pastures where they are fed hay as a herd, but during feeding time are allowed to stampede into the paddock area that surrounds the barn. From the pasture, each horse finds his or her way into their own stall, which sports their name, after being taught to find their food there.



Buddy waits for peppermints and granola bars in the summer of 2007.

Favorites like Ralph often find the carrots from Kroger deposited along with grain and supplements in the feed boxes in their stall. Horses who had more creative riders, such as Buddy, a Welsh pony cross remembered for his love of jumping, have looked forward to peppermints and even equine-friendly salads for desert. One girl who leased Buddy used to leave him Nature Valley granola bars in every flavor except peanut butter.

Once their food is finished, the boards keeping the horses in their stalls are let down, and the animals wander back to their home in the fields. To keep the horses well-fed, Andrews loads a group of a few girls into the back of an old beige and blue farm truck that rattles into the field before the horses get there. Despite the fact that these girls will find hay in their clothes, hair and places which it seemingly never touched for the next 48 hours, the outings to throw hay are as looked forward to as the riding

lessons themselves. Three or four girls, typically younger than 18 but older than 8, toss flakes -- the standard measure of hay serving per horse -- throughout various locations in the mare and gelding pastures.

"I treat less sick horses here than anywhere else because they let them be horses and live outside," said C.R. "Scooter" Brown, an equine veterinarian who has serviced Merriwood for almost 28 years.



Witters gets a hug; November, 2006.

Witters, a bay Welsh pony and former Madison Square Garden champion, lived to the age of 43 -- just eight years younger than the oldest ever recorded horse -- in Merriwood's gelding pasture. His former owners visited once years after they sold him to the stable and couldn't believe their pony was still around, Andrews said.

Ralph was there in 2008 when Witters, or "the king of Merriwood" as the younger girls at the barn used to call him, passed away. He was there two years ago when Smokey, another pony who had become a favorite in the beginners' riding ring, died at the same age Ralph is now. Andrews saves little mementos, such as name tags and pieces of mane, from each horse over the years, and little frames with photos of her favorites line the unairconditioned bunkhouse filled with campers each summer.

Yahtzee, 24-year-old Maggie Cowling's former pony with a feistier reputation than Ralph or Witters, is one of six mares in the west field. Cowling graduated to Yahtzee after leasing Witters in elementary school, choosing the mare because she could dress her in pink. Although the mare often bites and kicks at horses (and sometimes people) who come too close, she took care of elderly Lacey, another mare, before Lacey went on to join the other horses remembered in frames in the bunkhouse.

Cowling returned to Merriwood after moving away for college and has since moved on to a chestnut Quarter horse named Bart, but used to be one of those young girls clamoring at Andrews's feet for her favorite horse. She and her older sister Katie came to the barn because their grandmother saw riding as something positive for them to participate in.

"I still ride there every Saturday," Cowling said. "Riding keeps me sane. Sometimes I go out there on Sundays as well, just to hang out with Bart."





Riders learn their skills in the beginning arena in 2013.

Riders begin lessons in the arena on the left side of the green table where Andrews assigns horses based on riders' skills. Here, they learn the basics of steering, walking, trotting, low jumping and sometimes cantering on their own on the backs of older, patient horses like Ralph.

Intermediate riders are allowed to ride spunkier horses in larger arenas and jump higher. Intermediate riders first gain the opportunity to ride on "the other side," the term Merriwood girls use to refer to the field full of cross country-style jumps in the east pasture. Advanced riders make use of "the other side" on a regular basis, and even venture into "the white ring" -- a show jumping arena full of fancy fences -- under the direction of the stable's head trainer, Mary Beth Travis.

As riders build their skills, they can choose to attend smaller shows on the stable's property, or compete in the North Texas Hunter/Jumper Club circuit. Some intermediate and advanced riders board their own horses at Merriwood, while others lease horses owned by Andrews. In leasing a horse, riders assume the same responsibilities as a horse owner without paying an up-front fee. Andrews keeps a working list of horses available for lease, ranked by skill level, on a piece of paper tacked up on a board in the office area of the barn.

A clipboard with papers listing the riders and available horses for the days rests below the list. Andrews takes the board down the hill to the arenas flanking the green table where students beg her for an hour on Ralph or one of the other favorite horses. For those who have too high hopes in their ability to wrangle intermediate or advanced horses, Andrews will kindly suggest the name of another horse off of her list. She has also had to refer to this list when too many girls have begged for the same mount.

Merriwood has seen its share of male riders too, but over the years the stable has become more of a girls' hangout. In the late 1990s, the ranch's summer camp switched to a girls' only program for ages six through 12, after the caretaker of its grounds moved into the house near the paddock that formerly served as the boys' bunkhouse.

"Ladies rides," which take place on weekday mornings, allow women no longer in school the chance to take lessons without the clamor of kids. Afternoon lessons are open to all riders during the week. On Saturday, intermediate and advanced riders help instructors ready horses at 8 a.m. for a full day of riding, ending around 3:30 in the afternoon.

For the girls who spend their days in school dreaming of a weekly riding lesson, their hopes often hang on whether or not they will hear certain words over an answering machine upon calling the ranch's main number.

"Thank you for calling Merriwood, there will be no riding classes today, it's too muddy. Leave a message if you wish."

Andrews's voice comes through clearly, despite the age of the answering machine evident in the quality of the recording. Her tone has rarely changed in the regular recitation of such messages, but on days where weather hasn't altered the lesson schedule, she sounds a bit more cheerful.

"All riding classes will meet today."

Ralph has watched the curriculum change through the years, as it was not always so thorough.

Ralph had barely arrived at Merriwood when Andrews, 78, found the stable because her own daughter, Ellie, now an instructor at Merriwood, wanted to learn to ride.

"It started with, 'mommy, mommy, I want to ride a horse,'" Andrews laughed. "What good parent could say no to that?"

The saddles were English, but the bridles were western, and only one horse could jump. Another riding instructor convinced Andrews to get involved at the stable. Her previous experience with riding lessons included teaching at riding camps while in college, but like Rutledge -- who was an avid golfer and bridge competitor in addition to being a rider -- Andrews's background includes a variety of experience in fields from microbiology to flying small planes.

"You don't jump a horse with a western bit in its mouth," Andrews said. "We had a few talks about it, but Moey was very good. Once she turned it over to me to teach she was really nice about it."

Coming from a western background, Ralph was one of several horses over the years who had to be taught to jump. The horses are taught much like their riders, Andrews said, although some take to it faster than others. They start with lower cross rails and move up to their appropriate maximum jump height based on the horses' height and physical ability. Ralph used some of the spunk his former owner didn't like to propel him through his jumping career. Before retiring to the beginners' ring, he could be spotted taking a rider over any of the larger cross country jumps on "the other side."





Sterling reaches for a lunchbox off of the green table during November special rides in 2006.

Besides regular riding schedules, “special rides” during Thanksgiving and winter breaks were devised to provide horse-themed holiday events to entertain girls who might not actually be getting their own personal pony for Christmas. Ralph and the other horses grow a thicker coat to keep them warm in the pastures during the winter months, but the girls who sign up for these rides have to bundle up in North Face fleeces and ear muffs Andrews gave as gifts one year. After two hours of lessons in the morning, the girls break for lunch, clinging to hot chocolate and huddling together in the old, unheated barn.

On an especially cold day in 1999 when Ralph was living out of state with a Merriwood rider who had moved (and eventually came back, as they all do), Lacey, Yahtzee, Witters and Smokey were in for a surprise when the 33 degree high for the day was just one digit too warm to cancel special rides. The girl who fed Buddy granola bars didn’t let cold keep her from riding that day during her fourth grade year. She opted to brave the weather and step outside the hot chocolate huddle in the antique, tin bar to huddle against Windsor, the love of her life before she became advanced enough to lease Buddy. The lanky bay gelding’s extra-rich coat and natural body temperature did more for her than the hot chocolate.

But during warmer weather, the horses shed their extra hair in anticipation of Texas summers and the eight week agenda beginning in June known as Merriwood Camp.

Andrews has assisted in growing the ranch’s day camp, which now serves girls from Frisco to Hockaday and every DFW-area school in between. A swimming pool, tennis court and bunkhouse stand on the north side of the property to provide activities other than riding for campers.

“One of my favorite camp memories was when my friends and I would make up synchronized swimming routines every week to show our parents,” Cowling said. “We always made new routines, but we always used the same song, ‘Torn’, by Natalie Imbruglia. One week we tried to make a synchronized riding routine, but that didn’t work out as well as the swimming.”

Cowling and the other campers’ swimming routines have been displayed weekly during day camp sessions almost as long as Andrews has been. Sometimes they have been synchronized, other times they’ve been simple displays of skills learned during swimming lessons. Each camper’s group hosts a show on Friday for the parents who pay for them to spend weeks in the sun with Ralph and the other horses. Their parents watch the swimming routines, watch their children swat tennis balls across the court and watch the riding abilities their children have acquired throughout the week, earning them ribbons to hang in their rooms as mementos.

Various programs which parents aren't lucky enough to see have added themselves to Merriwood camp traditions throughout the years. In the early 2000s, "Merriwood Idol" surfaced during a Wednesday lunch in the sitting circle, the area two the east of the tennis court on the "other side" where Andrews, the campers and their counselors break for lunch during the busy week. After lunch campers participate in special Wednesday programs, and "Merriwood Idol" came to mind when a young girl wanted to sing a certain song in front of the group. Following that week it became a tradition, with the winner taking home an award made from a paper plate.

Besides teaching tennis, swimming, riding, trucking campers around to various activities and judging Merriwood Idol, counselors can be found putting on their own horse show for those eating lunch in the sitting circle. The younger girls "ooh" and "awe" over their counselors ability to jump fences taller than they are, or sit and point to the different horses as they trot by.

"That one's Ralph," a girl might have murmured, back before the horse became too old to jump anything above two-foot-three.

Occasionally the younger girls will guess incorrectly at the different horses' names.

"Is that Sparky?" A girl once asked her counselor on a tall, skinny Thoroughbred named Sterling. Sparky and Sterling happened to both be gray geldings, but the pony whom the camper referred to is at least 16 inches shorter than the gelding her counselor rode.

Police horses and other special equestrian groups have occasionally traveled to Merriwood to put on programs besides "Merriwood Idol" or the one the counselors ride in. Campers take advantage of the lower jumps on "the other side" as they wait, jumping them on foot far before they will ever jump some of them on horseback.

Back before the subdivision was built to the north of Merriwood, campers could also ride down on a trail into the creek. Bareback, Andrews's microbiology masters degree came in handy as she led riders on Ralph and the other horses to the water, where they could splash alongside river creatures like frogs and fish. Since the development of the land behind the creek though, snakes and erosion have stopped the horses from traveling to the water, but campers can still opt to throw on their water shoes and play in the mud as an afternoon activity.

Riding, swimming, tennis and trips to the creek are halted during rainy days at camp, and to occupy campers, new activities have been introduced over the years. Ralph doesn't need to wear horseshoes anymore, but his old shoes can be found in buckets in the barn, saved up for such rainy days. Since at least 1997, Cowling and other campers throughout the years have taken these horseshoes out of stock and used paint pens to decorate them with the names of Bart, Yahtzee, Witters, Ralph and other horses. Girls who own or lease horses often decorate the shoes in the same color schemes as the halters and saddle pads they dress their horses in. The shoes are hung to dry over the stalls in the barn, or if the sun comes out, laid on feed bags outside.

Ralph and every other white, gray, palomino or mostly light-colored, goodnatured horse have also been pulled from the pasture on rainy days in more recent years of camp to become the subject of other creative activities.

The first time this happened to him, Ralph may have thought he was just getting a bath to rinse off the mud he caked on while having too much fun in the pasture. That first time, however, what followed



the bath was not the typical grooming session. Instead, young campers in rainboots flocked to Ralph, finger paint in hand. Stick figures, hearts, stars and smileys in primary colors soon coated his typically gray fur. Since that day, Ralph has been able to count on becoming a horse of a different color at least once a year, with his makeovers documented in photos alongside those of the memorialized horses in the bunkhouse.



Moey's old house at the ranch.

Rutledge lived in the red brick, two-story house overlooking the camp facilities and “the other side” until her death last year at age 88. The screen door on the back porch still slams like any old country house would do, and an American flag flutters high out in the yard. Campers flood the porch in the summer, waiting for their parents to come pick them up. On sunny days, such girls will gallop on their own two feet through the front yard, pretending to be the one of the horses assigned to them for lessons that week. On rainy days, Andrews will sometimes bring out scrapbooks and reveal stories of horses older than Ralph, and even those that came before Witters, to campers as they wait.

The house, filled with photos and keepsakes of the past 57 years at Merriwood, is the only original structure besides the barn. Copies of Merriwood’s recognition in the news hang on the walls.

“I would never do anything better than surround myself with the people who have come to Merriwood over the years,” Rutledge told the Dallas Morning News in 2007. “The people who come out here always find something worthwhile and they always return to give back.”

When horses passed away, Rutledge would plant trees around the property in their remembrance, but now that Rutledge is gone, this tradition, as well as the others that make up the legacy of Merriwood, is at risk of dying too. Rutledge willed the ranch to her relatives, who will have processed the estate by the end December.



The "other side" where the larger cross country fences can be found.

The lesson program Andrews devised would not be sold within the same deed as the Merriwood property, but Andrews said she would be willing to work with a buyer if they wanted to allow her lesson program to remain there. If not, Merriwood could be leveled, and the land turned into a subdivision like Crystal Falls or a grocery store to compete with the nearby Kroger.

Maggie and Katie Cowling are only two of the numerous women who have found a family at Merriwood over the years, including third generation rider Elizabeth Berglund, daughter of Ellie, the former little girl who just wanted to ride a horse and was Andrews's motivation for finding the stable.

"We still have a lot of Moey's old friends that come out and ride with us," Andrews said.

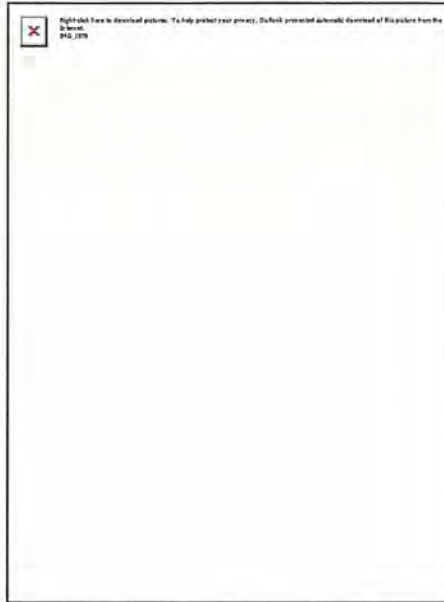
For several of the riders who Merriwood has made its mark on throughout the generations, the hope is that the stable will continue for years to come.

"Merriwood is my home, I grew up there," Maggie Cowling said. "I would actually say that it is more valuable now. When I was younger, it was just a place that I would go with my sister to ride ponies. Now it is home. The people there are my family and Bart is my best friend. I cannot imagine what my life would be like without Merriwood."

Visitors to the barn who value the same things as the Moey, the Cowling sisters, Andrews and her family will find themselves welcomed into no different of a family than that Maggie Cowling found.

"Can you help brush a horse?" Andrews asked the girl who huddled next to Windsor at age 10, fed granola bars to Buddy when she was 14 and rode Sterling in a camp program as a counselor at age 16. Andrews pointed to Ralph and the others who had too much fun splashing through the mud prior to lessons one February afternoon when the rain hadn't come down hard enough to cancel riding. At 22-years-old, the same age Windsor was when the old jumper's heart finally gave out, she had come to visit Merriwood the day after Valentine's to talk with Andrews and see who was left of her old favorite horses.





Domino munches hay in the paddock; February, 2013.

Clad in leggings and the type of fashionable brown boots styled after riding clothes but never meant to be worn at a barn, she grabbed a metal curry comb and went to work at scraping mud off of Flash, a chestnut gelding 10 years younger than Ralph, who munched hay in the corner. Ralph watched as Doctor Brown sewed up a wound on Buster, a younger gelding who had too much fun playing in the pasture, and he watched Flash bite at the ranch returnee as she attempted to pick up his feet to pick the mud out.

“Do you ride Flash?” Asked a girl around the same age as she was when she rode Windsor.

“No, just helping,” Sterling, Buddy and Windsor’s former rider replied. She remembered looking up to the older girls when she was that age, desperately waiting for the day Andrews would invite her to help ready the horses for lessons.

The younger girls anticipate the day they will be asked to become helpers: it is a rite of passage at Merriwood. To be included in the grooming routine at Merriwood is considered a privilege. And even those who have left and come back years later to find Ralph one of the few horses still standing whom they’ve ridden can be trusted to fulfill such duties. Andrews’s offer is one such rider should be glad to accept, as it means they will always be valued as part of the legacy that is Merriwood Ranch.

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Jillian G. Bliss

Writer, [Reporting Texas](#)

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t: @jillianga

## Allmendinger, Tracy

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**From:** acissell@wt.net  
**Sent:** Monday, June 24, 2013 7:24 AM  
**To:** Russelmann, Anita  
**Subject:** File 13-22

Re: File 13-22

To Whom it May Concern:

I am writing to protest the recent zoning change request for 2541 West Campbell Road in Garland. I believe there are several reasons why this land should not be rezoned for single family housing.

- 1) A quick glance at the MLS shows 42 existing homes for sale within one mile of this address. Adding 45 more homes to an already slow market will not increase property values, and will increase the time on the market for these existing homes.
- 2) The land is located mostly in flood plain. In fact, it floods so often that one of the evening chores on days when rain is expected overnight is to gather up the equipment from the riding arenas nearest the creek and move it to higher ground. Any flood plain abatement involving excavation would probably create an area of standing water—not an ideal situation where West Nile virus is increasing.
- 3) This land is home to several coyotes, bobcats, skunks, raccoons and other wildlife. A housing development built on this site will cause these animals to be displaced, probably to the streets and alleys of nearby neighborhoods.
- 4) In a period of drought, with no new landscaping allowed to be planted, does the city want to allow the development of 45 new homes, with new landscaping, to stress the city water supply even further?
- 5) There are at least 5 plots of undeveloped land within a 5 mile radius of this property that are for sales and have been for several years. Why the need to develop this plot?
- 6) Finally, the sentimental reasons: Merriwood has been part of the Garland community for more than a generation. It would be a shame to see this heritage disappear for the sake of a few new homes.

Sincerely,  
Amy Cissell  
[acissell@wt.net](mailto:acissell@wt.net)

**Allmendinger, Tracy**

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**From:** RWPINC1@aol.com  
**Sent:** Monday, June 24, 2013 7:01 AM  
**To:** Russelmann, Anita  
**Subject:** File 13-22

I am writing to oppose the re-zoning request.

The benefits of horses and people far outweigh concrete. Many people come from all over the metroplex to ride and attend camp at Merriwood Ranch. This land is one of the last, remaining greenspaces of its size in the City of Garland. This is a special treasure in your city of Garland, don't let it disappear.

Thank you for your time and consideration.

Doreen Bruton

## Allmendinger, Tracy

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**From:** Ingelore Kroener <ingeloree@lycos.com>  
**Sent:** Monday, June 24, 2013 6:42 AM  
**To:** Russelmann, Anita  
**Subject:** File 13-22

We are Springpark residents and Merriwood Ranch has been a special place for our family. We love to see the horses on our walks in our neighborhood and attend riding lessons there as well. Just like many other people come from all over the metroplex to ride and attend camp there –and have been doing so for the last 57 years. This land is one of the last remaining greenspaces of its size in the City of Garland. Greenspace benefits not only the property values in the areas, but also provides important environmental services and is good for the entire community. Please save merriwood ranch for us and our fellow neighbors!!  
My best, Ingeborg Kroener



## Allmendinger, Tracy

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**From:** Ashli Hickman <ashlijhickman@gmail.com>  
**Sent:** Monday, June 24, 2013 12:49 AM  
**To:** Russelmann, Anita  
**Subject:** 13-22

Greetings,

This is in reference to Merriwood Ranch potentially becoming a housing development.

I took my first riding lesson at Merriwood when I was 6 years old. My parents had to give special permission for me to take lessons at that age, as the rule at Merriwood was you had to be 7 to take lessons. I had watched my sister ride, and after some rather persistent persuasion efforts on my part, my parents AND the ranch caved. I spent many summers in a row there at day camp with my first horse, Cisco.

I went on to compete nationally through high school, when I was ranked in the top 10 in the nation for both hunters and jumpers. I continued riding through college, but had to give up the competition circuit due to time demands during graduate school and now career and family. But it will always be a part of me.

Riding gave me a sense of accountability, it taught me sportsmanship, the value of hard work and commitment, and I forged incredible friendships through my sport.

Please give me the chance to bring my kids here and give them the kind of childhood memories I cherish in a world filled with video games and kids who, quite frankly, grow up too fast! We need homes, but there HAS to be another place to build these ones!

Thanks for taking the time to read this!

Sincerely,

Ashli J. Hickman  
[ashlijhickman@gmail.com](mailto:ashlijhickman@gmail.com)  
(214)683-5460

Sent from my iPhone  
Please excuse any typographical errors

## Allmendinger, Tracy

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**From:** Harlan Haskins <hbpathf@gmail.com>  
**Sent:** Monday, June 24, 2013 12:01 AM  
**To:** Russelmann, Anita  
**Subject:** File 13-22

To whom it may concern:

Merriwood Ranch is a special place. Many people come from all over the metroplex to ride and attend camp –and have been doing so for the last 57 years. That isn't what only makes Merriwood Ranch so special.

For the last 57 years, children have been attending Merriwood Ranch Camp and have learned and experience valuable life lessons and skills. I first went to Merriwood Ranch when I was 5 years old. Some of my best childhood friendships were formed at camp. Over the years I learned the values of hard work and how to work as a team. I learned how to take care of horses and therefore learned how to take care and think of someone other than myself. Merriwood Ranch's large pastures and "happy horsemanship" method of teaching and training fosters a healthy relationship between children and adults and horses. Merriwood offers the community a unique experience and a safe place for horseback riding. Thanks to Moey Rutledge, Sue Andrews, and Mary Beth Travis at Merriwood Ranch, my love of horses and equestrian sports was inspired. They gave me my first job. I attended William Woods University and studied Equestrian Science. The training Sue, Mary Beth, and the other instructors gave me a solid foundation to continue my education. If I was still living anywhere near the DFW area, I would still be riding at Merriwood Ranch. Now as I await the birth of my first child, I can't wait to pass on the skills and values I learned at Merriwood Ranch and see the kind person he will grow to be because of them.

This land is one of the last remaining greenspaces of its size in the City of Garland. Greenspace benefits not only the property values in the areas, but also provides important environmental services and is good for the entire community.

For the benefit of the community, keep Merriwood Ranch alive for future generations.

Sincerely,

Mary Harlan Crist Haskins

## Allmendinger, Tracy

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**From:** Cindi Wakefield <cindiwakefield@tx.rr.com>  
**Sent:** Sunday, June 23, 2013 11:42 PM  
**To:** Russelmann, Anita  
**Subject:** File 13-22 Save Merriwood Ranch

Good day we reside at 6618 lake shore dr in garland. Merriwood Ranch has been a special part of the Garland community for many years. My daughter's Girl Scout trip did their first riding adventure there. It is a beautiful spanse of green area next to our neighborhood in Springpark. And it protects the beauty and the home values in our neighborhood. Please do not let this area get developed. It will ruin the view around the pond in Springpark. It is part of the heritage in the Richardson Garland area and an important piece of land for us to keep intact.

Thank you, Cindi Wakefield



**Allmendinger, Tracy**

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**From:** Megan Rodder <horsegirlmegan@yahoo.com>  
**Sent:** Sunday, June 23, 2013 11:21 PM  
**To:** Russelmann, Anita  
**Subject:** File 13-22

Dear Garland City Council and Garland Zoning Commission,

It breaks my heart that Merriwood Ranch might be shut down. I have met so many great, unforgettable people and I have met all of my closest friends through Merriwood. This is the place where I fell in love with horses and also teaching. My childhood was spent here and it should be where childhood is spent for many more generations. This ranch is not just a place for horses but also a home for many children pursuing their passions and dreams.

I have been horseback-riding at Merriwood Ranch for half of my life. I started when I was 8 years old at summer camp. I fell in love with horses and started taking lessons. I am now 16 and drive every morning to teach at their summer camp. I started out as a helper, then was a Junior Counselor last summer, and now (this summer) am a Riding Counselor. It was always my dream to be able to teach other girls younger than me to ride horses just like I was taught during camp and I finally get to do just that!

Merriwood has helped me grow so much as a person. As an 8-year old, I was extremely shy. Now, I have grown into a confident Riding Counselor. Merriwood has taught me patience, perserverance, and responsibility. It makes me very sad to think that other little girls might not have this same experience. I call Merriwood my second home and I cannot imagine life without it! The thought that people want to turn this wonderful place into more surburban housing is terrible. Merriwood is built in a flood plain and the land would be incredibly hard to develop. It is unnecessary to try to develop this land into anything other than what it is. Without Merriwood, numerous people would be without joy and happiness in the DFW Metroplex.

So, please save Merriwood Ranch! Many children will benefit the same way I have!

Sincerely,  
Megan Rodder



**Allmendinger, Tracy**

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**From:** Felecia West <fwhorsegirl@yahoo.com>  
**Sent:** Sunday, June 23, 2013 11:21 PM  
**To:** Russelmann, Anita  
**Subject:** File 13-22

Hello,

I heavily encourage you to allow Merriwood Ranch to continue existing and operating. If you were to allow the new housing development to come in, the community would be sacrificing a positive outlet for many young individuals who may turn to other, less desirable activities had this opportunity not been presented. This ranch also has a very long history which you would be eliminating for something very run-of the mill. This is a ranch unique to Garland and one that I would hate to see disappear.

-Felecia W.

**Allmendinger, Tracy**

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**From:** Bethany Gleiser <bethanygleiser@gmail.com>  
**Sent:** Sunday, June 23, 2013 11:13 PM  
**To:** Russelmann, Anita  
**Subject:** File 13-22

Dear Garland City Council Planning Department and Zoning Commission,

Merriwood Ranch became a part of me when I turned seven. I remember driving up the gravel road with my mom and having an overwhelming sense of fright that grew as we got closer to the stable. Little did I know that this place was going to become my second family.

Having an incredibly busy schedule, I only got to go out to the barn during the summer. When that first day of camp arrived every year, I was always excited to go reunite with my friends at the ranch. I was always welcome back with huge smiles and multiple hugs.

This place has brought people from all over to gather and do something they all love. Because of the unique atmosphere, people from all ages and different levels are able to come ride and learn something new that day. It makes sense that it has been around for 57 years. People can't get enough of the special environment that Merriwood has to offer.

I know that having the ability to learn how to ride a magnificent animal has brought me so much joy over the years. And I definitely know that many others feel the same way. It would be a tragedy to see such a wonderful place go. Please consider how much this barn means to us. Please save our family and let us continue to grow.

## Allmendinger, Tracy

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**From:** Christie Gard <christie.gard@gmail.com>  
**Sent:** Sunday, June 23, 2013 10:47 PM  
**To:** Russelmann, Anita  
**Subject:** File 13-22 - Please keep as Agricultural Zone

Dear City of Garland Plan Commission,

I am writing today to request that you deny the rezoning request by Oak Ridge Developments (File 13-22) to rezone Merriwood Ranch from an agricultural district to a planned development district.

Merriwood is an institution that has been a benefit to Garland for 57 years. In this day and age of constant development, Garland remains somewhat of an oasis in the metroplex in that it is a thriving suburb, but it also embraces the strong Texas ties to country and community. Leveling Merriwood and adding more houses with a new subdivision would not help the community, only add a few more houses. Keeping Merriwood amidst the other agricultural land adjacent to it would demonstrate how Garland stands out from the rest of urban sprawl and development, that it cares about community and nature, two strong Texan attributes, while also embracing urban living. There are so few communities that embrace this with such proximity to the Downtown Dallas area, and it makes Garland a gem of a place to live and visit.

Please help preserve Garland in this way, and preserve Merriwood. Merriwood Ranch in itself has benefited thousands of children and adults over the years. It is welcoming to everyone and provides a safe haven and strong educational experience to all who visit it. Personally, I have learned responsibility, respect, patience, and appreciation for a strong community from Merriwood. As a child growing up in Dallas, Merriwood was my home away from home. Merriwood offered me community when nowhere else in the Metroplex did. It continues to do this, it continues to have a positive influence on all who visit. So few places these days can offer a natural experience that also teaches students to grow, and learn to teach themselves and others... to respect the world and other beings... to give back to the community that has given to them. And as a stable, it is very affordable, offering many who couldn't normally participate in equestrian sports an opportunity to experience horses, and to embrace Texas heritage by doing so.

Merriwood Ranch would continue to serve thousands if it is allowed to remain an agricultural district. It would benefit far more in the Garland community, and have a greater benefit on Garland's reputation as a quality place to live than would 45 houses. How does 45 houses and a developer's profit compare to thousands of families who would benefit? And these families, whose devotion because of the experience Merriwood offers, would give far more back to the City of Garland than a few new tenants would. Please consider this in your considerations of rezoning.

Thank you so much for your time and consideration.

With sincere regards,  
Christie Gard

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Christie Gard  
[christie.gard@gmail.com](mailto:christie.gard@gmail.com)



## Allmendinger, Tracy

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**From:** Skinner Bill <bskinn4309@yahoo.com>  
**Sent:** Sunday, June 23, 2013 10:45 PM  
**To:** Russelmann, Anita  
**Subject:** File 13-22

I started riding horses at Merriwood Ranch in the early eighties. I thought it was such a charming area, with horses, wildlife, and a running stream through the property. I thought the city of Garland was so smart to keep an area like this, in amongst the developments that I saw beginning to be built around it. This small ranch (which is on a flood plain) seemed to also be a logical use of the land. Not only it keeps the green space and enhances the property around it, but it provides a positive recreational environment for children to learn to ride horses, and attend the day camp that has been going strong for 57 years! My own children learned to ride at Merriwood, and they met kids from all over the metroplex who came to Garland to ride and attend camp at Merriwood. My girls are now camp counselors during the summer months, and are teaching a new generation of young riders all about horsemanship and other outdoor activities at Merriwood Ranch. This small ranch is a viable business on a topography-challenged piece of land. It is also a real gem that the city of Garland should not let go of lightly. Once places like this are gone, they are gone forever. Please don't let that happen to Merriwood Ranch.

Linda L. Skinner



## Allmendinger, Tracy

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**From:** Shannon Shiffer <shanshinyday@gmail.com>  
**Sent:** Sunday, June 23, 2013 10:08 PM  
**To:** Russelmann, Anita  
**Cc:** horsegirlmegan@yahoo.com  
**Subject:** File 13-22

Dear Garland Official,

I am writing to voice my opinion on the possible future loss of Merriwood Ranch, a beloved homestead for many talented and loving people and horses for more than half a century. We cannot let Merriwood slip away to other petty things such as grocery stores or more apartment complexes.

Merriwood is more valuable than just land to build upon. It houses the childhoods of many generations, and has a duty to continue serving its purpose for many years to come. Not only is the ranch a home for horses, but also for countless children with dreams, talent, a true passion.

My dearest friend has been defined by her love of horses for as long as I can remember. This appreciation is a direct result of the love and dedication she encountered and absorbed through her innumerable visits to Merriwood throughout more than half of her life. At sixteen, Megan is a responsible young woman with healthy confidence which she has learned through guiding horses over jumps and through trails, and now, as a summer camp teacher, through guiding young riders just like she was so many years ago. The horses residing at Merriwood are part of her family, and are loved as such. Without Merriwood, I wouldn't have such a caring, passionate friend by my side. Lessons of love, patience, and skill are just some of the abundant outcomes the ranch proves to serve through its coveted summer camp and year round lessons.

Without Merriwood, many good citizens will be without work, and many good horses will have to suffer through the traumatic experience of relocation. It is inhumane and unnecessary to force out a long standing tradition of joy and happiness that Merriwood provides to numerous people throughout the DFW Metroplex.

I consider Merriwood Ranch to be a major highlight of the city of Garland, and I expect it to stay serving its purpose for many years to come.

Sincerely,

Shannon Shiffer

## Allmendinger, Tracy

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**From:** Cindy Woodcock <cindywoodcock4jesus@gmail.com> on behalf of Cindy Woodcock <cindy@SonLightSoftware.com>  
**Sent:** Sunday, June 23, 2013 9:41 PM  
**To:** Russelmann, Anita  
**Subject:** File 13-22

Dear City of Garland,

We live in a free country and have a right to own property! Merriwood is a privately owned horse barn and is a blessing to many, many horseback riders now, in the past, and hopefully in the future. As a parent of a horse lover and rider, I know that having a place close to our home for her to ride made our lives a lot easier. Do NOT be foolish and take the rights away from Merriwood's owners. There is plenty of land for the developer to build houses on in and around Garland. Honor our constitution!

Cindy Woodcock

**Allmendinger, Tracy**

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**From:** Katherine Bowen <katbowen02@gmail.com>  
**Sent:** Sunday, June 23, 2013 9:32 PM  
**To:** Russelmann, Anita  
**Cc:** SaveMerriwoodRanch@yahoo.com  
**Subject:** File 13-22  
**Attachments:** Merriwood.pdf

To Whom It May Concern,

Please see my attached letter regarding File 13-22.

Thank you,

Katherine Bowen

## Allmendinger, Tracy

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**From:** Melanie Willett <melaniewillett75@gmail.com>  
**Sent:** Sunday, June 23, 2013 9:32 PM  
**To:** Russelmann, Anita  
**Subject:** File 13-22

Dear City of Garland,

I'm writing to voice my support for Merriwood Ranch. This special place has given countless boys and girls, young and old, life experiences that cannot be replicated elsewhere within the metroplex.

There are countless subdivisions but only one Merriwood Ranch. In fact I have no idea how a subdivision could possibly be built with the flooding issues on that property. The ranch survives the flooding by moving horses as necessary and just waiting for nature to dry things out. It has worked this way successfully for 57 years.

The metroplex continues to need an environmental oasis for its citizens. The highly successful Klyde Warren Park shows just how desperate people are for green space in the area.

Children, both handicapped and others, call Merriwood home during summer camps and weekly riding lessons. Personal responsibility is taught along with care for horses and others.

Please consider saving Merriwood for future generations. Think carefully about the impact of another subdivision compared to the impact Merriwood makes in the lives of your citizens.

Sincerely,

Melanie Willett



**Allmendinger, Tracy**

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**From:** Lauren Woodcock <laurenwoodcock4jesus@gmail.com> on behalf of Lauren Woodcock <lauren@sonlightsoftware.com>  
**Sent:** Sunday, June 23, 2013 9:30 PM  
**To:** Russelmann, Anita  
**Subject:** File 13-22

To the City of Garland,

PLEASE do not approve the rezoning of Merriwood Ranch! There are not only many horses that call that barn home that would more than likely not easily find good homes, but there are also so many riders children and adults alike that call this barn home! To rezone would be to steal from every single person who rides there. It is NOT right to take that away from them! The land belongs to them, please don't steal it!

Thank you for listening to the concerns of a horse person who cares about the rights and well-being of her neighbors, friends, and fellow horsemen.

Sincerely,  
Lauren Woodcock

**Allmendinger, Tracy**

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**From:** Walther Chen <walther.chen@gmail.com>  
**Sent:** Sunday, June 23, 2013 9:29 PM  
**To:** Russelmann, Anita  
**Subject:** File 13-22

On Jun 23, 2013 10:21 PM, "Walther Chen" <[walther.chen@gmail.com](mailto:walther.chen@gmail.com)> wrote:

Hello,

I oppose the rezoning of the land upon which merriwood ranch sits. This place is a wonderful resource for the community, and I know of several young people who have benefitted from their experiences there.

Walther Chen

**Allmendinger, Tracy**

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**From:** Walther Chen <walther.chen@gmail.com>  
**Sent:** Sunday, June 23, 2013 9:22 PM  
**To:** Russelmann, Anita  
**Subject:** Merriwood

Hello,

I oppose the rezoning of the land upon which merriwood ranch sits. This place is a wonderful resource for the community, and I know of several young people who have benefitted from their experiences there.

Walther Chen

**Allmendinger, Tracy**

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**From:** Karen Kier <karenlkier@hotmail.com>  
**Sent:** Sunday, June 23, 2013 9:17 PM  
**To:** Russelmann, Anita  
**Subject:** File 13-22

>  
> Please save Merriwood Ranch! Merriwood is a place where kids can grow  
> up while riding horses and learning leadership, time management, and responsibly. Growing up around  
horses saved my life and keep me active and out of trouble. You would be making a huge mistake getting ride  
of such a great place! Save Merriwood!!!  
>  
>  
> Sent from my iPhone



## Allmendinger, Tracy

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**From:** Jessica Kern <jlkern@gmail.com>  
**Sent:** Sunday, June 23, 2013 9:14 PM  
**To:** Russelmann, Anita  
**Subject:** File 13-22

To whom it may concern,

This is a plea for your support in helping to preserve merriwood ranch and to prevent it's rezoning. This is a sanctuary and special place, the only one of it's kind. It's existence as a horse farm saved my very life when I was a girl. It has also brought unparalleled joy and learning to children and adults of all ages, and has been a happy home for horses for decades.

This farm is and has been an asset to the greater Dallas community and must be allowed to continue to be a horse farm.

We will do everything in our power to keep this space from being rezoned, and hope that you will aid us in preserving the one and only merriwood ranch.

Thank you deeply for your attention and consideration,  
Jessica Kern

## Allmendinger, Tracy

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**From:** john dollus <jdollus@gmail.com>  
**Sent:** Sunday, June 23, 2013 9:00 PM  
**To:** Russelmann, Anita  
**Subject:** File 13-22

Part of the reason I chose to purchase my home in the 75044 zip code of Garland was because of the open land areas mixed in within the area. Merriwood Ranch should not be rezoned for residential development to help maintain the diversity of the area that is so important and distinguishes garland from the surrounding over developed areas.

Instead of plowing under an important resource to the community, developers should be encouraged to focus on the many existing areas within Garland that are currently zoned for their use but are currently underutilized. Houses are everywhere... and these houses proposed will only be valuable to the potential 45 tenants after the developers are through. Merriwood has the potential to impact so many more in the community, in addition to the thousands it has already reached over the past 57 years. A final note... think about our Texas heritage... horses and open lands are a part of our history. A little bit of country is deserved by all, and Texans know that well. Please help us save the little bit of country in Garland Texas that is Merriwood Ranch.

sincerely,  
John Dollus  
Garland citizen

## Allmendinger, Tracy

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**From:** Michelle Silva <michelle.wire@gmail.com>  
**Sent:** Sunday, June 23, 2013 8:56 PM  
**To:** Russelmann, Anita  
**Subject:** Re: Automatic reply: SAVE MERRIWOOD

PLEASE SAVE MERRIWOOD!

Future generations of young women will be forever in your debt.

On Sun, Jun 23, 2013 at 8:54 PM, Russelmann, Anita <[ARusselm@garlandtx.gov](mailto:ARusselm@garlandtx.gov)> wrote:  
I am out of the office and will return on Monday, June 24th. If you need assistance before then, please contact the front desk at [972-205-2445](tel:972-205-2445).

--

Michelle Silva  
[michelle.wire@gmail.com](mailto:michelle.wire@gmail.com)

## Allmendinger, Tracy

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**From:** Michelle Silva <michelle.wire@gmail.com>  
**Sent:** Sunday, June 23, 2013 8:55 PM  
**To:** Russelmann, Anita  
**Subject:** SAVE MERRIWOOD

Hello,

My name is Michelle Silva and I am a graduate of Merriwood Ranch. I began my riding career there at 6 years old when my brother was a camp counselor there.

I was a child who came from an unhappy household and Merriwood was my refuge. This institute empowers young girls thru horsemanship.

From what I learned at Merriwood I went on to become a professional equestrian and ranked #1 in the country for 3 years in a row.

Please don't turn this historic institute into a housing development. Merriwood is a HUGE part of Garland's history and topography. I understand that a development will bring money to the city, but at what cost...

PLEA

--

Michelle Silva  
[michelle.wire@gmail.com](mailto:michelle.wire@gmail.com)



**Allmendinger, Tracy**

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**From:** Holly McCoy <mccoyholly@rocketmail.com>  
**Sent:** Sunday, June 23, 2013 8:11 PM  
**To:** Russelmann, Anita  
**Subject:** FILE 13-22 - Keep it Ag.

Hello,

Please vote not to re-zone the Campbell Road property, but to keep it agricultural. I have ridden horses there since the age of 11 - that was in 1984 - and my "barn family" and the lessons I learned as a kid, and continue to learn there, are irreplaceable to me. Literally thousands of children have passed through Merriwood Ranch's arms in that location and have gone on to work for good in our world.

It would be in the City of Garland's best interest to allow Merriwood to continue as a horse ranch, both for the business it adds to the City by drawing in the "horse crowd" who would not otherwise be in Garland, and for the education and development of Garland's most priceless and irreplaceable resource - its children. Its future.

Save Merriwood Ranch. Keep it zoned Ag.

Sincerely,  
Holly A. McCoy, M.D.

**Allmendinger, Tracy**

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**From:** Amanda Miller <amandam037@aol.com>  
**Sent:** Sunday, June 23, 2013 7:51 PM  
**To:** Russelmann, Anita  
**Subject:** File 13-22

Please do not re zone merriwood ranch... It is a wonderful part of being a kid in north Texas. I am a north dallas resident and have had many a meal in garland only because I was taking lessons at the ranch as a kid and I also plan on my two boys learning to ride there as well. It allows kids to step away from television, video games and bounce houses and learn about animals, nature and really what this state was made from.

Please please do not take that away from our kids!  
Thanks  
Amanda Marrone

Chef Amanda Miller Marrone  
Food in a Flash  
Personal Chef Services  
214-460-6579

**Allmendinger, Tracy**

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**From:** Amy Swearingen <lucky1215@sbcglobal.net>  
**Sent:** Sunday, June 23, 2013 7:38 PM  
**To:** Russelmann, Anita  
**Subject:** File 13-22

Please do not cause Merriwood Ranch to close. It is a unique little gem in the midst of our growing metroplex. I have very fond memories of learning to ride horses at Merriwood. It had been a special place for children for 57 years. I hate the thought of today's children not having a place to experience horseback riding!

Thanks!

Amy Swearingen

[lucky1215@sbcglobal.net](mailto:lucky1215@sbcglobal.net)

**Allmendinger, Tracy**

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**From:** Heather L. Charlet <hcharlet@gmail.com>  
**Sent:** Sunday, June 23, 2013 7:37 PM  
**To:** Russelmann, Anita  
**Subject:** File 13-22

To Whom it May Concern,

I just heard the terrible news that my beloved Merriwood Ranch is on the chopping block to make way for yet ANOTHER subdivision. I spent 10 summers there as a child. Not only did it further my love of horses tremendously, but it is also one of the main reasons I am so ecologically-minded as an adult. I've been waiting for my kids to be old enough to go to camp there themselves. They are one year away. If they are denied that gift because of commercialism, I will be truly and deeply saddened.... Along with hundreds of other people. Please make the right choice and save Merriwood Ranch <3

Thank you for your time and consideration.

Best Regards,  
Heather Charlet

Sent from my iPhone



**Allmendinger, Tracy**

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**From:** John Crist <johntcrist@yahoo.com>  
**Sent:** Sunday, June 23, 2013 5:07 PM  
**To:** Russelmann, Anita  
**Subject:** Merriwood File 13-22

My daughter notified me that Merriwood Farm is being considered for rezoning. This was a very important place for me as I was raising my daughter. She began riding lessons when she was in elementary school and continued riding there until she graduated from high school. She worked out there as an instructor after class, on weekends, and in the summer. This was a very important part of her life as, I'm sure it was for a lot of other families over the years and I would hate to see other families deprived of the opportunity to enjoy this wonderful place in the future just for the sake of some additional development. Thank you for your consideration.

John T. Crist  
4039 Wembley Terrace  
Dallas TX 75220

**Allmendinger, Tracy**

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**From:** Andrea 31 <ahardgrave31@gmail.com>  
**Sent:** Sunday, June 23, 2013 5:01 PM  
**To:** Russelmann, Anita  
**Subject:** 13-22

Merriwood Ranch is a special place. Many people come from all over the metroplex to ride and attend camp – and have been doing so for the last 57 years.

This land is one of the last remaining greenspaces of its size in the City of Garland. Greenspace benefits not only the property values in the areas, but also provides important environmental services and is good for the entire community.

Don't let developers take this tradition!!

Andrea Hardgrave

## Allmendinger, Tracy

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**From:** HAYDEN, COURTNEY <CHAYDEN@uams.edu>  
**Sent:** Sunday, June 23, 2013 4:50 PM  
**To:** Russelmann, Anita  
**Subject:** 13-22

To whom it may concern:

My name is Courtney Hayden. I am 25 years old and lived in Dallas for 20 years.

My mother started off riding when she was about 7 years at Merriwood's summer camp. She continued on to show halter and barrel race up until her teenage years.

When my sister and I turned six, we participated in their summer camp as well for 3 consecutive years. We also took english flat and jumping lessons for 2 years.

I currently reside in Fayetteville, AR and manage a 25 acre farm with 10 horses, have trailer in clients to ride their horses, and teach students as well. If my experience at Merriwood had been a bad one, I would not have furthered my riding career.

I fondly remember my time at their summer camp. Would start off riding in the morning, play tennis, and then go for a swim. They have some kind of river/creek area too that campers could go swimming in as well that was such a blast! You just can't find that kind of experience in the city. From what I remember, the program was very affordable, close to Dallas, great staff, and great company.

There was also a little Shetland pony that my mother rode when she was a camper there. By the time I was a camper he was too old to ride (in his 40s! average age is about 25 years old) but many of my friends and I would sneak him treats before the day was over.

It is also a beautiful property and the horses there are well taken care of. I can't imagine not growing up riding there and would be very saddened to here the end of that farm.

I do hope ya'll change your mind. It would be such a shame to turn it into a typical subdivision when it is one of the last remaining green spaces in Garland. There is nothing like Merriwood in the DFW area.

Would be a shame to have to re-home all those horses and enable future generations to make great memories there as well. I do hope ya'll reconsider.

Thanks,

Courtney Hayden

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**Allmendinger, Tracy**

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**From:** Jan Nichols <jan.hpn@gmail.com>  
**Sent:** Sunday, June 23, 2013 3:59 PM  
**To:** Russelmann, Anita  
**Subject:** File 13-22

Please try to keep Merriwood Ranch open for all the good it's done in the past and for all the good it can do in the future.

Thank you,  
Jan Nichols



## Allmendinger, Tracy

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**From:** Jeni Lambert <jlamb0429@aim.com>  
**Sent:** Sunday, June 23, 2013 3:47 PM  
**To:** Russelmann, Anita  
**Subject:** File 13-22

To Whom It May Concern,

I am writing on behalf of Merriwood Ranch. It is a wonderful place that has touched so many people. There are countless little girls who were introduced to horses for the first time there, and had that love sparked. The benefits of horseback riding are innumerable and taking away this property would be a great loss not only to the people who love it, but also to the city. There are more subdivisions than we can count, but how many properties like this are there left? To end this 57 year old tradition would be a travesty and I hope that you all decide against its demise.

Jeni Lambert

## Allmendinger, Tracy

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**From:** Meredith Peck <merediff1@gmail.com>  
**Sent:** Sunday, June 23, 2013 3:27 PM  
**To:** SaveMerriwoodRanch@yahoo.com; Russelmann, Anita  
**Subject:** File 13-22

At age 11 my dad took me to Merriwood after i told him i wanted to ride horses. When i showed up i was in awe. I watched as a lesson pursued and i was amazed by the girls riding and the swift movements as the girls flew over the jumps. That day was the start of the rest of my life. That day formed my dreams and goals for life. I started riding there about a week later and experienced the best days of my childhood. i rode there until i was 14 and learned to jump and control the horse the way i wanted to. That year was the year i met Flash. He was a 19 year old thoroughbred that i fell in love with instantly. Flash was my first love. i would go out and ride him at least 18 hours a week. Merriwood was my home. I had trouble making friends and didnt really have any but i didn't care, because i had Merriwood, Flash, and the girls i rode with. At school i would just let the bullying go and daydream about the jumps i would be flying over after the last bell of the school day rang. Without Merriwood my life would be missing something. There would be a hole in my heart and i wouldn't have known why. Flash was the first horse i loved, and Merriwood gave me the ultimate experience of getting to lease him. i took lessons and showed at this facility from age 11 to 14 and would go to every session of the summer camps available. Merriwood was my life. At age 14 my parents decided to move to New Braunfels, where i still live today. It is four hours from Merriwood. Yet every time i get the chance i check up on my first love Flash. And yes i've had horses since him. But he is the most special. Without Merriwood, i would have never experienced any of it, or Flash. Many Children have experienced what ive experienced at this ranch. and many children will come. Merriwood shaped my life, and the fact that my life now revolves around horses. I love Merriwood , and every horse and person there. Putting a housing development at Merriwood would be a huge mistake. People like me will not have the opportunity to experience what i experienced at Merriwood if you decide to go through with this. you will also be destroying my chances to ever know or hear about Flash for his remaining days. Thank you for your time,

Meredith Lee Peck

## Allmendinger, Tracy

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**From:** Meredith Peck <merediff1@gmail.com>  
**Sent:** Sunday, June 23, 2013 3:24 PM  
**To:** SaveMerriwoodRanch@yahoo.com; Russelmann, Anita  
**Subject:** Merriwood Ranch

At age 11 my dad took me to Merriwood after i told him i wanted to ride horses. When i showed up i was in awe. I watched as a lesson pursued and i was amazed by the girls riding and the swift movements as the girls flew over the jumps. That day was the start of the rest of my life. That day formed my dreams and goals for life. I started riding there about a week later and experienced the best days of my childhood. i rode there until i was 14 and learned to jump and control the horse the way i wanted to. That year was the year i met Flash. He was a 19 year old thoroughbred that i fell in love with instantly. Flash was my first love. i would go out and ride him at least 18 hours a week. Merriwood was my home. I had trouble making friends and didnt really have any but i didn't care, because i had Merriwood, Flash, and the girls i rode with. At school i would just let the bullying go and daydream about the jumps i would be flying over after the last bell of the school day rang. Without Merriwood my life would be missing something. There would be a hole in my heart and i wouldn't have known why. Flash was the first horse i loved, and Merriwood gave me the ultimate experience of getting to lease him. i took lessons and showed at this facility from age 11 to 14 and would go to every session of the summer camps available. Merriwood was my life. At age 14 my parents decided to move to New Braunfels, where i still live today. It is four hours from Merriwood. Yet every time i get the chance i check up on my first love Flash. And yes i've had horses since him. But he is the most special. Without Merriwood, i would have never experienced any of it, or Flash. Many Children have experienced what ive experienced at this ranch. and many children will to come. Merriwood shaped my life, and the fact that my life now revolves around horses. I love Merriwood , and every horse and person there. Putting a housing development at Merriwood would be a huge mistake. People like me will not have the opportunity to experience what i experienced at Merriwood if you decide to go through with this. you will also be destroying my chances to ever know or hear about Flash for his remaining days. Thank you for your time,

Meredith Lee Peck



## Allmendinger, Tracy

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**From:** Judith McGeary <judith@farmandranchfreedom.org>  
**Sent:** Sunday, June 23, 2013 2:49 PM  
**To:** Russelmann, Anita  
**Subject:** File 13-22

Re: File 13-22

Dear Planning Commissioners:

I am writing to urge you to deny the application to change zoning on the property currently known as Merriwood. At the very least, the decision needs to be delayed to allow for full consideration of all of the issues.

Merriwood is a decades-old family business that provides numerous benefits for people throughout the area. I grew up riding horses at Merriwood, and my experiences there are significantly responsible for much of my success in life. Merriwood taught me responsibility, ethical treatment of both animals and people, and how to work hard to reach my goals. After leaving Merriwood to attend college, I became an attorney and later founded a nationally recognized nonprofit, the Farm and Ranch Freedom Alliance, which advocates for sustainable farmers and local food systems. The lessons I learned at Merriwood shaped who I am and all of the work I have done.

Merriwood benefits not only the people who work and play there, but also the nearby businesses. The numerous visitors spend money in the city, from gas and meals to shopping.

This property is also one of the few remaining greenspaces of its size in the City of Garland. It is important to preserve the character and integrity of the property, which provides benefits to the entire area. This greenspace reduces stormwater runoff, improves air quality, and provides valuable habitat for birds and small animals of all kinds.

Developing this property would be a disservice to the local community. It would increase traffic and place additional burdens on the city's infrastructure. For instance, new water, wastewater, and electrical services would be required, off-setting any increased property taxes from the development. Moreover, destroying this valuable greenspace could lower the value of neighbors' property and make the area less attractive to prospective residents.

I urge you to act in the interests of the thousands of people, both in Garland and from far away, who benefit from this wonderful property as it currently exists. A subdivision can be built anywhere; Merriwood is irreplaceable.

Sincerely,  
Judith McGeary, Esq.  
P.O. Box 962  
Cameron, TX 76520



**Allmendinger, Tracy**

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**From:** LauraCampbell005@gmail.com  
**Sent:** Sunday, June 23, 2013 1:51 PM  
**To:** Planning Group  
**Subject:** File13-22

Dear Members of the Garland Planning and Zoning Commission,

The purpose of this letter is to urge you to deny the application for zoning change from Agriculture District to Planned Development (File 13-22.)

This land is special it has been a riding camp (Merriwood) for 57 years and is one of the last remaining green spaces of its size in the City of Garland. I have been riding at Merriwood for 20 years and keep two horses there; it is truly difficult to describe what a special place this is. The riding camp of course offers horseback riding lessons for girls but it does more than that, it teaches them to take care of animals, respect nature, builds confidence, teaches leadership and sportsmanship. Deep and lasting friendships are formed at this special place.

Please deny this application and let it remain zoned Agriculture so that Merriwood can remain a special place.

Sincerely,

Laura Campbell

## Allmendinger, Tracy

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**From:** Russelmann, Anita  
**Sent:** Monday, June 24, 2013 10:23 AM  
**To:** Allmendinger, Tracy  
**Subject:** FW: Rezoning Merriwood

-----Original Message-----

From: Christy McLeod [mailto:[beyondthepale@beyond-the-pale.com](mailto:beyondthepale@beyond-the-pale.com)]  
Sent: Monday, June 24, 2013 10:21 AM  
To: Russelmann, Anita  
Subject: Rezoning Merriwood

Please do not rezone the Merrieood Rea for small track housing. One if the only charming things about our area is the natural creeks and woods and equestrian and recreational trails. More housing not only degrades our property values, it destroys one if the only amenities that sets our community apart from every other Dallas suburb that is all rows of cookie cutter housing and strip shopping centers.

Thank you for your consideration  
Gordon and Christy McLeod  
6617 Lakeshore Dr  
Garland, Rx 75044

Sent from my iPhone

**Allmendinger, Tracy**

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**From:** Allen, Chasidy  
**Sent:** Monday, June 24, 2013 3:33 PM  
**To:** Allmendinger, Tracy  
**Subject:** FW: Merriwood

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**From:** Tad Votteler [mailto:tadvotteler@sbcglobal.net]  
**Sent:** Monday, June 24, 2013 3:32 PM  
**To:** Allen, Chasidy  
**Subject:** Merriwood

I am write in hope that the proposed zoning change involving Merriwood Ranch will not pass

Mrs Rutledge was a classmate of my father Dr Ted Votteler, and the Gym Teacher at SMU for my mother

I attended camp at Merriwood as did my daughter.

The metroplex has enough land that we don't need to destroy our heritage for some developers to make a small profit

I hope the city will vote to keep the zoning for Merriwood as it is today so that my grandchildren will be able to have a riding and summer camp facility that is local as will all the children of the metroplex.

**Tad P. Votteler Jr**  
214-789-8431



## Allmendinger, Tracy

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**From:** Alexis Votteler <alexis.votteler@texasimpact.org>  
**Sent:** Monday, June 24, 2013 1:47 PM  
**To:** Russelmann, Anita  
**Subject:** Merriwood Ranch, File 13-22

To whom it may concern,

I am writing this letter in reference to File 13-22 on behalf of Merriwood Ranch, to encourage the city of Garland not to rezone the land for housing development and to keep it zoned for agricultural use.

As someone who spent many years learning to ride horses at Merriwood, it represents so much more than just a plot of land. It is somewhere that I was able to start growing as a person, during both my weekly lessons and the summer camp program which still takes place every June and July. These activities were an important part of my childhood development, socially as well as physically. I learned about responsibility and exercised my independence in a safe, healthy environment, and was immeasurably better for it. I believe that by rezoning and forcing Merriwood Ranch to be sold and developed many others would be deprived of this opportunity.

From a city government perspective, the rezoning would cause the termination of an almost 60-year-long tradition, as Merriwood Ranch was founded in 1956. The city has grown up around it and it is now one of the few areas left that can be considered a greenspace. It represents a cultural value that, if not preserved, will come to be sorely missed.

On behalf of everyone who has benefitted from this wonderful place, I ask that the City of Garland will make the right decision and not rezone the land on which that Merriwood Ranch is built.

I have also sent this email to [challen@garlandtx.gov](mailto:challen@garlandtx.gov).

Thank you for your time,

Alexis Votteler  
AmeriCorps VISTA  
Outreach Coordinator  
Community Partner Recruitment Initiative Texas Impact  
200 E. 30th St.  
Austin, TX 78705  
(512) 472-3903



## Allmendinger, Tracy

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**From:** susan g. rodder <susrd3@sbcglobal.net>  
**Sent:** Monday, June 24, 2013 1:55 PM  
**To:** Russelmann, Anita  
**Subject:** File 13-22

Dear City of Garland,

I am writing today on behalf of many girls, young ladies and grown women I know who grew up learning to ride horses at Merriwood Ranch.

Merriwood Ranch provides a safe place for young people to learn not only how to ride horses but also how to become responsible adults. My daughter began lessons in 4th grade learning how to care for, direct and perform with horses. Over the years, her interests and responsibilities have increased such that she has become a representative of Merriwood and the City of Garland not only to her high school classmates and to competitors at area barns but also to all of the little girls in our neighborhood who want to ride! We don't live especially close to Merriwood but folks in our neighborhood have been carpooling for years - bringing their girls up to Merriwood Ranch to learn what it means to be a true Texan. There are few places, left close enough to the city, where a young person can learn the life skills involved in working with animals. And the reach of Merriwood extends far over north Texas, from their famous and popular summer camps, to the great reputation Merriwood competitors have when representing the City of Garland by showing poise and good sportsmanship at area barn competitions. Lastly, on more of a more personal note, as my daughter navigates her emotional teen years, she continues to depend on Merriwood as a place where hard working values like being honest and trustworthy still most important. This institution, which provides so much to so many, is truly what the City of Garland will lose if Merriwood is forced to relocate. I hope that when the City Planners of Garland come together to discuss this issue, they realize what an important decision they are making. Merriwood Ranch is like Samuel Farm Park is to Dallas, on the Heard Museum is to McKinney - without these unique places, we, as Texans truly lose part of our culture.

Thank you,  
Susan Rodder

**Allmendinger, Tracy**

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**From:** pogo <pogo99@tx.rr.com>  
**Sent:** Monday, June 24, 2013 2:22 PM  
**To:** Russelmann, Anita; SaveMerriwoodRanch@yahoo.com  
**Subject:** Re: File 13-22

Dear Garland Planning Commission,

**PLEASE DO NOT PASS THE REZONING PLAN!!**

This neighborhood is one of the most peaceful in all of Dallas thanks to all the trees and wooded areas.

The Merriwood Ranch Horse Stables are a huge benefit to this area. Thank you very much for your help in keeping the area as wonderful as it is now.

Sincerely,  
Susan and Joe Doyle  
Springpark Homeowners  
Garland, Texas

**Allmendinger, Tracy**

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**From:** cmtechgirl@yahoo.com  
**Sent:** Monday, June 24, 2013 2:32 PM  
**To:** Russelmann, Anita  
**Subject:** No to file 13-22

We live in Garland between Lookout, Jupiter, Shiloh and Campbell; therefore, we are neighbors of Merriwood Ranch. We do not want Merriwood Ranch to be rezoned. Please do not allow the proposal to rezone Merriwood Ranch to pass.

Thank-you,  
Carol Mistretta  
Sent from my iPhone

## Allmendinger, Tracy

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**From:** Patty Adams <patty@bishar.com>  
**Sent:** Monday, June 24, 2013 3:18 PM  
**To:** Russelmann, Anita  
**Subject:** NO TO FILE 13-22

Merriwood Ranch is under attack and a developer wants to rezone it for 45 houses on small lots.

These 30 acres are now home to a Merriwood Summer camps and riding lesson programs for children's and adults and a great amenity for horse enthusiasts and neighbors just like me. If Merriwood Ranch is re zoned, our property values are threatened and it makes our neighborhoods less desirable.

Please do not pass the rezoning plan - File 13-22.

Please say NO TO FILE 13-22.

Thank you for your attention to this urgent matter.

Sincerely,

Patricia M. Adams  
3115 Kristin Court  
Garland, Texas 75044



## Allmendinger, Tracy

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**From:** Montes, Roberto C <RMontes@dallasisd.org>  
**Sent:** Monday, June 24, 2013 3:29 PM  
**To:** Russelmann, Anita  
**Subject:** Merriwood Ranch rezoning; concerned citizen

**PLEASE do not pass the rezoning plan for Merriwood Ranch.**

I'm a concerned neighbor  
Thank you very much for your consideration

Roberto Montes, Psy.D.,  
Licensed Psychologist,  
Licensed Specialist in School Psychology  
Dallas Independent School District  
Department of Special Education - Individual Evaluation  
VM (972) 581-4603  
Fax (972) 581-4501  
[RMontes@dallasisd.org](mailto:RMontes@dallasisd.org)  
**DALLAS ISD PROUD!**

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**Allmendinger, Tracy**

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**From:** Judie <jculverali@aol.com>  
**Sent:** Monday, June 24, 2013 3:37 PM  
**To:** Russelmann, Anita  
**Subject:** File 13-22

I am a home owner in Camelot and strongly appose efforts to rezone (file 13-22). Please do not allow this rezoning change!

Judie Culver

Sent from my iPad

**Allmendinger, Tracy**

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**From:** Thad <tsoles1966@gmail.com>  
**Sent:** Monday, June 24, 2013 3:40 PM  
**To:** Russelmann, Anita  
**Subject:** file 13-22

Please do not re-zone Merriwood ranch. Leave it as a summer camp and open space area.

Thad Soles

## Allmendinger, Tracy

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**From:** BMatt522@aol.com  
**Sent:** Monday, June 24, 2013 3:40 PM  
**To:** Russelmann, Anita  
**Cc:** BMatt522@aol.com  
**Subject:** File 13-22 / Do Not Pass

To: The City of Garland Planning Department

Please *DO NOT PASS the File # 13-22* rezoning plan for Merriwood Ranch, which is being pursued by Oak Ridge Investments.

We do not want this in our neighborhood. I didn't move to SpringPark some 13 years ago expecting this to ever evolve in our area.

Thank you,

Barry B. Matthews, RPL  
and Family  
7430 Wheat Field Rd.  
Garland, Texas 75044



## **Allmendinger, Tracy**

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**From:** Russelmann, Anita  
**Sent:** Monday, June 24, 2013 3:51 PM  
**To:** Allmendinger, Tracy  
**Subject:** FW: NO to File 13-22!

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**From:** Kathleen Pendergast [mailto:kathleen\_pendergast@richards.com]  
**Sent:** Monday, June 24, 2013 3:51 PM  
**To:** Russelmann, Anita  
**Subject:** NO to File 13-22!

To Whom It May Concern:

Please do not pass the rezoning plan for Merriwood Ranch (File 13-22).

There are so few places as unique in our town. It brings so much joy to my otherwise mundane commute to come home to my neighborhood in Garland, and pass by beautiful horses and greenery. This is why I spend an hour a day on the road for my commute to Dallas, so I can come back to the "country" and our beautiful community. I don't want to live in a congested area, or I would have moved to Dallas and saved my commute time!

Merriwood Ranch offers so much for children, especially in a time when kids are spending too much time indoors, in front of the TV or playing video games.

Please, we all beg you, do not pass this rezoning plan.

Sincerely,

Kathleen Pendergast  
214-912-1801  
Member of The Springpark Community

## Allmendinger, Tracy

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**From:** Russelmann, Anita  
**Sent:** Monday, June 24, 2013 4:00 PM  
**To:** Allmendinger, Tracy  
**Subject:** FW: Do NOT pass the rezoning plan

**From:** Lu McDonald [mailto:mcdonald.lu@gmail.com]  
**Sent:** Monday, June 24, 2013 3:55 PM  
**To:** SaveMerriwoodRanch@yahoo.com; Russelmann, Anita  
**Subject:** Do NOT pass the rezoning plan

Hi, I am a neighbor at Richardson, on Pebble Beach Ct, and will like to ask you to not pass the rezoning plan, file 13-22.

Merriwood Ranch is part of our community and this will have an impact on all the neighbors around it,

Thanks,

Please say NO TO FILE 13-22

--

Lu McDonald

## Allmendinger, Tracy

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**From:** Russelmann, Anita  
**Sent:** Monday, June 24, 2013 4:18 PM  
**To:** Allmendinger, Tracy  
**Subject:** FW: NO TO FILE 13-22

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**From:** Larson, Libby [mailto:llarson@steelcase.com]  
**Sent:** Monday, June 24, 2013 4:06 PM  
**To:** Russelmann, Anita  
**Subject:** NO TO FILE 13-22

Please note that I am a neighbor of Merriwood Ranch. My 3 children have gone to summer camp there over the years. **I DO NOT SUPPORT the File 13-22 petition to rezone for multi development.**

Thank you,

Libby Larson  
972.495.1922

**Allmendinger, Tracy**

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**From:** Margaret Hewitt <margarethewitt@verizon.net>  
**Sent:** Monday, June 24, 2013 4:26 PM  
**To:** Russelmann, Anita  
**Subject:** File 13-22

Please do **not** change the zoning for Merriwood Ranch.



**Allmendinger, Tracy**

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**From:** Tommy Thompson <Tommy.Thompson@bodiciindustries.com>  
**Sent:** Monday, June 24, 2013 4:28 PM  
**To:** Russelmann, Anita  
**Subject:** File 13-22

Dear planners,

Of all the places to ride and attend camp, Merriwood stands out. You mention the name and you better be prepared for a great story

The City of Garland should embrace places like Merriwork, not destroy them.

As a business owner in Garland I strongly believe Merriwood should remain intact.

Best regards, Tommy Thompson

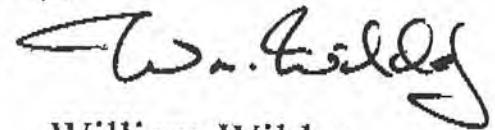
WILLIAM WILDES  
6825 Clear Springs Circle  
Garland, Texas 75044

June 24, 2013

Greetings Garland Planning Commission,

With respect to File 13-22 the proposed zoning change request for the property located at 2541 W. Campbell Road aka Merriwood Ranch, please register my vote as "NO" to the zoning change. I believe this proposed zoning change will adversely effect our community in negatives ways.

Sincerely,

A handwritten signature in black ink, appearing to read "W. Wildes", with a stylized flourish at the end.

William Wildes  
214-725-1960

## Allmendinger, Tracy

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**From:** Russelmann, Anita  
**Sent:** Monday, June 24, 2013 4:47 PM  
**To:** Allmendinger, Tracy  
**Subject:** FW: File 13-22

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**From:** Dawn Brown [mailto:dng33brown@sbcglobal.net]  
**Sent:** Monday, June 24, 2013 4:41 PM  
**To:** Russelmann, Anita  
**Subject:** Fwd: File 13-22

Sent from my iPhone

Begin forwarded message:

**From:** "Kim Whiting" <[kim@troopersteam.org](mailto:kim@troopersteam.org)>  
**Date:** June 24, 2013, 1:21:21 PM CDT  
**To:** <[planner@garlandtx.gov](mailto:planner@garlandtx.gov)>  
**Cc:** "Dawn Brown- TCD" <[dng33brown@sbcglobal.net](mailto:dng33brown@sbcglobal.net)>  
**Subject:** File 13-22  
**Reply-To:** "Kim Whiting" <[kim@troopersteam.org](mailto:kim@troopersteam.org)>

Dear Planning Department,

Please reconsider the request to develop the land Merriwood Ranch is on. This has been a great place for families and kids over the years. We do not need more housing or commercial development. Instead this facility could be a state of the art, camp and horse facility for the community. With the right marketing and management this could be a magnet for the community and a great revenue machine if marketed and managed well. I have owned several businesses in and around Richardson and feel DFW needs to preserve this offering in our community. I'm willing to invest in keeping this concept and camp option going and open to those in our community. There is NO WHERE else like this even close to Dallas, Richardson, etc.

Kim Whiting  
214-334-9184

## Allmendinger, Tracy

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**From:** Russelmann, Anita  
**Sent:** Monday, June 24, 2013 4:51 PM  
**To:** Allmendinger, Tracy  
**Subject:** FW: No to rezoning Merriwood Ranch

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**From:** dcharestudio [mailto:dcharestudio@gmail.com]  
**Sent:** Monday, June 24, 2013 4:51 PM  
**To:** Russelmann, Anita  
**Subject:** No to rezoning Merriwood Ranch

No to rezoning Merriwood Ranch file 13-20. We love the horses. We r going to have no country left. Please keep Merriwood Ranch.

A concerned neighbor.

Sent via the Samsung Galaxy S™ III, an AT&T 4G LTE smartphone





# City Council Item Summary Sheet

☐ Work Session

Date: September 3, 2013

☒ Agenda Item

## Public Hearing – 2013-14 Proposed Budget and Tax Rate

### Summary of Request/Problem

Section 5, Article VII, of the City Charter requires that a public hearing be held on the Proposed Budget for the coming fiscal year. At the public hearing, all interested persons shall be given an opportunity to be heard for or against any proposed item in the Budget, including the proposed tax rate. The Proposed Budget for 2013-14 has been available for public inspection in the City libraries, in the City Secretary's Office, and on the City's website since August 7<sup>th</sup>, 2013.

Previous public hearings were held on August 20<sup>th</sup> and August 29<sup>th</sup>, 2013.

### Recommendation/Action Requested and Justification

Open public hearing on Proposed Budget for 2013-14.

Take citizens' comments.

Close public hearing.

**Submitted By:**

**Ron Young  
Director  
Budget & Research**

**Approved By:**

**William E. Dollar  
City Manager**



# City Council Item Summary Sheet

☐ Work Session

Date: September 3, 2013

☒ Agenda Item

## Adoption of 2013-14 Property Tax Rate

### Summary of Request/Problem

The City Council has considered an ad valorem tax rate of 70.46 cents per \$100 of valuation for the fiscal year beginning October 1, 2013. All meetings, notices, and public hearing requirements related to the adoption of the tax rate have been met in accordance with State law.

	<u>Current</u>	<u>Change</u>	<u>Proposed</u>
O&M	39.40	0.0	39.40
Debt Service	<u>31.06</u>	<u>0.0</u>	<u>31.06</u>
Total Tax Rate	<u>70.46</u>	<u>0.0</u>	<u>70.46</u>

Public hearings were held on the proposed tax rate on August 20<sup>th</sup> and August 29<sup>th</sup>, 2013.

### Recommendation/Action Requested and Justification

Approve an ordinance setting the ad valorem tax rate at 70.46 cents per \$100 of valuation for 2013-14. **(Required motion wording is included in Attachment (A).)**

Vote on above motion.

Submitted By:

Ron Young  
Director  
Budget & Research

Approved By:

William E. Dollar  
City Manager



# City Council Item Summary Sheet

☐ Work Session

Date: 9/3/13

☒ Agenda Item

## Adoption of 2013-14 Budget

### Summary of Request/Problem

Adoption of the Budget for 2013-14. In accordance with the City Charter, the City Manager presented his recommended Budget for fiscal year 2013-14 to the City Council on August 6<sup>th</sup>, 2013. Copies were made available for public inspection at City libraries, at the City Secretary's Office, and on the City's website. Public hearings were held on August 20<sup>th</sup> and August 29<sup>th</sup>, 2013.

An ordinance reflecting final decisions regarding the Budget for 2013-14 and revised budgets will be prepared for the Mayor's signature upon final direction from the City Council.

### Recommendation/Action Requested and Justification

Approve the Budget for the City of Garland for fiscal year 2013-14.

**Submitted By:**

**Ron Young  
Director  
Budget & Research**

**Approved By:**

**William E. Dollar  
City Manager**



# City Council Item Summary Sheet

☐ Work Session

Date: September 3, 2013

☒ Agenda Item

## Rate and Fee Changes for 2013-14

### Summary of Request/Problem

In considering the 2013-14 Proposed Budget, the City Council reviewed the creation of certain rates and fees as well as adjustments to existing rates and fees. Revenue estimates included in the 2013-14 Proposed Budget are based on these actions.

Area	Fees being Added or Adjusted
Water	Rates for Service
Wastewater	Rates for Service

### Recommendation/Action Requested and Justification

Approve an ordinance making certain fee and rate adjustments and establishing an effective date of October 1, 2013.

Submitted By:

Ron Young  
Director  
Budget & Research

Approved By:

William E. Dollar  
City Manager



**ORDINANCE NO.**

**AN ORDINANCE AMENDING VARIOUS SECTIONS OF CHAPTER 50, “UTILITY RATES AND FEES” OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS, RELATING TO FEES CHARGED FOR VARIOUS SERVICES PROVIDED BY THE CITY; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

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

**SECTION 1**

That Sec. 50.34 (1) of Chapter 50, “Utility Rates and Fees,” of the Code of Ordinances of the City of Garland, Texas, is hereby amended to read as follows:

“(1) Residential, commercial and industrial rates.

Residential.

Volume Charge

First 3,000 gallons or less (per thousand)	\$ 3.35
Next 12,000 gallons (per thousand)	4.40
All over 15,000 gallons (per thousand)	6.78

Commercial and industrial

Volume charge per 1,000 gallons	\$ 4.44
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Customer charge per month for residential, commercial, and industrial customers will be based on meter size:

<u>Meter Size</u>	<u>Rate</u>
5/8 inch	\$ 11.30
3/4 inch	14.70
1 inch	15.55
1 1/2 inch	17.20
2 inches	22.75
3 inches	59.40
4 inches	73.55
6 inches	105.15
8 inches	141.80”

## SECTION 2

That Section 50.35 of Chapter 50, "Utility Rates and Fees," of the Code of Ordinances of the City of Garland, Texas is hereby amended to read as follows:

### **"Sec. 50.35 Sewer service rates.**

#### **"(A) Residential users.**

##### **(1) Single-family residential users.**

Customer charge	\$6.10 per month
Volume charge	\$4.40 per 1,000 gallons

Minimum monthly charge equals the customer charge per month. Maximum volume charge will not exceed a ceiling of 17,000 gallons per month. Volume charge is based on ninety-eight percent (98%) of metered water consumption. Maximum charge will not exceed the customer charge plus volume charge for 17,000 gallons per month.

Bills will be based on ninety-eight percent (98%) of the actual water volume not to exceed the customer's individual ceiling. The individual ceiling is ninety-eight percent (98%) of the average metered water volume billed during the previous December-March period for that specific customer. In the event at least three of the four months are not complete months for that specific customer, the customer shall be billed based on seventy percent (70%) of the actual water volume.

##### **(2) Duplex dwelling residential users.**

Customer charge	\$6.10 per month
Volume charge	\$4.40 per 1,000 gallons

Minimum monthly charge equals the customer charge per month. Maximum volume charge will not exceed a ceiling of 34,000 gallons per month. Volume charge is based on ninety-eight percent (98%) of metered water consumption. Maximum charge will not exceed the customer charge plus volume charge for 34,000 gallons per month.

Bills will be based on ninety-eight percent (98%) of the actual water volume not to exceed the customer's individual ceiling. The individual ceiling is ninety-eight percent (98%) of the average metered water volume billed during the previous December-March period for that specific customer. In the event at least three of the four months are not complete months for that specific customer, the customer shall be billed based on seventy percent (70%) of the actual water volume.

(3) Apartment dwelling residential users.

Customer charge	\$6.10 per month
Volume charge	\$4.40 per 1,000 gallons

Minimum monthly charge equals the customer charge per month.  
Volume charge is unrestricted. Volume charge is based on eighty percent (80%) of metered water consumption.

(B) General commercial-industrial users.

Customer charge	\$6.10 per month
Volume charge	\$4.57 per 1,000 gallons

Minimum monthly charge equals the customer charge per month. Volume charge is unrestricted. Volume charge is based on eighty percent (80%) of metered water consumption.

(C) Major commercial-industrial users. A separate subclass and rate may be established for major commercial and industrial customers.

(D) Septic tank contractors and waste haulers.

Customer charge	\$17.20 per month
Volume charge	\$8.60 per 100 gallons

Volume charge is unrestricted. Volume charge is based on 100% of volume of wastewater discharged into the system.

(E) Delayed payment charges. Delayed payment charges shall be made in accordance with Section 50.34(E).

(F) Outside City limits. Charges for services outside the City limits shall be as established by service contract.

(G) Tax adjustment clause. Bills may be increased by the proportionate part of any new tax, or increased rate of tax, or governmental imposition or charge (except state, county, City and special district ad valorem taxes, payments in lieu of taxes, and any taxes on net income) levied or assessed against the municipal wastewater utility or upon its business as a result of any new or amended laws after enactment of this section.

(H) Customer cities and major commercial-industrial users, specific wastewater treatment; surcharge; review procedures. The wastewater treatment charges for customer cities shall be as follows:

Customer	Rate Per 1,000 Gallons
Dallas	\$2.58
Richardson	\$2.39
Rowlett	\$2.52
Sachse	\$2.59
Sunnyvale	\$2.60

These charges will be based on one hundred (100) percent of the metered volume of actual wastewater discharged into the City of Garland. These rates do not abrogate any provisions under existing contracts between the City of Garland and the individual customer cities, but are supplemental to said contracts.

And further, the wastewater treatment rates for the individual industrial subclasses are to be:

Customer	Rate Per 1,000 Gallons
Kraft Foods	\$ 9.46
Sherwin-Williams	\$ 4.57
General Dynamics	\$ 4.57
Raytheon	\$ 4.57
Baylor Medical Center	\$ 4.57
Carroll Company	\$12.11
Economics Lab	\$11.77
Valspar Chemical Corp.	\$ 4.57
Texas Precision	\$ 4.57
L3 Communications	\$ 4.57
Daisy Brand	\$21.94
Ona Polymers	\$17.36

This sewerage effluent will be based on eighty (80) percent of the water volume unless the customer has installed a City-approved flow-measuring device, in which case the total flow will be used.

A commercial-industrial surcharge will be applied if a user exceeds the quality loading data (weighted average biochemical oxygen demand (BOD) and weighted average total suspended solids (TSS)) used in the development of its user charge by fifty (50) percent. When this excess is encountered, a surcharge will be computed which will be the actual cost of additional treatment. This surcharge will be computed by the following formula:

$$S = ((V \times (BOD_A - BOD_R)) \times 0.0001041) + ((V \times (TSS_A - TSS_R)) \times 0.0000648)$$

Where:

S = Surcharge in dollars.

V = Monthly volume in thousand gallons for the period in which the surcharge is to be applied.



$BOD_A$  = Actual BOD measurement in milligrams per liter for the period being sampled.

$BOD_R$  = BOD measurement used to calculate original annual rate.

$TSS_A$  = Actual TSS measurement in milligrams per liter for the period being sampled.

$TSS_R$  = TSS measurement used to calculate the original annual rate.

In the event a customer places pretreatment equipment in the business process or for any other reason improves the quality of effluent, a review process may be requested by the industrial customer. To obtain this review, all of the following steps must be taken:

(1) The customer must make a formal written request to the City Council through the City Secretary for this rate to be examined.

(2) Formal assurances must be supplied that a change in the effluent due to sewerage pretreatment, product manufacturing change, or any other reason must be expected to remain in effect for at least twelve (12) months or until the next scheduled rate review and change.

(3) The customer must agree that the cost of sampling by City staff (or an independent party at the City's election) to determine the new loading factors, plus the cost of two (2) more samples to be taken at the City's own discretion, will be prepaid by the customer. In the event the City elects not to take additional samples or if the next samples are part of the regularly scheduled sampling plan, the cost of the prepaid samples will be refunded by the City to the customer. The cost of samplings will be seventy-five dollars (\$75.00) each, for a total of two hundred twenty-five dollars (\$225.00).

The City shall have forty-five (45) days from the date the written request is received by the City Secretary to take action. This will be in the form of a resolution acted upon by the City Council. The effective date of the credit shall be the regular bill to the customer subsequent to the approved resolution by the Council. A rate credit may be in order to be approved by the City Council. The credit shall remain in effect until the next regular rate schedule has been put into effect by the City Council unless the user's effluent increases significantly, in which case the provisions set forth above concerning surcharges shall apply. Should the customer be deemed entitled to a rate reduction, the maximum amount of the reduction to be allowed would be the variable costs associated with the new effluent loadings. This credit will be computed in the same manner as the surcharge as defined above. The City Council may take any action it deems equitable with respect to the customer's rate, but until such action is taken, the customer's obligation to pay rates previously established shall not be relieved unless this subsection is amended by proper Council action.

Prior to the implementation of the proposed rates for each budget year, each customer will have the right to an administrative review of the cost allocations. Computer

calculations, work papers and sampling data shall be available for public review during normal business hours.

Nothing in this subsection shall be construed to supersede or abolish the industrial waste ordinance controlling allowable discharges (codified herein as section 22.140 et seq.) and associated penalties.”

### **SECTION 3**

That Chapter 50, “Utility Rates and Fees,” of the Code of Ordinances of the City of Garland, Texas shall remain in full force and effect, save and except as amended by this Ordinance.

### **SECTION 4**

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

### **SECTION 5**

That this Ordinance shall become effective on October 1, 2013, save and except for Section 50.35 (H) of Section 2 of this Ordinance, which shall become effective on November 1, 2013.

**PASSED AND APPROVED** on this the \_\_\_\_\_ day of \_\_\_\_\_, 2013.

**CITY OF GARLAND, TEXAS**

By: \_\_\_\_\_  
Mayor

**ATTEST:**

\_\_\_\_\_  
City Secretary



# City Council Item Summary Sheet

☐ Work Session

Date: 9/3/13

☒ Agenda Item

## Rate and Fee Changes for 2013-14

### Summary of Request/Problem

In considering the 2013-14 Proposed Budget, the City Council reviewed the creation of certain rates and fees as well as adjustments to existing rates and fees. Revenue estimates included in the 2013-14 Proposed Budget are based on these actions.

Area	Fees being Added or Adjusted
Building Inspection	Electrical, HVAC, and Plumbing Permit Fees
Code Compliance	Property Inspection Fees
Engineering	Inspection Fee
Health	Temporary Food Permit Fee
Parks	Pools and Surf & Swim Fees
Planning	Zoning Verification Fee

### Recommendation/Action Requested and Justification

Approve an ordinance making certain fee and rate adjustments and establishing an effective date of October 1, 2013.

Submitted By:

Ron Young  
Director  
Budget & Research

Approved By:

William E. Dollar  
City Manager

## **ORDINANCE NO.**

**AN ORDINANCE AMENDING VARIOUS SECTIONS OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS, RELATING TO FEES FOR VARIOUS SERVICES PROVIDED BY THE CITY; PROVIDING A SAVINGS CLAUSE, A SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.**

**WHEREAS**, on September 3, 2013, the City Council approved and adopted a budget for the City of Garland for the year beginning October 1, 2013, and ending September 30, 2014; and

**WHEREAS**, such budget contains anticipated receipts and proposed expenditures, including certain fees and fee adjustments for various services provided by the City;

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

### **Section 1**

That Sec. 22.37 (A)(3)(b) of Chapter 22, "Health," of the Code of Ordinances of the City of Garland, Texas, is hereby amended to read as follows:

"(b) Temporary food service establishments: \$50.00/event."

### **Section 2**

That Sec. 25.06 of Chapter 25, "Parks and Recreation," of the Code of Ordinances of the City of Garland, Texas, is hereby amended to read as follows:

**"Sec. 25.06. Swimming fees.**

The parks and recreation swimming fees shall be established as follows:

- (1) Community pool swim fees (including Holford Pool, Wynne Pool and Bradfield Pool):

- (a) General admission:

25 meter pools (Holford/Wynne):

Ages 5 through adult	\$2.00
Ages 4 and under	Free

50 meter pool (Bradfield):

48 inches or taller	\$3.00
Under 48 inches	\$2.00
Under age 2	Free



(b) Private reservations:

25 meter pool (Holford/Wynne):	
Two hour rental	\$200.00
50 meter pool (Bradfield)	
Two hour rental	\$400.00

(2) Surf and Swim Wave Pool:

(a) General admission:

48 inches or taller	\$8.00
Under 48 inches	\$6.00
Under age 2	Free

(b) General admission discount rates:

(i) Twilight special (after 4:00 p.m.):

48 inches or taller	\$6.00
Under 48 inches	\$4.00

(c) Private reservations:

(i) Weekday fees, 2 hour rental:	\$600.00
(ii) Weekend fees, 2 hour rental:	\$700.00
(iii) Additional fees per rental:	
Additional hourly rental	\$200.00"

### Section 3

That Sec. 30.301 of Chapter 30, "Building Inspection", of the Code of Ordinances of the City of Garland, Texas, is hereby amended to read as follows:

#### **"Sec. 30.301 Schedule of fees**

The following fees shall be charged when issuing either combined permits or individual permits for the work shown. In the event that a permit is to be issued for work not shown below, a fee shall be charged based upon a category of work shown which most resembles the work intended. All fees will be rounded to the closest dollar amount, with 1-49 cents rounded down and 50-99 cents rounded up to the next dollar. The permit fees listed may be doubled if work is started prior to the permit being issued.

**Permit Processing Fee:**

A permit processing fee shall be assessed on each permit application and contractor registration, and shall be payable at the time a permit application or contractor registration is filed with the Building Inspection Department. The permit processing fee shall be in an amount equal to twenty-five percent (25%) of the permit fee for the particular permit being sought, or twenty-five percent (25%) of the contractor registration fee, as applicable, but in no instance shall the fee be less than fifteen dollars (\$15.00). This processing fee is nonrefundable.

**Plan Revision/Plan Restamping Fee:** \$30.00 per hour (\$30.00 minimum)

**Residential Construction:****SFR - New:**

- \$0.29 Per square foot of habitable space plus \$0.12 per square foot for garage, but in no case less than \$625.00 (includes mechanical, electrical and plumbing fees)
- \$30.00 Sidewalk adjacent to public or private street (if applicable)
- \$30.00 Per approach
- \$35.00 Fence (if applicable)
- \$50.00 Stormwater plan review

Plus applicable water meter fee, water/roadway impact fees, fire sprinkler fees, etc.

**SFR - Addition** (including attached accessory building, detached accessory building 400 square feet or larger, and/or garage not constructed at time of the main building):

\$0.29 per square foot, but in no case less than \$120.00 (includes mechanical, electrical and plumbing fees)

**SFR - Repair, alteration or remodeling** (including, but not limited to, garage conversions and fire repairs):

- \$5.00 For every \$1,000 of valuation, minimum \$50.00, maximum \$400.00
- \$70.00 Mechanical (if applicable)
- \$70.00 Electrical (if applicable)

\$70.00 Plumbing (if applicable)

**SFR - Miscellaneous**

\$50.00 Carport not constructed at the time of the main building

\$50.00 Fireplace

\$40.00 Wood burning stove

\$55.00 Ham antenna

\$50.00 Rebrick, stucco, etc. of house

\$30.00 Improved parking surface (new or replace driveway)

\$30.00 Detached storage building and patio cover up to 144 square feet

\$55.00 Detached storage building and patio cover more than 144 square feet but less than 400 square feet

\$30.00 Sidewalk adjacent to public or private street

\$30.00 Per approach

\$35.00 Fence

\$50.00 Retaining wall requiring a permit

\$30.00 Foundation repair

\$30.00 Demolition

\$35.00 Screening Wall plus \$0.25 per linear foot

\$70.00 Mechanical (heating and air conditioning)

\$70.00 Electrical

\$70.00 Plumbing (includes water heater replacement and sprinkler systems)

\$35.00 Temporary utility inspection

\$80.00 Irrigation Installation

### **Multi-Family Construction:**

#### **Multi-Family New:**

\$400.00	Per unit (including common noncommercial areas, such as laundry rooms; includes mechanical, electrical and plumbing fees)
\$90.00 plus \$0.90 per fixture	Plumbing fees; \$90 base fee plus \$0.90 per plumbing fixture being installed
\$90.00 plus \$0.45 per fixture	Electrical Fees; \$90 base permit fee plus \$0.45 per electrical fixture installed
\$90.00 plus \$4 per fixture	HVAC/Mechanical Fees; \$90 base permit fee plus \$4.00 per fixture installed (Duct work, condensing unit, air handler, etc)
\$75.00	Per unit for garages/carports
\$70.00	Per structure for electrical on garages/carports
\$50.00	Sidewalk adjacent to public or private street (if applicable)
\$50.00	Per approach
\$60.00	Fence
\$35.00	Temporary utility inspection, per inspection (electric or gas), per building
	Additional fees (meter fees, impact fees, pro-rata fees, fire sprinkler fees, etc.) may apply, depending on scope of project.

#### **Multi-Family Additions:**

\$400.00	per unit (including common areas; includes mechanical, electrical and plumbing fees)
	Additional fees (meter fees, impact fees, pro-rata fees, fire sprinkler fees, etc.) may apply, depending on scope of project.



**Multi-Family repairs, alterations and/or remodeling (including re-roofs):**

\$200.00	Per unit, exclusive of mechanical, electrical and plumbing fees
\$90.00 plus \$0.90 per fixture	Plumbing fees; \$90.00 base permit fee plus \$90.00 per fixture being installed
\$90.00 plus \$0.45 per fixture	Electrical Fees; \$90.00 base permit fee plus \$0.45 per electrical fixture installed
\$90.00 plus \$4 per fixture	HVAC/Mechanical Fees; \$90 base permit fee plus \$4.00 per fixture installed (duct work, condensing unit, air handler, etc)

**Multi-Family Miscellaneous Permit Fees:**

\$100.00	Miscellaneous building permit fees
\$70.00	Mechanical (per unit, minimum \$140.00)
\$70.00	Electrical (per unit, minimum \$140.00)
\$70.00	Plumbing (per unit, minimum \$140.00) includes water heater replacements and sprinkler systems
\$60.00	Retaining wall requiring a permit
\$35.00	Screening Wall plus \$0.25 per linear foot
\$50.00	Sidewalk adjacent to public or private street
\$50.00	Per approach
\$60.00	Fence
\$75.00	Paving repair/replacement
\$150.00	New parking lot, parking lot expansion

**Commercial:**

**Commercial - New building (Structure only, additional fees may apply)**

\$0.29 per square foot for the first 30,000 square feet, plus \$0.15 per square foot for each square foot over 30,000, no less than \$800.00 (includes mechanical, electrical and plumbing fees)

Additional fees (meter fees, impact fees, pro-rata fees, fire sprinkler fees, etc.) may apply, depending on scope of project.

**Commercial - Shells or canopies:**

\$0.15 per square foot for the first 30,000 square feet, plus \$0.09 per square foot for each square foot over 30,000, no less than \$220.00 (includes mechanical, electrical and plumbing fees).

Additional fees (meter fees, impact fees, pro-rata fees, fire sprinkler fees, etc.) may apply, depending on scope of project.

**Commercial - Interior completions, major repairs, remodeling or alterations:**

\$0.16 per square foot for the first 30,000 square feet, plus \$0.10 per square foot for each square foot over 30,000, no less than \$400.00 (plus mechanical, electrical and plumbing fees)

\$90.00 Mechanical (if applicable)

\$90.00 Electrical (if applicable)

\$90.00 Plumbing (if applicable)

Additional fees (meter fees, impact fees, pro-rata fees, fire sprinkler fees, etc.) may apply, depending on scope of project.

**Commercial - Miscellaneous:**

\$75.00 Reroof

\$60.00 Fence

\$50.00 Sidewalk adjacent to public or private streets

\$50.00 Per approach

\$50.00	Demolition
\$100.00	Cell antenna monopole
\$35.00	Satellite
\$100.00	Fire sprinkler system with building permit
\$90.00	Mechanical
\$90.00	Electrical
\$90.00	Plumbing
\$50.00	Screening Wall plus \$0.25 per linear foot
\$75.00	Paving repair/replacement
\$150.00	New parking lot, parking lot expansion
\$100.00	Grading
\$500.00	Foundation only
\$75.00	Temporary batch plant (fee due upon each 90-day renewal)
\$75.00	Temporary shipping container (per unit)
\$35.00	Temporary utility inspection
\$60.00	Retaining wall requiring a permit
\$100.00	Irrigation Installation

**Signs:**

**Signs - New, repair or reface attached or detached:**

\$125.00	Up to 50 square feet
\$165.00	50 to 100 square feet
\$215.00	101 to 200 square feet
\$325.00	201 to 300 square feet
\$75.00	For each additional 100 square feet above 300

**Signs - Banners (includes ground mounted heavier-than-air inflatables, streamers, etc.)**

\$100.00 Sixty day wind device, inflatables, streamers

**Contractor Registration - registration is good for one year from the date of registration (plus applicable processing fee)**

\$100.00 General contractor (includes contractors who obtain permits for pools, fences, paving, structure moving, roof repair, foundation repair or general repairs)

\$100.00 Mechanical contractor

None Plumbing contractor

\$100.00 Irrigator contractor

\$100.00 Sign contractor

\$100.00 Electrical contractor

**Miscellaneous Permit Fees:**

**In-ground swimming pools:**

**Residential**

\$250.00 (includes electrical and plumbing)

**Commercial**

\$290.00 (includes electrical and plumbing)

**Aboveground swimming pools, spas and/or hot tubs:**

**Residential**

\$190.00 (includes electrical and plumbing)

**Commercial (Spas and/or hot tubs only)**

\$210.00 (includes electrical and plumbing)

**Certificate of Occupancy:**

\$150.00 Change of location, ownership or new business



\$30.00 Change of name, addendum or duplicate copy

\$60.00 Clean & show

\$100.00 Conditional certificate of occupancy

**Moving:**

\$50.00 Less than 400 square feet

\$100.00 More than 400 square feet

**Special Event or Temporary Commercial Amusement Facility (circus, carnival, etc.):**

\$100.00 If not using a tent larger than 200 square feet or a canopy larger than 400 square feet.

\$170.00 If using a tent larger than 200 square feet or a canopy larger than 400 square feet.

**Temporary Activity (public auction, stock show, commercial sporting activities, Christmas tree lot, temporary seasonal activities such as plant sales and landscaping material, etc.):**

\$70.00 If not using a tent larger than 200 square feet or a canopy larger than 400 square feet.

\$140.00 If using a tent larger than 200 square feet or a canopy larger than 400 square feet.

**Temporary Sales (5 consecutive days per month; permit must be issued to certificate of occupancy holder):**

\$40.00 If not using a tent larger than 200 square feet or a canopy larger than 400 square feet.

\$100.00 If using a tent larger than 200 square feet or a canopy larger than 400 square feet.

**Reinspection Fees:**

\$50.00 Single re-fee

\$100.00 Double re-fee

\$50.00 Single stormwater re-fee

\$100.00 Double stormwater re-fee

**After Hours Inspection:**

\$60.00 - per hour, \$120.00 minimum

**Board Fees:**

\$100.00 Building & Fire Code Board, nonrefundable

\$100.00 Plumbing & Mechanical Board, nonrefundable

\$100.00 Electrical Board, nonrefundable

\$200.00 Board of Adjustment - Residential, nonrefundable

\$300.00 Board of Adjustment - Nonresidential, nonrefundable

**Request for Public Information:**

The charge for providing public information under this section shall comply with the cost provisions contained within subchapter F of the Public Information Act, Texas Government Code sections 552.261-552.275, and the cost regulations as promulgated by the Office of the Attorney General and contained with title 1, Texas Administrative Code, section 70.3.

**Other Fees:**

Water and roadway impact fees are assessed by the Planning Department, but paid for in the Building Inspection Department. Water impact fees do not include water meter fees.

Pro rata fees are paid for in the Engineering Department (972) 205-2170.

Sewer tap fees are assessed by the Water Department, but paid for in the Building Inspection Department.

**Refunds:**

In the event of abandonment or discontinuance of work for which a permit has been issued, a refund by the city of certain portions of the permit fee shall be made; provided, however, that a written request is made by the person or firm who paid the fee; and provided, that the written request is delivered, along with the original receipt to the office of the Building Official within sixty (60) days of the date of abandonment or discontinuance of the work. The portion of the fee to be refunded shall be in accordance with the schedule shown below, where the portion of the fee to be refunded

shall be based upon the point to which the work has progressed prior to abandonment or discontinuance, as determined from City inspection records.

For the purpose of determining the refundable portion of the fee for combined and individual building permits and for swimming pool permits, the term "first inspection" shall mean any building foundation inspection, pool steel inspection or plumbing rough-in inspection. Similarly, the term "second inspection" shall mean any building framing inspection, plumbing top-out inspection, electrical rough-in inspection or mechanical system duct inspection.

- (1) Residential, apartment and commercial building permits; both combined and individual swimming pool permits:

<b>Time at Which Work is Abandoned or Discontinued</b>	<b>Percentage of Fee to be Refunded</b>
Following issuance of permit, but prior to any first inspection	75%
Following any first inspection, but prior to any second inspection	50%
Following any second inspection, but prior to any final inspection	25%
Following any final inspection	No Refund

- (2) Subcontractor permits and miscellaneous permits other than swimming pools:

<b>Time at Which Work is Abandoned or Discontinued</b>	<b>Percentage of Fee to be Refunded</b>
Following issuance of permit, but prior to any inspection	50%
Following any inspection	No Refund

- (3) Certificates of Occupancy:

<b>Time at Which Refund is Requested</b>	<b>Percentage of Fee to be Refunded</b>
Prior to any inspection	75%
Following one (1) inspection, by any department	50%
Following two (2) inspections by any department	No Refund

**Payment Required:**

No permit required by Chapter 30, article I, of this Code and by the International Building Code shall be issued until the fee prescribed by Chapter 30, article I, of this Code has been paid, nor shall an amendment to a permit be approved until any additional fee required by such amendment has been paid.”

**Section 4**

That Sec. 31.15 of Chapter 31, “Engineering”, of the Code of Ordinances of the City of Garland, Texas, is hereby amended to read as follows:

**“Sec. 31.15     Engineering review and inspection fee**

All improvements and facilities placed or constructed in public rights-of-way, access, pedestrian, utility, drainage, and traffic-control easements requiring future maintenance by the City shall be assessed an engineering review and inspection fee to recover administration and inspection cost based on the total construction cost of the improvements including, but not limited to, street paving, alley paving, traffic signals, screening walls, landscaping, storm sewers, sanitary sewers, lift stations, water lines, meters, fire hydrants, drainage structures, channels and appurtenances. The Director of Engineering shall collect the fee in an amount equal to four percent of the value of the improvements as determined from the total contract amount (including change orders) or the probable estimate of construction cost of such improvements and facilities as certified by the developer’s engineer of record. All collections will be made payable to the City and shall be deposited by the Director of Engineering in the general fund. The minimum per subdivision shall be \$100. The fee shall be paid in full by the developer prior to the release of engineering plans for construction by the Director of Engineering. True and correct copies of actual construction costs shall be provided in order to verify costs. Fees are nonrefundable.”

**Section 5**

That Sec. 32.62 of Chapter 32, “Neighborhood Sanitation and Housing Services”, of the Code of Ordinances of the City of Garland, Texas, is hereby amended to read as follows:

**“Sec. 32.62     Abatement liens; manner of collection**

(A) After notice to the owner of the property involved, if the owner of the property does not comply with a requirement imposed by a provision of this Chapter arising under Chapter 342, TEX. HEALTH & SAFETY CODE within the time period specified, the City may do the work or make the improvements required to obtain compliance. If the City pays for the work done or improvements made, the expense so incurred shall be charged to the owner of the property together with an administrative fee as follows:

First abatement:

\$194.00



Second abatement (if within 90 days of first) \$388.00

Third abatement (if with 90 of second) \$582.00

On the fourth abatement, and for each subsequent abatement thereafter within 90 days of the previous abatement, the administrative fee will increase by \$50 for each offense.

(B) On filing with the County Clerk of Dallas County, Texas, a statement signed by the Mayor, the City Manager, the director of a City department charged with enforcing this division, or the Managing Director of Financial Services of expenses actually incurred plus administrative fees, the City shall have a lien against the premises to the extent of the expenses and administrative fees incurred. Such lien shall be a privileged lien, second only to tax liens and liens for street improvements. Interest at the rate of ten percent (10%) compounded annually shall accrue on the expenses and fees secured by the lien. Interest shall be calculated from the date the expenses secured by the lien were incurred by the City.

(C) For such expenditures and interest, the City may institute suit to foreclose the lien and a statement of expenses or certified copy thereof shall be prima facie proof of the amount expended in such work in abatement and the reasonableness thereof.”

#### **Section 6**

That Sec. 34.57 (4)(g) of Chapter 34, “Planning”, of the Code of Ordinances of the City of Garland, Texas, is hereby amended to read as follows:

“(g) Zoning verification letter: \$50.00.”

#### **Section 7**

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

#### **Section 8**

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

#### **Section 9**

That this Ordinance shall become effective on October 1, 2013.

**PASSED AND APPROVED** this the \_\_\_\_ day of September, 2013.

**CITY OF GARLAND, TEXAS**

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Mayor

**ATTEST:**

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City Secretary



# City Council Item Summary Sheet

☐ Work Session

Date: September 3 2013

☒ Agenda Item

## Civil Service Actions

### Summary of Request/Problem

Pursuant to Title 5, Chapter 143 of the Local Government Code of Texas, the City Council must establish the civil service classifications in the Police and Fire Departments, the number of positions in each classification, the base salary, and the types of incentive pays for each classification. The attached ordinance reflects the positions and compensation approved in the 2013-2014 Budget.

The ordinance reflecting final decisions regarding the proposed salary schedule, incentive plans, and staffing levels will be signed by the Mayor upon final direction from the Council.

### Recommendation/Action Requested and Justification

Approve an ordinance authorizing all civil service classifications, number of positions, base salary and types of incentive pay for classified positions.

**Submitted By:**

**Priscilla S. Wilson**  
**Senior Managing Director**

**Approved By:**

**William E. Dollar**  
**City Manager**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE CITY OF GARLAND, TEXAS, ESTABLISHING CIVIL SERVICE CLASSIFICATIONS WITHIN THE POLICE AND FIRE DEPARTMENTS; PRESCRIBING THE NUMBER OF POSITIONS IN EACH CLASSIFICATION; PRESCRIBING THE BASE SALARY AND TYPES OF PAY FOR THOSE CLASSIFICATIONS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, pursuant to Chapter 143 of the Texas Local Government Code, the City Council shall establish certain classifications and shall prescribe the number of positions in each of these classifications by ordinance, and

**WHEREAS**, the City Council has reviewed and approved a budget for the City for the fiscal year beginning October 1, 2013, and ending September 30, 2014, and

**WHEREAS**, such budget contains a program of planned expenditures for the police and fire departments, including changes to the operations and human resources of those departments,

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

**Section 1**

That the City Council of the City of Garland, Texas, hereby establishes the classifications and number of authorized positions within each classification and the base salary and types of pay for those classifications as specified on "Exhibits A-1 through A-4" attached hereto and made a part hereof as if fully set forth herein.

**Section 2**

That this Ordinance shall take effect on October 1, 2013.

**PASSED AND APPROVED** this the \_\_\_\_\_ day of \_\_\_\_\_, 2013.

**THE CITY OF GARLAND, TEXAS**

By: \_\_\_\_\_  
Douglas Athas,  
Mayor

**ATTEST:**

\_\_\_\_\_  
Lisa Palomba,  
City Secretary



EXHIBIT "A-1"

**CIVIL SERVICE**

2013/2014  
Budgeted Positions – Revised

**POLICE**

**Total: 323**

Classification	Number of Positions Effective 10-01-2013
Police Officer	274
Police Supervisor	36
Police Captain	8
Assistant Chief	4
Police Chief (Managing Director)	1
Total	323

**FIRE**

**Total: 255**

Classification	Number of Positions Effective 10-01-2013
Firefighter*	120
Driver**	72
Lieutenant	13
Captain	38
Battalion Chief	8
Assistant Chief	3
Fire Chief (Managing Director)	1
Total	255

\* Includes six (6) Firefighter positions funded by the 2010 SAFER Grant

\*\*Revision reflects reducing number of Firefighters from 121 to 120 and increasing number of Fire Drivers from 71 to 72 effective August 2013

**EXHIBIT “A-2”**

**Civil Service  
2013-2014 Salary Schedules**

Effective 1/1/2014

**Police**

<b>Years</b>	<b>Step</b>	<b>Classification</b>	<b>Hourly</b>	<b>Annual</b>	<b>Spread</b>
Hire	1	Recruit	\$23.7260	\$49,350	
6 months	2	Officer 2	\$24.8943	\$51,780	5%
1 year	3	Officer 3	\$26.1392	\$54,369	5%
2 year	4	Officer 4	\$27.4465	\$57,089	5%
3 year	5	Officer 5	\$28.8187	\$59,943	5%
4 year	6	Officer 6	\$30.2597	\$62,940	5%
5 year	7	Officer 7	\$31.7724	\$66,087	5%
10 years	8	Officer 8	\$32.7255	\$68,069	3%
12 years	9	Officer 9	\$33.7073	\$70,111	3%
Year 1	1	Supervisor 1	\$42.2157	\$87,809	
Year 2	2	Supervisor 2	\$44.3262	\$92,199	5%
Year 1	1	Captain 1	\$48.9132	\$101,740	
Year 2	2	Captain 2	\$51.3590	\$106,827	5%
Year 1	1	Assistant Chief 1	\$57.2938	\$119,171	
Year 2	2	Assistant Chief 2	\$60.1597	\$125,132	5%

**Fire**

<b>Years</b>	<b>Step</b>	<b>Classification</b>	<b>Staff*</b>	<b>Shift**</b>	<b>Annual</b>	<b>Spread</b>
Hire	1	Recruit 1	\$22.6442	\$16.1745	\$47,100	
6 months	2	Recruit 2	\$23.7534	\$16.9667	\$49,407	5%
1 year	3	Firefighter 3	\$25.1788	\$17.9848	\$52,372	6%
2 year	4	Firefighter 4	\$26.6894	\$19.0638	\$55,514	6%
3 year	5	Firefighter 5	\$28.2907	\$20.2076	\$58,845	6%
5 years	6	Firefighter 6	\$29.9881	\$21.4201	\$62,375	6%
7 years	7	Firefighter 7	\$31.1877	\$22.2769	\$64,870	4%
8.5 years	8	Firefighter 8	\$32.1232	\$22.9451	\$66,816	3%
Year 1	1	Fire Driver 1	\$33.2385	\$23.7418	\$69,136	
Year 2	2	Fire Driver 2	\$34.9009	\$24.9292	\$72,594	5%
Year 1	1	Lieutenant 1	\$37.2218	\$26.5870	\$77,421	
Year 2	2	Lieutenant 2	\$39.0829	\$27.9163	\$81,292	5%
Year 1	1	Captain 1	\$41.3126	\$29.5090	\$85,930	
Year 2	2	Captain 2	\$43.3786	\$30.9847	\$90,228	5%
Year 1	1	Battalion Chief 1	\$47.3802	\$33.8430	\$98,551	
Year 2	2	Battalion Chief 2	\$49.7493	\$35.5352	\$103,479	5%
Year 1	1	Assistant Chief 1	\$57.1950	\$40.8536	\$118,966	
Year 2	2	Assistant Chief 2	\$60.0546	\$42.8961	\$124,914	5%

\* Staff - hourly rate calculated from 2080 hours per year

\*\* Shift - hourly rate calculated from 2912 hours per year

**EXHIBIT "A-3"**

**POLICE DEPARTMENT**

**2013/2014  
INCENTIVE PAY PLANS**

**ELIGIBILITY:**

1. Must be a full time, paid, duly sworn peace officer in the Garland Police Department.
2. Must have more than one year of service as a peace officer in the department.

**CERTIFICATION AND EDUCATIONAL INCENTIVE PAY:**

**1. Certification Incentive**

<b>Description</b>	<b>Amount Per Month</b>
Advanced Certification	\$75 per month
Master Certification	\$95 per month

**2. Education Incentive**

<b>Description</b>	<b>Amount Per Month</b>
Bachelor Degree	\$125 per month
Masters or Doctoral Degree	\$150 per month

**ASSIGNMENT PAY:**

<b>Description</b>	<b>Amount Per Month</b>
Officers designated by the Chief of Police as Field Training Officers (FTO) shall receive FTO Pay in compensation for this job assignment. This job assignment is of a temporary nature and can be removed at the discretion of the Chief of Police.	\$100 per month

**Note:** The above is a synopsis of these special pay plans. Details of these plans are available from the Director of Civil Service or Chief of Police.

**EXHIBIT "A-4"**

**FIRE DEPARTMENT**

**2013/2014  
INCENTIVE PAY PLANS**

**ELIGIBILITY:**

Must be a Certified Texas Firefighter

**CERTIFICATION AND EDUCATIONAL INCENTIVE PAY:**

**1. Certification Incentive**

<b>Description</b>	<b>Amount Per Month</b>
a) Intermediate: Available to Firefighter and Driver/Engineer classifications.	\$25 per month
b) Advanced: Available to Firefighters, Driver/Engineer, and Lieutenant classifications.	\$50 per month
c) Master: Available to Firefighter, Driver/Engineer, Lieutenant, and Captain classifications.	\$100 per month

**2. Education Incentive**

a) Eligibility

Education must be of demonstrated use to department. Applicability of education to the job will be determined by the Fire Chief.

b) Incentive Pay

<b>Description</b>	<b>Amount Per Month</b>
1. Battalion Chief: 90 College Credit Hours - Job Related Bachelor's Degree	\$150 per month \$200 per month
2. Assistant Chief (Prerequisite of 90 college credit hours that are job-related) Bachelor's Degree	\$200 per month



## EXHIBIT "A-4" (Continued)

### ASSIGNMENT PAY:

Assignment Pay Incentive - Available to Firefighter, Driver/Engineer, Lieutenant and Captain classifications.

Description	Amount Per Month
a) Intermediate Instructor	\$25 per month
b) Advanced Instructor Must be assigned full time to Training Division Not eligible for Intermediate Instructor incentive pay	\$100 per month
c) Paramedic Must be certified by the State, and be accepted by the City Medical Control Director and approved by the Fire Chief.	\$100 per month
d) Paramedic Paramedics who staff an ambulance receive an additional \$30 per shift.	\$30 per shift
e) Fire Inspector Class A Must be certified and assigned to Inspection Section of Fire Prevention Bureau	\$100 per month
f) Fire/Arson Investigator Must be certified and assigned to the Investigation Section of Fire Prevention Bureau.	\$100 per month

**Note:** The above is a synopsis of these special pay plans. Details of these plans are available from the Director of Civil Service or Fire Chief.



# City Council Item Summary Sheet

☐ Work Session

☒ Agenda Item

Date: September 3, 2013

## Boards and Commissions

### Summary of Request/Problem

Council is requested to consider appointments to Boards and Commissions.

### Recommendation/Action Requested and Justification

Submitted By:

Approved By:

William E. Dollar  
City Manager



## Board & Commission Application

Please Print or Type. **PLEASE DO NOT SEND RESUME.**

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

Board or Commission of first, second, and third choice: (Utility Advisory Board has a separate application)

☐ Board of Adjustment ☐ Garland Cultural Arts Commission ☐ Parks and Recreation Board  
☐ Building and Fire Codes Board ☐ Garland Youth Council ☐ Plan Commission \*  
☐ Citizens Environmental and Neighborhood Advisory Committee ☐ Housing Standards Board ☐ Plumbing and Mechanical Codes Board  
☐ Community Multicultural Commission ☐ Library Board ☐ Senior Citizens Advisory Committee  
☐ Electrical Board

Full Name: Thomas Preston Edwards **X I-30 TIF**  
Home Address: 1005 Seminary Ridge Bus. Address: 114 E. Centerville  
City, State, Zip: Garland TX 75043 City, State, Zip: Garland, TX 75041  
Home Phone: 972-271-1908 Phone (Other): 214-577-1507  
Email Address: prestonedwards@verizon.net  
Resident of Garland for 55 years Resident of Texas for 69 years

Are you a registered voter in Dallas County? ☒ Yes ☐ No  
Voter Registration No. 1086835076 Precinct No.        City Council District No. 3  
Have you ever been convicted of a felony? ☐ Yes ☒ No  
Have you ever been convicted of a Class A misdemeanor? ☐ Yes ☒ No

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

Previous service on boards & commissions.  
City Council member - District 3 - 2007-2013  
If you have served on a City Board or Commission, please specify and list dates of service.  
Housing Standards  
South Garland TIF 2005-2007  
List civic or community endeavors with which you have been involved.  
Blue Ribbon Committee - Code Compliance

What is your educational background?

Technical

What is your occupational experience?

50 yrs. as a barber

\* Plan Commission members must own property within the city.

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

Thomas Preston Edwards

Signature of Applicant

### FOR OFFICE USE ONLY

Ad Valorem Tax Status

Current ☒

Past Due ☐

Signatures

        
Tax Clerk

Status of Utility Accounts

Current ☒

Past Due ☐

        
Accounting Clerk

Suit/Claim Filed in City Secretary's Office

Yes ☐

No ☒

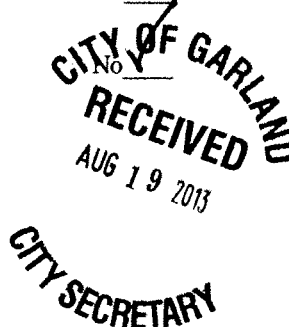
        
City Secretary

Date Appointed       

Appointed By       

Date Notified       

Date Disclosure Form Filed       



Revised 4/2008

8/21/13



## Board & Commission Application

Please Print or Type. **PLEASE DO NOT SEND RESUME.**

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

Board or Commission of first, second, and third choice: (Utility Advisory Board has a separate application)

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> Board of Adjustment  | <input checked="" type="checkbox"/> Garland Cultural Arts Commission | <input type="checkbox"/> Parks and Recreation Board          |
| <input type="checkbox"/> Building and Fire Codes Board                              | <input type="checkbox"/> Garland Youth Council                       | <input type="checkbox"/> Plan Commission *                   |
| <input type="checkbox"/> Citizens Environmental and Neighborhood Advisory Committee | <input type="checkbox"/> Housing Standards Board                     | <input type="checkbox"/> Plumbing and Mechanical Codes Board |
| <input type="checkbox"/> Community Multicultural Commission                         | <input type="checkbox"/> Library Board                               | <input type="checkbox"/> Senior Citizens Advisory Committee  |
| <input type="checkbox"/> Electrical Board   |  |  |

Full Name: Reta Faye Day  
Home Address: 521 Cashmere Bus. Address: ---  
City, State, Zip: Garland, Tx 75041 City, State, Zip: ---  
Home Phone: 972-271-0461 Phone (Other): cell 214-755-6236  
Email Address: reta.day@verizon.net

Resident of Garland for 55 years Resident of Texas for 55 years

Are you a registered voter in Dallas County? ☒ Yes ☐ No

Voter Registration No. 1081054934 Precinct No. 1725 City Council District No. 5

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

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

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

grant management and grant application evaluation experience

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

Cultural Arts 8/22/2007 to current

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

Cultural Arts,

What is your educational background?

BS in Business & Masters in Public Administration

What is your occupational experience?

government grant management

\* Plan Commission members must own property within the city.

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

Reta Faye Day  
Signature of Applicant

### FOR OFFICE USE ONLY

Ad Valorem Tax Status

Current ☒

Past Due ☐

Status of Utility Accounts

Current ☒

Past Due ☐

Suit/Claim Filed in City Secretary's Office

Yes ☐

No ☒

Date Appointed \_\_\_\_\_

Appointed By \_\_\_\_\_

Date Notified \_\_\_\_\_

Date Disclosure Form Filed \_\_\_\_\_

CITY OF GARLAND  
RECEIVED  
MAY 22 2013  
Signatures  
Tax Clerk  
Accounting Clerk  
City Secretary  
CN  
CN  
CN



# GARLAND

## Board & Commission Application

Please Print or Type. **PLEASE DO NOT SEND RESUME.**

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

Board or Commission of first, second, and third choice: (Utility Advisory Board has a separate application)

- |   |   |   |
|---|---|---|
| <input checked="" type="checkbox"/> Board of Adjustment                             | <input type="checkbox"/> Garland Cultural Arts Commission | <input type="checkbox"/> Parks and Recreation Board         |
| <input type="checkbox"/> Building and Fire Codes Board                              | <input type="checkbox"/> Garland Youth Council            | <input type="checkbox"/> Plan Commission *                  |
| <input type="checkbox"/> Citizens Environmental and Neighborhood Advisory Committee | <input type="checkbox"/> Housing Standards Board          | <input type="checkbox"/> Plumbing and Mechanical Code Board |
| <input type="checkbox"/> Community Multicultural Commission                         | <input type="checkbox"/> Library Board                    | <input type="checkbox"/> Senior Citizens Advisory Committee |
| <input type="checkbox"/> Electrical Board   |   |   |

Full Name: JERRY J. DEFEO  
Home Address: 1806 EASTERN HILLS Bus. Address: SAME  
City, State, Zip: GARLAND, TEXAS 75040 City, State, Zip: \_\_\_\_\_  
Home Phone: 972/240-5800 Phone (Other): 972/897-5800  
Email Address: \_\_\_\_\_

Resident of Garland for 43 years Resident of Texas for 44 years  
Are you a registered voter in Dallas County? ☒ Yes ☐ No  
Voter Registration No. 1080902998 Precinct No. 2134 City Council District No. 3  
Have you ever been convicted of a felony? ☐ Yes ☒ No  
Have you ever been convicted of a Class A misdemeanor? ☐ Yes ☒ No

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

SERVING ON B of A FOR 19 YEARS

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

YES Bd of ADJ - 19 YEARS

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

EXCHANGE CLUB OF GARLAND CRIMESTOPPERS  
NEW BEGINNING CENTER CUB SCOUTS INDIAN GUIDES

What is your educational background?

BA IN ENGINEERING MANAGEMENT

What is your occupational experience?

DESIGN & CONSTRUCTION SINCE 1970

\* Plan Commission members must own property within the city.

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

[Signature]  
Signature of Applicant

### FOR OFFICE USE ONLY

Ad Valorem Tax Status

Current ☒

Past Due ☐

Status of Utility Accounts

Current ☒

Past Due ☐

Suit/Claim Filed in City Secretary's Office

Yes ☐

No ☒

[Signature]  
City Secretary

Date Appointed 8/16/2011

Appointed By [Signature]

Date Notified \_\_\_\_\_

Date Disclosure Form Filed \_\_\_\_\_

Revised 4/2008



## Board & Commission Application

Please Print or Type. **PLEASE DO NOT SEND RESUME.**

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

Board or Commission of first, second, and third choice: (Utility Advisory Board has a separate application)

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Board of Adjustment   | <input type="checkbox"/> Garland Cultural Arts Commission | <input checked="" type="checkbox"/> Parks and Recreation Board |
| <input type="checkbox"/> Building and Fire Codes Board   | <input type="checkbox"/> Garland Youth Council            | <input type="checkbox"/> Plan Commission *                     |
| <input checked="" type="checkbox"/> Citizens Environmental and Neighborhood Advisory Committee | <input type="checkbox"/> Housing Standards Board          | <input type="checkbox"/> Plumbing and Mechanical Codes Board   |
| <input checked="" type="checkbox"/> Community Multicultural Commission                         | <input type="checkbox"/> Library Board                    | <input type="checkbox"/> Senior Citizens Advisory Committee    |
| <input type="checkbox"/> Electrical Board  |   |  |

9/11/70

Full Name: Christine "Marcie" Adame

Home Address: 3014 High Plateau Dr. Bus. Address: 1520 Cumberland Dr.

City, State, Zip: Garland, TX 75044 City, State, Zip: Garland TX 75040

Home Phone: 972-612-4463

Phone (Other): \_\_\_\_\_

Email Address: coach-madame@yahoo.com

Resident of Garland for 20 years

Resident of Texas for 42 years

Are you a registered voter in Dallas County? ☒ Yes ☐ No

Voter Registration No. 1079049429 Precinct No. 2705 City Council District No. 7

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

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

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

Advocate for community health & well-being; avid runner, organize social community walk/runs; organize special events and races; research grants for park & neighborhood improvements.

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

Healthy Living Expo, PTA, School-campus needs improvements & cultural committee

What is your educational background?

M.S. in Kinesiology, plus Ed D program, Teaching Certified All-level

What is your occupational experience?

Business owner, facility manager, marketing & promotions associate, Teacher and Fitness Instructor

\* Plan Commission members must own property within the city.

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

M. Adame  
Signature of Applicant

### FOR OFFICE USE ONLY

Ad Valorem Tax Status

Current ☒

Past Due ☐

Status of Utility Accounts

Current ☒

Past Due ☐

Suit/Claim Filed in City Secretary's Office

Yes ☐

No ☒

Date Appointed \_\_\_\_\_

Appointed By \_\_\_\_\_

Date Notified \_\_\_\_\_

Date Disclosure Form Filed \_\_\_\_\_

Signatures

CITY OF GARLAND  
Tax Clerk

RECEIVED  
Accounting Clerk

JUN 26 2013

City Secretary

CITY SECRETARY

Revised 4/2008

CITY OF GARLAND  
RECEIVED

JUL 16 2013

GARLAND  
TEXAS MADE HERE

## Board &amp; Commission Application

Please Print or Type. ~~PLEASE DO NOT SEND RESUME~~

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

Board or Commission of first, second, and third choice: (\*\*Garland Youth Council has a separate application)

<input type="checkbox"/> Board of Adjustment	<input type="checkbox"/> Garland Cultural Arts Commission	<input type="checkbox"/> Parks and Recreation Board
<input type="checkbox"/> Building and Fire Codes Board	<input type="checkbox"/> Garland Youth Council **	<input type="checkbox"/> Plan Commission *
<input type="checkbox"/> Citizens Environmental and Neighborhood Advisory Committee	<input type="checkbox"/> Housing Standards Board	<input type="checkbox"/> Plumbing and Mechanical Codes Board
<input type="checkbox"/> Community Multicultural Commission	<input checked="" type="checkbox"/> Library Board	<input type="checkbox"/> Senior Citizens Advisory Committee
<input type="checkbox"/> Elevator Board		

Full Name: Terri ChepregiHome Address: 1906 Timbercreek Dr

Bus. Address: \_\_\_\_\_

City, State, Zip: Garland TX 75042

City, State, Zip: \_\_\_\_\_

Home Phone: 469-693-9486

Phone (Other): \_\_\_\_\_

Email Address: txtac01@yahoo.comResident of Garland for 30 yearsResident of Texas for 32 yearsAre you a registered voter in Dallas County? ☒ Yes ☐ NoVoter Registration No. 1083238626 Precinct No. 1704 City Council District No. 6Have you ever been convicted of a felony? ☐ Yes ☒ NoHave you ever been convicted of a Class A misdemeanor? ☐ Yes ☒ No

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

• Part time reference librarian, Richland College

Friends of Library Board

• Prior board experience, e.g. Richardson ISD Council of PTAs

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

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

• Leadership Richardson • Richardson ISD B1-R2c121  
Advisory Committee• Literacy Instruction for  
Texas (LIFT) Board Member

What is your educational background?

• BS International Business • CPA (Texas)

• CMA (Certified Management Accountant)

• Master of Library Science

What is your occupational experience?

Financial Accountant/Controller

\* Plan Commission members must own property within the city.

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

Terri A Chepregi

Signature of Applicant

## FOR OFFICE USE ONLY

Ad Valorem Tax Status

Current ☒Past Due ☐

Signatures

Tax Clerk CN

Status of Utility Accounts

Current ☒Past Due ☐Accounting Clerk CN

Suit/Claim Filed in City Secretary's Office

Yes ☐No ☒City Secretary CN

Date Appointed \_\_\_\_\_

Appointed By \_\_\_\_\_

Date Notified \_\_\_\_\_

Date Disclosure Form Filed \_\_\_\_\_

Revised 10/2011

# GARLAND

## Board & Commission Application

Please Print or Type. **PLEASE DO NOT SEND RESUME.**

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

Board or Commission of first, second, and third choice: (Utility Advisory Board has a separate application)

\_\_\_ Board of Adjustment

\_\_\_ Building and Fire Codes Board

\_\_\_ Citizens Environmental and Neighborhood Advisory Committee

\_\_\_ Community Multicultural Commission

\_\_\_ Electrical Board

\_\_\_ Garland Cultural Arts Commission

\_\_\_ Garland Youth Council

\_\_\_ Housing Standards Board

\_\_\_ Library Board

\_\_\_ Parks and Recreation Board

\_\_\_ Plan Commission \*

\_\_\_ Plumbing and Mechanical Codes Board

\_\_\_ Senior Citizens Advisory Committee

Full Name: Rick Johnson

Home Address: 2902 Baron Drive Bus. Address: \_\_\_\_\_

City, State, Zip: Garland, TX 75040 City, State, Zip: \_\_\_\_\_

Home Phone: 972 496 3888 Phone (Other): \_\_\_\_\_

Email Address: RTMLS.JOHNSON@gmail.com

Resident of Garland for 67 years Resident of Texas for 25 years

Are you a registered voter in Dallas County? ☒ Yes \_\_\_ No

Voter Registration No. 1082414 Precinct No. 2715 City Council District No. 8

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

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

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

Have been in this role for 5+ years

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

TIF (2005-2013) Board (approx dates)

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

Church, nursing home volunteer, school volunteer, coach

What is your educational background?

math + german language major

What is your occupational experience?

program manager, engineer

\* Plan Commission members must own property within the city.

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

[Signature]  
Signature of Applicant

### FOR OFFICE USE ONLY

Ad Valorem Tax Status

Current ☒

Past Due \_\_\_

Status of Utility Accounts

Current ☒

Past Due \_\_\_

Suit/Claim Filed in City Secretary's Office

Yes \_\_\_

No ☒

Date Appointed \_\_\_\_\_

Appointed By \_\_\_\_\_

Date Notified \_\_\_\_\_

Date Disclosure Form Filed \_\_\_\_\_

Signatures

\_\_\_ Tax Clerk

\_\_\_ Accounting Clerk

\_\_\_ City Secretary

CITY OF GARLAND  
RECEIVED  
AUG 16 2013

CITY SECRETARY

Revised 4/2008

8/21/13





# Board & Commission Application

Please Print or Type. **PLEASE DO NOT SEND RESUME.**

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

Board or Commission of first, second, and third choice: (Utility Advisory Board has a separate application)

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> Board of Adjustment  | <input type="checkbox"/> Garland Cultural Arts Commission | <input type="checkbox"/> Parks and Recreation Board          |
| <input type="checkbox"/> Building and Fire Codes Board                              | <input type="checkbox"/> Garland Youth Council            | <input checked="" type="checkbox"/> Plan Commission *        |
| <input type="checkbox"/> Citizens Environmental and Neighborhood Advisory Committee | <input type="checkbox"/> Housing Standards Board          | <input type="checkbox"/> Plumbing and Mechanical Codes Board |
| <input type="checkbox"/> Community Multicultural Commission                         | <input type="checkbox"/> Library Board                    | <input type="checkbox"/> Senior Citizens Advisory Committee  |
| <input type="checkbox"/> Electrical Board   |   |  |

Full Name: Christopher Ott  
 Home Address: 901 Bramwich St. Bus. Address: 311 E. Buckingham Rd.  
 City, State, Zip: Garland, TX 75040 City, State, Zip: Garland, TX 75040  
 Home Phone: 972-880-6639 Phone (Other): 972-530-3335  
 Email Address: chris@chrisott.com

Resident of Garland for 23 years Resident of Texas for 36 years

Are you a registered voter in Dallas County? ☒ Yes ☐ No

Voter Registration No. 1081153420 Precinct No.        City Council District No. 8

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

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

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

Currently am the incumbent plan commissioner for district 8

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

Plan Commission 2010 - Present  
Fire codes board 2009 - 2010

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

Leadership Garland 2007 (Class 27)  
Boy Scouts (youth & adult leadership)

What is your educational background?

Associates degree from Richland College

What is your occupational experience?

Self employed for 25 years (Automotive & manufacturing)

\* Plan Commission members must own property within the city.

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

[Signature]  
 Signature of Applicant

## FOR OFFICE USE ONLY

Ad Valorem Tax Status

Current ☒

Past Due ☐

Signatures CV 8/21/13

Status of Utility Accounts

Current ☒

Past Due ☐

Tax Clerk CV 8/21/13

Suit/Claim Filed in City Secretary's Office

Yes ☐

No ☒

Accounting Clerk CV 8/21/13

City Secretary CV 8/21/13

Date Appointed       

Appointed By       

Date Notified       

Date Disclosure Form Filed       



Revised 4/2008