



GARLAND

AGENDA

REGULAR MEETING OF THE CITY COUNCIL

**City of Garland
Council Chambers, City Hall
William E. Dollar Municipal Building
200 North Fifth Street
Garland, Texas
April 4, 2017
7:00 p.m.**

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

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

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**

LEGISLATIVE PRAYER AND PLEDGE OF ALLEGIANCE

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

MAYORAL PROCLAMATIONS, RECOGNITIONS AND ANNOUNCEMENTS

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

CONSENT AGENDA

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

1. Consider approval of the minutes of the March 21, 2017 Regular Meeting.
2. Consider approval of the following bids:
 - a. **Major Thoroughfare Median Maintenance** **Bid No. 5198-15**

Carruthers Landscape Management, Inc. **\$19,237.43**

The purpose of this Change Order is to provide a market price adjustment for the Major Thoroughfare Median Maintenance contract renewal. The proposed Change Order increases the existing contract amount of \$96,187.17 by twenty percent for a new total of \$115,424.60. This contract provides for bi-weekly grounds maintenance including mowing, edging, removal of grass clippings, and litter control for 126 acres of medians along major thoroughfares throughout the city.

b. Garland Police Department Ammunition **Bid No. 0532-17**

GT Distributors	\$91,352.90
Precision Delta Corp.	<u>33,762.00</u>
TOTAL	\$125,114.90

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

c. S. Fifth Street Water and Paving Improvements **Bid No. 0359-17**
- Daugherty Drive to Miller Road

Tri-Con Services, Inc.	\$1,150,000.00
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This request is to provide for the construction of approximately 1,445 linear feet of 8-inch water line and 7,050 square yards of pavement replacement and all incidentals.

d. Professional Engineering Design Services for **Bid No. 0557-17**
Water, Wastewater, Paving, and Drainage
Improvements

McManus & Johnson Consulting Engineers, LLC	\$334,000.00
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This request is to provide Professional Engineering Design Services at various locations throughout the City.

3. Consider Approval of a Resolution Authorizing Publication of a Notice of Intention to Issue Certificates of Obligation

At the March 20, 2017 Work Session, Council considered authorizing the publication of a Notice of Intent to Issue Certificates of Obligation with a principal amount of approximately \$20 million. The issuance of Certificates of Obligation will fund various projects in the Capital Improvement Program approved on February 21, 2017. Council is requested to approve a resolution authorizing publication of a Notice of Intent to Issue Certificates of Obligation.

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

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

4. Hold public hearings on:

- a. Consider the application of Masterplan, requesting approval of 1) an amendment to Planned Development (PD) District 16-16, 2) an amended Concept Plan for Dwelling, Single-Family Detached; Dwelling, Multi-Family, Elder Care-Independent Living and Restaurant and 3) a Detail Plan for Dwelling, Multi-Family. This property is bounded by Holford Road to the northwest, Spring Creek Forest Preserve to the northeast, North Garland Road to the southeast and Arapaho Road to the southwest. (File No. Z 16-35, District 7)

BEING an approximate 141.653-acre tract of land, situated in the Onefre Alvarado Survey, Abstract No. 2, Garland, Dallas County, Texas, and being part of Tract No. 1, Tract No. 2 and Tract No. 3 in deed to Althec Partnership, Ltd. as recorded in Volume 2002049, Page 2378, Deed Records of Dallas County, Texas. This property is bounded by Holford Road to the northwest, Spring Creek Forest Preserve to the northeast, North Garland Road to the southeast and Arapaho Road to the southwest.

- b. Consider the application of Skorburg Company, requesting approval of a change of zoning from Planned Development (PD) District 04-09 for Single-Family-7 Uses to a Planned Development (PD) District for Single-Family-5 Uses. This property is located on the north corner of East Centerville Road and South Country Club Road. (File No. Z 17-11, District 2)

BEING an 11.721-acre parcel of land situated in the Samuel Lockhart Survey, Abstract No. 823, City of Garland, Dallas County, Texas, and being a portion of an 18.3-acre tract of land from E.J. Whitlow to Kerry R. Yeager dated September 5th, 1935 and recorded in Volume 1915, at Page 578 of the Deed Records of Dallas County, Texas, and being the remainder of that certain 14.084-acre tract of land described in the deed from Helen Harkness, Ph. D. to AMLOP Development L.L.C., dated the 31st day of March, 1995 and recorded in Volume 95064, at Page 2213 of the Deed Records of Dallas County, Texas. This property is located on the north corner of East Centerville Road and South Country Club Road.

5. Consider the Adoption of the 2017 Rules of Order and Procedure and Council Policies

Council is requested to adopt a final version of its rules of order and procedure and Council policies which will govern Council meetings, interactions, and other activities. A revised draft version of the rules and policies is attached.

6. Consider appointments to Boards and Commissions.

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

Council Member Anita Goebel

- Herman L. Pucket - Board of Adjustment

7. 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.

8. Adjourn.

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



GARLAND

City Council Regular Session Agenda

1.

Meeting Date: April 4, 2017

Item Title:

Submitted By: Mayra Sullivan, Assistant to the City Council, City Secretary

Summary:

Consider approval of the minutes of the March 21, 2017 Regular Meeting.

Attachments

March 21 Meeting Minutes

Minutes of the Garland City Council Regular Meeting

The City Council of the City of Garland convened in regular session at 7:00 p.m. on Tuesday, March 21, 2017, in the Council Chambers at City Hall, 200 North Fifth Street, Garland, Texas, with the following members present:

COUNCIL PRESENT:	Mayor	Douglas Athas
	Mayor Pro Tem	Scott LeMay
	Council Member	David Gibbons
	Council Member	Anita Goebel
	Council Member	Stephen Stanley
	Council Member	B. J. Williams
	Council Member	Rich Aubin
	Council Member	Lori Dodson

STAFF PRESENT:	City Manager	Bryan L. Bradford
	City Attorney	Brad Neighbor
	City Secretary	Eloyce René Dowl

ABSENT:	Council Member	James Cahill
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CALL TO ORDER: The meeting was called to order by Mayor Douglas Athas.

CEREMONIALS: Mayor Athas presented the Achievement of Excellence in Procurement Award to Gary Holcomb, Purchasing Director and purchasing staff members: Del Wildy, Teresa Dabney, Pamela Asbell, Cassandra Sanders, Elizabeth Segura, and Bob Bonnell.

Mayor Athas presented the 2016 Achievement in Libraries Award to Library Board members: Bettye Haynes, Chair, Dorothy McAllister, Trellas Gottcher, CoSharra Jackson and staff members: Claire Bausch, Library Director and Karen Archibald, Assistant Library Director.

Mayor Athas presented a proclamation to Paul Stolar, President of the Kiwanis Club of Garland, declaring March 25-31 as International Week of Service.

Mayor Athas presented a proclamation to Tai Green, Director of Development and Landon Cole, Volunteer and Youth Engagement Manager for Jonathan's house, declaring March 19-25 as National Safe Place Week.

CONSENT AGENDA: All items marked with asterisks (**) on the Consent Agenda were voted on at the beginning of the meeting. Mayor Athas read those items into the record. Motion was made by Council Member Rich Aubin, seconded by Council Member Dodson, to approve items 1, 2a, 2b, 2c, 2d, 3a, 3b, 4, and 5. Motion carried, 8 ayes, 0 nays.

1. **APPROVED**** Approval of the Minutes of the March 7, 2017, Regular Meeting.

2a. **APPROVED**** Bid No. 0405-17 awarded to Custard Construction Services in the amount of \$3,780.02. This is a Change Order for the new storefront door and window.

This Change Order is to substitute the door originally selected as part of the Water Control Administration remodel project. The door originally selected did not meet exiting and accessibility standards.

2b. **APPROVED**** Bid No. 0488-17 awarded to Power Testing & Energization in the amount of \$170,500.00 for Line and Breaker Disconnect Indications.

The purpose of this request is to provide for line and breaker disconnect indications as well as autotransformer configuration and testing services at the TMPA Gibbons Creek Switchyard. The 138kV line and breaker disconnect indications are being added at the Switchyard for communication to ERCOT.

2c. **APPROVED**** Bid No. 0494-17 awarded to R-Delta Engineers in the amount of \$270,000.00 for the College to Jupiter and Lawler 138kV Overhead Transmission Lines.

The purpose of this request is to provide engineering services for the reconstruction of the College to Jupiter 138kV and the Lawler 138kV Overhead Transmission Lines.

2d. APPROVED**

Bid No. 6713-16 awarded to Irby Construction Company in the amount of \$108,893.72 for the TMPA Gibbons Creek Substation Project Change Order.

This Change Order will provide for additional services that were not included in the original TMPA Gibbons Creek Substation project. The additional services include installation of a junction box foundation, installation of a new pull box, repair of an A-frame on the autotransformer, and mobilization. The original bid amount of \$1,005,767.44 was approved at the September 6, 2016, City Council Meeting.

3a. APPROVED**

Ordinance No. 6901 amending the Garland Development Code of the City of Garland, Texas, by approving 1) a Master Concept Plan for a multi-story office building and 2) a Specific Use Provision for a Pharmacy (with drive-through or window) and 3) a Detail Plan on property zoned Planned Development (PD) 15-20 for Mixed Uses, on a 6.11-acre tract of land located at 2300 North Lookout Drive and providing for conditions, restrictions, and regulations. (Zoning File No. Z 16-44, New Era Partners, LLC, District 1)

3b. APPROVED**

Ordinance No. 6902 amending the Garland Development Code of the City of Garland, Texas, by approving a Specific Use Provision for Restaurant, Drive-Through on a property zoned Planned Development (PD) District 15-43 for Mixed-Uses on a 19-acre tract of land located southwest of PGBT/SH 190, northwest of Holford Road, north of future expansion of Naaman Forest Boulevard and east of Shiloh Road and providing for conditions, restrictions, and regulations. (Zoning File No. Z 17-07, W3, District 7)

4. APPROVED**

Ordinance No. 6903 for 2016-17 Budget Amendment No. 1.

At the March 6, 2017, Work Session, the City Council reviewed a Policy Report recommending an amendment to the 2016-17 Adopted Budget. The Council directed staff to prepare an Ordinance amending the Budget for 1) projects

approved in last year's Budget but uncompleted by the fiscal year-end, 2) the rollover of open Purchase Orders from the 2015-16 fiscal year, 3) grant and other funds recently awarded to the City, and 4) expenditures not anticipated in the 2016-17 Adopted Budget.

5. APPROVED**

Resolution No. 10276 adopting a Waiver of TMPA Decommissioning Plan Deadline.

Under the Joint Operating Agreement (JOA) between TMPA and the Member Cities, TMPA is required to adopt a decommissioning plan for the Gibbons Creek plant by September 2017. The JOA requires TMPA to establish a decommissioning plan so that the Member Cities would have an idea as to how to best decommission the Gibbons Creek plant at such time as the Member Cities decide to stop receiving power from the plant.

ITEMS FOR INDIVIDUAL CONSIDERATION

6a. APPROVED

Consider the application of Robert Smith, requesting approval of 1) a Major Waiver to Table 7-7 of the Garland Development Code regarding the maximum allowed sign area for blade signs, 2) a Major Waiver to Table 7-7 of the Garland Development Code to allow a monument sign, and 3) a Major Waiver to Table 7-7 and Section 4.78(L) of the Garland Development Code regarding the maximum allowed sign area, maximum height and minimum setbacks for monument signs. This property is located at 316 Main Street. (District 2) (File DD 17-01)

Being a 0.24-acre tract of land and being part of Block 2 of the Town of Duck Creek, an Addition to the City of Garland, Dallas County, Texas, according to the map recorded in Volume 82, Page 352, Map Records, Dallas County, Texas. This property is located at 316 Main Street, Suite 200 in Garland, Texas.

The staff report was presented by Josue De La Vega, Development Planner and Will Guerin Director of Planning.

Speakers on this item were: Robert Smith, applicant and Ron Hobbs, architect for the applicant. There was discussion by the Council. Motion was made by Council Member Goebel to approve the waivers based on staff and Plan Commission recommendation, seconded by Council Member Aubin. Motion carried, 8 ayes, 0 nays.

6b. DENIED

Reconsideration Request by Craig Turner Z 15-47 (District 3)

Craig Turner previously submitted an application for 1) a Change in Zoning from Agricultural (AG) District and Community Retail (CR) District to Planned Development (PD) District for Limited Light Commercial Uses (Recreational Vehicle Park only) and 2) a Detail Plan for Recreational Vehicle Park. This property is located at the northeast side of President George Bush Turnpike, between Zion Road and I-30 in Garland, Texas. The Council previously considered and denied this application in a public hearing on March 7, 2017. The applicant requests that the Council reconsider the application.

The staff report was presented by Will Guerin, Director of Planning and Rick Vasquez, Assistant City Manager. Speaker on this item was: Craig Turner, applicant. There was discussion by the Council. Motion was made by Council Member Aubin to deny the request for reconsideration, waiving the one-year rule in the Garland Development Code (GDC) for re-application, seconded by Council Member Dodson. Motion carried, 8 ayes, 0 nays.

Mayor Athas read the following speaker cards into the record: Geri Cook-Lenahan, Anna Heil, Pat Hornsby, Mary Mathews, Joseph Randall Chennan, registering a position against the request. Charles McArdle, no position stated.

6c. PUBLIC HEARING
HELD

Public Hearing and Possible Action on Downtown Square Project

Mayor Athas opened the public hearing. The staff report was presented by Will Guerin, Director of Planning, Angela Self, Comprehensive Planning Administrator, Rick Vasquez, Assistant City Manager, John Baker, Assistant City Manager, and Robby Neill, Managing Director, Risk Management. Speakers on this item were: Rick Clopton, Cary Hodson, Sarah Daugherty, Travis Ehlers, Wesley Householter, Nathan Otto, testifying in support of removing the building, and Leah Vincent registered a position for removal, but did not testify. Norman Alston testified in support of preserving the building. There was discussion by the Council.

RECESSED

Mayor Athas called for a 10 minute recess at 9:30 p.m.

RECONVENED

Mayor Athas reconvened the meeting at 9:40 p.m.

Additional speakers on this item were: Bill Holmes, Kay Turner, Ken Hobbs (not testifying), Cleo Holden, testified in support of preserving the building. Robert Smith, Donna Baird Nelson, Mike Rose, and Kerry W. Peavey testified in support of removing the building. Louis Moore, no position stated.

Motion was made by Council Member Goebel to approve Concept D, seconded by Council Member Williams. There was discussion by the Council. Council Member Goebel withdrew the motion to approve Concept D.

Motion was made by Council Member Goebel to remove the building at 108 N. Sixth Street, seconded by Council Member Dodson. Motion carried, 7 ayes, 1 nay (Mayor Athas).

Motion was made by Council Member Goebel to approve Concept D, seconded by Council Member Williams. Motion failed 2 ayes, 6 nays (Mayor Athas, Mayor Pro Tem LeMay, Council Members: Gibbons, Stanley, Aubin, and Dodson).

7. CITIZEN COMMENTS: None

8. ADJOURN: There being no further business to come before the City Council, Mayor Athas adjourned the meeting at 11:02 p.m.

CITY OF GARLAND, TEXAS

APPROVED: _____
Douglas Athas, Mayor

ATTEST: _____
Eloyce René Dowl, City Secretary



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.a.

Meeting Date: April 4, 2017

Item Title: Major Thoroughfare Median Maintenance

Submitted By: Jermel Stevenson, Managing Director

PURCHASE JUSTIFICATION:

The purpose of this Change Order is to provide a market price adjustment for the Major Thoroughfare Median Maintenance contract renewal. The proposed Change Order increases the existing contract amount of \$96,187.17 by twenty percent for a new total of \$115,424.60. This contract provides for bi-weekly grounds maintenance including mowing, edging, removal of grass clippings, and litter control for 126 acres of medians along major thoroughfares throughout the city.

AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Carruthers Landscape Management, Inc.	All	\$19,237.43
TOTAL:		\$19,237.43

Basis for Award: Change Order

Fiscal Impact

Total Project/Account: \$1,529,538

Expended/Encumbered to Date: 619,704

Balance: \$909,834

This Item: 19,238

Proposed Balance: \$890,596

Account #: 100-2431-711111

Fund/Agency/Project – Description and Comments:

Parks, Recreation, & Cultural Arts / Parks Division / Medians & ROW

100-2431-711111 = \$19,237.43

Attachments

Bid Recap
Executive Summary

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2016-17

Document Location: Page 250

Budget Director Approval:

Ron Young

Approval Date:

03/24/2017

Purchasing Director Approval:

Gary L. Holcomb

Approval Date:

03/23/2017



GARLAND
PURCHASING EXECUTIVE SUMMARY

Bid 5198-15
Major Thoroughfare Median Maintenance

Recommended Vendor:

Carruthers Landscape Management, Inc.

Total Recommended Award:

\$19,237.43

Basis for Award:

Change Order

Purpose:

The purpose of this Change Order is to provide a market price adjustment for the Major Thoroughfare Median Maintenance contract renewal. The proposed Change Order increases the existing contract amount of \$96,187.17 by twenty percent for a new total of \$115,424.60. This contract provides for bi-weekly grounds maintenance including mowing, edging, removal of grass clippings, and litter control for 126 acres of medians along major thoroughfares throughout the city.

Evaluation:

This is the third optional renewal of a five-year Term Contract. The vendor requested a 25% price increase for the 2017 renewal period. As a result, requests for bids were issued in accordance with Purchasing procedures. The responses received would have resulted in a 24% price increase to the current contract. Alternately, staff negotiated a 20% price increase for the current contract renewal and subsequent optional renewals.

Recommendation:

Staff recommends approval of the Change Order to Carruthers Landscape Management, Inc., for the remaining optional renewal periods.

Funding Information:

2016-17 Park Maintenance Operating Budget - Account #100-2431-711111

Department Director:

Jermel Stevenson, Managing Director, Parks, Recreation and Cultural Arts, 972-205-2759



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.b.

Meeting Date: April 4, 2017

Item Title: Garland Police Department Ammunition

Submitted By: Mitch Bates, Chief of Police

PURCHASE JUSTIFICATION:

The ammunition purchased is for the training of Garland Police Officers in the use of firearms to perform their duties. The firearms proficiency test is mandated by the Texas Commission on Law Enforcement (TCOLE), a regulatory agency for the State of Texas. The funds for this purchase were approved in the FY 2016-17 Budget. A total of \$70,000 is budgeted in the Narcotic Seizure Fund, and the remaining balance of \$55,114.90 is budgeted in the Police operating budget.

AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
GT Distributors		\$91,352.90
Precision Delta Corp.		33,762.00
TOTAL:		\$125,114.90

Basis for Award: Cooperative Purchase

Fiscal Impact

Total Project/Account: \$1,744,388
Expended/Encumbered to Date: 975,938
Balance: \$768,450
This Item: 125,115
Proposed Balance: \$643,335
Account #: 100-1255-6077, 100-1271-6077, & 921-9211-6077
Fund/Agency/Project – Description and Comments:

Police Department / Ammunition

100-1271-6077 \$53,806

100-1255-6077 \$ 1,309

Narcotic Seizure Fund - Federal / Ammunition

921-9211-6077 \$70,000

Attachments

Bid Recap

Executive Summary

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2016-17

Document Location: Pages 123 & 255

Budget Director Approval:

Ron Young

Approval Date:

03/23/2017

Purchasing Director Approval:

Gary L. Holcomb

Approval Date:

03/22/2017



GARLAND
PURCHASING EXECUTIVE SUMMARY

Bid 0532-17
Garland Police Department Ammunition

Recommended Vendor:

GT Distributors
Precision Delta Corp.

Total Recommended Award:

GT Distributors	\$ 91,352.90
Precision Delta Corp.	<u>33,762.00</u>
Total	\$ 125,114.90

Basis for Award:

Cooperative Purchase

Purpose:

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

Evaluation:

The requested ammunition is being purchased from GT Distributors via the BuyBoard Purchasing Cooperative Contract 432-13 and from Precision Delta Corp. via the Texas State Contract 680-A1.

Recommendation:

Staff recommends the purchase of the ammunition from GT Distributors and Precision Delta Corp.

Funding Information:

The contract is funded in Accounts 100-1271-6077, 921-9211-6077, and 100-1255-6077.

Department Director:

Mitch Bates, Chief of Police, 972-205-2011



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.c.

Meeting Date: April 4, 2017

Item Title: S. Fifth Street Water and Paving Improvements - Daugherty Drive to Miller Road

Submitted By: Michael Polocek, Engineering Director

PURCHASE JUSTIFICATION:

The purpose of this request is to provide for the construction of approximately 1,445 linear feet of 8-inch water line and 7,050 square yards of pavement replacement and all incidentals.

AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Tri-Con Services, Inc.	All	\$1,150,000.00
TOTAL:		\$1,150,000.00

Basis for Award: Straight Low Bid

Fiscal Impact

Total Project/Account: \$2,066,615
Expended/Encumbered to Date: 1,148,402
Balance: \$918,213
This Item: 1,150,000
Proposed Balance: (\$231,787)
Account #: 622-1409-1430000-9011 & 220-4049-3019200-9214
Fund/Agency/Project – Description and Comments:
Engineering / Paving / Fifth Street - Miller to Kingsley
622-1409-1430000-9011 = \$923,385

There is a funding shortfall of \$231,787 from what was approved in the 2017 CIP. Undesignated Bond Funds will be used to address the shortfall.

Water / Relocation of Mains Prior to Paving
220-4049-3019200-9214 = \$226,615

Attachments

Bid Recap
Executive Summary
S. Fifth St Agenda Location Map

Fiscal Reference:

Budget Type: CIP
Fiscal Year: 2017
Document Location: Pages ST13 & W03

Budget Director	Approval Date:
Approval:	03/24/2017
Ron Young	
Purchasing Director	Approval Date:
Approval:	03/22/2017
Gary L. Holcomb	



GARLAND
PURCHASING EXECUTIVE SUMMARY

Bid 0359-17
S. Fifth Street Water and Paving Improvements -
Daugherty Drive to Miller Road

Recommended Vendor:
Tri-Con Services, Inc.

Total Recommended Award:
\$1,150,000.00

Basis for Award:
Straight Low Bid

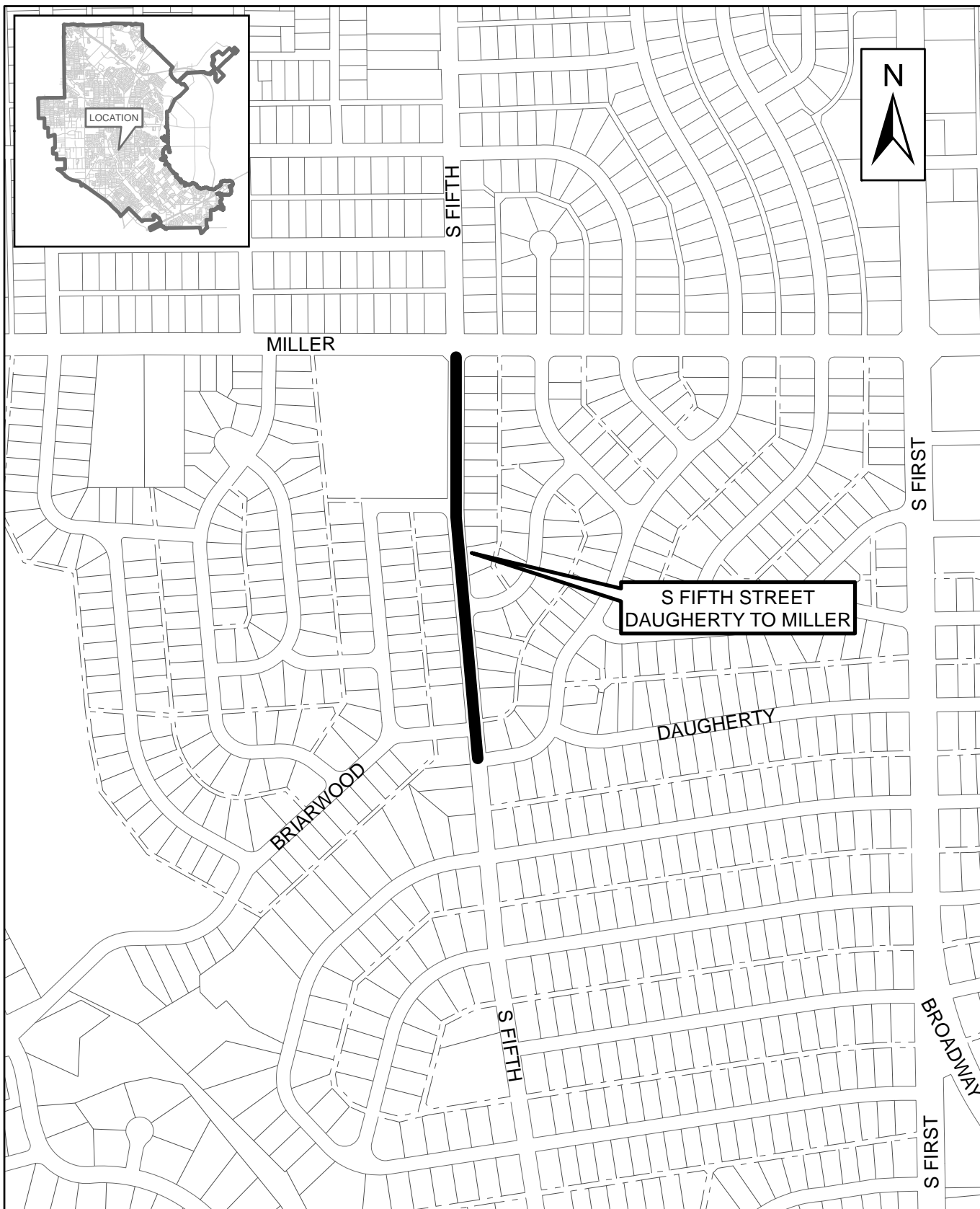
Purpose:
The purpose of this request is to provide for the construction of approximately 1,445 linear feet of 8-inch water line and 7,050 square yards of pavement replacement including all incidentals.

Evaluation:
Requests for bids were issued in accordance with Purchasing procedures. Five (5) bids were received and evaluated with Tri-Con Services, Inc., submitting the lowest bid. Staff believes this project is fully within their capabilities.

Recommendation:
Staff recommends awarding the water and paving improvements bid to Tri-Con Services, Inc.

Funding Information:
Paving: 622-1409-1430000-9011 / CA4300-GA-4-9044 - \$923,385.00
Water: 220-4049-3019200-9214 / CW192-CP-13-9214 - \$226,615.00

Department Director:
Michael C. Polocek, P.E., Director of Engineering, 972-205-2178



S FIFTH ST - DAUGHERTY TO MILLER WATER & PAVING IMPROVEMENTS

Scale: 1"=500
File: SFifth.mxd
Date: 3/15/2017
Drawn: jmk

SHEET
1
OF
1

Fiscal Impact

Total Project/Account: \$22,956,034
Expended/Encumbered to Date: 14,130,173
Balance: \$8,825,861
This Item: 334,000
Proposed Balance: \$8,491,861
Account #: 692-4699-3981800-7101, 625-1409-1423004-7101,
220-4049-3019100-7101, 230-4149-3214900-7101

Fund/Agency/Project – Description and Comments:

Street / Paving / Street Reconstruction and Improvements

692-4699-3981800-7101 = \$119,000

Drainage / Miscellaneous Flooding

625-1409-1423004-7101 = \$ 41,000

Water / Distribution Lines

220-4049-3019100-7101 = \$ 57,000

Wastewater / Wastewater Collection / Collection Mains

230-4149-3214900-7101 = \$117,000

Attachments

Bid Recap
Executive Summary
Location Map

Fiscal Reference:

Budget Type: CIP
Fiscal Year: 2017
Document Location: Pages ST34, D01, W02, & WW04

Budget Director	Approval Date:
Approval:	03/23/2017
Ron Young	

Purchasing Director	Approval Date:
Approval:	03/17/2017
Gary L. Holcomb	



GARLAND
PURCHASING EXECUTIVE SUMMARY

Bid 0557-17
Professional Engineering Design Services for
Water, Wastewater, Paving, and Drainage Improvements

Recommended Vendor:

McManus & Johnson Consulting Engineers, LLC

Total Recommended Award:

\$334,000.00

Basis for Award:

Most Qualified

Purpose:

The purpose of this request is to provide Professional Engineering Design Services for the following:

Ballinger Drive – Kingsley Rd. to End of Street

- Replace water main
- Relocate wastewater main and facility services from alley to street
- Paving improvements

Bonita Drive – Kingsley Rd. to North of the Axe Dr. Intersection

- Replace water main
- Relocate wastewater main and facility services from alley to street
- Paving improvements

Kingsley Road – West of Ballinger Dr. to Bonita Dr.

- Wastewater improvements

Alleys Between Axe/Flores, Cortez/Lamesa, and Lamesa/Belita

- Replace wastewater main

Evaluation:

McManus & Johnson Consulting Engineers, LLC, was selected as the most qualified firm for this project from the short list of engineers evaluated and ranked by the published criteria in RFQ 3617-13.

Recommendation:

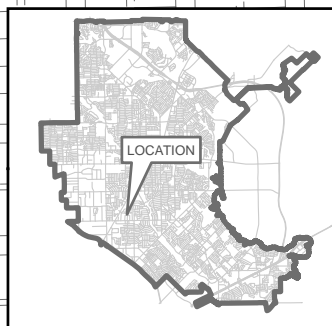
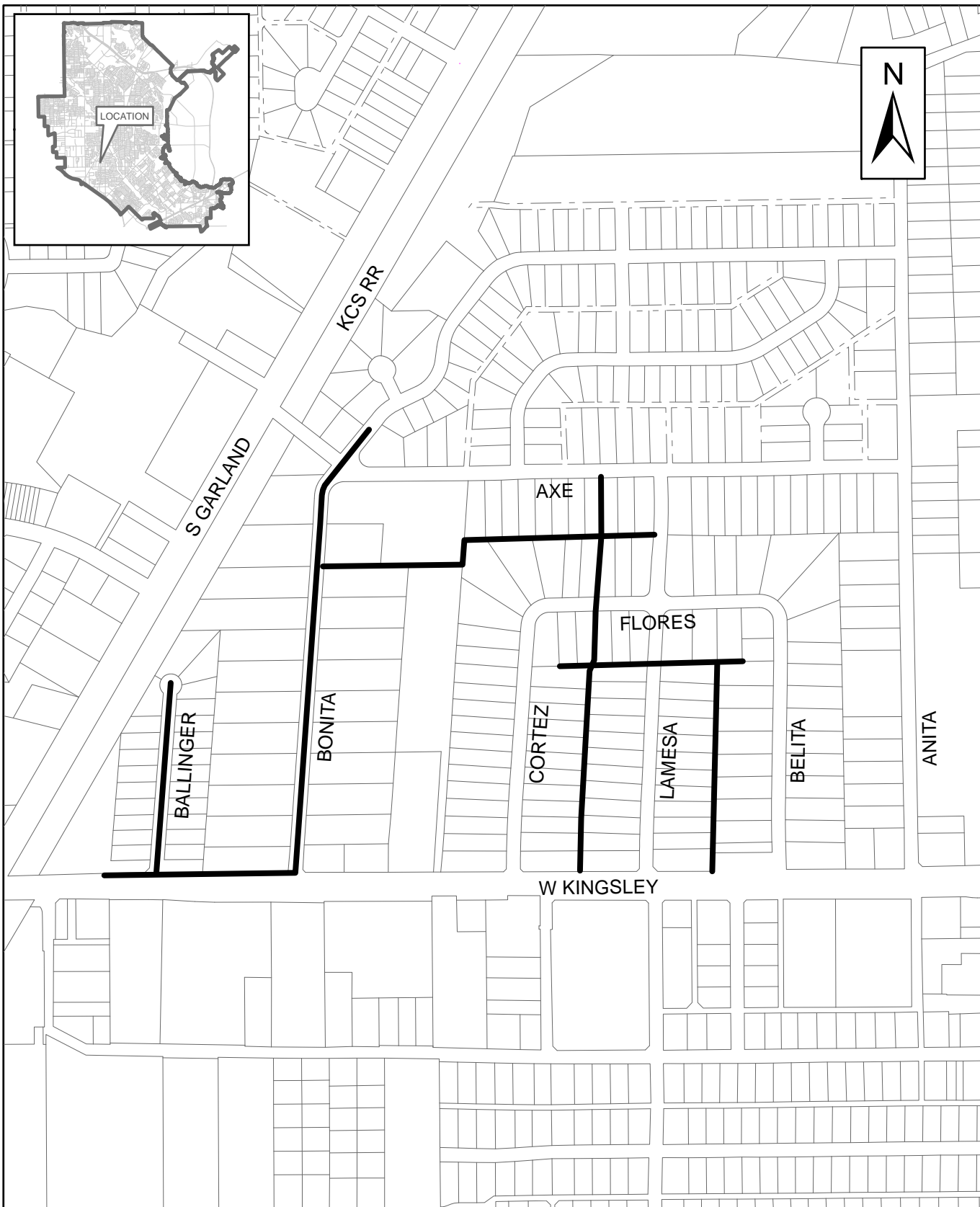
Staff recommends awarding the engineering services to McManus & Johnson Consulting Engineers, LLC.

Funding Information:

Water:	220-4049-3019100-7101	- \$ 57,000.00
Wastewater:	230-4149-3214900-7101	- \$117,000.00
Paving:	692-4699-3981800-7101	- \$119,000.00
Drainage:	625-1409-1423004-7101	- \$ 41,000.00

Department Director:

Michael C. Polocek, Director of Engineering, 972-205-2178



**BALLINGER, BONITA, CORTEZ, LAMESA & BELITA
PAVING, DRAINAGE, WATER & WASTEWATER
IMPROVEMENTS**

Scale: 1"=500'
File: Ballinger.mxd
Date: 3/16/2017
Drawn: jmk

SHEET
1
OF
1



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

3.

Meeting Date: April 4, 2017

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

Submitted By: Matt Watson, Finance Director

Summary of Request/Problem

At the March 20, 2017 Work Session, Council considered authorizing the publication of a Notice of Intent to Issue Certificates of Obligation with a principal amount of approximately \$20 million. The issuance of Certificates of Obligation will fund various projects in the Capital Improvement Program approved on February 21, 2017.

Recommendation/Action Requested and Justification

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



GARLAND PLANNING REPORT

City Council Regular Session Agenda

4.a.

Meeting Date: April 4, 2017

Item Title: Z 16-35 Masterplan (District 7)

Submitted By: Josue De La Vega, Development Planner

REQUEST

Approval of 1) an amendment to Planned Development (PD) District 16-16, 2) an amended Concept Plan for Dwelling, Single-Family Detached; Dwelling, Multi-Family, Elder Care-Independent Living and Restaurant and 3) a Detail Plan for Dwelling, Multi-Family.

OWNER

Althec Partnership, LTD.

PLAN COMMISSION RECOMMENDATION

On March 13, 2017 the Plan Commission, by a vote of eight (8) to zero (0), recommended approval of 1) an amendment to Planned Development (PD) District 16-16, 2) an amended Concept Plan and 3) a Detail Plan for Dwelling, Multi-Family.

Additionally, the Plan Commission recommended adding the following Planned Development (PD) conditions:

- Elder Care-Independent Living as the only permitted land use on Tract 3 on the amended Concept Plan
- Each dwelling unit shall be provided with a walk-in closet with a minimum storage area of twenty-five (25) square feet and each walk-in closet shall contain not less than 175 cubic feet.
- Each dwelling unit type shall meet the following minimum dwelling unit areas as reflected on the Detail Plan:
 - Efficiency unit: 600 square feet
 - 1-bedroom unit: 728 square feet
 - 2-bedroom unit: 1,031 square feet
 - 3-bedroom unit: 1,397 square feet
 - Average: 922 square feet

The application request also included a Variance to Section 4.40 of the Garland Development Code regarding perimeter screening between residential development and thoroughfares. The Plan Commission approved the Variance.

STAFF RECOMMENDATION

Approval of 1) an amendment to Planned Development (PD) District 16-16, 2) an amended Concept Plan and 3) a Detail Plan for Dwelling, Multi-Family with proposed PD Conditions to deviate from Special Standards.

Additionally, staff recommends that Tract 3 be limited to Elder Care-Independent Living uses. The applicant has agreed to comply with this recommendation.

BACKGROUND

In August of 2016 City Council approved an amended Concept Plan (Exhibit H) that divides 141.653 acres into six tracts with the following as the only permitted land uses:

- Dwelling, Single-Family Detached on Tract 1B and Tract 1A
- Dwelling, Multi-Family on Tract 2 and Tract 3
- Elder Care-Independent Living on Tract 4
- Restaurant on Tract 5

The applicant has brought forward a new amended Concept Plan for the 141.653 acres and a Detail Plan for Tract 4 to be developed with Dwelling, Multi-Family (apartment complex).

SITE DATA

Tract 4, encompassed by the Detail Plan, is currently undeveloped and consists of approximately 15.18 acres. The site has approximately 1,500 linear feet of frontage along North Garland Avenue. The site will be accessed only from North Garland Avenue.

USE OF PROPERTY UNDER CURRENT ZONING

Planned Development (PD) District 16-16 limits the use of Tract 4 to Elder Care-Independent Living. Planned Development (PD) District 16-16 also requires approval of a Detail Plan through the public hearing process prior to the development of any tracts reflected on the Concept Plan.

CONSIDERATIONS

Amendment to Planned Development (PD) District 16-16:

1. The amendment to the conditions in Planned Development (PD) District 16-16 is limited to revising the permitted land use on Tract 4 from Elder Care-Independent Living to Dwelling, Multi-Family and the permitted land use on Tract 3 from Dwelling, Multi-Family to Elder Care-Independent Living.

Amended Concept Plan (Exhibit C):

2. The applicant seeks approval of an amended Concept Plan. The most significant changes to the Concept Plan include the decrease of acreage on Tract 3, the increase of acreage on Tract 4 and revising the permitted land uses on Tract 3 and Tract 4 as stated in Consideration 1. The attached table provides a side by side comparison between the approved Concept Plan under Planned Development (PD) District 16-16 and proposed amended Concept Plan. Staff agrees with the retention of Elder Care-Independent Living use within the overall Planned Development (PD) and Concept Plan.

Another major revision is to the approved Trail Master Plan (Exhibit I) which falls under the Concept Plan. The amended Trail Master Plan (Exhibit G) shifts the trail on Tract 4 from the rear of the site following the natural path of the creek to the front of the property following the right-of-way line. According to the applicant the shift is due to the topography

of the site along the creek where the placement of the trail would demand a higher level of engineering. It should be noted that the applicant proposes a second trail on Tract 4 that would extend into Tract 2 where it would connect to the planned trail along the creek with the development on Tract 2.

Detail Plan (Exhibit D):

3. The proposed development will consist of eight (8) Dwelling, Multi-Family buildings and the usual ancillary buildings such as a clubhouse and maintenance building. As labeled on the Detail Plan, Buildings 1, 4, 5 and 6 will have four (4) levels (facing the rear and including a level for parking; front elevations will be three levels); whereas Buildings 2, 3, 7 and 8 will have three (3) levels. The clubhouse and the maintenance building will be limited to two (2) stories and one (1) story, respectively. The development will provide 364 dwelling units, of which sixteen (16) will be efficiency units, 206 will be one-bedroom units, 120 will be two-bedroom units and twenty-two (22) will be three-bedroom units.
4. The Garland Development Code establishes a parking requirement of one (1) parking space for each efficiency unit, one and a half (1.5) parking spaces for each one-bedroom unit and two (2) parking spaces for each two/plus-bedroom unit. Based on the aforesaid parking ratios, the proposed development will require 609 parking spaces and the proposed development will meet the parking requirement by providing 152 garage parking spaces, 212 covered parking spaces, 203 surface parking spaces and forty-two (42) tandem parking spaces.
5. Table 2-4 in the Garland Development Code establishes the following minimum dwelling unit areas:
 - Efficiency unit: 500 square feet
 - 1-bedroom unit: 650 square feet
 - 2-bedroom unit: 800 square feet
 - 3-bedroom unit: 950 square feet
 - Average: 725 square feet

The applicant meets and exceeds the above minimum dwelling unit areas established by the GDC by proposing the below minimum square footages. It should be noted that these are revised minimum dwelling unit areas as proposed by the applicant after the Plan Commission meeting. Further explanation is provided in Consideration 15.

- Efficiency unit: 550 square feet
 - 1-bedroom unit: 700 square feet
 - 2-bedroom unit: 975 square feet
 - 3-bedroom unit: 1,200 square feet
 - Average: 900 square feet
6. The proposed development will include leisure areas that will consist of a 12,500-square foot courtyard with a swimming pool and a second 1,500-square foot courtyard with a picnic and grilling area.
 7. The proposed landscape layout (Exhibit E) complies with the applicable screening and landscape regulations of the Garland Development Code.

8. The building elevations (Exhibit F) are required to comply with the following GDC development standards:
- All building elevations are required to consist of at least eighty (80) percent masonry per Section 4.83(A).
 - At least two (2) different exterior construction materials must be applied on facades visible from the streets per Section 4.83(A).
 - At least six (6) of the twelve (12) architectural elements listed in Section 4.83(B) must be incorporated into the design of the building.
 - Street-facing elevations should be horizontally and vertically articulated in accordance with Section 4.83(C).

The proposed building elevations comply with the aforementioned development standards.

Deviations from Special Standards:

9. Table 2-4 in the Garland Development Code stipulates a maximum building height of forty (40) feet. The applicant proposes a Planned Development (PD) condition to allow a maximum building height of fifty-five (55) feet.

The applicant has indicated that the greater height will allow for taller ceilings and towers to provide higher quality top floor units and a greater architectural presence. Furthermore, the additional height will allow the placement of parking garages at the ground level while providing three levels of dwelling units in those buildings with garages.

The site slopes from southeast to northwest, as demonstrated by the applicant's proposal of finished floor grade differences; there will be a minimum of 20-foot drop in grade through the site. The proposed design places garages integral to the dwelling units, economizing the site's steep topography and narrow width. The buildings along the street sit at a grade that places the dwelling unit livable area on a plane lower than the street; hence, these buildings will essentially rise only 3-stories on the side of the street.

10. Table 2-4 in the Garland Development Code establishes a maximum density of eighteen (18) units per acre. The applicant proposes a Planned Development (PD) condition to increase the maximum allowed density to approximately twenty-eight (28) units per acre.

The applicant contends that the additional density is in keeping with providing an urban style development and that a greater density enables a higher quality development with a greater number and higher quality amenities. The site is located in the Woodlands Planned Development, separated from Single-Family Use by a significant creek and wooded area. The properties to the east of North Garland Avenue include a park and water theme park. The Envision Garland Future Land Use Plan recommends this site for Urban Neighborhoods which is characterized by moderate to high density of greater than 12 dwelling units per acre. There is transit service along Garland Avenue and Arapaho. Shopping and business areas are within a reasonable walking distance to the site. There are no identified impacts that suggest the proposed density of 28 units per acre would be inappropriate at this location.

11. Section 2.39(I)(1) of the Garland Development Code stipulates that an enclosed storage

facility must be constructed on-site for each dwelling unit in a Multi-Family structure, with convenient access to its corresponding unit. The minimum size of each storage facility must be twenty-five (25) square feet, and must contain not less than 175 cubic feet. A garage may not count as a storage facility unless the required storage space is added to the size of the garage. The applicant proposes a Planned Development (PD) condition to forego the storage space requirement.

The applicant argues that the minimum twenty-five (25)-square feet of storage space would be provided as part of interior closets, that units will have extra large walk-in closets as opposed to separate storage space. The applicant further argues that separate storage space, such as those accessed via porches, consume bedroom space or other interior space. Finally, the applicant has indicated that through learning from their operators, their residents prefer large interior closets and that the proposed walk-in closets are large and akin to those provided in traditional single-family homes. In review of the application content and of other applications for multi-family developments, staff finds that the applicant's statements are accurate that the proposed interior walk-in closets are larger in comparison to those found in other multi-family developments.

12. Section 2.39(I)(3) of the Garland Development Code requires two (2) swimming pools, each swimming pool having a minimum of 800 square feet of surface water.

The applicant proposes a Planned Development (PD) condition to allow only one (1) swimming pool having a minimum area of 2,400 square feet of surface water. The applicant has indicated that the plan is to provide one centralized larger resort style pool to encourage social interaction in one location and allow all the residents to have easier access to the clubhouse and exterior amenities from one single pool area.

13. Table 2-4 in the Garland Development Code establishes a side setback of twelve (12) feet from property lines not adjacent to streets.

The applicant proposes a Planned Development (PD) condition that would reduce the side setback to ten (10) feet along an eighty-seven (87)-foot portion of the northeast side property line (beginning where the northeast side property line meets the front property line). The setback reduction along this segment of the northeast property line would allow the placement of Building 6 no closer than ten (10) feet from such mentioned property line. The intent of setbacks is to provide a separation for safety such as fire protection for which the minimum standard is 10 feet, and to provide adequate air and open space where otherwise compact development would afford very limited spaces. The location of the 10-foot setback is adjacent to Tract 5.

14. Table 2-4 in the Garland Development Code establishes a side setback of twelve (12) feet from property lines not adjacent to streets.

The applicant proposes a Planned Development (PD) condition that would allow one of the dumpsters and its respective enclosure to be located no closer than two (2) feet from the southwest property line. The applicant asserts that the reduced setback would accommodate efficient placement of the dumpster without conflicting with parking, drives or other site elements.

15. The applicant concurs with the Planned Development (PD) conditions recommended by Plan Commission, with the exception of the following recommendation from Plan Commission:

- Each dwelling unit type shall meet the following minimum dwelling unit areas as reflected on the proposed Detail Plan:
 - Efficiency unit: 600 square feet
 - 1-bedroom unit: 728 square feet
 - 2-bedroom unit: 1,031 square feet
 - 3-bedroom unit: 1,397 square feet
 - Average: 922 square feet

The applicant has indicated that they intend to build the dwelling units with areas as recommended by Plan Commission and reflected on the Detail Plan. However, the applicant would like to propose the minimum dwelling unit areas stated in Consideration 5 to allow a certain degree of flexibility in the event a floorplan layout has to be revised due to an unforeseen constrain on the site.

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Urban Neighborhoods. Urban neighborhoods are higher density residential developments, characterized by moderate-to-high density single-family attached and multi-family residential units, greater than 12 units per acre. Developments within this category are predominantly residential, but may include compatible non-residential uses.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The property immediately to the north is zoned Planned Development (PD) District 16-16 and identified as Tract 5 in the same Concept Plan as the subject property; this property is not developed and Restaurant is the only land use permitted. The property further north is zoned Multi-Family (MF) District and it is developed with an apartment complex. The property to the northwest is zoned Planned Development (PD) District 16-16 and identified as Tract 1A in the same Concept Plan as the subject property; this property is not developed but it has an approved Detail Plan for the development of a single-family residential subdivision. The properties to the southwest are zoned Planned Development (PD) District 16-16 and identified as Tracts 2 and 3 in the same Concept Plan as the subject property; these properties are not developed but Tract 2 has an approved Detail Plan to allow the development of an apartment complex.

Due to the topography and unique characteristics of the site, the subject property presents many challenges to the proposed development; however, the applicant has brought forward an amended Concept Plan that retains the same land uses as the approved Concept Plan and a development on Tract 4 that will be consistent with the designation of the Comprehensive Plan.

Attachments

Z 16-35 Masterplan Attachments

Z 16-35 Masterplan Proposed Concept Plan Table

Z 16-35 Masterplan Responses

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 16-35

- I. Statement of Purpose:** The purpose of this Planned Development is to approve an amended Concept Plan and a Detail Plan for Dwelling, Multi-Family.
- II. Statement of Effect:** This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Single-Family-5 (SF-5) District, Multi-Family (MF) District and Community Office (CO) District as set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**

Concept Plan: Development shall be in general conformance with the Concept Plan set forth in Exhibit C; however, in the event of conflict between the Concept Plan and the written conditions, the written conditions shall apply.

Detail Plan: Development on Tract 4 shall conform with the Detail Plan set forth in Exhibit D; however, in the event of conflict between the Detail Plan and the written conditions, the written conditions shall apply. Approval of a Detail Plan is required prior to any development on any of the tracts reflected on the Concept Plan.

V. Specific Regulations to the Concept Plan:

A. Permitted Uses: All uses are prohibited except as follows:

- Dwelling, Single-Family Detached on Tract 1A and 1B
- Dwelling, Multi-Family on Tract 2 and Tract 4
- Elder Care-Independent Living on Tract 3
- Restaurant on Tract 5

VI. Specific Regulations to Tract 4:

- A. Maximum Building Height: The maximum building height shall be limited to fifty-five (55) feet.
- B. Maximum Density: The maximum density shall be limited to twenty-eight (28) units per acre.
- C. Enclosed Storage Facilities: Each dwelling unit shall be provided with a walk-in closet with a minimum storage area of twenty-five (25)-square feet and each walk-in closet shall contain not less than 175 cubic feet.
- D. Swimming Pool: The two (2) swimming pools, each swimming pool having a minimum of 800 square feet of surface water, required by the Garland Development Code shall be permitted to be combined into one (1) swimming pool having a minimum area of 2,400 square feet of surface water.
- E. Special Setback: Ten-foot setback along an eighty-seven-foot portion of the northeast side property line (beginning where the northeast side property line meets the front property line). The setback reduction along this segment of the northeast property line would allow Building 6 to be placed no closer than ten (10) feet from the above mentioned property line.
- F. Dumpster enclosure: One (1) of the dumpsters and its respective enclosure shall be permitted to be located no closer than two (2) feet from the southwest property line.
- G. Screening From Thoroughfares: Screening along North Garland Avenue shall be limited to an ornamental fence with brick columns every fifty (50) feet located between buildings to secure the property and anywhere also where grade allows plus evergreen hedges along the retaining wall that would be located in front of Building 1.
- H. Building Placement: No structure within the multi-family development is required to be placed where the structure's façades are at an angle of at least thirty degrees to the street right-of-way line.
- I. Buffer Plant Materials: Small ornamental trees shall

be permitted in the landscape buffers in lieu of large canopy trees.

J. Screening From Single-Family Detached Residential District: The existing natural vegetation shall serve as screening between the multi-family development on Tract 4 and the single-family detached residential development on Tract 1A on the Concept Plan.

K. Screening and Landscaping: Screening and Landscaping shall be in general conformance with the Landscape Plan set forth in Exhibit E.

L. Elevations: Building elevations shall be in general conformance with approved elevations set forth in Exhibit F.

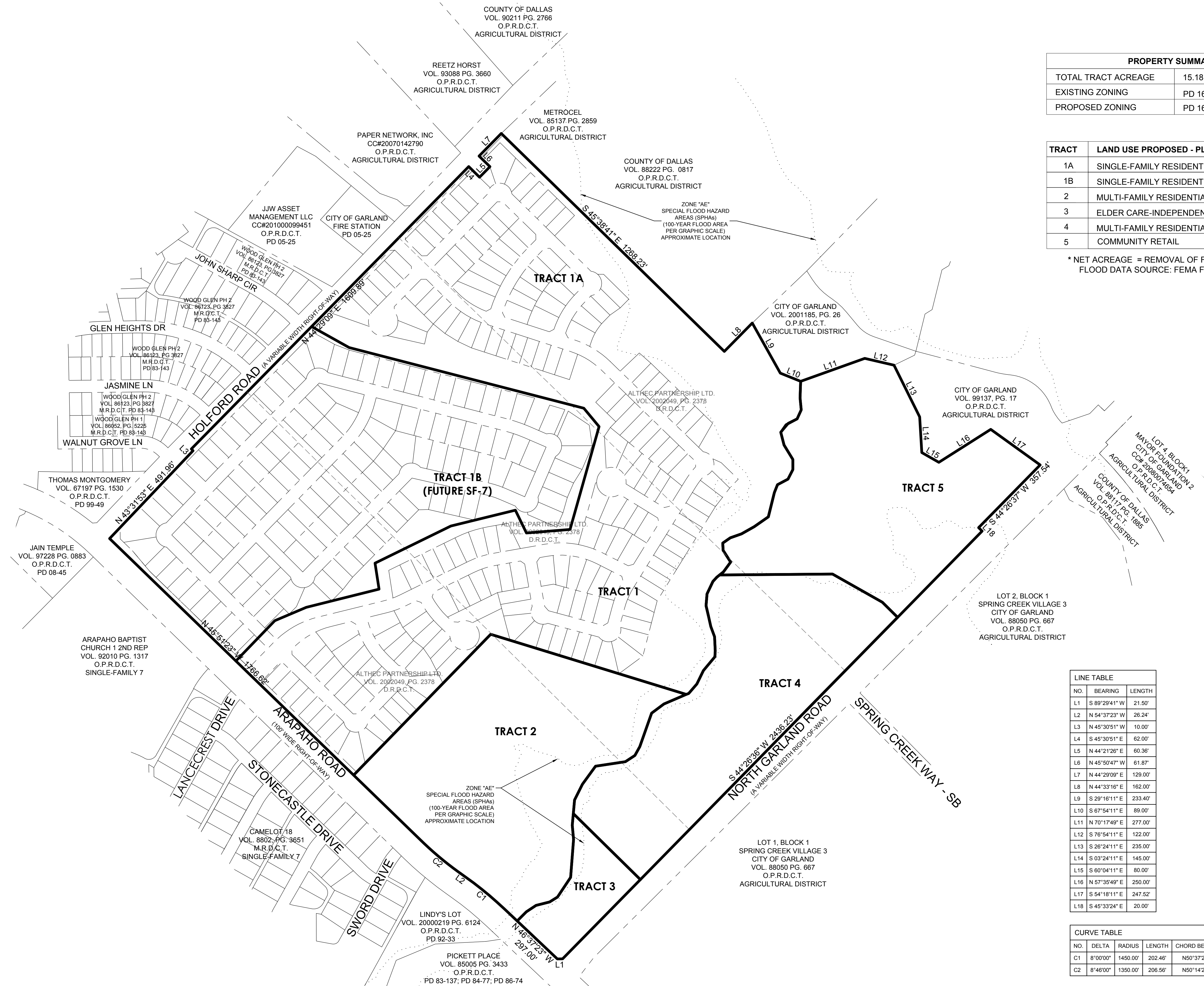
M. Trail: The required six-foot wide trail on Tract 4 shall be in general conformance with the Trail Master Plan set forth in Exhibit G.

N. Minimum Dwelling Unit Areas: Each dwelling unit type shall meet the following minimum dwelling unit areas:

- Efficiency unit: 550 square feet,
- 1-bedroom unit: 700 square feet,
- 2-bedroom unit: 975 square feet,
- 3-bedroom unit: 1,200 square feet, and
- Average: 900 square feet.

O. Garage Parking Spaces and Tandem Parking Spaces: A minimum of 152 parking spaces shall be garage spaces. A maximum of 42 parking spaces shall be tandem spaces.

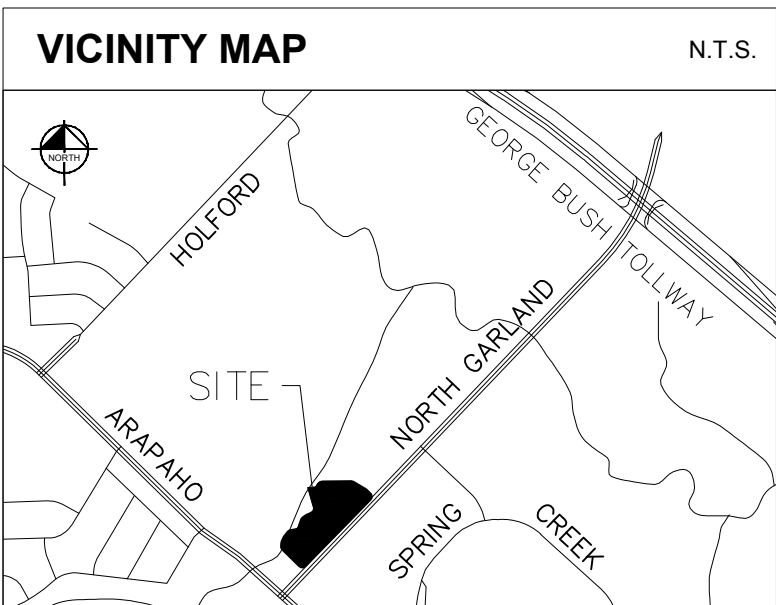
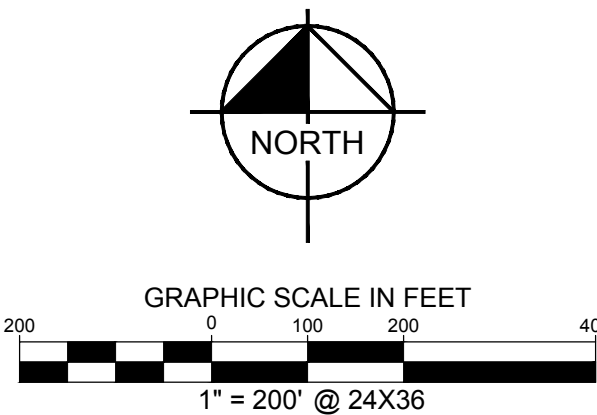
Exhibit C



PROPERTY SUMMARY	
TOTAL TRACT ACREAGE	15.18 ACRES
EXISTING ZONING	PD 16-16
PROPOSED ZONING	PD 16-35 (TRACT 4)

TRACT	LAND USE PROPOSED - PLANNED DEVELOPMENT ZONING	ACREAGE	
		GROSS	NET*
1A	SINGLE-FAMILY RESIDENTIAL	58.35	49.55
1B	SINGLE-FAMILY RESIDENTIAL	31.85	31.85
2	MULTI-FAMILY RESIDENTIAL	17.89	14.45
3	ELDER CARE-INDEPENDENT LIVING	2.66	2.28
4	MULTI-FAMILY RESIDENTIAL	15.18	14.08
5	COMMUNITY RETAIL	15.72	13.97
TOTAL		141.65	

* NET ACREAGE = REMOVAL OF FLOODWAY AND 100 YEAR FLOOD PLAIN
FLOOD DATA SOURCE: FEMA FIRM PANEL: 48113C02010L DATE: 07-07-2014



LINE TABLE		
NO.	BEARING	LENGTH
L1	S 89°29'41" W	21.50'
L2	N 54°37'23" W	26.24'
L3	N 45°30'51" W	10.00'
L4	S 45°30'51" E	62.00'
L5	N 44°21'28" E	60.36'
L6	N 45°50'47" W	61.87'
L7	N 44°29'09" E	129.00'
L8	N 44°33'16" E	162.00'
L9	S 29°16'11" E	233.40'
L10	S 67°54'11" E	89.00'
L11	N 70°17'49" E	277.00'
L12	S 76°54'11" E	122.00'
L13	S 28°24'11" E	235.00'
L14	S 03°24'11" E	145.00'
L15	S 60°04'11" E	80.00'
L16	N 57°35'49" E	250.00'
L17	S 54°18'11" E	247.52'
L18	S 45°33'24" E	20.00'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	8°00'00"	1450.00'	202.46'	N50°37'23"W	202.30'
C2	8°46'00"	1350.00'	206.56'	N50°14'23"W	206.36'

EXHIBT "C" - AMENDED CONCEPT PLAN
THE WOODLANDS ON SPRING CREEK
141.65 ACRES
ONEFRE ALVARADO SURVEY,
ABSTRACT NO. 2
CITY OF GARLAND,
DALLAS COUNTY, TEXAS

Kimley»Horn

12750 Merit Drive, Suite 1000
Dallas, Texas 75251

Scale
1" = 200'

Drawn by
PEM

Checked by
DB

Date
MAR. 2017

Project No.
064446434

Sheet No.
1 OF 1

OWNER:
ALTHEC PROPERTIES, LTD.
914 SOUTH GARLAND AVENUE
GARLAND, TEXAS 75040
CONTACT: THOMAS CHAMBERS
214-676-4635

DEVELOPER:
JPI
800 EAST LAS COLINAS
BOULEVARD, SUITE 1800,
IRVING, TX 75039
CONTACT: SYLVAN MILLER
PHONE: 972-373-3931

ENGINEER:
KIMLEY-HORN AND ASSOC., INC.
106 WEST LOUISIANA STREET
MCKINNEY, TEXAS 75069
CONTACT: PEYTON MCGEE, P.E.
PHONE: 469-301-2580

FIRM # 10115500

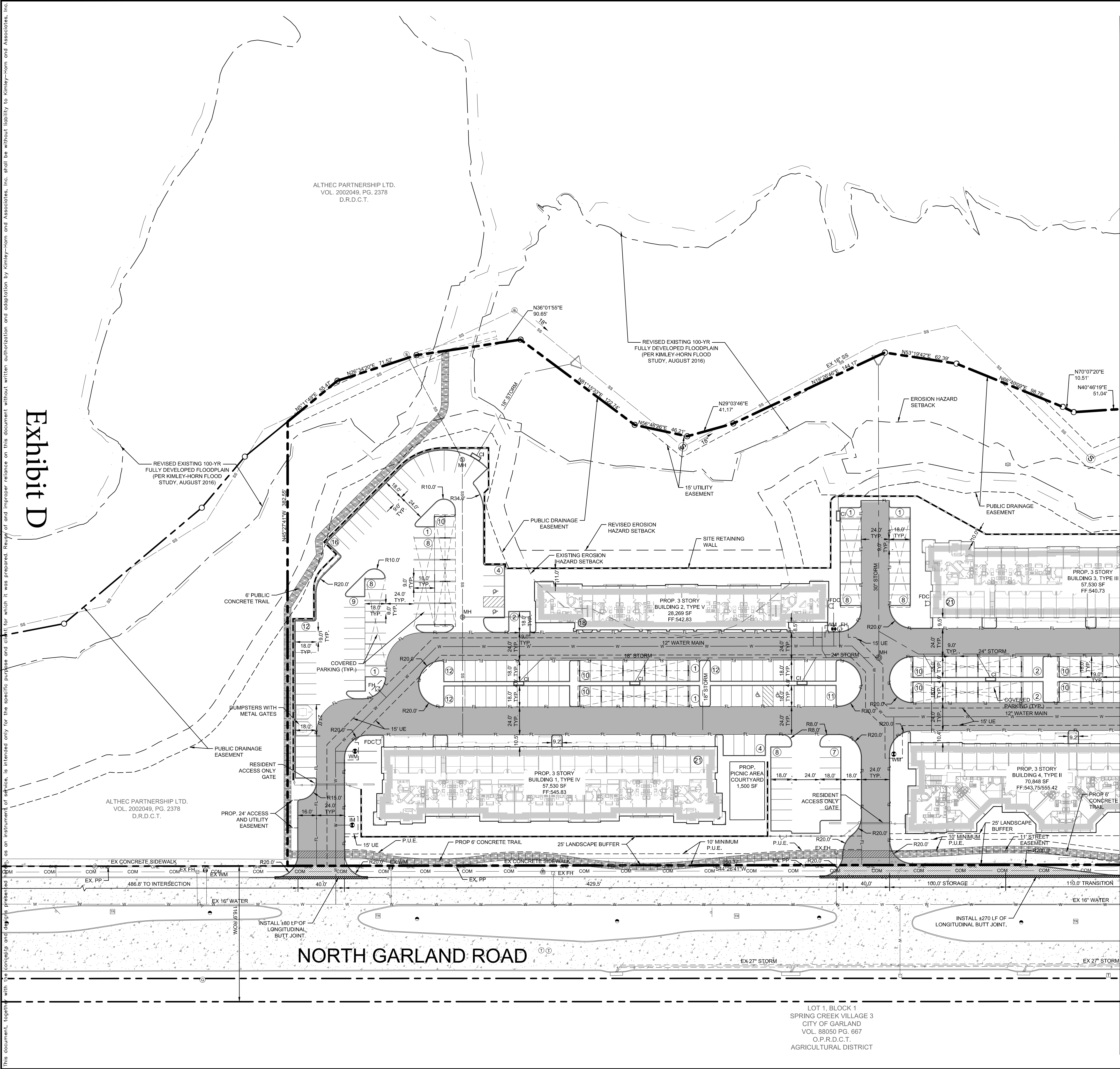
Tel. No. (972) 770-1300
Fax No. (972) 239-3820

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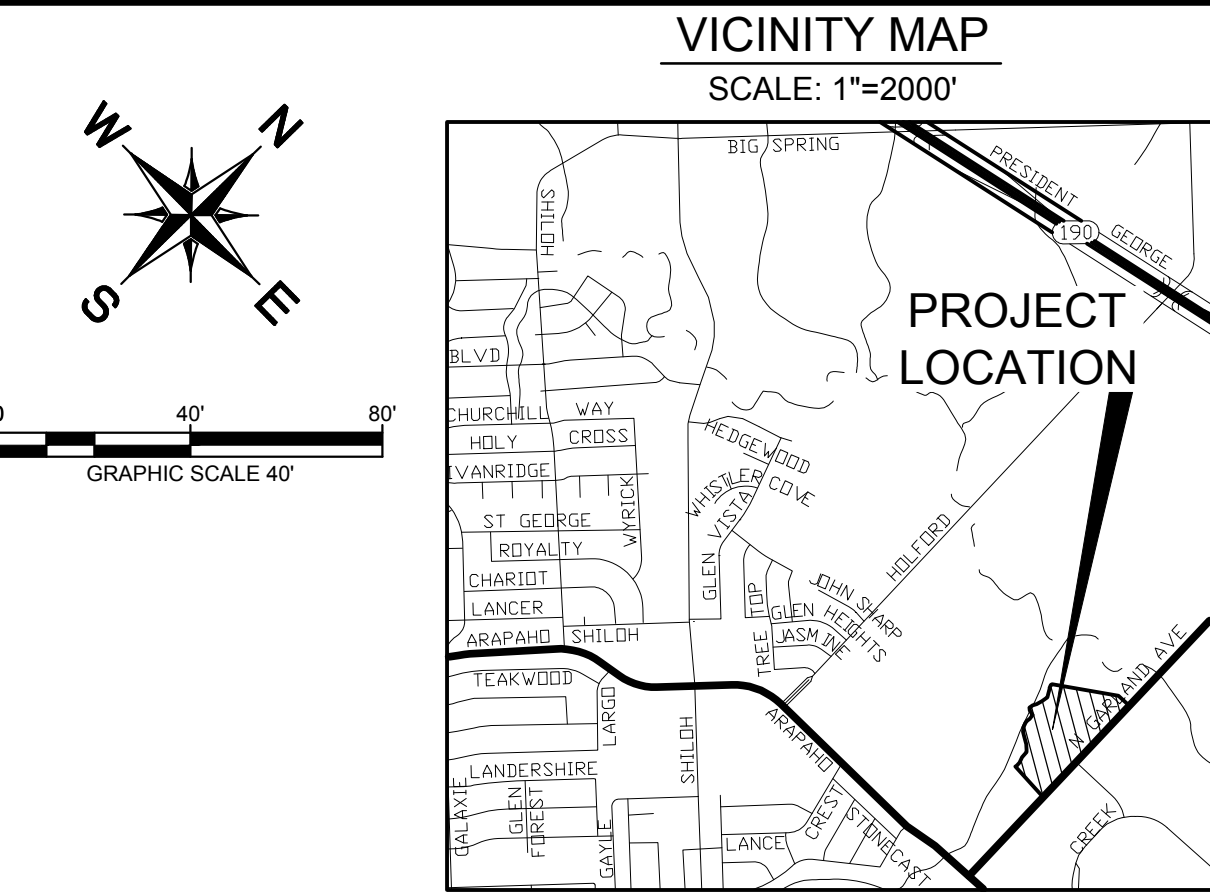
DWG NAME: K:\MKT\DWG\4446434\JPI GARLAND\CD\EXHIBIT\SZONING CONCEPT PLAN.DWG PLOTTED BY: MCGEE, PEYTON 3/16/2017 7:54 AM LAST SAVED: 10/13/2016 5:11 PM

This document, together with the concepts and drawings presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Exhibit D



MATCH LINE SHEET SP-02



SITE DATA SUMMARY TABLE	
TOTAL LOT AREA	661,233 SF
NET LOT AREA (W/OUT REVISED EXISTING 100-YR FULLY DEVELOPED FLOODPLAIN)	577,529 SF
PROPOSED USE	RESIDENTIAL
TOTAL BUILDING AREA (gross square footage)	433,745 SF
BUILDING HEIGHT (number of stories and height)	3-4 STORY MAXIMUM 55'-0"
TOTAL PARKING REQUIRED	609 SPACES
TOTAL PARKING PROVIDED	609 SPACES
GARAGE SPACES PROVIDED	152 SPACES
COVERED SPACES PROVIDED	212 SPACES
SURFACE SPACES PROVIDED	203 SPACES
TANDEM SPACES PROVIDED	42 SPACES
ACCESSIBLE SPACES PROVIDED	9 SPACES
FLOOR AREA RATIO	0.66:1
IMPERVIOUS AREA	386,405 SF
% IMPERVIOUS COVER	58.4%
LOT COVERAGE	26.8%
TOTAL LEISURE AREA	14,000 SF
POOL COURTYARD	12,500 SF
PIECES OF PLAY (2): RECLINING CHAIRS & BAR AREA	
SECOND COURTYARD	1,500 SF
PIECES OF PLAY (2): PICNIC AREA & GRILLING AREA	

BUILDING SUMMARY TABLE				
BUILDING NO.	TOTAL GROSS AREA	GA 1ST FLOOR	GA TYPICAL	FINISHED FLOOR ELEVATION
1	57,530 SF	19,177 SF	19,177 SF	545.83
2	28,267 SF	9,423 SF	9,423 SF	542.83
3	57,530 SF	19,177 SF	19,177 SF	540.73
4	70,848 SF	23,495 SF	23,495 SF	543.75/555.42
5	70,848 SF	23,495 SF	23,495 SF	542.73/553.40
6	57,530 SF	19,177 SF	19,177 SF	539.08/549.79
7	70,848 SF	23,495 SF	23,495 SF	528.75
8	9,103 SF	3,034 SF	3,034 SF	538.90
CLUBHOUSE	11,241 SF	5,621 SF	N/A	542.30

GARLAND WOODLANDS						
UNIT TABULATION - 3 AND 4 STORY GURBAN						JPI 2016018 1/19/17
UNIT NAME	UNIT TYPE	NET AREA(SF)	UNIT COUNT	PERCENTAGE	TOTAL AREA	% BREAKDOWN
E1	efficiency	600	16	4.44%	9,600	4%
A1	1br/1ba	728	116	32.22%	84,448	
A2	1br/1ba	816	54	15.00%	44,064	
A3	1br/1ba	900	36	10.00%	32,400	57%
B1	2br/2ba	1,031	44	12.22%	45,364	
B2	2br/2ba	1,108	32	8.89%	35,456	
B3	2br/2ba	1,140	18	5.00%	20,520	
B4	2br/2ba	1,334	22	6.11%	29,348	32%
C1	3br/3ba	1,397	22	6.11%	30,734	6%
TOTALS			360	100.00%	331,934	
UNIT AVERAGE NET SF :					922	
* NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE A/C SPACE. IT DOES NOT INCLUDE PATIOS, BALCONIES, PATIO/BALCONY STORAGE.						

GARLAND WOODLANDS					
UNIT TABULATION - TH'S					JPI 2016018 1/19/17
UNIT NAME	UNIT TYPE	NET AREA(SF)	UNIT COUNT	PERCENTAGE	TOTAL AREA % BREAKDOWN
B1-TH	2br/2ba	1,591	4	100.0%	6,364 100%
TOTALS			4	100.00%	6,364
UNIT AVERAGE NET SF :					1,591
* NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE A/C SPACE. IT DOES NOT INCLUDE PATIOS, BALCONIES, PATIO/BALCONY STORAGE.					

DETAIL SITE PLAN
JEFFERSON WOODLANDS
NEC N. Garland Avenue & Arapaho Road
GARLAND, TEXAS
Submitted: August 31, 2016
Resubmitted: February 28, 2017

Owner:
ALTHEC Prop. LTD
914 South Garland Avenue
Garland, Texas 75040
Contact: Thomas Chambers
Phone: (214) 676-4635

Engineer/Surveyor:
Kimley-Horn and Associates, Inc.
106 West Louisiana Street
McKinney, Texas 75069
Contact: Joe Riccardi, P.E.
Phone: (469) 301-2590

Kimley»Horn

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106 WEST LOUISIANA STREET, MCKINNEY, TEXAS 75069
PHONE: 469-301-2590
WWW.KIMLEY-HORN.COM TX F-928

KHA PROJECT
068109017

DATE
02/28/2017

SCALE
AS SHOWN

DESIGNED BY
PEM

DRAWN BY
KSS

CHECKED BY
JCR

JEFFERSON WOODLANDS
GARLAND, TEXAS
CITY CASE #160811-1

DETAIL SITE PLAN

BY

DATE

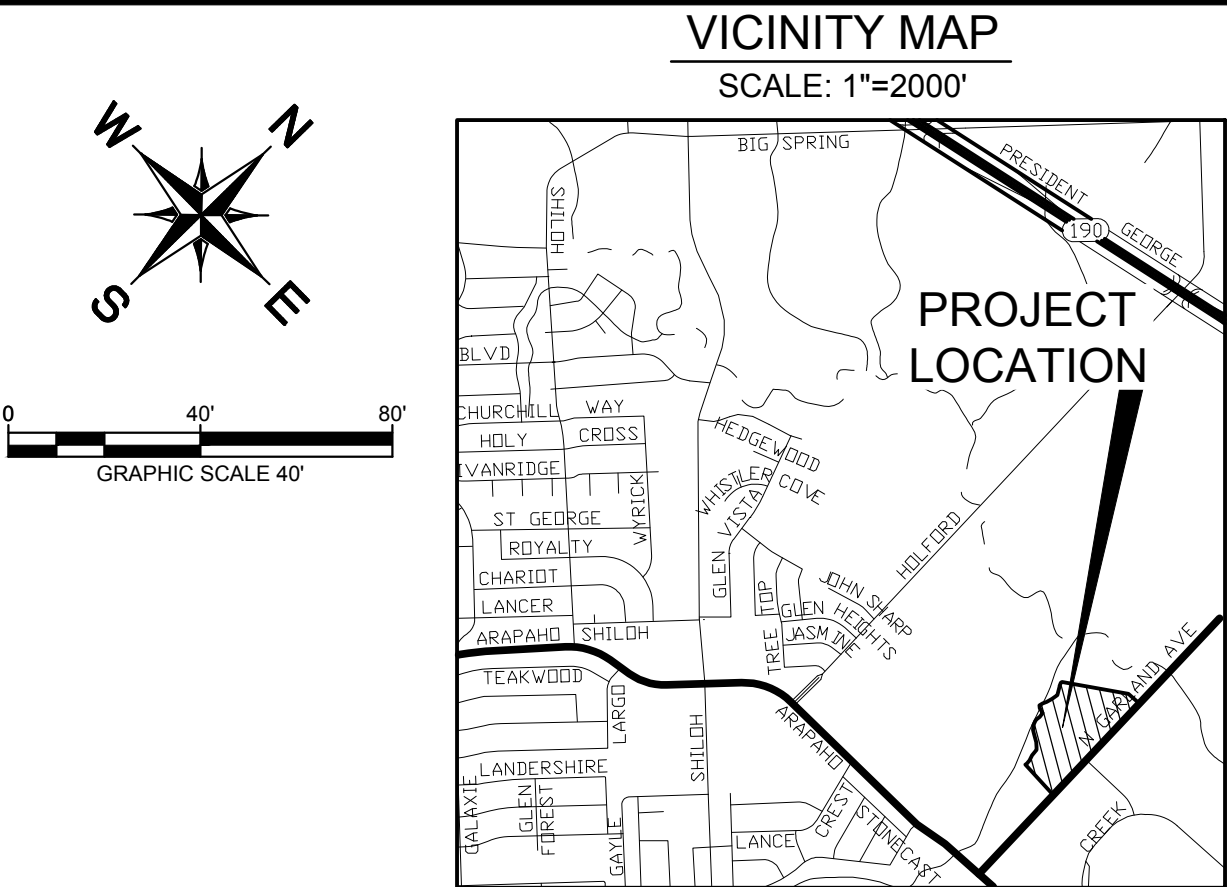
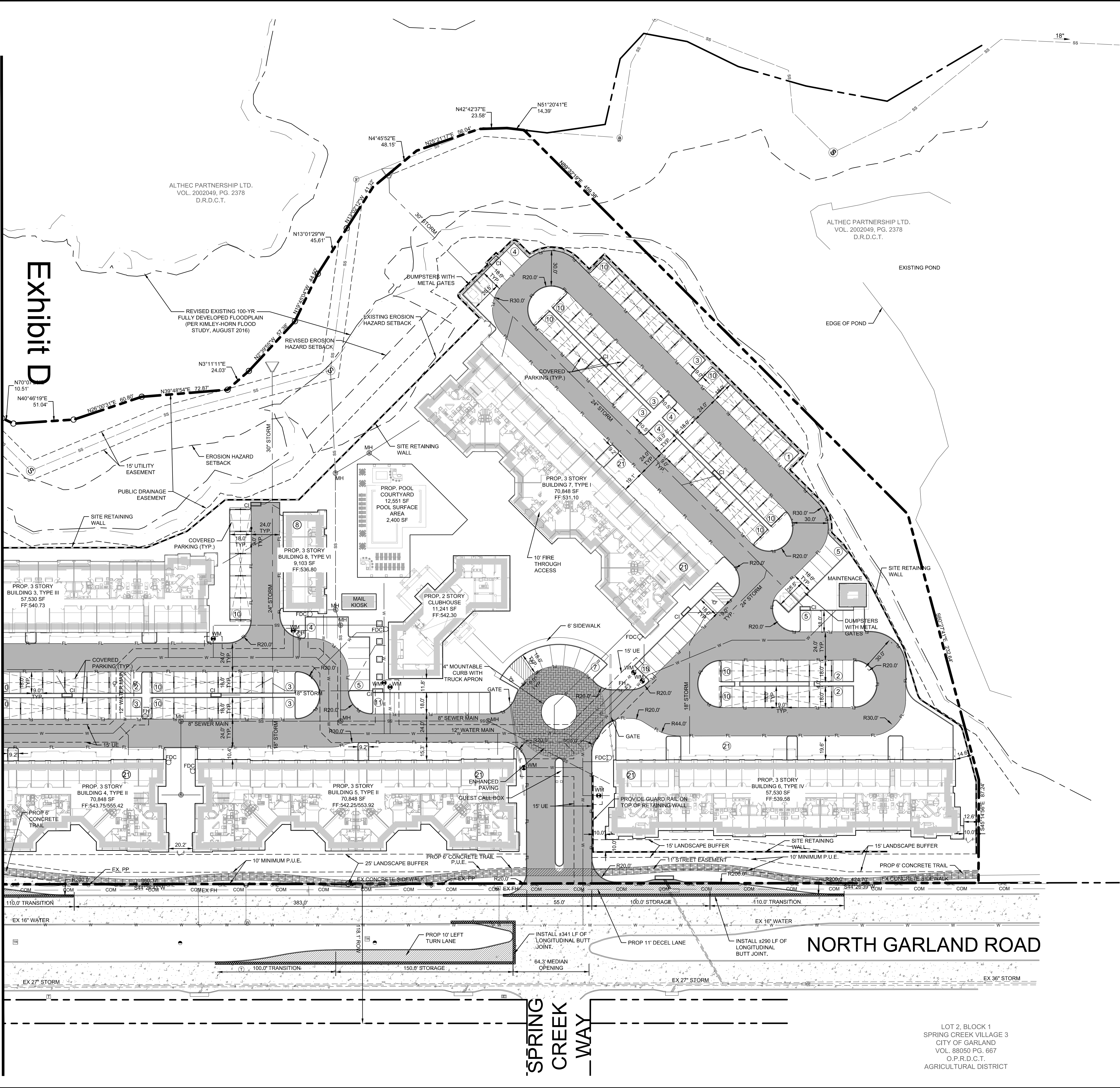
REVISIONS

No.

SHEET NUMBER
SP-01

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MATCH LINE SHEET SP-01



SITE DATA SUMMARY TABLE	
TOTAL LOT AREA	661,233 SF
NET LOT AREA (W/OUT REVISED EXISTING 100-YR FULLY DEVELOPED FLOODPLAIN)	577,529 SF
PROPOSED USE	RESIDENTIAL
TOTAL BUILDING AREA (gross square footage)	433,745 SF
BUILDING HEIGHT (number of stories and height)	3-4 STORY MAXIMUM 55'-0"
TOTAL PARKING REQUIRED	609 SPACES
TOTAL PARKING PROVIDED	609 SPACES
GARAGE SPACES PROVIDED	152 SPACES
COVERED SPACES PROVIDED	212 SPACES
SURFACE SPACES PROVIDED	203 SPACES
TANDEM SPACES PROVIDED	42 SPACES
ACCESSIBLE SPACES PROVIDED	9 SPACES
FLOOR AREA RATIO	0.66:1
IMPERVIOUS AREA	386,405 SF
% IMPERVIOUS COVER	58.4%
LOT COVERAGE	26.8%
TOTAL LEISURE AREA	14,000 SF
POOL COURTYARD	12,500 SF
SECOND COURTYARD	1,500 SF
	PIECES OF PLAY (2); RECLINING CHAIRS & BAR AREA
	PIECES OF PLAY (2); PICNIC AREA & GRILLING AREA

BUILDING SUMMARY TABLE				
BUILDING NO.	TOTAL GROSS AREA	GA 1ST FLOOR	GA TYPICAL	FINISHED FLOOR ELEVATION
1	57,530 SF	19,177 SF	19,177 SF	545.83
2	28,267 SF	9,423 SF	9,423 SF	542.83
3	57,530 SF	19,177 SF	19,177 SF	540.73
4	70,848 SF	23,495 SF	23,495 SF	543.75/555.42
5	70,848 SF	23,495 SF	23,495 SF	542.73/553.40
6	57,530 SF	19,177 SF	19,177 SF	539.08/549.79
7	70,848 SF	23,495 SF	23,495 SF	528.75
8	9,103 SF	3,034 SF	3,034 SF	538.90
CLUBHOUSE	11,241 SF	5,621 SF	N/A	542.30

GARLAND WOODLANDS						JPI	2016018
UNIT TABULATION - 3 AND 4 STORY eURBAN							1/19/17
UNIT NAME	UNIT TYPE	NET AREA(SF)	UNIT COUNT	PERCENTAGE	TOTAL AREA	% BREAKDOWN	
E1	efficiency	600	16	4.44%	9,600	4%	
A1	1br/1ba	728	116	32.22%	84,448		
A2	1br/1ba	816	54	15.00%	44,064		
A3	1br/1ba	900	36	10.00%	32,400	57%	
B1	2br/2ba	1,031	44	12.22%	45,364		
B2	2br/2ba	1,108	32	8.89%	35,456		
B3	2br/2ba	1,140	18	5.00%	20,520		
B4	2br/2ba	1,334	22	6.11%	29,348	32%	
C1	3br/3ba	1,397	22	6.11%	30,734	6%	
TOTALS			360	100.00%	331,934		
UNIT AVERAGE NET SF :				922			
* NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE A/C SPACE. IT DOES NOT INCLUDE PATIOS, BALCONIES, PATIO/BALCONY STORAGE.							

GARLAND WOODLANDS					JPI	
UNIT TABULATION - TH'S					2/19/2018	
UNIT NAME	UNIT TYPE	NET AREA(SF)	UNIT COUNT	PERCENTAGE	TOTAL AREA	% BREAKDOWN
B1-TH	2br/2ba	1,591	4	100.0%	6,364	100%
TOTALS			4	100.00%	6,364	
UNIT AVERAGE NET SF :			1,591			
* NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE A/C SPACE. IT DOES NOT INCLUDE PATIOS, BALCONIES, PATIO/BALCONY STORAGE.						

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068109017

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JEFFERSON WOODLANDS
GARLAND, TEXAS
CITY CASE #160811-1

DETAIL SITE PLAN

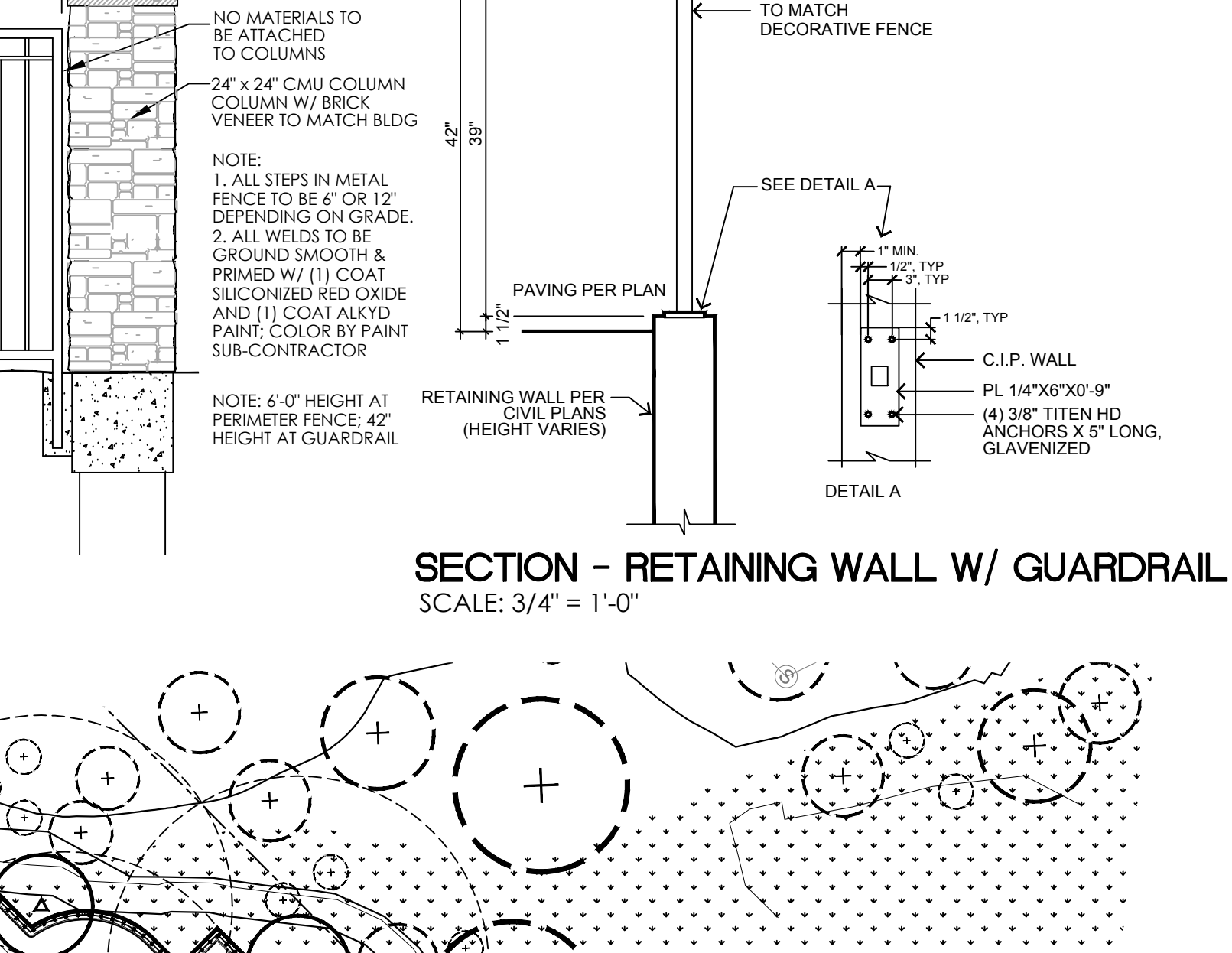
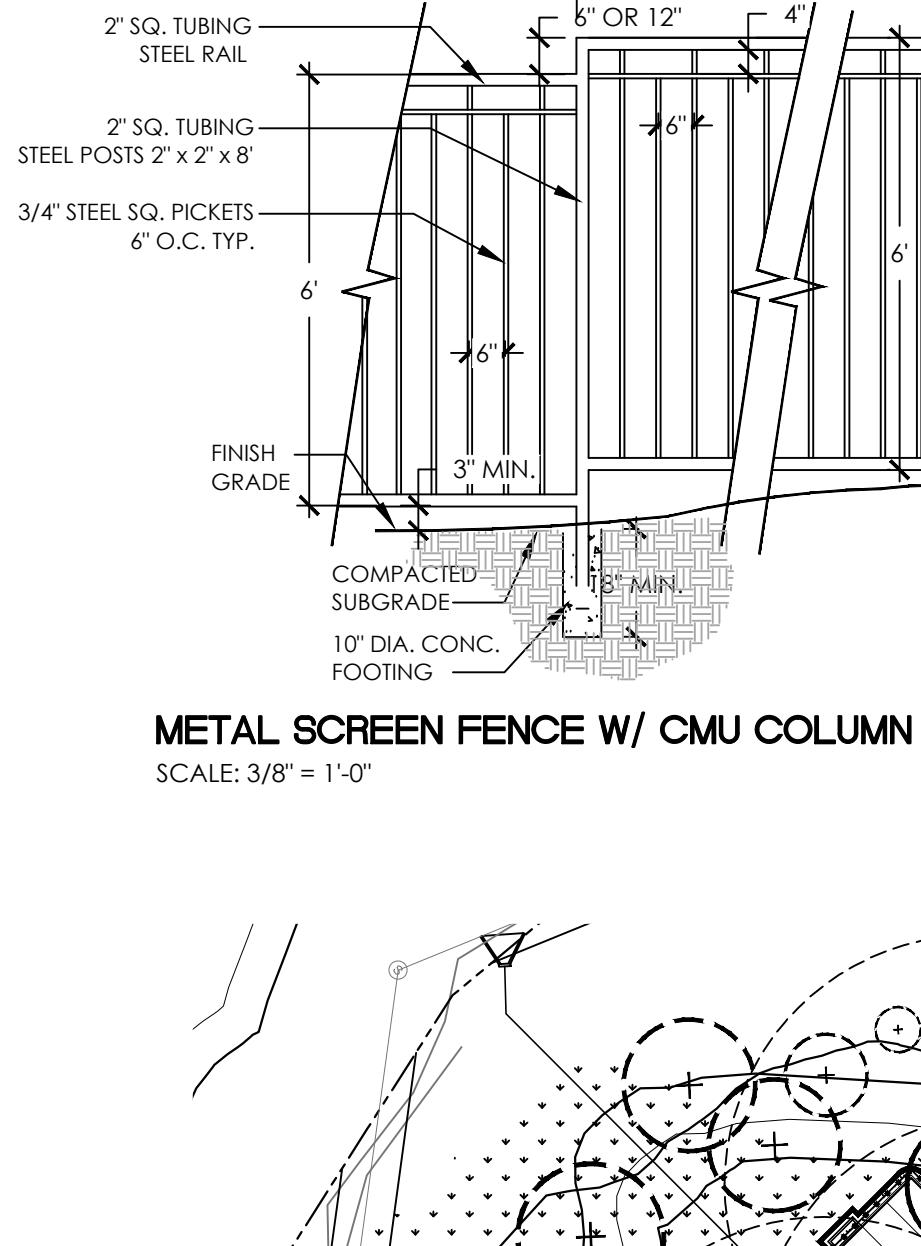
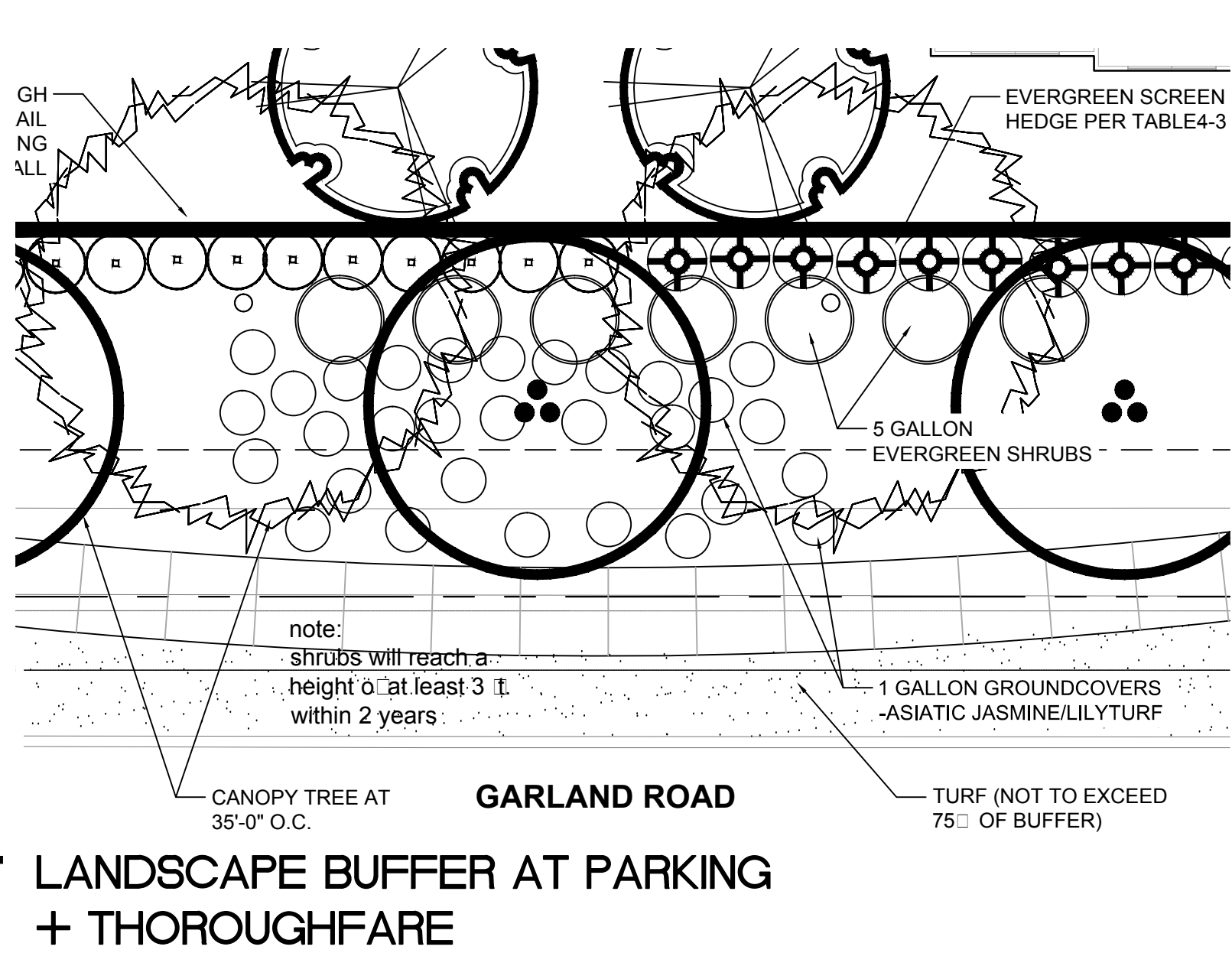
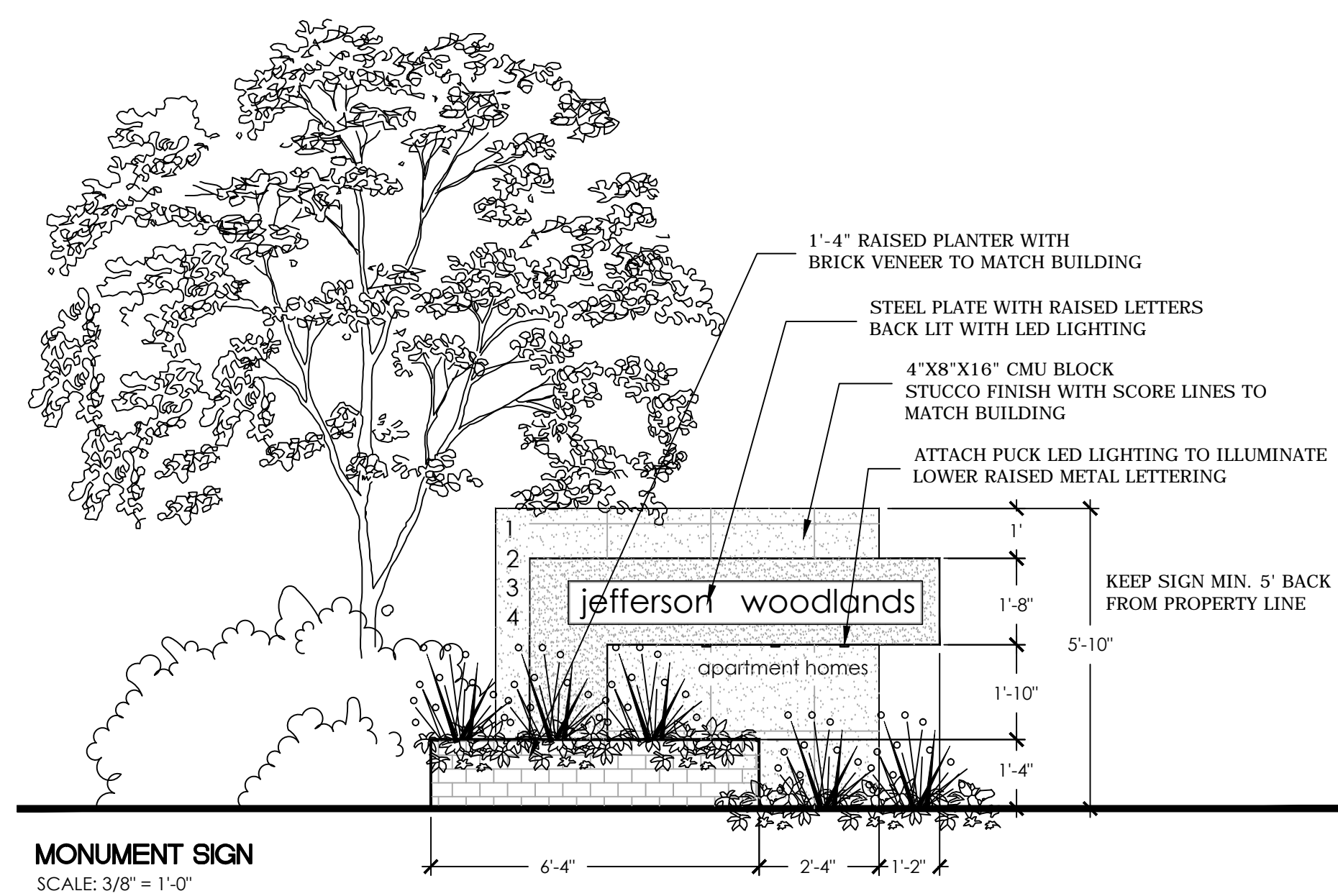
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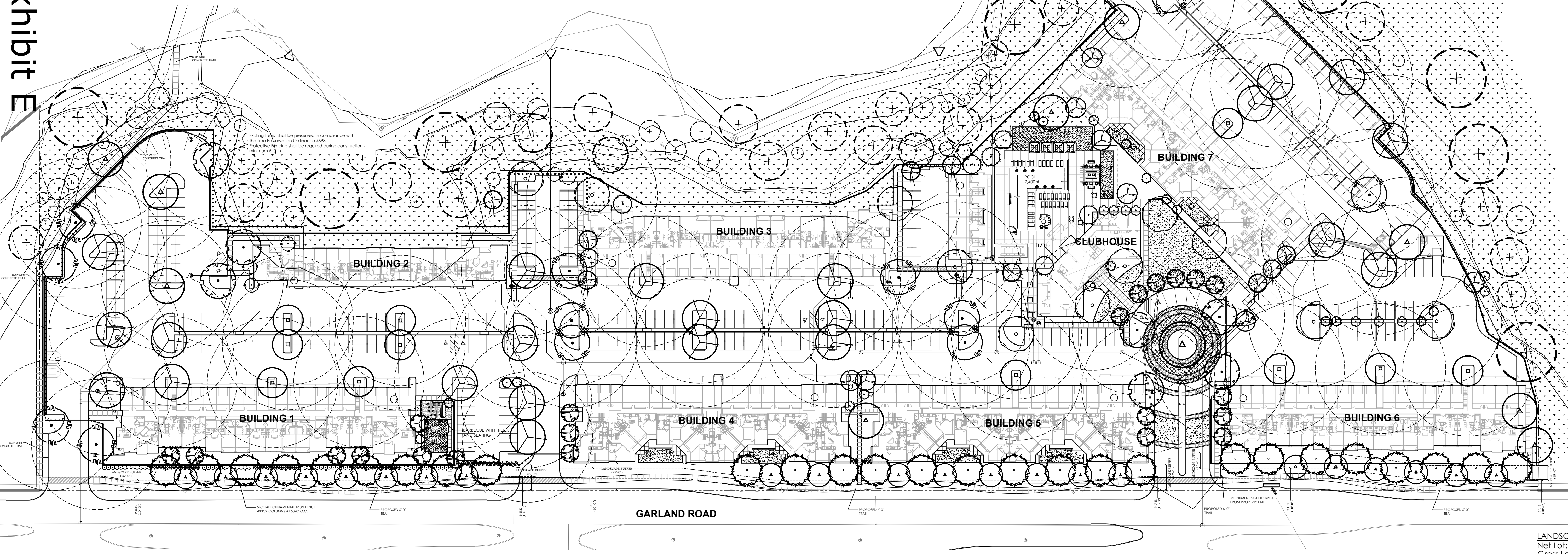
DATE

BY

SHEET NUMBER
SP-02



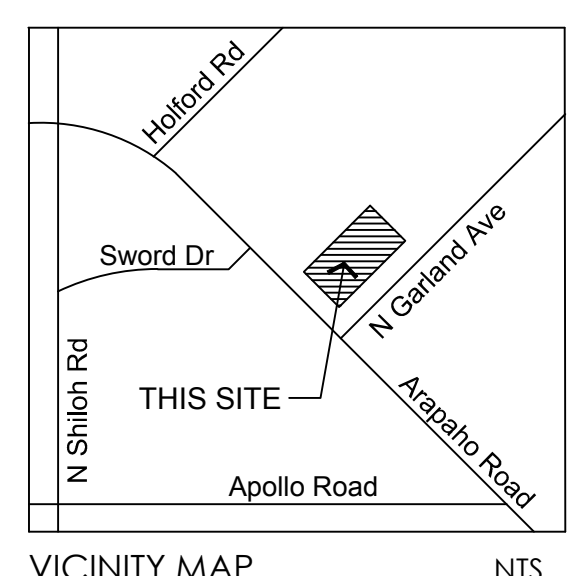
PLANT PALETTE - OVERALL		
Zone Reference - GDC Zoning: AG ORD_4647_ZONING_AG		
CANOPY TREES		
NAME	SIZE/QUANTITY	
EXISTING TREES - shall be preserved in compliance w/ Tree Preservation Ordinance 4698		
<i>Taxodium distichum</i> BALD CYPRESS	4" Cal/Single Trunk Qty: 21	
<i>Quercus shumardii</i> SHUMARD OAK	4" Cal/Single Trunk Qty: 10	
<i>Quercus virginiana</i> LIVE OAK	4" Cal/Single Trunk Qty: 11	
<i>Ulmus crassifolia</i> CEDAR ELM	3" Cal/Single Trunk Qty: 08	
<i>Gleditsia triacanthos</i> HONEYLOCUST	3" Cal/Single Trunk Qty: 07	
<i>Pistacia chinensis</i> CHINESE PISTACHE	3" Cal/Single Trunk Qty: 1	
ORNAMENTAL/UNDERSTORY TREES		
NAME	SIZE/QUANTITY	
<i>Cercis canadensis</i> EASTERN REDBUD	3" Cal/Single Trunk Qty: 14	
<i>Lagerstroemia indica</i> 'Natchez' CRAPE MYRTLE	3" Cal/Single Trunk Qty: 20	
<i>Vitex agnus-castus</i> CHASTE TREE	3" Cal/Single Trunk Qty: 08	
<i>Koeleria paniculata</i> GOLDENRAIN TREE	3" Cal/Single Trunk Qty: 23	
<i>Cornus florida</i> FLOWERING DOGWOOD	3" Cal/Multi Trunk Qty: 41	
<i>Ilex decidua</i> POSSUMHAW HOLLY	3" Cal/Multi Trunk Qty: 13	
<i>Prunus cerasifera</i> PURPLE PLUM	3" Cal/Single Trunk Qty: 17	
<i>Lagerstroemia indica</i> CRAPE MYRTLE	3" Cal/Single Trunk Qty: 22	
PARKING LOT SHADING		
65'-0" RADIUS FOR PARKING SHADE CANOPY		



SHRUBS		
NAME	SIZE/QUANTITY	
<i>Prunus caroliniana</i> CAROLINA CHERRY LAUREL (SCREEN)	7 Gal. Qty: 00	
<i>Forsythia x intermedia</i> FORSYTHIA	5 Gal. Qty: 00	
<i>Ilex cornuta</i> 'Burfordii' BURFORD HOLLY (SCREEN)	7 Gal. Qty: 00	
<i>Rosa 'Radrazz'</i> KNOCK-OUT ROSE	5 Gal. Qty: 00	
<i>Salvia greggii</i> AUTUMN SAGE	5 Gal. Qty: 00	
<i>Buxus microphylla</i> japonica WINTER GEM BOXWOOD	5 Gal. Qty: 00	
<i>Juniperus conferta</i> SHORE JUNIPER	5 Gal. Qty: 00	
<i>Nandina domestica</i> HEAVENLY BAMBOO	5 Gal. Qty: 00	
<i>Adiantum repens</i> CREEPING HOLLY	5 Gal. Qty: 00	
<i>Loropetalum chinense</i> 'Rubrum' CHINESE FRINGE FLOWER	5 Gal. Qty: 00	
<i>Equisetum hyemale</i> HORSETAIL REED	5 Gal. Qty: 00	
<i>Rhus aromatica</i> ASIOATIC SUMAC	5 Gal. Qty: 00	
<i>Cornus sericea</i> RED TWIG DOGWOOD	5 Gal. Qty: 00	
<i>Leucophyllum frutescens</i> TEXAS SAGE	5 Gal. Qty: 00	
ORNAMENTAL GRASSES		
NAME	SIZE/QUANTITY	
<i>Muhlenbergia capillaris</i> 'Regal Mist' REGAL MIST GRASS	5 Gal. Qty: 00	
<i>Pennisetum setaceum</i> 'Rubrum' PURPLE FOUNTAIN GRASS	5 Gal. Qty: 00	
GROUNDCOVERS VINES		
NAME	SIZE/QUANTITY	
<i>Rudbeckia fulgida</i> 'Goldstrum' BLACK-EYED SUSAN	3 Gal. Qty: 00	
<i>Liriope muscari</i> LILYTURT	3 Gal. Qty: 00	
<i>Ajuga reptans</i> AJUGA	3 Gal. Qty: 00	
<i>Sphagnum filifolium</i> YELLOW DOT	3 Gal. Qty: 00	
<i>Trachelium asiaticum</i> ASIATIC JASMINE	3 Gal. Qty: 00	
SURFACE MATERIALS		
DESCRIPTION		
SHRUBBED HARDWOOD MULCH 4" DEPTH MIN. IN ALL BEDS		
BERMUDA GRASS Cynodon dactylon		
WEEPING LOVE GRASS (HYDROMULCH) Eragrostis curvula		

GENERAL NOTES

ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE ADOPTED STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION IN NORTH CENTRAL TEXAS, LATEST EDITION, BY NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS, P.O. BOX COG, ARLINGTON, TEXAS 76005-5888 (817) 461 - 3300, AS AMENDED BY THE CITY OF GARLAND. A COPY OF THIS BOOK MAY BE OBTAINED FROM THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS AT THE ADDRESS OR PHONE NUMBER LISTED ABOVE. A COPY OF THE CITY OF GARLAND AMENDMENTS IS AVAILABLE IN THE ENGINEERING DEPARTMENT, LOCATED AT 800 MAIN STREET, THIRD FLOOR, GARLAND, TEXAS.



MAINTENANCE

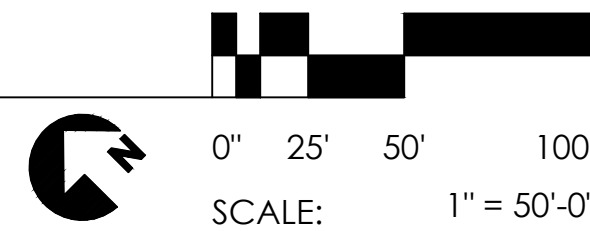
(1) LANDSCAPING
The owner, tenant, and their respective agents, if any, shall jointly and severally be responsible for the maintenance of all landscaping. This shall include, but not be limited to, pruning, fertilizing, watering, mowing, weeding, and other such activities necessary to the proper maintenance of landscaping. No plant material shall be allowed to encroach on rights-of-way and easements to the extent that motorists' vision or vehicular traffic is impeded. Automatic irrigation facilities or watering required plant materials shall be required and in place at time of planting, and shall be maintained in proper operating condition. Landscaped areas shall be kept free of trash, litter, weeds, and other such materials that are not part of the landscaping. All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year. All plant material which dies shall be replaced with plant material of required variety and size, within thirty (30) days' written notice by the City. This time period may be extended if weather conditions inhibit installation of new plant materials.
(2) MOW EDGES
The structural integrity of concrete mow edges shall be maintained. Maintenance shall be provided by the owner of the property being screened. Where mow edges are installed on City right-of-way the mow edge shall be maintained by the owner of the property being screened unless such maintenance has been accepted by the City as specified elsewhere in this section.

Owner:
Miller Sylvan
JPI
600 East Las Colinas Suite 1800 | Irving, Texas 75039
972.373.3931



Landscape Architect:
Daniel R. Erlandson
Humphreys & Partners Landscape Architecture, L.L.C.
5339 Alpha Rd. Suite 300 | Dallas, TX 75240
214.269.5150

LANDSCAPE PLAN



LANDSCAPE CALCULATIONS:		
Net Lot: 577,529 s.f. (13.3 acres)		
Gross Lot: 661,233 s.f. (15.2 acres)		
Impervious cover: 397,259 sq.ft.		
Unit tabulations: 126,818 sq.ft.		
Landscape buffers at Thoroughfare and parking:		
- 5' high ornamental iron fence with brick columns at 50' o.c. - Per 30 lf of frontage- (1) Shade tree, 7 evergreen shrubs (24" high at install), (10) 1 gal. groundcover, Turf 75% max coverage		
- per section 4.34(B)(1)(b) - the landscape buffer will be at least 15 feet wide along the entire length of the streetscape.		
	required	provided
Total Landscape Area:	40%	69%
Landscape in Parking Lot:	9,749 (5%)	14,928 (8%)
Canopy Tree at Parking:	61 trees (1:10 spaces)	78 trees
Landscape buffer trees:	49 trees (per 30 lf)	49 trees
Landscape buffer shrubs:	76 shrubs (7 per 30 lf)	96 trees





FRONT ELEVATION
BUILDING TYPE I

STONE 30%
STUCCO 50%
BOARD AND BATTEN 20%



REAR ELEVATION
BUILDING TYPE I

STONE 65%
STUCCO 21%
BOARD AND BATTEN 14%

ARCHITECTURAL ELEMENTS

- Awnings
- Divided light windows
- Distinctive lighting fixtures
- Ornamental window headers
- Varied roof heights
- Ornamental facade trims



SIDE ELEVATION
BUILDING TYPE I

STONE 53%
STUCCO 35%
BOARD AND BATTEN 12%

BLDG TYPE I ELEVATIONS



STUCCO APPLICATION WILL BE
COLOR INTRINSIC AND APPELIED IN
A 3 STAGE PROCESS IN ACCORD-
ANCE WITH INDUSTRY STANDARDS

Designed by: **MS**

Drawn by: _____

Architect of Record: _____

Date Plotted: _____

Issue for Pricing / Bidding: _____

Issue for Permit Application: _____

Issue for Construction: _____

Revisions:		
#	DATE	COMMENTS

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GARLAND WOODLANDS
GARLAND, TX
11.91 ACRES

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ARCHITECTS, L.P.
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DALLAS IRVINE NEW ORLEANS ORLANDO
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SHEET CONTENTS:
SITEPLAN

SHEET NO.

A411

#16018



INTERIOR ELEVATION
BUILDING TYPE II

STONE 30%
STUCCO 50%
BOARD AND BATTEN 20%



STREET ELEVATION (4' DEPTH ARTICULATION 43%)
BUILDING TYPE II

STONE 65%
STUCCO 21%
BOARD AND BATTEN 14%

ARCHITECTURAL ELEMENTS

- Awnings
- Divided light windows
- Distinctive lighting fixtures
- Ornamental window headers
- Varied roof heights
- Ornamental facade trims



SIDE ELEVATION
BUILDING TYPE II

STONE 60%
STUCCO 30%
BOARD AND BATTEN 10%

BLDG TYPE II ELEVATIONS

SCALE: 3/32" = 1'-0" (24"x36" SHEET)



STUCCO APPLICATION WILL BE
COLOR INTRINSIC AND APPELIED IN
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ANCE WITH INDUSTRY STANDARDS

Designed by: **MS**
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GARLAND, TX
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SHEET CONTENTS:
SITEPLAN

SHEET NO.

A421

#16018



REAR ELEVATION
BUILDING TYPE III

STONE 56%
STUCCO 31%
BOARD AND BATTEN 13%



FRONT ELEVATION
BUILDING TYPE III

STONE 29%
STUCCO 55%
BOARD AND BATTEN 16%

ARCHITECTURAL ELEMENTS

- Awnings
- Divided light windows
- Distinctive lighting fixtures
- Ornamental window headers
- Varied roof heights
- Ornamental facade trims

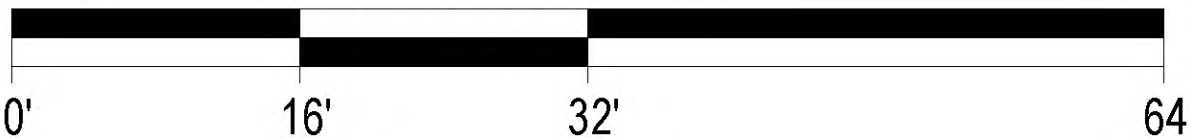


SIDE ELEVATION
BUILDING TYPE III

STONE 48%
STUCCO 47%
BOARD AND BATTEN 5%

BLDG TYPE III ELEVATIONS

SCALE: 3/32" = 1'-0" (24"x36" SHEET)



STUCCO APPLICATION WILL BE
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A 3 STAGE PROCESS IN ACCORD-
ANCE WITH INDUSTRY STANDARDS

Designed by: **MS**

Drawn by: _____

Architect of Record: _____

Date Plotted: _____

Issue for Pricing / Bidding: _____

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GARLAND WOODLANDS
GARLAND, TX
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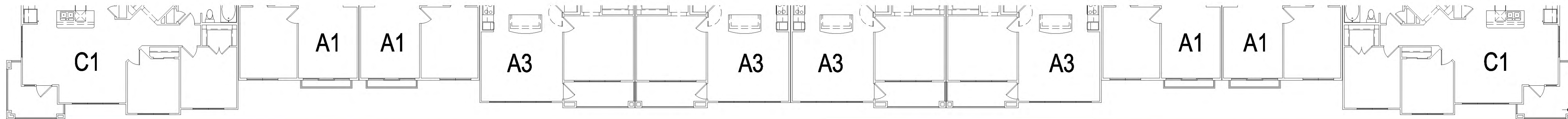


SHEET CONTENTS:
SITEPLAN

SHEET NO.

A431

#16018



STREET ELEVATION (4' DEPTH ARTICULATION 69%)
BUILDING TYPE IV

STONE 56%
STUCCO 31%
BOARD AND BATTEN 13%



INTERIOR ELEVATION
BUILDING TYPE IV

STONE 48%
STUCCO 45%
BOARD AND BATTEN 7%

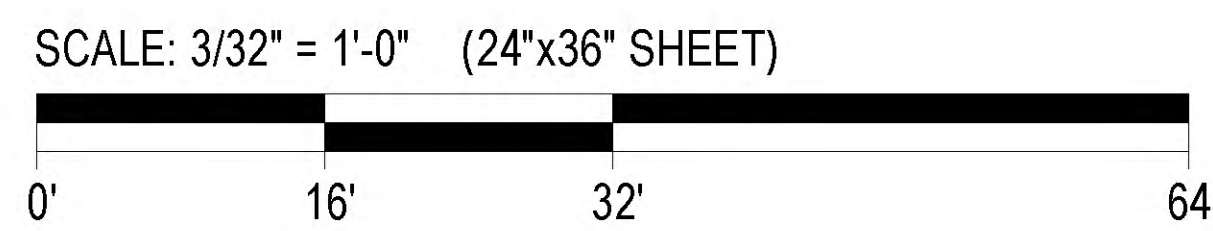
ARCHITECTURAL ELEMENTS

- Awnings
- Divided light windows
- Distinctive lighting fixtures
- Ornamental window headers
- Varied roof heights
- Ornamental facade trims



STONE 55%
STUCCO 40%
BOARD AND BATTEN 5%

SIDE ELEVATION
BUILDING TYPE IV



BLDG TYPE IV ELEVATIONS

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Drawn by:

Architect of Record:

Date Plotted:

Issue for Pricing / Bidding:

Issue for Permit Application:

Issue for Construction:

Revisions:

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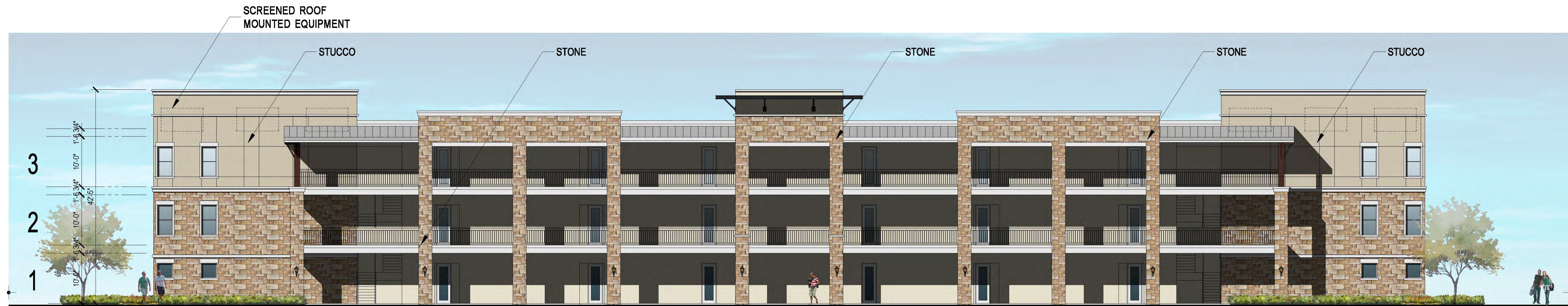
HUMPHREYS & PARTNERS
ARCHITECTS, L.P.

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SHEET CONTENTS:
SITEPLAN

SHEET NO.



STREET ELEVATION
BUILDING TYPE V

STONE 80%
STUCCO 20%



INTERIOR ELEVATION
BUILDING TYPE V

STONE 57%
STUCCO 23%
BOARD AND BATTEN 20

ARCHITECTURAL ELEMENTS

- Awnings
- Divided light windows
- Distinctive lighting fixtures
- Ornamental window headers
- Varied roof heights
- Ornamental facade trims

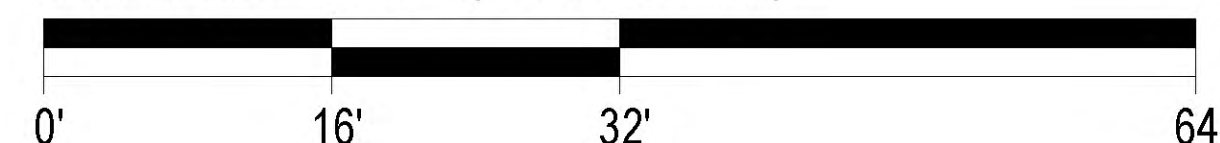


SIDE ELEVATION
BUILDING TYPE V

STONE 53%
STUCCO 47%


RECESSED
ENTRIES

SCALE: 3/32" = 1'-0" (24"x36" SHEET)



BLDG TYPE V ELEVATIONS

STUCCO APPLICATION WILL BE
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GARLAND WOODLANDS
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11.50 ACRES

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SHEET CONTENTS

SHEET NO.

A451

#16018



FRONT ELEVATION (POOL SIDE)
BUILDING TYPE VI

STONE 66%
STUCCO 34%



SIDE ELEVATION
BUILDING TYPE VI

STONE 45%
STUCCO 58%



REAR ELEVATION (DRIVEWAY SIDE)
BUILDING TYPE VI

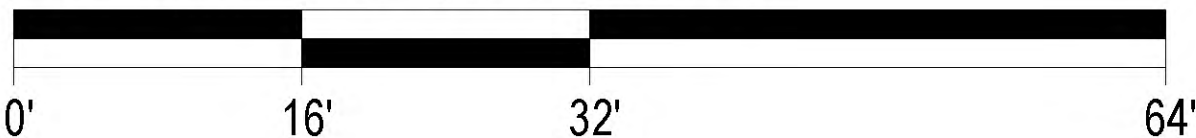
STONE 52%
STUCCO 48%

BLDG TYPE V ELEVATIONS

ARCHITECTURAL ELEMENTS

- Awnings
- Divided light windows
- Distinctive lighting fixtures
- Ornamental window headers
- Varied roof heights
- Ornamental facade trims

SCALE: 3/32" = 1'-0" (24"x36" SHEET)



STUCCO APPLICATION WILL BE
COLOR INTRINSIC AND APPELIED IN
A 3 STAGE PROCESS IN ACCORD-
ANCE WITH INDUSTRY STANDARDS

Designed by: **MS**
Drawn by: _____
Architect of Record: _____
Date Plotted: _____
Issue for Pricing / Bidding: _____
Issue for Permit Application: _____
Issue for Construction: _____
Revisions:

#	DATE	COMMENTS

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GARLAND WOODLANDS
GARLAND, TX
11.91 ACRES

These drawings are for
preliminary coordination
only and not to be used
for regulatory approval or
construction.

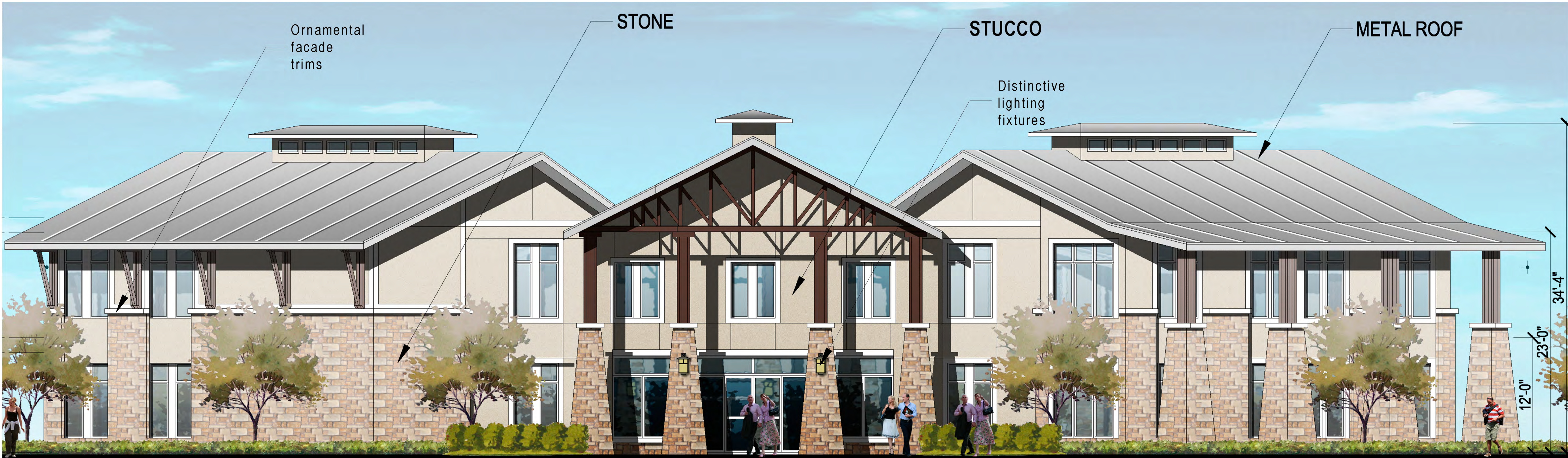
HUMPHREYS & PARTNERS
ARCHITECTS, L.P.
5339 ALPHA ROAD SUITE 300 DALLAS, TEXAS 75240
(972) 701-9636 (972) 704-9639 FAX
DALLAS IRVINE NEW ORLEANS ORLANDO
www.humphreys.com

SHEET CONTENTS:
SITE PLAN

SHEET NO.

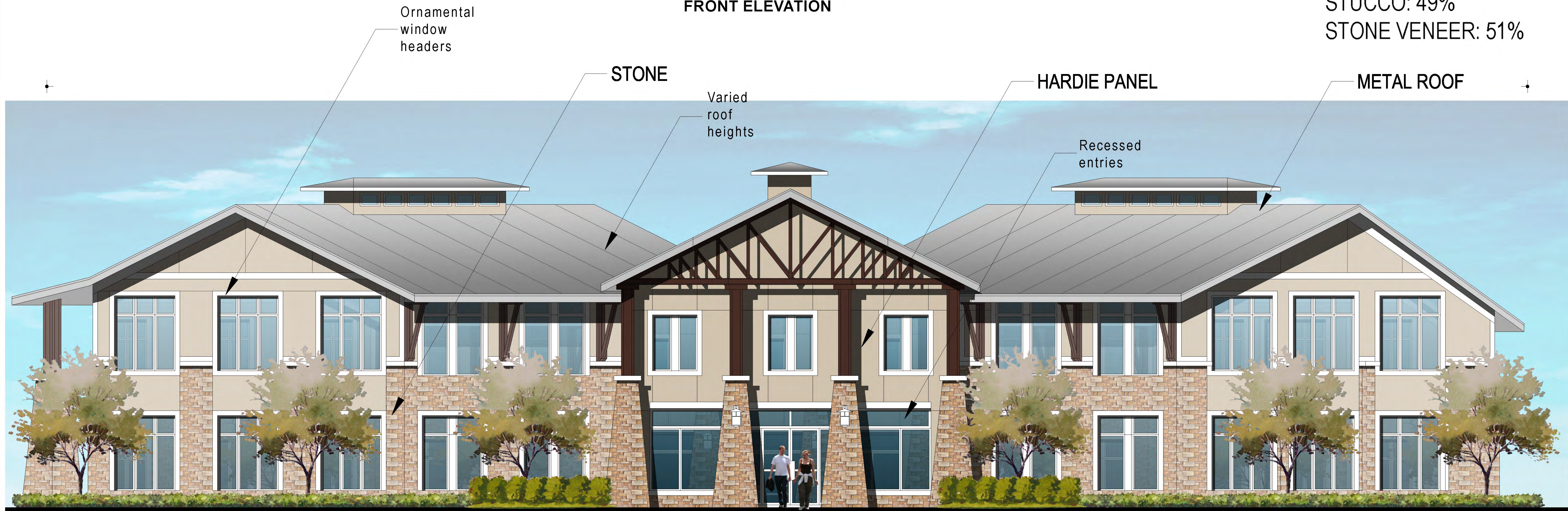
A461

#16018



FRONT ELEVATION

STUCCO: 49%
STONE VENEER: 51%



REAR ELEVATION

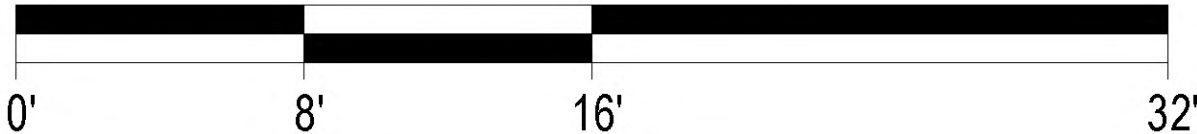
STUCCO: 52%
STONE VENEER: 48%


ARCHITECTURAL ELEMENTS

- Distinctive lighting fixtures
- Divided light windows
- Distinctive lighting fixtures
- Ornamental window headers
- Varied roof heights
- Ornamental facade trims

CLUB HOUSE ELEVATIONS

SCALE: 3/16" = 1'-0" (24"x36" SHEET)



Designed by:	MS	
Drawn by:		
Architect of Record:		
Date Plotted:		
Issue for Pricing / Bidding:		
Issue for Permit Application:		
Issue for Construction		
Revisions:		
#	DATE	COMMENTS

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GARLAND WOODLANDS
GARLAND, TX
11.50 ACRES

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SHEET CONTENTS

SHEET NO.

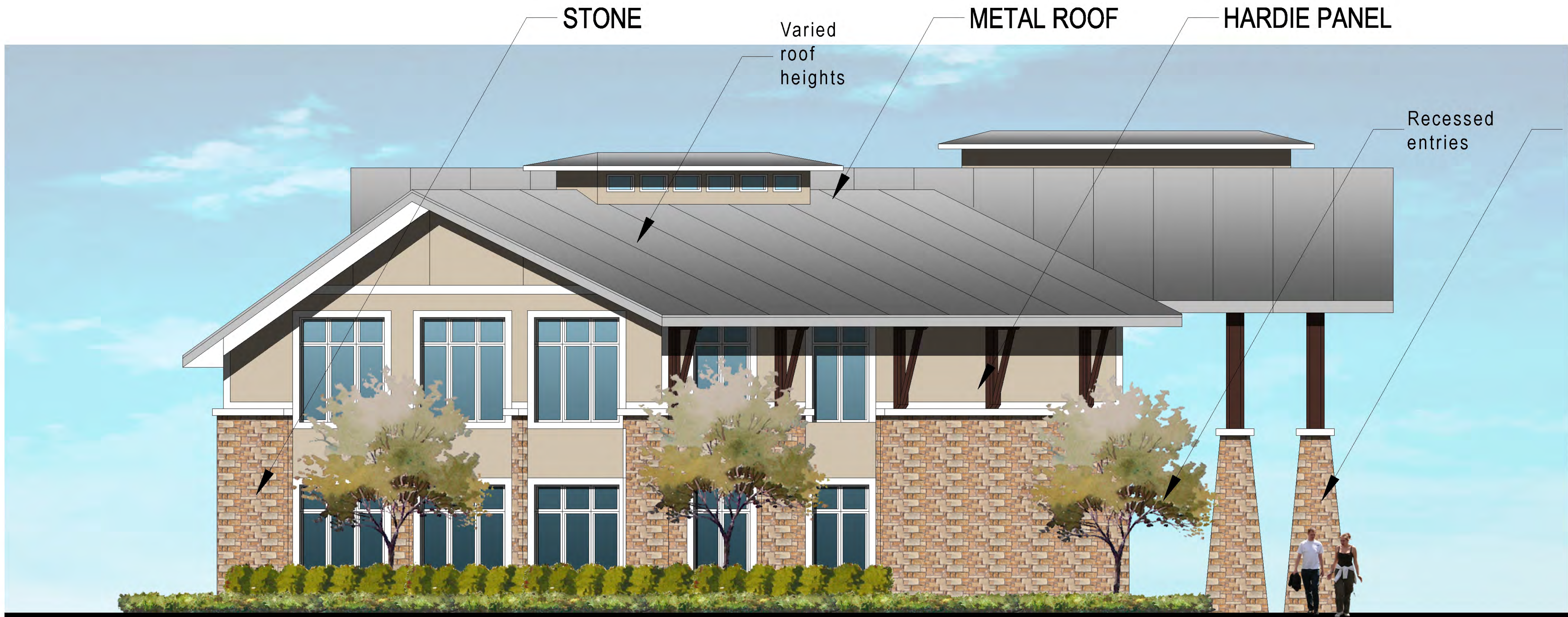
A803

#16018



SIDE ELEVATION 1

STUCCO: 53%
STONE VENEER: 47%



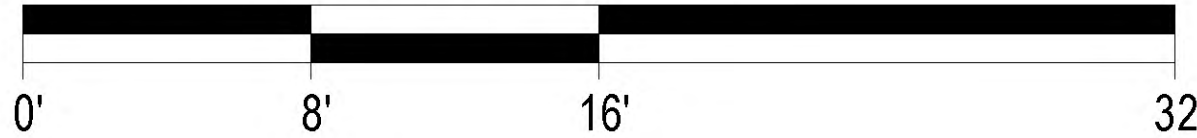
ARCHITECTURAL ELEMENTS

SIDE ELEVATION 2

STUCCO: 45%
STONE VENEER: 55%

STUCCO APPLICATION WILL BE
COLOR INTRINSIC AND APPLIED IN
A 3 STAGE PROCESS IN ACCORD-
ANCE WITH INDUSTRY STANDARDS

SCALE: 3/16" = 1'-0" (24"x36" SHEET)



- Distinctive lighting fixtures
- Divided light windows
- Distinctive lighting fixtures
- Ornamental window headers
- Varied roof heights
- Ornamental facade trims

CLUB HOUSE ELEVATIONS

Designed by: MS
Drawn by:
Architect of Record:
Date Plotted:
Issue for Pricing / Bidding:
Issue for Permit Application:
Issue for Construction:
Revisions:

#	DATE	COMMENTS

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GARLAND WOODLANDS
GARLAND, TX
11.50 ACRES

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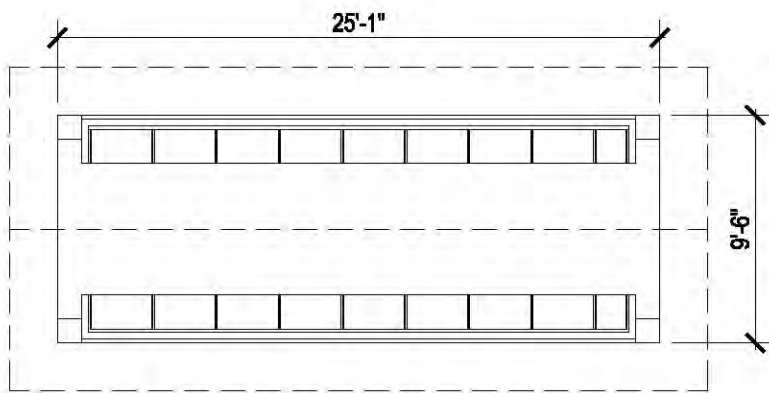


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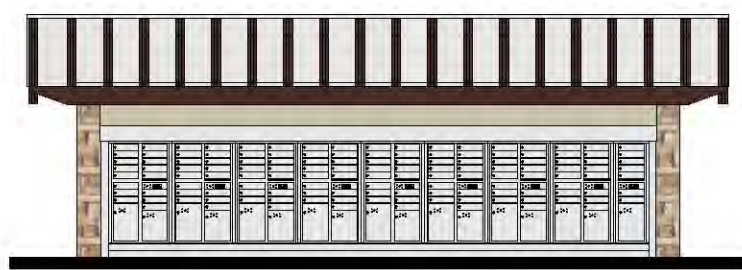
MAIL KIOSK



ROOF PLAN



FLOOR PLAN



SECTION



SIDE ELEVATIONS

STUCCO: 41%
STONE VENEER: 59%

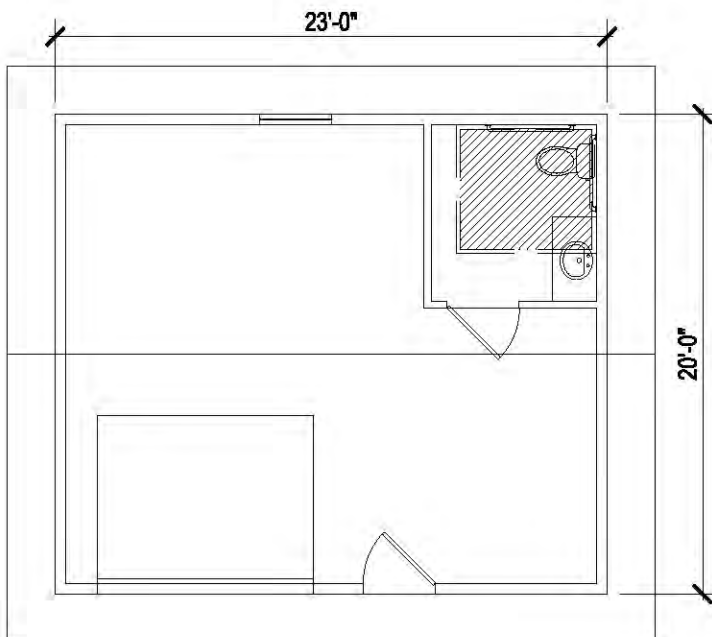
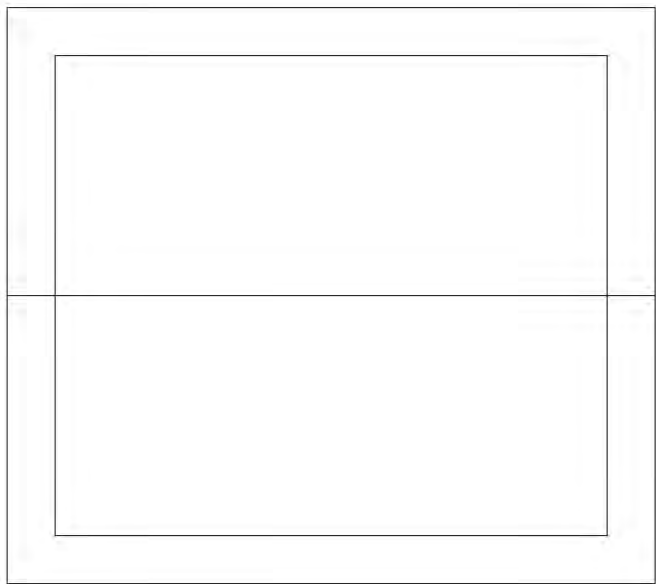


FRONT & REAR ELEVATIONS

STUCCO: 45%
STONE VENEER: 55%

MAIL KIOSK GROSS AREA- 238 S.F.

MAINTENANCE BUILDING



REAR ELEVATION

STUCCO: 46%
STONE VENEER: 54%



SIDE ELEVATION

STUCCO: 46%
STONE VENEER: 54%



FRONT ELEVATION

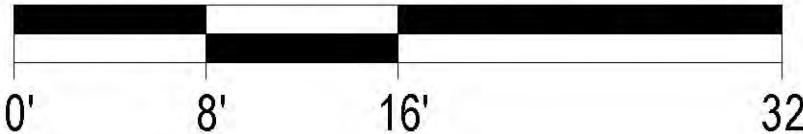
STUCCO: 44%
STONE VENEER: 56%

MAINTENANCE BUILDING GROSS AREA- 460 S.F.

STUCCO APPLICATION WILL BE
COLOR INTRINSIC AND APPELIED IN
A 3 STAGE PROCESS IN ACCORD-
ANCE WITH INDUSTRY STANDARDS

AUXILIARY BUILDINGS

SCALE: 1/8" = 1'-0" (24"x36" SHEET)



Designed by: **MS**
Drawn by: _____
Architect of Record: _____
Date Plotted: _____
Issue for Pricing / Bidding: _____
Issue for Permit Application: _____
Issue for Construction: _____
Revisions:

#	DATE	COMMENTS

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GARLAND WOODLANDS
GARLAND, TX
11.91 ACRES

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SHEET CONTENTS:
SITEPLAN

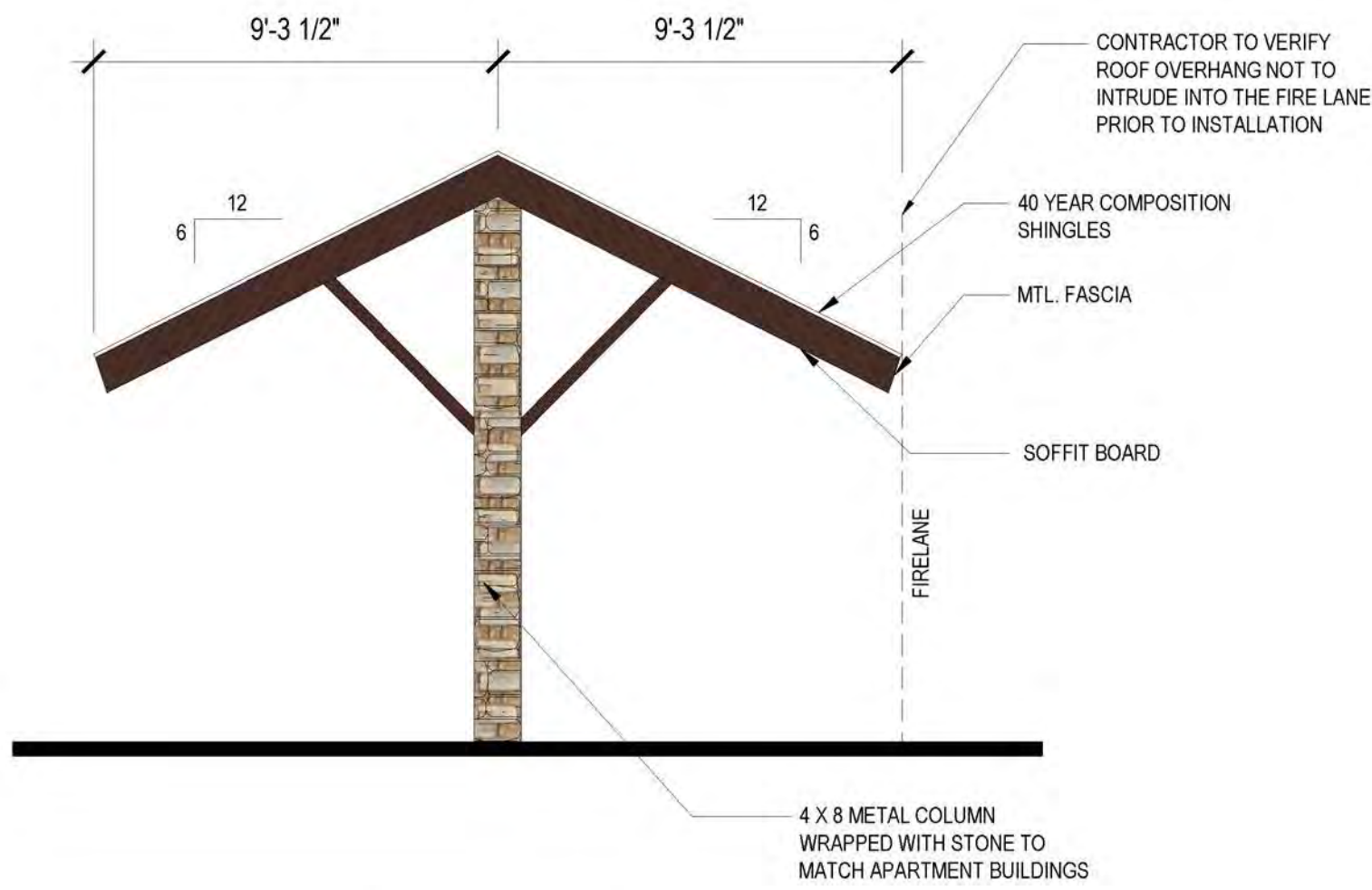
SHEET NO.

A901

#16018



1 CARPORT - FRONT AND REAR ELEVATION
SCALE: 1/4" = 1'-0"



2 CARPORT - SIDE ELEVATION
SCALE: 1/4" = 1'-0"

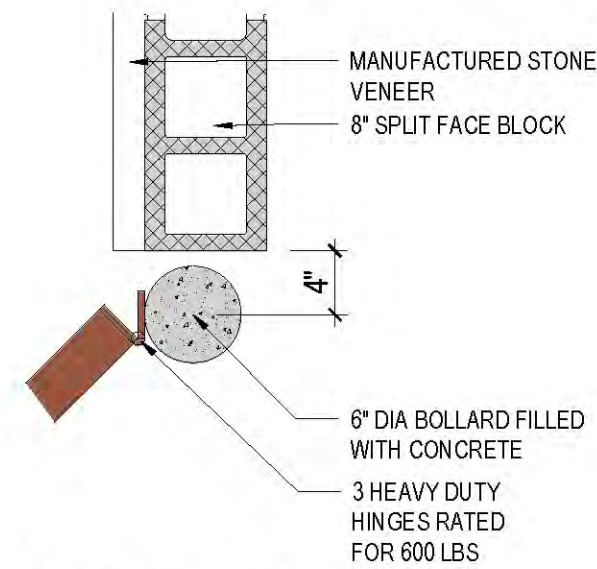
Designed by: MS
Drawn by:
Architect of Record:
Date Plotted:
Issue for Pricing / Bidding:
Issue for Permit Application:
Issue for Construction:
Revisions:
DATE COMMENTS
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GARLAND WOODLANDS
GARLAND, TX
11.50 ACRES

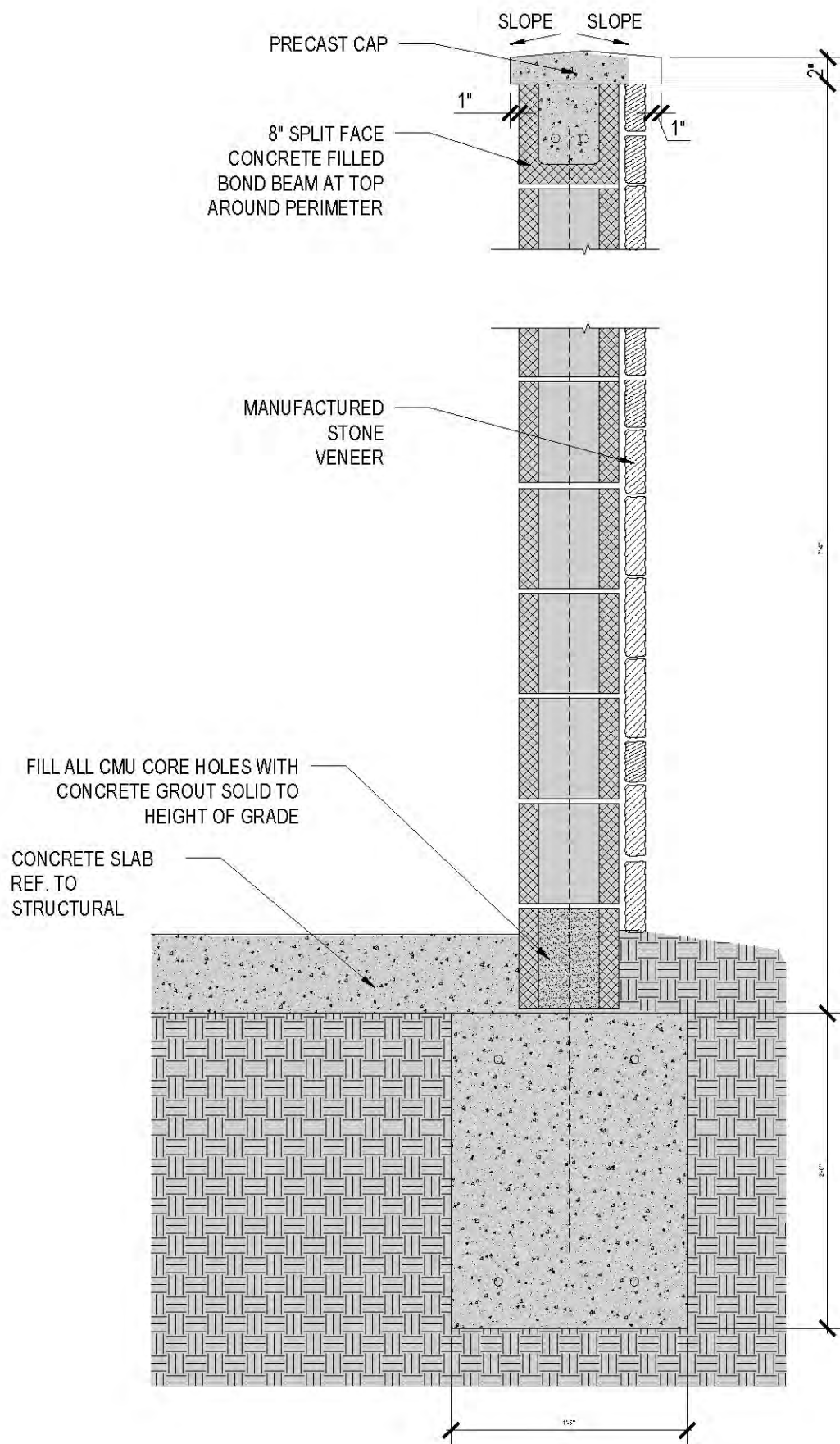
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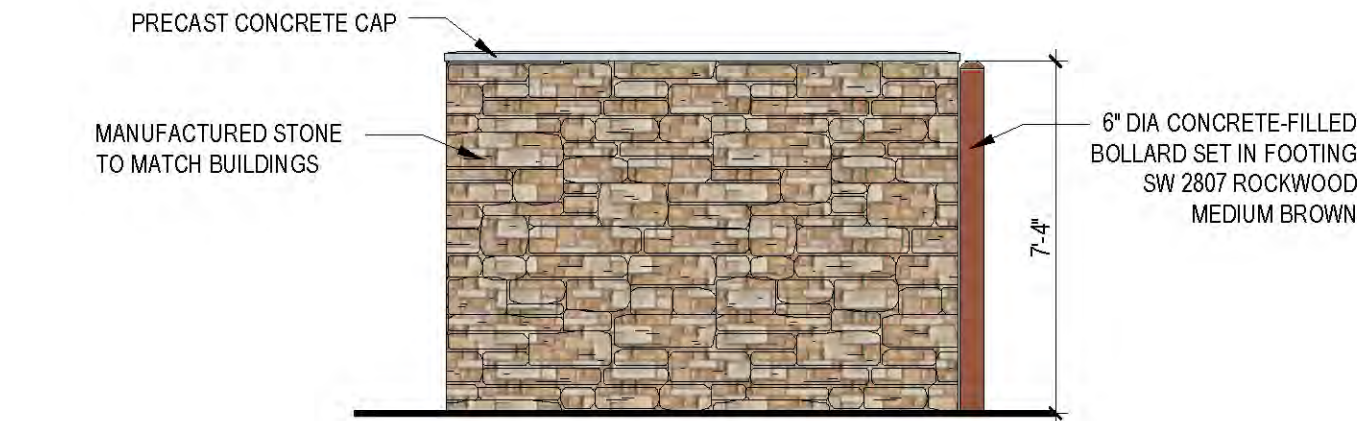
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CARPORT
SHEET NO.
A903
#16018



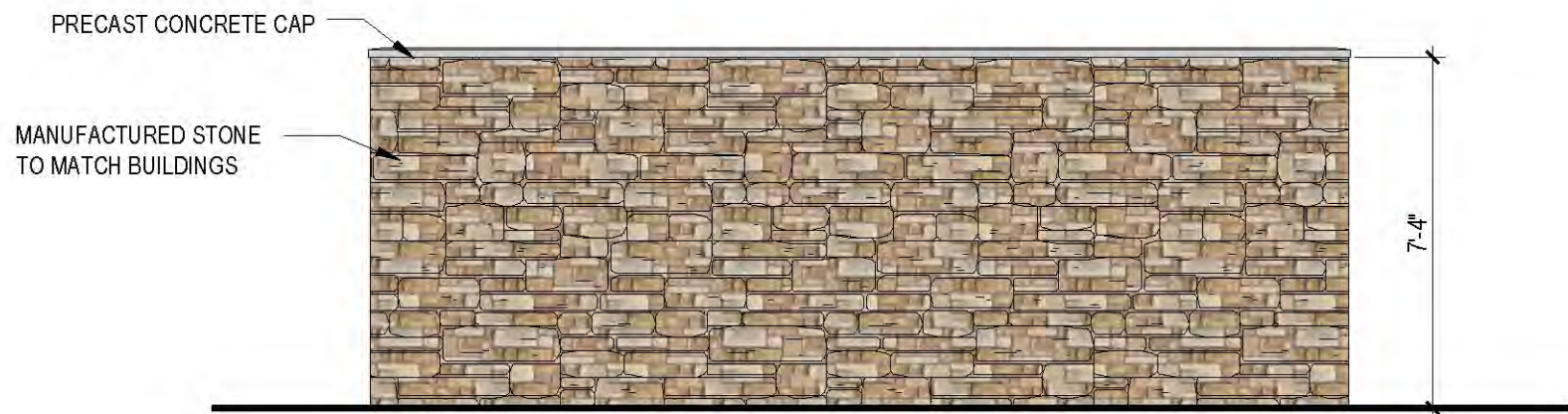
8 HINGE DETAIL
1" = 1'-0"



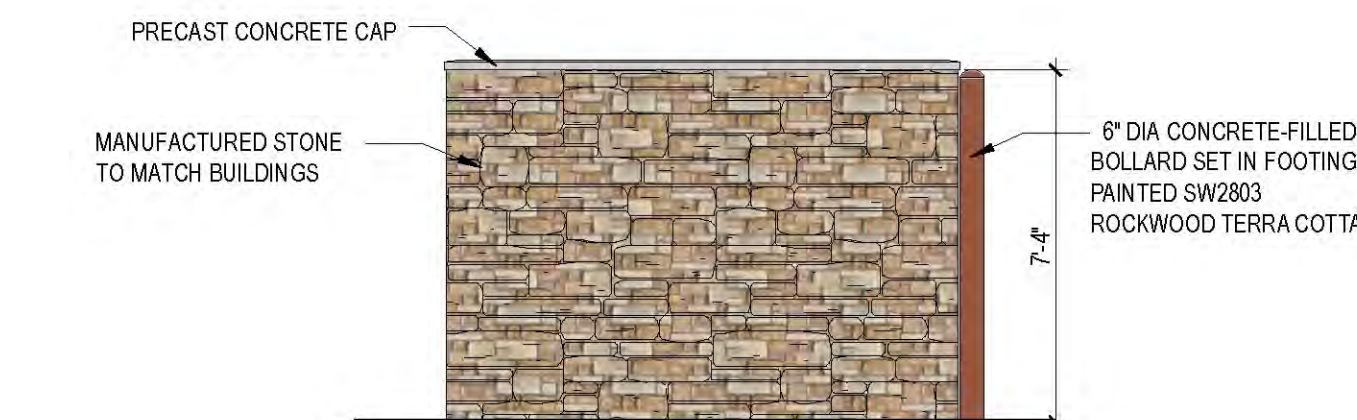
7 TRASH ENCLOSURE - SECTION
1" = 1'-0"



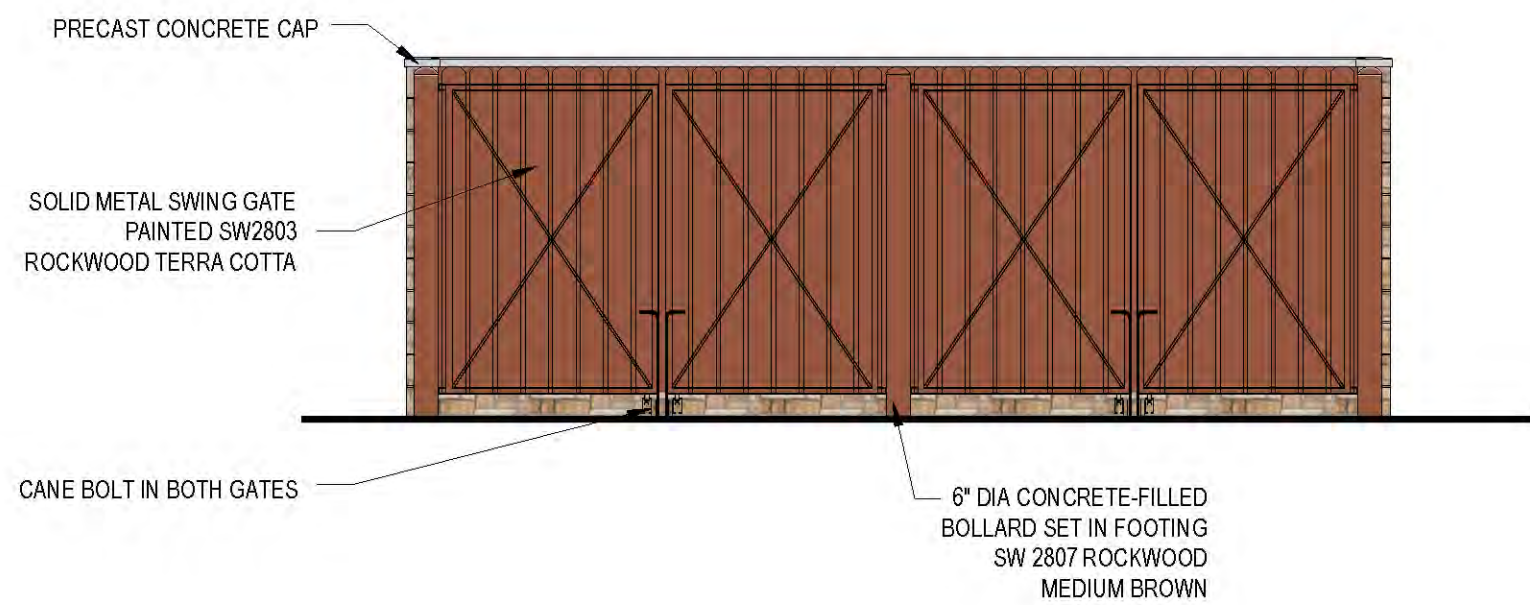
6 TRASH ENCLOSURE - SIDE ELEVATION
1/4" = 1'-0"



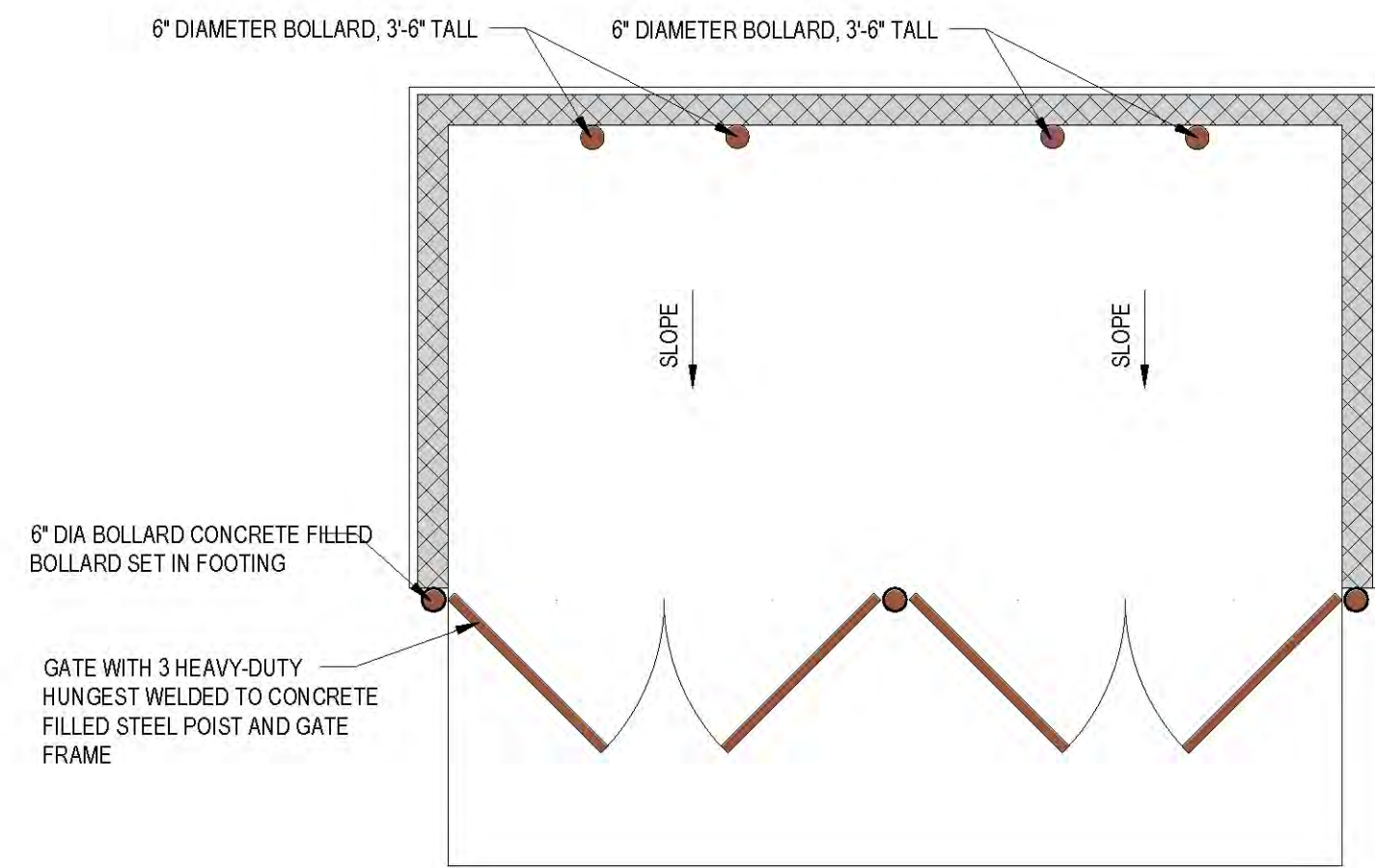
5 TRASH ENCLOSURE - REAR ELEVATION
1/4" = 1'-0"



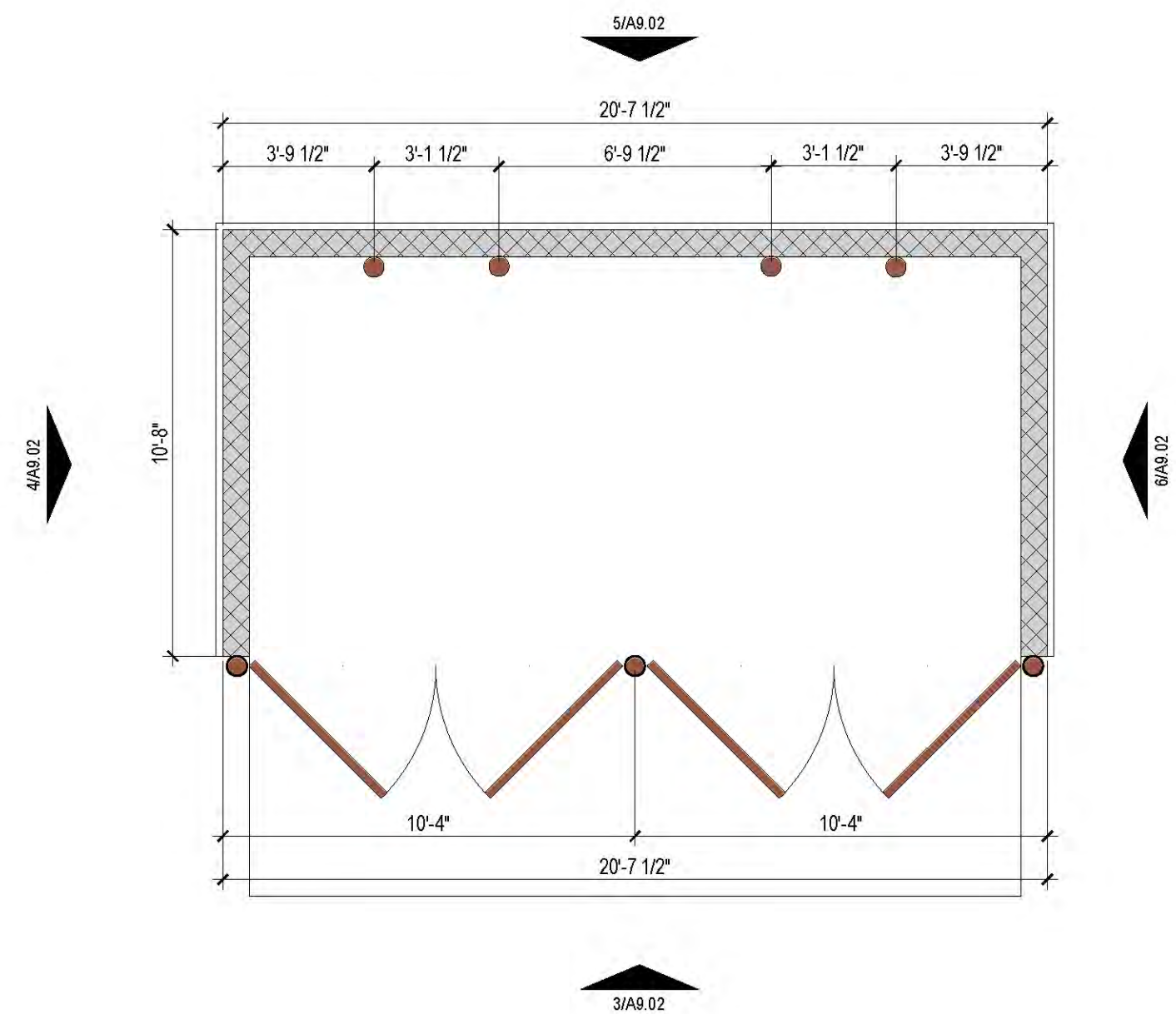
4 TRASH ENCLOSURE - SIDE ELEVATION
1/4" = 1'-0"




3 TRASH ENCLOSURE - FRONT ELEVATION
1/4" = 1'-0"



2 TRASH ENCLOSURE - NOTE PLAN
1/4" = 1'-0"



1 TRASH ENCLOSURE - FLOOR PLAN
1/4" = 1'-0"

Designed by:	MS	
Drawn by:		
Architect of Record:		
Date Plotted:		
Issue for Pricing / Bidding:		
Issue for Permit Application:		
Issue for Construction:		
Revisions:		
#	DATE	COMMENTS

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GARLAND WOODLANDS
GARLAND, TX
11.50 ACRES

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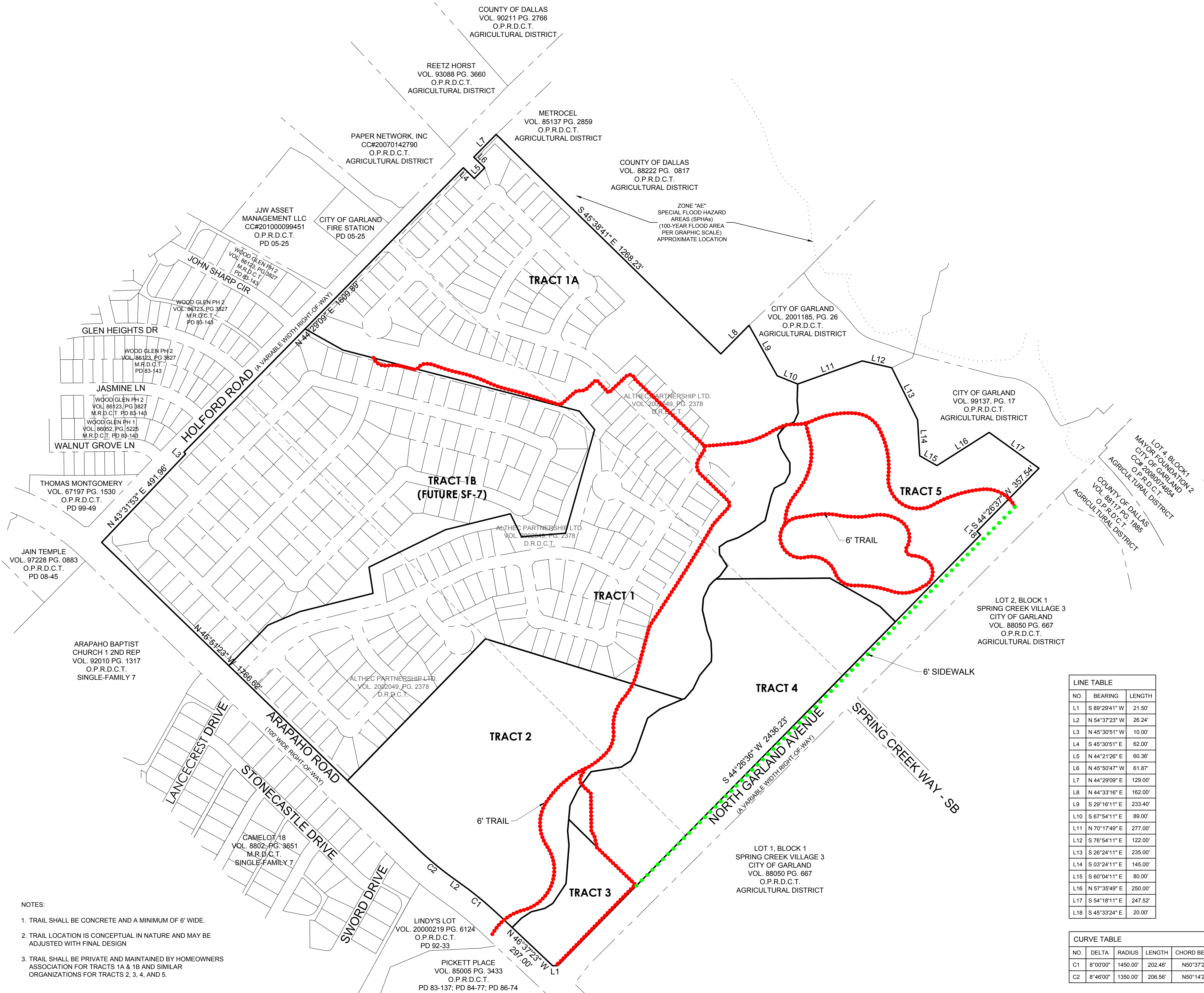


SHEET CONTENTS
TRASH ENCLOSURE
PLAN & ELEVATIONS
SHEET NO.

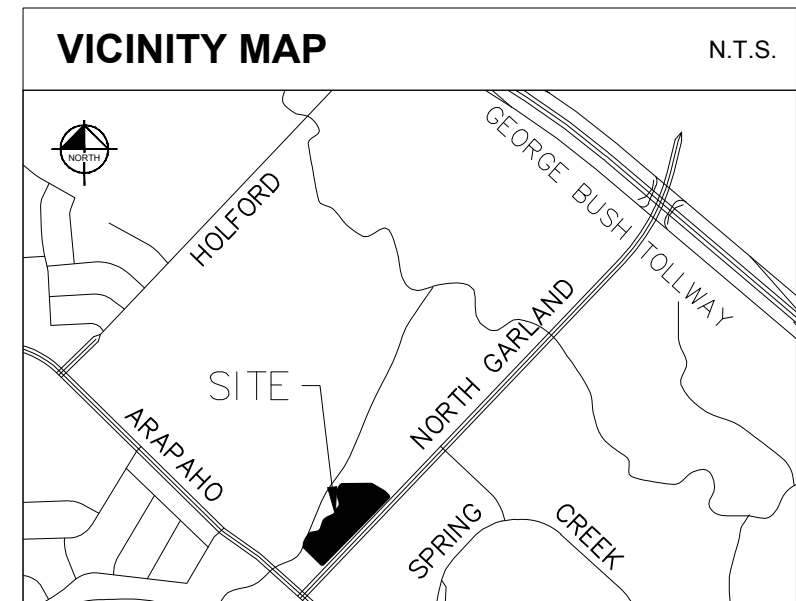
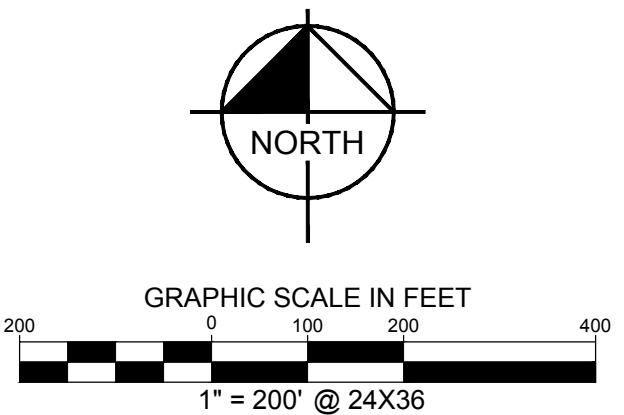
A9.02

#16018

Exhibit G



- NOTES:
1. TRAIL SHALL BE CONCRETE AND A MINIMUM OF 6' WIDE.
 2. TRAIL LOCATION IS CONCEPTUAL IN NATURE AND MAY BE ADJUSTED WITH FINAL DESIGN
 3. TRAIL SHALL BE PRIVATE AND MAINTAINED BY HOMEOWNERS ASSOCIATION FOR TRACTS 1A & 1B AND SIMILAR ORGANIZATIONS FOR TRACTS 2, 3, 4, AND 5.



LINE TABLE		
NO.	BEARING	LENGTH
L1	S 89°29'41" W	21.50'
L2	N 54°37'23" W	26.24'
L3	N 45°30'51" W	10.00'
L4	S 45°30'51" E	62.00'
L5	N 44°21'28" E	60.36'
L6	N 45°50'47" W	61.87'
L7	N 44°29'09" E	129.00'
L8	N 44°33'16" E	162.00'
L9	S 29°16'11" E	233.40'
L10	S 67°54'11" E	89.00'
L11	N 70°17'49" E	277.00'
L12	S 76°54'11" E	122.00'
L13	S 28°24'11" E	235.00'
L14	S 03°24'11" E	145.00'
L15	S 60°04'11" E	80.00'
L16	N 57°35'49" E	250.00'
L17	S 54°18'11" E	247.52'
L18	S 45°33'24" E	20.00'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	8°00'00"	1450.00'	202.46'	N50°37'23"W	202.30'
C2	8°46'00"	1350.00'	206.56'	N50°14'23"W	206.36'

CONCEPTUAL TRAIL MASTER PLAN
THE WOODLANDS ON SPRING CREEK
141.65 ACRES
ONEFRE ALVARADO SURVEY,
ABSTRACT NO. 2
CITY OF GARLAND,
DALLAS COUNTY, TEXAS

Kimley»Horn

12750 Merit Drive, Suite 1000
Dallas, Texas 75251
FIRM # 10115500
Tel. No. (972) 770-1300
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 200'	PEM	JAD	JAN. 2017	064446434	1 OF 1

CASE NO.
160811-1

DEVELOPER:
JPI
800 EAST LAS COLINAS
BOULEVARD, SUITE 1800,
IRVING, TX 75039
CONTACT: SYLVAN MILLER
PHONE: 972-373-3931

OWNER:
ALTREC PROPERTIES, LTD.
914 SOUTH GARLAND AVENUE
GARLAND, TEXAS 75040
CONTACT: THOMAS CHAMBERS
214-676-4635

ENGINEER:
KIMLEY-HORN AND ASSOC., INC.
106 WEST LOUISIANA STREET
MCKINNEY, TEXAS 75069
CONTACT: PEYTON MCGEE, P.E.
PHONE: 469-301-2580

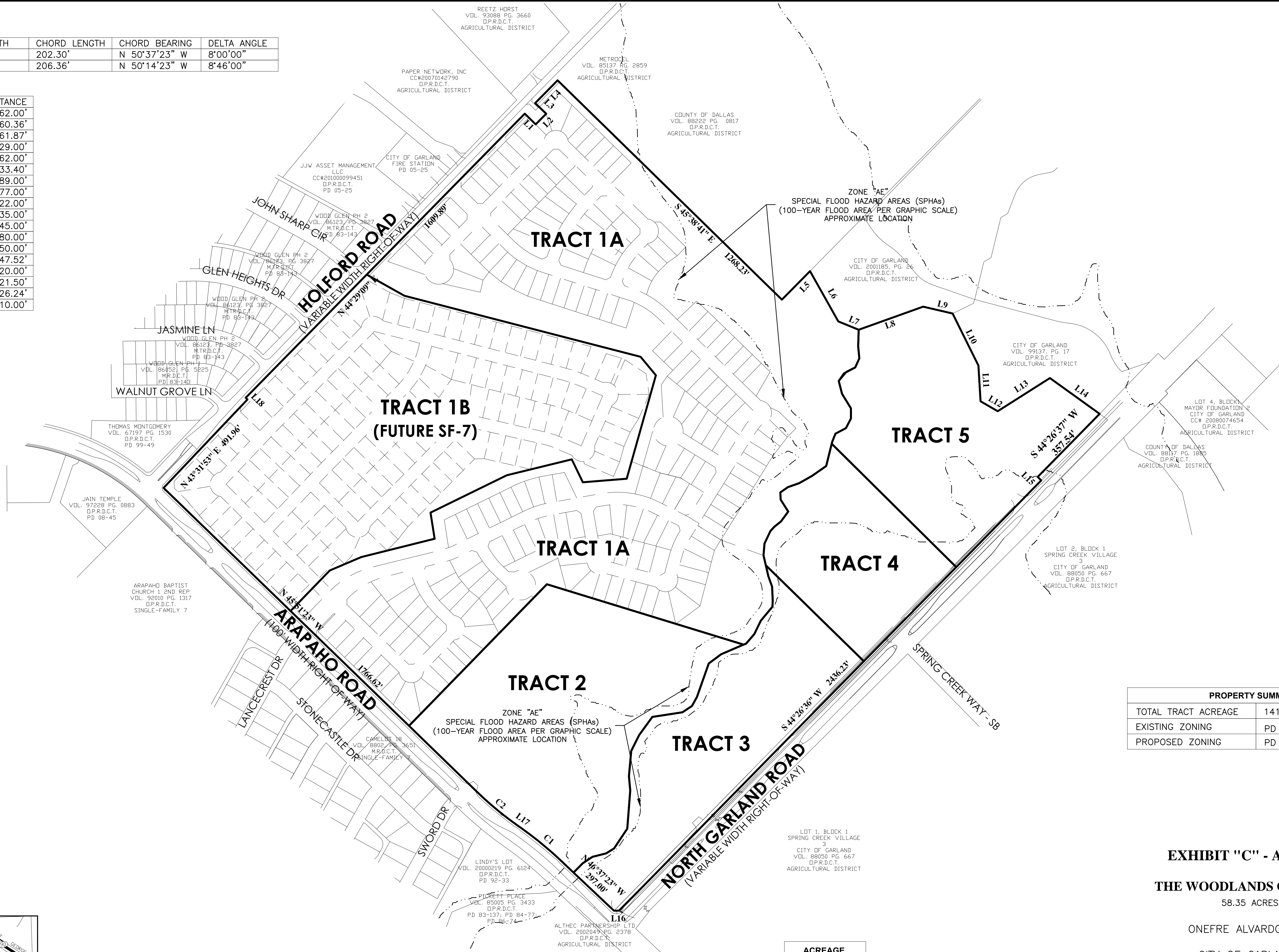
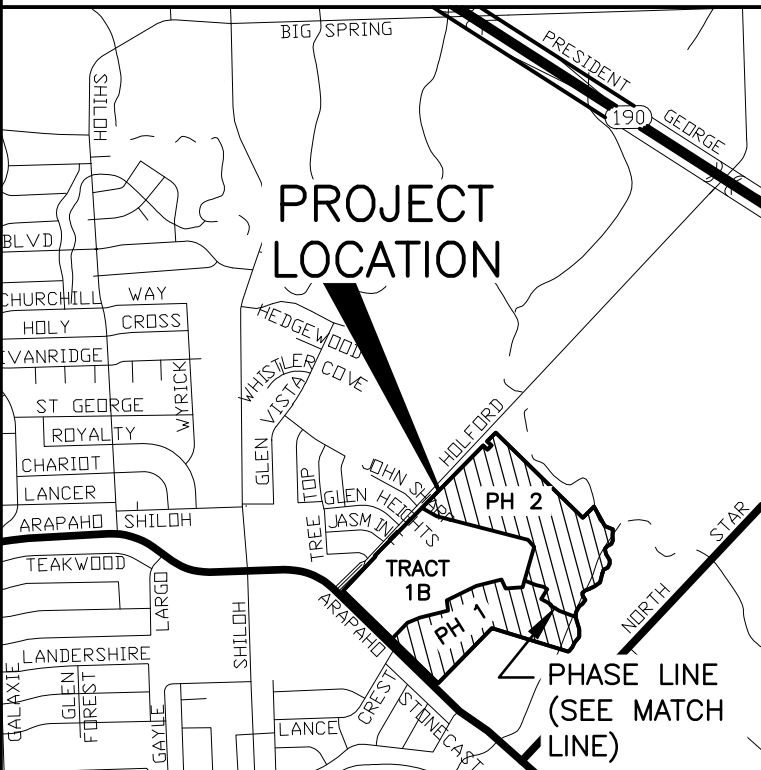
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1450.00'	202.46'	202.30'	N 50°37'23" W	8°00'00"
C2	1350.00'	206.56'	206.36'	N 50°14'23" W	8°46'00"

LINE	BEARING	DISTANCE
L1	S 45°30'51" E	62.00'
L2	N 44°21'26" E	60.36'
L3	N 45°50'47" W	61.87'
L4	N 44°29'09" E	129.00'
L5	N 44°33'16" E	162.00'
L6	S 29°16'11" E	233.40'
L7	S 67°54'11" E	89.00'
L8	N 70°17'49" E	277.00'
L9	S 76°54'11" E	122.00'
L10	S 26°24'11" E	235.00'
L11	S 03°24'11" E	145.00'
L12	S 60°04'11" E	80.00'
L13	N 57°35'49" E	250.00'
L14	S 54°18'11" E	247.52'
L15	S 45°33'24" E	20.00'
L16	S 89°29'41" W	21.50'
L17	N 54°37'23" W	26.24'
L18	N 45°30'51" W	10.00'

BASIS OF BEARING:
TEXAS NORTH CENTRAL ZONE 4202 AS OBSERVED WITH
GPS RTK AND TIED INTO GEO SHACK NETWORK.

Exhibit H

VICINITY MAP
SCALE: 1"=2000'



PROPERTY SUMMARY	
TOTAL TRACT ACREAGE	141.653 ACRES
EXISTING ZONING	PD 15-45
PROPOSED ZONING	PD 16-16 (TRACT 1A)

TRACT	LAND USE PROPOSED - PLANNED DEVELOPMENT ZONING	ACREAGE	
		GROSS	NET*
1A	SINGLE-FAMILY RESIDENTIAL	58.354	49.548
1B	SINGLE-FAMILY RESIDENTIAL	31.852	0.000
2	MULTI-FAMILY RESIDENTIAL	17.892	14.451
3	MULTI-FAMILY RESIDENTIAL	11.905	10.566
4	MULTI-FAMILY RESIDENTIAL FOR ACTIVE ADULT, INDEPENDENT LIVING	8.129	5.561
5	COMMUNITY RETAIL	13.521	1.650
TOTAL		141.653	

* NET ACREAGE = REMOVAL OF FLOODWAY AND 100 YEAR FLOOD PLAIN
FLOOD DATA SOURCE: FEMA FIRM PANEL: 48113C02010L DATE: 07-07-2014

DEVELOPER:
THE WOODLANDS ON SPRING CREEK, LP
14114 NORTH DALLAS PARKWAY,
SUITE 265
DALLAS, TEXAS 75254
CONTACT: MICHAEL HOLIGAN
214-597-3569

CASE NO. 160310-2

EXHIBIT "C" - AMENDED CONCEPT PLAN
OF
THE WOODLANDS ON SPRING CREEK - TRACT 1A
58.35 ACRES / 191 LOTS / 7 HOA LOTS
OUT OF THE
ONEFRE ALVARDO SURVEY ~ ABSTRACT NO. 2
IN THE
CITY OF GARLAND, DALLAS COUNTY, TEXAS

OWNER:
ALTHEC PROPERTIES, LTD.
914 SOUTH GARLAND AVENUE
GARLAND, TEXAS 75040
CONTACT: THOMAS CHAMBERS
214-676-4635

SURVEYOR:
DATA LAND SERVICES
REGISTERED PROFESSIONAL LAND SURVEYING
P.O. BOX 2110
FORNEY, TEXAS 75126
CONTACT: WILLIAM DAVIS FINNEY, R.P.L.S.

ENGINEER:
JACOBS
1999 BRYAN STREET, SUITE 1200
DALLAS, TX 75201-3136
PHONE 214-638-0145
FAX 214-638-0447
CONTACT: JASON STEPHEN, P.E.
Jacobs Engineering Group Inc.
Texas Registration F-2966
Jason.Stephen@jacobs.com

PROJECT NO WFXN2600

REPORT & MINUTES

P.C. Meeting, March 13, 2017

Consideration of the application of **Masterplan**, requesting approval of approval of 1) an amendment to Planned Development (PD) District 16-16, 2) an amended Concept Plan for Dwelling, Single-Family Detached; Dwelling, Multi-Family and Restaurant, 3) a Detail Plan for Dwelling, Multi-Family and 4) a Variance to Section 4.40 of the Garland Development Code regarding perimeter screening between residential development and thoroughfares. This property is bounded by Holford Road to the northwest, Spring Creek Forest Preserve to the northeast, North Garland Road to the southeast and Arapaho Road to the southwest. (District 7) (File Z 16-35)

Representing the applicant Karl Crawley, 900 Jackson St., Ste. 640, Dallas, Texas provided an overview of the request and also provided information regarding the traffic study and to ensure the appropriate infrastructure has been provided.

Commissioner Hedrick asked of the applicant if the request regarding the storage could be added to the Planned Development language, if there has been any communication with the other developers and if a traffic study has been conducted.

Miller Sylvan, 600 E. Las Colinas Blvd, Ste. 1800, Irving, Texas, stated there was no issue with the addition of the language regarding the storage and provided additional information regarding the coordination with the other developers.

Chairman Roberts asked of the applicant if the language could be added to the request stating this is strictly elderly housing due to the reconfiguring of the tract 3 and tract 4 development.

Motion was made by Commissioner Hedrick, seconded by Commissioner Dalton to close the Public Hearing and **approve** the application, the Concept Plan, Detail Plan, Screening Variance, the amendment to Planned Development (PD) 16-16 to Multi-family, Tract 3 to Elderly Care Living. Additionally a recommendation was made to include PD conditions establishing minimum dwelling unit as show on Detail Plan and requiring each dwelling unit to provide a walk-in closet with a minimum area of 25 feet and not less than 175 cubic feet. **Motion carried: 8 Ayes, 0 Nays.**

Approved Concept Plan				Proposed Amended Concept Plan			
Tract 1A	Single-Family Residential	Gross Acreage 58.354	Net Acreage 49.548	Tract 1A	Single-Family Residential	Gross Acreage 58.35	Net Acreage 49.55
Tract 1B	Single-Family Residential	Gross Acreage 31.852	Net Acreage 0	Tract 1B	Single-Family Residential	Gross Acreage 31.85	Net Acreage 31.85
Tract 2	Multi-Family Residential	Gross Acreage 17.892	Net Acreage 14.451	Tract 2	Multi-Family Residential	Gross Acreage 17.89	Net Acreage 14.45
Tract 3	Multi-Family Residential	Gross Acreage 11.905	Net Acreage 10.566	Tract 3	Elder Care-Independent Living	Gross Acreage 2.66	Net Acreage 2.28
Tract 4	Elder Care-Independent Living	Gross Acreage 8.129	Net Acreage 5.561	Tract 4	Multi-Family Residential	Gross Acreage 15.18	Net Acreage 14.08
Tract 5	Restaurant	Gross Acreage 13.521	Net Acreage 1.650	Tract 5	Restaurant	Gross Acreage 15.72	Net Acreage 13.97

0 350 700 Feet
1 inch = 700 feet

ZONING Z 16-35

INDICATES AREA
OF REQUEST



**GARLAND**

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

March 1, 2017

HEARING DATE/TIME: Plan Commission: March 13, 2017 – 7:00 PM

APPLICANT: Masterplan

File Z 16-35

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, March 13, 2017, in the Council Chambers of City Hall, 200 North Fifth Street, to consider the application of **Masterplan**, requesting approval of 1) an amendment to Planned Development (PD) District 16-16, 2) an amended Concept Plan for Dwelling, Single-Family Detached; Dwelling, Multi-Family and Restaurant, 3) a Detail Plan for Dwelling, Multi-Family and 4) a Variance to Section 4.40 of the Garland Development Code regarding perimeter screening between residential development and thoroughfares. The property is shown on the enclosed sketch and is described as follows:

BEING an approximate 141.653 acre tract of land, situated in the Onefre Alvarado Survey, Abstract No. 2, Garland, Dallas County, Texas, and being part of Tract No. 1, Tract No. 2 and Tract No. 3 in deed to Althec Partnership, Ltd. as recorded in Volume 2002049, Page 2378, Deed Records of Dallas County, Texas. This property is bounded by Holford Road to the northwest, Spring Creek Forest Preserve to the northeast, North Garland Road to the southeast and Arapaho Road to the southwest. (District 7)

Note: The applicant proposes to develop a portion of the property described above with an apartment complex.

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return that section using any of the following methods: mail to City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002, fax to 972-205-2474, deliver to the Planning Department at 800 East Main Street, Garland TX, or email Planning@Garlandtx.gov. It is important that your response include your property address, your name, and mailing address. 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. This property is a very good location for a Plan Development District as presented by Masterplan. It will enhance the North Garland Corridor and bring in more tax dollars for the City of Garland.

It is a nice piece of property. It has 3 streets and a creek around it with lots of trees around the creek. I think this enhances the property for the Plan Development being presented.

Your Property Address

Thomas E. Chambers

Printed Name

4217 N. Garland Ave., Garland, TX 75040

Address

City, State

Zip

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

Thomas Chambers
Signature

PARTICIPANT
Title

Date: 3-13-17



GARLAND

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

March 1, 2017

HEARING DATE/TIME: Plan Commission: March 13, 2017 – 7:00 PM

APPLICANT: Masterplan

File Z 16-35

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, March 13, 2017, in the Council Chambers of City Hall, 200 North Fifth Street, to consider the application of **Masterplan**, requesting approval of 1) an amendment to Planned Development (PD) District 16-16, 2) an amended Concept Plan for Dwelling, Single-Family Detached; Dwelling, Multi-Family and Restaurant, 3) a Detail Plan for Dwelling, Multi-Family and 4) a Variance to Section 4.40 of the Garland Development Code regarding perimeter screening between residential development and thoroughfares. The property is shown on the enclosed sketch and is described as follows:

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Note: The applicant proposes to develop a portion of the property described above with an apartment complex.

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return that section using any of the following methods: mail to City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002, fax to 972-205-2474, deliver to the Planning Department at 800 East Main Street, Garland TX, or email Planning@Garlandtx.gov. It is important that your response include your property address, your name, and mailing address. 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. This property is a very good location for a Plan Development District as presented by Masterplan. It will enhance the North Garland Corridor and bring in more tax dollars for the City of Garland.

It is a nice piece of property. It has 3 streets and a creek around it with lots of trees around the creek. I think this enhances the property for the Plan Development being presented.

Your Property Address

Althea Partnership, LTD

Printed Name

4217 N. Garland Ave., Garland, TX 75040

Address

City, State

Zip

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

Signature

Title

Date:

3-13-17

**GARLAND**

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

September 29, 2016

HEARING DATE/TIME: Plan Commission: October 10, 2016 – 7:00 PM

APPLICANT: Masterplan

File Z 16-35

Dear Property Owner:

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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.

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It is a nice piece of property. It has 3 streets and a creek around it with lots of trees around the creek. I think this enhances the property for the Plan Development being presented.

Your Property Address
Thomas E. Chambers

Printed Name

4217 N. Garland Ave.

Garland, TX

75040

Address

City, State

Zip

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

Thomas Chambers

Partner

Signature

Title

Date: 10/10/16

RECEIVED
10/8/16



GARLAND

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

September 29, 2016

HEARING DATE/TIME: Plan Commission: October 10, 2016 – 7:00 PM

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(Please Check One Below)

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☐ I am opposed to the request.

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Your Property Address

Althec Partnership, LTD

Printed Name

4217 North Garland Avenue

Garland, TX

75040

Address

City, State

Zip

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

Signature

Partner

Title

Date: 10/10/16

RECEIVED
10/8/16



GARLAND

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

March 1, 2017

HEARING DATE/TIME: Plan Commission: March 13, 2017 – 7:00 PM

APPLICANT: Masterplan

File Z 16-35

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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.

I wish the City will build a shopping center like the Firewheel Shopping Mall located on Firewheel Parkway in Garland, TX.
(Please complete the following information)

Your Property Address

3955 N. Garland Ave. Apt #1

Printed Name

Kieu Ly

Address

3955 - N. Garland Ave. Apt #1 - Garland, TX. 75040

City, State

Zip

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

Signature

[Signature] Property Owner

Title

Date: *03.06, 2017*

MAR 10 2017 PM 1:34



GARLAND

March 1, 2017

HEARING DATE/TIME: Plan Commission: March 13, 2017 – 7:00 PM

APPLICANT: Masterplan

File Z 16-35

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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.

TRAFFIC CONGESTION & NO LIGHT HOLFORD RD

(Please complete the following information)

Your Property Address

Printed Name

Mr. Jerome W. Brock
2222 Jasmine Ln.
Garland, TX 75044

Address

City, State

Zip

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

Signature

Title

Date:

MAR 10 2017 PM 1:3



GARLAND

September 29, 2016

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

HEARING DATE/TIME: Plan Commission: October 10, 2016 – 7:00 PM

APPLICANT: Masterplan

File Z 16-35

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(Please Check One Below)

☐ I am in favor of the request.

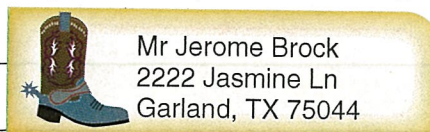
☒ I am opposed to the request.

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

TRAFFIC CONGESTION ON HOLFORD RD. & ARAPAHU RD.
(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

10/8/16

USA CITIZEN



GARLAND

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

March 1, 2017

HEARING DATE/TIME: Plan Commission: March 13, 2017 – 7:00 PM

APPLICANT: Masterplan

File Z 16-35

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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.

Too much traffic & population density in
this area

(Please complete the following information)

Your Property Address

Deborah Lewis

Printed Name

2105 Jasmine Ln.

Address

Garland

City, State

75044

Zip

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

Deborah Lewis

Signature

Title

Date: 3-5-2017

MAR 9 2017 PM 4:06

**GARLAND**

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

March 1, 2017

HEARING DATE/TIME: Plan Commission: March 13, 2017 – 7:00 PM

APPLICANT: Masterplan

File Z 16-35

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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

2014 LANCECREST DR. HUY NGUYEN
Printed Name
GARLAND 2014 LANCECREST DRIVE GARLAND, TX 75044
Address City, State Zip

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

Signature

Title

Date:

03/04/17



GARLAND

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

March 1, 2017

HEARING DATE/TIME: Plan Commission: March 13, 2017 – 7:00 PM

APPLICANT: Masterplan

File Z 16-35

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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.

We have too much congestion and traffic in this area, we need single family homes only - No more commercial property!
(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: *3-6-17*

MAR 9 2017 PM 4:0



GARLAND

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

March 1, 2017

HEARING DATE/TIME: Plan Commission: March 13, 2017 – 7:00 PM

APPLICANT: Masterplan

File Z 16-35

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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		
2113 Glen Heights Dr, Garland Tx 75044		
Printed Name		
Selena & Yefim Kret		
Address	City, State	Zip

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

Signature

Title

Date:

MAR 10 2017 PM 1:34



GARLAND

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

September 29, 2016

HEARING DATE/TIME: Plan Commission: October 10, 2016 – 7:00 PM

APPLICANT: Masterplan

File Z 16-35

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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.

We would prefer more Single-family detached dwellings in the proposed area.

(Please complete the following information)

Your Property Address

Sakiko Mito

Printed Name

2122 Glen Heights Dr.

Garland, TX

75044

Address

City, State

Zip

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

Signature

Title

Date:

10/15/16



GARLAND

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

March 1, 2017

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APPLICANT: Masterplan

File Z 16-35

Dear Property Owner:

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BEING an approximate 141.653 acre tract of land, situated in the Onefre Alvarado Survey, Abstract No. 2, Garland, Dallas County, Texas, and being part of Tract No.1, Tract No. 2 and Tract No. 3 in deed to Althec Partnership, Ltd. as recorded in Volume 2002049, Page 2378, Deed Records of Dallas County, Texas. This property is bounded by Holford Road to the northwest, Spring Creek Forest Preserve to the northeast, North Garland Road to the southeast and Arapaho Road to the southwest. (District 7)

Note: The applicant proposes to develop a portion of the property described above with an apartment complex.

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return that section using any of the following methods: mail to City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002, fax to 972-205-2474, deliver to the Planning Department at 800 East Main Street, Garland TX, or email Planning@Garlandtx.gov. It is important that your response include your property address, your name, and mailing address. 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.

(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:

MAR 10 2017 PM 1:3



GARLAND

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

March 1, 2017

HEARING DATE/TIME: Plan Commission: March 13, 2017 – 7:00 PM

APPLICANT: Masterplan

File Z 16-35

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, March 13, 2017, in the Council Chambers of City Hall, 200 North Fifth Street, to consider the application of **Masterplan**, requesting approval of 1) an amendment to Planned Development (PD) District 16-16, 2) an amended Concept Plan for Dwelling, Single-Family Detached; Dwelling, Multi-Family and Restaurant, 3) a Detail Plan for Dwelling, Multi-Family and 4) a Variance to Section 4.40 of the Garland Development Code regarding perimeter screening between residential development and thoroughfares. The property is shown on the enclosed sketch and is described as follows:

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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

ARAPAHO ROAD BAPTIST Church, GARLAND TEXAS

Printed Name

2256 ARAPAHO ROAD

Garland TX

75044

Address

City, State

Zip

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

Signature

Title

FACILITIES MANAGER

Date:

3/8/17

MAR 13 2017 PM 1:25



GARLAND

September 29, 2016

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

HEARING DATE/TIME: Plan Commission: October 10, 2016 – 7:00 PM

APPLICANT: Masterplan

File Z 16-35

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, October 10, 2016, in the Goldie Locke Room of the Duckworth Utility Services Building, 217 North Fifth Street, to consider the application of **Masterplan**, requesting approval of 1) an amendment to Planned Development (PD) District 16-16, 2) an amended Concept Plan for Dwelling, Single-Family Detached; Dwelling, Multi-Family; Dwelling, Single-Family Attached (Townhouse) and Restaurant and 2) a Detail Plan for Dwelling, Multi-Family and Dwelling, Single-Family Attached (Townhouse). The property is shown on the enclosed sketch and is described as follows:

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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 2002 Sward Dr. Garland Tx. 75088

Printed Name Helene M. MORREL

Address same as above

City, State

Zip

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

Signature

Date:

Title

J. M. Morrel

972-495-1906 Oct 9-2016

From: **Helene Morrel** hmorrel@verizon.net
Subject:
Date: October 9, 2016 at 2:00 PM
To:

1 existing traffic is very high and during most of the day it is very difficult to make a right or a left out of my community.

2

added development will increase the traffic significantly.

3 As a traffic study been done to evaluate the impact of this development on traffic.

4 has the developer outline how traffic will circulate through the development and onto the local roads. Will the main flow of traffic be using Arapaho and North Garland road?

5 Does the city has plan to increase the number of lanes [through and left turn lanes] on Arapaho and North garland road.

6 Does the city plan to evaluate the signal timing at Shilo/N.Garland road?



GARLAND

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

September 29, 2016

HEARING DATE/TIME: Plan Commission: October 10, 2016 – 7:00 PM

APPLICANT: Masterplan

File Z 16-35

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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.

3901 Pickett PL Garland TX 75044

(Please complete the following information)

Your Property Address

Selam Kendie

Printed Name

3901 Pickett PL

Garland, TX

75044

Address

City, State

Zip

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

Signature

Date:

10/6/16

Title

Property Owner



GARLAND

September 29, 2016

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

HEARING DATE/TIME: Plan Commission: October 10, 2016 – 7:00 PM

APPLICANT: Masterplan

File Z 16-35

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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.

Higher Taxes for my Property

(Please complete the following information)

Your Property Address

Kathy McKinnon

Printed Name

3917 Pickett Pl.

Address

Garland, TX, 75044

City, State

Zip

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

Kathy McKinnon

Signature

Home owner

Title

Date:

10/7/16

Outside the Notification Area



GARLAND

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

September 29, 2016

HEARING DATE/TIME: Plan Commission: October 10, 2016 – 7:00 PM

APPLICANT: Masterplan

File Z 16-35

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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

3924 PICKETT PLACE GARLAND TX

Printed Name

SAMINA MERCHANT

Address

City, State

Zip

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

Signature

Date

10/12/2016

Title

out of area



GARLAND PLANNING REPORT

City Council Regular Session Agenda

4.b.

Meeting Date: April 4, 2017

Item Title: Z 17-11 Skoburg Company (District 2)

Submitted By: Josue De La Vega, Development Planner

REQUEST

Approval of a change of zoning from Planned Development (PD) District 04-09 for Single-Family-7 Uses to a Planned Development (PD) District for Single-Family-5 Uses.

OWNER

Amlop Development, LLC

PLAN COMMISSION RECOMMENDATION

On March 13, 2017 the Plan Commission, by a vote of seven (7) to zero (0), recommended approval of a change of zoning from Planned Development (PD) District 04-09 for Single-Family-7 Uses to a Planned Development (PD) District for Single-Family-5 Uses with the following Planned Development (PD) Conditions:

- A minimum dwelling unit area of 1,800 square feet with 30% or more of the dwelling units being greater than 2,000 square feet,
- A minimum of 90% masonry on street facing elevations as presented by the applicant,
- 100-foot minimum lot depth,
- 60% maximum lot coverage, and
- A minimum lot size of 6,000 square feet

STAFF RECOMMENDATION

Approval of a change of zoning from Planned Development (PD) District 04-09 for Single-Family-7 Uses to a Planned Development (PD) District for Single-Family-5 Uses.

In the applicant's initial proposal to Plan Commission, staff recommended an addition of a Planned Development (PD) Condition regarding enhanced architectural elements; compliance with Garland Development Code (GDC) Section 4.84 C(2); and an increase of the proposed minimum dwelling unit area to 1,700 square feet in keeping with the intent of PD 04-09. With the exception of the PD Condition requiring a minimum of 90% masonry on street facing elevations, the applicant has since withdrawn the requests for PD Conditions regarding façade and architectural standards, per the Plan Commission's recommendation, and will make those requests in the Detail Plan proposal. Additionally, the applicant has met staff's recommendation regarding minimum dwelling unit area by proposing a minimum of 1,800 square foot dwelling unit sizes, with at least 30% of the dwelling units exceeding 2,000 square feet.

BACKGROUND

In 2004 City Council approved Planned Development (PD) District 04-09 with a Detail Plan (Exhibit C) to allow the development of a single-family detached subdivision on 39.3 acres that included the subject property. With exception of the subject property which has remained undeveloped, Planned Development (PD) District 04-09 has developed in accordance with the approved Detail Plan and the specific conditions. The applicant proposes a zoning change to a Planned Development (PD) District that would allow the development of single-family detached dwellings on smaller lots pending approval of a subsequent Detail Plan.

SITE DATA

The subject property consists of approximately 11.721 acres. The site has approximately 565 linear feet of frontage along East Centerville Road and approximately 735 linear feet of frontage along South Country Club Road.

USE OF PROPERTY UNDER CURRENT ZONING

Planned Development (PD) District 04-09 limits the permitted land uses on the subject property to Dwelling, Single-Family Detached in accordance with special conditions and the approved Detail Plan.

CONSIDERATIONS

Proposed Planned Development (PD) District:

1. The applicant proposes a zoning change to a new Planned Development (PD) District that would continue to allow the development of Dwelling, Single-Family Detached on smaller lots; however, prior to the issuance of permits a Detail Plan will need to be approved through a public hearing process. In the event that the zoning change request is approved, the applicant will follow with the submittal of a Detail Plan. Except as specified by special conditions, all the regulations in the Single-Family-5 (SF-5) District as set forth in Chapter 2 of the Garland Development Code would apply. The attached table provides a side by side comparison between the zoning requirements in Planned Development (PD) District 04-09, the proposed Planned Development (PD) District and the Single-Family-5 (SF-5) District.
2. It should be noted that along with the subsequent Detail Plan the applicant intends to bring forward a request for an Alley Waiver; provided, after the review of schematic engineering drawings, the Engineering Department deems the layout reflected on the Detail Plan conducive to providing adequate drainage while meeting the City's requirements.

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Traditional Neighborhoods. 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 1 and 6 dwelling units per acre).

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

With the exception of the undeveloped property that is immediately across South Country Club Road and zoned for Neighborhood Services Uses, most of the surrounding properties are zoned for Single-Family Uses and developed with single-family detached residential neighborhoods.

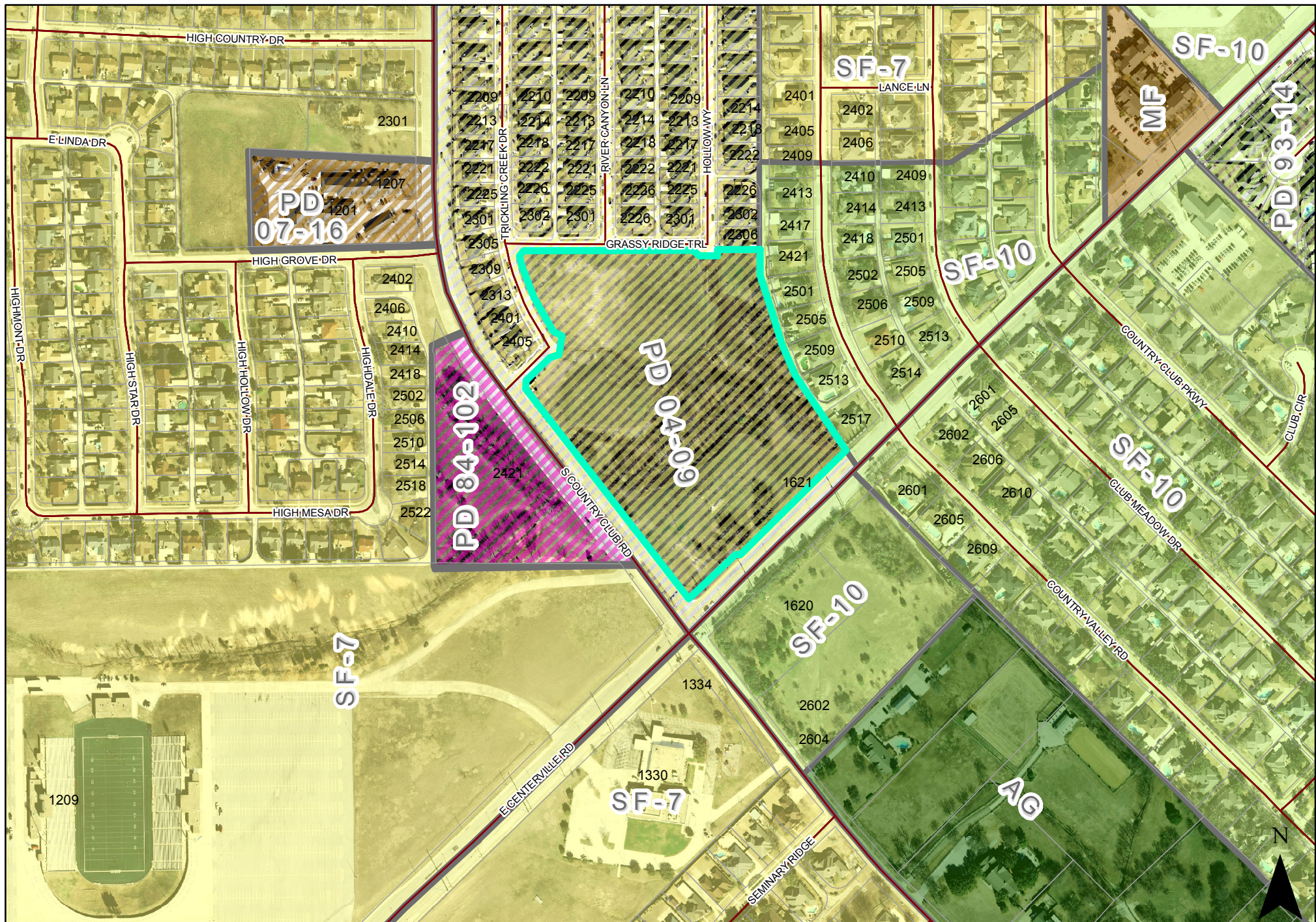
The proposed Planned Development (PD) District retains the same permitted land use (Dwelling, Single Family Detached) as Planned Development (PD) District 04-09; hence, remaining compatible with the surrounding land uses. The proposed lot sizes of 6,000 square feet are similar to the existing lots within PD 04-09 which have a minimum size of 6,600 square feet. Most of the other residential neighborhoods surrounding the subject property have a minimum lot area of 7,000 square feet or 10,000 square feet.

Attachments

Z 17-11 Skorburg Company Attachments

Z 17-11 Skorburg Company Proposed Development Table

Z 17-11 Skorburg Company Responses



PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 17-11

- I. Statement of Purpose:** The purpose of this Planned Development is to allow Dwelling, Single-Family Detached.
- II. Statement of Effect:** This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Single-Family-5 (SF-5) District as set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.

IV. Development Plans:

Detail Plan: Prior to the issuance of permits a Detail Plan shall be approved through the public hearing process.

V. Specific Conditions:

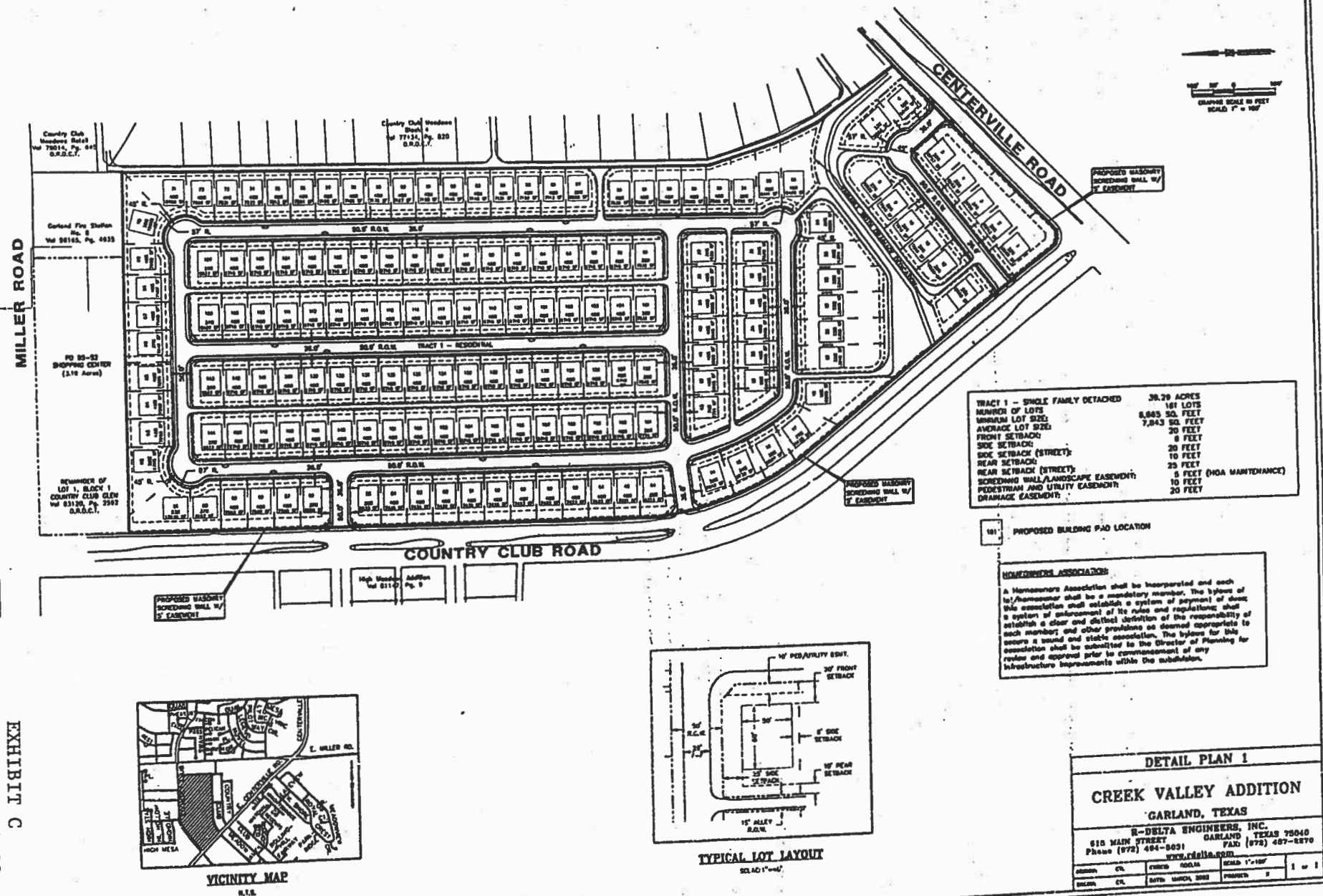
- A. Permitted Uses: Only Dwelling, Single-Family Detached is permitted.
- B. Minimum Lot Area: The minimum lot area is 6,000 square feet.
- C. Minimum Lot Depth: The minimum lot depth is 100 feet.
- D. Building Coverage: Building coverage shall not exceed sixty (60) percent of each platted lot.
- E. Dwelling Unit Areas: A minimum dwelling unit area of 1,800 square feet, 30% or more of the dwelling units shall be greater than 2,000 square feet.
- F. Masonry Percentage: Street facing elevations shall be a minimum of 90% masonry.
- G. Homeowners Association: A homeowners association shall be incorporated and each lot/homeowner shall be a mandatory member. The bylaws of the association

shall establish a system of payment of dues; a system of enforcement of its rules and regulations; shall establish a clear and distinct definition of the responsibility of each member; and other provisions as deemed appropriate to secure a sound and stable association.

H. Maintenance Of Open/Common Space, Landscaped Areas, Entry Features, Access Easements, Screening Walls/Fences In HOA Lots or Wall/Fence Maintenance Easements And Amenities In HOA Lots: Maintenance of open/common space, landscaped areas, entry features, access easements, screening walls/fences in HOA lots or wall/fence maintenance easements and amenities in HOA lots shall be the responsibility of the Homeowners Association.

Zoning File 04-09

EXHIBIT C



REPORT & MINUTES

P.C. Meeting, March 13, 2017

Consideration of the application of **Skorburg Company**, requesting approval of a Change in Zoning from Planned Development (PD) 04-09 District for Single Family (SF-7) Use to a Planned Development (PD) for Single Family-5 (SF-5) Uses. This property is located at 1621 E. Centerville Road. (District 2) (File Z 17-11)

The applicant Trey Walleette, 8214 Westchester Street, Ste. 710, Dallas, Texas 75225, spoke on behalf of this request.

Chairman Roberts raised concerns regarding the front entry design and engaged staff regarding the discussion of approving strictly straight zoning with no motion of the additional requests.

The applicant John Arnold, 8214 Westchester Street, Ste. 710, Dallas, Texas 75225, stated they are asking for zoning approval of the lot size and would like to have the alley requirement discussion when the Detail Plan is submitted for approval.

Residents speaking in opposition of the requests:

Victoria Villapando, 1201 Highgrove Drive, Garland, TX 75041
Kenny Kwong, 2110 Hollow Way, Garland, TX 75041

Concerns were raised regarding infrastructure development, additional traffic, street parking, surrounding neighborhood access and the proposal of front entry drive.

Motion was made by Commissioner Moore, seconded by Commissioner Ott to close the public hearing and open the case for discussion. **Motion carried: 7 Ayes, 0 Nays.**

Commissioner Moore spoke of postponing the request and spoke of concerns regarding the approval the request as presented without additional information.

Chairman Roberts clarified the request is strictly approval of the zoning request.

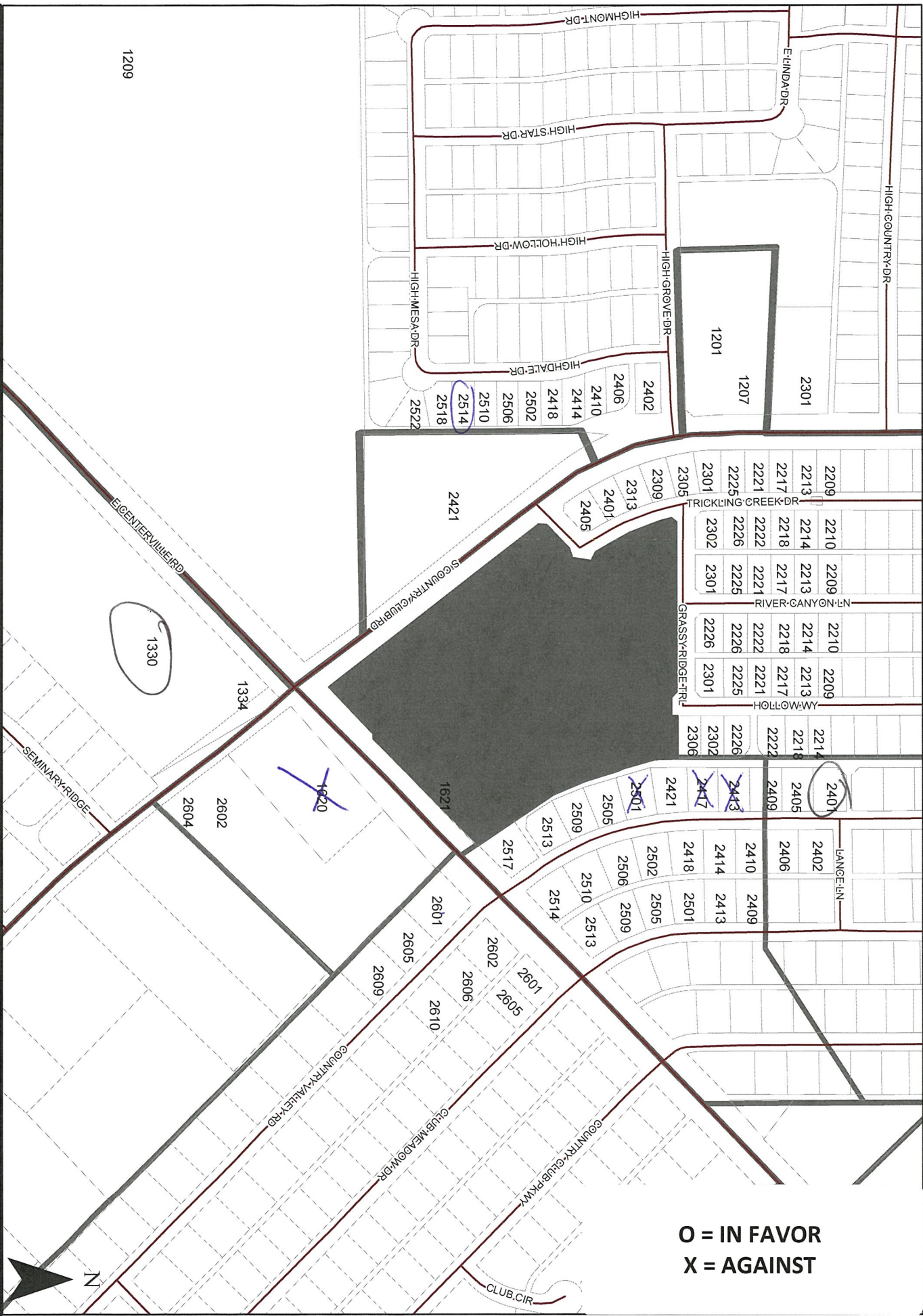
Commissioner Dalton and Ott would like to see additional information of the alley request and approve strictly the zoning request at this time.

Motion was made by Commissioner Moore, seconded by Commissioner Dalton to approve a Change in Zoning from Planned Development (PD) 04-09 District for Single Family (SF-7) Use to a

Planned Development (PD) for Single Family-5 (SF-5) Uses with the addition of the minimum dwelling unit of 1,800 square feet with 30% or more being greater than 2000 square feet, 90% masonry, 100-foot minimum lot depth, 60% maximum lot coverage, and minimum lot size of 6,000 square feet as presented by the applicant. **Motion carried: 7 Ayes, 0 Nays.**

	Existing Planned Development (PD) District 04-09	Proposed Planned Development (PD) District	Single-Family-5 (SF-5) District
Min. Lot Area	6,600 square feet	6,000 square feet	5,000 square feet/ 4,750 square feet average
Min. Front Setback	20'/15' curvil. or staggered or cul-de-sac	20'/15' curvil. or staggered or cul-de-sac	20'/15' curvil. or staggered or cul-de-sac
Min. Side Setback Adjacent To Street	15'	15'	15'
Min. Rear Setback Adjacent To Street	25'/20' curvil. or staggered or cul-de-sac	20'/15' curvil. or staggered or cul-de-sac	20'/15' curvil. or staggered or cul-de-sac
Min. Side Setback	6' each side	5' each side	5' each side
Min. Rear Setback	10'	10'	10'
Min. Dwelling Unit Area	1,700 sf: <ul style="list-style-type: none"> A max. of 10% of the dwelling units shall have an area between 1,700 and 1,800 sf A max. of 20% of the dwelling units shall 	1,800 square feet: <ul style="list-style-type: none"> 30% or more greater than 2,000 square feet 	1,500 square feet

	<p>have an area between 1,800 and 2,000 sf</p> <ul style="list-style-type: none"> The remaining 70% of the dwelling units shall have an area greater than 2,000 sf. 		
Min. Lot Width	60' internal lots and corner lots	55' internal lots/60' corner lots	55' internal lots/60' corner lots
Min. Lot Depth	100'	100'	90'
Max. Lot Coverage	45%	60%	50%
Max. Height	35'	35'	35'



O = IN FAVOR
X = AGAINST

0 200 400 Feet
1 inch = 337 feet

ZONING MAP Z 17-11

INDICATES AREA
OF INTEREST



GARLAND

March 1, 2017

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

HEARING DATE/TIME: Plan Commission: March 13, 2017 – 7:00 PM

APPLICANT: Skorborg Company

04 MAR 17

File Z 17-11

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, March 13, 2017, in the Council Chambers of City Hall, 200 North Fifth Street, to consider the application of **Skorborg Company**, requesting approval of a change of zoning from Planned Development (PD) District 04-09 for Single-Family-7 Uses to a Planned Development (PD) District for Single-Family-5 Uses. The property is shown on the enclosed sketch and is described as follows:

BEING an 11.721-acre parcel of land situated in the Samuel Lockhart Survey, Abstract No. 823, City of Garland, Dallas County, Texas, and being a portion of an 18.3-acre tract of land from E.J. Whitlow to Kerry R. Yeager dated September 5th, 1935 and recorded in Volume 1915, at Page 578 of the Deed Records of Dallas County, Texas, and being the remainder of that certain 14.084-acre tract of land described in the deed from Helen Harkness, Ph. D. to AMLOP Development L.L.C., dated the 31st day of March, 1995 and recorded in Volume 95064, at Page 2213 of the Deed Records of Dallas County, Texas. This property is located on the north corner of East Centerville Road and South Country Club Road. (District 2)

Note: The applicant seeks approval to rezone the property to allow the development of a residential subdivision with smaller lots than currently permitted, subject to approval of a forthcoming Detail Plan.

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return that section using any of the following methods: mail to City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002, fax to 972-205-2474, deliver to the Planning Department at 800 East Main Street, Garland TX, or email Planning@Garlandtx.gov. It is important that your response include your property address, your name, and mailing address. 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.

1620 E. CENTERVILLE ROAD & 2604^S COUNTRY CLUB ROAD
(Please complete the following information)

Your Property Address

DUANE P. POWERS

Printed Name

2913 CLUB HILL DRIVE GARLAND TX

Address

City, State

75043

Zip

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

Signature

Title

Date: 08 MAR 2017



GARLAND

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

March 1, 2017

HEARING DATE/TIME: Plan Commission: March 13, 2017 – 7:00 PM

APPLICANT: Skorburg Company

File Z 17-11

Dear Property Owner:

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Note: The applicant seeks approval to rezone the property to allow the development of a residential subdivision with smaller lots than currently permitted, subject to approval of a forthcoming Detail Plan.

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return that section using any of the following methods: mail to City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002, fax to 972-205-2474, deliver to the Planning Department at 800 East Main Street, Garland TX, or email Planning@Garlandtx.gov. It is important that your response include your property address, your name, and mailing address. 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.

(Please complete the following information)

Your Property Address

2413 Country Valley Rd GARLAND TX 75041

Printed Name

FRED MAY GARLAND TX 75041

Address

City, State

Zip

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

Signature Fred May

Title owner

Date: 9 Mar 2017



GARLAND

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

March 1, 2017

HEARING DATE/TIME: Plan Commission: March 13, 2017 – 7:00 PM

APPLICANT: Skorburg Company

File Z 17-11

Dear Property Owner:

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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.

Smaller lots, smaller homes lower value will decrease existing property values in this area

(Please complete the following information)

Your Property Address

2417 COUNTRY VALLEY RD 75041

Printed Name

GERALD STITT

Garland Texas

Address

City, State

Zip

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

Signature

Title

Date: *March 7, 2017*

MAR 10 2017 PM 1:3



GARLAND

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

March 1, 2017

HEARING DATE/TIME: Plan Commission: March 13, 2017 – 7:00 PM

APPLICANT: Skorburg Company

File Z 17-11

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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.

It's already too congested in this area

(Please complete the following information)

Your Property Address

2501 Country Valley Road *Rose GARLAND*

Printed Name

Josue De La Vega *Garland, TX* *75041*

Address

City, State

Zip

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

Josue De La Vega

Signature

Title

Date: *3/6/17*



GARLAND

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

March 1, 2017

HEARING DATE/TIME: Plan Commission: March 13, 2017 – 7:00 PM

APPLICANT: Skorburg Company

File Z 17-11

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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

John Anderson

mailing address: 10212 Ashmont Frisco, TX 75035

Printed Name

2514 Highdale

Garland TX

75041

Address

City, State

Zip

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

Signature

Owner
Title

Date: 3/7/17



GARLAND

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

March 1, 2017

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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 present homeowners had a meeting in our church recently and I heard the presentation. I was favorably impressed.

(Please complete the following information)

Your Property Address

1330 East Centerville Road

Printed Name

LARRY W. DAVIS

Garland, TX

75041

Address

City, State

Zip

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

Signature

Larry W. Davis

Title

Pastor

Date:

March 7, 2017

MAR 13 2017 PM 1:21



GARLAND

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

March 1, 2017

HEARING DATE/TIME: Plan Commission: March 13, 2017 – 7:00 PM

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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

Felix Martinez

Printed Name

2401 Country Valley Garland, Tx

Address

City, State

75041

Zip

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

Felix Martinez

Signature

owner

Title

Date: 3-6-17

MAR 13 2017 PM 1:25



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

5.

Meeting Date: April 4, 2017

Item Title: Consider the Adoption of the 2017 Rules of Order and Procedure and Council Policies

Summary of Request/Problem

Council is requested to consider the adoption of the 2017 Rules of Order and Procedure and Council Policies.

Recommendation/Action Requested and Justification

Council discussion.

Attachments

2017 Council Rules of Order and Policies

2017
CITY COUNCIL
of the
CITY OF GARLAND, TEXAS

<p>RULES OF ORDER AND PROCEDURE AND CITY COUNCIL POLICIES</p>
--

ARTICLE I.

CITY COUNCIL RULES OF ORDER AND PROCEDURE

Section 1 Authority under the City Charter

Article III, Section 9 of the City Charter provides that the City Council shall determine its own rules of order of business and procedures for meetings. These rules shall be in effect upon adoption by the City Council and from year to year until such time as amended, suspended or new rules are adopted in the manner provided.

Section 2 General rules for conducting Council meetings

(A) Regular meetings

Article III, Section 8 of the City Charter provides that regular meetings of the City Council shall be held at least twice each month. Section 10.14 of the Code of Ordinances establishes the first and third Tuesdays of each month as the time for those regular meetings. The City Council may otherwise prescribe the date for such meetings by ordinance or resolution. The meetings are generally held in the City Council chamber or at another public building within the city limits as designated by the City Council in the meeting notice.

(1) *Other locations.* The City Council may, occasionally, elect to meet at other locations and, upon such election, shall give public notice of the change of location in accordance with provisions of State law and the City Charter.

(2) *Location during a local emergency.* If by reason of fire, flood or other emergency, it is unsafe to meet in the City Council chamber, the meetings may be held for the duration of the emergency at such other place as may be designated by the Mayor or, in the Mayor's absence by the Mayor Pro Tem or the City Manager.

(B) Pre-council meeting work session

Prior to each regular City Council meeting, the City Council may conduct a work session in order to allow the City Council to informally review items of interest that may be scheduled for formal presentation at future City Council meetings, or that are strictly informational in nature. The City Council may not take formal action on items presented at the work session, unless specified in the posted agenda.

(C) Special meetings and emergency meetings

Pursuant to Article III, Section 7 of the City Charter, special meetings may be called at any time by the Mayor or by two or more members of the City Council. The City Secretary shall post notice thereof as provided by State law. Special meetings may be held at any location as long as such meetings are conducted in accordance with State law and the City Charter. In case of emergency or urgent public necessity (which shall be expressed in the notice of the meeting), an emergency meeting may be called by the Mayor or by two members of the City Council, and it shall be sufficient if the notice is posted two hours before the meeting is convened. Diligent effort to notify all Councilmembers shall be made prior to the emergency meeting. (Texas Government Code, Sec. 551.045)

(D) Adjourned meetings

The City Council may adjourn any regular, adjourned regular, special or adjourned special meeting to a time and place specified in the order of adjournment pursuant to the provisions of the Texas Open Meetings Act. (Texas Government Code, Section 551)

(E) Executive sessions

The City Council may meet in executive session during any regular or special meeting, or anytime otherwise authorized by State law, to consider, hear or decide any matter which is authorized by State law to be heard or considered in executive session. The City Council may exclude from any such executive session any person or persons which it is authorized by State law to exclude from such sessions. The general subject matter for consideration shall be expressed in an open meeting before such session is held. Councilmembers are prohibited from disclosing the nature of discussion from a closed session unless required by law.

(F) Notice of meetings

Notice of meetings and the agenda for all City Council meetings shall be posted by the City Secretary on the City's website and official bulletin board pursuant to the requirements of the Texas Open Meetings Act. (Texas Government Code, Section 551)

(G) Quorum

Article III, Section 6 of the City Charter provides that five members of the nine member City Council shall constitute a quorum to do business and the affirmative vote of five of those present shall be necessary to adopt any ordinance or resolution, except as required by City Charter or State law.

(H) Chair

Article III, Section 4 of the City Charter provides that the Mayor shall preside at all meetings of the City Council. The Mayor may participate in the discussion of all matters coming before the City Council. The Mayor shall be required to vote as a member on legislative and other matters. The Mayor shall have the authority to preserve order at all City Council meetings, to enforce the rules of the City Council, and to determine the order of business under the rules of the City Council. The Mayor shall also have the power to administer oaths.

(1) *Absence of Mayor.* Article III, Section 4 of the City Charter provides that the City Council shall elect from among the Councilmembers a Mayor Pro Tem who shall act as Mayor during the absence or disability of the Mayor. The City Council may elect from among the Councilmembers a Deputy Mayor Pro Tem who shall act as Mayor during the absence or disability of the Mayor and Mayor Pro Tem.

(2) *Absence of Mayor and Mayor Pro Tem.* When the Mayor and Mayor Pro Tem are absent from any meeting of the City Council, the Deputy Mayor Pro Tem, if one has been elected, shall act as Mayor Pro Tem. If all three are absent, the members present shall choose another member to act as Mayor Pro Tem and that person shall, for the duration of the meeting, have the powers of the Chair.

(I) Attendance by the public

Article III, Section 10 of the City Charter requires that all meetings of the City Council shall be open and public in accordance with the terms of provisions of the Texas Open Meetings Act, except executive sessions or closed meetings allowed by State law. Citizens and other visitors attending City Council meetings shall observe the same rules of propriety, decorum and good conduct applicable to members of the City Council.

(J) Minutes

In accordance with the provisions of Article III, Section 9, and Article IV, Section 5 of the City Charter, minutes of City Council meetings will be kept. Minutes will include

final motions with votes. The minutes will also reflect the names of public speakers.

(1) *City Council approval of minutes.* Minutes of meetings are generally submitted to the City Council within two weeks for approval.

(2) *Recording of meetings.* Audio and/or visual recordings of proceedings, other than executive session proceedings, are maintained by the City Secretary as required by law. Audio recordings of executive session proceedings shall be maintained by the City Attorney.

Section 3 Order of business at meetings of the City Council

(A) General order of proceedings

City Council meetings will be generally conducted in the following order, unless otherwise specified, or determined by the Chair or the City Council. An executive session may be held at any time during a meeting pursuant to applicable State law.

WORK SESSION AGENDA

- ☐ Executive session (if any)
- ☐ Written briefings
- ☐ Verbal briefings
- ☐ Questions regarding regular agenda items
- ☐ Discuss committee reports/assignments
- ☐ Discuss consent agenda
- ☐ Identify future agenda items
- ☐ Adjourn

REGULAR MEETING AGENDA

- ☐ [Pledge of allegiance/invocation]*
- ☐ [Mayoral proclamations, recognitions, and announcements]*
- ☐ Consent agenda/approval of minutes
- ☐ Regular agenda
- ☐ Consider appointments to boards and committees
- ☐ Citizen comments (“open mike”)
- ☐ Executive session (as needed)
- ☐ Adjournment

* These items may be taken up by the City Council prior to the commencement of official business

(B) Numbering and indexing of agenda items

All items of any nature shall be numbered consecutively for purposes of consideration on the agenda. Upon passage, the City Secretary shall separately index all ordinances and resolutions.

(C) Consent agenda

The consent agenda shall contain routine, non-controversial items that require City Council action but typically require little or no City Council deliberation. Any item on the consent agenda may be removed from the consent agenda and thereby be made subject to discussion and deliberation by any member of the City Council, staff or a person in attendance at the meeting. Agenda item(s) removed from the consent agenda by the request of a Councilmember, citizen or staff will be considered after approval of the remaining consent agenda, or may be postponed to a future meeting in the event the Chair, with the concurrence of the City Council, determines that the item requires extensive deliberation.

Section 4 Rules of procedure for conducting Council business

(A) General procedure

These rules, consistent with the City Charter and any applicable City ordinance, statute or other legal requirement, shall govern the proceedings of the City Council. To the extent not inconsistent with these rules, City Council proceedings shall follow the rules of procedure set out in Roberts Rules of Order, Newly Revised, (hereinafter “RONR”) a copy of which shall be retained by the City Secretary and made available for inspection by the public during normal business hours.

(B) Authority of the chair

The Chair shall make decisions on questions of procedure subject to review by the City Council as a whole. The Chair, with the consent of the City Council, may appoint a parliamentarian from outside the City Council to assist the Chair in interpreting the rules of procedure governing City Council meetings, and shall offer advice to the Chair as requested by the Chair or any member of the City Council. The Chair, shall, upon request of a member of the City Council, inform the City Council as to the advice given by the parliamentarian. Following a decision of the Chair on a question of procedure, any two members of the City Council shall be entitled to appeal the decision of the Chair by the making, and seconding of, an appeal. See RONR.

(C) Council deliberation and order of speakers

The Chair has been delegated the responsibility to control the debate and the order of speakers. Speakers will generally be called upon in the order of the request to speak.

With the concurrence of the Chair, a Councilmember holding the floor may address a question to another Councilmember and that Councilmember may respond while the floor is still held by the Councilmember asking the question. A Councilmember may opt not to answer a question while another Councilmember has the floor.

(D) Limit deliberations to item at hand

After an agenda is announced by the Chair, the City Council may discuss the item without the need for a motion on the item. Councilmembers will limit their comments to the subject matter or motion being currently considered by the City Council. All discussions shall be germane to a posted agenda item.

(E) Obtaining the floor

Except as provided in RONR, any member of the City Council wishing to speak shall first obtain the floor by registering in the cue electronically and thereafter being recognized by the Chair. If the electronic cue is inoperative, members of the City Council shall obtain the floor by making a verbal request for the floor to the Chair. The Chair shall recognize any Councilmember who seeks the floor when appropriately entitled to do so.

(F) Motions

Motions may be made by any member of the City Council, other than the Chair. Any member of the City Council, other than the Chair and the person offering the motion, may second a motion.

(G) Procedures for motions

The following is the general procedure for making motions:

- (1) Before a motion can be considered or debated, it shall be seconded.
- (2) A Councilmember who wishes to make a motion, except as provided in RONR, shall first obtain the floor.
- (3) A Councilmember who wishes to second a motion shall do so by registering the second electronically. If the electronic voting system is inoperative, members of the City Council shall second a motion through a verbal request to the Chair.
- (4) Unless otherwise required or provided by law, a motion (other than a procedural motion) made and seconded, unless stated otherwise, shall include, without necessity of reference, a motion to close the public hearing on the matter if the matter is one which includes a public hearing. A Councilmember wishing to continue the public hearing shall move to continue the public hearing, and if seconded shall be voted upon

before the main motion. No discussion shall be permitted on a motion to continue the public hearing.

(5) Once the motion has been properly made and seconded, the Chair shall open the matter for discussion offering the first opportunity to the moving party and, thereafter, to any Councilmember properly recognized by the Chair.

(H) Motions to amend

When a motion is on the floor and an amendment is offered, the amendment shall be acted upon prior to acting on the main motion. No motion of a subject different from that under consideration shall be admitted as an amendment. A motion to amend an amendment shall be in order, but one to amend an amendment to an amendment shall not be in order. Action shall be taken on the amended amendment prior to any other action to further amend the original motion.

(I) Abstention or recusal

(1) If a Councilmember abstains because of a legal conflict that Councilmember is not counted as present for quorum purposes and is not deemed to be “voting” for purposes of determining whether there has been a “majority vote of those voting and present,” unless otherwise required by law.

(2) When a Councilmember has a legal conflict and is required to abstain or be recused from a portion of a City Council meeting, the Councilmember shall complete the necessary affidavit regarding the conflict.

(3) Pursuant to Article III, Section 6 of the Charter, a Councilmember who is present and not required by law to abstain from voting shall vote on every measure for which a vote is called; a refusal to vote constitutes a vote of “no” on the measure.

(J) Special Charter or statutorily-mandated voting requirements

Some actions taken by the City Council require more than a simple majority vote for approval as required by either the Charter or State law, including:

(1) *Charter amendments - Two-thirds vote:* An ordinance submitting a proposed Charter amendment must be adopted by at least a two-thirds vote of the full City Council. (Texas Local Government Code, Section 9.002(a), Article XI, Section 5, Texas Constitution).

(2) *Changing paving assessment plan - Two-thirds vote:* Changes in plans for paving assessments require a two-thirds vote of the full City Council. (Texas Transportation Code, Section 313.053).

(3) *Protested changes in zoning ordinance - Three-fourths vote:* If a proposed change to a zoning regulation or boundary is protested by owners of twenty percent or more of the area of the lots or land included in such proposed change, or of the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet therefrom, the affirmative vote of at least three-fourths of the full City Council is required for the proposed change to take effect. (Texas Local Government Code, Sec. 211.006(d); Garland Development Code; Council Policy, Article II, below.)

Section 5 Public hearings

(A) The City Council procedure for the conduct of public hearings is generally, but not required to be, as follows:

- (1) Staff presents its report.
- (2) Councilmembers may ask questions of staff.
- (3) The Chair opens the public hearing.
- (4) The applicant or appellant then has the opportunity to present comments, testimony, oral arguments. In the case of an appeal when the appellant is different from the applicant, the appellant shall be called upon first to provide comments or testimony. The applicant or appellant may have a total of fifteen minutes for a presentation when recognized by the Chair. The initial comments or presentation shall be limited to ten minutes and the rebuttal or concluding comments shall be limited to five minutes.
- (5) Councilmembers may ask questions of the applicant/appellant.
- (6) Members of the public are provided with the opportunity for comments and testimony in accordance with these Rules, including without limitation Sections 7 and 8, below.
- (7) The appellant or the applicant is given the opportunity for closing comments.
- (8) The City Council deliberates on the issue.
- (9) If the City Council raises new issues through deliberation and a majority of the City Council seeks additional public testimony, additional public comment and testimony is permitted in accordance with these Rules.
- (10) The City Council deliberates and takes action.
- (11) The Chair announces the final decision of the City Council.

(B) Any public hearing being held, noticed or ordered to be held by the City Council may, by order, notice or motion, be continued to any subsequent meeting subject to the provisions of the Texas Open Meetings Act.

Section 6 Public testimony at meetings

(A) Determining whether speakers are present

When a matter comes before the City Council, the Chair will open the public hearing. Upon opening the public hearing, and before any motion is adopted related to the merits of the issue to be heard, the Chair shall determine if speaker's cards have been submitted by persons who intend to speak or register a position or the Mayor may inquire if there is anyone present who desires to speak on the matter which is to be heard or to present evidence regarding the matter.

(B) Public member request to speak

Any person wishing to address the City Council regarding a matter on the agenda shall complete and present a speaker's card to the City Secretary before or as soon as reasonably possible after the close of the vote on the matter. Prior to speaking, the speaker shall complete the speaker's card and sign the card under penalty of perjury, or shall, if so allowed by the Chair, be sworn by the City Attorney or other person authorized to administer oaths. Upon being recognized by the Chair, the person may speak or present testimony relevant to the matter being heard. No person may speak without first being recognized by the Chair. Each person wishing to speak on the matter shall be limited to three minutes. Speakers are advised to obtain all information necessary for their presentations prior to the meeting: The opportunity to speak is given to provide testimony rather than to question the City Council or staff. The Chair may call a speaker out of order if the speaker presents questions or requests for information that will unduly delay the transaction of business at the meeting.

(C) Identification of speaker

When called upon, the person to speak shall come to the podium and state his or her name and address. If speaking for an organization or other group, the speaker shall identify the group represented. A person who does not wish to testify may nonetheless register a position on an agenda item by completing a speaker's card. The person's position on the matter shall be read into the record but the person is not required to address the City Council.

(D) Time limits

The Chair, with the concurrence of the City Council, may alter any of the enumerated time allocations based on the complexity of the item and the number of persons wishing to speak on the item.

(E) Designation of spokesperson

To expedite matters and to avoid repetitious presentations, the designation of a spokesperson is encouraged. Whenever any group of individuals wishes to address the City Council on the same subject matter, those individuals are encouraged to designate a spokesperson. Any person present at the meeting may, in lieu of speaking, designate a spokesperson by indicating the designation on his or her speaker's card. With the consent of the City Council, the Chair may extend the time allocation for a designated spokesperson. In this regard, three or more speakers may yield their time to a single speaker and such speaker shall be given two minutes per speaker up to a maximum of ten minutes provided that each of the persons who have agreed to yield their time to the designated spokesperson have completed a speaker's card and have indicated thereon the person's consent to the designation. The designating person's position on the matter shall be read into the record.

(F) Comments addressed to City Council

All remarks shall be addressed to the City Council as a whole and not to individual members or other speakers. Questions, if any, shall be directed to the Chair who will determine whether, or in what manner, an answer will be provided. Questions shall not be addressed to individual members or to other speakers.

(G) Questions of speakers

Members of the City Council who wish to ask questions of a speaker or each other during the public hearing portion may do so, but only after first being recognized by the Chair. Interaction with the speaker shall be limited to a question or questions, rather than an ongoing dialogue.

(H) Motion to extend a speaker's time to speak

In fairness to all speakers, a question may not be presented solely for the purpose of providing the speaker with more than the allotted time for the speaker unless a motion is made and approved extending the time for the speaker.

(I) Materials for public record

All persons interested in the matter being heard by the City Council shall be entitled to submit written evidence or remarks. All such evidence presented will be retained by the City Secretary as part of the record of the hearing, in accordance with the requirements of State law.

(J) Germane comments

No person will be permitted to speak about matters or present evidence which is not

germane to the matter being considered. A determination of relevance shall be made by the Chair, but may be appealed to the full City Council.

Section 7 Staff presentations

Staff presentations will be concise and will provide factual background information on the item as well as a recommendation for the City Council. Written presentations shall, to the extent possible, be provided to the City Council before the meeting.

Section 8 Appointments to boards and commissions

Appointments to boards and commissions shall, unless otherwise required by law, be made by minute action reflecting the unanimous consent of the City Council, unless a Councilmember requests that the appointment be deliberated by the City Council.

Section 9 Citizens' comments – "Open Microphone"

(A) A portion of the regular City Council meeting is set aside for members of the public to address the City Council on any item of City business that is not formally scheduled on the agenda. Members of the public shall complete a speaker card prior to the close of the citizens' comment period and present it to the City Secretary.

(B) Citizens' comments are generally permitted at the end of the regular City Council meeting, as specified on the agenda. A speaker's comments shall be limited to three minutes and the citizens' comment period shall not exceed thirty minutes. Speakers shall be allowed to speak on a first-come, first-to-speak basis as determined by the order in which the City Secretary receives the speaker's card. If at the end of the citizens' comment period all speakers who are still present and willing to speak are not offered an opportunity to speak at the meeting, those who have been allowed to speak at that meeting may not speak during the citizens' comment period at the next following meeting at which a citizens' comment period is offered until all other speakers have been allowed to speak. A speaker who was present and willing to speak at a meeting, but who was unable to speak because time ran out will be given priority in the order of speakers at the following citizens' comment opportunity regardless of the order in which the City Secretary receives the speaker's card.

(C) In compliance with the Texas Open Meetings Act, the City Council may not question, deliberate or vote on any matter raised in citizens' comments. The City Manager may request staff to provide information requested by a speaker or investigate a matter raised by the speaker.

Section 10 Rules of decorum

(A) Speakers shall not present the same or substantially the same items or arguments to the City Council repeatedly or be repetitious in presenting their oral comments. A

speaker shall not present argument on a matter previously considered by the City Council at the same session.

(B) Persons attending City Council meetings should observe the same rules of propriety, decorum and good conduct as they would show in a courtroom, a place of worship, or at any other serious or solemn occasion during which matters of importance are being considered. Visitors will refrain from engaging in chatter, private conversations, and from making other distracting noises while the City Council is in session. Phones and other electronic devices should be set to off or silent mode. Visitors should not applaud, boo, clap, or otherwise audibly express approval or disapproval of the speech of another person in a loud and raucous manner calculated to disturb the meeting.

(C) Visitors attending City Council meetings may not bring food or drink into the City Council chamber.

(D) No person shall display or cause to be displayed any sign, placard, poster or banner within the City Council chamber in such a manner as to impede the use of the aisles or exits, interfere with the use of the seating area, obstruct the view of another or in any other manner disturb or interfere with the orderly conduct of the meeting. A sign, placard, poster or banner may not exceed more than six square feet in surface area and may not be attached to any stick, pole or other appurtenance that could be used as a club or deadly weapon.

(E) Only one person at a time may stand at the speaker's podium, unless the speaker is a child or requires an interpreter or other special assistance or unless the person is appearing as a group receiving a recognition or award presented by the Mayor or City Council.

(F) No person may approach nearer the City Council than the front of the speaker's podium without leave of the Chair. A speaker may not bring to the podium any bag or other container. Recording equipment (including cameras, microphones, tripods and supporting equipment) may not be used within any seating area or aisle in such a manner as to impede the use of the aisles or exits, interfere with the use of the seating area or obstruct the view of another, but may be set up behind the public seating area or at the sides of the City Council chamber to the front of the public seating area, no nearer to the podium than the edge of the raised portion of the City Council seating area. For safety purposes, standing or sitting in any aisle used for ingress or egress into the City Council chamber is not allowed. The maximum occupancy limitation for the City Council chamber will be enforced by the Chair. Overflow crowds may stand in the public area outside the City Council chamber provided that hallways, exits, and elevator areas must remain unobstructed.

Section 11 Waiver of rules

As referenced in RONR, certain procedural rules contained in federal law, state law or the City Charter cannot be suspended. As referenced in RONR, certain rules of order can only be suspended by two-thirds vote. Other rules may be waived or suspended by a majority vote of the Councilmembers present (but not less than five votes) when it is deemed that there is good cause to do so, based upon the particular facts and circumstances involved.

Section 12 Non-exclusive rules

The rules set forth are not exclusive and do not limit the inherent power and general legal authority of the City Council, or of its presiding officer, to govern the conduct of City Council meetings as may be considered appropriate from time to time, or in particular circumstances, for purposes of orderly and effective conduct of the affairs of the City.

Section 13 Non-observance of rules

Rules adopted by the City Council are solely to expedite and facilitate the transaction of the business of the City Council in an orderly fashion shall be deemed to be procedural only, and the failure to strictly observe any such rules shall not affect the jurisdiction of, or invalidate any action taken by, the City Council.

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ARTICLE II.

CITY COUNCIL POLICIES AND COUNCIL DIRECTIVES

Division 1. COUNCIL OPERATING PROCEDURES

Section 1 Placing items on an agenda

(A) Other than matters nominated for discussion during the “Future Agenda Items” segment of the regular agenda (as provided below), the Mayor, individually, or any two or more members of the City Council may request in writing (which includes email) that an item be placed on an agenda for consideration by the City Council as a whole. The request shall be made to the City Manager. If the request is made by a Councilmember, the member shall provide the City Manager the name or names of the member(s) who seconds the request. Unless otherwise specified by the requestor, the City Manager shall cause the item to be placed on the next available agenda of the type designated by the requestor (that is, a work session or regular agenda). The requestor must provide adequate detail of the request to the City Manager to allow proper posting of the matter under the Open Meetings Act and to provide other members of the City Council with sufficient information about the request to prepare to discuss the matter. Unless the matter is of such urgency as to constitute an emergency within the meaning provided by the Texas Open Meetings Act, or if the item requires the calling of a special meeting, the matter must be submitted not later than the close of business one week before the next meeting of the City Council.

(B) Each work session agenda prepared by the City Manager shall include a segment entitled “Future Agenda Items”. During the future agenda items segment, a member of the City Council may offer a matter for future consideration by the City Council. The suggested topic must obtain a second from one or more members of the City Council in order to be placed on a future agenda. If a second is obtained, the Mayor will direct the City Manager to place the matter on a subsequent agenda or, with the concurrence of the City Council, refer the matter to a committee.

(C) Other than routine matters placed on an agenda by staff (such as bid approvals, zoning requests, and the like) and emergency items, no matter that requires official action by the City Council will be considered without first having been discussed at a work session.

Section 2 Political and other endorsements by members of the City Council

A member of the City Council may endorse a candidate or a cause by using the Councilmember’s name and position, such as the term “Mayor, Garland, Texas”, “Councilmember, District __, Garland, Texas” or similar phrasing. A member of the City Council may not, in an endorsement, imply that the City of Garland - as an entity -

has endorsed any such candidate or cause unless the City Council has formally voted as a body to provide that endorsement. In that regard, the City Council is generally constrained by law from endorsing a candidate or cause in an election. A member of the City Council may not use a City or departmental logo or trademark in providing an endorsement of a candidate or cause in an election, nor may the member use City personnel or supplies to do so. A member of the City Council may use a City or departmental logo or trademark in the conduct of City business unrelated to an election.

Section 3 Council committees and outside boards

(A) Purpose

Due to the complexity and diversity of City government issues, a closer view of some issues is required by the City Council. The City Council also appoints from among its members, representatives to outside boards, councils and groups ("outside boards"), such as the Dallas Regional Mobility Council and the North Central Texas Council of Governments (and its sub-councils, such as the Regional Transportation Council). In order to provide a mechanism for continuous evaluation and discussion of these various issues beyond the limited time available at regularly scheduled work sessions and to properly manage its representation on outside boards, the City Council adopts this policy regarding the set up and use of Council committees and for appointments to outside boards.

(B) Assignment to committees

Agenda items may be assigned to a committee by the Mayor, with the consent of the City Council, or by the City Council.

(C) Standing committees

The City Council shall have the following standing committees, aligned with the management responsibilities assigned to City staff by the City Manager:

- ☐ Administrative Services Committee
- ☐ Audit Committee
- ☐ Community Services Committee
- ☐ Development Services Committee
- ☐ Public Safety Committee

Each committee, after receiving an assignment from the Council, will consider policy decisions and actions; study issues; evaluate options; and develop recommendations. The committees shall serve in an advisory capacity only, and no committee shall have any authority to make final decisions regarding the merits or resolution of any matter assigned to or considered by it.

(D) Standing committee responsibilities

The standing committees identified below shall have the following general responsibilities:

Administrative Services Committee

Items that may typically be directed to the Administrative Services Committee include, but are not limited to:

- ☐ Additions/revisions to Council policies.
- ☐ Review of local, state and national legislative changes.
- ☐ Updates on internal procedural modifications.
- ☐ Specific budget items.

Audit Committee

The Audit Committee shall assist the City Council in fulfilling the Council's oversight responsibilities for the Internal Audit Department, reporting practices, internal control, and compliance with laws, regulations and ethics within the limits described in the City Charter. The Internal Audit Department shall have access to all information necessary to perform its functions under the City Charter (to the extent permitted by law), and shall operate independently of management and free of organizational impairments.

The Audit Committee will consist of seven members, three of whom shall be members of the City Council appointed by the Mayor, and three of whom shall be appointed by the City Manager. The Internal Auditor shall serve as a member and provide staff support to the committee. Only Councilmembers may vote.

The Audit Committee shall meet at least quarterly, or more frequently as needed, and shall:

- ☐ Review and approve the Internal Audit Charter
- ☐ Approve the Internal Audit Department Annual Plan
- ☐ Receive and consider special written requests for audits from Councilmembers and the City Manager
- ☐ Adjust the Annual Audit Plan as necessary to accommodate changes in the operating environment.
- ☐ Review the results and performance of the Internal Audit Department on a quarterly and annual basis
- ☐ Review proposed Internal Audit budget in light of available resources
- ☐ Review summary of findings and recommendations of audit reports
- ☐ Review the annual external audit results and findings

Community Services Committee

Items that may typically be directed to the Community Services Committee include, but are not limited to:

- ☐ Creating new or modifying existing codes and ordinances related to parks and recreation, public health and code compliance
- ☐ Reviewing grant program applications
- ☐ Considering incentive programs for neighborhood revitalization

Development Services Committee

Items that may typically be directed to the Development Services Committee include, but are not limited to:

- ☐ Creation of new, or modification to existing codes and ordinances related to zoning, platting and building, engineering and transportation standards and requirements

Public Safety Committee

Items that may typically be directed to the Public Safety Committee include, but are not limited to:

- ☐ Additions and revisions to Council policies as they relate to public safety
- ☐ Review of local, state and national legislative changes as they relate to or may affect public safety
- ☐ Updates on policy modifications relating to public safety

(E) Ad hoc committees

Ad hoc committees may be created by the Mayor, with the consent of the City Council, or by the City Council, and its members appointed by the Mayor for a specific purpose, project or issue. The committee shall continue until the project is completed, at which time it will be dissolved, unless earlier dissolved by the Mayor, with the consent of the City Council. To the extent not inconsistent with the nature of ad hoc committees, ad hoc committees shall comply with the rules applicable to standing committees.

(F) Committee recommendation and Council consideration

Each committee shall prepare reports and make recommendations to the City Council at a work session regarding every matter assigned to or considered by the committee.

(G) Composition of committees

Each committee shall be composed of three members of the City Council. The Mayor shall serve as an ex officio member on each committee with the right to discuss any matter that is under consideration, but the Mayor shall have no vote nor serve as chair at the committee level. Any member of the City Council may attend any committee meeting, but only appointed members may participate in deliberations and voting. Testimony from someone not on the committee is permitted at the pleasure of the Chair.

(H) Appointments and vacancies

Within ten business days after the swearing-in of all Councilmembers after a City Council election, a Council Committee Interest Form (see sample attached) shall be completed by each member of the City Council and returned to the Mayor. Within ten business days following the submission of the Council Committee Interest Form, the Mayor shall make his or her nominations to the Council's committees and outside boards and deliver those nominations to the City Manager for distribution to the City Council, which shall be done by posting them as an agenda item in advance of the meeting at which the City Council will vote upon such nominations thereby providing the City Council at least 72 hours advance notice of the Mayor's proposed committee assignments. The City Council may accept or disapprove the Mayor's nominations. The Mayor will make nominations and make new nominations as needed to fill vacancies, in a manner that will assure continuity on the Council's committees and outside boards.

(I) Term of office

The term of office of any member of a standing committee or outside board begins upon confirmation by the City Council. The term continues until the member has resigned from the committee or outside board and a replacement is confirmed, the City Council has voted to remove the member from the committee or outside board, or until the committee member no longer holds a position on the City Council.

(J) Chair

The Chair of each committee shall be selected by the Mayor.

(K) Convening meetings

The committee Chair shall have the responsibility for convening the committee as necessary.

(L) Minutes of meetings

Committees shall keep minutes of their meetings. The minutes shall provide a summary

of all business discussed or considered, action taken, the outcome of any votes, and those persons present at committee meetings. When completed, the minutes shall be signed by the Chair and filed with the City Secretary and promptly posted on the City's website.

(M) Agenda postings

Notice of all committee meetings shall be posted in accordance with the Texas Open Meetings Act. Such notices shall be posted in a manner that contemplates the attendance of a quorum of the City Council.

(N) Recommendation regarding the continuation of committees

The Mayor shall annually review the activity of existing committees to identify inactive committees and provide a report to the Council recommending which committees should be continued and which dissolved.

Section 4 Appointments by the City Council to outside organizations of which the City is a member

(A) Under State law or by reason of contract or other arrangement, the City is represented in the affairs of certain organizations that exist independently of the City. The City appoints, or approves the appointment of, representatives to those organizations who serve as voting members of the governing bodies of those organizations. Those persons are charged with representing the interests of the City. Currently, those organizations consist of the (1) Texas Municipal Power Agency; (2) North Texas Municipal Water District; (3) Dallas Area Rapid Transit Authority; (4) Garland Housing Finance Corporation; (5) Garland Economic Development Authority; (6) Garland Health Facilities Development Corporation; (7) Civil Service Commission; and (8) Dallas Central Appraisal District. If an organization is created subsequent to the adoption of this policy to which the City is entitled to appoint a representative to the governing body of the organization, this policy shall apply until specifically amended to apply to the organization.

(B) It is the intent of the City Council that the term of service is "at will" such that the representative may be removed without cause. If, by law, an appointment is for a definite period and an appointed representative may not be removed at will, controlling law shall prevail.

(C) In order to provide for timely appointments to the organizations, the City Council shall be advised at least sixty days in advance of the expiration of a representative's term of office. At the time of such advice to the City Council, the City Manager shall cause a notice to be placed on the City's website, in the Garland City Press and through other available community-related electronic communication tools such as Neighborhood Chatter and Nextdoor for a minimum of twenty-one days in order to provide citizens the opportunity to apply for the position. Such notice shall include information for the public

that explains the purpose and function of the organization and the role of the appointee. At the close of the 21-day period, applications for the position, or recommended appointees to be approved by the City Council, will be presented to the City Council to allow the City Council to interview candidates for the position. At the close of the interview process, if one is held, the City Council shall make its appointment, or approval, by minute action or resolution, as prescribed by law.

(D) Persons appointed by the City Council shall provide periodic, but not less than annual, updates to the City Council regarding the activities of the organization to which they have been appointed.

Section 5 State and Federal legislation and rule-making proceedings

(A) The City Attorney, with the assistance of the City Manager, shall apprise the City Council of pending matters of legislation or rule-making that may affect the interests of the City. The Mayor or any two members of the City Council may request that a legislative or rule-making initiative be presented to the City Council for a formal determination by the City Council of endorsement or opposition. The City Attorney may, in the exercise of his professional discretion, determine to take action on or intervene in support of or opposition to a legislative or rule-making matter subject always, however, to the prerogatives of the City Council as the policy-making body of the City.

(B) This policy is not intended to prohibit or restrict a member of the City Council acting as a private citizen, and not on behalf of the City, from participating in legislative or rule-making matters provided the Councilmember does not in any way imply that the position of the Councilmember is the official position of the City unless the City Council has so decided. A member of the City Council may accurately represent himself or herself as an elected official and as a member of the City Council, but may not use City resources, staff, letterhead, official email, or any City-approved logo in doing so.

Section 6 Council budget for travel, business expenses, and equipment

(A) In the budget presented to the City Council for its consideration each year, the City Manager shall suggest an amount to be budgeted for the anticipated expenses of the City Council consistent with the provisions of this policy. The City Council shall consider the suggested funding and approve the amount, decrease the amount, or increase the amount as it considers necessary and proper. The funding should be sufficient to provide for City Council travel and other business expenses and City-provided equipment consistent with this policy and Article III, Section 3 of the City Charter, which provides for the reimbursement of necessary expenses incurred in the performance of a councilmember's official duties when approved by the City Council.

(B) The City Council shall provide adequate funds for travel and related expenses so that the Mayor and each member of the City Council has the opportunity to attend at least the following City-related activities:

- ☐ Annual meeting of the Texas Municipal League and affiliates;
- ☐ Texas Municipal League newly-elected officials orientation (for newly-elected members of the City Council);
- ☐ National League of Cities and affiliates annual meeting - Washington, D.C.;
- ☐ National League of Cities annual Congress of Cities (various locations);
- ☐ Attendance at committee or association functions related to the Texas Municipal League or the National League of Cities; and
- ☐ Attendance by the Mayor at meetings of the U.S. Conference of Mayors.

(C) The City Council shall provide adequate funds for travel and related expenses to enable the Mayor or other members of the City Council to attend meetings, events, and functions relating to and advancing the City's interests in addition to those described in subsection (B) if such expenses are approved by the City Council in accordance with subsection (D).

(D) The expenses budgeted and authorized under subsection (C) must be approved by the City Council in advance unless the attendance of the Mayor or another member of the City Council is of such an urgent, unforeseen, and important nature that advance approval of expenses by the City Council cannot reasonably be obtained in a timely manner. Examples of urgent and unforeseen circumstances include attendance at legislative proceedings (federal/state/local), expenses made necessary by natural disasters, appearances at official business as compelled by law, and the like. Such unforeseen expenses may be approved by the Mayor (or by the Mayor Pro Tem in the event the Mayor will incur or has incurred such expenses). The City Council retains the authority to approve any travel that has been disapproved by the Mayor (or Mayor Pro Tem, as the case may be).

(E) A Councilmember shall provide a brief report on any meeting attended at the expense of the City at the next regular meeting of the Council. If multiple Councilmembers attended the same event, a joint report may be made. The City Manager will provide the City Council with an annual written briefing on Council travel and related expenses.

(F) The following general rules apply to travel (in town and out-of-town) and other City-related expenses incurred by the Mayor and the City Council:

- ☐ *Registration and necessary membership fees for the organizations described in subsection (B).* Membership and registration should be completed through the office of the City Manager in advance, when possible.
- ☐ *Transportation for City-related business.* Councilmembers may select the appropriate mode of transportation. Payment or reimbursement of transportation expenses, however, will be based upon the most economical mode of

transportation that is reasonable under the circumstances.

- If a Councilmember drives a personal vehicle on City business, reimbursement will be made at the lower of either the current mileage reimbursement rate published by the United States Internal Revenue Service or the most economical airline rate to and from the destination. A mileage accounting shall be filed using the City's standard personal mileage trip sheet form and shall have attached thereto a calculation of mileage as determined by an on-line trip mileage calculator.
- Airline reservations should be made well in advance of the trip in order to take advantage of any discounted fares.
- Rental vehicles are authorized for out of town trips where the Councilmember does not have use of a personal vehicle, but only when the amount of travel while at the destination will make a rental vehicle more economical than a shared ride, complimentary shuttle or taxi service. If a rental vehicle is used, all supplemental car rental insurance and damage waivers should be declined. Car rental reservations must be made through the office of the City Manager.
- *Meals for City-related travel.* The City will pay a per diem for meals based on the current published U.S. General Services Administration (GSA) allowance. GSA allowance rates are available on-line at www.gsa.gov and will be based on the location at which the meal purchase is made. If the location is not listed in the GSA tables, the standard rate will be used. For less than complete days spent on authorized travel, the GSA allowance will be prorated as follows: Breakfast - 20% of GSA allowance; Lunch - 30% of GSA allowance; Dinner - 50% of GSA allowance. The GSA allowance will also be reduced pro-rata for any meal for which the City will otherwise pay or the expense for which is otherwise avoided. Examples include, without limitation, a luncheon provided to attendees at a conference, a dinner provided as part of a social event related to the City business, or breakfast provided as part of the airfare to or from an event.
- *Out-of-town lodging accommodations.* The City will pay for lodging accommodations through the duration of the meeting, seminar or City-related business travel event. If accompanied by a family member or others, the Councilmember will pay any difference between the single and double- or multiple- occupancy rates, if any, for the accommodation.
- *Miscellaneous travel-related expenses allowed.* Reasonable baggage handling, parking (including valet parking fees if reasonable and necessary) tolls, service and similar gratuities and expenses are allowed while on authorized travel.

Receipts are not required but the amount must be reflected on the expense report.

- ☐ Reasonable costs of child or family care will be reimbursed where this care has been incurred as a result of authorized travel of the Councilmember. Reimbursement of child and family care expenses will only be paid where the caregiver is a recognized child or other care provider or a person who does not have a familial or like relationship with the Councilmember or reside either permanently or temporarily with the Councilmember or have a relationship with the Councilmember or his or her partner.
- ☐ *City-related equipment, office products, and supplies.* The City will provide each member of the City Council with:
 - A laptop computer or tablet with Wi-Fi or other remote access capabilities;
 - Business cards
 - A cell phone or a cell phone stipend, payable monthly
 - Official City-branded shirts and nametags

Ordering and delivery of equipment, especially computer or City-network connected equipment, must be coordinated with the Office of the City Manager in order to insure consistency of equipment capabilities and cost control. Equipment problems shall be referred to the Office of the City Manager. Each member of the City Council is responsible for promptly returning all City-provided equipment, access/ID cards, and keys (if any) to City facilities upon completion of the member's term of office. A Councilmember may, on completion of the member's term of office, purchase the laptop computer or tablet provided to that member for not less than fair market value if the device is considered obsolete and will be replaced by an upgraded device. Fair market value for the device will be determined by the City's IT department.

(G) The following expenses are categorically disallowed and will not be paid or reimbursed by the City and may not be charged to City-issued credit or debit cards or otherwise:

- ☐ Trip or travel insurance
- ☐ The personal portion of any trip, including without limitation the expenses attributable to family or companions
- ☐ Premium or first-class lodging, transportation or meals
- ☐ Alcoholic beverages
- ☐ In-room movies, games or other entertainment
- ☐ In-room meal service fees (the meal is reimbursable if otherwise allowed under

this policy)

- ☐ Valet service (with the exception of required valet parking)
- ☐ Laundry service or garment rental (with the exception of laundry service for out-of-town stays of more than seven days)
- ☐ Gratuities in excess of 20%
- ☐ Entertainment costs, including theater, movie, or sporting event tickets, recreational expenses (such as greens or cart rental fees for golf) or the like
- ☐ Political contributions or attendance at political or charitable events
- ☐ Non-mileage personal driving expenses such as repairs, traffic citations, and insurance
- ☐ Personal losses incurred while on City-related business
- ☐ Cash advances on a City-issued "P-Card"

(H) While the City Charter provides that the Mayor and the members of the City Council are entitled to be reimbursed for certain expenses, it is the policy of the City that neither the Mayor nor any Councilmember will be issued or may hold a City P-Card or other means of unilaterally charging expenses to the City. If the Mayor or a member of the City Council is owed more than \$100.00 in reimbursement, the office of the City Manager shall process an accounts payable request through the City's accounts payable system. If less than \$100.00 is owed, reimbursement may be made from an appropriate petty cash fund. If the Councilmember owes the City money, the Councilmember must reimburse the City within twenty business days after completing travel or incurring the expense. A check payable to the City shall be attached to the original, signed expense report. The City Council is responsible for enforcing this policy.

(I) The Mayor and members of the City Council may be asked, or may desire, to join outside organizations to promote the interests of the City or to sponsor such events or organizations. In such cases, unless membership in the organization has already been approved by policy (see, for example, section relating to membership in the Texas Municipal League and its affiliates), the City Council shall be provided with a brief description of the organization, what it does, what benefits to the City the sponsorship or membership in the organization will promote, frequency of meetings, and an estimate of annual costs of membership (including dues, conference fees, and travel costs). The City Council may approve a sponsorship or a membership in the organization by consensus and, if so approved, shall budget funds for associated costs. The City Council shall annually review sponsorships or City Council memberships in outside organizations during the operating budget approval process. Some organizations may not reflect the values or ideals of the City Council as a whole. Thus, the Mayor or a member of the City Council may not commit to sponsorship, membership or participation in, or attendance at, meetings of organizations not listed in this section without the approval of the City Council except in the Councilmember's individual capacity and at the Councilmember's sole expense.

(J) The City Manager is authorized to provide a cash allocation to senior-level employees who have been assigned to accompany members of the City Council on authorized out-of-town trips to off-set incidental, out-of-pocket expenses incurred in support of official City Council functions. Any unused portion of the cash allocation shall be promptly returned to the City upon completion of the function.

Section 7 Council requests for information or services

(A) By Charter, the people of Garland have chosen a council-manager form of government. In keeping with that form of government, the City Charter specifically provides:

Neither the City Council nor any of its members shall direct or request the appointment of any person to or his removal from office by the City Manager or by any of his subordinates. However, the Council may consult and advise with the City Manager, make inquiry regarding the appointments or removals, and may express their opinion in regard thereto. In regard to administrative and executive duties under the City Manager, the Council and its members shall deal solely through the City Manager and neither the Council nor any member thereof shall give orders to any subordinates of the City Manager, either publicly or privately. Willful violation of the foregoing provisions of this Charter by any member of the Council shall constitute official misconduct and shall authorize the Council, by a vote of a majority of its membership, to expel such offending member from the Council, if found guilty after public hearing, and thereby create a vacancy in the place held by such member.

(B) The City receives thousands of service requests, information requests, and complaints each month. Some of those requests and complaints are received through members of the City Council and some may be initiated by a member of the City Council. For requests and complaints received or initiated by a member of the City Council, this policy is intended to provide for an expeditious and thorough means of resolving such requests and complaints by providing access to the appropriate level of City management without violating the prohibition on interference contained in the City Charter.

(C) Requests and complaints received through or initiated by members of the City Council generally fall into three categories. Requests and complaints may be made either verbally or in writing, including email. The following guidelines will apply when processing requests or complaints:

SERVICE REQUESTS

SERVICE REQUESTS	
TYPE:	REFER TO:
First time request for routine service when a response to the Councilmember is not desired. A department representative will contact the requestor if necessary.	Department service line Responsible department head or managing director Assistant City Manager or Deputy City Manager City Manager
Second or third time for routine service request when a response to the Councilmember is not desired. The department head or a representative will contact the requestor.	Responsible department head or managing director Assistant City Manager or Deputy City Manager City Manager
Routine service request involving more than one department when a response to the Councilmember is not desired.	Responsible department heads or managing directors Assistant City Manager or Deputy City Manager City Manager
Routine service request when the Councilmember desires a response.	Responsible managing director Assistant City Manager or Deputy City Manager City Manager
Service request that is not routine or that involves a major resource allocation. A response shall be provided to the Councilmember.	Assistant City Manager or Deputy City Manager City Manager

INFORMATION REQUESTS

INFORMATION REQUESTS	
Information that is readily available (on file or that can be provided verbally).	Responsible department head Assistant City Manager or Deputy City Manager City Manager
Information that is available but that requires compilation or interpretation.	Assistant City Manager or Deputy City Manager City Manager
Information that involves more than one department and that requires compilation or interpretation.	Assistant City Manager or Deputy City Manager City Manager

COMPLAINTS	
Routine service complaints regarding quality or quantity of service when no response to the Councilmember is desired.	Responsible department head or managing director Assistant City Manager or Deputy City Manager City Manager
Service complaints regarding quality or quantity of service when a response to the Councilmember is requested.	Assistant City Manager or Deputy City Manager City Manager
Complaints regarding the conduct or performance of a City employee.	City Manager
Complaints involving a City policy, procedure, or ordinance.	Assistant City Manager or Deputy City Manager City Manager City Council

(D) Information regarding the submission or resolution of a service request, information request or complaint is generally public and may be shared with other members of the City Council. A member of the City Council has no expectation of secrecy regarding the submission or resolution of a service request, information request or complaint. Information received from or given to a member of the City Council is information that may be given to all members of the City Council.

Section 8 Who shall act as Mayor

The City Charter provides, “In case of the absence or disability of both the Mayor and the Mayor Pro Tempore, the remaining members of the Council shall elect one of the members to act as Mayor.” Because there may not be time to assemble a quorum to elect a person as mayor under such circumstances, and in order to increase the efficiency of government, the City Council may choose to elect a deputy mayor pro tempore to act as mayor when the Mayor and the Mayor Pro Tem are absent or disabled. If the City Council chooses to have a deputy mayor pro tempore, the election for the position shall be held at the first regular meeting of the City Council that follows the annual goal-setting retreat. The City Manager shall place an item on an agenda for consideration by the City Council each year.

Section 9 Communications on behalf of the City by members of boards and commissions

(A) Boards and commissions, whether established by reason of State law, the Charter, by ordinance or on an ad hoc basis, are an integral part of the municipal government process. The citizens who serve on City boards and commissions provide an important service to the citizens of Garland. Boards and commissions, and the members of those boards and commissions, do not, however, speak for the City on larger issues of City governance. The City Council is responsible for all aspects of the City’s governance and it is the legislative and policy-making body for the City.

(B) If a board or commission desires to communicate to others a position on any matter of public concern, the board or commission shall first seek approval from the City Council before engaging in such communication. The City Council will speak for the City. The City Council will determine whether and what will be the official position of the City on the issue presented by the board or commission.

Section 10 Appointments to boards and commissions

Generally, appointments to boards and commissions shall be made by the City Council annually during the month of August. The general term of office for a council appointee begins on September 1 and expires on August 31 in the year in which the term of office of the member of the City Council who made the appointment expires. If a vacancy occurs before a term is completed, the Councilmember representing the district in which the vacancy occurs shall be responsible for nominating a replacement. *See also, Section 2*

of Division 4 of this Article for the procedure regarding the recruitment and appointment of members of boards and commissions.

Section 11 Annual performance and compensation review of council appointees

(A) The City Council appoints the City Manager, the City Attorney, the City Secretary, the Internal Auditor, and the judges of the Municipal Court. Except for the chief presiding judge and the associate judge of the Municipal Court (whose terms of office are prescribed by State law), council appointees are employed under contract, the term of which shall not exceed one year. The performance of and compensation afforded to council appointees shall be reviewed and evaluated by the City Council annually.

(B) The City Manager shall cause the Managing Director of Human Resources to provide the City Council with:

(1) The current compensation paid and salary ranges applicable to officials with similar duties and comparable responsibilities employed by comparable municipalities in Texas; and

(2) Information regarding applicable municipal populations, departmental or functional staff support personnel, years of experience of each official in that official's present position, and benefits or perquisites provided.

(C) A copy of the information gathered by the Managing Director of Human Resources shall be forwarded to the respective appointee. The appointee may submit to the City Council comments regarding the information considered relevant for review.

(D) The City Council shall, in executive session:

(1) Meet to review the applicable performance-related goals and objectives, if any, established for each individual appointee for the preceding review period and define those goals and objectives to be considered for the next review period;

(2) Meet with each appointee individually to discuss the appointee's performance and achievements;

(3) Discuss and evaluate the appointee's performance during the preceding review period and, if applicable, the goals and objectives to be established for the next review period; and

(4) Determine the compensation, benefits, and perquisites to be afforded to the appointee.

(E) The Mayor shall notify each appointee of the compensation and benefits determinations made by the City Council and discuss with the appointee any additional

comments or suggestions made by the City Council regarding such appointee. Follow-up sessions to clarify the evaluation or review progress with the City Council may be scheduled if necessary. The City Attorney shall be directed to prepare an appropriate employment agreement for each appointee who is employed under contract and that is reflective of the directions given by the City Council for that appointee. The employment agreements shall be placed on an agenda for formal approval by the City Council. Municipal judges are appointed for two year terms without contract, but compensation may be adjusted annually by the City Council. Note: Part-time associate judges are hired under informal contract by the presiding chief judge of the Municipal Court and are compensated in accordance with funds allocated for such purposes in the annual budget as approved by the City Council.

(F) After final approval by the City Council, the City Manager shall inform the Managing Director of Human Resources of the compensation adjustments that need to be implemented, as applicable, and shall cause the Managing Director of Human Resources to promptly prepare and process all the documentation necessary to implement the compensation determinations of the City Council as directed.

Division 2. LAND USE, ZONING, AND DEVELOPMENT PROCEDURES

Section 1 Appeals from recommendations of the Plan Commission

(A) Certain matters decided by the Plan Commission are subject to the right of appeal to the City Council. If an appealable decision is rendered by the Plan Commission, the Department of Planning shall notify the affected applicant of the decision in writing or by electronic communication. The notification shall advise the applicant that the applicant may file an appeal from the decision within the time provided in this policy.

(B) Subject to the provisions of the Garland Development Code, an applicant who is aggrieved by a decision of the Plan Commission may appeal to the City Council, if an appeal to the City Council is provided by the applicable ordinance, by filing a written notice of appeal. Unless a different procedure is specified in the Garland Development Code, the notice of appeal shall be filed not later than the time provided in the applicable ordinance for the filing of an appeal or, if no such time is provided by ordinance or other law, not later than fifteen days after the date of the Plan Commission decision being appealed. Upon receipt of a timely notice of appeal, the Director of Planning shall set the matter for hearing with the City Council on the earliest available agenda setting.

Section 2 Procedures and deadline for the filing of objections to zoning changes (the “20% rule”)

(A) Section 211.006, TEX. LOCAL GOV’T CODE provides that a proposed zoning change must receive the affirmative vote of not less than three-fourths of the members of the City Council if the change is protested by 20% or more of the owners of the area of the lots or land covered by the proposed change or the area of the lots or land

immediately adjoining the area covered by the proposed change and extending 200 feet from that area. That provision is generally referred to as the “20% rule”.

(B) For purposes of clarity: (1) the area to be included in a calculation as to the applicability of the 20% rule is the 200 feet provided by State law, not the extended 400 foot notification area provided by the Garland Development Code; and (2) the three-fourths votes required means 6 affirmative votes, not merely three-fourths of the membership present and voting. For the latter reason, if less than all members of the City Council are present at a meeting on a zoning change in which the application of the 20% rule may be invoked, the City Council may postpone without further debate the hearing on the change.

(C) A protest must be made in writing and timely received by the City in order to be included in the calculation whether the 20% rule has been invoked. A written protest must be filed by each protesting owner – inclusion of an owner’s name on a petition or other collective protest not actually signed by the owner or an authorized representative of the owner will not be counted in the calculation.

(D) A protest will not be considered timely unless it has been submitted in writing prior to the close of public comments on the proposed change. A protest may be submitted by email or other electronic communication form recognized by the City for the receipt of official correspondence, but a protest so submitted must be received no later than noon on the day of the first public hearing at which the zoning change will be considered.

(E) If a zoning change is approved by a majority of the City Council but nonetheless disapproved by operation of the 20% rule and a motion to reconsider has been granted, a new protest must be filed by the affected owner in order to invoke the 20% rule for the zoning change being reheard. If the zoning change is disapproved by a majority of the City Council regardless of the application of the 20% rule and a motion for reconsideration is granted, a written protest timely filed in the initial zoning change case will be carried over and applicable to the case on rehearing.

Section 3 Reconsideration of zoning change denials

(A) The applicant for a change in zoning may request the reconsideration of a denial of a change in zoning. A motion for reconsideration must be filed with the Director of Planning, in writing. The motion must be filed before the close of business not more than five business days following the meeting at which the zoning change request was denied.

(B) The motion for reconsideration must demonstrate that new considerations not known or discoverable at the time of the original hearing constitute good cause for reconsidering the request. The following circumstances generally do not justify the granting of a motion to reconsider:

(1) Failure of the applicant to appear at the hearing of the City Council at which the request was denied;

(2) Failure of the applicant to be adequately prepared for presentation of the request to the City Council; or

(3) Absence of one or more members of the City Council from the meeting at which the request was considered or denied.

Additionally, modifications of a request to address matters identified in the planning report for the zoning change request as reasons for a recommendation of denial are a disfavored basis of reconsideration. Nonetheless, the City Council retains the authority to review each motion for reconsideration on its merits in order to determine if a reconsideration of a request is in the best interest of the public.

(C) A request for reconsideration will be heard by the City Council at the next meeting immediately following the denial of the zoning change request. A motion to grant reconsideration may only be made by a member of the City Council who voted in favor of denial of the request. A motion to grant reconsideration may be seconded by any member of the City Council. A vote of not less than three-fourths of the members of the City Council then present and voting (but not less than five), is required to grant a request for reconsideration. If a request for reconsideration is granted, the case shall be re-advertised and placed on the next appropriate agenda of the City Council. A motion to deny a request for reconsideration may include a motion to waive the one year rule provided in the Garland Development Code that prohibits the consideration of a zoning change request within one year of the denial of a request for a change in zoning for the affected tract of land. A denial of a change in zoning may also be made “without prejudice” to re-filing for the same purpose.

Section 4 Citizen-initiated street name changes

(A) Street name changes may be initiated either by the City or by citizen request. A street name change request initiated by citizen request will be considered only if 80% or more of the owners of property that will be directly affected by the street name change favor the request. A street name change request may be approved if the City Council determines that the change is in the public interest and that the name will not cause confusion, continuity or way-finding problems or otherwise adversely affect the public interest.

(B) A request to change a street name must be in writing. The application for a street name change must indicate the proposed name change, the limits (by block number) of the name change, and the reasons for the change in name. A fee of \$500 shall be submitted with the written application for change in name to cover the cost of reviewing the proposal. If an initial determination is made that the change in name will cause confusion, continuity or way-finding problems or otherwise adversely affects the public

interest, the applicant(s) shall be notified by the City and the initial application fee shall be refunded. If the proposed name is not acceptable, the applicant(s) shall be given an opportunity to propose another name before the application is disapproved. If the proposed name change is recommended for consideration to the City Council, the applicant(s) shall pay an additional fee based upon the actual costs of research of and notification to addresses that will be directly affected by the proposed name change. If the proposed name change is recommended for consideration to the City Council, the applicant(s) must obtain the written approval (an adequately descriptive petition is acceptable) of at least 80% of the affected property owners.

(C) Upon confirming that written approval has been obtained from the requisite number of affected property owners and payment of estimated sign replacement costs by the applicant(s), a public hearing shall be held by the City Council to consider the proposed name change. A name change may be made only by ordinance. If the name change is disapproved, the estimated sign replacement costs shall be refunded to the applicant(s).

Section 5 Private streets

(A) Private streets are an allowed option under the Garland Development Code. The private street option may be chosen in order to provide a means of limiting access into a development (for example, in private, gated communities), in order to maximize the amount of non-public area within a development, or for other development reasons. The City has no responsibility for any expenses related to the construction, maintenance or repair of a private street.

(B) In recognition of the possibility that a street constructed as a private street may eventually be, and occasionally are, after a period of time, turned over for public use as a public street and to ensure that private streets are built to the same standards and quality of public streets, the following standards apply:

(1) A private street is not allowed within a development without the prior approval of the City Council either through zoning approval or by separate development agreement.

(2) A private street must be designed, constructed, and maintained in accordance with the standards for public streets of the type and capacity most like the proposed private street, including width, turning radii, pedestrian ways and sidewalks, street lighting, and utility facilities.

(3) Private streets are allowed only in residential developments. Streets within a commercial or industrial development must be public. If, however, access to the proposed street will be restricted (such as by gates or security personnel) the streets must be private. Limited access public streets are not allowed.

(4) The City is not responsible for the construction or maintenance of any aspect of a private street, including repairs or other maintenance. Accordingly, some perpetual funding source (such as an assessment-levying capable homeowners' association) for repairs must be provided for all maintenance of a private street.

(5) Only the City Council has authority to accept the public dedication of a street formerly constructed or used as a private street, and the City Council will only do so under the following conditions:

(a) The street meets all City requirements as to design and construction standards - upgrades to meet current City standards must be completed prior to the acceptance of the dedication;

(b) The area to be dedicated as a public street includes adequate room for sidewalks, street lighting, and utilities;

(c) The street provides adequate accessibility for emergency vehicles; and

(d) All gates and other limits to accessibility have been or will be removed without cost to the City prior to the acceptance of the dedication.

(C) Design plans for all proposed private streets shall be submitted for approval to the Department of Engineering in the same manner that plans for public streets are submitted. Approval or disapproval by the Department of Engineering will be determined in reference to this policy. A request for a variance from the requirements of this policy must be submitted to the City Council for approval or disapproval.

Section 6 Additional public notification of City activities

(A) In order to encourage public awareness of and participation in City matters, timely prior notification to the public must be given in addition to that contemplated by the Texas Open Meetings Act or other laws relating to specific notifications such as zoning changes, tax rates, and budget approval. This policy is intended to supplement the notifications required by law, including those contained in the Charter, the Code of Ordinances, and the Garland Development Code.

(B) The City shall endeavor to provide notice of the following matters at the earliest practical opportunity but, of course, no later than otherwise required by law:

- ☐ Adoption or amendment of the City's comprehensive plan
- ☐ Changes to the thoroughfare plan
- ☐ Changes to the City's municipal boundaries (whether by annexation or dis-annexation or by boundary adjustment agreement with another municipality)
- ☐ Changes to the City's territorial jurisdiction

- ☐ Amendments to the Garland Development Code
- ☐ Adoption or amendment of the annual City budget
- ☐ Adoption or amendment of the capital improvements budget
- ☐ Revisions to flood insurance rate maps and flood boundary-floodway maps affecting the City
- ☐ Special paving or drainage assessment projects

(C) In addition to posting, publication, and delivery of notice as required by law, the City shall endeavor to provide notice by mail, by email, or by other electronic delivery means to homeowners' associations and civic groups that have previously registered with the City Secretary for such purposes. An association or group must register in writing on a form or in a format provided by the City Secretary and shall provide at minimum a mailing address, an email address, and the phone number for the person designated to be the point of contact for the association or group.

Division 3. FINANCIAL AND FISCAL INTEGRITY PROCEDURES

Section 1 Rotation of outside auditing firms for annual audits

The City is required by Charter and State law to have performed annually an independent audit of accounts and other financial transactions of the City by an outside auditor. The integrity and quality of the audit is of paramount concern to the City, to its citizens, and to those considering investments in or transactions with the City. The Audit Committee and staff shall review the outside audit each year to determine whether the City Council should consider a change in the firm conducting the outside audit or a change in the senior auditor in keeping with the goals stated in this policy.

Section 2 Financial policy; statement of investment strategy; statement of investment policy

(A) The City Council shall annually adopt, by resolution or minute action, a financial policy, a statement of investment strategy, and a statement of investment policy as required by and in conformance with State law. The following constitute the City's financial policies and statements of investments strategy and investment policy:

(B) *Statement of financial policy*

General Principles:

- ☐ The City shall maintain an operating position in all governmental funds such that annual expenditures shall not exceed annual resources, including fund balance.
- ☐ The City shall maintain an operating position in all proprietary funds such that annual expenses shall not exceed annual resources, including retained earnings.
- ☐ The City shall protect the physical assets of the City to ensure the value, integrity, and utility of these major investments of the City's resources.
- ☐ This policy shall be reviewed and updated periodically and will be presented to the City Council for approval of any significant changes.

Operating Condition:

- ☐ A multi-year financial forecast shall be prepared annually projecting revenues and expenditures for all operating funds. This forecast shall be used as a planning tool in developing the following year's operating budget.
- ☐ Rates, fees, and charges for service shall be reviewed annually and adjusted as necessary to respond to cost increases or other changing circumstances.
- ☐ Activities within enterprise funds shall be budgeted so that revenues support costs of service, satisfy all revenue bond covenants, and provide adequate cash flows.
- ☐ Insurance coverage shall be examined annually to ensure that policy limits are adequate and in compliance with revenue bond covenants.
- ☐ Estimated costs and funding sources shall be identified prior to any project being submitted for approval by the City Council.

Debt Management:

- ☐ Debt shall not be used for funding current expenses.
- ☐ Bonds shall be sold only to finance long-term capital projects.
- ☐ A project shall not be financed over a period longer than the estimated life of that project.

- On all capital projects considered by Council, a disclosure statement shall be included, where appropriate, to identify annual operating costs of each project.
- The City shall prepare a multi-year Capital Improvement Program (CIP), updated annually, which will meet the anticipated growth requirements of the City. The CIP shall be adopted by the City Council as a guide for staff in planning the subsequent year's capital and financing needs.
- Total tax-supported debt shall be maintained so as not to exceed five percent (5%) of the total assessed valuation of taxable property.

Financial Condition:

- The City shall budget available resources to maintain an ending “fund balance” requirement in each fund according to the following definitions and guidelines:
 - General Fund - 30 days of budget-based operating expenditures less debt service. “Fund balance” is defined as the unreserved, undesignated portion of total assets minus total liabilities.
 - Enterprise Funds - 45 days of budget-based operating expenditures including debt service. “Fund balance” is defined as current assets minus current liabilities, excluding non-budgetary adjustments. The Water Fund shall also have a fund balance goal of 60 days of budget-based operating expenditures including debt service to supplement the 45 day requirement and mitigate against unexpected declines in revenue due to weather volatility.
- Before the City budgets any resources from a “fund balance”, as defined above, for the respective fund types, the “working cash” (cash and investment balances) of each fund shall be analyzed to ensure that adequate liquidity is projected to be available for cash flow purposes.
- All Internal Service Funds shall be fully self-supporting to the extent that any retained earnings deficit shall be fully recovered in the subsequent fiscal year through increased charges to benefiting departments. Self-insurance reserves shall be actuarially determined and periodically reviewed to evaluate experience and degree of risk assumptions. The City Council may opt, on an annual basis, to adjust fund balance targets in specific funds to meet short-term economic or other circumstances.

Asset Maintenance:

- ☐ In addition to anticipated growth requirements of the City, the Multi-year CIP will identify major infrastructure repair and rehabilitation needs.
- ☐ The City will prepare and maintain a facilities master plan. This document will serve as a management tool to project space needs including construction or modification of facilities.
- ☐ Repair, renovation, and maintenance shall be regularly performed to protect the life of the assets and to ensure their safety and utility. A systematic program of routine and preventive maintenance shall be developed based on need identification and prioritization.
- ☐ The Annual Operating Budget will provide sufficient funding levels for ongoing maintenance of the infrastructure.

Accounting, Auditing, and Financial Reporting:

- ☐ Accounting systems shall produce information that is consistent with generally accepted accounting principles for governmental entities.
- ☐ An annual comprehensive audit shall be conducted of all funds by an independent public accounting firm in accordance with these financial policies. A policy of full disclosure on every financial report and official statement shall be followed.
- ☐ Year-end net revenues of the electric system and the combined water and sewer system shall be maintained at a level sufficient to cover average annual revenue debt service requirements and current year revenue debt service requirements by at least 1.25 times.
- ☐ A condensed year-end Electric Utility financial report shall be prepared and and given widespread circulation to the ratepayers and taxpayers of the City.

Responsibility and Authority:

- ☐
- ☐ The City Manager is authorized to approve and execute by and on behalf of the City purchases or other contracts requiring expenditures up to and including the amount of \$99,999.99. The Purchasing Director, as directed by the City Manager, shall have the authority to purchase or contract for all goods and services needed

by any department of the City or by any agency that derives its support wholly or in part from the City.

- The City Manager or his designee has the authority to authorize, approve, and execute by and on behalf of the City internal directives, procedures, and protocols meeting the minimum requirements of the State of Texas for home-rule municipalities; determine the method of procurement, in accordance with state law, that provides the best value for the City; approve, in accordance with the requirements of law, change orders in the event it becomes necessary to make changes after the purchase or performance of a contract has commenced.
- The City Manager has authority for delegating financial transaction responsibilities to appropriate organizational levels for the efficient operation of the City.

(C) *Statement of investment strategy*

Chapter 2256 of the Texas Government Code requires the City to adopt a separate written investment strategy for each of the funds or group of funds under its control. Effective investment strategy development coordinates the objectives of the City's investment policy and cash management procedures to reduce investment risk and enhance interest income. The following investment strategy describes the investment objectives for each fund or group of funds using the following priorities in order of importance:

- (1) Suitability
- (2) Safety of principal
- (3) Liquidity
- (4) Marketability of the investment before maturity
- (5) Diversification
- (6) Yield

This investment strategy applies to the investment and management of all funds under direct authority of the City of Garland. Each of the City's funds or group of funds has varying cash flow requirements and liquidity needs. Specific strategies shall be implemented considering that fund or group of funds' unique requirements. The City's funds are invested according to the following fund types:

Operating Funds:

Investments for operating funds shall be scheduled to match anticipated cash flow

projections with their stated final maturities with a stated final maturity of three years or less from the date of purchase. Operating fund portfolios include the treasury portfolio.

Suitability - All investments authorized in the Statement of Investment Policy are suitable for Operating Funds.

Safety of Principal - All investments shall be high quality securities with no perceived default risk.

Marketability - Securities with active and efficient secondary markets will be purchased in the event of an unanticipated cash requirement.

Liquidity - Operating Funds have as their primary objective to assure that anticipated cash flows are matched with adequate investment liquidity. Constant \$1 NAV investment pools and money market mutual funds shall be an integral component in maintaining daily liquidity. A dollar weighted average maturity of 365 days or less will be calculated using the stated final maturity date for each security. Purchased securities will have a stated final maturity of three years or less from the date of purchase.

Diversification - Maturities shall be staggered throughout the budget cycle to provide cash flows based on anticipated needs. Investment risks will be reduced through diversification among authorized investments.

Yield - The City's objective is to attain a competitive market yield for comparable securities and portfolio constraints. The benchmark for operating funds shall be the two year rolling average yield for the two year Treasury note.

Debt Service Funds:

Investments for debt service funds shall mature on or before the next debt service date. Purchased securities will be highly liquid with very short term maturities because of the near term cash flow requirements. Debt service fund portfolios include the general obligation debt service fund and the revenue bond debt service fund.

Suitability - All short term, high quality securities that are authorized in the Statement of Investment Policy and are in compliance with applicable bond ordinances are suitable for debt service funds.

Safety of Principal - All investments shall be high quality securities with no perceived default risk. Purchased securities shall have a stated final maturity date on or before the next debt service date.

Marketability - Securities with active and efficient secondary markets will be purchased although unanticipated cash requirements are not probable.

Liquidity - Debt service funds have predictable cash requirements. Investment maturities shall not exceed the anticipated cash flow requirements.

Diversification - Market conditions will greatly influence the selection of maturities and security types. At no time shall maturities go beyond debt service payment dates.

Yield - The City's objective is to attain a competitive market yield for comparable securities and portfolio constraints. The benchmark for debt service funds shall be the six month rolling average yield for the 180 day Treasury bill.

Reserve Funds:

Investments for reserve funds have as their primary objective the ability to generate a dependable revenue stream with a low degree of volatility. Purchased securities will be of high quality with short to intermediate term maturities. Reserve fund portfolios include the revenue bond reserve fund and the rate mitigation fund.

Suitability - All securities that are authorized in the Statement of Investment Policy except as may be restricted by bond ordinance are suitable for reserve funds.

Safety of Principal - All investments shall be short to intermediate term, high quality securities, with no perceived default risk.

Marketability - Securities with active and efficient secondary markets will be purchased in the event of an unanticipated cash requirement.

Liquidity - Unless there are anticipated cash flow requirements, reserve funds generally do not require a high degree of daily liquidity. Purchased securities shall have a stated final maturity date of five years or less from the date of purchase.

Diversification - Market conditions will greatly influence the selection of maturities and security types. Securities shall be of high quality, with short to intermediate term maturities. A dollar weighted average maturity of 3 years or less will be calculated using the stated final maturity date for each security.

Yield - The City's objective is to attain a competitive market yield for comparable securities and portfolio constraints. The benchmark for reserve funds shall be the three year rolling average yield for the three year Treasury note.

(D) *Statement of investment policy*

Chapter 2256 of the Texas Government Code requires the City to annually adopt rules governing its investment practices and to define the authority of its investment officers. This investment policy applies to the investment and management of all funds under direct authority of the City. These funds include all governmental, proprietary, and trust and agency funds which are accounted for in the City's Comprehensive Annual Financial Report. The Employees Deferred Compensation Agency Fund and the Other Post Employment Benefit Trust Fund are excluded from coverage under this Policy.

(1) Investment of funds will be governed by the following investment objectives, in order of priority:

Preservation and safety of principal - Preservation of capital is the foremost objective of the City. Each investment transaction shall seek first to ensure that capital losses are avoided, whether the loss occurs from the default of a security or from erosion of market value.

Liquidity - The City's investment portfolio will remain sufficiently liquid to enable the City to meet all operating requirements which can be reasonably anticipated. Liquidity will be achieved by matching investment maturities with forecasted cash flow requirements and by investing in securities with active secondary markets.

Yield - The investment portfolio of the City shall be designed to attain a market-average rate of return throughout budgetary and economic cycles, taking into account the City's investment risk constraints and the cash flow characteristics of the portfolio. The Director of Financial Services will from time to time establish performance measures and goals for the portfolio rates of return. Efforts to seek returns higher than the established goals must be consistent with risk limitations identified in this policy and prudent investment principles.

(2) Responsibility for the management of the investment program is assigned to the Director of Financial Services. Other individuals authorized as investment officials by the City Council are the Investment and Debt Administrator and the Accounting Administrator. Investment authority of all investment officers shall conform to all applicable Federal and Texas laws, the City Charter, the ordinances of the City, the Statement of Investment Strategy, and this Statement of Investment Policy. The Director shall establish written procedures for the operation of the investment program, consistent with this Statement of Investment Policy. No person may engage in an investment transaction or the management of City funds except as provided under the terms of this Statement of Investment Policy, the Statement of Investment Strategy, and the procedures established by the Director of Financial Services.

(3) Each investment officer shall attend a training session not less than once in a two year period and must receive not less than ten hours of instruction relating to investment

responsibilities. Training must be provided by an independent source approved by the City Council and shall relate to investment responsibilities under the City's Statement of Investment Strategy and Statement of Investment Policy.

(4) The Director of Financial Services shall establish a system of internal controls which shall be documented in writing. The controls shall be designed to prevent losses of public funds arising from fraud, employee error, misrepresentation by third parties, unanticipated changes in financial markets, or imprudent actions by investment officials. Controls deemed most important include: control of collusion, separation of duties, separating transaction authority from accounting and recordkeeping, custodial safekeeping, avoidance of bearer-form securities, clear delegation of authority, specific limitations regarding securities losses and remedial action, written confirmation of telephone transactions, minimizing the number of authorized investment officials, and documentation of and rationale for transactions.

(5) In conjunction with the annual independent audit required by law and the City Charter, the City's independent auditor shall review the investment records for the end of each quarter. The independent auditor shall report the results of the review directly to the City Council.

(6) The City's investment officers shall be governed by the standard of care applicable to a prudent investor. Investments shall be made with the exercise of that degree of judgment and care, under circumstances then prevailing, which persons of prudence, discretion and intelligence exercise in the management of their own affairs, not for speculation but for investment, considering the probable safety of their capital as well as the probable income to be derived.

(7) In applying the "prudent person" rule, the investment officer shall exercise prudence with respect to the management and investment of all funds over which the officer has responsibility and control. The investment officer must determine whether investment decisions are consistent with this Statement of Investment Policy.

(8) All participants in the investment program shall act responsibly as custodians of the public trust. Investment officials will avoid any transaction that might impair public confidence in the City's ability to govern effectively. Investment officers shall recognize that the investment portfolio is subject to public review and evaluation. The overall program shall be designed and managed with a degree of professionalism which is worthy of the public trust. Nevertheless, the City Council recognizes that in a diversified portfolio, occasional measured losses are inevitable and must be considered within the context of the overall portfolio's investment return, provided that adequate diversification has been implemented.

(9) Investment officers, acting in accordance with written procedures and exercising due diligence, shall not be held personally responsible for market price changes, provided that these changes are reported immediately and that appropriate action is taken to control

adverse developments.

(10) The investment instruments authorized for purchase by the City are limited to:

- ☐ Direct obligations of the United States government with a stated final maturity of five years or less from the date of purchase.
- ☐ Debentures or discount notes with a stated final maturity of five years or less from the date of purchase issued by, guaranteed by, or for which the credit of any of the following Federal agencies and instrumentalities is pledged for payment: Federal National Mortgage Association (FNMA), Federal Home Loan Bank (FHLB), Federal Farm Credit Bank (FFCB), Student Loan Marketing Association (SLMA), and Federal Home Loan Mortgage Corporation (FHLMC).
- ☐ Bonds or other interest bearing obligations having a stated final maturity of five years or less from the date of purchase of which the principal and interest are guaranteed by the full faith and credit of the United States government.
- ☐ Repurchase agreements collateralized with U.S. Treasury securities at a minimum market value of 102 percent of the dollar value of the transaction, with any accrued interest accumulated on the collateral included in the calculation. Eligible collateral will have a maximum maturity of ten years. Repurchase agreements may be entered into only with primary government securities dealers who have executed a City approved Master Repurchase Agreement. Collateral shall be delivered to and held by the City's third party safekeeping agent. As used herein, the term "repurchase agreement" includes direct security repurchase agreements and reverse security repurchase agreements. A written master repurchase agreement shall be established between the City and the seller prior to purchase. The maximum term for direct security repurchase agreements and reverse security repurchase agreements will be 90 days or less. Funds received under the terms of a reverse security repurchase agreement may not be used to purchase any investment whose final maturity date exceeds the expiration of the reverse.
- ☐ Certificates of deposit issued by a depository institution that has its main office or branch office in Texas if:
 - Such certificates of deposit are: (i) guaranteed or insured by the Federal Deposit Insurance Corporation or the National Credit Union Share Insurance Fund or their successors; or (ii) secured by obligations described in subsection (1) or (2) above, and the collateral will be held by the City's third party custodian; or
 - Such depository institution contractually agrees to place the funds in federally insured depository institutions in accordance with the conditions prescribed in

Section 2256.010(b) of the Government Code; or

- Such certificates of deposit are brokered by an authorized broker/dealer that has its main office or a branch office in Texas who or which contractually agrees to place the funds in federally insured depository institutions in accordance with the conditions prescribed in Section 2256.010(b) of the Government Code.
- SEC registered no-load money market mutual funds with a dollar-weighted average portfolio maturity of 90 days or less. Assets will consist exclusively of those securities listed in above. The investment objective of the fund is to maintain a stable \$1 net asset value. The maximum stated maturity of the fund will be 13 months.
- State or local investment pools organized under the Interlocal Cooperation Act. The investment pool must be rated no lower than investment grade by at least one nationally recognized rating agency and have a dollar-weighted average portfolio maturity of 90 days or less. Assets will consist exclusively of those securities listed above. The investment objective of the pool is to maintain a stable \$1 net asset value. All securities owned in the pool will have a stated remaining maturity of thirteen (13) months.
- Commercial paper rated not less than A1 or P1 or an equivalent rating by at least two nationally recognized credit rating agencies or one nationally recognized credit rating agency and that is fully secured by an irrevocable letter of credit issued by a bank organized and existing under the laws of the United States or any state. The securities must have a stated maturity of 180 days or less from the date of purchase. No more than 2% of any one issuer may be held and no more than 25% of any fund or group of funds will be invested in commercial paper. Physical delivery securities are ineligible.
- Obligations of states, agencies, cities, and other political subdivisions of any state rated not less than A or an equivalent rating by at least two nationally recognized credit rating agencies.

(11) The credit rating of investment instruments will be continuously monitored through daily market participation and through the monthly mark-to-market pricing of securities. The liquidation of an investment instrument will be considered if its credit rating falls below minimums stated in this statement of investment policy.

(12) The City is expressly prohibited from entering into options trading or futures contracts, hedging or purchasing any security which is not authorized by Texas state law.

(13) As an integral part of this statement of investment policy, the City shall adopt a

separate written statement of investment strategy for each fund or group of funds. Each investment strategy shall describe the investment objectives of each fund or group of funds according to the following order of importance:

- (a) Suitability
- (b) Preservation and safety of principal
- (c) Liquidity
- (d) Marketability of the investment before maturity
- (e) Diversification
- (f) Yield

(14) Securities purchased for the City's portfolios will be delivered by book entry and will be held in third party safekeeping by a Federal Reserve member financial institution designated as the City's custody and safekeeping agent.

(15) The City will execute safekeeping agreements prior to utilizing the custodian's safekeeping services. The safekeeping agreement must provide that the safekeeping agent will immediately record and promptly issue and deliver a safekeeping receipt showing the receipt and the identification of the security, as well as the City's interest. All securities owned by the City will be held in a customer account naming the City as the customer.

(16) All security transactions will be on a delivery versus payment basis to the City's third party custody and safekeeping agent through the Federal Reserve Bank wire system. In this manner, the City will always have possession of either the securities or moneys.

(17) Custody and safekeeping procedures will be reviewed annually by the independent auditor.

(18) The City seeks active portfolio management to enhance total returns within the guidelines of this policy. Investment decisions should not incur unreasonable investment risk in order to obtain investment income. The City will not make investments for the purpose of trading or speculation.

(19) Each investment transaction must be based on competitive quotations from at least three securities dealers authorized to engage investment transactions with the City.

(20) Authorized investment officers shall access real-time electronic financial information to monitor the market price of acquired investments. The pricing information will be used to verify the accuracy of quoted prices for a potential purchase

or sale to ensure that a fair market price is attained.

(21) In managing its investment portfolio, the City will avoid any purchase of investments, or any investment practice or procedure which is not specifically authorized under this policy.

(22) It is the policy of the City to avoid concentration of assets in a specific maturity, a specific issuer or a specific class of securities. The allocation of assets in the portfolios should be flexible depending upon the outlook for the economy and the securities markets. In establishing specific diversification strategies, the following general policies and constraints shall apply.

(a) Portfolio maturities shall be staggered in a way that avoids undue concentration of assets in a specific maturity sector. Maturities shall be selected which provide for stability of income and reasonable liquidity.

(b) To attain sufficient liquidity, the City shall schedule the maturity of its investments to coincide with known disbursements.

(c) Risks of market price volatility shall be controlled through maturity diversification.

(d) The placement of investment transactions and the gathering of market information shall be diversified among all authorized brokers.

(23) A qualified financial institution shall be selected to serve as the City's primary depository through a bank services procurement process, which shall include a formal request for application issued at least every five years. In selecting a depository, the City shall consider various criteria as specified prior to the issuance of the request for application. Financial institutions located outside of Garland city boundaries may be considered to participate in the request for application process provided the City has adopted a policy permitting it. Upon selection, the financial institution shall comply with the requirements and agreements identified in the request for application. The financial institution is required to comply with Chapter 2257 of the Texas Government Code.

(24) Eligible securities as defined in Chapter 2257, Texas Government Code, and identified below shall be deposited with a third party custodian prior to the deposit of City funds. The City shall reserve the right to accept or reject any form of collateral, at its discretion. The pledged collateral must be maintained at all times during the term of the depository contract at required levels. In order to perfect the City's security interest in the pledged collateral under the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (FIRREA), it is required that a collateral agreement between the City and the depository be signed by both parties prior to the deposit of City funds. The collateral agreement must be approved by the depository's board of directors or its loan committee, which approval shall be reflected in the minutes of the board or

committee. The signed collateral agreement, board resolution, and minutes certifying the approval of the collateral agreement must be presented to the City prior to the deposit of City funds.

(25) The following securities are approved as collateral for City funds:

- (a) United States Treasury notes, bills or bonds or obligations fully and unconditionally guaranteed as to principal and interest by the full faith and credit of the United States;
- (b) Obligations of the Agencies and Instrumentalities of the United States, including, but not limited to: Federal Home Loan Bank, Federal Home Loan Mortgage Corporation and Federal National Mortgage Association;
- (c) Mortgage-Backed Securities issued by the United States and its agencies and instrumentalities, including but not limited to Government National Mortgage Association.

(26) The use of a Federal Home Loan Bank issued letter of credit to meet the required collateral requirements may be proposed by the financial institution for consideration by the City.

(27) Government security broker/dealers authorized to engage in investment transactions with the City will be selected on the basis of their financial stability, expertise in cash management for local government and their ability to service the City's account. The qualifications of prospective broker/dealers will be determined from a completed broker/dealer questionnaire, personal interview and reference checks.

(28) Before engaging in investment transactions with the City, a prospective securities broker/dealer must provide a written instrument certifying that the securities broker/dealer has received and has thoroughly reviewed this Statement of Investment Policy and has implemented reasonable procedures and controls in an effort to preclude conducting investment transactions that are not authorized by this Statement of Investment Policy, except to the extent that this authorization is dependent upon the portfolio over which the broker/dealer has no control or knowledge. A prospective securities broker/dealer must provide evidence of FINRA registration and State of Texas Securities Commission certification. Qualified broker/dealers authorized to engage in investment transactions with the City are required to regularly submit their most recent audited financial statements to the City.

(29) The City Council will adopt and annually review the list of dealers authorized to engage in investment transactions with the City.

(30) The investment officer shall prepare and submit to the City Council and management on a quarterly basis an investment report for each fund and fund group

which describes in detail the current investment position, states the beginning market value, the additions and changes to market value, and ending market value for each pooled fund, states the book value and market value of each separately invested asset at the beginning and end of the reporting period, states the maturity date of each separately invested asset, states the fund for which each individual investment was acquired and states compliance of each fund group with this Statement of Investment Strategy, the Public Funds Investment Act, and with generally accepted accounting principles. The report shall also summarize and present, on a combined portfolio basis, total market valuation, total realized gains and losses, total unrealized gains and losses, distribution by maturity sector, and distribution by security type. The monthly report will also indicate, by portfolio, total investments held and total interest income earned on a full accrual basis. The report may comment on current investment approaches and other items significant to the investment program. The report shall be signed by the Director of Financial Services and the investment officer. The investment report presented at the end of the fiscal year may also include a review of the investment activities and earnings for the entire fiscal year for each fund or fund group, discuss investment techniques, and suggest improvements which will enhance the investment program and present an investment plan for the ensuing fiscal year. The report may discuss other significant issues related to the investment program.

(31) Investment officers of the City shall refrain from personal and business activities involving any of the City's custodians, depositories, broker/dealers or investment advisors which may influence the officers' ability to conduct the officer's duties in an unbiased manner. Investment officers will not utilize investment advice concerning specific securities or classes of securities obtained in the transaction of the City's business for personal investment decisions, will in all respects subordinate their personal investment transactions to those of the City (particularly with regard to the timing of purchase and sales), and will keep all investment advice obtained on behalf of the City and all transactions contemplated and completed by the City confidential, except when disclosure is required by law.

(32) This statement of investment policy and the statement of investment strategy will be reviewed annually by the City Council. Upon completion of the review, the City Council will acknowledge by resolution or minute action that it has reviewed the investment policy and investment strategy. Periodic revisions to the investment policy, the statement of investment policy, and the statement of investment strategy may be approved by the City Council.

Section 3 Detecting, investigating, and preventing fraud, waste, and abuse

(A) For purposes of this section:

“Fraud” includes, without limitation:

- ☐ Forgery, alteration, or unauthorized negotiation or presentment of a check,

warrant, bank draft, or any other financial document of the City or its affiliates including electronic transfer of funds

- ☐ Theft of City property, including money or other thing of value
- ☐ Misappropriation of City funds, securities, supplies, or other assets
- ☐ Impropriety in the handling or reporting of money or financial transaction
- ☐ Profiteering as a result of insider knowledge of City operations
- ☐ Disclosing to another for improper gain and without authorization any confidential or proprietary information of the City
- ☐ The receipt of kick-backs, bribes or improper gifts
- ☐ Sabotage or other acts of intentional damage to City resources, including improper access or damage to a City database

“Waste” means the loss or misuse of City resources that result from deficient practices, system controls or decisions. A non-exclusive example of waste includes a violation of the City’s non-idle policy, that is, waste of fuel by needlessly allowing a vehicle to idle.

“Abuse” means the intentional, wrongful or improper use of resources or misuse of rank, position or authority that causes the loss or misuse of City property or resources such as tools, vehicles, computers, fuel, or employee time. Non-exclusive examples of abuse include using City equipment or supplies to conduct personal business and using non-confidential information to get new customers for an employee’s outside business.

(B) The City Manager shall be primarily responsible for preventing and detecting fraud, waste, and abuse involving City employees. The City Manager shall require his managerial employees to be responsible for initiating preventive measures where appropriate, to be familiar with the types of improprieties that might occur within the managerial employee’s area of responsibility, and to be alert for any indication of fraud, waste or abuse. The City Manager shall establish by directive rules for City employees regarding fraud, waste, and abuse consistent with the provisions of this policy. The directives shall apply to all employees of the City Manager and without regard to a suspected employee’s length of service or position. The directives shall require that any employee who detects or suspects an incident of fraud, waste or abuse shall immediately report the same to the next higher level of supervision in the employee’s chain of command. If the person in the next higher level of supervision is also suspected of fraud, waste or abuse, the employee shall report the fraud, waste or abuse to the Managing Director responsible for the department to which the employee is assigned. The directives shall allow an employee to by-pass the chain of command by reporting suspected fraud, waste or abuse to the hotline described below.

(C) The provisions of this policy apply to persons doing business with the City.

(D) The Internal Auditor shall establish and operate, with the cooperation of the City Manager, a “hotline” phone number or on-line intake system to which a person may anonymously report fraud, waste or abuse. A fraud, waste, and abuse hotline poster shall

be developed by the City Manager and the Internal Auditor and shall be displayed at prominent locations throughout City buildings. The poster shall include information as to how an allegation may be reported through the hotline system.

(E) As a general rule, the Internal Auditor has primary responsibility to investigate allegations of fraud and the City Manager has primary responsibility to investigate allegations of waste and abuse. No definitive rule is established by this policy, however, due to the unique circumstances of any given case. Some allegations of fraud - the theft of minor office supplies, for example - while serious, are matters to be addressed through the City Manager for appropriate action. An allegation of abuse or waste, on the other hand, may involve a criminal offense or have such substantial consequences to the interests of the City that the Internal Auditor should have the primary responsibility for investigation. An allegation that relates to an employment dispute (disagreement with management decisions or style, workers compensation issues, claims of discrimination or workplace grievances and such) shall be referred to the Managing Director of Human Resources to be handled in accordance with controlling law and City policies. The City Manager, the Internal Auditor, and the City Attorney are directed to cooperate in determining the best means of protecting the City's interests.

(F) When the Internal Auditor receives an allegation of fraud, waste or abuse, the Internal Auditor shall:

(1) Determine whether the Internal Auditor or the City Manager has primary responsibility over the allegation as provided in this policy and proceed accordingly;

(2) If the Internal Auditor has primary responsibility, perform an initial investigation to determine whether the complaint alleges reasonable cause to continue with an investigation; and

(3) If the complaint alleges a serious instance of fraud, waste or abuse under this policy, refer the complaint to the Fraud, Waste, and Abuse Committee (as described below) for further discussion and direction.

(G) The Fraud, Waste, and Abuse Committee consists of the Chair of the Audit Committee, the Internal Auditor, the City Manager, the City Attorney, and the Managing Director of Human Resources. The Chief of Police may be made a member of the committee if an allegation includes conduct that may constitute a crime or the standing committee may refer a matter to the Chief of Police for criminal investigation.

(H) The Internal Auditor, in coordination with the Fraud, Waste, and Abuse Committee, shall report serious incidents to the City Council either directly or through a report to the Audit Committee, which shall then report the matter to the City Council. The report generally should not include the names of persons involved in the incident. Minor or non-serious incidents are generally internal management issues and reports of such to the City Council are not appropriate. The director of the department in which the

incident arose shall, however, provide a written report to the City Manager regarding what actions were taken in response and what corrective actions will be taken to prevent recurrences.

Section 4 Qualifications for doing business with the City

(A) For purposes of this policy, “person” includes: (1) an individual; (2) a majority owner or principal of a corporation, partnership, association, or limited liability company; (3) shareholders in a business entity with five or fewer shareholders; and (4) majority owned affiliates of the foregoing.

(B) It is the policy of the City Council that the City not engage in business with a person who has been convicted of any state or federal felony offense. The City shall not, except as provided in this policy, enter into or renew a contract to purchase, sell, or lease goods or services to or from any person who has been: (1) convicted of a state or federal felony; or (2) convicted or fined in excess of \$50,000 on certain state or federal discrimination offenses. A conviction includes a probated sentence, a deferred adjudication, or similar disposition. Discrimination charges include only those brought for discrimination based on race, gender or religion.

(C) This policy does not apply when:

 (1) At least three years have elapsed between the conviction and the approval of the contract;

 (2) The contract does not require City Council approval;

 (3) Anything of value is paid or given to a person as an informant or participant in a crime stopper program; or

 (4) The City Council determines that application of this policy to a proposed contract would cause financial hardship to the City by its application (in which event the City Council may waive the application of this policy by the affirmative vote of not less than six members of the City Council).

(D) For bid applications that may result in a contract award by the City Council, the bidder shall include a certification in the offer that the bidder is not disqualified by the application of this policy.

Division 4. STANDARD OPERATING PROCEDURES AND HOUSEKEEPING RULES

Section 1 National Night Out

National Night Out is an event recognized throughout the United States and Canada and

held annually on the first Tuesday in August (October in Texas). It is designed to heighten crime and drug prevention awareness, generate support for and participation in local anti-crime programs, strengthen neighborhood spirit and police-community partnerships, and send a message to criminals letting them know that neighborhoods are organized and fighting back. Because the scheduled National Night Out often conflicts with the regularly scheduled first regular council meeting in October, a rescheduling of that meeting is necessary. Therefore, the first regular meeting of each October, normally held on the first Tuesday of the month, shall be rescheduled either to the first Monday of the month or to the second Tuesday of the month, when there are five Tuesdays in the month. The City Manager shall advise the City Council of scheduling options in order that the City Council may take action to reschedule the meeting not later than the second regular meeting in September.

Section 2 Board and commission appointments

(A) In May and June of every year, the City will, through the Garland City Press or similar distributions, including the city website, Garland City Press Briefs, Neighborhood Chatter, Nextdoor and other available community-related electronic communication tools, include information for the public that explains the purpose and function of every board and commission appointed by the City Council, except the Garland Youth Council. The information will solicit applications from interested Garland residents. Applications for appointment must be delivered to the City Secretary and shall be submitted on a form provided by the City Secretary for that purpose. Upon receipt of an application, the City Secretary shall check the applicant's qualifications against the requirements for appointment to the office for which appointment is sought. The deadline for submitting an application is July 1. Following the filing deadline, the City Secretary shall forward applications, including those submitted by incumbents who wish to be reappointed to a position, to the City Council for consideration. The City Council shall also be provided with an attendance report detailing the number of absences of each current board member for the preceding reporting period and a report on current vacancies.

(B) In regards to the Garland Youth Council (GYC), in March and April of every year, the City will, through the Garland City Press or similar distributions, including the city website, Garland City Press Briefs, Neighborhood Chatter, Nextdoor and other available community-related electronic communications tools include information for the public that explains the purpose and function of the GYC. The information will solicit applications from interested Garland residents who are students enrolled in grades 9 through 12. Applications for appointment must be delivered to the GYC Staff Liaison and shall be submitted on a form provided by the GYC Staff Liaison for that purpose. Upon receipt of an application, the GYC Staff Liaison shall check the applicant's qualifications against the requirements for appointment. The deadline for submitting an application is May 1. Following the filing deadline, the GYC Staff Liaison shall forward applications, including those submitted by qualified incumbents who wish to be reappointed to a position, to the City Council for consideration. The City Council shall also be provided with an attendance report detailing the number of absences of each current appointment

for the preceding reporting period.

(C) Councilmembers should review applications submitted for the position to be filled and select for nomination the person determined by the Councilmember to be most qualified for the position. Appointments for the Garland Youth Council will be made on nomination at the first regular meeting of the City Council in July. Appointments for all other boards and commissions will be made on nomination at the second regular meeting of the City Council in August.

Section 3 Assistance to non-profit organizations for special events

(A) A non-profit organization that intends to sponsor a special event within the City may request in-kind (non-monetary) assistance from the City by submitting a written request to the City Manager. A request for assistance must be made for each event - standing or continuing requests are not allowed. A request for assistance must specify what benefits will accrue to the City as a result of the event and must specify with reasonable particularity what City services are being requested. A request for assistance must include a completed Special Events Assistance Program Application (see attached form). The request and application must be filed not less than 45 days prior to the date of the event. A request for assistance does not constitute an application for a special events permit under Chapter 30 of the Code of Ordinances unless so determined by the Building Official.

(B) In order to be approved, a request for assistance must meet the following criteria:

(1) The sponsoring organization must provide evidence that the organization is an established civic, cultural, educational, religious or service group that is nationally- or state- chartered and that its membership is open to all citizens of Garland;

(2) The organization must provide proof of non-profit status under Section 501(c) of the Internal Revenue Code;

(3) The event must be of economic benefit to the community or contribute to the quality of life in Garland;

(4) An expense and revenue report for any previous year's event(s) must be included with the application;

(5) If the applicant has not previously obtained City assistance for the event, a projected expense and revenue report must be included with the application; and

(6) The event must be open for participation by the public.

(C) The City Manager may approve a request that meets the criteria established in this policy up to a maximum of \$5000.00 per event, within available budgeted funds.

Requests shall generally be considered on a first-come, first approved basis.

(D) The amount, if any, to be made available for assistance under this policy will be determined by the City Council on an annual basis as part of the annual operating budget.

(E) The City Manager shall timely notify the City Council of any upcoming special events for which assistance under this policy has been approved.

Section 4 Use of certain City-owned equipment for special events

(A) Under this policy, certain equipment owned by the City and under the control of the Parks, Recreation and Cultural Arts Department may be made available without remuneration to an organization that meets the requirements established in this policy. A request for equipment usage under this policy is secondary to and subject in all respects to the priority given to City-wide events, events sponsored by a City department, or an event co-sponsored by the City.

(B) A requesting party must make a formal written request to the City by submitting a Special Event Assistance Program Application. An application may be submitted to the Parks and Recreation Administrative Offices, 634 Apollo Rd, Garland, TX 75044 (or MET@garlandtx.gov). Approval of a request is entirely dependent on the availability of equipment. A request must be submitted at least 45 days prior to the event. A person appointed for that purpose by the City Manager is authorized to consider and approve requests that meet the requirements of this policy. Only the City Council, however, may approve a request that does not fully meet the requirements of this policy.

(C) A request for use of public equipment may not be approved except as follows:

(1) The event must be held within the Garland city limits;

(2) A requesting party may submit no more than two requests per calendar year;

(3) Unless the requestor represents a neighborhood association registered as such with the Office of Neighborhood Vitality, the requesting party must meet the eligibility requirements of the City's Special Event Assistance Program as provided in Article II, Division 4, Section 3 of these policies;

(4) Except for a neighborhood association registered as such with the Office of Neighborhood Vitality, the event must be open to the public for participation;

(5) If applicable to the event for which the equipment is requested, the requesting party must submit with its request a copy of the temporary activity permit issued by the Building Official under Section 30.210, *et seq.* of the Code of Ordinances; and

(6) The requestor must complete, sign, and submit with its application a waiver of liability and indemnification agreement pertaining to the equipment and its use in a form approved by the City Attorney.

(D) The method of transporting the equipment and, if the equipment is to be kept overnight by the requestor, the proposed method of storing and securing the equipment, must be approved in advance by the City. Failure on the part of the requestor to properly transport, store, secure or care for the equipment will disqualify any future requests by that requestor.

(E) Equipment must be returned in good condition within three days of receiving the equipment. The person signing the application form on behalf of the requestor shall be responsible for reimbursing the City for lost, damaged or delayed equipment.

Section 5 Periodic Charter review

The City Attorney shall periodically advise the City Council whether, due to changes in the law, a necessity exists for a change in the Charter. If the City Council determines that a change in the Charter should be considered, it shall timely appoint a Charter Review Committee in accordance with the Charter.

Section 6 Election day political sign moratorium

(A) Traditionally, persons who support (or oppose) a candidate or a measure in an election often urge voters arriving at a polling place on election day to vote in the manner endorsed by those supporters through various means of electioneering, including personal contacts, and by displaying signs near the polling place. Under the City's general sign regulations, the placement of political signs on City property and streets is prohibited. This policy is intended to provide for a one-day moratorium on the placement of political signs at a polling place on the official date of an election.

(B) The City Manager is directed to hold in abeyance the enforcement of those provisions of the Code of Ordinances and the Garland Development Code for the premises of a polling place and the immediately adjoining, contiguous public street front of the polling place for a period commencing at 7:00 p.m. the day before the official date of an election and ending at 7:00 a.m., the day following the election. The abeyance provided hereby shall apply only to signs containing a political message and only applies if the sign: (a) is no larger than six square feet in area and weighs no more than one pound; (b) is mounted to the ground by means of a stake or stakes, a pedestal, or other temporary, ground mounted, self-supporting means; and (c) does not encroach on the distance barrier prescribed by Sec. 63.100, Texas Election Code.

(C) Nothing contained in this policy shall be construed as allowing the placement or attachment of any sign on any tree, pole, building or other sign or damaging in any manner any City property. This policy is not intended to limit in any manner the authority of the State or election officials regarding electioneering and the placement of signs, and this policy does not require the owner of a polling place not owned by the City to allow the placement of signs on that property. No sign may be placed so as to encroach upon or obstruct any street, driveway, parking space, fire lane, sidewalk or

pathway.

(D) If the sign contains a political message, this policy applies, and the City Manager does not have discretion to determine whether the viewpoint expressed on the sign falls within or without the moratorium authorized by this policy. No member of the City Council shall demand that a sign be removed or that any provision of the City's sign regulations otherwise be enforced with respect to any political sign covered by this policy.

Division 5. CEREMONIAL AND HONORARY PROCEDURES

Section 1 Building dedication plaques

Dedication plaques may be placed on new City buildings, City buildings that have undergone major rehabilitation, and on other major capital improvement projects. The dedication plaques, if commemorating members of the City Council, shall include only the names of the mayor and the members of the City Council who initially approved the project. The names of members of the City Council who approved preliminary matters (such as the capital improvements plan) or subsequent matters (such as change orders) need not be included.

Section 2 Outgoing appreciation commemoratives

(A) The City shall recognize the service of outgoing members of the City Council by presenting the member with a City flag and a commemorative memento that displays the City of Garland seal and the name and years of service of the Councilmember. The design and form of the memento shall be coordinated through the Office of the City Manager in order to provide consistency and cost control. The City Council shall budget funds necessary and appropriate for such purposes.

(B) In recognition of the services provided by the citizens who serve as appointees to boards and commissions, the City Council shall budget for an annual appreciation function to be held in the fall for all members of boards and commissions who have served during the preceding year. At that time, members who are retiring will be presented with a commemorative recognition of appreciation for service to the City in a form provided by the City Manager.

Section 3 Ceremonial documents

Certain ceremonial documents may be issued by the Mayor including proclamations, special recognitions, resolutions of honor, honorary citizenships, and official greetings. A member of the City Council may request the preparation of certificates of appreciation for presentation to citizens who the Councilmember wishes to recognize for outstanding service to Garland. All requests for ceremonial documents shall be made in writing to the Office of the Mayor. The request shall describe the occasion or person to be commemorated, the value of that person or occasion to Garland, and how the proposed commemoration relates to the citizens of Garland. The Mayor shall determine whether to approve the request and, if approved, what form of commemoration will be given and whether the commemoration will be presented at a meeting of the City Council.

Section 4 Meritorious service awards

On occasion, a citizen or employee of the City may perform an act of heroism or provide service to the citizens of Garland beyond the call of duty. The City Council may recognize such acts and service by issuing a City Council “Medal of Honor” to deserving recipients. A nomination for the award of a meritorious service award may be submitted to the City Council by any member or, if the nomination is made by a citizen, by forwarding the nomination to the Mayor.

Division 6. COUNCIL DIRECTIVES TO MANAGEMENT

Section 1 Public use of City Hall

The City Manager shall develop a program to allow for the use of the Council Chambers and the 1st Floor meeting rooms in City Hall by non-profit groups. The program shall be consistent with current security protocols and shall recognize the public use of City Hall for public business as paramount.

Section 2 Compensation of City employees

It is the policy of the City Council that, within the City’s financial and budgetary limits, all City employees will be compensated at a level that is competitive with the compensation paid to employees within the City’s employment market area. The City Manager is directed to have annual compensation surveys conducted within the City’s employment market area to determine whether employment compensation for City employees is competitive for such purposes, and to perform occasional job evaluations to determine what compensation adjustments should be made for persons already employed by the City.

Section 3 Homeowner’s association by-law review

Some homeowners’ associations within the City must submit the by-laws (or amendments to the bylaws) of the association to the City for review and approval. The City Manager shall designate a department for such purposes and shall cause the review to be limited to a determination whether the proposed bylaws, including any proposed amendment, adequately provides a source of funds and a means of obtaining those funds (such as through mandatory homeowners’ association assessments) to pay for the upkeep, repair, and maintenance of any improvements owned by the association including public improvements such as screening walls, subdivision entry features, and the like.

Section 4 Right of way acquisition and waiver of special assessments

The City Manager is hereby authorized to offer, in exchange for a dedication of right of way necessary for the completion of a street improvement project, the waiver of special assessments that will or may be assessed against the owners of real property that abuts

the project.

Section 5 Restrictions on the representation of third-parties by former City employees (“revolving door policy”)

A former employee of the City who was employed as a departmental director, managing director, senior managing director, or as the City Manager may not make any communication to or appearance before the City Council before the second anniversary of the date the former employee ceased to be employed by the City if the communication or appearance is made: (1) with the intent to influence the City Council; (2) is made or done on behalf of any person other than the former employee in an individual capacity, and; (3) is made or done in connection with any matter on which the former employee seeks official action.

Section 6 “Over-hiring” of civil-service positions for police and fire

The City Council recognizes that, when a vacancy occurs in an entry-level civil service position, the process of recruiting and training a replacement may take more than a year. Due to the time lag, the rigors of training, and other factors beyond the City’s control, a class of potential recruits may decrease in size by half or more during the recruitment and training process. The City Council also recognizes that the expected vacancy rate for the Police and Fire departments can be reasonably calculated. It is the desire of the City Council that staffing of civil service positions remain as close as possible to 100% of authorized strength. Accordingly, the City Manager is authorized to estimate the potential vacancies within the Police and Fire departments that are reasonably likely to occur within the future and, based on that estimate, hire a sufficient number of recruits for those positions so that, accounting for anticipated and historical attrition rates, the staffing level of civil service positions will likely be as close as possible to 100% of authorized strength.

Section 7 Doing business with delinquent account holders

It is the policy of the City Council that the City not do business with a person (including a business entity of any sort) who is delinquent on an account to the City. Examples of delinquent accounts include taxes, impact fees, special assessments, utility bills, and EMS fees. The City Manager shall cause the affected departments within the City (including Purchasing, Engineering, Planning, and GP&L) to be provided with sufficient information to enforce the provisions of this policy.

Section 8 Payroll deductions under Sec. 141.008, TEX. LOCAL GOV’T CODE

Membership dues payable to a bona fide employee’s association named by a requesting employee may be deducted from the requesting employee’s salary or wages provided that: (1) the requesting employee is an active, full-time employee; (2) participation by the requesting employee in the payroll deduction program is voluntary; (3) the requesting

employee submits to the City a written request stating the amount to be deducted each month from the employee's salary or wages; and (4) the written request specifies the employees' association to which the deducted funds will be transferred. The City is under no obligation to incur any expense in the administration of an employee payroll deduction program.

ATTACHMENTS:

Council Committee Interest Form

Special Events Assistance Program Application

COUNCIL COMMITTEE INTEREST FORM

Council Member: _____

Please identify the Committee(s) you would prefer to serve on, "1" being your first choice. Indicate at least two choices.

- _____ Audit
- _____ Administrative Services
- _____ Community Services
- _____ Development Services
- _____ Public Safety Services

Please check one of the following if you are interested in serving:

Garland Economic Development Partnership	_____ YES	_____ NO
North Central Texas Council of Governments	_____ YES	_____ NO
Dallas Regional Mobility Council	_____ YES	_____ NO



GARLAND

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Special Event Assistance Application

Date Submitted _____
(Must be minimum 45 days prior to event)

SECTION 1: Event Information

Event title: _____

Organization: _____

Event location: _____

Event date(s): _____ Start time: _____ End time: _____

Load in date/time: _____ Load out date/time: _____

Event description: _____

Is this a new event? Yes No If no, # years event has been held prior to current year: __

Attendance last time: _____ Estimated attendance this year: _____

What is the purpose of this event? _____

How will this event benefit the Garland community? _____

How will the proceeds of this event be used? _____

SECTION 2: Event Sponsor Information

Event contact _____ Email: _____

1: Address: _____

Event contact _____ Phone: _____

2: Address: _____ Email: _____

Organization tax ID #: _____

Phone: _____

Non-Profit Status: 501(c)3 501(c)4 Neither

NOTE: Upon approval of the event application, and at least ten (10) days prior to the event, the event sponsor shall provide the City with evidence of public event liability insurance in the amount of \$500,000 per occurrence for bodily injury and property

damage arising from the Event. The insurance shall be written with an insurance company authorized to transact business in the State of Texas and have a current rating of "A" or better by A.M. Best Key Rating Guide.

SECTION 3: Event Logistics

Listed below are logistical elements that may be a part of your event. “Services available through City” indicates what the City of Garland may be able to provide through the Special Event Assistance Program. The “Applicant’s Responsibilities” section refers to logistical elements which may be a part of your event, but that are typically provided by the event sponsor or producer. Please check all in both sections that apply to your event:

Services available through City Responsibility	Applicant’s
“ Police security	“
Concessions/health permits	
“ Street closures	“ Portable
restrooms	
“ Barricades	“
Stage/grandstand	
“ Traffic/crowd control	
“ Tents	
“ Trash/recycling containers	“
Amusement rides	
“ Running water (if available at site)	“
Temporary fencing	
“ Electrical power (if available at site)	“ Signs, banners (City signage ordinances apply)
“ Park use (must be approved by Parks Dept. Director)	“
Merchandising	
“ Preparation of City-owned facility/property	“ Sound
amplification	
“ Animals (contact Animal Services Dept.)	
“ Overnight security	
“ Open flames	
“ Generators	
“ Off-site parking and transportation	
“ Event insurance	
“ Clean up of facility or event area	

SECTION 4: Supplemental Application Materials

Listed below are additional documents that are required in order to complete the application for event assistance. Each item is due at the time the application is submitted, unless otherwise indicated.

- “ Copy of proposed event site plan (fairs, festivals and carnivals) and/or route plan (parades/runs)
- “ Proof of 501(c)3 or 501(c)4 status (official IRS letter)
- “ Temporary Activity Permit

application

.. Copy of the group's insurance declarations page, listing City of Garland as additional insured (due no later than 10 days prior to the event date)

I certify that the event for which this application has been prepared will be open to all citizens, and that attendance will not be limited by age, sex race, physical impairment, or other means. I further certify that this event is sponsored by a non-profit organization. On behalf of the event producer or sponsor, I agree to abide by the Special Events Guidelines provided with this Application. I further certify that the facts contained in this Application are accurate.

The event sponsor/producer does hereby fully release, discharge and Indemnify the City of Garland and its officers, agents, servants, and employees from and against any and all claims from injuries, damage or loss which might occur during the special event set forth in this Application, regardless of cause and even if caused by the City of Garland.

Signature of organization representative

Date

Print name of organization representative

PRE-EVENT BUDGET

Budget must be submitted on this form or in this format for review. If applying as a pre-existing event, applicant must submit final total profit/loss from the previous year's event as well.

Admission fees/ticket sales	PROJECTED REVENUE
Booth sales/rental	
Souvenir/merchandise sales	_____
Concession sales	_____
Donations	_____
Sponsorships	_____
Other	_____
Total projected revenue	_____

Administrative	PROJECTED EXPENSE
Expenses: Staff	_____
Facility rental	_____
Supplies	_____
Operating	
Expenses:	_____
Entertainment	
Portable restrooms	_____
Generators Tent	_____
Stage/sound/lighting	_____
Food, lodging	_____
Decorations/signage	_____
Rental expense (tables, chairs, etc.)	
Other	_____
Advertising/Promotion Expenses:	
Posters/flyers (design & printing)	

Brochures (design & printing)

Print ads

Radio/television ads

=====

Total projected expense

=====

PROJECTED PROFIT OR (LOSS) _____



GARLAND

City Council Regular Session Agenda

Meeting Date: April 4, 2017

Item Title: Boards & Commissions

Submitted By: Elisa Morales, Management Services Coordinator , Administration

Summary:

Council Member Anita Goebel

- Herman L. Pucket - Board of Adjustment
-

Attachments

Herman Pucket Board of Adjustment Application



GARLAND

TEXAS MADE HERE

CITY OF GARLAND
RECEIVED
MAR 20 2017
CITY SECRETARY

Application for City of Garland Boards/Commissions/Committees

Please Type or Print Clearly:

Date: 3-19-2017

Name: Mr Herman S Puckett Phone: _____
(Home)

Address: _____ Phone: _____
(Other)

City, State, Zip: Garland TX 75040 Email: _____

Resident of Garland for 58 years Resident of Texas for 74 years

✓ Dallas County Voter Registration Number: _____ Garland City Council District Number 2

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.

If you have previously 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.

Bellare Bright Neighborhood Association

What is your educational background?

Finnish Night School

What is your occupational experience?

Work for Kraft food 34 years

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

Herman Puckett

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

☒ 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 **

☐ Property Standards Board

☐ Library Board

☐ Parks and Recreation Board

☐ Plan Commission *

☐ Plumbing and Mechanical Codes Board

☐ Senior Citizens Advisory Committee

* Plan Commission members must live in district

** Garland Youth Council has a separate application

Return completed application to:

City Secretary's Office
200 North Fifth Street
Garland, TX 75040

Fax: 972-205-2504

Email: rdow@GarlandTx.gov

Utilities: Current MS 3/22
Taxes: Current MS 3/28/17
Claims: none MS 3/20/17

Revised 03/2015