



## **AGENDA**

**REGULAR MEETING OF THE CITY COUNCIL  
City of Garland  
Duckworth Building, Goldie Locke Room  
217 North Fifth Street  
Garland, Texas  
December 2, 2014  
7:00 p.m.**

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

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

### **CITY COUNCIL GOALS 2020**

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

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

**MAYORAL PROCLAMATIONS,  
RECOGNITIONS, AND ANNOUNCEMENTS**

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

**CONSENT AGENDA**

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

1. Consider approval of the minutes of the November 18, 2014 Regular Meeting.
2. Consider approval of the following bids:

**a. Electric Utility Circuit Breakers Bid No. 4764-14**

**Mitsubishi Electric \$3,500,000.00**

*This request is for a term contract with four renewal options for the purchase of circuit breakers for Garland Power & Light and the Texas Municipal Power Agency.*

**b. Fault Indicators Bid No. 4826-15**

<b>Techline, Inc.</b>	<b>\$104,010.00</b>
<b>Hughes Supply</b>	<b><u>16,160.00</u></b>
<b>TOTAL</b>	<b><u>\$120,170.00</u></b>

*This request is for a term contract with four renewal options for fault indicators for warehouse inventory to be used by Garland Power & Light for locating faults in the electrical system.*

**c. Rowlett Creek Service Area – Phase 1**

**Bid No. 4952-15**

**Pipeline Analysis, LLC**

**\$150,000.00**

*This request is to provide professional engineering services to install, calibrate, provide O & M, perform data analysis, and prepare an Annual Wastewater Flow Monitoring Report. This report is essential to produce an updated Wastewater Management Plan to the Texas Commission on Environmental Quality.*

**d. Aerial Bucket Trucks**

**Bid No. 4885-15**

**Altec, Inc.**

**\$371,455.00**

*This request is for the purchase of three aerial bucket trucks to be used by Garland Power & Light and the Transportation Department in their daily operations.*

- 3. Consider a resolution authorizing the Mayor to execute an abandonment of easement for the abandonment of a variable-width slope easement from Rowlett Road north along the east side of Roan Road.**

*At the November 17, 2014 Work Session, Council considered authorizing the abandonment of an existing variable width slope easement adjacent to Roan Road in anticipation of lots being developed in the new Hillside on the Lake subdivision at Roan Road and Rowlett Road.*

- 4. Consider a resolution approving the sale of real property, 2918 O’Henry; authorizing the Mayor to execute a deed conveying the property to David Lam.**

*At the November 17, 2014 Work Session, Council considered the sale of vacant residential property at 2918 O’Henry Drive to David Lam for \$23,000. On May 1, 2012, the property was struck off to the City of Garland pursuant to a delinquent tax suit. The appraisal district’s fair market value for the property is \$23,000.*

- 5. Consider a resolution approving the sale of real property, 501 Edgefield Drive; authorizing the Mayor to execute a deed conveying the property to Bailey Family Builders, Inc.**

*At the November 3, 2014 Work Session, Council considered authorizing the sale of a City-owned residential property at 501 Edgefield Dr. for \$14,000 to Bailey*

*Family Builders, Inc. for the public purpose of affordable housing with the Housing and Community Services Department.*

## ITEMS FOR INDIVIDUAL CONSIDERATION

### Speaker Regulations:

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

6. **Consider a resolution authorizing the execution of a Chapter 380 Economic Development Agreement by and between Carroll Company and the City of Garland.**

*The Carroll Company consolidated 185,000 sq. ft. of manufacturing and distribution from Maryland to Garland this year and is evaluating another consolidation of 75,000 sq. ft. from their California facility. At the November 17, 2014 Work Session, Council considered recommendations by the Garland Economic Development Partnership Steering Committee that Council provide: 1) general support for the project and 2) a Chapter 380 Finance Grant – total of \$100,000.*

7. **Hold public hearings on the following zoning cases:**

**Consider the application of Apartment Development Services requesting approval of a 1) Detail Plan for a 198 unit multi-family development on property zoned Planned Development (PD) District 13-35 for Multi-Family Uses, 2) a variance to Section 10-200 of the Comprehensive Zoning Ordinance to reduce the minimum parking requirement, and 3) a variance to the IH 30 Development Standards including Section 34.18(D)(4) regarding storage facilities for multi-family. (File No. 14-42, District 3)**

*The applicant requests approval of a Detail Plan to construct a 198 unit multi-family development and variances to reduce the parking requirement and the amount of storage facilities for each dwelling unit.*

**8. 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.*

- Scott Roberts – Plan Commission (District 1)
- Harlan Ray Seagren – Garland Cultural Arts Commission (District 1)
- Deo Sookdeo – Community Multicultural Commission (District 1)

**9. 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.*

**10. Adjourn.**

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

The City Council of the City of Garland convened in regular session at 7:00 pm on Tuesday, November 18, 2014 in the Goldie Locke Room, 217 North Fifth Street, Garland, Texas, with the following members present.

Mayor	Douglas Athas
Mayor Pro Tem	Jim Cahill
Deputy Mayor Pro Tem	Marvin 'Tim' Campbell
Council Member	Anita Goebel
Council Member	Stephen Stanley
Council Member	B.J. Williams
Council Member	Billy Mack Williams
Council Member	Lori Barnett Dodson
Council Member	Scott LeMay

STAFF PRESENT:	City Manager	William E. Dollar
	City Attorney	Brad Neighbor
	Interim City Secretary	Debra Booth

CALL TO ORDER: Mayor Athas called the meeting to order. District 6 Council Member Lori Barnett Dodson led the invocation followed by the Pledge of Allegiance.

CEREMONIALS: Mayor Athas recognized a young man from Boy Scout Troop 437, and welcomed a representative from the Salvation Army celebrating the kick-off of the Red Kettle Campaign.

CONSENT AGENDA: All items marked with asterisks (\*\*) on the Consent Agenda were voted on at the beginning of the meeting. Mayor Athas noted item 6 was pulled for individual consideration. Mayor Athas read the items into the record. Motion was made by Council Member Dodson, seconded by Council Member Goebel, to approve items 1, 2a, 2b, 3a, 3b, 4, and 5. Motion carried, 9 ayes, 0 nays.

1. APPROVED \*\* Minutes of the November 3 and 4, 2014 Regular Meeting of the City of Garland City Council.

2a. APPROVED \*\* Bid No. 4588-14 in the amount of \$180,000.00 to Requordit, Inc. to provide ongoing maintenance and support for the

City's Hyland OnBase electronic document management system.

- 2b. APPROVED \*\* Bid No. 4893-15 in the amount of \$140,000.00 to Geographic Information System (GIS) Upgrade in the amount of \$127,117.50 with a Contingency of \$12,882.50 for the upgrade of Garland Power & Light's existing GIS to the most current version.
- 3a. APPROVED \*\* Ordinance No. 6745 amending the zoning laws of the City of Garland by approving an amendment of Planned Development District 01-03 for Limited Shopping Center Uses, an amendment of a Concept Plan, a Detail Plan for a Restaurant, Drive-through, and a Specific Use Permit for a Restaurant, Drive-through on a 0.6989-acre tract of land located on the southeast corner of Lavon Drive and Foster Road. (Zoning File No. 14-38, GFC Leasing Corp LLC)
- 3b. APPROVED \*\* Ordinance No. 6746 amending the zoning laws of the City of Garland by approving a change in zoning from Planned Development District 84-25 and 99-43 for General Business Uses and Neighborhood Service Uses to a Planned Development District for Single Family Uses and a Detail Plan for Single Family Homes on a 6.606-acre tract of land located north of the intersection of Apollo Road and West Brand Road. (Zoning File No. 14-39, Fourth Avenue Investments LLC)
4. APPROVED \*\* Approval by minute action authorizing the City Manager to execute a change order to Wiginton Hooker Jeffry Architects in the amount of \$97,750 for additional architectural design services associated with Fire Station No. 5.
5. APPROVED \*\* Resolution No. 10165 appointing Debra Booth as Interim City Secretary and Courtney Vanover as Assistant Interim City Secretary for the City of Garland until such time as Council appoints a City Secretary.

6. APPROVED

Hold a public hearing and consider nominating Kraft Foods Group, Inc. for a Texas Enterprise Project designation based on job retention.

Mayor Athas opened the public hearing at 7:10 PM. Speaking on this item was Paul Mayer, Chief Executive Officer of the Garland Chamber of Commerce.

Motion was made by Mayor Pro Tem Cahill, seconded by Council Member Dodson, to close the public hearing and approve Ordinance No. 6747 ordaining the City's participation in the Texas Enterprise Zone program pursuant to the Texas Enterprise Zone Act, Chapter 2303, Texas Government Code, providing tax incentives designating a liaison for communication with interested parties, and nominating Kraft Foods Group, Inc. to the Office of the Governor, Economic Development and Tourism through the Economic Development as an enterprise project. Motion carried, 9 ayes, 0 nays.

7. APPROVED

Hold a public hearing and consider a resolution authorizing the execution of a Chapter 380 Economic Development Agreement by and between Massimo Motor sports, LLC and the City of Garland.

Mayor Athas opened the public hearing at 7:13 PM. Speaking on this item was Paul Mayer, Chief Executive Officer of the Garland Chamber of Commerce.

Motion was made by Council Member Dodson, seconded by Council Member Billy Mack Williams, to close the public hearing and approve Resolution No. 10166 authorizing the execution of a Chapter 380 Economic Development Agreement between Massimo Motors and the City of Garland. Massimo Motors is considering relocating their automated robotic manufacturing operation from China to a facility in Garland in the future. Motion carried, 9 ayes, 0 nays.

8. APPROVED

Consider the application of Ryan Anderson requesting approval of a variance to Section 33A-400 of the Comprehensive Zoning Ordinance regarding the distance from an establishment that sells or serves alcoholic beverages to a church or school. The property is located at 601 West State Street. (File BW 14-01, District 2)

This proposal is for approval of a variance to reduce the required distance of 300 feet from an establishment that sells or serves alcoholic beverages to a church or school.

Mayor Athas opened the public hearing at 7:18 PM. Speaking on this item were Anita Russelmann, Director of Planning, Tony Stubblefield, and Ryan Anderson. Motion was made by Council Member Goebel, seconded by Council Member Dodson, to close the public hearing and approved the request. Motion carried, 7 ayes, 2 nays – Council Member Billy Mack Williams and Council Member Cahill.

9. CITIZEN COMMENTS Speaking on Citizen Comments was Mary Ann Wickersham.

There being no further business to come before the Council, Mayor Athas adjourned the meeting at 7:26 pm.

CITY OF GARLAND, TEXAS

APPROVED: \_\_\_\_\_  
Douglas Athas, Mayor

ATTEST: \_\_\_\_\_  
Interim City Secretary



# Purchasing Report

## **ELECTRIC UTILITY CIRCUIT BREAKERS** **TERM CONTRACT**

### **PURCHASE JUSTIFICATION:**

The purpose of this bid is to award a Term Contract with four (4) renewal options for the purchase of Circuit Breakers as needed for Garland Power & Light and Texas Municipal Power Agency. This contract is awarded by unit price which will remain firm for the first year. Any subsequent changes must be justified and mutually agreed upon. Quantities are estimated and may be more or less depending on actual needs. Expenditures will not exceed the appropriated funds.

### **AWARD RECOMMENDATION:**

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Mitsubishi Electric	All	\$3,500,000.00
	<b>TOTAL:</b>	<b>\$3,500,000.00</b>

### **BASIS FOR AWARD:**

#### **Straight Low Bid**

Submitted by:

Gary L. Holcomb, CPPO, C.P.M.  
 Director of Procurement

Reviewed by:

William E. Dollar  
 City Manager

Date: 11/20/14

Date: 11/21/14

<b><u>FINANCIAL SUMMARY:</u></b>	
Total Project/Account: \$	N/A
Expended/Encumbered to Date:	N/A
Balance: \$	N/A
This Item:	3,500,000
Proposed Balance: \$	N/A
Trent Schulze	11/20/14
Budget Analyst	Date
Ron Young	11/20/14
Budget Director	Date

<b>Operating Budget:</b> <input checked="" type="checkbox"/> <b>CIP:</b> <input type="checkbox"/> <b>Year:</b> <u>FY 2014-15</u>
<b>Document Location:</b> <u>Page 212</u>
<b>Account #:</b> 451-6999
<b>Fund/Agency/Project – Description:</b> Term Contract – Circuit Breakers
<b>Comments:</b> Term Contract sets price but does not commit funds. Expenses will be charged to accounts as incurred.





# **GARLAND**

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## **PURCHASING**

### **Executive Summary** **Bid 4764-14** **Electric Utility Circuit Breakers**

**Recommended Vendor:**

Mitsubishi Electric

**Total Recommended Award:**

\$3,500,000.00

**Basis for Award:**

Straight Low Bid

**Purpose:**

The purpose of this bid is to award a Term Contract with (4) renewal options for the purchase of circuit breakers as needed for Garland Power & Light and Texas Municipal Power Agency.

**Evaluation:**

Requests for bids were issued per Purchasing procedures. Due to standardization of the circuit breakers, Mitsubishi Electric was the only vendor to submit a bid. Their bid was within budget and met all requirements of the specifications.

**Recommendation:**

Staff recommends awarding a Term Contract for circuit breakers to Mitsubishi Electric.

**Funding Information:**

Funds will be expensed as needed from the GP&L and TMPA CIP Budgets.

**Department Director:**

Ross Owen, Transmission & Distribution Director, 972-205-3532



## Purchasing Report

### **FAULT INDICATORS FOR WAREHOUSE INVENTORY TERM CONTRACT**

**PURCHASE JUSTIFICATION:**

The purpose of this bid is to award a Term Contract with four (4) renewal options for Fault Indicators. These are Warehouse inventory items used by GP&L for locating faults in the electrical system. This contract is awarded by unit price which will remain firm for the first year. Any subsequent changes must be justified and mutually agreed upon. The quantities are estimated and may be more or less depending on actual needs.

**AWARD RECOMMENDATION:**

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Hughes Supply	1	\$ 16,160.00
Techline, Inc.	2	104,010.00
	<b>TOTAL:</b>	<b>\$120,170.00</b>

**BASIS FOR AWARD:**

**Straight Low Bid**

Submitted by:

Reviewed by:

Gary L. Holcomb, CPPO, C.P.M.  
 Director of Procurement

William E. Dollar  
 City Manager

Date: 11/20/14

Date: 11/21/14

<b><u>FINANCIAL SUMMARY:</u></b>	
Total Project/Account: \$	N/A
Expended/Encumbered to Date:	N/A
Balance: \$	N/A
This Item:	120,170
Proposed Balance: \$	N/A
Trent Schulze	11/20/14
Budget Analyst	Date
Ron Young	11/20/14
Budget Director	Date
Operating Budget: <input checked="" type="checkbox"/> CIP: <input type="checkbox"/> Year: <u>FY 2014-15</u>	
Document Location: <u>Page 212</u>	
Account #: 451-6999 (451-1300)	
Fund/Agency/Project – Description: Term Contract – Fault Indicators	
Comments: Term Contract sets price but does not commit funds. Expenses will be charged to accounts as incurred.	





# GARLAND

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## PURCHASING

### Executive Summary Bid 4826-15 Term Contract for Fault Indicators

**Recommended Vendors:**

Hughes Supply	\$16,160.00
Techline, Inc.	<u>\$104,010.00</u>

**Total Recommended Award:** \$120,170.00

**Basis for Award:**

Straight Low Bid

**Purpose:**

The purpose of this bid is to award a Term Contract with (4) renewal options for fault indicators. These are Warehouse inventory items used by Garland Power & Light for the purpose of locating faults in the electrical system.

**Evaluation:**

Requests for bids were issued in accordance with Purchasing procedures. Four (4) bids were received and evaluated. Hughes Supply was straight low bidder on item 1 and Techline, Inc. was straight low bidder on item 2.

**Recommendation:**

Hughes Supply and Techline, Inc. are the recommended straight low bidders meeting all specifications.

**Funding Information:**

Blanket Account Code 451-6999

**Department Director:**

Gary L. Holcomb, Director of Procurement, 972-205-2425



# Purchasing Report

## ROWLETT CREEK SERVICE AREA – PHASE 1 OPEN MARKET

### PURCHASE JUSTIFICATION:

The purpose of this contract is to provide professional engineering services to install, calibrate, provide O&M, perform data analysis, and prepare an Annual Wastewater Flow Monitoring Report. This report is essential to produce an updated Wastewater Management Plan to the Texas Commission on Environmental Quality.

### AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Pipeline Analysis, LLC	All	\$150,000.00
<b>TOTAL:</b>		\$150,000.00

### BASIS FOR AWARD:

#### Most Qualified

Submitted by:

Reviewed by:

Gary L. Holcomb, CPPO, C.P.M.  
 Director of Procurement

William E. Dollar  
 City Manager

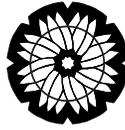
Date: 11/18/14

Date: 11/21/14

<u>FINANCIAL SUMMARY:</u>	
Total Project/Account: \$	150,000
Expended/Encumbered to Date:	-0-
Balance: \$	150,000
This Item:	150,000
Proposed Balance: \$	-0-
Matt Watson	11/19/14
Budget Analyst	Date
Ron Young	11/19/14
Budget Director	Date

Operating Budget: <input checked="" type="checkbox"/>	CIP: <input type="checkbox"/>	Year: 2014-15
Document Location:	Page 277	
Account #:	231-4123-7111	
Fund/Agency/Project – Description:	Wastewater Utility Fund / Inflow – Flow Monitoring	
Comments:		





# **GARLAND**

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## **PURCHASING**

### **Executive Summary** **Bid 4952-15** **Rowlett Creek Service Area – Phase 1**

**Recommended Vendor:**

Pipeline Analysis, LLC

**Total Recommended Award:**

\$150,000.00

**Basis for Award:**

Most Qualified

**Purpose:**

The purpose of this contract is to provide professional engineering services to install, calibrate, provide O&M, perform data analysis and prepare an Annual Wastewater Flow Monitoring Report. This report is essential to produce an updated Wastewater Management Plan to the Texas Commission on Environmental Quality.

**Evaluation:**

Pipeline Analysis, LLC was short-listed as a professional services provider through a Request for Qualification process. They were selected as the most qualified firm for this specific project.

**Recommendation:**

Staff recommends awarding the contract to Pipeline Analysis, LLC as the most qualified firm.

**Funding Information:**

O&M 231-4123-7111

**Department Director:**

John Baker, Managing Director of Water and Wastewater Utilities, 972-205-3283



# Purchasing Report

## AERIAL BUCKET TRUCKS OPEN MARKET

### PURCHASE JUSTIFICATION:

This request is for the purchase of three (3) aerial bucket trucks to be used by Garland Power & Light and the Transportation Department in their daily operations. These trucks are being purchased through the NJPA Purchasing Cooperative contract 31014. Funding was approved in the 2014-15 Equipment Replacement Fund and Operating Budget.

### AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Altec, Inc.	All	\$371,455.00
<b>TOTAL:</b>		\$371,455.00

### BASIS FOR AWARD:

#### Cooperative Purchase

Submitted by:

Reviewed by:

Gary L. Holcomb, CPPO, C.P.M.  
 Director of Procurement

William E. Dollar  
 City Manager

Date: 11/20/14

Date: 11/24/14

<u>FINANCIAL SUMMARY:</u>	
Total Project/Account: \$	3,079,898
Expended/Encumbered to Date:	1,685,914
Balance: \$	1,393,984
This Item:	371,455
Proposed Balance: \$	1,022,529
Ron Tiffany	11-21-14
Budget Analyst	Date
Ron Young	11-24-14
Budget Director	Date

Operating Budget: <input checked="" type="checkbox"/>	CIP: <input type="checkbox"/>	Year: 2014-15
Document Location: various		
Account #: 444-3226-9009, 100-1711-9009		
Fund/Agency/Project – Description: Equipment Replacement Fund - 1 unit Transportation Dept. - 2 units		
Comments:		





# **GARLAND**

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## **PURCHASING**

Executive Summary  
Bid 4885-15  
Aerial Bucket Trucks

**Recommended Vendor:**

Altec, Inc.

**Total Recommended Award:**

\$371,455.00

**Basis for Award:**

Cooperative Purchase

**Purpose:**

The purpose of this bid is to purchase three (3) aerial bucket trucks to be used by Garland Power & Light and the Transportation Department in their daily operations.

**Evaluation:**

These trucks are being provided by Altec, Inc. through the National Joint Purchasing Alliance (NJPA) Purchasing Cooperative Contract 31014.

**Recommendation:**

Staff recommends awarding the bid for aerial bucket trucks to Altec, Inc.

**Funding Information:**

444-3226-9009, 100-1711-9009

**Department Director:**

Terry Anglin, Fleet Services Director, 972-205-3524



# City Council Item Summary Sheet

Work Session

Date: December 2, 2014

Agenda Item

## Slope Easement Abandonment – Roan Road Hillside on the Lake Subdivision

### Summary of Request/Problem

In anticipation of lots being developed in the new Hillside on the Lake subdivision at Roan Road and Rowlett Road, the City agrees to abandon an existing variable width slope easement adjacent to Roan Road. The developer has constructed improvements adjacent to Roan Road where the slope easement is no longer required. The abandonment will allow future residents of the residential lots better utilization of their backyards.

This item was considered by Council at the November 17, 2014 Work Session.

### Recommendation/Action Requested and Justification

Approve by Resolution authorizing the Mayor to abandon the variable width slope easement adjacent to the eastern right-of-way line of Roan Road just north of the Rowlett Road intersection.

**Submitted By:**

**Michael C. Polocek, P.E.**  
Director of Engineering

**Approved By:**

**William E. Dollar**  
City Manager

**RESOLUTION NO.**

**A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE AN ABANDONMENT OF EASEMENT FOR THE ABANDONMENT OF A VARIABLE-WIDTH SLOPE EASEMENT FROM ROWLETT ROAD NORTH ALONG THE EAST SIDE OF ROAN ROAD; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City of Garland received the slope easement in 1995 as a result of a dedication by Barbara Maureen Tucker by separate instrument recorded in Volume 95060, Page 2294 of the Deed Records of Dallas County, Texas.

**WHEREAS**, the City of Garland has determined that the slope easement is no longer needed for public use and abandonment would allow for further development of the property.

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

**Section 1**

That the City of Garland hereby abandons the slope easement, which is more particularly described and depicted in Attachment 1 to the Abandonment of Easement attached hereto as Exhibit "A".

**Section 2**

That the Mayor is hereby authorized to execute the Abandonment of Easement, in the form and substance of that attached hereto as Exhibit "A".

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

**PASSED AND APPROVED** this the \_\_\_\_ of December, 2014.

**CITY OF GARLAND, TEXAS**

\_\_\_\_\_  
Mayor

**ATTEST:**

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

Exhibit A

**ABANDONMENT OF EASEMENT**

STATE OF TEXAS

§

§ KNOW ALL BY THESE PRESENTS:

COUNTY OF DALLAS

§

**THIS DOCUMENT** is executed this \_\_\_\_\_ day of December, 2014 by the City of Garland, a Texas home-rule municipality (hereinafter "City"), and M/I HOMES OF DFW, L.L.C, a Delaware limited liability company, 405 State Highway 121, Suite A-120, Lewisville, Texas 75067 ("Grantee").

**WHEREAS**, that certain easement (more particularly described in Attachment 1 attached hereto as "TO BE ABANDONED" and hereinafter referred to as the "Easement") is no longer needed by the City for any purpose, and is not required or convenient for any use or public purpose in the future and have no value to the City; and

**WHEREAS**, the City desires to release and abandon the Easement; and

**WHEREAS**, on December 2, 2014, the City of Garland City Council approved Resolution No. \_\_\_\_\_ authorizing the Mayor to execute an agreement abandoning and releasing any and all interests that the City has in the Easement.

**WHEREAS**, upon the abandonment of the Easement, Grantee, the owner of the real property which is subject to the Easement, has acknowledged on behalf of itself, its successors and assigns, its sole and complete responsibility for the condition of the Easement as it currently exists and may exist in the future and has further agreed, to the extent allowed by law, to hold the City, its officers, and agents and employees harmless from any and all claims concerning the Easement.

**NOW, THEREFORE**, the City has abandoned, and hereby grants, sells, and conveys the Easement hereinafter described and any facilities located therein to Grantee. No easement, or portion thereof, is abandoned except as described in Attachment 1, and is located on real property of Grantee, and recorded as Instrument No. 201400100398 in the Dallas County Real Property Records.

**THIS ABANDONMENT IS MADE WITHOUT WARRANTY, EXPRESS OR IMPLIED, AND THE CITY EXPRESSLY DISCLAIMS, EXCEPTS AND EXCLUDES**



# Attachment 1 - TO BE ABANDONED (p. 1 of 2)

## SLOPE EASEMENT

STATE OF TEXAS     §  
                                  §  
COUNTY OF DALLAS §

WHEREAS; Barbara Maureen Tucker is the owner of an 0.489 acre tract of land located in the John Little Survey, Abstract No. 761, in the City of Garland, Dallas County, Texas, and being part of a tract conveyed to Alfred Otis Tucker and Barbara Maureen Tucker per deed recorded in Volume 4170, Page 79, of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and being more particularly described as follows;

BEGINNING, at a 1/2 inch iron rod found for corner, said point being the intersection of the northwest right-of-way line of Rowlett Road (variable width R.O.W.), and the northeast right-of-way line of Roan Road (92 foot R.O.W. dedicated per deed recorded in Volume 95015, Page 4114, D.R.D.C.T.);

THENCE; N 45° 27' 03" W, with the said northeast line of Roan Road and the southwest line of the remainder of the Tucker tract, a distance of 500.05 feet to a 1/2 inch iron rod found for corner, said point being the beginning of a non-tangent curve to the left;

THENCE; with said curve having a central angle of 18° 11' 47", a radius of 896.00 feet, a tangent length of 143.49 feet, a chord that bears N 54° 32' 56" W, a distance of 283.37 feet, and an arc distance of 284.56 feet to the end of said curve, a 1/2 inch iron rod found for corner;

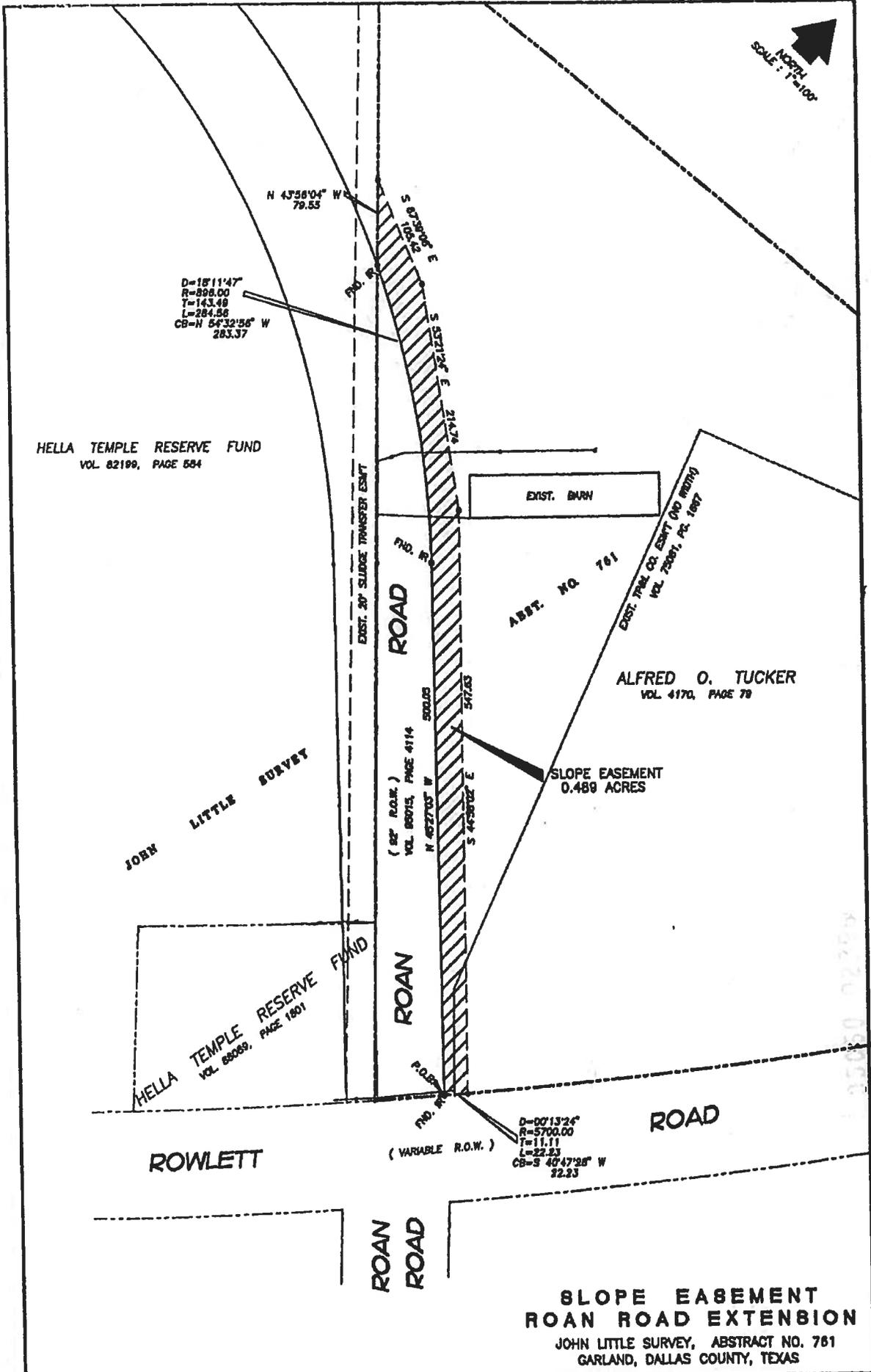
THENCE; N 43° 56' 04" W, leaving the northeast line of Roan Road, and with the northeast line of a tract conveyed to the Hella Temple Reserve Fund per deed recorded in Volume 82199, Page 584, D.R.D.C.T., a distance of 79.55 feet to a point for corner;

THENCE; S 67° 39' 06" E, leaving the northeast line of the Hella Temple Reserve Fund Tract, and the said southwest line of the Tucker Tract, a distance of 105.42 feet to a point for corner;

THENCE; S 53° 21' 24" E, a distance of 214.74 feet to a point for corner;

THENCE; S 44° 58' 02" E, a distance of 547.63 feet to a point for corner, said point being located on the aforementioned northwest line of Rowlett Road, and being the beginning of a non-tangent curve to the right;

THENCE; with said curve having a central angle of 00° 13' 24", a radius of 5700.00 feet, a tangent length of 11.11 feet, a chord that bears S 40° 47' 28" W, a distance of 22.23 feet, and an arc distance of 22.23 feet to the POINT OF BEGINNING, containing 0.489 acres of land, more or less.



**SLOPE EASEMENT  
ROAN ROAD EXTENSION**

JOHN LITTLE SURVEY, ABSTRACT NO. 761  
GARLAND, DALLAS COUNTY, TEXAS

**NDM**

NATHAN D. MAIER CONSULTING ENGINEERS, INC.  
Three Northpark / 8800 N. Central Expwy. / Suite 300  
Dallas, Texas 75231 / Ph. (214) 739-4741



# City Council Item Summary Sheet

Work Session

Date: 12/2/2014

Agenda Item

## Sale of City Property to David Lam – 2918 O’Henry Drive

### Summary of Request/Problem

At the November 17, 2014 Work Session, Council considered the sale of a City-owned vacant property at 2918 O’Henry Drive to Mr. David Lam for \$23,000. Council approval is required to authorize the Mayor to execute a deed without warranty conveying the property to the buyer.

### Recommendation/Action Requested and Justification

Approve a Resolution authorizing the Mayor to sell the property and execute a deed without warranty conveying the residential property to David Lam.

**Submitted By:**

**Michael C. Polocek  
Director of Engineering**

**Approved By:**

**William E. Dollar  
City Manager**

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

**A RESOLUTION APPROVING THE SALE OF REAL PROPERTY, 2918 O'HENRY (THE "PROPERTY"); AUTHORIZING THE MAYOR OF THE CITY OF GARLAND TO EXECUTE A DEED CONVEYING THE PROPERTY TO DAVID LAM ("THE BUYER"); AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City acquired certain real property, commonly known as 2819 O'Henry Drive, through tax foreclosure proceedings in Cause No. TX07-40963, Garland ISD vs. The Anthony Co., Inc., in the 14th District Court, Dallas County, Texas.

**WHEREAS**, the Buyer has offered to purchase the Property for greater than or equal to the market value of the Property specified in the judgment of the tax foreclosure suit.

**WHEREAS**, the City has determined that selling the property is in the public's best interest because it allows the Buyer to develop the Property and it eliminates the City's expenses associated with maintaining the Property.

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

**Section 1**

That the sale and conveyance of real property, 2918 O'Henry Drive, by the City of Garland to the Buyer is hereby approved.

**Section 2**

That the Mayor is hereby authorized to execute a Deed Without Warranty, the form and substance of which is attached as Exhibit "A" and incorporated herein by reference, conveying the Property to the Buyer.

**Section 3**

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

**PASSED AND APPROVED** this the \_\_\_\_ day of December, 2014.

**CITY OF GARLAND, TEXAS**

---

Mayor

**ATTEST:**

---

City Secretary

**DEED WITHOUT WARRANTY**

THE STATE OF TEXAS                    §  
   §                    KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF DALLAS                    §

That **the City of Garland on it’s behalf and Trustee for, Garland ISD, Dallas, County** ("Grantor"), for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to Grantor, the receipt and sufficiency of which is hereby acknowledged, paid in hand by **David Lam** (“Grantee”), has **GRANTED, SOLD and CONVEYED**, and by these presents does **GRANT, SELL and CONVEY** unto Grantee that certain lot, tract, or parcel of land situated in the County of Dallas, State of Texas, to wit:

Property Address: 2918 O Henry Dr., City of Garland, Dallas County, Texas. DCAD Account No. 26-06050-006-041-0000; Buckingham South 2, Block 6, Lot 41, Commonly known as 2918 O Henry Dr., City of Garland, Dallas County, Texas, and being more particularly described in that certain deed of record at volume 88102, Page 0413, of the deed records of Dallas County, Texas (the “Property”)

This Deed Without Warrant is subject to:

- (1) Any and all visible and apparent easements and encroachments, whether of record or not;
- (2) Any and all covenants, conditions, reservations, restrictions, exceptions, easements, rights-of-way, mineral interests, mineral leases, or other instruments of record applicable to the Property or any part thereof;
- (3) Rights of the public to any portion of the above described Property lying within the boundaries of dedicated or existing roadways or which may be used for road or street purposes; and
- (4) Rights of parties in possession.

**THIS DEED IS MADE WITHOUT WARRANTY, EXPRESS OR IMPLIED, AND GRANTOR EXPRESSLY DISCLAIMS, EXCEPTS AND EXCLUDES ANY AND ALL WARRANTIES OF TITLE OR OTHERWISE FROM THIS CONVEYANCE, INCLUDING—WITHOUT LIMITATION—ANY WARRANTIES ARISING UNDER COMMON LAW OR UNDER SECTION 5.023 OF THE TEXAS PROPERTY CODE OR OTHER STATUTE. GRANTOR DOES NOT WARRANT OR MAKE ANY REPRESENTATION, EXPRESS OR IMPLIED, AS TO FITNESS FOR A PARTICULAR PURPOSE, MERCHANTABILITY, ABSENCE OF LATENT DEFECTS OR COMPLIANCE WITH LAWS AND REGULATIONS, OR ANY OTHER MATTER AFFECTING THE PROPERTY. BY ACCEPTANCE OF THIS DEED, GRANTEE**

**ACKNOWLEDGES THAT THE LAND IS CONVEYED "AS IS—WHERE IS, WITH ALL FAULTS".**

The intent of this Deed Without Warranty is to transfer the property foreclosed on by the Grantor taxing jurisdictions in Cause No. TX07-40963, in the 14th District Court, Dallas County, Texas.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto and in anywise belonging unto Grantee, his heirs, successors and assigns forever.

EXECUTED on the dates set forth in the acknowledgements below, to be EFFECTIVE on the \_\_\_\_\_ day of \_\_\_\_\_ 2014.

**GRANTOR:**

CITY OF GARLAND, a Texas home-rule municipality

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

Title: \_\_\_\_\_

THE STATE OF TEXAS           §  
  §  
COUNTY OF DALLAS           §

The foregoing instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2014, by \_\_\_\_\_, in his capacity as Mayor of the City of Garland.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

\_\_\_\_\_  
PRINTED NAME OF NOTARY

MY COMMISSION EXPIRES:

\_\_\_\_\_



# City Council Item Summary Sheet

Work Session

Date: December 2, 2014

Agenda Item

## Sale of Property – 501 Edgefield

### Summary of Request/Problem

At the November 3, 2014 Work Session, Council considered the sale of a City owned residential property at 501 Edgefield Dr. to Bailey Family Builders, Inc. Council approval is required to authorize the Mayor to execute a deed without warranty conveying the property to the buyer.

### Recommendation/Action Requested and Justification

Approve a Resolution authorizing the Mayor to sell the property and execute a deed without warranty conveying the property to Bailey Family Builders, Inc.

**Submitted By:**

**Mona Woodard  
Housing and Community Services**

**Approved By:**

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

A RESOLUTION APPROVING THE SALE OF REAL PROPERTY, 501 EDGEFIELD DRIVE (THE "PROPERTY"); AUTHORIZING THE MAYOR OF THE CITY OF GARLAND TO EXECUTE A DEED CONVEYING THE PROPERTY TO BAILEY FAMILY BUILDERS, INC ("THE BUYER"); AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, the City acquired certain real property, commonly known as 501 Edgefield Drive, through tax foreclosure proceedings in Cause No. TX09-40530, City of Garland, et al. vs. Heirs and Unknown Heirs of Adelene Keener, et al., Dallas County, Texas;

**WHEREAS**, the Buyer has offered to purchase the Property for \$14,000.00, less than the full judgment amount of the tax suit (\$29,956.66), and the other taxing entities have consented to the sale of the Property; and

**WHEREAS**, Bailey Family Builders, Inc., has offered to purchase the property from the City of Garland to use the property in a manner that promotes a public purpose—building and providing affordable housing, pursuant to the conditions of the HOME Infill program managed by the Housing and Community Services Department.

**WHEREAS**, the City has determined that selling the property is in the public's best interest because it allows the Buyer to develop the Property, provides affordable housing to low-to-moderate income families, and it eliminates the City's expenses associated with maintaining the Property.

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

**Section 1**

That the sale and conveyance of real property, 501 Edgefield Drive, by the City of Garland to the Buyer is hereby approved.

**Section 2**

That the Mayor is hereby authorized to execute a Deed Without Warranty, the form and substance of which is attached as Exhibit "A" and incorporated herein by reference, conveying the Property to the Buyer.

**Section 3**

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

**PASSED AND APPROVED** this the \_\_\_\_ day of \_\_\_\_\_, 2014.

**CITY OF GARLAND, TEXAS**

\_\_\_\_\_  
Mayor

**ATTEST:**

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

**DEED WITHOUT WARRANTY**

THE STATE OF TEXAS                    §  
   §                    KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF DALLAS                    §

That **the City of Garland**, a Texas home-rule municipality ("Grantor"), on its behalf and Trustee for Dallas County and Garland ISD, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to Grantor, the receipt and sufficiency of which is hereby acknowledged, paid in hand by **Bailey Family Builders, Inc.** ("Grantee"), residing at has **GRANTED, SOLD and CONVEYED**, and by these presents does **GRANT, SELL and CONVEY** unto Grantee that certain lot, tract, or parcel of land situated in the County of Dallas, State of Texas, to wit:

Being Lot 1 & ½ of 2, Block A, Hiland Addition, an addition to the City of Garland, Dallas County, Texas, as described in that certain Sheriff's deed dated January 10, 2011, and recorded as instrument no. 201100029508 in the deed records of Dallas County, commonly known as 501 Edgefield Drive (the "Property").

This Deed Without Warrant is subject to:

- (1) Any and all visible and apparent easements and encroachments, whether of record or not;
- (2) Any and all covenants, conditions, reservations, restrictions, exceptions, easements, rights-of-way, mineral interests, mineral leases, or other instruments of record applicable to the Property or any part thereof;
- (3) Rights of the public to any portion of the above described Property lying within the boundaries of dedicated or existing roadways or which may be used for road or street purposes; and
- (4) Rights of parties in possession.

**THIS DEED IS MADE WITHOUT WARRANTY, EXPRESS OR IMPLIED, AND GRANTOR EXPRESSLY DISCLAIMS, EXCEPTS AND EXCLUDES ANY AND ALL WARRANTIES OF TITLE OR OTHERWISE FROM THIS CONVEYANCE, INCLUDING—WITHOUT LIMITATION—ANY WARRANTIES ARISING UNDER COMMON LAW OR UNDER SECTION 5.023 OF THE TEXAS PROPERTY CODE OR OTHER STATUTE. GRANTOR DOES NOT WARRANT OR MAKE ANY REPRESENTATION, EXPRESS OR IMPLIED, AS TO FITNESS FOR A PARTICULAR PURPOSE, MERCHANTABILITY, ABSENCE OF LATENT DEFECTS OR COMPLIANCE WITH LAWS AND REGULATIONS, OR ANY OTHER MATTER AFFECTING THE PROPERTY. BY ACCEPTANCE OF THIS DEED, GRANTEE**

**ACKNOWLEDGES THA THE LAND IS CONVEYED “AS IS—WHERE IS, WITH ALL FAULTS”.**

The intent of this Deed Without Warranty is to transfer the property foreclosed on by the Grantor taxing jurisdictions in Cause No. TX--09-40530, City of Garland and Garland ISD vs. Heirs and Unknown Heirs of Adelene Keener, et. al., Dallas County, Texas.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto and in anywise belonging unto Grantee, his heirs, successors and assigns forever.

EXECUTED on the dates set forth in the acknowledgements below, to be EFFECTIVE on the \_\_\_\_\_ day of \_\_\_\_\_ 2014.

**GRANTOR:**

CITY OF GARLAND, a Texas home-rule municipality

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

Title: \_\_\_\_\_

THE STATE OF TEXAS           §  
  §  
COUNTY OF DALLAS         §

The foregoing instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2014, by \_\_\_\_\_, in his capacity as Mayor of the City of Garland.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

\_\_\_\_\_  
PRINTED NAME OF NOTARY

MY COMMISSION EXPIRES:  
\_\_\_\_\_



# City Council Item Summary Sheet

Work Session

Date: December 2, 2014

Agenda Item

## Economic Development Incentive – Carroll Company

### Summary of Request/Problem

Carroll Company was founded in 1921 in Garland and is recognized as the nation's leading manufacturer of branded institutional cleaning and maintenance chemicals. Their Garland plant is situated on 18 acres with approximately 300,000 sq. ft. of manufacturing and warehouse space. Carroll Company consolidated 185,000 sq. ft. of manufacturing/distribution in Maryland to Garland this year and is evaluating another consolidation of 75,000 sq. ft. from their California facility. With this consolidation, Carroll Company operations based in Garland will move from a two-million gallon per year facility to a five-million gallon per year facility in a little less than 18 months.

In the last three years, Carroll Company has invested nearly \$2.5 million in equipment and capital improvements that enabled Garland operations to take over the Maryland production. The company is anticipating an additional \$2 million investment over the next three to five years to further strengthen the company's position in Texas.

As part of the Garland Economic Development Partnership's (GEDP) attraction program of encouraging quality development in the City of Garland, the GEDP Steering Committee recommends that Council provide:

- General support for the project
- Chapter 380 Finance Grant – total of \$100,000

### Recommendation/Action Requested and Justification

Approve a resolution authorizing the execution of a Chapter 380 Economic Development Agreement by and between Carroll Company and the City of Garland.

**Submitted By:**

**Martin E. Glenn**  
Deputy City Manager

**Approved By:**

**William E. Dollar**  
City Manager

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

A RESOLUTION AUTHORIZING THE EXECUTION OF A CHAPTER 380 ECONOMIC DEVELOPMENT AGREEMENT BY AND BETWEEN CARROLL COMPANY AND THE CITY OF GARLAND, TEXAS AND PROVIDING FOR AN EFFECTIVE DATE.

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

Section 1

That the City Manager is hereby authorized to execute an Economic Development Agreement with CARROLL COMPANY in substantially the form and substance of that attached.

Section 2

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

PASSED AND APPROVED this the \_\_\_ day of \_\_\_\_\_, 2014.

CITY OF GARLAND, TEXAS

\_\_\_\_\_  
Mayor

ATTEST:

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

**CITY OF GARLAND / CARROLL COMPANY**

**CHAPTER 380**

**ECONOMIC DEVELOPMENT AGREEMENT**

This Chapter 380 Economic Development Agreement (“**Agreement**”) is made and entered into by and between CARROLL COMPANY (“**Company**”), a Texas limited liability corporation, and the CITY OF GARLAND, TEXAS (“**Garland**” or “**City**”), a Texas home-rule city.

WHEREAS, the City is committed to the revitalization of the Company’s existing facility and the revitalization of the area immediately surrounding the Company’s existing facility; and

WHEREAS, by entering into this Chapter 380 Agreement, the City desires to assist the Company with exterior improvements to be made to the Company’s existing facility; and

WHEREAS, the City has concluded and hereby finds that this Agreement promotes economic development in the City, and, as such, meets the requisites under Chapter 380 of the Texas Local Government Code; and

WHEREAS, the City has authorized the City Manager to make a grant of money to the Company so that the company will renovate and refurbish the exterior of its existing facility; and

WHEREAS, the Company accepts the City’s grant and agrees to carry out the project described below.

The parties therefore agree as follows:

**I.**

**COMPANY’S OBLIGATION**

**A. Exterior Improvements.** As soon as practicable, the Company shall begin to make Exterior Improvements on its existing facility at 2900 W. Kingsley Road, Garland, Texas. “Exterior Improvements” means:

1. The replacement or upgrade of existing façade with new paint or an eligible masonry product. Eligible masonry materials for a replacement façade under this subsection include brick, stone, stucco, exterior insulation finishing system (“EIFS”), rough-faced block, fiber cement siding products such as HardiPlank®, metal trim/flashing, and such other materials that the City may approve from time to time.

2. The replacement or upgrade of the parking lot. Parking lot upgrades under this section include resurfacing, patching/filling, curb installation and curb repair, painting, and sealing.
3. The installation of new or additional landscaping.

**B. Written Request.** In order to be eligible for the economic development grant described in Section II below, the following must occur: the Company shall submit a written request for payment to the City Manager for the City of Garland on or before October 31, 2015. The written request shall include receipts, work orders, or other similar documents describing the Exterior Improvements and detailing the costs of the Exterior Improvements.

**C. Texas Government Code Chapter 2264.** In accordance with Chapter 2264 of the Texas Government Code, the Company agrees not to employ any person who is not lawfully admitted for permanent residence in the United States or who is not authorized under law to be employed in the United States (“Undocumented Worker”). During the term of this Agreement, the Company shall notify the City of any complaint brought against the Company alleging that the Company has employed Undocumented Workers. If the Company, or a branch, division, or department of the Company is convicted of a violation of 18 U.S.C. Section 1324a(f), the total amount of economic development grants it has received, together with interest at the rate of 5% from the date of each payment of an economic development grant, shall be repaid by the Company to the City not later than the 120<sup>th</sup> day after the date the City notifies the Company of the violation. The City shall recover court costs and reasonable attorney’s fees incurred if it prevails in an action brought pursuant hereto to recover past economic development grants and interest. The Company shall not be liable for a violation of Chapter 2264 by a subsidiary, affiliate, or franchisee, or by a person with whom the Company contracts.

## **II.** **CITY’S OBLIGATIONS**

**A. Economic Development Grant.** As consideration for the Company’s performance of its obligations under this Agreement, the City shall pay to the Company an economic development grant in an amount equal to the costs of the Exterior Improvements presented to the City in accordance with Section I of this Agreement. The City’s total obligation to the Company under this Agreement shall not exceed \$100,000.00.

**B. Eligible Costs.**

1. Façade improvement costs eligible for reimbursement by the City include demolition costs (including labor), landfill costs, and material and construction costs (including labor), but specifically exclude design costs.

2. Parking lot improvements costs eligible for reimbursement by the City include demolition costs (including labor), landfill costs, and material and construction costs (including labor), but specifically exclude design costs.
3. Landscaping improvement costs eligible for reimbursement by the City include ground preparation costs (including labor), materials (trees, shrubs, soil and amendments thereto and other decorative hardscape such as arbors, art, and walls or fences) and material and construction costs (including labor), curbed islands, but specifically excluding design costs.

C. **Payment Date.** The City's economic development grant payment shall be made on or before December 31, 2015.

### **III.** **GENERAL TERMS**

A. **Effective Date and Term.** This Agreement shall become enforceable upon execution and delivery by the City and the Company (the "Effective Date"). Unless this Agreement is terminated earlier in accordance with its terms, the Company's obligations to perform under this Agreement shall be completed on December 31, 2018.

B. **Breach and Recapture.** A breach of this Agreement by the Company may result in termination of this Agreement, recapture of any amounts of the economic development grant paid to the Company, and termination of the City's obligation to pay any additional amounts to the Company under the terms of this Agreement. Upon termination of this Agreement, the obligation of the City to pay an economic development grant shall terminate. The following condition shall constitute a breach of this Agreement: the Company fails to operate from its 2900 W. Kingsley Road location at until at least December 31, 2018.

1. ***Notice of Breach.*** In the event that the City makes a reasonable determination that the Company has breached this Agreement as provided in this Section III, then the City shall give the Company written notice of such default. The Company has sixty (60) days following receipt of said written notice to reasonably cure such breach or this Agreement may be terminated by the City. Notice of default shall be in writing and shall be delivered by personal delivery or certified mail to the Company at the address provided in this Agreement.

2. ***Recapture After Breach.*** After notice and failure to cure as provided in this Section III, the Company agrees to repay the City all economic development grant payments it previously received from the City, up to \$100,000, within thirty (30) days of the City's demand for payment.

**C. Payments Subject to Future Appropriation.** This Agreement shall not be construed as a commitment, issue, pledge, or obligation of any specific taxes or tax revenues for payment to the Company.

1. All payments or expenditures made by the City under this Agreement are subject to the City's appropriation of funds for such payments or expenditures to be paid in the budget year for which they are made.
2. The payments made to the Company, or other expenditures under this Agreement, if paid, shall be made solely from annual appropriations of the City as may be legally set aside for the implementation of Article III, Section 52a of the Texas Constitution or Chapter 380 of the Local Government Code or any other economic development or financing program authorized by statute or home rule powers of the City under applicable Texas law, subject to any applicable limitations or procedural requirements.
3. In the event the City does not appropriate funds in any fiscal year for payments due or expenditures under this Agreement, the City shall not be liable to the Company for such payments or expenditures unless and until appropriation of said funds is made, provided, however, that the Company, in its sole discretion, shall have the right but not the obligation to terminate this Agreement and shall have no obligations under this Agreement for the year in respect to which unappropriated funds relate.
4. To the extent there is a conflict between this Section 3(B) and any other language or covenant in this Agreement, this Section 3(B) shall control.

**D. Representations and Warranties.** The City represents and warrants to the Company that the economic development incentives and this Agreement are within its authority, and that it is duly authorized and empowered to establish economic development incentives and enter into this Agreement, unless otherwise ordered by a court of competent jurisdiction. The Company represents and warrants to the City that it has the requisite authority to enter into this Agreement.

**E. Entire Agreement.** This Agreement contains the entire agreement between the parties. All prior negotiations, discussions, correspondence, and preliminary understandings between the parties and others relating hereto are superseded by this Agreement. This Agreement may only be amended, altered, or revoked by written instrument signed by the City and the Company.

**F. Binding Effect.** This Agreement shall be binding on and inure to the benefit of the parties and their respective successors and assigns.

**G. Assignment.** Except as provided below, the Company may not assign all or part of its rights and obligations to a third-party without prior written approval of the City, which approval shall not be unreasonably withheld or delayed.

**H. Termination.** In the event the Company elects not to proceed with the investment described in Section 1 of this Agreement, the Company shall notify the City in writing, and this Agreement and the obligations on the part of both parties shall be deemed terminated and of no further force or effect.

**I. Notice.** Any notice or statement required or permitted to be delivered shall be deemed delivered by actual delivery or by depositing same in the United States mail, certified with return receipt requested, postage pre-paid, addressed to the appropriate party at the following addresses:

**CITY**

City of Garland  
200 North Fifth Street  
P.O. Box 469002  
Garland, Texas 75046-9002  
Attn: City Manager

With a Copy to its City Attorney

**COMPANY**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Either party may designate a different address at any time upon written notice to the other party.

**J. Interpretation.** Each of the parties has been represented by counsel of their choosing in the negotiation and preparation of this Agreement. Regardless of which party prepared the initial draft of this Agreement, this Agreement shall, in the event of any dispute regarding its meaning or application, be interpreted fairly and reasonably and neither more strongly for, nor against, any party.

**K. Applicable Law.** This Agreement is made, and shall be construed and interpreted, under the laws of the State of Texas and venue shall lie in the State courts of Dallas County, Texas.

- L. Severability.** In the event any provisions of this Agreement are illegal, invalid, or unenforceable under present or future laws, and in that event, it is the intention of the parties that the remainder of this Agreement shall not be affected. It is also the intention of the parties that in lieu of each clause and provision that is found to be illegal, invalid, or unenforceable, a provision be added to this Agreement which is legal, valid, or enforceable and is as similar in terms as possible to the provision found to be illegal, invalid, or unenforceable.
- M. Paragraph Headings.** The paragraph headings contained in this Agreement are for convenience only and will in no way enlarge or limit the scope or meaning of the various and several paragraphs.
- N. No Third-Party Beneficiaries.** This Agreement is not intended to confer any rights, privileges, or causes of action upon any third party.
- O. No Joint Venture.** It is acknowledged and agreed by the parties that the terms of this Agreement are not intended to and shall not be deemed to create any partnership or joint venture among the parties. The City, its past and future officers, elected officials, employees, and agents do not assume any responsibilities or liabilities to any third party in connection with the Company's facilities or the design, construction, or operation of any portion of the facilities.
- P. Public and Confidential Information.** Information provided by or on behalf of the Company under or pursuant to this Agreement that the Company considers as proprietary shall be maintained as confidential to the extent allowed by law. If proprietary or trade secret information is requested under the Texas Public Information Act, the City shall follow the standards set out in the Act and under the Texas Attorney General's procedures for such requests, and the Company shall be responsible for defending the confidentiality of such information. Other records and information provided to the City and its representatives to verify compliance with this Agreement shall be available for public inspection.
- Q. Exhibits.** Exhibit "A," the Certificate of Compliance form, is attached and incorporated by reference for all purposes.

This Agreement may be executed in multiple counterparts, each of which shall be deemed an original, and all of which, taken together, shall constitute but one and the same instrument, which may be sufficiently evidenced by one counterpart.

EXECUTED by the authorized representatives of the parties on the dates indicated below.

[SIGNATURE PAGES FOLLOW]

**EXECUTED** this the \_\_\_\_\_ day of \_\_\_\_\_, 2014.

**CITY OF GARLAND, TEXAS:**

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

Name: \_\_\_\_\_

Title: \_\_\_\_\_

**EXECUTED** this the \_\_\_\_\_ day of \_\_\_\_\_, 2014.

**CARROLL COMPANY**

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

Name: \_\_\_\_\_

Title: \_\_\_\_\_



File No. 14-42/District 3

Meeting: City Council

Date: December 2, 2014

# Planning Report

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## Apartment Development Services

### Northwest intersection of Bobtown Road and Waterhouse Boulevard

#### REQUEST

Approval of 1) a Detail Plan for a 198 unit multi-family development on property zoned Planned Development (PD) District 13-35 for Multi-Family Uses, 2) a variance to Section 10-200 of the Comprehensive Zoning Ordinance to reduce the minimum parking requirement, and 3) a variance to Section 34.18(D)(4) of the IH 30 Development Standards regarding storage facilities for multi-family development.

#### OWNER

H198, LLC

#### PLAN COMMISSION RECOMMENDATION

On November 10, 2014 the Plan Commission, by a vote of eight (8) to zero (0), recommended approval of a Detail Plan for a 198 unit multi-family development as well as the variance to Section 10-200 of the Comprehensive Zoning Ordinance to reduce the minimum parking requirement. The Plan Commission denied the variance to the IH 30 Development Standards Section 34.18 (D) (4) regarding storage facilities for multi-family. The applicant is appealing the denial of the variance to City Council.

#### STAFF RECOMMENDATION

Staff recommends approval of a Detail Plan with conditions for 198 dwelling units. The development, as proposed, is consistent with the concept plan of PD 13-35 and generally consistent with the Multi-Family Standards and IH 30 Development Standards.

Staff recommendation is to deny the request to reduce the parking requirement. The site contains sufficient area to provide the required parking spaces. The applicant has not provided any information regarding site constraints that would make adherence to the ordinance infeasible.

Staff recommendation is to deny the request to allow detached storage facilities and to reduce the minimum number of storage units from one per dwelling unit to one per two dwelling units. The applicant has not provided justification for deviation from the standards. The intent of the requirement for direct access is to provide ease of access for residents with regard to additional storage. The intent of the requirement to provide one unit per dwelling is to provide each resident adequate storage area.

## **BACKGROUND**

In 2013, City Council approved a change in zoning from Agriculture (AG) District to a Planned Development (PD) District 13-35 for Multi-Family Uses and a Concept Plan for approximately 208 dwelling units. The applicant is requesting approval of a Detail Plan for approximately 198 dwelling units and associated variances to the IH 30 Development Standards.

## **SITE DATA**

The subject property contains approximately 10.75 acres of land and is undeveloped. The property fronts approximately 574 feet along Bobtown Road and approximately 1,091 feet along Waterhouse Boulevard.

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

The subject property is zoned Planned Development (PD) District 13-35 for Multi-Family Uses. Uses are as permitted within the Multi-Family (MF) District within the IH 30 Overlay. Development is subject to the development standards of the IH 30 Overlay Development Standards, Multi-Family Standards and applicable Planned Development (PD) District 13-35 conditions.

## **CONSIDERATIONS**

**1. Unit Mix.** The project will include 120 one-bedroom units and 78 two-bedroom units. One-bedroom units will contain no less than 714 square feet and two-bedroom units no less than 1,029 square feet; the combined average unit size is 906 square feet in accordance with the minimum average unit size of the IH 30 Development Standards. The Detail Plan (Exhibit C) provides a detailed matrix of apartment sizes and unit mix.

**2. Parking.** The Plan Commission recommended approval of a variance to Section 10-200 of Zoning Ordinance 4647 that requires a minimum of two (2) parking spaces per dwelling unit. Based on 198 units the site is required to contain 396 parking spaces. The site will provide 350 standard parking spaces and 49 assigned garages. Garages count as one-half space toward the required parking, bringing the total on-site parking amount to 375. With the proposed reduced parking, the applicant will provide an additional twenty-four (24) parking areas located directly behind the garages. These spaces do not count toward the required parking count.

**3. Site Plan and Building Design.** It is crucial that the architecture of the proposed development is compatible and consistent with the design standards set forth by the overlay. Per PD 13-35, a variance was granted to allow the buildings facing Bobtown Road and Waterhouse Boulevard to be placed parallel to the street. The site complies with the other design requirements of the IH 30 Development Standards and Multi-Family Standards.

**4. Building Materials.** The applicant proposes a mixture of masonry, including brick and cast stone, as well as cementitious panels or boards, which is classified as non-masonry, for the exterior of the structures, as indicated on the

elevations. As proposed, the overall building envelope varies by building type and all buildings are in compliance with the Multi-Family Development Standards and the IH 30 Development Standards, including the clubhouse.

**5. Landscaping and Screening.** The Planned Development conditions stipulate adherence to the Multi-Family Development Standards and the IH 30 Development Standards unless otherwise noted. Accordingly the site contains no less than 40% area devoted to landscaping and open space including pools and similar outdoor recreational activities. The site as proposed will contain a minimum six (6) foot high wrought iron fence with masonry columns constructed along Bobtown Road and Waterhouse Boulevard and a six (6) foot high masonry wall along the northern and the western property boundaries with associated tree plantings. Additionally the development will contain landscape buffers along Bobtown Road and Waterhouse Boulevard, containing the required trees. The site is compliant with the landscape and screening requirements of the IH 30 Development Standards and Multi-Family Standards.

**6. Resident Services and Amenities.** The proposed development will provide a 4,724 square foot single story club house, pool and playground area. The pool area must contain a minimum of 800 square feet of surface water and the play area must have a minimum area of 1000 square feet with at least one piece of play equipment. The applicant has indicated compliance with this requirement.

**7. Storage Facilities.** Section 34.18(D) (4) of the IH 30 Development Standards requires that each unit have direct access to an enclosed storage facility of at least twenty-five (25) square feet, containing no less than 175 cubic feet. The development will provide storage facilities that meet the minimum area requirement. However, the applicant has requested a variance to allow the storage units be detached from the dwelling units and be placed in separate areas within the breezeways. Additionally, the storage facilities are provided at a rate of one storage facility for every two dwelling units. The applicant requests a variance to the requirement of one storage facility for each unit. The locations of these storage areas are indicated on the floor plan.

## **COMPREHENSIVE PLAN**

The Future Land Use Map of the Envision Garland Plan designates the subject property as Compact Neighborhood. Compact neighborhoods provide areas for moderate increases in residential density, including single-family attached and single-family detached housing. These areas provide transitions between traditional residential neighborhoods and higher density residential neighborhoods and non-residential developments. These areas accommodate uses such as convenience retail (goods and services), office space, and public services. The proposed development is consistent with the conditions set forth by PD 13-35 and is designed to preserve a density similar to that found in adjacent multi-family developments.

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

The surrounding area consists mostly of a mix of residential and commercial land uses. The properties east of the subject site, across Waterhouse Boulevard, are

zoned Multi-Family (MF-18) and contain existing multi-family developments. Property north of the site is zoned PD 99-31 for Single-Family uses. Immediately west of the site is zoned Agriculture District, however just beyond that area is an existing single family development zoned SF/7/F/3. South of the site is zoned PD 94-41 for Freeway Uses with an SUP to allow a self-storage unit facility. This multi-family development was determined to be compatible with the surrounding zoning and land uses with the approval of PD 13-35. The site is designed in a manner consistent with the approved zoning and applicable development standards.

Prepared By:

Isaac Williams  
Development Planner

Date: November 20, 2014

Reviewed By:

Anita Russelmann  
Director of Planning

Date: November 21, 2014

Reviewed By:

William E. Dollar  
City Manager

Date: November 24, 2014



0 200 400 Feet

# ZONING Z 14-42

 INDICATES AREA OF REQUEST

## ZONING FILE 14-42

### Northwest intersection of Bobtown Road and Waterhouse Boulevard

#### PLANNED DEVELOPMENT CONDITIONS

- I. **Statement of Purpose:** The purpose of this Planned Development District is to permit the development of Multi-Family Uses subject to conditions.
- II. **Statement of Effect:** This Planned Development shall not affect any regulation found in the Comprehensive Zoning Ordinance, Ordinance No. 4647, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. **General Regulations:** All regulations of the Multi-Family-18 District set forth in Section 19, 32 and 47 of the Comprehensive Zoning Ordinance are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. **Development Plans:**
  - A. Detail Plan: Development shall be in general conformance with the Detail Plan set forth in Exhibit C. Any conflicts between the Detail Plan and the following conditions, the conditions shall apply.
- V. **Specific Regulations:**
  - A. Permitted Uses: Uses shall be as permitted within the Multi-Family (MF) District within the IH 30 Overlay.
  - B. Density: The total density of multi-family shall be limited to approximately 19 dwelling units per acre.
  - C. Screening and Landscaping: Screening and landscaping shall be provided as reflected on Exhibit D.
  - D. Exterior Elevations: The exterior elevations of the buildings and structures shall be in conformance with Exhibit E. Additionally, the clubhouse shall be constructed to meet the building design criteria of the IH 30 Development Standards.
  - E. Parking: The development shall contain 375 parking spaces, 49 of these spaces shall be within a garage
  - F. Storage Facilities: Storage facilities shall not be directly accessed from each unit. Storage facilities shall be provided within common breezeways at a minimum size of twenty-five (25) square feet, no less than 175 cubic feet. The site shall provide one (1) storage facility per every two (2) dwelling units.

- G. Building Placement: The buildings facing Bobtown Road and Waterhouse Boulevard shall be parallel with the right of way.
  
- H. Multi-Family Development Standards: The site shall comply with all regulations found in the Multi-Family Development Standards Ordinance 5129, and the IH30 Development Standards Ordinance 5655 unless otherwise noted in these PD conditions.

UNIT TABULATIONS (SQUARE FOOTAGES)

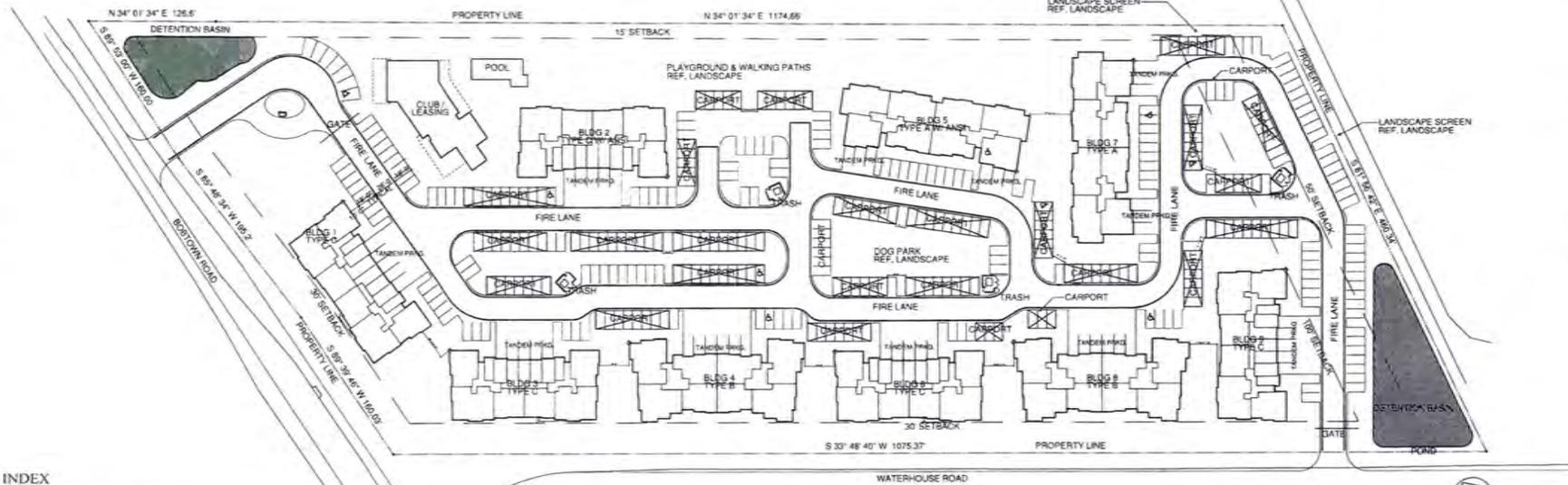
WATERHOUSE RD MF #31774				
UNIT TABULATION				
TYPE	AREA	NO.	%	TOTAL AREA
<b>ONE BEDROOM APARTMENT UNITS 60.61%</b>				
A1	714	50	25.25%	30,700
A2	810	58	29.29%	46,580
A2.1	887	1	0.51%	887
A2.2	862	1	0.51%	862
A2.3	854	8	4.04%	6,832
A2.4	965	1	0.51%	965
A2-ANSI	799	1	0.51%	799
<b>TWO BEDROOM APARTMENT UNITS 39.39%</b>				
B1	1,029	30	15.15%	30,870
B2	1,108	15	7.58%	15,575
B2.1	1,181	4	2.02%	4,724
B2.2	1,204	4	2.02%	4,816
B2-ANSI	1,112	1	0.51%	1,112
B3	1,176	24	12.12%	28,224
<b>TOTAL</b>	<b>198</b>	<b>100.00%</b>		<b>179,266</b>
<b>AVERAGE UNIT SIZE:</b>				<b>905.83</b>

BUILDING TABULATIONS (SQUARE FOOTAGES)

BUILDING ANALYSIS				
BUILDING	FLOOR	GROSS SF	NET LEASABLE SF	STORAGE SF
BUILDING A	1ST FLOOR	9,970	6,040	72
	2ND FLOOR	9,357	7,812	106
	3RD FLOOR	19,476	7,858	106
<b>TOTAL</b>		<b>28,803</b>	<b>21,710</b>	<b>284</b>
BUILDING A WITH ANS UNIT AND HANDICAP GARAGE	1ST FLOOR	10,655	6,047	72
	2ND FLOOR	9,431	7,889	106
	3RD FLOOR	9,561	8,085	106
<b>TOTAL</b>		<b>29,647</b>	<b>22,021</b>	<b>284</b>
<b>TWO TYPE 'A' BLDGS TOTAL</b>		<b>57,850</b>	<b>43,722</b>	<b>568</b>
BUILDING B	1ST FLOOR	10,368	6,324	154
	2ND FLOOR	9,862	8,032	154
	3RD FLOOR	19,862	8,032	154
<b>TOTAL</b>		<b>30,092</b>	<b>22,388</b>	<b>462</b>
<b>TWO TYPE 'B' BLDGS TOTAL</b>		<b>60,148</b>	<b>44,716</b>	<b>924</b>
BUILDING C	1ST FLOOR	8,674	5,106	120
	2ND FLOOR	8,238	6,534	58
	3RD FLOOR	8,238	6,534	58
<b>TOTAL</b>		<b>25,150</b>	<b>18,174</b>	<b>236</b>
<b>FIVE TYPE 'C' BLDGS TOTAL</b>		<b>90,870</b>	<b>90,870</b>	<b>1,175</b>
<b>CLUB HOUSE TOTAL</b>		<b>4,724</b>	<b>N/A</b>	<b>N/A</b>



VICINITY MAP  
LOCATION  
1300 WATERHOUSE BLVD., GARLAND, TX 75043



1 ARCHITECTURAL SITE PLAN

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

PARKING ANALYSIS				
REQUIRED PARKING: 198 APARTMENTS X 2 SPACES PER APARTMENT = 396 SPACES (9' WIDE X 18' DEEP)				
PROVIDED PARKING:				
	TOTAL PROVIDED	SURFACE	CARPORT + 50%	GARAGE AT 50%
	400	173	492 + 24.5	492 + 24.5
ACCESSIBLE PARKING INCLUDED:				
		4	4	1
LOT COVERAGE ANALYSIS				
SITE AREA: 10.826 ACRES = 471,580.56 SQUARE FEET				
FLOOR AREA RATIO (FAR): APARTMENT BUILDINGS (244,808 SF) + CLUBHOUSE (4,724 SF) = 249,532 / 469,487.8 (10.755 ACRES) = .533				
BUILDING COVERAGE: BLDG.s A (20,025) + BLDG.s B (20,726) + BLDG.s C (43,370) + CLUB HOUSE (4,724) = 88,855 SF				
PARKING AND DRIVEWAYS: APPROXIMATELY 159, 689 SF. REFER TO CIVIL ENGINEER'S DOCUMENTS.				
SIDEWALKS: APPROXIMATELY 21,589 SF. REFER TO LANDSCAPE ARCHITECT'S DOCUMENTS.				
POOL AND DECK: APPROXIMATELY 2,347 SF. REFER TO LANDSCAPE ARCHITECT'S DOCUMENTS.				
OTHER IMPERVIOUS AREAS: REFER TO LANDSCAPE ARCHITECT'S DOCUMENTS.				

PROJECT CONTACT INFORMATION:

OWNER/DEVELOPER: #198, L.L.C. 8603 IRIGUI MESA DR. DALLAS, TX 75234	APPLICANT: JARRIS-TT R. WOODS 2010 VALLEY VIEW LANE, STE. 130 DALLAS, TX 75234	ARCHITECT: BREELER GLEST OWENS ARCHITECTS 4200 BELTWAY ADDISON, TX 75001 9-214-520-8878 9-214-524-8422	CIVIL ENGINEER: GLENN ENGINEERING CORP. 109 DECKER COURT, SUITE 910 IRVING, TEXAS 75062 9-972-717-5151	LANDSCAPE ARCHITECT: MEEKS DESIGN GROUP 1755 N. COLLINS BLVD., SUITE 300 RICHARDSON, TX 75080 9-972-690-7474
--	---	--	--	--

NOTES:  
DEVELOPER ACKNOWLEDGES THAT THEY ARE RESPONSIBLE FOR IMPROVING THEIR HALF OF BOSTOWN AND WATERHOUSE ROADS TO CURRENT CITY STANDARDS PER SECTION 31.21 OF THE CODE OF ORDINANCES.  
THIS IN NO WAY PRECLUDES DEVELOPER FROM PURSUING A DEVELOPMENT AGREEMENT WITH THE CITY NOR DOES IT WAIVE ANY OFFSETS OR CREDITS AGAINST IMPACT FEES THAT MAY BE DUE UNDER THE CODE.  
GENERAL:  
- FOR BUILDING HEIGHT INFORMATION REFER TO BUILDING ELEVATIONS.  
- FOR SIGNAGE INFORMATION REFER TO LANDSCAPE DRAWINGS.  
- FOR TRASH ENCLOSURE INFORMATION REFER DUMPSTER DRAWING, SHEET A3-30.  
FOR ADDITIONAL SCREENING REFER TO LANDSCAPE DRAWINGS.  
DEVELOPER ACKNOWLEDGES THAT ROADWAY IMPACT FEES WILL BE DUE PER SECTION 31, ARTICLE XI OF THE GARLAND CODE OF ORDINANCES.  
- LEGAL ZONING FILE 13-35  
BEING A TRACT OF LAND SITUATED IN THE J. SMITH SURVEY, ABSTRACT NO. 1360, AND THE JOHN L. ANDERSON SURVEY, ABSTRACT NO. 25, AND BEING PART OF A 10.826 ACRE TRACT OF LAND CONVEYED TO PHILLIP J. NOBIS AS RECORDED IN VOL. LINE 78115, PAGE 650 OF THE GREG RECORDS OF DALLAS COUNTY, TEXAS CONTAINING 10.755 ACRES OF LAND.

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10-02-14	A1-01 SITE PLAN
10-02-14	A2-10 A1-A2 UNIT PLANS
10-02-14	A2-11 B1-B2 UNIT PLANS
10-02-14	A2-12 B3 UNIT PLAN
10-02-14	A2-13 ANSI UNIT PLANS
10-02-14	A2-14 GARAGE UNIT PLANS
10-02-14	A3-01 BUILDING 'A' 1ST FLOOR PLAN
10-02-14	A3-02 BUILDING 'A' 2ND FLOOR PLAN
10-02-14	A3-03 BUILDING 'A' 3RD FLOOR PLAN
10-02-14	A4-00 BUILDING 'A' ELEVATIONS
10-02-14	A3-11 BUILDING 'B' 1ST FLOOR PLAN
10-02-14	A3-12 BUILDING 'B' 2ND FLOOR PLAN
10-02-14	A3-13 BUILDING 'B' 3RD FLOOR PLAN
10-02-14	A4-10 BUILDING 'B' ELEVATIONS
10-02-14	A3-21 BUILDING 'C' 1ST FLOOR PLAN
10-02-14	A3-22 BUILDING 'C' 2ND FLOOR PLAN
10-02-14	A3-23 BUILDING 'C' 3RD FLOOR PLAN
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10-02-14	A2-20 CLUB PLAN
10-02-14	A2-21 CLUB ELEVATION
10-02-14	A3-30 DUMPSTER

REVISIONS

Waterhouse Road

1300 WATERHOUSE BLVD., DALLAS, TX 75234  
APPLICANT: JARRIS-TT R. WOODS  
ZONING FILE: Z 14-42

BGO architects

4202 Bellway Drive  
Addison, TX 75001  
214-520-8878  
bgowarchitects.com

DATE: 10-28-14

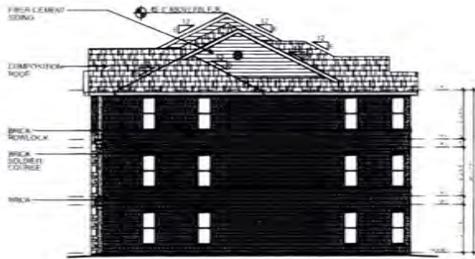
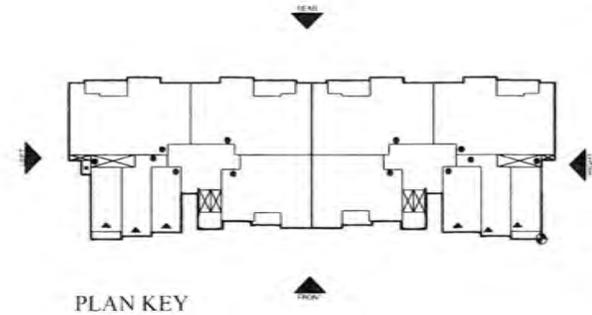
PROJECT: 13174

SHEET NUMBER: A1-01

ARCHITECTURAL SITE PLAN

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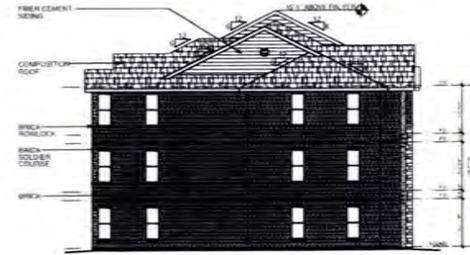
BUILDING 'A' LEFT ELEVATION  
SCALE 3/32"=1'-0"



BUILDING 'A' FRONT ELEVATION  
SCALE 3/32"=1'-0"



BUILDING 'A' REAR ELEVATION  
SCALE 3/32"=1'-0"



BUILDING 'A' RIGHT ELEVATION  
SCALE 3/32"=1'-0"

PRIMARY MASONRY = 60% BRICK (-50%)  
SECONDARY MASONRY = 25% STONE (-50%)  
NON-MASONRY = 15% SIDING (-20%)  
EXTERIOR CALCULATIONS ARE EXCLUSIVE OF DOORS AND WINDOWS

REVISIONS

Waterhouse Road

1300 WATERHOUSE BLVD  
DALLAS, TX 75207  
OWNER: HARBALL WOODS  
ZONING FILE # 142

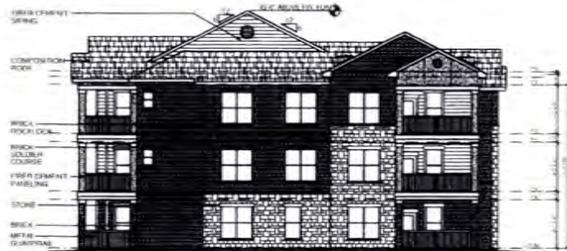
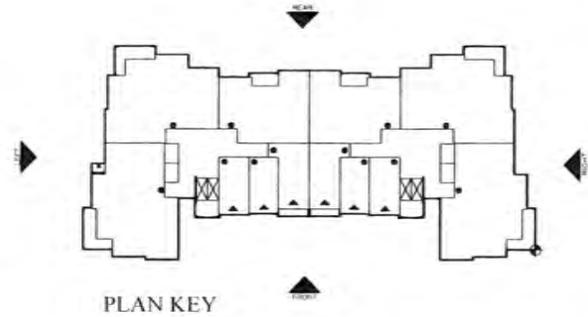
BGO architects

4702 Bellway Drive  
Addicks, TX 75001  
P 14.520.8878  
bgobn@aol.com

DATE  
10-28-14  
PROJECT  
13174  
SHEET NUMBER

A4-00  
BLDG TYPE 'A'  
ELEVATIONS

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**BUILDING 'B' LEFT ELEVATION**  
SCALE 3/32"=1'-0"



**BUILDING 'B' FRONT ELEVATION**  
SCALE 3/32"=1'-0"



**BUILDING 'B' REAR ELEVATION**  
SCALE 3/32"=1'-0"

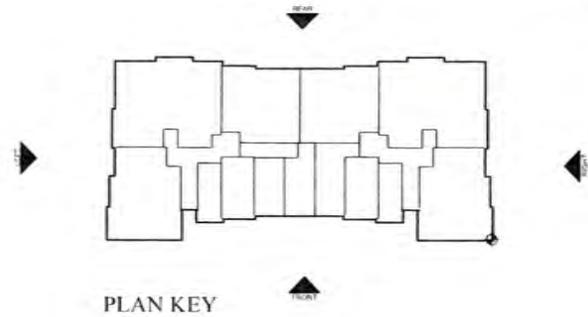


**BUILDING 'B' RIGHT ELEVATION**  
SCALE 3/32"=1'-0"

PRIMARY MASONRY = 54% BRICK (+50%)  
SECONDARY MASONRY = 27% STONE (+50%)  
NON-MASONRY = 19% SIDING (-20%)  
EXTERIOR CALCULATIONS ARE EXCLUSIVE OF DOORS AND WINDOWS

REVISIONS
<p>Waterhouse Road</p>
1300 WATERHOUSE BLVD. DALLAS, TEXAS 75207 APPLICABLE ZONING DISTRICTS ZONING DISTRICT 14-2
<p><b>BGO</b> architects</p>
4507 Bellamy Drive Addison, TX 75001 214.520.8878 bgoarchitects.com
DATE
10-28-14
PROJECT
13174
SHEET NUMBER
<b>A4-10</b>
BLDG TYPE 'B' ELEVATIONS

CONSULT & BROWSE ONLY. NOT FOR CONSTRUCTION. ALL RIGHTS RESERVED.



BUILDING 'C' LEFT ELEVATION  
SCALE 3/32"=1'-0"



BUILDING 'C' FRONT ELEVATION  
SCALE 3/32"=1'-0"



BUILDING 'C' REAR ELEVATION  
SCALE 3/32"=1'-0"



BUILDING 'C' RIGHT ELEVATION  
SCALE 3/32"=1'-0"

PRIMARY MASONRY = 52% BRICK (>50%)  
SECONDARY MASONRY = 29% STONE (<50%)  
NON-MASONRY = 19% SIDING (<20%)  
EXTERIOR CALCULATIONS ARE EXCLUSIVE OF DOOR AND WINDOW OPENINGS

REVISIONS

Waterhouse Road

1300 WATERHOUSE BLVD  
DALLAS, TEXAS 75201  
DANIEL HERRLICH  
ARCHITECTS  
SHEET FILE # 13174

BGO architects

4200 Bellway Drive  
Austin, TX 75001  
214.520.6878  
bgoarchitects.com

DATE  
10-28-14

PROJECT  
13174

SHEET NUMBER

A4-20  
BLDG TYPE 'C' ELEVATIONS

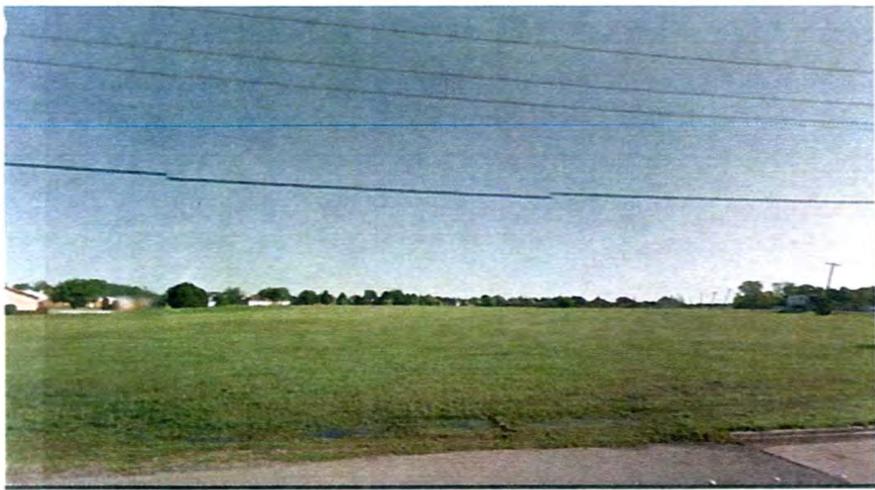
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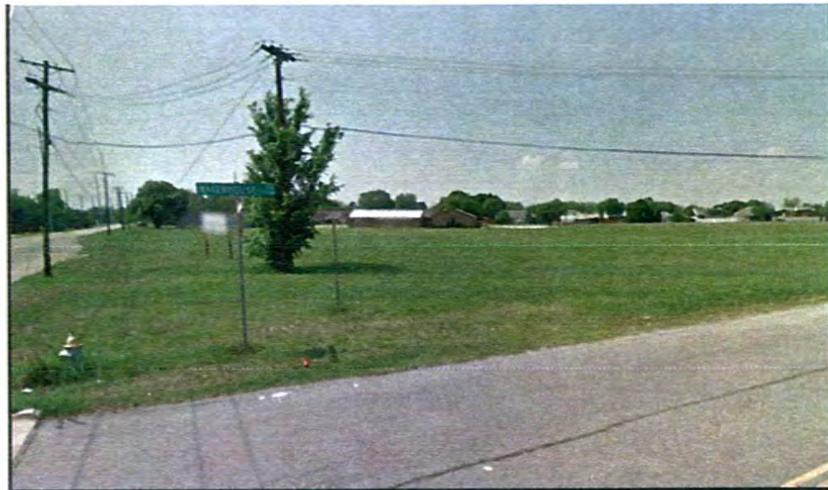
# Waterhouse Road Apartments

Garland, Texas





Looking north at subject property



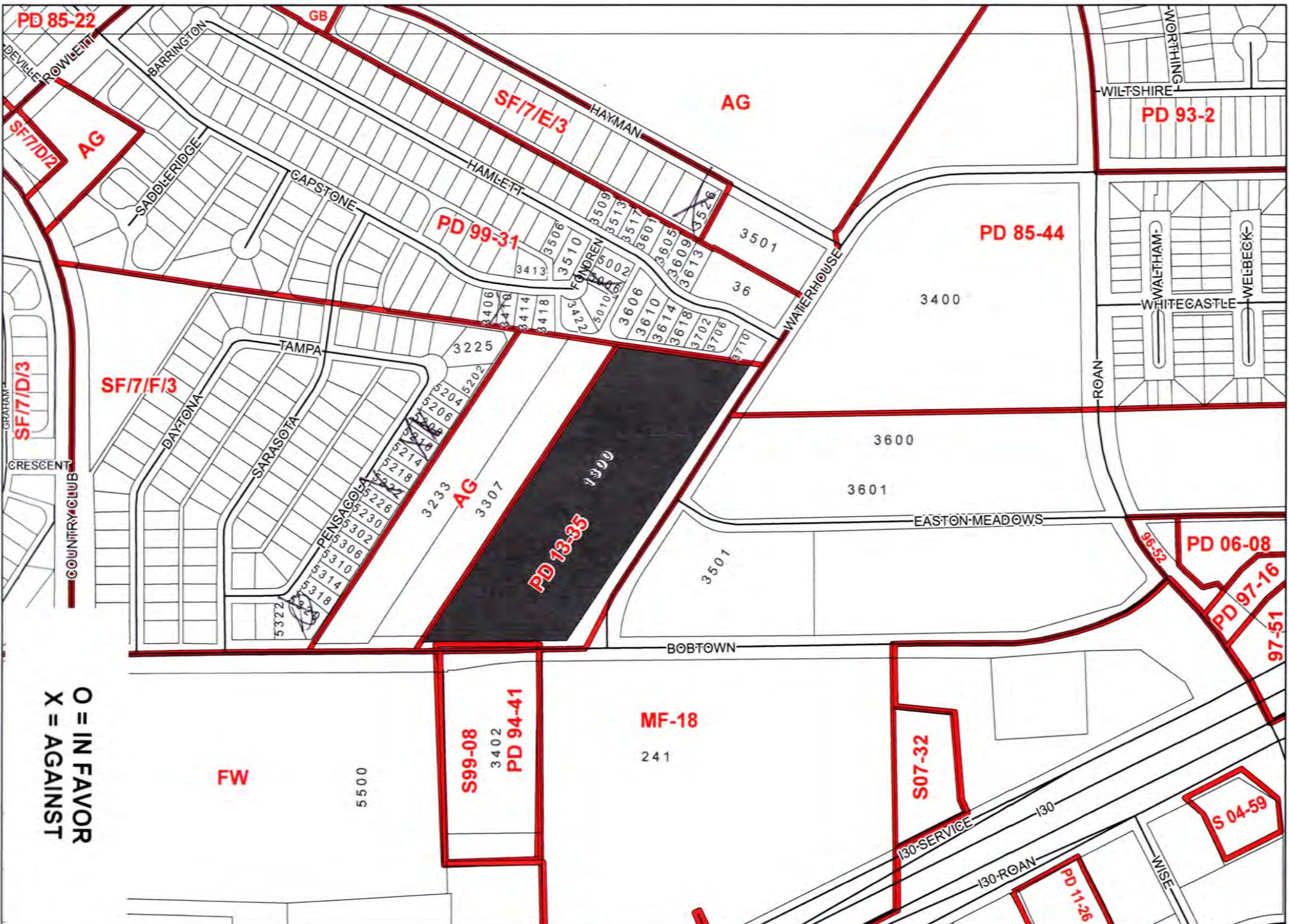
View of subject property from Waterhouse Blvd.



Looking south along Bobtown Road.



Looking east across Waterhouse Blvd.



0 200 400 Feet

# ZONING Z 14-42

INDICATES AREA OF REQUEST



# GARLAND

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

October 30, 2014

HEARING DATE/TIME: Plan Commission: November 10, 2014 – 7:00 PM

APPLICANT: Apartment Development Services

File: **Z 14-42**

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, November 10, 2014, in the Goldie Locke Room of the Duckworth Utility Services Building, 217 North Fifth Street, to consider the application of **Apartment Development Services**, requesting approval of a 1) Detail Plan for a 198 unit multi-family development on property zoned Planned Development (PD) District 13-35 for Multi-Family Uses, 2) a variance to Section 10-200 of the Comprehensive Zoning Ordinance to reduce the minimum parking requirement, 3) variances to the IH 30 Development Standards including to Section 34.18 (B) (2) regarding exterior building materials, Section 34.18(D)(4) regarding storage facilities for multi-family and to Section 34.20 (B) and (C) regarding landscaping and screening requirements. The property is shown on the enclosed sketch and is described as follows:

BEING a tract of land situated in the J. Smith Survey, Abstract No. 1360, and the John L. Anderson Survey, Abstract No. 25 and being part of a 10.826 acre tract of land conveyed to Phillip J. Noab as recorded in Volume 78115, Page 0450, of the Deed Records of Dallas County, Texas. This Property is located at the northwest intersection of Bobtown Road and Waterhouse Boulevard. (District 3)

**Note: The applicant requests approval of a Detail Plan to construct a 198 unit multi-family development. Additionally, variances have been requested to reduce the parking requirement, allow more than 20% non-masonry materials on exterior walls, reduce the size of storage facilities and reduce the number of trees adjacent to a screening wall.**

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

(Please Check One Below)

I am in favor of the request

I am opposed to the request

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

*We do NOT Need anymore appart ments They bring Crime Fnto The area. We have no Police Protection Fn This area.*

(Please complete the following information)

Your Property Address

*5206 Pensacola Dr*

Printed Name

*Betty Roush*

*Garland, TX*

*75043*

Address

City, State

Zip

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

*Betty Roush*

Signature

Title

Date: *11-6-14*



# GARLAND

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

October 30, 2014

HEARING DATE/TIME: Plan Commission: November 10, 2014 – 7:00 PM

APPLICANT: Apartment Development Services

File: Z 14-42

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

Anthony Tucker, Jr.  
Printed Name  
3410 Capstone Ln Garland, Tx 75043  
Address City, State Zip

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

Signature  
Date: 11-9-14

Title



# GARLAND

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

October 30, 2014

HEARING DATE/TIME: Plan Commission: November 10, 2014 – 7:00 PM

APPLICANT: Apartment Development Services

File: Z 14-42

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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(Please complete the following information)

Your Property Address

Kevin Vaden

Printed Name

5272 Pensacola dr Garland TX

Address

City, State

75043  
Zip

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

Signature

Title

Date: 11-9-14



# GARLAND

October 30, 2014

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

**HEARING DATE/TIME:** Plan Commission: November 10, 2014 – 7:00 PM

**APPLICANT:** Apartment Development Services

**File: Z 14-42**

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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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(Please complete the following information)

Your Property Address 5006 FONDREN DR  
Printed Name MARGARET SCHOTT City, State GARLAND TX Zip 75043  
Address \_\_\_\_\_

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

Signature Margaret Schott Title owner  
Date 11-9-14



# GARLAND

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

October 30, 2014

HEARING DATE/TIME: Plan Commission: November 10, 2014 – 7:00 PM

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File: Z 14-42

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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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(Please complete the following information)

Your Property Address 5208 PENNSACOLA GARLAND 75043  
Printed Name Betty Roush  
Address \_\_\_\_\_ City, State \_\_\_\_\_ Zip \_\_\_\_\_

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

Betty Roush  
Signature \_\_\_\_\_ Title \_\_\_\_\_  
Date 11-9-14



# GARLAND

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

October 30, 2014

HEARING DATE/TIME: Plan Commission: November 10, 2014 – 7:00 PM

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File: Z 14-42

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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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(Please complete the following information)

Your Property Address

*Ronda Sue Jones*

Printed Name

*3006 CAPSTONE LN GARLAND 75043*

Address

City, State

Zip

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

Signature

*Ronda Sue Jones*

Title

Date

*11-9-14*

*Outside of the notification area*



# GARLAND

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

October 30, 2014

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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 \_\_\_\_\_  
*Drea Couls*  
Printed Name \_\_\_\_\_  
*5205 Cypress Ln*  
Address \_\_\_\_\_ City, State \_\_\_\_\_ Zip \_\_\_\_\_

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

Signature \_\_\_\_\_ Title \_\_\_\_\_  
Date: *November 9, 2014*

*outside notification area*



# GARLAND

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

October 30, 2014

HEARING DATE/TIME: Plan Commission: November 10, 2014 – 7:00 PM

APPLICANT: Apartment Development Services

File: Z 14-42

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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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(Please complete the following information)

Your Property Address 3314 Capstone Ln.

Jose A. Guerrero  
Printed Name

3314 Capstone Ln.  
Address

Garland, TX  
City, State

75043  
Zip

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

[Signature]  
Signature  
Date: 11/11/14

Owner  
Title

outside notification area



# GARLAND

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

October 30, 2014

HEARING DATE/TIME: Plan Commission: November 10, 2014 – 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.

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(Please complete the following information)

Your Property Address

Ratty Arnold

Printed Name

5113 Summertree Court

Garland TX 75043

Address

City, State

Zip

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

Ratty Arnold

Signature

Title

Date: 11/9/14

Outside notification area



# GARLAND

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

October 30, 2014

HEARING DATE/TIME: Plan Commission: November 10, 2014 – 7:00 PM

APPLICANT: Apartment Development Services

File: Z 14-42

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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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(Please complete the following information)

Your Property Address

Noelle Andrus  
Printed Name  
5118 Summertree Ct. Garland TX 75043  
Address City, State Zip

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

[Signature]  
Signature Title  
Date: 11/9/14

*outside notification area*



# GARLAND

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

October 30, 2014

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File: Z 14-42

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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

Buster Thacker  
Printed Name

5101 Summertree Court  
Address

Garland TX  
City, State

75043  
Zip

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

Signature Buster Thacker  
Date \_\_\_\_\_

Title \_\_\_\_\_

outside notification area



# GARLAND

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

October 30, 2014

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File: Z 14-42

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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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(Please complete the following information)

Your Property Address

RAMIRO MARTINEZ  
Printed Name

5122 SUMMERTREE GARLAND TX 75043  
Address City, State Zip

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

[Signature]  
Signature

11-9-14  
Date

Title

*outside notification area*



# GARLAND

October 30, 2014

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

**HEARING DATE/TIME:** Plan Commission: November 10, 2014 – 7:00 PM

**APPLICANT:** Apartment Development Services

**File: Z 14-42**

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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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(Please complete the following information)

Your Property Address 3101 CAPSTONE  
Printed Name Jamal Taha Garland TX 75043  
Address City, State Zip

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

Signature [Signature] Title Home owner  
Date Nov 9<sup>th</sup> - 2014

*outside notification area*



# GARLAND

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

October 30, 2014

HEARING DATE/TIME: Plan Commission: November 10, 2014 – 7:00 PM

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File: Z 14-42

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

(Please Check One Below)

I am in favor of the request

I am opposed to the request.

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

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(Please complete the following information)

Your Property Address

3010 CAPSTONE LN

Printed Name

Alan Wintrey

GARLAND TX 75043

Address

City, State

Zip

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

Signature  
Date.

Alan Wintrey

Title

outside notification area



# GARLAND

October 30, 2014

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

**HEARING DATE/TIME:** Plan Commission: November 10, 2014 – 7:00 PM

**APPLICANT:** Apartment Development Services

**File: Z 14-42**

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, November 10, 2014, in the Goldie Locke Room of the Duckworth Utility Services Building, 217 North Fifth Street, to consider the application of **Apartment Development Services**, requesting approval of a 1) Detail Plan for a 198 unit multi-family development on property zoned Planned Development (PD) District 13-35 for Multi-Family Uses, 2) a variance to Section 10-200 of the Comprehensive Zoning Ordinance to reduce the minimum parking requirement, 3) variances to the IH 30 Development Standards including to Section 34.18 (B) (2) regarding exterior building materials, Section 34.18(D)(4) regarding storage facilities for multi-family and to Section 34.20 (B) and (C) regarding landscaping and screening requirements. 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.

---

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(Please complete the following information)

Your Property Address 3000 Capstone Ln Garland, TX

Printed Name CAROL WILLIAMS

Address \_\_\_\_\_ City, State \_\_\_\_\_ Zip \_\_\_\_\_

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

Signature Carol Williams Title \_\_\_\_\_  
Date 11-9-14

*outside notification area*



# GARLAND

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

October 30, 2014

HEARING DATE/TIME: Plan Commission: November 10, 2014 – 7:00 PM

APPLICANT: Apartment Development Services

File: Z 14-42

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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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(Please complete the following information)

Your Property Address

DAVID SPENCER  
Printed Name  
5324 PENSACOLA DRIVE GARLAND TX 75043  
Address City, State Zip

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

David Spencer  
Signature Title  
Date: 11-9-14

*outside notification area*



# GARLAND

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

October 30, 2014

**HEARING DATE/TIME:** Plan Commission: November 10, 2014 – 7:00 PM

**APPLICANT:** Apartment Development Services

**File: Z 14-42**

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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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(Please complete the following information)

Your Property Address

Joshua Beales  
Printed Name

5320 Pensacola  
Address

Garland Tx  
City, State

75043  
Zip

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

Signature  
Date: 11/6/14

owner  
Title



# GARLAND

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

October 30, 2014

HEARING DATE/TIME: Plan Commission: November 10, 2014 – 7:00 PM

APPLICANT: Apartment Development Services

File: Z 14-42

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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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(Please complete the following information)

Your Property Address

Blake Beades  
Printed Name  
5320 Pensacola Dr Garland, TX 75043  
Address City, State Zip

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

[Signature] owner  
Signature Title  
Date: 11/9/14

*outside notification area*





# GARLAND

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

October 30, 2014

HEARING DATE/TIME: Plan Commission: November 10, 2014 – 7:00 PM

APPLICANT: Apartment Development Services

File: Z 14-42

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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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(Please complete the following information)

Your Property Address

GARRETT MINTER  
Printed Name  
3209 HAMLOTT GARLAND 75043  
Address City, State Zip

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

[Signature] Title  
Date: 11-4-14

*outside notification area*



# GARLAND

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

October 30, 2014

HEARING DATE/TIME: Plan Commission: November 10, 2014 – 7:00 PM

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File: Z 14-42

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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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(Please complete the following information)

Your Property Address 5005 BARRINGTON

Printed Name MICHAEL GRAHAM

Address \_\_\_\_\_ City, State \_\_\_\_\_ Zip GARLAND 75043

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

Michael Graham

Signature \_\_\_\_\_ Title \_\_\_\_\_  
Date: 11-9-14

*outside notification area*

(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.

THESE ARE TOO MANY APTS IN THE AREA ALREADY. THE EXISTING  
APTS ARE NOT IN GOOD SHAPE AND ARE NOT FULLY LEASED  
OUT. NO MORE APTS ARE NEEDED HERE.

(Please complete the following information)

Your Property Address

KEITH HALLMARK

Printed Name

3526 HAGMAN DR

Address

CELANDRO TX

City, State

75043

Zip

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

Signature

Date:

11-07-14

Title



# GARLAND

October 30, 2014

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

**HEARING DATE/TIME:** Plan Commission: November 10, 2014 – 7:00 PM

**APPLICANT:** Apartment Development Services

**File:** Z 14-42

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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 would like it better if they built a recreational center.

5210 Pensacola dr. Garland, TX 75045

(Please complete the following information)

Your Property Address

Printed Name

Address

City, State

Zip

~~5210 Pensacola dr~~ Guadalupe Legarda  
5210 Pensacola dr Garland, TX 75043

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

↑  
LEGARDA

Title



# City Council Item Summary Sheet

Work Session

Date: December 2, 2014

Agenda Item

## Appointments to Boards and Commissions

### Summary of Request/Problem

Council is requested to consider appointments to Boards and Commission.

### Recommendation/Action Requested and Justification

Submitted By:

Approved By:

William E. Dollar  
City Manager



**GARLAND**  
TEXAS MADE HERE

# Board & Commission Application

Please Print or Type. PLEASE DO NOT SEND RESUME

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

Board or Commission of first, second, and third choice (\*\*Garland Youth Council has a separate application)

- Board of Adjustment
- Building and Fire Codes Board
- Citizens Environmental and Neighborhood Advisory Committee
- Community Multicultural Commission
- Electrical Board
- Garland Cultural Arts Commission
- Garland Youth Council \*\*
- Housing Standards Board
- Library Board
- Plan Commission \*
- Parks and Recreation Board
- Planning and Mechanical Codes Board
- Senior Citizens Advisory Committee

**CITY OF GARLAND  
RECEIVED  
JUN 17 2014  
CITY SECRETARY**

Full Name: SCOTT BRENNAN ROBERTS  
 Home Address: 1016 CREEKWOOD Bus Address: SATIE  
 City, State, Zip: GARLAND, TX 75041 City, State, Zip:             
 Home Phone: 972-530-4372 Phone (Other):             
 Email Address: SCOTT@CR-STR.COM

Resident of Garland for 34 years Resident of Texas for 46 years

Are you a registered voter in Dallas County?  Yes  No

Voter Registration No 1083258222 Precinct No 212 City Council District No 1

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.  
REGISTERED ARCHITECT 32 YEARS

If you have served on a City Board or Commission please specify and list dates of service.  
PLAN COMMISSION (2006-PRESENT)

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

What is your educational background?  
BACH OF ARCHITECTURE

What is your occupational experience?  
ARCHITECT - 38 YEARS

\* Plan Commission members must own property within the city.

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

*[Handwritten Signature]*  
Signature of Applicant

### FOR OFFICE USE ONLY

Ad Valorem Tax Status Current  Paid Due

Status of Utility Accounts Current  Paid Due

Suit/Claim Filed in City Secretary's Office Yes  No

Signatures  
CV 6-19-14 CV 11-20-14  
 Tax Clerk  
CV 6-19-14 CV 11-20-14  
 Accounting Clerk  
CV 6-19-14 CV 11-20-14  
 City Secretary

Date Appointed \_\_\_\_\_  
 Appointed By TIM CAMPBELL  
 Date Notified \_\_\_\_\_  
 Date Disclosure Form Filed \_\_\_\_\_



# Board & Commission Application

Please Print or Type. **PLEASE DO NOT SEND RESUME.**

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

Board or Commission of first, second, and third choice: (Utility Advisory Board has a separate application)

- Board of Adjustment
- Building and Fire Codes Board
- Citizens Environmental and Neighborhood Advisory Committee
- Community Multicultural Commission
- Electrical Board
- Garland Cultural Arts Commission**
- Garland Youth Council
- Housing Standards Board
- Library Board
- Parks and Recreation Board
- Plan Commission \*
- Plumbing and Mechanical Codes Board
- Senior Citizens Advisory Committee

CITY OF GARLAND  
RECEIVED  
MAY 29 2014  
CITY SECRETARY

Full Name: HARLAN RAY SEAGREN  
 Home Address: 6514 KATHLEEN CT Bus. Address: \_\_\_\_\_  
 City, State, Zip: GARLAND TX 75044 City, State, Zip: \_\_\_\_\_  
 Home Phone: 972-495-0338 Phone (Other): \_\_\_\_\_  
 Email Address: harlanseagren@yahoo.com

Resident of Garland for 36 years Resident of Texas for 36 years

Are you a registered voter in Dallas County?  Yes  No

Voter Registration No. 108104661 Precinct No. 2701 City Council District No. 1

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.

14 YEARS ON GCAC. SEASON TICKET HOLDER TO GSO, GSM & GCT FOR OVER 25 YEARS.

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

14 YEARS ON GCAC, APPOINTED IN 2000

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

SPRINGPARK HOA - 28 YEARS

What is your educational background?

BS CIVIL ENGINEERING

What is your occupational experience?

TELECOM PROJECT MANAGER - RETIRED

\* Plan Commission members must own property within the city.

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

Harlan Seagren  
Signature of Applicant

### FOR OFFICE USE ONLY

Ad Valorem Tax Status Current  Past Due \_\_\_\_\_

Status of Utility Accounts Current  Past Due \_\_\_\_\_

Suit/Claim Filed in City Secretary's Office Yes \_\_\_\_\_ No

Signatures  
CV 5.29.14 CV 11.20.14  
 Tax Clerk  
CV 5.30.14  
 Accounting Clerk  
CV 5.29.14 CV 11.20.14  
 City Secretary

Date Appointed \_\_\_\_\_  
 Appointed By TIM CAMPBELL  
 Date Notified \_\_\_\_\_  
 Date Disclosure Form Filed \_\_\_\_\_

# GARLAND

## Board & Commission Application

Please Print or Type. PLEASE DO NOT SEND RESUME

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

Board or Commission of first, second, and third choice: (Utility Advisory Board has a separate application)

- Board of Adjustment
- Building and Fire Codes Board
- Citizens Environmental and Neighborhood Advisory Commission
- 1 Community Multicultural Commission
- Electrical Board
- Garland Cultural Arts Commission
- 2 Garland Youth Council
- Housing Standards Board
- Library Board
- Parks and Recreation Board
- Plan Commission \*
- Plumbing and Mechanical Codes Board
- 3 Senior Citizens Advisory Committee

CITY OF GARLAND  
RECEIVED  
JUN 18 2014  
CITY SECRETARY

Full Name: DEO SOOKDEO  
 Home Address: 822 Palm Desert Drive Bus. Address: 801 East Campbell Rd.  
 City, State, Zip: Garland, TX 75044 City, State, Zip: Richardson TX 75081  
 Home Phone: 972-414-0953 Phone (Other): 972-965-5362  
 Email Address: deosookdeo@tx.vr.com

Resident of Garland for 33 years Resident of Texas for 37 years

Are you a registered voter in Dallas County?  Yes  No

Voter Registration No. 108334689 Precinct No. 2702 City Council District No. 1

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.

*Involved in counseling individuals/families from different cultures.  
 Researched project in Family planning with FHSW & U.M.*

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

*Member of the Garland CMC from 1/20/2009 to current date*

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

*Involved in HOA Crime Watch Program  
 Supporter of Good Hope Center for children in Arizona*

What is your educational background?

*BS, MSW. Licensed Child Social Worker -*

What is your occupational experience?

*Licensed Marriage and Family Therapist.  
 25 years experience working with Dallas Co. CSCD supervising probationers  
 and managed several Adult Probation Offices. Skilled on cultural differences and  
 \* Plan Commission members must own property within the city. Criminal behavior etc.*

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

*D. Sookdeo*  
 Signature of Applicant

### FOR OFFICE USE ONLY

Ad Valorem Tax Status Current  Past Due   
 Status of Utility Accounts Current  Past Due   
 Suit/Claim Filed in City Secretary's Office Yes  No

Signatures  
CV 6.19.14 CV 11.20.14  
 Tax Clerk  
CV 6.19.14 CV 11.20.14  
 Accounting Clerk  
CV 6.19.14 CV 11.20.14  
 City Secretary

Date Appointed \_\_\_\_\_  
 Appointed By Tim Campbell  
 Date Notified \_\_\_\_\_  
 Date Disclosure Form Filed \_\_\_\_\_