



## **AGENDA**

**REGULAR MEETING OF THE CITY COUNCIL  
City of Garland  
Duckworth Building, Goldie Locke Room  
217 North Fifth Street  
Garland, Texas  
January 20, 2015  
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 January 6, 2015 Regular Meeting.

2. Consider approval of the following bids:

a. **RFID Tagging Services** **Bid No. 4760-14**

**Bibliotheca ITG, LLC** **\$152,229.92**

*This request is to provide labor and materials to insert and program RFID tags in library materials and to correct tag coding errors.*

b. **Spun Concrete Structures** **Bid No. 4921-15**

**Stuart Irby** **\$376,061.08**

**Optional Contingency** **37,606.10**

**TOTAL** **\$413,667.18**

*This request is for the purchase of 34 spun concrete structures of the 138 kV Bryan East wood pole replacement project. Due to the complex nature of the project, an optional contingency is included for any unforeseen additional work that may be required.*

**c. Tubular Steel Structures** **Bid No. 4922-15**

<b>National Pole &amp; Structure</b>	<b>\$162,400.00</b>
<b>Optional Contingency</b>	<b><u>16,240.00</u></b>
<b>TOTAL</b>	<b><u>\$178,640.00</u></b>

*This request is for the purchase of four tubular steel structures for the 138 kV Bryan East Wood Pole Replacement project. Due to the complex nature of the project, an optional contingency is included for any unforeseen additional work that may be required.*

**d. Material Hauling Services** **Bid No. 4953-15**

<b>Denali Services</b>	<b>\$305,000.00</b>
<b>DFW Materials</b>	<b><u>200,000.00</u></b>
<b>TOTAL</b>	<b><u>\$505,000.00</u></b>

*This request is to provide trucking services to haul various roadway materials to and from job sites for the Street Department. Awarding primary and secondary vendors will give the department the flexibility to efficiently manage multiple projects.*

**e. Asphalt Road Materials** **Bid No. 5009-15**

<b>APAC-Texas, Inc.</b>	<b>\$1,745,880.00</b>
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*This request is to provide hot and cold mix asphalt for various Street Department projects throughout the City.*

**3. Public hearings were previously conducted for the following zoning cases. Council approved the requests and instructed staff to bring forth the following ordinances for consideration.**

**a. Zoning File No. 14-46, AT&T Mobility DBA Crown Castle**

*Consider an ordinance amending the zoning laws of the City of Garland by approving a Specific Use Permit for an Antenna, Commercial Type 2 on a 600 square foot leased area of property zoned General Business District and located at 4105 Broadway Boulevard.*

**b. Zoning File No. 14-48, MUY Hamburger Partners, LLC**

*Consider an ordinance amending the zoning laws of the City of Garland by approving a Specific Use Permit for Restaurant with Drive-through on property zoned Shopping Center District containing 0.085-acres and located north of the northwest intersection of South Garland Avenue and West Miller Road.*

- 4. Consider by minute action authorizing the City Manager to execute Change Order C with Metro Fire Specialist, Inc. in the amount of \$58,262.**

*At the December 15, 2014 Work Session, Council considered authorizing Change Order C with Metro Fire Apparatus Specialist, Inc. in the amount of \$58,262 to add compressed air foam systems to two of the three engine pumpers on order through Bid No. 4511-14 that was approved by Council on July 1, 2014.*

- 5. Consider by minute action authorizing the City Manager to execute Change Order No. 1 in the amount of \$360,000 with Jerusalem Corporation.**

*At the December 15, 2014 Work Session, Council considered authorizing Change Order No. 1 to BL 5792 in the amount of \$360,000 with Jerusalem Corporation to provide additional concrete finish work at various locations throughout the city.*

- 6. Consider an ordinance authorizing the issuance of “City of Garland, Texas General Obligation Refunding Bonds, Series 2015A”; specifying the terms and features of said bonds; levying a continuing direct annual ad valorem tax for the payment of said bonds; providing for the redemption of certain outstanding obligations of the City; and resolving other matters incident and related to the issuance, sale, payment and delivery of said bonds, including the approval and execution of a Paying Agent/Registrar Agreement and the approval and distribution of a Preliminary Official Statement and an Official Statement.**

*At the December 1, 2014 Work Session, Council considered authorizing the refund of approximately \$25 million General Obligation Commercial Paper Notes, Series 2012. The General Obligation Commercial Paper Program, Series 2012 will expire in January 2015.*

7. **Consider an ordinance authorizing the issuance of “City of Garland, Texas, General Obligation Refunding Bonds, Taxable Series 2015B”;** specifying the terms and features of said bonds; levying a continuing direct annual ad valorem tax for the payment of said bonds; providing for the redemption of certain outstanding obligations of the City; and resolving other matters incident and related to the issuance, sale, payment and delivery of said bonds, including the approval and execution of a Paying Agent/Registrar Agreement and the approval and distribution of a Preliminary Official Statement and an Official Statement.

*At the December 1, 2014 Work Session, Council considered authorizing the refund of approximately \$22.4 million General Obligation Bonds, Series 2007B with General Obligation Refunding Bonds, Series 2015B prior to the interest rate reset.*

8. **Consider an ordinance authorizing the issuance of “City of Garland, Texas, Electric Utility System Revenue Refunding Bonds, New Series 2015”;** pledging the net revenues of the City’s electric utility system to the payment of the principal of and interest on said bonds; specifying the terms and conditions of such bonds; resolving other matters incident and related to the issuance, payment, security, sale and delivery of said bonds, including the approval and execution of a Paying Agent/Registrar Agreement and an Escrow Agreement; and the approval and distribution of a Preliminary Official Statement and an Official Statement.

*At the December 1, 2014 Work Session, Council considered authorizing the refund of approximately \$17 million Electric Utility System Revenue Bonds, Series 2006. The refunding transaction will reduce total debt service by approximately \$2.5 million.*

9. **Consider a resolution adopting the revised Project and Financing Plan for the Downtown/Forest-Jupiter Tax Increment Financing Reinvestment Zone (TIRZ#1).**

*At the January 5, 2015 Work Session, Council considered revisions to the Tax Increment Reinvestment Zone #1 Project and Financing Plan. The plan has been revised to reflect the use of resources of the TIRZ Fund for the City Center Project.*

10. **Consider a resolution approving the sale of real property, 151 Lake Drive; authorizing the Mayor to execute a deed conveying the property to Michael and Kimberla Turner.**

*At the December 15, 2014 Work Session, Council considered authorizing the sale of City-owned property at 151 Lake Drive to Michael and Kimberla Turner for \$10,000.*

11. **Consider a resolution approving the sale of real property, 325 Davidson Circle; authorizing the Mayor to execute a deed conveying the property to Sufi Properties, Inc.**

*At the December 15, 2014 Work Session, Council considered authorizing the sale of City-owned property at 325 Davidson Circle to Sufi Properties, Inc. for \$15,000.*

12. **Consider a resolution approving the sale of real property, 501 Rosewood Hills Drive, authorizing the Mayor to execute a deed conveying the property to Judson Stafford.**

*At the December 15, 2014 Work Session, Council considered authorizing the sale of City-owned property at 501 Rosewood Hills Drive to Judson Stafford for \$20,000.*

13. **Consider a resolution approving the sale of real property, 541 Henderson Circle; authorizing the Mayor to execute a deed conveying the property to Sufi Properties, Inc.**

*At the December 15, 2014 Work Session, Council considered authorizing the sale of City-owned property at 541 Henderson Circle to Sufi Properties, Inc. for \$12,000.*

14. **Consider a resolution approving the sale of real property, 2622 Churchill Way; authorizing the Mayor to execute a deed conveying the property to Mark Campbell.**

*At the January 5, 2015 Work Session, Council considered the sale of a City-owned property at 2622 Churchill Way to Mark Campbell for \$10,000.*

15. Consider a resolution approving the sale of real property, 1609 Flores Drive; authorizing the Mayor of the City of Garland to execute a deed conveying the property to Sufi Maria De L. Gonzalez de Lopez.

*At the January 5, 2015 Work Session, Council considered the sale of City-owned property at 1609 Flores Drive to Sufi Maria de L. Gonzalez de Lopez for \$11,270.*

16. Consider a resolution requesting the members of the 84<sup>th</sup> Legislative Session of the State of Texas support legislation that increases funding for the Texas Recreation & Parks Account and the Large County & Municipality Recreation & Parks Account Local Park Grant Programs, and the Texas State Park System.

*At the January 5, 2015 Work Session, Council considered a resolution supporting funding for the Texas Recreation and Parks Account local grant programs for matching grants to acquire and develop local parks.*

17. Consider a resolution appointing Rene Dowl as City Secretary for the City of Garland.

*At the January 6, 2015 Executive Session, Council considered the appointment of Rene Dowl as City Secretary.*

## 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.

18. Hold a public hearing to consider the application of Wing City 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. This property is located

at 1456 Belt Line Road, Suite 120, Garland, Texas. (File BW 15-01, District 7)

*The applicant requests 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.*

**19. 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.*

**20. Council will move into Executive Session.**

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**EXECUTIVE SESSION  
AGENDA**

**1. Personnel matters involving the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee or to hear a complaint against an officer or employee. Sec. 551.074, Tex. Gov't Code.**

- Annual Review of City Attorney
- Annual Review of City Manager

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**21. 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.*

**Minutes of the City Council  
Regular Meeting  
January 6, 2015**

The City Council of the City of Garland convened in regular session at 7:00 p.m. on Tuesday, January 6, 2015, in the Goldie Locke Room at The Duckworth Building, 217 North Fifth Street, Garland, Texas, with the following members present:

<b>COUNCIL PRESENT:</b>	Mayor	Douglas Athas
	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

<b>ABSENT:</b>	Mayor Pro Tem	Jim Cahill
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<b>STAFF PRESENT:</b>	City Manager	William E. Dollar
	City Attorney	Brad Neighbor
	Interim Assistant City Secretary	Courtney Vanover

<b>CALL TO ORDER:</b>	The meeting was called to order by Mayor Douglas Athas. Deputy Mayor Pro Tem Tim Campbell led the Invocation and the Pledge of Allegiance.
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<b>CONSENT AGENDA:</b>	All items marked with asterisks (**) on the consent agenda were voted on at the beginning of the meeting. Motion was made by Deputy Mayor Pro Tem Campbell and seconded by Council Member Stanley to approve items 1, 2a, 2b, 2c, 2d, 3a, 3b, 4, 5, 6, and 7 as presented. Motion to approve carried with 8 Ayes and 0 Nays.
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1. APPROVED**	Minutes of the December 16, 2014 Regular Meeting.
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2a. APPROVED **	Bid No. 4948-15 to ABB, Inc. in the amount of \$279,970 to provide thirty potential transformers and one station service voltage transformer as part of Garland Power & Light's Wylie Switchyard project.
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2b. APPROVED **	Bid No. 4950-15 to Mart, Inc. in the amount of \$120,000 to provide all labor, supervision, materials, services, and equipment required to construct interior finish out of approximately 6,000 square feet within an existing building located at 510 W. Avenue B. The building will be used for
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Garland Power & Light's Transmission Engineering operations.

- 2c. APPROVED \*\* Bid No. 5001-15 to Freightliner of Austin in the amount of \$160,734 for the purchase of a flameless pothole patching truck to be used by the Street Department in their daily operations.
- 3a. APPROVED \*\* Ordinance No. 6749 amending the zoning laws of the City of Garland by approving a Specific Use Permit for an Antenna, Commercial Type 2 on a 0.0248-acre tract of land located at 825 E. I-30 Freeway. Zoning File No. 14-44, Verizon Wireless.
- 3b. APPROVED\*\* Ordinance No. 6750 amending the zoning laws of the City of Garland by approving a Specific Use Permit for Retail Sales with Gas Pumps on a 21,501 square foot tract of land zoned Planned Development District for General Business and located at 1102 Lavon Drive. Zoning File No. 14-45, INZI, Inc.
4. APPROVED \*\* Resolution No. 10172 authorizing the City Manager to enter into a Credit Sales Agreement with Trinity River Mitigation Bank, L. P. in the amount of \$178,500.
5. APPROVED \*\* Resolution No. 10173 authorizing the purchase of electric transmission assets, including the associated easements, from Brazos Electric Power Cooperative in the amount of \$173,181.
6. APPROVED \*\* Consider approval by minute action extending Officer Billy Ivy's injury leave at full pay through June 27, 2015.
7. APPROVED\*\* Resolution No. 10174 approving and funding a 2014-15 Cycle 1 Neighborhood Vitality Matching Grant Project for Travis College Hill Addition.

#### ITEMS FOR INDIVIDUAL CONSIDERATION

8. DENIED Consider an ordinance amending the zoning laws of the City of Garland by approving a Specific Use Permit for a Recycling Center on property zoned Industrial-1 (I-1) District

on a 21.2676-acre tract of land located at 2801 Wood Drive with the applicant Masterplan, Zoning File No. 14-43. Mayor Athas noted that this item would normally be on the Consent Agenda, but because there is more than 20 percent opposition by adjoining land owners, it does not vote with a super majority rule. Mayor Athas also noted that it takes seven Council Members to approve the ordinance. Mayor Athas read the following names into the record that were against the ordinance approval: Linda Orr, Neil Lampel, Jeff Hardage, Jon Simikic, Donna Nelson, Diana Holland, Stacey Simikic, Jerry Tarter, John Willis, Fredda Merritt and Kim Lowrie. Mayor Athas read the following name into the record that was for the approval of the ordinance: Michael Landers. There were several speaker cards submitted late in the meeting that were also for the approval of the ordinance. Council Member Dodson made a motion, seconded by Council Member LeMay, to postpone the item until the January 20, 2015 meeting. A vote was cast and the motion to postpone failed with 3 Ayes and 5 Nays. (Mayor, Campbell, Goebel, Stanley and Billy Mack Williams). Council Member Billy Mack Williams made a motion, seconded by Deputy Mayor Pro Tem Campbell, to deny approval of the ordinance. A vote was cast and the motion to deny passed 5 Ayes and 3 Nays. (Mayor, Dodson and LeMay).

9. APPROVED

Director of Planning Anita Russelmann provided background information to Council and answered their questions regarding the Garland Development Code and Zoning Map. The following persons spoke: John Willis and Barbara Onstot. Council Member B.J. Williams made a motion, seconded by Deputy Mayor Pro Tem Campbell, to approve the Garland Development Code and Zoning Map. A vote was cast and the motion to approve carried with 8 Ayes and 0 Nays.

10. APPROVED

Director of Planning Anita Russelmann presented the staff report related to the application of Fourth Avenue Investment requesting approval of a waiver of the required payment to the Reforestation and Tree Management Fund of Tree Preservation Ordinance 5731. Shane Jordon, the applicant addressed the Council. Council Member Dodson made a motion, seconded by Council Member Stanley, to approve

the request. A vote was cast and the motion to approve carried with 8 Ayes and 0 Nays.

11a. APPROVED

Mayor Athas recused himself and Deputy Mayor Pro Tem Campbell took the chair. Director of Planning Anita Russelmann presented the staff report related to the application for AT&T Mobility DBA Crown Castle requesting approval of 1) a Specific Use Permit for an Antenna, Commercial Type 2 on property zoned General Business (GB) District. This property is located at 4105 Broadway Boulevard, southeast of the intersection of Broadway Boulevard and Bruce Drive, Zoning File No. 14-46, District 4. The following person spoke during the public hearing: Haley Peck, with Crown Castle. Council Member B.J. Williams made a motion, seconded by Council Member Stanley, to approve the request. A vote was cast and the motion to approve carried with 7 Ayes and 0 Nays. (Mayor recused).

Mayor Athas returned back to the meeting.

11b. APPROVED

Director of Planning Anita Russelmann presented the staff report related to the application for MUY Hamburger Partners, LLC requesting approval of 1) a Specific Use Permit for Restaurant with Drive Through on property zoned Shopping Center (SC) District and 2) a variance to Section 10-311 of the Comprehensive Zoning Ordinance No. 4647 regarding the use of metal as a façade material. This property is located north of the northwest intersection of South Garland Avenue and Miller Road, Zoning File No. 14-48, District 8. The following person spoke during the public hearing: Jim Moll, the Director Developer for MUY Hamburger Partners, LLC. Council Member Bill Mack Williams made a motion, seconded by Council Member Goebel, to approve the request. A vote was cast and the motion to approve carried with 8 Ayes and 0 Nays.

11c. APPROVED

Director of Planning Anita Russelmann presented the staff report related to the application for Smithers Merchant Builders, LP requesting approval of 1) a zoning change from Shopping Center (SC) District to Planned Development (PD) District for Limited Multifamily (MF-12) Uses and 2) a Specific Use Permit and Detail Plan for Nursing Home/Convalescent Center. This property is located on the north side of Belt Line Road, approximately 400 feet west of

the intersection of Belt Line Road and Shiloh Road, Zoning File No. 14-49, District 7. The following person spoke during the public hearing: Rick McNealy, with Smithers Merchant Builders, LP. Council Member LeMay made a motion, seconded by Council Member Dodson, to approve the request. A vote was cast and the motion to approve carried with 8 Ayes and 0 Nays.

12. Citizen Comments    Kerry Yarbrough  
                                  Bao Van Nguyin  
                                  Bao Vinh

There being no further business to come before the City Council, Mayor Athas adjourned the meeting at 8:13 p. m.

**CITY OF GARLAND**

Signed:

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Mayor Douglas Athas

Attest:

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Interim Assistant City Secretary



# Purchasing Report

## RFID TAGGING SERVICES OPEN MARKET

### PURCHASE JUSTIFICATION:

The purpose of this contract is to provide labor and materials to insert and program RFID tags in Library materials and to correct tag coding errors. Bibliotheca ITG, LLC, was the lowest overall bidder and received the highest evaluated score, offering the Best Value for the City.

### AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Bibliotheca ITG, LLC	All	\$152,229.92
<b>TOTAL:</b>		\$152,229.92

### BASIS FOR AWARD:

#### Best Value

Submitted by:

Reviewed by:

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

William E. Dollar  
 City Manager

Date: 01/09/15

Date: 1/12/15

<b><u>FINANCIAL SUMMARY:</u></b>	
Total Project/Account: \$ 217,000	Operating Budget: <input type="checkbox"/> CIP: <input checked="" type="checkbox"/> Year: 2014
Expended/Encumbered to Date: 37,128	Document Location: Page L05
Balance: \$ 179,872	Account #: 692-2599-1958700-7111
This Item: 152,230	Fund/Agency/Project – Description: CO-Funded CIP / Library / RFID Service Delivery
Proposed Balance: \$ 27,642	Comments:
Matt Watson 01/12/15 Budget Analyst Date	
Ron Young 01/12/15 Budget Director Date	





# **GARLAND**

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## **PURCHASING**

Executive Summary  
Bid 4760-14  
RFID Tagging Services

**Recommended Vendor:**

Bibliotheca ITG, LLC

**Total Recommended Award:**

\$152,229.92

**Basis for Award:**

Best Value

**Purpose:**

The purpose of this contract is to provide labor and materials to insert and program RFID tags in library materials and to correct tag coding errors.

**Evaluation:**

Requests for bids were issued in accordance with Purchasing procedures. Three (3) bids were received and evaluated based on the criteria of price, experience with similar projects and reputation. Bibliotheca ITG, LLC was the lowest overall bidder and received the highest evaluated score, offering the Best Value for the City.

**Recommendation:**

Staff recommends awarding the contract to Bibliotheca ITG, LLC as the best value provider meeting all requirements of the specifications.

**Funding Information:**

CIP Project 692-2599-1958700-7111

**Department Director:**

Claire Bausch, Director of Libraries, 972-205-2543



## Purchasing Report

### SPUN CONCRETE STRUCTURES OPEN MARKET

**PURCHASE JUSTIFICATION:**

The purpose of this bid is to purchase thirty-four (34) concrete structures of the 138 kV Bryan East wood pole replacement project. Due to the complex nature of the project, an Optional Contingency is included for any unforeseen additional work that may be required. This is an approved Capital Improvement project, and expenses will not exceed appropriated funds.

**AWARD RECOMMENDATION:**

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Stuart Irby Optional Contingency	All	\$376,061.08 37,606.10
	<b>TOTAL:</b>	<b>\$413,667.18</b>

**BASIS FOR AWARD:**

**Best Value**

Submitted by:

Reviewed by:

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

William E. Dollar  
 City Manager

Date: 01/09/14

Date: 1/12/15

<b><u>FINANCIAL SUMMARY:</u></b>	
Total Project/Account: \$	3,287,327
Expended/Encumbered to Date:	2,196,920
Balance: \$	1,090,407
This Item:	413,667
Proposed Balance: \$	676,740
Matt Watson	01/12/15
Budget Analyst	Date
Ron Young	01/12/15
Budget Director	Date

<b>Operating Budget:</b> <input type="checkbox"/> <b>CIP:</b> <input checked="" type="checkbox"/> <b>Year:</b> 2014
<b>Document Location:</b> Page E01
<b>Account #:</b> 215-3542-3142301-6051
<b>Fund/Agency/Project – Description:</b> Electric Utility CIP / Transmission Lines
<b>Comments:</b>

CITY OF GARLAND - BID RECAP SHEET  
 OPENED: 10/25/14  
 REQ. NO 33727  
 BID NO 4921-15  
 PAGE: 1 of 1  
 BUYER: Bob Bonnell, C.P.M., MCP

Stuart Irby

Techline

TEC Utility

ITEM	QTY	UNIT	DESCRIPTION	Stuart Irby		Techline		TEC Utility		UNIT PRICE	TOTAL
				UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL		
1	34	ea	Poles: Bid Price for Evaluation	\$11,060.62	\$413,667.18	\$12,204.00	\$414,936.00	\$382,716.00	\$13,012,344.00		
			Evaluation Criteria:								
			Price	Maximum = 50	50.00	45.31	45.31	49.13	49.13		
			Experience	Maximum = 20	15.00	15.00	15.00	15.00	15.00		
			References	Maximum = 15	14.00	14.00	14.00	14.00	14.00		
			Lead Time	Maximum = 10	8.00	8.00	8.00	8.00	8.00		
			Previous Experience with GP&L	Maximum = 5	5.00	5.00	5.00	5.00	5.00		
			Total Score:	Maximum = 100	92.00	85.31	85.31	91.13	91.13		

TOTAL GROSS PRICE						
CASH DISCOUNT						
TOTAL NET PRICE						
F.O.B.			DELIVERED	DELIVERED	DELIVERED	DELIVERED
DELIVERY			\$413,667.18	\$414,936	13,012,344.00	

**NEXT LOW:** \$414,936.00  
**LOW:** \$413,667.00  
**SAVINGS:** \$1,269.00

545 # BidSync Notifications  
 21 # BidSync HUBS  
 0 # Direct Contact HUBS  
 0 # HUBS Responded

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



# **GARLAND**

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## **PURCHASING**

### **Executive Summary** **Bid 4921-15** **Spun Concrete Structures**

**Recommended Vendor:**

Stuart Irby

**Total Recommended Award:**

\$413,667.18

**Basis for Award:**

Best Value

**Purpose:**

The purpose of this bid is to purchase thirty-four (34) spun concrete structures for the 138kV Bryan East wood pole replacement project.

**Evaluation:**

Requests for bids were issued in accordance with Purchasing procedures. Three (3) bids were received and evaluated based on the published criteria of: bid price; experience with similar projects; capabilities and references; lead time; previous experience with the City. Stuart Irby offered the lowest overall bid and received the highest evaluated score, offering the best value for the City.

**Recommendation:**

Staff recommends Stuart Irby as the best value provider.

**Funding Information:**

Gibbons Creek to Bryan East CIP 215-3542-3142301-6051 (EC-T5423-001-1-6051)

**Department Director:**

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



# Purchasing Report

## TUBULAR STEEL STRUCTURES OPEN MARKET

### PURCHASE JUSTIFICATION:

The purpose of this bid is to purchase four (4) Tubular Steel Structures for the 138 kV Bryan East Wood Pole Replacement project. Due to the complex nature of the project, an Optional Contingency is included for any unforeseen additional work that may be required. This is an approved Capital Improvement project, and expenses will not exceed appropriated funds.

### AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
National Pole & Structure	All	\$162,400.00
Optional Contingency		16,240.00
	<b>TOTAL:</b>	<b>\$178,640.00</b>

### BASIS FOR AWARD:

#### Best Value

Submitted by:

Reviewed by:

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

William E. Dollar  
 City Manager

Date: 01/09/15

Date: 1/12/15

<u>FINANCIAL SUMMARY:</u>			
Total Project/Account: \$	3,287,327	Operating Budget:	<input type="checkbox"/> CIP: <input checked="" type="checkbox"/> Year: 2014
Expended/Encumbered to Date:	2,610,587	Document Location:	Page E01
Balance: \$	676,740	Account #:	215-3542-3142301-6051
This Item:	178,640	Fund/Agency/Project – Description:	Electric Utility CIP / Transmission Lines
Proposed Balance: \$	498,100	Comments:	
Matt Watson	01/12/15		
Budget Analyst	Date		
Ron Young	01/12/15		
Budget Director	Date		

CITY OF GARLAND - BID RECAP SHEET  
 OPENED: 0011/25/14  
 REQ. NO. 33729  
 BID NO. 4922-15  
 PAGE: 1 of 1  
 BUYER: Bob Bonnell, C.P.M., MCP

TransAmerican Power  
 Products

National Pole and Structure

Techline Inc.

SANPEC

FapCo, LLC

TEC Utility Supply

I T E M	QTY	U N I T	DESCRIPTION	TransAmerican Power Products		National Pole and Structure		Techline Inc.		SANPEC		FapCo, LLC		TEC Utility Supply	
				UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	4	ea	Structure Bid Price for Evaluation	\$39,122.50	\$156,490.00	\$40,600.00	\$162,400.00	\$44,293.75	\$177,175.00	\$47,071.00	\$188,284.00	\$55,152.00	\$220,608.00	\$171,270.00	\$685,080.00
			Evaluation Criteria:												
			Price	Maximum = 50	50.00		48.12		44.16		41.55		35.46		26.55
			Experience	Maximum = 20	15.00		15.00		15.00		15.00		15.00		15.00
			References	Maximum = 15	14.00		14.00		14.00		14.00		14.00		14.00
			Lead Time	Maximum = 10	8.00		10.00		8.00		8.00		8.00		8.00
			Previous Experience with GP&L	Maximum = 5	4.00		4.00		4.00		4.00		4.00		4.00
			Total Score:	Maximum = 100	91.00		91.12		85.16		82.55		76.46		70.30

TOTAL GROSS PRICE	\$156,490.00	\$162,400.00	\$177,175.00	\$188,284.00	\$220,608.00	\$685,080.00
CASH DISCOUNT						
TOTAL NET PRICE	\$156,490.00	\$162,400.00	\$177,175.00	\$188,284.00	\$220,608.00	\$685,080.00
F.O.B. DELIVERY	DELIVERED	DELIVERED	DELIVERED	DELIVERED	DELIVERED	DELIVERED

NEXT LOW: \$177,175.00  
 LOW: \$162,400.00  
 SAVINGS: \$14,775.00

545 # BidSync Notifications  
 0 # BidSync HUBS  
 0 # Direct Contact HUBS  
 0 # HUBS Responded

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



# **GARLAND**

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## **PURCHASING**

### **Executive Summary** **Bid 4922-15** **Tubular Steel Structures**

**Recommended Vendor:**

National Pole & Structure

**Total Recommended Award:**

\$178,640.00

**Basis for Award:**

Best Value

**Purpose:**

The purpose of this bid is to purchase four (4) tubular steel structures for the 138kV Bryan East wood pole replacement project.

**Evaluation:**

Requests for bids were issued in accordance with Purchasing procedures. Six (6) bids were received and evaluated based on the published criteria of: bid price; experience with similar projects; capabilities and references; lead time; previous experience with the City. National Pole & Structure received the highest evaluated score, offering the best value for the City.

**Recommendation:**

Staff recommends National Pole & Structure as the best value provider.

**Funding Information:**

Gibbons Creek to Bryan East CIP 215-3542-3142301-6051 (EC-T5423-001-1-6051)

**Department Director:**

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



## Purchasing Report

### MATERIAL HAULING SERVICES TERM CONTRACT

**PURCHASE JUSTIFICATION:**

The purpose of this bid is to provide trucking services to haul various roadway materials to and from job sites. The contract will utilize 12 and 24-yard capacity dump trucks as well as 24-yard capacity trailers. Awarding primary and secondary vendors will give the department the flexibility to efficiently manage multiple projects. This is a Term Contract with two (2) optional renewals.

**AWARD RECOMMENDATION:**

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Denali Services	1	\$305,000.00
DFW Materials	1	200,000.00
	<b>TOTAL:</b>	<b>\$505,000.00</b>

**BASIS FOR AWARD:**

**Lowest Responsible Bid**

Submitted by:

Reviewed by:

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

William E. Dollar  
\_\_\_\_\_  
City Manager

Date: 01/08/15

Date: 1/12/15

<b>FINANCIAL SUMMARY:</b>	
Total Project/Account: \$	N/A
Expended/Encumbered to Date:	N/A
Balance: \$	N/A
This Item:	505,000
Proposed Balance: \$	N/A
Matt Monedero	01/09/15
Budget Analyst	Date
Ron Young	01/09/15
Budget Director	Date
<b>Operating Budget:</b> <input checked="" type="checkbox"/> <b>CIP:</b> <input type="checkbox"/> <b>Year:</b> <u>2014-15</u>	
<b>Document Location:</b> <u>Pages 96-97</u>	
<b>Account #:</b> 451-6999 (831-4693-7203)	
<b>Fund/Agency/Project – Description:</b> Term Contract – Providing trucking services for the Street Department to haul materials to and from job sites	
<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 4953-15 Material Hauling Services**

#### **Recommended Vendors:**

Denali Services	\$305,000.00
DFW Materials	\$200,000.00

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<b>Total Recommended Award:</b>	<b>\$505,000.00</b>
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#### **Basis for Award:**

Lowest Responsible Bid

#### **Purpose:**

The purpose of this bid is to provide trucking services to haul various roadway materials to and from jobsites. The contract will utilize 12 and 24 yard capacity dump trucks as well as 24 yard capacity trailers. This is a term contract with two (2) optional renewals.

#### **Evaluation:**

Requests for bids were issued in accordance with Purchasing procedures. Two (2) bids were received and evaluated. Denali Services and DFW Materials are both qualified to perform the work. Awarding primary and secondary vendors will give the Department the flexibility to efficiently manage multiple projects.

#### **Recommendation:**

Staff recommends awarding primary and secondary contracts to Denali Services and DFW Materials.

#### **Funding Information:**

FY 2014-2015 Operating Budget

#### **Department Director:**

Steven L. Oliver, P.E., Director of Streets, 972-205-3558



## Purchasing Report

### ASPHALT ROAD MATERIALS TERM CONTRACT

**PURCHASE JUSTIFICATION:**

The purpose of this contract is to supply hot and cold mix asphalt for various Street Department projects throughout the city. This is a Term Contract with two (2) optional renewals. The unit price quantities are estimated and may be more or less based on actual needs. Funding was approved in the 2014-15 Operating Budget.

**AWARD RECOMMENDATION:**

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
APAC-Texas, Inc.	All	\$1,745,880.00
	<b>TOTAL:</b>	<u>\$1,745,880.00</u>

**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: 01/09/15

Date: 01/12/15

<b><u>FINANCIAL SUMMARY:</u></b>	
Total Project/Account: \$ <u>N/A</u>	Operating Budget: <input checked="" type="checkbox"/> CIP: <input type="checkbox"/> Year: <u>2014-15</u>
Expended/Encumbered to Date: <u>N/A</u>	Document Location: <u>Pages 96-97</u>
Balance: \$ <u>N/A</u>	Account #: 451-6999 (831-4693-6051)
This Item: <u>1,745,880</u>	Fund/Agency/Project – Description: Term Contract – Purchase of hot & cold asphalt for Street Department. CDBG projects to be assigned accounts later
Proposed Balance: \$ <u>N/A</u>	Comments: Term Contract sets price but does not commit funds. Expenses will be charged to accounts as incurred.
Matt Monedero <u>01/09/15</u> Budget Analyst Date	
Ron Young <u>01/09/15</u> Budget Director Date	

CITY OF GARLAND - BID RECAP SHEET  
 OPENED: 12/31/14  
 REQ. NO. PR 33857  
 BID NO. 5009 -15  
 PAGE: 1 of 1  
 BUYER: T. Smith

APAC-Texas, Inc.

ITEM	QTY	UNIT	DESCRIPTION	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	60	tn	High Performance Cold Mix, Rapid Road Repair R3 or Equal	\$98.00	\$5,880.00						
2	3000	tn	Hot Mix Asphaltic Concrete Pavement (Custom Mix Design by Vendor)	\$60.00	\$180,000.00						
3	2000	tn	Hot Mix Asphaltic Concrete Pavement TXDOT Item 340, Type B	\$54.00	\$108,000.00						
4	12000	tn	Hot Mix Asphaltic Concrete Pavement	\$56.00	\$672,000.00						
5	12000	tn	Delivery by vendor to various project sites	\$65.00	\$780,000.00						

TOTAL GROSS PRICE	\$1,745,880.00			
CASH DISCOUNT				
TOTAL NET PRICE	\$1,745,880.00			
F.O.B. DELIVERY	DELIVERED	DELIVERED	DELIVERED	DELIVERED

**NEXT LOW:** \_\_\_\_\_  
**LOW:** \_\_\_\_\_  
**SAVINGS:** \$0.00

545 # BidSync Notifications  
 16 # BidSync HUBS  
 0 # Direct Contact HUBS  
 0 # HUBS Responded

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



# **GARLAND**

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## **PURCHASING**

Executive Summary  
Bid 5009-15  
Asphalt Road Materials

**Recommended Vendor:**

APAC-Texas, Inc.

**Total Recommended Award:**

\$1,745,880.00

**Basis for Award:**

Straight Low Bid

**Purpose:**

The purpose of this contract is to supply hot and cold mix asphalt for various Street Department projects throughout the City. This is a term contract with two (2) optional renewals.

**Evaluation:**

Requests for bids were issued in accordance with Purchasing procedures. One (1) bid was received and evaluated. APAC-Texas, Inc.'s bid was within budget and met all requirements of the specifications.

**Recommendation:**

Staff recommends awarding the contract for asphalt road materials to APAC-Texas, Inc.

**Funding Information:**

Blanket Account 451-6999. Funds will be allocated at time of invoicing.

**Department Director:**

Steven L. Oliver, P.E., Director of Streets, 972-205-3558



# City Council Item Summary Sheet

Work Session

Date: January 20, 2015

Agenda Item

## Zoning Ordinance

### Summary of Request/Problem

Zoning Ordinance 14-46 AT&T Mobility DBA Crown Castle

### Recommendation/Action Requested and Justification

Consider adoption of attached ordinance.

**Submitted By:**

**Anita Russelmann  
Director of Planning**

**Approved By:**

**William E. Dollar  
City Manager**

**ORDINANCE NO.**

AN ORDINANCE AMENDING THE ZONING LAWS OF THE CITY OF GARLAND, TEXAS, BY APPROVING A SPECIFIC USE PERMIT FOR AN ANTENNA, COMMERCIAL TYPE 2 ON A 600 SQUARE FOOT LEASED AREA OF PROPERTY ZONED GENERAL BUSINESS (GB) DISTRICT AND LOCATED AT 4105 BROADWAY BOULEVARD PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; AND PROVIDING FOR A PENALTY AND AN EFFECTIVE DATE.

**WHEREAS**, at its regular meeting held on the 8th day of December, 2014, the City Plan Commission did consider and make recommendations on a certain request for zoning change made by **AT&T Mobility DBA Crown Castle**.; and

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

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

**Section 1.**

Ordinance No. 4647 is hereby amended by approving a Specific Use Permit for an Antenna, Commercial Type 2 on a 600 square foot leased tract of land zoned General Business (GB) District and located at 4105 Broadway Boulevard and being more particularly described in Exhibit A, attached hereto and made a part hereof.

**Section 2.**

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

**Section 3.**

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

**Section 4.**

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

FILE NO. 14-46

**Section 5.**

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

**PASSED AND APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

**THE CITY OF GARLAND, TEXAS**

By:

\_\_\_\_\_  
Mayor

**ATTEST:**

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

Published:

**Exhibit A**

**LEGAL DESCRIPTION**

**Zoning File 14-46**

DESCRIPTION OF PARENT PARCEL

BEING LOT 1 IN BLOCK 1 OF THE PROBUS I ADDITION, AN ADDITION TO THE CITY OF GARLAND, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN THE VOLUME 94091, PAGE 2465, PLAT RECORDS OF DALLAS COUNTY, TEXAS DESCRIBED TO PROBUS PROPERTIES BY VIRTUE OF THAT CERTAIN SPECIAL WARRANTY DEED DATED JUNE 30, 1992, FILED JULY 6, 1992 FROM BANK ONE, TEXAS, N.A. AND RECORDED IN VOLUME 92131, PAGE 3756 DEED RECORDS OF DALLAS COUNTY, TEXAS.

DESCRIPTION OF LEASE TRACT

BEING A 600 SQUARE FEET TRACT OF LAND OUT OF LOT 1 IN BLOCK 1 OF THE PROBUS I ADDITION, AN ADDITION TO THE CITY OF GARLAND, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN THE VOLUME 94091, PAGE 2465, PLAT RECORDS OF DALLAS COUNTY, TEXAS DESCRIBED TO PROBUS PROPERTIES BY VIRTUE OF THAT CERTAIN SPECIAL WARRANTY DEED DATED JUNE 30, 1992, FILED JULY 6, 1992 FROM BANK ONE, TEXAS, N.A. AND RECORDED IN VOLUME 92131, PAGE 3756 DEED RECORDS OF DALLAS COUNTY, TEXAS AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT AN IRON ROD FOUND FOR THE WEST CORNER OF SAID LOT 1;

THENCE S 64°48'53"E, FOR A DISTANCE OF 59.42 FEET TO AN IRON ROD SET FOR THE WEST CORNER OF THIS TRACT AND THE POINT OF BEGINNING;

THENCE N 46°02'22"E FOR A DISTANCE OF 20.00 FEET TO AN IRON ROD SET FOR THE NORTH CORNER OF THIS TRACT;

THENCE S 45°09'44"E FOR A DISTANCE OF 30.00 FEET TO AN IRON ROD SET FOR THE EAST CORNER OF THIS TRACT;

THENCE S 46°02'22"W FOR A DISTANCE OF 20.00 FEET TO AN IRON ROD SET FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE N 45°09'44"W FOR A DISTANCE OF 30.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 600 SQUARE FEET OR 0.013774 ACRE OF LAND.

DESCRIPTION OF NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT

BEING A 1500 SQUARE FEET TRACT OF LAND OUT OF LOT 1 IN BLOCK 1 OF THE PROBUS I ADDITION, AN ADDITION TO THE CITY OF GARLAND, DALLAS COUNTY,

TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN THE VOLUME 94091, PAGE 2465, PLAT RECORDS OF DALLAS COUNTY, TEXAS DESCRIBED TO PROBUS PROPERTIES BY VIRTUE OF THAT CERTAIN SPECIAL WARRANTY DEED DATED JUNE 30, 1992, FILED JULY 6, 1992 FROM BANK ONE, TEXAS, N.A. AND RECORDED IN VOLUME 92131, PAGE 3756 DEED RECORDS OF DALLAS COUNTY, TEXAS AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT AN IRON ROD FOUND FOR THE WEST CORNER OF SAID LOT 1;

THENCE S 64°48'53"E, FOR A DISTANCE OF 59.42 TO AN IRON ROD SET FOR THE INTERIOR EL CORNER OF THIS EASEMENT AND THE POINT OF BEGINNING;

THENCE N 45°09'44"W ALONG THE NORTHWESTERN BOUNDARY OF THE NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT AND A PORTION OF THE LEASE AREA BOTH DESCRIBED AND RECORDED IN VOLUME 94095, PAGE 02509, DEED RECORDS OF DALLAS COUNTY, TEXAS FOR A DISTANCE OF 15.00 FEET TO THE WEST CORNER OF THIS EASEMENT;

THENCE N 46°02'22"E FOR A DISTANCE OF 35.00 FEET TO AN IRON ROD SET FOR THE NORTH CORNER OF THIS EASEMENT;

THENCE S 45°09'44"E FOR A DISTANCE OF 60.00 FEET TO THE WEST CORNER OF THIS EASEMENT;

THENCE S 46°02'22"W FOR A DISTANCE OF 35.00 FEET TO AN IRON ROD SET FOR THE SOUTH CORNER OF THIS EASEMENT;

THENCE N 45°09'44"w ALONG THE NORTHEASTERN BOUNDARY OF THE NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT AND A PORTION OF THE LEASE AREA BOTH DESCRIBED AND RECORDED IN VOLUME 94095, PAGE 02809, DEED RECORDS OF DALLAS COUNTY, TEXAS FOR A DISTANCE OF 15.00 FEET TO AN INTERIOR EL CORNER OF THIS EASEMENT;

THENCE N 46°02'22"E FOR A DISTANCE OF 20.00 FEET TO AN IRON ROD SET FOR AN INTERIOR EL CORNER OF THIS EASEMENT;

THENCE N 45°09'44"W FOR A DISTANCE OF 30.00 FEET TO AN INTERIOR EL CORNER OF THIS EASEMENT;

THENCE S 46°02'22"W FOR A DISTANCE OF 20.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1500 SQUARE FEET OR 0.0344 ACRE OF LAND.

This property is located at 4105 Broadway Boulevard.

## EXHIBIT A

## SPECIFIC USE PERMIT CONDITIONS

### ZONING FILE 14-46

#### 4105 Broadway Boulevard

- I. **Statement of Purpose:** The purpose of this Specific Use Permit is to allow an Antenna, Commercial Type 2 subject to conditions.
- II. **Statement of Effect:** This permit shall not affect any regulation found in the Comprehensive Zoning Ordinance, as amended, except as specifically provided herein.
- III. **General Regulations:** All regulations of the General Business (GB) District set forth at Section 25 and Section 33 of the Comprehensive Zoning Ordinance shall apply unless as specified otherwise in this Ordinance
- IV. **Specific Regulations:**
  - A. Time Period: The Specific Use Permit shall be in effect for a period of 25 years.
  - B. Site Plan: The placement of the monopole antenna and equipment building shall be as reflected on the approved site plan labeled Exhibit C.
  - C. Antenna Tower: The maximum height of the pole with antenna shall be one-hundred (100) feet. The monopole used shall be galvanized.





# City Council Item Summary Sheet

Work Session

Date: January 20, 2015

Agenda Item

## Zoning Ordinance

### Summary of Request/Problem

Zoning Ordinance 14-48 MUY Hamburger Partners, LLC

### Recommendation/Action Requested and Justification

Consider adoption of attached ordinance.

**Submitted By:**

**Anita Russelmann  
Director of Planning**

**Approved By:**

**William E. Dollar  
City Manager**

**ORDINANCE NO.**

AN ORDINANCE AMENDING THE ZONING LAWS OF THE CITY OF GARLAND, TEXAS, BY APPROVING THE A SPECIFIC USE PERMIT FOR RESTAURANT WITH DRIVE-THROUGH ON PROPERTY ZONED SHOPPING CENTER (SC) DISTRICT CONTAINING 0.0851 ACRES AND LOCATED NORTH OF THE NORTHWEST INTERSECTION OF SOUTH GARLAND AVENUE AND WEST MILLER ROAD PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; AND PROVIDING FOR A PENALTY AND AN EFFECTIVE DATE.

**WHEREAS**, at its regular meeting held on the 8th day of December, 2014, the City Plan Commission did consider and make recommendations on a certain request for zoning change made by **MUY Hamburger Partners, LLC**; and

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

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

**Section 1.**

Ordinance No. 4647 is hereby amended by approving a Specific Use Permit for Restaurant with Drive-Through on property zoned Shopping Center (SC) District and located north of the northwest intersection of South Garland Avenue and West Miller Road and being more particularly described in Exhibit A, attached hereto and made a part hereof.

**Section 2.**

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

**Section 3.**

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

**Section 4.**

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

FILE NO. 14-48

**Section 5.**

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

**PASSED AND APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

**THE CITY OF GARLAND, TEXAS**

By:

\_\_\_\_\_  
Mayor

**ATTEST:**

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

Published:

**Exhibit A**

**LEGAL DESCRIPTION**

**Zoning File 14-48**

BEING A 0.851-ACRE LOT IDENTIFIED AS LOT 2, BLOCK 1, WILLIAMS RETAIL ESTATES, AN ADDITION TO THE CITY OF GARLAND, DALLAS COUNTY, RECORDED IN INSTRUMENT NUMBER 201300199683 OF THE PLAT RECORDS OF DALLAS COUNTY, TEXAS. THE PROPERTY IS LOCATED NORTH OF THE NORTHWEST INTERSECTION OF SOUTH GARLAND AVENUE AND MILLER ROAD, GARLAND, TX.

**EXHIBIT A**

## SPECIFIC USE PERMIT CONDITIONS

### ZONING FILE 14-48

#### Northwest of the intersection of South Garland Avenue and West Miller Road

- I. **Statement of Purpose:** The purpose of this Specific Use Permit is to allow a Restaurant with Drive Through subject to conditions.
- II. **Statement of Effect:** This permit shall not affect any regulation found in the Comprehensive Zoning Ordinance, Ordinance No. 4647, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. **General Regulations:** All regulations of the Shopping Center (SC) District set forth in Section 24 and 33 of the Comprehensive Zoning Ordinance are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. **Specific Regulations:**
  - A. Time Period: The Specific Use Permit shall be in effect for a 40 year time period.
  - B. Site Plan: Development shall be in conformance with the approved site plan (Exhibit C).
  - C. Landscape Plan: Development shall be in conformance with the approved Landscape Plan (Exhibit D).
  - D. Elevations: The building materials shall be in conformance with the approved elevations. Metal shall be permitted as a façade material as identified on the elevations. (Exhibit E).





### SIGNAGE CALCULATIONS

EAST ELEVATION	32 SF
WEST ELEVATION	0 SF
SOUTH ELEVATION	84 SF
NORTH ELEVATION	45 SF
TOTAL BUILDING SIGNAGE	161 SF
ALLOWABLE SIGNAGE	174 SF

### EXTERIOR MATERIAL CALCULATIONS

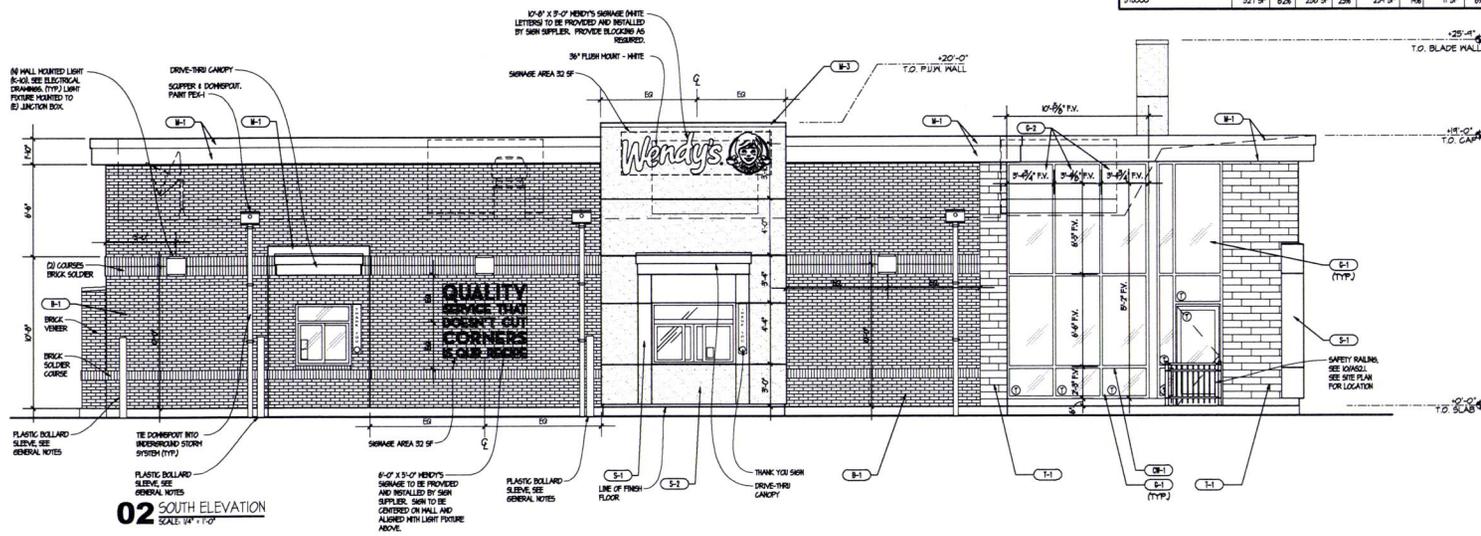
MATERIALS	EAST ELEVATION	WEST ELEVATION	SOUTH ELEVATION	NORTH ELEVATION
TOTAL AREA	1016 SF	1006 SF	870 SF	873 SF
DOORS AND WINDOWS SF	444 SF	37 SF	300 SF	371 SF
ELEVATION SF (EXCLUSIVE OF DOORS AND WINDOWS)	572 SF	1008 SF	570 SF	502 SF
MASONRY	120 SF	238 SF	620 SF	648 SF
METAL	10 SF	156 SF	11 SF	128 SF
STUCCO	327 SF	628 SF	234 SF	11 SF

### EXTERIOR FINISHES LEGEND

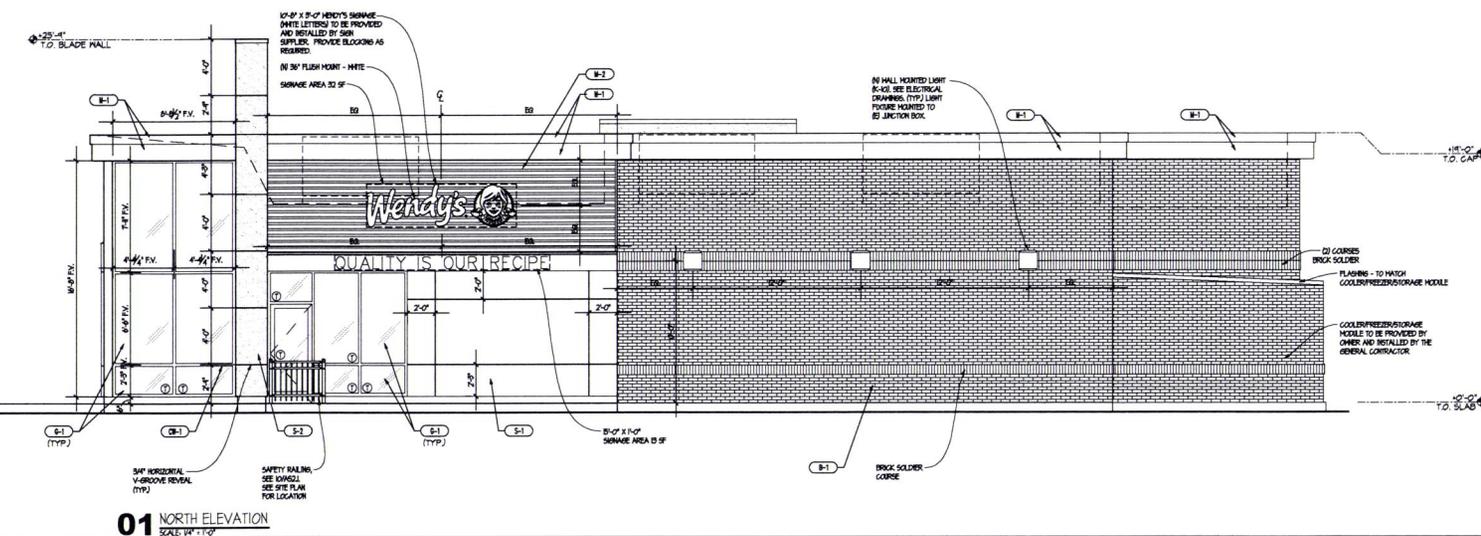
NOTE: REFER TO SHEET A61 FOR SPECIFICATIONS OF EXTERIOR MATERIALS AND FINISHES.

- (B-1) BRICK
- (CH-1) GYPTIAN MALL
- (S-1) STUCCO - TONER SET OR APPROVED MANUFACTURER'S COLOR
- (S-2) STUCCO - "RED"
- (G-1) 1" LOMO INSULATED GLASS
- (G-2) 1" INSULATED SPANDREL GLASS
- (G-4) 1/4" SPANDREL GLASS
- (M-1) METAL TRIM AND BREAK METAL (DARK BRONZE)
- (M-2) CORRUGATED METAL PANEL (DARK BRONZE)
- (M-3) METAL COPING (RED)
- (FES-1) PAINT (COLOR: HENRY'S DARK BRONZE)
- (FES-2) PAINT (COLOR: HENRY'S EXTERIOR RED)
- (FES-3) PAINT (COLOR: HENRY'S DARK BRONZE - Pylon Signs Only)
- (FES-4) PAINT (COLOR: HENRY'S GREY)
- (FES-5) PAINT (COLOR: SAFETY RED)
- (FES-6) PAINT (COLOR: HENRY'S DARK BRONZE - COOLER BOX Only)
- (FES-7) PAINT (COLOR: HENRY'S FIELD BROWN)
- (FES-8) PAINT (COLOR: HENRY'S ACCENT BROWN)
- (FM) FLOOR FINISH
- (SF-1) ALUMINUM SKEWERFRONT SYSTEM
- (I-1) EXTERIOR TILE

SITE NUMBER	11546
BASE MODEL	E3000
ASSET TYPE	FRANCHISE
CLASSIFICATION	NEW
OWNER	MULTY HAMBURGER
BASE VERSION	2014 OCT 08 R3
UPGRADE CLASSIFICATION	FRAN NEW BASE
PROJECT YEAR	2014
FURNITURE PACKAGE	2014
DESIGN BULLETINS	THRU DB 03



**02 SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**01 NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"

*Linear!*  
the architecture of Kemery Brundage and Young  
8600 Research Parkway, Suite 310  
Dallas, TX 75238  
Tel: 972.526.9000

**Wendy's.**  
#11546  
926 SOUTH GARLAND AVE.  
GARLAND, TX 75040

**EXHIBIT E**

REV.	DATE	DESCRIPTION



12.06.14  
PROJECT NUMBER 14.252  
DRAWN BY  
CHECKED BY

12.01.14  
11/17/14  
EXTERIOR ELEVATIONS

SHEET NUMBER  
**A2.2**

CASE NO. 140925-2





# City Council Item Summary Sheet

Work Session

Date: January 20, 2015

Agenda Item

## CHANGE ORDER FOR METRO FIRE APPARATUS SPECIALIST, INC. – TWO COMPRESSED AIR FOAM SYSTEMS

### Summary of Request/Problem

At the December 15, 2014 Work Session, Council considered Change Order C with Metro Fire Apparatus Specialist, Inc. in the amount of \$58,262 to add Compressed Air Foam Systems to two of the three engine pumpers on order through Bid No. 4511-14 that was approved by Council on July 1, 2014.

### Recommendation/Action Requested and Justification

Approve by minute action authorizing the City Manager to execute Change Order C with Metro Fire Specialist, Inc. in the amount of \$58,262. for Bid No. 4511-14.

**Submitted By:**

**Raymond Knight  
Fire Chief**

**Approved By:**

**William E. Dollar  
City Manager**

# Change Order C



C/O Initiated From: **Dealer Request**  
 C/O Creation Date: **November 7, 2014**  
 Truck Number: **214082 ( Trucks 1 and 2 Only)**  
 Customer: **Garland, TX**  
 Dealer: **Metro Fire**  
 C/O Return Date: **November 14, 2014**

Based on the changes to the specification outlined in the documentation below, ( **0** ) days will be added to the quoted delivery time specified in the original contract documentation.

Review each item below for change type, description and cost. All prices shown are in U.S. dollars and are on a per unit basis unless otherwise noted. All work shall be performed under the original terms and conditions as specified in the original contract unless otherwise noted. Change Order documentation will override the specification in cases of conflicting documentation.

Item #	Spec Section	Change Type	Spec Part Number	Change Description	Customer Cost	Accept Change
1000	Pump / Pump Compartment	Add	1810-5000	ONE-TOUCH RAPID CAFS - 200cfm - PTO	\$47,551.00	<input checked="" type="checkbox"/> YES
1001	Pump / Pump Compartment	Add	18-OP-0010	Hot Shift PTO - The PTO shall operate such that the CAFS compressor is activated with a rocker switch on the pump panel and not with pump gear.	\$4,705.00	<input checked="" type="checkbox"/> YES
1002	Pump / Pump Compartment	Add	18-10-5500	AUTO TANK FILL System 2.5" w/Rapid Fill Module (ELECTRIC) /Inlet located left Side - Powder Coated Blue / Term: 2.5" FNST 30 deg	\$5,596.00	<input checked="" type="checkbox"/> YES
1003	Pump / Pump Compartment	Add	26-20-1000	Air Chuck Outlet - left lower pump sill	\$410.00	<input checked="" type="checkbox"/> YES
1004	Pump / Pump Compartment	Clarification	18-40-3000	The foam system shall default to .5%	\$0.00	<input checked="" type="checkbox"/> YES
Change Order Total:					\$58,262.00	<input checked="" type="checkbox"/>

Customer Signature:	Date Accepted:
Dealer Signature:	Date Accepted:
SERV Signature:	Date Accepted:

This change order is not valid until signed by all parties listed above.



# City Council Item Summary Sheet

Work Session

Date: January 20, 2015

Agenda Item

## Change Order No. 1 to BL 5792 Term Contract for Concrete Finish Work

### Summary of Request/Problem

The City Council awarded a term contract (Bid No. 4017-14) on December 3, 2013 in the amount of \$1,481,900 to Jerusalem Corporation to provide for the removal and replacement of failed concrete pavement on arterial and collector streets as part of the Street Department's infrastructure construction program. This contract was subsequently renewed, and the funds from the current renewal, Blanket Order BL 5792, will be exhausted in late January or early February. The basis for the award of this contract is an interlocal agreement with the City of Plano. Because the Plano contract will soon expire, the City of Garland's contract cannot be renewed for another term. A change order in the amount of \$360,000 will allow Jerusalem Corporation to complete another month (or more) of concrete street repairs. This change order is 24.3% of the original contract amount.

This item was considered by Council at the January 5, 2015 Work Session.

### Recommendation/Action Requested and Justification

Staff recommends that City Council authorize by minute action the City Manager to execute Change Order No. 1 in the amount of \$360,000 with Jerusalem Corporation.

**Submitted By:**

**Steve Oliver, P.E.  
Director of Streets**

**Approved By:**

**William E. Dollar  
City Manager**



# City Council Item Summary Sheet

Work Session

Date: January 20, 2015

Agenda Item

## General Obligation Refunding Bonds, Series 2015A

### Summary of Request/Problem

At the December 1, 2014 Work Session, Council considered authorizing the refund of approximately \$25 million General Obligation Commercial Paper Notes, Series 2012. The General Obligation Commercial Paper Program, Series 2012 will expire in January 2015.

### Recommendation/Action Requested and Justification

It is recommended that Council approve an Ordinance authorizing the issuance of CITY OF GARLAND, TEXAS, GENERAL OBLIGATION REFUNDING BONDS, SERIES 2015A,

**Submitted By:**

**David Schuler**  
Chief Financial Officer

**Approved By:**

**William E. Dollar**  
City Manager



# City Council Item Summary Sheet

Work Session

Date: January 20, 2015

Agenda Item

## General Obligation Refunding Bonds, Series 2015B

### Summary of Request/Problem

At the December 1, 2014 Work Session, Council considered authorizing the refund of approximately \$22.4 million General Obligation Bonds, Series 2007B with General Obligation Refunding Bonds, Series 2015B prior to the interest rate reset. General Obligation Refunding Bonds, Series 2007B was issued to refund General Obligation Bonds, Series 2005B which was issued in conjunction with the development of Harbor Point. A provision of the Series 2005B and 2007B bonds is the interest rate structure. Interest rates were capped to a below market rate for the period 2005 to 2015. For the period 2016 to 2025, interest rates reset to 15%.

### Recommendation/Action Requested and Justification

It is recommended that Council approve an Ordinance authorizing the issuance of CITY OF GARLAND, TEXAS, GENERAL OBLIGATION REFUNDING BONDS, SERIES 2015B,

**Submitted By:**

**David Schuler**  
Chief Financial Officer

**Approved By:**

**William E. Dollar**  
City Manager



# City Council Item Summary Sheet

Work Session

Date: January 20, 2015

Agenda Item

## Electric Utility System Refunding Bonds, New Series 2015

### Summary of Request/Problem

At the December 1, 2014 Work Session, Council considered authorizing the refund of approximately \$17 million Electric Utility System Revenue Bonds, Series 2006. The refunding transaction will reduce total debt service by approximately \$2.5 million.

### Recommendation/Action Requested and Justification

It is recommended that Council approve an Ordinance authorizing the issuance of CITY OF GARLAND, TEXAS, ELECTRIC UTILITY SYSTEM REFUNDING BONDS, NEW SERIES 2015,

**Submitted By:**

**David Schuler**  
Chief Financial Officer

**Approved By:**

**William E. Dollar**  
City Manager



# City Council Item Summary Sheet

Work Session

Date: January 20, 2015

Agenda Item

## AMEND PROJECT AND FINANCING PLAN FOR DOWNTOWN AREA TAX INCREMENT REINVESTMENT ZONE

### Summary of Request/Problem

At the January 5, 2015 Work Session, Council considered revisions to the Tax Increment Reinvestment Zone # 1 Project and Financing Plan. The plan has been revised to reflect the use of resources of the TIRZ Fund for the City Center Project.

### Recommendation/Action Requested and Justification

It is recommended that Council approve a Resolution to adopt the Project and Financing Plan for the Downtown Area Tax Increment Reinvestment Zone dated December 3, 2014.

**Submitted By:**

**David Schuler**  
Chief Financial Officer

**Approved By:**

**William E. Dollar**  
City Manager

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

**A RESOLUTION OF THE CITY OF GARLAND ADOPTING THE REVISED PROJECT AND FINANCING PLAN FOR THE DOWNTOWN/FOREST-JUPITER TAX INCREMENT FINANCING REINVESTMENT ZONE (TIRZ #1); AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, a Project and Financing Plan is required under Chapter 311 of the Texas Tax Code with the creation of a Tax Increment Financing Reinvestment Zone;

**WHEREAS**, the Project and Financing Plan for TIRZ #1 was created by Ordinance No. 5785 on December 2, 2003;

**WHEREAS**, additional funding is desired to further promote the City Center project through the encouragement of redevelopment; and

**WHEREAS**, the Board of Directors of TIRZ #1 met on December 9, 2014, and unanimously voted to accept the proposed changes to the Project and Financing Plan for TIRZ #1;

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

**Section 1**

That the City of Garland approves and adopts the proposed changes to the Project and Financing Plan for TIRZ #1, a copy of which is attached hereto as Exhibit "A".

**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 January, 2015.

**CITY OF GARLAND, TEXAS**

\_\_\_\_\_  
MAYOR

**ATTEST:**

\_\_\_\_\_  
CITY SECRETARY

# Project Plan and Financing Plan

## Tax Increment Financing Reinvestment Zone Number One, City of Garland

Updated December 3, 2014

## **Contents**

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## **Exhibits**

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<b>Exhibit B:</b> TIF Reinvestment Zone #1 Boundary Map	3
<b>Exhibit C:</b> Existing Land Use - Downtown Part of TIF Zone	5
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## **Schedules**

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## **Disclaimer**

Neither this document nor its conclusion may be referred to or included in any product or part of any offering made in connection with private syndication of equity, sales of bonds, sales of securities or sale of participation interests to the public without express written consent of Stein Planning, LLC.

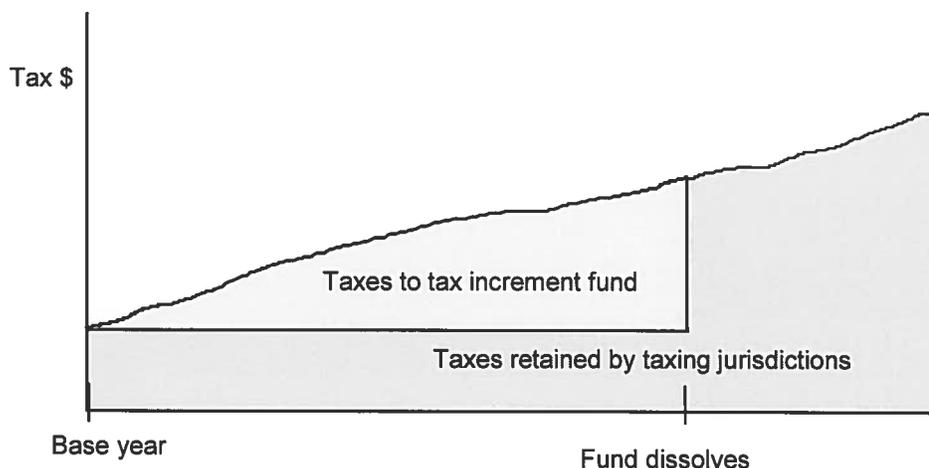
## Section 1: Tax Increment Financing Defined

Tax increment financing (TIF) is a tool local governments of Texas have used since 1986 to finance public improvements within defined areas that have unique challenges and opportunities for economic development. The improvements strengthen existing communities and attract investment. Statutes governing tax increment financing reinvestment zones are codified in Chapter 311 of the Texas Tax Code.

A municipality makes an area eligible for tax increment financing by designating a reinvestment zone ("Zone"). The additional tax dollars generated by growth of real property value in the Zone are called the "tax increment." All or a designated part of these tax increment dollars flow to a tax increment fund ("Fund") for a specified term of years. Money flowing to the Fund may be disbursed according to a plan approved by the City Council after a TIF Board has made a recommendation concerning the plan, as prescribed by Chapter 311. The Fund may be used for public improvements within the Zone and other purposes authorized by Chapter 311, including grants and loans for activities that benefit the Zone and stimulate business and commercial activity in the Zone. This assumes that Dallas County consents by Commissioners Court Order to the revisions of the project plan and financing plan. Until and unless Dallas County agrees to plan revisions, the most recent project plan and financing plan approved by Court Order shall govern use of County funds paid to the TIF fund.

Exhibit A shows how tax from real properties in a Zone flows to a taxing jurisdiction and to a TIF Fund. Exhibit A assumes real property values in the Zone rise after the Zone's designation.

**Exhibit A:  
Real Property Tax Flow with Tax Increment Financing**

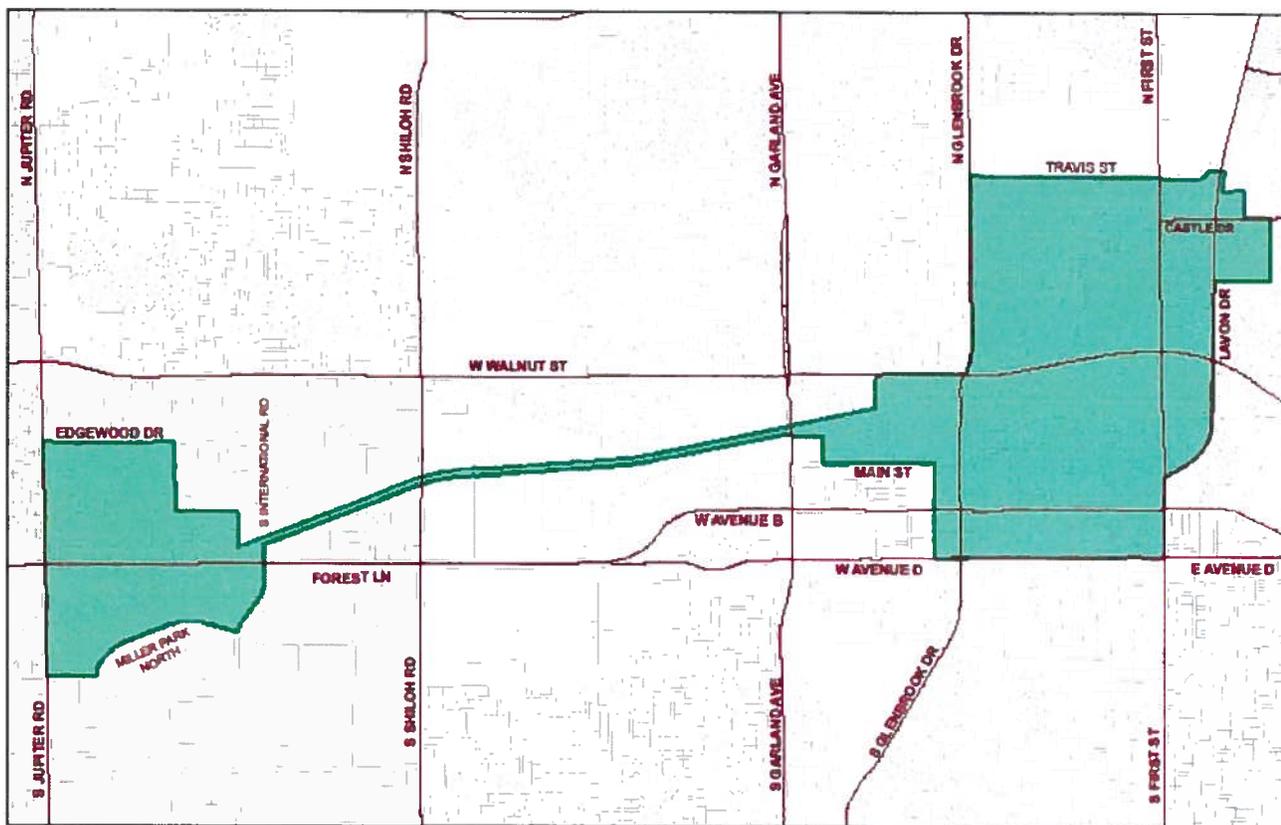


Inclusion of property in a Zone does not change any tax rate for the property. Tax rates in Zone are the same as tax rates outside the Zone, within the same set of taxing jurisdictions.

## Section 2: Zone Description

The City of Garland designated TIF Zone Number One in 2003. The Zone #1 boundary includes both Downtown Garland and area around the Forest/Jupiter DART train station. This boundary remains constant as mapped in Exhibit B.

Exhibit B:  
TIF Reinvestment Zone #1 Boundary Map



SCALE: MAP NOT TO SCALE



Boundaries that follow public streets and highways extend to the far sides of such rights-of-way, measured from the center of the reinvestment zone. Boundaries that approximate property lines shall be construed as following such property lines.

The Zone contains approximately 23,634,427 square feet of land, not counting rights-of-way. Excluding rights-of way and other land owned by government entities, land area was measured at 19,876,393 square feet in 2003. Taxable land was approximately 17,928,063 square feet. The corrected value of real property in Zone #1 taxable by the City of Garland in base year 2003 was \$102,575,503, according to the City of Garland, based on information from the Dallas Central Appraisal District. This value was significantly below the statutory maximum 25% of taxable real property a municipality may include in all its reinvestment zones. The corrected value of real property in Zone #1 taxable by Dallas County in base year 2003 was \$102,350,473, according to the same sources.

Exhibits C and D map existing uses and conditions in the Zone, as updated in 2013 by the City of Garland. In 2003 approximately 68% of land area in the zone, excluding land area owned by government, was used for commercial purposes. About 25% of privately owned land area was vacant. Only 7% of private land was used for residences with one to four dwellings per building. Residential land in the Zone was and is far below the statutory maximum 30% of the entire zone.

Economic development of Downtown Garland, Forest/Jupiter and adjacent areas is a City goal. Downtown developments in recent years have included:

- DART train services to stations at Downtown Garland and Forest/Jupiter (began 2002)
- 188 residences and 24,000 square feet of retail floor area in the Oaks Fifth Street Crossing project (opened 2008)
- Garland Campus of Richland College (opened 2009)
- Charles E. Duckworth Building, housing Garland Power & Light, City Utility Customer Service Department and City Tax and Revenue Recovery Department (opened 2010)
- Extension of DART train service to Rowlett (began service 2012)
- Exterior and interior improvements to the Nicholson Memorial Library

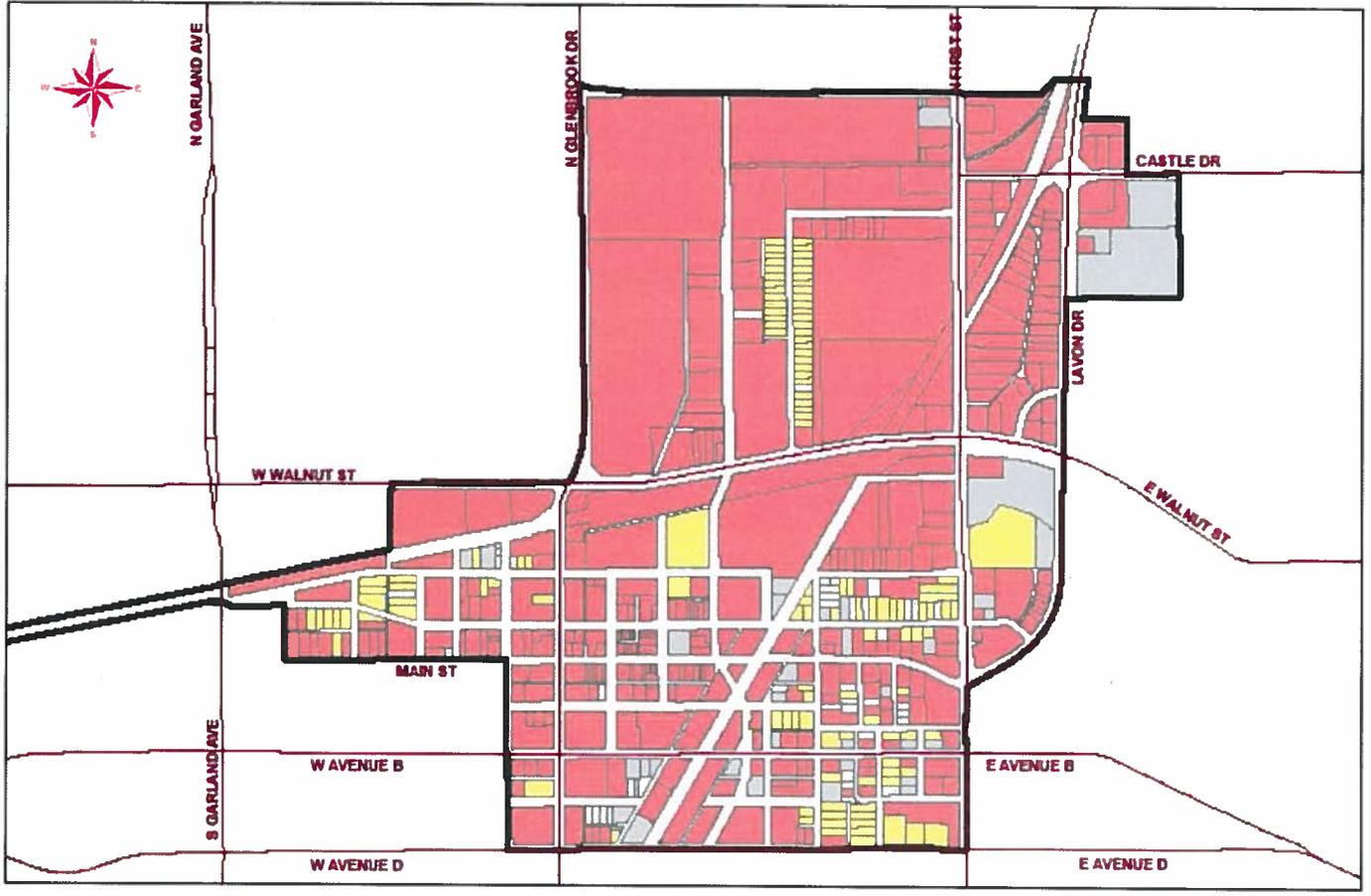
Even with these significant improvements, Downtown Garland and TIF Zone #1 have not yet generated the development anticipated by professional studies in 1999 studies by Wallace Roberts and Todd and Insight Research.

At the inception of TIF Zone #1, the City Council found that conditions of Downtown Garland and vicinity impaired sound growth and private investment. Impediments included the following problems, any of which were sufficient statutory cause to designate a zone for tax increment financing:

- 1) A substantial number of deteriorated or deteriorating structures;
- 2) Inadequate sidewalks or street layout;
- 3) Small lots with many owners, making assembly of parcels with sufficient size, access and utility for development an economically difficult or prohibitive task.

# Exhibit C:

## Existing Land Use - Downtown Part Of TIF Zone



SCALE: MAP NOT TO SCALE



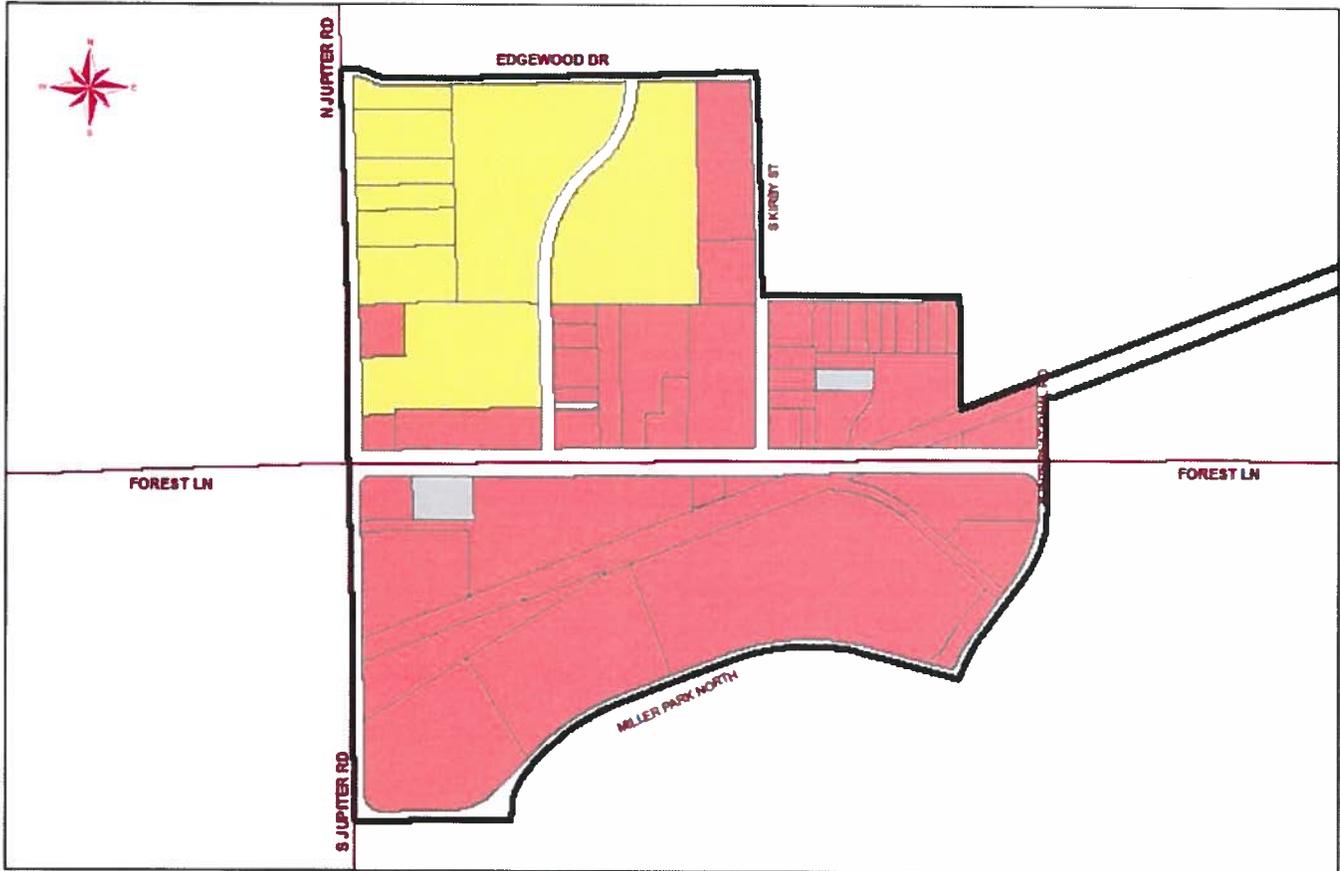
- COMMERCIAL
- RESIDENTIAL
- VACANT



GARLAND

# Exhibit D:

## Existing Land Use - Forest Jupiter Part Of TIF Zone



SCALE: MAP NOT TO SCALE



- COMMERCIAL
- RESIDENTIAL
- VACANT



### **Section 3:**

## **Revenue from Tax Increment Financing**

The Zone #1 tax increment financing program has provided revenue of approximately \$2 million, including interest income on fund balances, from its inception through the end of fiscal year 2013-2014. Through the City fiscal year ended September 30, 2014, \$1,430,838 had been applied to improvements to the City Hall façade (transfer to capital improvements fund, bond debt principal payment and bond debt interest payment) and \$517,181 had been applied to payment obligations for the Oaks Fifth Street Crossing residential and retail project. A balance of \$178,333 was carried from September 30, 2014 into the 2014-2015 fiscal year.

Schedule 1 forecasts annual revenue to the TIF Fund, based on several assumptions stated thereon. Cumulative tax increment revenue received by the TIF fund from fiscal year 2014-2015 through the 2023 end of the Zone's term (including tax increments from the levy of 2023, largely received in 2024), is forecast as approximately \$7.5 million. Added to receipts before fiscal year 2014-2015, a total Fund revenue forecast from inception through the end of the Zone term totals approximately \$9.5 million.

The historic annual rate of change in taxable real property value within TIF Zone #1 for the ten-year period from January 2003 to January 2013 has been 3.9%. This includes \$15.7 million of taxable value for the Oaks Fifth Street Crossing, a residential and retail project. The historic annual taxable value change rate can be applied to years beyond 2013 to yield a forecast of annual taxable values similar to Schedule 1. Schedule 1 has been adjusted, however, in that the standard growth rate is not applied for January 1, 2015. Instead, a taxable value increase of \$15 million is assumed for that year, corresponding to the forecast taxable value of the City Center improvements now under construction and anticipated for completion on or before January 1, 2015. Although Schedule 1 appears a plausible forecast of taxable values, actual taxable values will be somewhat higher or lower. Values taxable by the City of Garland and by Dallas County will differ slightly due to slightly different tax exemption and abatement policies.

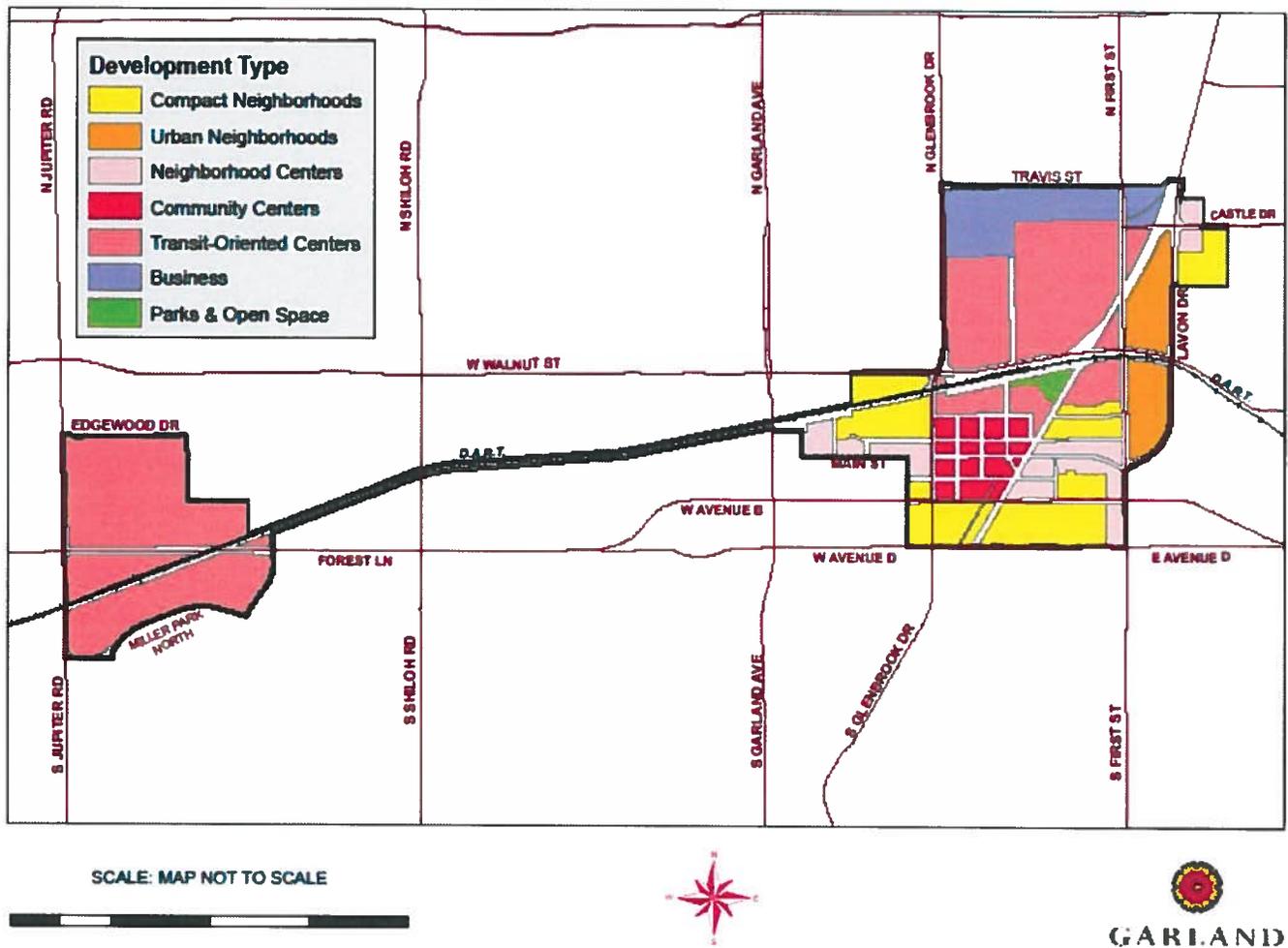
In addition to annual taxable values, Schedule 1 forecasts "captured appraised values"—the differences between taxable value and year 2003 base value. Applying assumed tax rates to the captured appraised values yields annual forecasts of real property tax increments. Garland has pledged 100% of real property tax increments from the TIF Zone to the TIF Fund for a term of twenty years from 2004 through 2023. City tax increments levied in 2023 will flow to the TIF fund. Dallas County has pledged 55% of real property tax increments to the TIF fund for a term of fourteen years from 2010 through the levy of 2023. The Dallas County Community College District has not paid tax increments to the Fund. Garland anticipates the District will retroactively pay 50% of its tax increments earned from Zone value growth from tax years 2009 through 2014 in the fiscal year ended September 30, 2015.

Note that real property tax generated in the Zone by the base value (or in the case of a tax decrement year, taxable value) flows to ordinary funds of the City and County in

every year, not to the TIF fund. Annual taxes on values up to the base value are not calculated in Schedule 1. At 2014 tax rates, the annual tax on base value retained by the City would be roughly \$723,000. County and College District taxes retained on base value would be roughly \$249,000 and \$128,000, respectively.

The Schedule 1 Fund revenue forecast may prove conservative in that it does not assume specific major development projects in the Zone except the City Center taxable improvements under construction as of 2014. Normal good maintenance of existing structures, some replacement or infill of small-value properties and market stability are conditions anticipated by the historic annual value change rate factor. Exhibit E locates types of activities, improvements and neighborhood conditions planned for the Zone.

### Exhibit E: Proposed Uses of Land in the Zone



## **Section 4: TIF Fund Expenditures**

The assets and future revenue to the TIF fund are intended to be spent to push marginally infeasible development that would serve a public purpose to financial feasibility. Spending from the Fund must accord with a project plan and financing plan for the TIF Zone approved by the City Council.

Schedule 2 lists anticipated TIF “project costs” for the fiscal year ended September 30, 2014 and thereafter. These are items eligible for payment or reimbursement from cash in the TIF fund. This schedule of project costs may be amended from time to time, upon recommendation of the TIF Board and approval of the City Council.

A condition of participation in the TIF program by Dallas County is that twenty percent of all housing units in projects receiving Dallas County TIF funds in the District must meet the County’s criteria for affordable housing. Affordable housing units are those which are affordable to a household earning 80% or less of the median family income for the Dallas metropolitan area. A developer may, subject to County approval, propose an alternative means of fulfilling the County’s affordable housing requirement.

The preferred method of financing public improvements with the Fund will be for property developers or other private sources to advance funds for public improvements. The City may contract to reimburse principal costs and reasonable interest for the public improvements, using cash flow to the Fund. The City may issue bonds secured by revenue to the TIF Fund.

An estimate of the private investment for new development in the Zone during the Zone’s term of years also appears as Schedule 2. These relatively greater “nonproject costs” will not be reimbursed by the Fund.

Schedule 3 is an estimate of the Fund’s annual obligations to reimburse expenses for the parking garage at the Oaks Fifth Street Crossing development. Those obligations are modeled on a 2007 “Disposition and Development Agreement” between the City of Garland and High Street Development, LLC, more specifically by the “Exhibit J, TIF Agreement” referenced by that development agreement. Amounts due from the TIF fund in fulfillment of the agreement will vary with taxes collected from the Oaks Fifth street project.

Schedule 4 is a forecast of annual sources and uses of TIF fund cash. It illustrates prospective tax increments received by the Fund and disbursements to repay approximately \$4,834,369 million of project costs after September 30, 2014. (This total disbursement includes 2025 debt service for bonds supporting City Hall façade improvements.) Schedule 4 of this study indicates that it will be economically feasible for the Fund to pay all identified project costs, with a surplus of approximately

\$2,893,398, including money set aside for 2025 debt service on bonds to improve the City Hall façade. That surplus might eventually be allocated to additional TIF projects.

No residents will be displaced as a result of implementing this project plan. Neither are any changes of zoning ordinances, the master plan of Garland, building codes or other municipal ordinances necessary at this time to implement the project plan.

## **Section 5: Additional Tax for Garland**

In addition to the tax on greater real property values in the Zone, the City of Garland and other taxing jurisdictions will likely receive more business personal property tax. Increased sales tax from new development in the Zone is possible, depending on the type of new development in the Zone and the stability of sales tax from existing development.

The tax increment fund may have a residual balance of cash on hand after all financial obligations have been met. A residual balance is indicated on the bottom line of Schedule 4. Any residual balance will be prorated to the general funds of participating taxing jurisdictions after all obligations of the TIF Fund have been discharged.

Notes:

City taxable values and captured appraised values through 2014 and most County values for the base year, 2013 and 2014 are as reported by the City of Garland. Other values are estimates. City taxable value for the base year was reset to the indicated amount after 2008. Base value fluctuated slightly with annual updates until set in 2009.

The average annual rate of change in taxable value from 2003 to 2014 was 3.9%. Continuation of this historic growth rate is assumed, except for Jan. 1, 2015, when \$15,000,000 of new taxable value is anticipated. This assumes taxable value of the City Center apartments will have unit value similar to Oaks Fifth Street Crossing.

Estimated College District incremental taxes through 2014 assume the same captured appraised value as Dallas County.

After 2013, constant tax rates are assumed. Actual rates will be set annually.

The City contributes 100% of tax increment from the zone to the TIF fund. Dallas County contributes 55% of increments. The City anticipates the Dallas County Community College District will contribute 50% of tax increments and that DCCCD increments from TIF years 6 through 11 will be received in 2015 with payments for tax year 2014.

Values for shaded areas are unknown.

TIF Year	DCAD Appraisal for Jan. 1, 2003	(c) City of Garland		(e) Dallas County and DCCCD		(g) Incremental Real Property Tax						(m) Combined Increments To TIF Fund		(o) Received in FY Ending Sept. 30,
		Taxable Value For Jan. 1 of This Year	Captured Appraised Value for Year	Taxable Value For Jan. 1 of This Year	Captured Appraised Value for Year	(h) City		(i) County		(j) College District		This Year	Cumulative After 2006	
						Total	To TIF Fund	Total	To TIF Fund	Total	To TIF Fund			
Base	2003	\$102,575,503	\$0	\$102,330,473	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	2004
1	2004													2005
2	2005													2006
3	2006	\$118,694,978	\$18,469,579											2007
4	2007	\$135,297,287	\$31,560,414			\$125,335	\$125,335	\$0	\$0	\$0	\$0	\$125,335	\$125,335	2008
5	2008	\$137,715,188	\$34,343,335			\$217,325	\$217,325	\$0	\$0	\$0	\$0	\$217,325	\$342,660	2009
6	2009	\$139,766,024	\$37,190,521			\$240,544	\$240,544	\$0	\$35,294	\$0	\$0	\$240,544	\$583,204	2010
7	2010	\$143,356,034	\$40,780,531			\$270,932	\$270,932	\$44,372	\$40,467	\$0	\$0	\$315,304	\$898,508	2011
8	2011	\$136,170,390	\$33,594,887			\$289,457	\$289,457	\$56,989	\$33,484	\$0	\$0	\$346,446	\$1,244,954	2012
9	2012	\$135,301,325	\$32,725,822			\$239,170	\$239,170	\$40,912	\$39,066	\$0	\$0	\$280,082	\$1,525,036	2013
10	2013	\$141,539,576	\$38,964,073	\$140,678,253	\$38,347,780	\$234,586	\$234,586	\$54,318	\$47,820	\$0	\$0	\$288,904	\$1,813,940	2014
11	2014	\$147,023,575	\$44,448,072	\$146,162,955	\$43,832,482	\$313,181	\$313,181	\$106,557	\$58,606	\$54,692	\$125,411	\$497,199	\$2,311,139	2015
12	2015	\$162,023,575	\$59,448,072	\$161,162,955	\$58,832,482	\$418,871	\$418,871	\$143,022	\$78,662	\$73,408	\$36,704	\$534,237	\$2,845,376	2016
13	2016	\$168,342,494	\$65,766,991	\$167,448,310	\$65,117,837	\$463,394	\$463,394	\$158,301	\$87,066	\$81,251	\$40,625	\$591,085	\$3,436,462	2017
14	2017	\$174,907,852	\$72,332,349	\$173,978,794	\$71,648,321	\$509,654	\$509,654	\$174,177	\$95,797	\$89,399	\$44,700	\$650,151	\$4,086,612	2018
15	2018	\$181,729,258	\$79,153,755	\$180,763,967	\$78,433,494	\$557,717	\$557,717	\$190,672	\$104,870	\$97,865	\$48,933	\$711,520	\$4,798,132	2019
16	2019	\$188,816,699	\$86,241,196	\$187,813,762	\$85,483,289	\$607,655	\$607,655	\$207,810	\$114,295	\$106,662	\$53,331	\$775,282	\$5,573,414	2020
17	2020	\$196,180,550	\$93,605,047	\$195,138,499	\$92,808,026	\$659,541	\$659,541	\$225,616	\$124,089	\$115,801	\$57,901	\$841,531	\$6,414,944	2021
18	2021	\$203,831,592	\$101,256,089	\$202,748,900	\$100,418,427	\$713,450	\$713,450	\$244,117	\$134,264	\$125,297	\$62,649	\$910,363	\$7,325,308	2022
19	2022	\$211,781,024	\$109,205,521	\$210,656,107	\$108,325,634	\$769,462	\$769,462	\$263,340	\$144,837	\$135,163	\$67,582	\$981,881	\$8,307,188	2023
20	2023	\$220,040,484	\$117,464,981	\$218,871,696	\$116,541,223	\$827,658	\$827,658	\$283,312	\$155,821	\$145,414	\$72,707	\$1,056,187	\$9,363,375	2024
21	2024	\$228,622,063	\$126,046,560	\$227,407,692	\$125,077,219	\$888,124	\$0	\$304,063	\$0	\$156,065	\$0	\$0	\$9,363,375	2025
22	2025	\$237,538,323	\$134,962,820	\$236,276,592	\$133,946,119	\$950,948	\$0	\$325,623	\$0	\$167,131	\$0	\$0	\$9,363,375	2026
23	2026	\$246,802,318	\$144,226,815	\$245,491,379	\$143,160,906	\$1,016,222	\$0	\$348,024	\$0	\$178,629	\$0	\$0	\$9,363,375	2027
24	2027	\$256,427,608	\$153,852,105	\$255,065,542	\$152,735,069	\$1,084,042	\$0	\$371,299	\$0	\$190,575	\$0	\$0	\$9,363,375	2028
25	2028	\$266,428,285	\$163,852,782	\$265,013,099	\$162,682,626	\$1,154,507	\$0	\$395,481	\$0	\$202,987	\$0	\$0	\$9,363,375	2029
26	2029	\$276,818,988	\$174,243,485	\$275,348,609	\$173,018,136	\$1,227,720	\$0	\$420,607	\$0	\$215,883	\$0	\$0	\$9,363,375	2030
27	2030	\$287,614,928	\$185,039,425	\$286,087,205	\$183,756,732	\$1,303,788	\$0	\$446,713	\$0	\$229,282	\$0	\$0	\$9,363,375	2031
28	2031	\$298,831,911	\$196,256,408	\$297,244,606	\$194,914,133	\$1,382,823	\$0	\$473,836	\$0	\$243,204	\$0	\$0	\$9,363,375	2032
29	2032	\$310,486,355	\$207,910,852	\$308,837,146	\$206,506,673	\$1,464,940	\$0	\$502,018	\$0	\$257,669	\$0	\$0	\$9,363,375	2033
30	2033	\$322,595,323	\$220,019,820	\$320,881,795	\$218,551,322	\$1,550,260	\$0	\$531,298	\$0	\$272,697	\$0	\$0	\$9,363,375	2034
Receipts since TIF year 10 (received after fiscal year ended September 30, 2014)						\$17,863,957	\$5,840,585	\$1,098,308		\$610,542		\$7,549,435		

% of total tax increment receipts from this source:(after FY ended Sept. 30, 2014)

77%

15%

8%

100%

Project costs may be reimbursed by the TIF fund. Nonproject costs are not reimbursed by the TIF fund.  
 Costs are approximate.  
 Private nonproject costs for mixed-use developments are not included in this schedule.

(a) Item	(b) Estimated TIF Project Costs	(c) "Nonproject Costs" (Not Reimbursed by TIF Fund)
<b>Downtown Catalyst Improvements</b>		
City Center development		
Parking structure	\$0	\$7,487,000
Heritage Park relocation	\$0	\$1,230,000
City Hall façade		
Transfer to CIP fund in FY 2013-2914	\$1,277,122	
Bond debt principal through Sept. 30, 2014	\$55,000	
Bond interest through Sept. 30, 2014	\$98,716	
Bond debt principal after Sept. 30, 2014	\$2,805,000	
Bond interest after Sept. 30, 2014	\$537,975	
City Hall façade subtotal	\$4,773,813	\$6,230,000
Streetscape tracts A and E	\$0	\$265,000
Site preparation	\$0	\$165,000
Arts Plaza	\$0	\$500,000
City Center development subtotal	\$4,773,813	\$15,877,000
Downtown infrastructure		
Water	\$0	\$611,000
Streets and drainage	\$0	\$1,363,000
Walnut pedestrian corridor	\$0	\$1,065,000
Fifth Street streetscape	\$0	\$395,000
Electric line underground relocation	\$0	\$817,000
Downtown infrastructure subtotal	\$0	\$4,251,000
Other Downtown municipal facility improvements		
Library parking lot lighting	\$0	\$350,000
City Hall UPS upgrade and data center relocation	\$0	\$420,000
Sound studio/CGTV upgrades	\$0	\$1,090,000
City Hall code/safety upgrades	\$0	\$2,245,000
Demolition of facilities (DGNO and 504 State)	\$0	\$250,000
Other Downtown facilities subtotal	\$0	\$4,355,000
Estimated obligation to Oaks Fifth Street Crossing (City-owned garage at mixed-use project 341 N. Fifth)		
Paid through Sept. 30, 2014	\$517,451	\$25,000,000
Estimated obligation after Sept. 30, 2014	\$1,491,394	\$0
Estimated Oaks Fifth Street Crossing obligation subtotal	\$2,008,845	\$25,000,000
<b>Total</b>	<b>\$6,782,658</b>	<b>\$49,483,000</b>

**Notes:**

For years when the TIF fund receives tax increments, the City will pay to the owner of Oaks Fifth Street Crossing or its assigns the real property tax increments generated by the Oaks Fifth Street Crossing mixed-use development and received by the TIF fund .

The "Tax Increment Base" for the Oaks Fifth Street Crossing development is defined as \$441,698 by Exhibit J of the Disposition and Development Agreement (2007).

The City of Garland anticipates that the DCCCD will pay tax increments earned for tor TIF years 6 through 10 in FY 2014-2015 in addition to the tax increment due for year 11.

Annual obligations for the tax increment end with termination of the TIF zone.

Disbursements through Sept. 30, 2014 are as reported by the City of Garland.

2015 disbursement excludes anticipated receipts from DCCCD for previous years already paid from the TIF fund.

Disbursements after 2015 assume the January 1, 2014 estimated taxable value of Oaks Fifth Street Crossing remains constant.

(a) TIF Year	(b) DCAD Appraisal for Jan. 1,	(c) Disbursement in FY Ending Sept. 30,	(d) Oaks Fifth Street Taxable Value	(e) Captured Appraised Value of Oaks Fifth Street Crossing	(f) (g) (h) Estimated Tax Increments to TIF Fund from OFSC			(i) Total Disbursement This Year
					From City, If Tax Rate = \$0.7046	From County, If Tax Rate = \$0.2431	From DCCCD, If Tax Rate = \$0.124775	
Base	2003	2004	\$0	\$0	\$0	\$0	\$0	\$0
1	2004	2005	\$0	\$0	\$0	\$0	\$0	\$0
2	2005	2006	\$0	\$0	\$0	\$0	\$0	\$0
3	2006	2007	\$0	\$0	\$0	\$0	\$0	\$0
4	2007	2008	\$441,698	\$0	\$0	\$0	\$0	\$0
5	2008	2009	\$441,698	\$0	\$0	\$0	\$0	\$0
6	2009	2010	\$441,698	\$0	\$0	\$0	\$0	\$0
7	2010	2011	\$13,700,000	\$13,258,302	\$93,418	\$17,727	\$0	\$164,528
8	2011	2012	\$11,800,000	\$11,358,302	\$80,031	\$15,187	\$0	\$100,925
9	2012	2013	\$13,390,000	\$12,948,302	\$91,234	\$17,313	\$0	\$114,472
10	2013	2014	\$15,700,000	\$15,258,302	\$107,510	\$20,401	\$0	\$137,527
11	2014	2015	\$17,000,000	\$16,558,302	\$116,670	\$22,139	\$39,811	\$149,139
12	2015	2016	\$17,000,000	\$16,558,302	\$116,670	\$22,139	\$10,330	\$149,139
13	2016	2017	\$17,000,000	\$16,558,302	\$116,670	\$22,139	\$10,330	\$149,139
14	2017	2018	\$17,000,000	\$16,558,302	\$116,670	\$22,139	\$10,330	\$149,139
15	2018	2019	\$17,000,000	\$16,558,302	\$116,670	\$22,139	\$10,330	\$149,139
16	2019	2020	\$17,000,000	\$16,558,302	\$116,670	\$22,139	\$10,330	\$149,139
17	2020	2021	\$17,000,000	\$16,558,302	\$116,670	\$22,139	\$10,330	\$149,139
18	2021	2022	\$17,000,000	\$16,558,302	\$116,670	\$22,139	\$10,330	\$149,139
19	2022	2023	\$17,000,000	\$16,558,302	\$116,670	\$22,139	\$10,330	\$149,139
20	2023	2024	\$17,000,000	\$16,558,302	\$116,670	\$22,139	\$10,330	\$149,139
21	2024	2025	\$17,000,000	\$0	\$0	\$0	\$0	\$0
22	2025	2026	\$17,000,000	\$0	\$0	\$0	\$0	\$0
23	2026	2027	\$17,000,000	\$0	\$0	\$0	\$0	\$0
24	2027	2028	\$17,000,000	\$0	\$0	\$0	\$0	\$0
25	2028	2029	\$17,000,000	\$0	\$0	\$0	\$0	\$0
26	2029	2030	\$17,000,000	\$0	\$0	\$0	\$0	\$0
27	2030	2031	\$17,000,000	\$0	\$0	\$0	\$0	\$0
28	2031	2032	\$17,000,000	\$0	\$0	\$0	\$0	\$0
29	2032	2033	\$17,000,000	\$0	\$0	\$0	\$0	\$0
30	2033	2034	\$17,000,000	\$0	\$0	\$0	\$0	\$0
Estimated totals after year 10					\$1,166,698	\$221,393	\$132,784	\$1,491,394
Totals for years 1-30					\$1,538,890	\$292,020	\$132,784	\$2,008,845

**Notes:**

Annual tax increments forecast for the TIF fund are from another schedule.

Estimated annual disbursements to meet an obligation to Oaks Fifth Street Crossing are from another schedule.

Disbursements for principal and interest on City certificates of obligation were provided by the City of Garland

Interest earned on TIF fund balances are not included in this forecast.

Disbursements for TIF projects may be more or less than indicated on this schedule. Annual disbursements must be less than or equal to actual total cash available to the TIF fund in each year.

The TIF Zone will expire in 2023, but the TIF Fund will receive tax increments levied during the Zone term. If a sufficient cash balance in the Fund is distributed to another City fund before FY 20124-2025, the 2025 debt service payments for City Hall façade improvements may be paid from the recipient City fund.

For the fiscal year ended September 30,	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Cum. After Sept. 2014
<b>Fund assets carried from Sept. 30 of previous FY</b>	\$1,457,793	\$178,333	\$350,142	\$531,815	\$744,536	\$992,347	\$1,274,627	\$1,598,819	\$1,962,286	\$2,368,660	\$2,821,676	\$3,323,711	
<b>Annual revenue to TIF fund</b>													
Total increments received in FY	\$288,904	\$497,199	\$534,237	\$591,085	\$650,151	\$711,520	\$775,282	\$841,531	\$910,363	\$981,881	\$1,056,187	\$0	\$7,549,435
<b>Total cash available to TIF fund in FY</b>	\$1,746,697	\$675,531	\$884,379	\$1,122,900	\$1,394,686	\$1,703,866	\$2,049,909	\$2,440,350	\$2,872,649	\$3,350,540	\$3,877,863	\$3,323,711	
<b>Disbursement from TIF fund this FY</b>													
City TIF administrative expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Oaks Fifth Street Crossing	\$137,527	\$149,139	\$149,139	\$149,139	\$149,139	\$149,139	\$149,139	\$149,139	\$149,139	\$149,139	\$149,139	\$0	\$1,491,394
Transfer to CIP for City Hall façade replacement	\$1,277,122	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Debt service on City certificates of obligation for City Hall improvements													
Principal	\$55,000	\$95,000	\$125,000	\$155,000	\$185,000	\$220,000	\$250,000	\$285,000	\$320,000	\$355,000	\$390,000	\$425,000	\$2,805,000
Interest	\$98,716	\$81,250	\$78,425	\$74,225	\$68,200	\$60,100	\$51,950	\$43,925	\$34,850	\$24,725	\$15,012	\$5,313	\$537,975
<b>Total disbursements</b>	\$1,568,365	\$325,389	\$352,564	\$378,364	\$402,339	\$429,239	\$451,089	\$478,064	\$503,989	\$528,864	\$554,151	\$430,313	\$4,834,369
<b>Net TIF fund cash carried forward</b>	\$178,333	\$350,142	\$531,815	\$744,536	\$992,347	\$1,274,627	\$1,598,819	\$1,962,286	\$2,368,660	\$2,821,676	\$3,323,711	\$2,893,398	

**Checklist for Inclusion of Items Required in TIF Project Plans  
and Financing Plans by Sec. 311.011, Texas Local Government Code**

Where Addressed?

- |  |             |
|--|-------------|
| (b) The project plan must include:   | Ex. C, D, E |
| (1) a map showing existing uses and conditions of real property in the zone and a map showing proposed improvements to and proposed uses of that property;   | p. 10       |
| (2) proposed changes of zoning ordinances, the master plan of the municipality, building codes, other municipal ordinances, and subdivision rules and regulations, if any, of the county, if applicable;   | Sched. 2    |
| (3) a list of estimated nonproject costs;  | p. 10       |
| (4) a statement of a method of relocating persons to be displaced as a result of implementing the plan.  |             |
| (c) The reinvestment zone financing plan must include:   | Sched. 2, 3 |
| (1) a detailed list describing the estimated project costs of the zone, including administrative expenses;   | Sched. 2, 4 |
| (2) a statement listing the kind, number, and location of all proposed public works or public improvements in the zone;  | p. 9        |
| (3) an economic feasibility study;   | Sched. 2    |
| (4) the estimated amount of bonded indebtedness to be incurred;  | Sched. 4    |
| (5) the time when related costs or monetary obligations are to be incurred;  | Sched. 1, 4 |
| (6) a description of the methods of financing all estimated project costs and the expected sources of revenue to finance or pay project costs, including the percentage of tax increment to be derived from the property taxes of each taxing unit that levies taxes on real property in the zone; | Sched. 1    |
| (7) the current total appraised value of taxable real property in the zone;  | Sched. 1    |
| (8) the estimated captured appraised value of the zone during each year of its existence; and  | p. 7        |
| (9) the duration of the zone.  |             |



# City Council Item Summary Sheet

Work Session

Date: January 20, 2015

Agenda Item

## Sale of City Property – 151 Lake Drive to Michael and Kimberla Turner

### Summary of Request/Problem

At the December 15, 2014 Work Session, Council considered the sale of a City-owned property at 151 Lake Dr. to Michael and Kimberla Turner for \$10,000. 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 Michael and Kimberla Turner.

**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, 151 LAKE DRIVE (THE "PROPERTY"); AUTHORIZING THE MAYOR OF THE CITY OF GARLAND TO EXECUTE A DEED CONVEYING THE PROPERTY TO MICHAEL AND KIMBERLA TURNER ("THE BUYER"); AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, the City acquired certain real property in the City of Garland, commonly known as 151 Lake Dive, through tax foreclosure proceedings in Dallas County, Texas;

**WHEREAS**, the Buyer has offered to purchase the Property for \$10,000.00; and

**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, 151 Lake 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 January, 2015.

**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"), 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 **Michael and Kimberla Turner**, 1114 Tensley Drive, Garland, Texas 75040 ("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, commonly known as **151 Lake Drive**, situated in the City of Garland, County of Dallas, State of Texas, to wit:

**BEING LOT 29, BLOCK B, TAYLOR HILLS ADDITION, AN ADDITION TO THE CITY OF GARLAND, DALLAS COUNTY, TEXAS ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 19, PAGE 263 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, AKA 151 LAKE DRIVE (the "Property").**

This Deed Without Warranty is subject to:

- (i) any and all visible and apparent easements and encroachments, whether of record or not;
- (ii) any and all covenants, conditions, reservations, restrictions, exceptions, easements, rights-of-way, mineral interests, mineral leases, or other instruments of record applicable to the land or any part thereof;
- (iii) 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;
- (iv) rights of parties in possession; and
- (v) any right of redemption as specified in Chapter 34, Subchapter B, Texas Property Tax Code.

It is understood and agreed that Grantor is not making any warranties or representations of any kind or character, express, implied or statutory, with respect to the Property, its physical condition or any other matter or thing relating to or affecting the Property and that the Property is being conveyed and transferred to Grantee "AS IS, WHERE IS, AND WITH ALL FAULTS." Grantor does not warrant or make any representations, express or implied, as to fitness for a particular purpose, merchantability, design, quantity, physical condition, operation compliance with specifications, absence of latent defects or compliance with laws and regulations (including,

without limitation, those relating to zoning, health, safety and the environment) or any other matter affecting the Property.

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 STATUTE.

The intent of this Deed Without Warranty is to transfer the Property foreclosed on by the Grantor taxing jurisdictions in Cause TX09-40365 in the 14<sup>th</sup> Judicial District Court, Dallas County, Texas, and no more.

When the context requires, singular nouns and pronouns include the plural.

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; **WITHOUT WARRANTY AND SUBJECT IN ALL RESPECTS TO THE DISCLAIMERS SET FORTH ABOVE.**

EXECUTED on the dates set forth in the acknowledgements below, to be EFFECTIVE on the \_\_\_\_\_ day of \_\_\_\_\_ 2015.

**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 \_\_\_\_\_, 2015, 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: January 20, 2015

Agenda Item

## Sale of City Property – 325 Davidson Circle to Sufi Properties, Inc.

### Summary of Request/Problem

At the December 15, 2014 Work Session, Council considered the sale of a City owned property at 325 Davidson Circle to Sufi Properties, Inc. for \$15,000. 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 Sufi Properties, Inc.

**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, 325 DAVIDSON CIRCLE (THE "PROPERTY"); AUTHORIZING THE MAYOR OF THE CITY OF GARLAND TO EXECUTE A DEED CONVEYING THE PROPERTY TO SUFI PROPERTIES, INC. ("THE BUYER"); AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, the City acquired certain real property in the City of Garland, commonly known as 325 Davidson Circle, through tax foreclosure proceedings in Dallas County, Texas;

**WHEREAS**, the Buyer has offered to purchase the Property for \$15,000.00; and

**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 the Property 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 January, 2015.

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"), 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 **Sufi Properties, Inc.**, 14205 Hughes Lane, Dallas, Texas 75254 ("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, commonly known as **325 Davidson Circle**, situated in the City of Garland, County of Dallas, State of Texas, to wit:

**BEING LOT 17, BLOCK 4, RAINBOW ESTATES NO. 2  
ADDITION, AN ADDITION TO THE CITY OF GARLAND,  
DALLAS COUNTY, TEXAS ACCORDING TO THE MAP  
THEREOF RECORDED IN VOLUME 48, PAGE 37 OF THE  
MAP RECORDS OF DALLAS COUNTY, TEXAS, AKA 325  
DAVIDSON CIRCLE (the "Property").**

This Deed Without Warranty is subject to:

- (i) any and all visible and apparent easements and encroachments, whether of record or not;
- (ii) any and all covenants, conditions, reservations, restrictions, exceptions, easements, rights-of-way, mineral interests, mineral leases, or other instruments of record applicable to the land or any part thereof;
- (iii) 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;
- (iv) rights of parties in possession; and
- (v) any right of redemption as specified in Chapter 34, Subchapter B, Texas Property Tax Code.

It is understood and agreed that Grantor is not making any warranties or representations of any kind or character, express, implied or statutory, with respect to the Property, its physical condition or any other matter or thing relating to or affecting the Property and that the Property is being conveyed and transferred to Grantee "AS IS, WHERE IS, AND WITH ALL FAULTS." Grantor does not warrant or make any representations, express or implied, as to fitness for a particular purpose, merchantability, design, quantity, physical condition, operation compliance with specifications, absence of latent defects or compliance with laws and regulations (including,

without limitation, those relating to zoning, health, safety and the environment) or any other matter affecting the Property.

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 STATUTE.

The intent of this Deed Without Warranty is to transfer the Property foreclosed on by the Grantor taxing jurisdictions in Cause TX08-40862 in the 68<sup>th</sup> Judicial District Court, Dallas County, Texas, and no more.

When the context requires, singular nouns and pronouns include the plural.

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; **WITHOUT WARRANTY AND SUBJECT IN ALL RESPECTS TO THE DISCLAIMERS SET FORTH ABOVE.**

EXECUTED on the dates set forth in the acknowledgements below, to be EFFECTIVE on the \_\_\_\_\_ day of \_\_\_\_\_ 2015.

**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 \_\_\_\_\_, 2015, 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: January 6, 2015

Agenda Item

## Sale of City Property – 501 Rosewood Hills Drive to Judson Stafford

### Summary of Request/Problem

At the December 15, 2014 Work Session, Council considered the sale of a City owned property at 501 Rosewood Hills Drive to Judson Stafford for \$20,000. 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 Judson Stafford.

#### 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, 501 ROSEWOOD HILLS DRIVE (THE "PROPERTY"); AUTHORIZING THE MAYOR OF THE CITY OF GARLAND TO EXECUTE A DEED CONVEYING THE PROPERTY TO JUDSON STAFFORD ("THE BUYER"); AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, the City acquired certain real property in the City of Garland, commonly known as 501 Rosewood Hills Drive, through tax foreclosure proceedings in Dallas County, Texas;

**WHEREAS**, the Buyer has offered to purchase the Property for \$20,000.00; and

**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 the Property 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 January, 2015.

CITY OF GARLAND, TEXAS

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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"), 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 **Judson Stafford**, 202 W. Pembroke Avenue, Dallas, Texas 75208 ("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, commonly known as **501 Rosewood Hills Drive**, situated in the City of Garland, County of Dallas, State of Texas, to wit:

**BEING LOT 15, BLOCK 2, ROSEWOOD TERRACE  
ADDITION, AN ADDITION TO THE CITY OF GARLAND,  
DALLAS COUNTY, TEXAS ACCORDING TO THE DEED  
THEREOF RECORDED IN VOLUME 78100, PAGE 1942 OF  
THE DEED RECORDS OF DALLAS COUNTY, TEXAS, AKA  
501 ROSEWOOD HILLS DRIVE (the "Property").**

This Deed Without Warranty is subject to:

- (i) any and all visible and apparent easements and encroachments, whether of record or not;
- (ii) any and all covenants, conditions, reservations, restrictions, exceptions, easements, rights-of-way, mineral interests, mineral leases, or other instruments of record applicable to the land or any part thereof;
- (iii) 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;
- (iv) rights of parties in possession; and
- (v) any right of redemption as specified in Chapter 34, Subchapter B, Texas Property Tax Code.

It is understood and agreed that Grantor is not making any warranties or representations of any kind or character, express, implied or statutory, with respect to the Property, its physical condition or any other matter or thing relating to or affecting the Property and that the Property is being conveyed and transferred to Grantee "AS IS, WHERE IS, AND WITH ALL FAULTS." Grantor does not warrant or make any representations, express or implied, as to fitness for a particular purpose, merchantability, design, quantity, physical condition, operation compliance with specifications, absence of latent defects or compliance with laws and regulations (including,

without limitation, those relating to zoning, health, safety and the environment) or any other matter affecting the Property.

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 STATUTE.

The intent of this Deed Without Warranty is to transfer the Property foreclosed on by the Grantor taxing jurisdictions in Cause TX11-40218 in the 134<sup>TH</sup> Judicial District Court, Dallas County, Texas, and no more.

When the context requires, singular nouns and pronouns include the plural.

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; **WITHOUT WARRANTY AND SUBJECT IN ALL RESPECTS TO THE DISCLAIMERS SET FORTH ABOVE.**

EXECUTED on the dates set forth in the acknowledgements below, to be EFFECTIVE on the \_\_\_\_\_ day of \_\_\_\_\_ 2015.

**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 \_\_\_\_\_, 2015, 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: January 20, 2015

Agenda Item

## Sale of City Property – 541 Henderson Circle to Sufi Properties, Inc.

### Summary of Request/Problem

At the December 15, 2014 Work Session, Council considered the sale of a City owned residential property at 541 Henderson Circle to Sufi Properties, Inc. for the amount of \$12,000. 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 property to Sufi Properties, Inc.

**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, 541 HENDERSON CIRCLE (THE "PROPERTY"); AUTHORIZING THE MAYOR OF THE CITY OF GARLAND TO EXECUTE A DEED CONVEYING THE PROPERTY TO SUFI PROPERTIES, INC. ("THE BUYER"); AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, the City acquired certain real property in the City of Garland, commonly known as 541 Henderson Circle, through tax foreclosure proceedings in Dallas County, Texas;

**WHEREAS**, the Buyer has offered to purchase the Property for \$12,000.00; and

**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 the Property 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 January, 2015.

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"), 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 **Sufi Properties, Inc.**, 14205 Hughes Lane, Dallas, Texas 75254 ("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, commonly known as **541 Henderson Circle**, situated in the City of Garland, County of Dallas, State of Texas, to wit:

**BEING LOT 3, BLOCK B, BELLAIRE HEIGHTS ADDITION,  
AN ADDITION TO THE CITY OF GARLAND, DALLAS  
COUNTY, TEXAS ACCORDING TO THE DEED THEREOF  
RECORDED IN VOLUME 949, PAGE 1222 OF THE DEED  
RECORDS OF DALLAS COUNTY, TEXAS, AKA 541  
HENDERSON CIRCLE (the "Property").**

This Deed Without Warranty is subject to:

- (i) any and all visible and apparent easements and encroachments, whether of record or not;
- (ii) any and all covenants, conditions, reservations, restrictions, exceptions, easements, rights-of-way, mineral interests, mineral leases, or other instruments of record applicable to the land or any part thereof;
- (iii) 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;
- (iv) rights of parties in possession; and
- (v) any right of redemption as specified in Chapter 34, Subchapter B, Texas Property Tax Code.

It is understood and agreed that Grantor is not making any warranties or representations of any kind or character, express, implied or statutory, with respect to the Property, its physical condition or any other matter or thing relating to or affecting the Property and that the Property is being conveyed and transferred to Grantee "AS IS, WHERE IS, AND WITH ALL FAULTS." Grantor does not warrant or make any representations, express or implied, as to fitness for a particular purpose, merchantability, design, quantity, physical condition, operation compliance with specifications, absence of latent defects or compliance with laws and regulations (including,

without limitation, those relating to zoning, health, safety and the environment) or any other matter affecting the Property.

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 STATUTE.

The intent of this Deed Without Warranty is to transfer the Property foreclosed on by the Grantor taxing jurisdictions in Cause TX09-40221 in the 191<sup>ST</sup> Judicial District Court, Dallas County, Texas, and no more.

When the context requires, singular nouns and pronouns include the plural.

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; **WITHOUT WARRANTY AND SUBJECT IN ALL RESPECTS TO THE DISCLAIMERS SET FORTH ABOVE.**

EXECUTED on the dates set forth in the acknowledgements below, to be EFFECTIVE on the \_\_\_\_\_ day of \_\_\_\_\_ 2015.

**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 \_\_\_\_\_, 2015, 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: January 20, 2015

Agenda Item

## Sale of City Property - 2622 Churchill Way to Mark Campbell

### Summary of Request/Problem

At the January 5, 2015 Work Session, Council considered the sale of a City owned vacant property at 2622 Churchill Way to Mark Campbell for \$10,000. 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 Mark Campbell.

#### 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, 2622 CHURCHILL WAY (THE "PROPERTY"); AUTHORIZING THE MAYOR OF THE CITY OF GARLAND TO EXECUTE A DEED CONVEYING THE PROPERTY TO MARK CAMPBELL ("THE BUYER"); AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, the City acquired certain real property in the City of Garland, commonly known as 2622 Churchill Way, through tax foreclosure proceedings in Dallas County, Texas;

**WHEREAS**, the Buyer has offered to purchase the Property for \$11,270.00; and

**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 the Property 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 January, 2015.

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"), 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 **Mark Campbell**, ("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, commonly known as **2622 Churchill Way**, situated in the City of Garland, County of Dallas, State of Texas, to wit:

**BEING LOT 10, BLOCK 2, CAMELOT NO. 13 ADDITION, AN ADDITION TO THE CITY OF GARLAND, DALLAS COUNTY, TEXAS ACCORDING TO THE DEED THEREOF RECORDED IN VOLUME 2000024, PAGE 2055 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, AKA 2622 CHURCHILL WAY (the "Property").**

This Deed Without Warranty is subject to:

- (i) any and all visible and apparent easements and encroachments, whether of record or not;
- (ii) any and all covenants, conditions, reservations, restrictions, exceptions, easements, rights-of-way, mineral interests, mineral leases, or other instruments of record applicable to the land or any part thereof;
- (iii) 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;
- (iv) rights of parties in possession; and
- (v) any right of redemption as specified in Chapter 34, Subchapter B, Texas Property Tax Code.

It is understood and agreed that Grantor is not making any warranties or representations of any kind or character, express, implied or statutory, with respect to the Property, its physical condition or any other matter or thing relating to or affecting the Property and that the Property is being conveyed and transferred to Grantee "AS IS, WHERE IS, AND WITH ALL FAULTS." Grantor does not warrant or make any representations, express or implied, as to fitness for a particular purpose, merchantability, design, quantity, physical condition, operation compliance with specifications, absence of latent defects or compliance with laws and regulations (including,

without limitation, those relating to zoning, health, safety and the environment) or any other matter affecting the Property.

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 STATUTE.

The intent of this Deed Without Warranty is to transfer the Property foreclosed on by the Grantor taxing jurisdictions in Cause TX09-40460 in the 116<sup>th</sup> Judicial District Court, Dallas County, Texas, and no more.

When the context requires, singular nouns and pronouns include the plural.

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; **WITHOUT WARRANTY AND SUBJECT IN ALL RESPECTS TO THE DISCLAIMERS SET FORTH ABOVE.**

EXECUTED on the dates set forth in the acknowledgements below, to be EFFECTIVE on the \_\_\_\_\_ day of \_\_\_\_\_ 2015.

**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 \_\_\_\_\_, 2015, 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: January 20, 2015

Agenda Item

## Sale of City Property – 1609 Flores Drive to Sufi Maria de L. Gonzalez de Lopez

### Summary of Request/Problem

At the January 5, 2015 Work Session, Council considered the sale of a City-owned vacant property at 1609 Flores Drive to Sufi Maria de L. Gonzalez de Lopez for \$11,270. 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 Sufi Maria de L. Gonzalez de Lopez.

**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, 1609 FLORES DRIVE (THE "PROPERTY"); AUTHORIZING THE MAYOR OF THE CITY OF GARLAND TO EXECUTE A DEED CONVEYING THE PROPERTY TO SUFI MARIA DE L. GONZALEZ DE LOPEZ ("THE BUYER"); AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, the City acquired certain real property in the City of Garland, commonly known as 1609 Flores Drive, through tax foreclosure proceedings in Dallas County, Texas;

**WHEREAS**, the Buyer has offered to purchase the Property for \$11,270.00; and

**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 the Property 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 January, 2015.

**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"), 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 **Sufi Maria de L. Gonzalez de Lopez** ("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, commonly known as **1609 Flores Drive**, situated in the City of Garland, County of Dallas, State of Texas, to wit:

**BEING LOT 103, BELLA VISTA 2<sup>ND</sup> ADDITION, AN ADDITION TO THE CITY OF GARLAND, DALLAS COUNTY, TEXAS ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 13, PAGE 93 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, AKA 1609 FLORES DRIVE (the "Property").**

This Deed Without Warranty is subject to:

- (i) any and all visible and apparent easements and encroachments, whether of record or not;
- (ii) any and all covenants, conditions, reservations, restrictions, exceptions, easements, rights-of-way, mineral interests, mineral leases, or other instruments of record applicable to the land or any part thereof;
- (iii) 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;
- (iv) rights of parties in possession; and
- (v) any right of redemption as specified in Chapter 34, Subchapter B, Texas Property Tax Code.

It is understood and agreed that Grantor is not making any warranties or representations of any kind or character, express, implied or statutory, with respect to the Property, its physical condition or any other matter or thing relating to or affecting the Property and that the Property is being conveyed and transferred to Grantee "AS IS, WHERE IS, AND WITH ALL FAULTS." Grantor does not warrant or make any representations, express or implied, as to fitness for a particular purpose, merchantability, design, quantity, physical condition, operation compliance with specifications, absence of latent defects or compliance with laws and regulations (including,

without limitation, those relating to zoning, health, safety and the environment) or any other matter affecting the Property.

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 STATUTE.

The intent of this Deed Without Warranty is to transfer the Property foreclosed on by the Grantor taxing jurisdictions in Cause TX12-40294 in the 193<sup>rd</sup> Judicial District Court, Dallas County, Texas, and no more.

When the context requires, singular nouns and pronouns include the plural.

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; **WITHOUT WARRANTY AND SUBJECT IN ALL RESPECTS TO THE DISCLAIMERS SET FORTH ABOVE.**

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: January 20, 2015

Agenda Item

## CONSIDER RESOLUTION TO THE 84<sup>TH</sup> LEGISLATURE SUPPORTING TEXAS' LOCAL PARK DEVELOPMENT GRANT PROGRAMS

### Summary of Request/Problem

Funding for the Texas Recreation & Park Account (TRPA) and the Large County and Municipality Recreation & Parks Account (Urban Account) local park acquisition and development grant programs have been suspended or approved at lower than authorized levels during past legislative biennium. Cities across Texas are passing resolutions requesting the 84<sup>th</sup> Legislature of Texas seek passage of legislation maximizing the use of revenue from the sporting goods sales tax and federal park funds to restore and increase funding for parks grant programs for both local and state parks.

Texas local park fund grant program matching funds have assisted in the acquisition and/or development of a range of projects in Garland's park system including Windsurf Bay Park, Coomer Park, Ablon Park, Duck Creek Greenbelt Trail, and the Spring Creek Greenbelt.

This effort to restore funding to the Texas local parks fund program is supported by the Texas Municipal League and the Texas Recreation & Park Society (an affiliate of the Texas Municipal League).

The City Council was briefed on this issue at their January 5 Work Session and directed staff to bring forth a resolution for their consideration.

### Recommendation/Action Requested and Justification

Approve a resolution to the 84<sup>th</sup> Texas Legislature supporting Texas' local park development grant fund programs.

#### Submitted By:

**Jim Stone, Managing Director  
Parks, Recreation & Cultural Services**

#### Approved By:

**William E. Dollar  
City Manager**

## RESOLUTION NO.

### **A RESOLUTION OF THE CITY OF GARLAND, TEXAS REQUESTING THE MEMBERS OF THE 84th LEGISLATIVE SESSION OF THE STATE OF TEXAS SUPPORT LEGISLATION THAT INCREASES FUNDING FOR THE TEXAS RECREATION & PARKS ACCOUNT AND THE LARGE COUNTY & MUNICIPALITY RECREATION & PARKS ACCOUNT LOCAL PARK GRANT PROGRAMS, AND THE TEXAS STATE PARK SYSTEM**

**WHEREAS**, the Texas Parks & Wildlife Department (“TPWD”) administers the Texas Recreation & Parks Account Local Park Grant Program (“TRPA”) and the Large County and Municipality Recreation and Parks Account (Urban Account) and manages 94 State parks and historical sites in Texas; and

**WHEREAS**, TPWD has a separate account in their general revenue fund referred to as the TRPA and Urban Account for the purpose of providing matching grants to political subdivisions for parks and recreation projects, and for outreach grants to introduce new populations to outdoor experiences; and

**WHEREAS**, the matching grants provided by the TPWD are utilized for the planning, acquisition, and development of local park, recreation and open space areas to be owned and maintained by political subdivisions; and

**WHEREAS**, funds granted to political subdivisions under the TRPA and Urban Account guidelines have funded 1,629 projects of the 3,470 submitted over 30 years delivering over \$800 million to the local Texas economy; and

**WHEREAS**, political subdivisions throughout the State of Texas depend on grants from TPWD through the TRPA to stimulate the acquisition and development of parks and recreational areas for the benefit and enjoyment of their citizenry; and

**WHEREAS**, the TRPA, Urban Account, and State parks are funded from sales tax on sporting goods and that the development of new parks stimulates the purchase of sporting goods; and

**WHEREAS**, the maintenance and improvements of State park and historic sites and the addition of new parks is a priority to Texans due to the State’s expanding population and extensive tourism industry; and

**WHEREAS**, the development of parks encourages and promotes public health, economic development, job creation, education; corporate relocations, an improved quality of life, and juvenile crime prevention; and

**WHEREAS**, funds are needed for major repairs at state parks and for the acquisition and development of parks and facilities; and

**WHEREAS**, it is the desire of this City Council that a copy of this resolution with appropriate names affixed be presented to the Governor of Texas and the leadership of the 84th Texas Legislature.

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

**Section 1**

That members of the 84th Legislature of Texas seek passage of legislation maximizing the use of revenue from the sporting goods sales tax and federal funds to increase funding for parks and recreation programs for both Local and State parks and that all TRPA and Urban Account funded park projects be subject to the established TPWD competitive scoring system.

**Section 2**

That members of the 84th Legislature of Texas restore funding to the TRPA and Urban accounts in the amount of at least \$15.5 million per year.

**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 \_\_\_\_\_ 2015.

**CITY OF GARLAND, TEXAS**

\_\_\_\_\_  
Mayor

**ATTEST:**

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



# City Council Item Summary Sheet

Work Session

Date: January 20, 2015

Agenda Item

## City Secretary Appointment

### Summary of Request/Problem

At the January 6, 2015 Executive Session, Council considered the appointment of Rene Dowl as City Secretary.

### Recommendation/Action Requested and Justification

Approve a resolution appointing Rene Dowl as City Secretary for the City of Garland.

Submitted By:

Approved By:

**William E. Dollar**  
City Manager

**RESOLUTION NO.**

**A RESOLUTION APPOINTING RENE DOWL AS CITY SECRETARY FOR THE CITY OF GARLAND, TEXAS; AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, Article IV, Section 5 of the City Charter requires the City Council to appoint a City Secretary to perform the duties prescribed by the Charter and other law;

**WHEREAS**, the City Council has determined to appoint Rene Dowl to the position of City Secretary;

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

**Section 1**

That the City Council hereby appoints Rene Dowl as City Secretary to perform the duties and obligations of office as prescribed by the City Charter and the laws of this State.

**Section 2**

That this Resolution shall be and become effective January 20, 2015.

**PASSED AND APPROVED** this the \_\_\_\_\_ day of January, 2015.

**CITY OF GARLAND, TEXAS**

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

**ATTEST:**

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



# Planning Report

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Wing City

1456 Belt Line Road, Suite 120

## REQUEST

Variance to the distance requirement from a church for alcoholic beverage sales.

## OWNER

Larry J. Ward

## BACKGROUND

Section 33A-400(A)(1) of the Comprehensive Zoning Ordinance states that “An establishment that sells or serves alcoholic beverages may not be located nearer than 300 feet to a church, public school or public hospital”. The applicant is proposing to serve beer and wine at an existing restaurant on the subject property. The restaurant is located within Suite 120 of the multi-tenant shopping center and there is an existing church in Suite 139.

Section 33A-400(C) states that “The City Council may grant a variance to the distance regulations provided by this section if the City Council determines that enforcement of those regulations in a particular instance is not in the best interest of the public, constitutes waste or inefficient use of land or other resources, creates an undue hardship on an applicant for a license or permit, does not serve its intended purpose, is not effective or necessary, or for any other reason the City Council, after consideration of the health, safety and welfare of the public and the equities of the situation, determines is in the best interest of the community”.

## SITE DATA

The subject property contains approximately 6.15 acres fronting approximately 437 feet along North Garland Avenue and approximately 416 feet along Belt Line Road.

## SURROUNDING ZONING AND LAND USES

The subject property is primarily surrounded by retail uses. The site has a variety of retail and commercial uses within the shopping center. The property to the northwest is zoned Planned Development (PD) District 85-29 and is undeveloped. The subject property is immediately adjacent to a single family subdivision to the southwest and a multi-family development to the south. The properties to the east, across North Garland Avenue, are zoned Shopping Center (SC) District and developed with retail and restaurant uses.

## CONSIDERATIONS

1. The subject property is currently developed with a multi-tenant building. The applicant currently occupies Suite 120 with a Wing City restaurant. The restaurant has been in this location since 2013. The applicant would like to expand the menu to include beer and wine.
2. Section 33A-400(A)(1) and Section 33A-400(B) of the Comprehensive Zoning Ordinance state that an establishment that sells or serves alcoholic beverages may not be located nearer than 300 feet to a church, public school or public hospital.

The measurement of the distance between the establishment where alcoholic beverages are sold and the church or public hospital shall be along the property lines of the street fronts and from front door to front door, and in direct line across intersections. As previously noted, the restaurant occupies Suite 120 and the Church of the Latter Rain occupies Suite 129. The distance from the door of the restaurant to the door of the church is less than 300 feet.

3. Since churches are permitted within all zoning districts, in the event the church occupies a suite within a multi-tenant building, there may be instances when they are located within close proximity to typical retail uses such as restaurants, convenience stores and retail sales/personal service.

Prepared By:

Chasidy Allen, AICP  
Principal Planner

Date: January 8, 2015

Reviewed By:

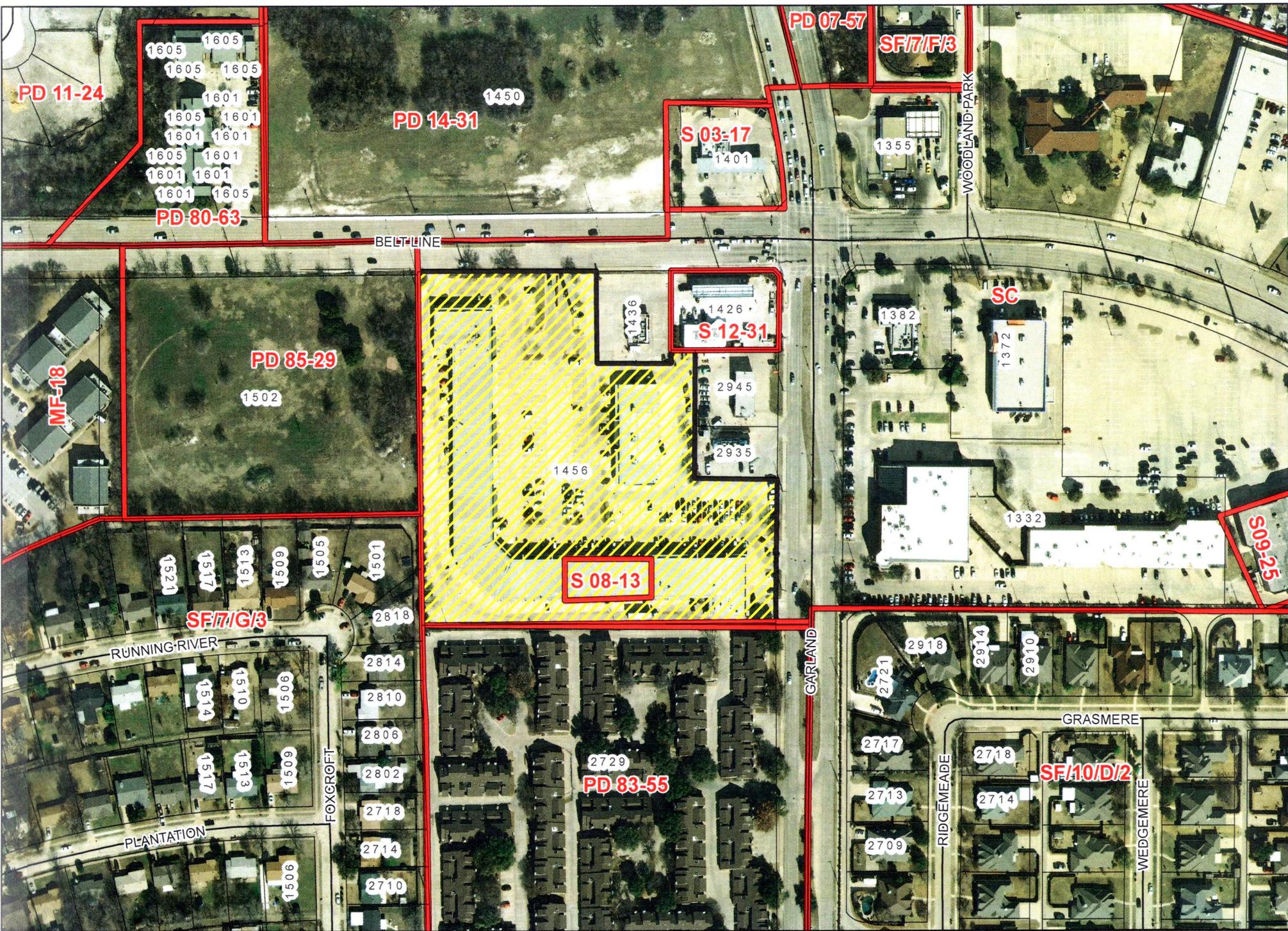
Anita Russelmann  
Director of Planning

Date: January 12, 2015

Reviewed By:

William E. Dollar  
City Manager

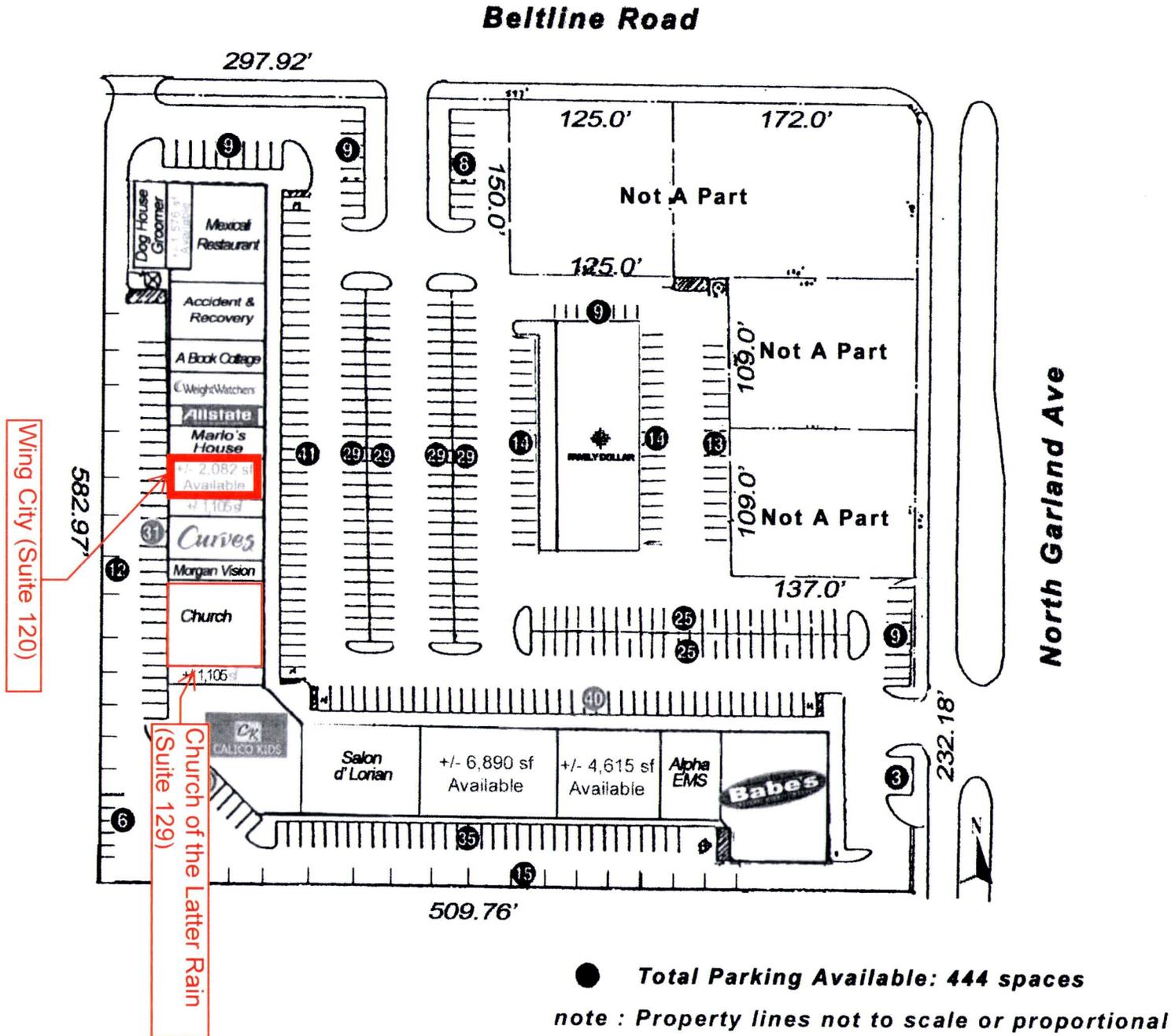
Date: January 13, 2015



# BEER AND WINE VARIANCE BW 15-01

 INDICATES AREA OF REQUEST

**NORTHSTAR MARKET PLACE**  
 1446 and 1456 Beltline Road  
 Garland, Texas 75040



Wing City LLC  
1456 Beltline Rd #120  
Garland, TX 75044

October 6, 2014

Garland City Council:

Hello my name is Tracy Spielbauer, my husband, Robi Minies and I are the proprietors and general managers of a local restaurant in Garland called Wing City. We have been in business since April 29, 2013 and proud to say business is growing!!

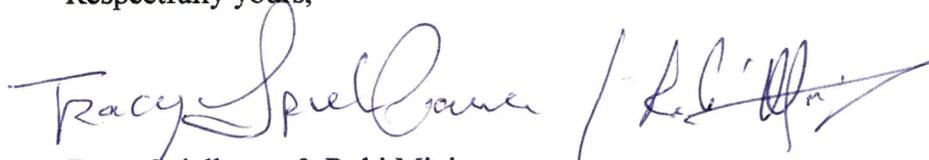
Our menu consists of: 9 different flavors of hot wings, chicken tenders and chicken chunks as well as Texas Philly Cheese steaks, French Dips, fresh ground Angus beef hamburgers and a variety of sides. Our website is [www.wingcitywings.com](http://www.wingcitywings.com)

Wing City is a family friendly business located at 1456 Beltline Road Suite 120, and we pride ourselves on serving delicious food fast with excellent customer service. We want every customer to have an awesome experience every time they join the Wing City family!! For the second year in a row, Wing City was able to help sponsor several Garland high school athletic programs; as both of our children graduated from the GISD and now attend college. We believe it is important to build positive alliances with the local schools and be positive role models to the children as we also employ kids from several high schools through the work-study programs. In addition, we offer GISD student/employee discounts as well as discounts to all Garland city employees.

Wing City is requesting a distance reduction variance at the Garland location as we would like to add beer and wine to our menu. We understand Wing City is inside of the 300 feet required by city laws. With all due respect, a letter from the Church of Latter Rain addressing this matter is enclosed. We hope Garland City Council will approve our request and know that we will manage the addition with the utmost respect to our neighbors, tenants, the city of Garland and the state of Texas.

Thank you for your time and consideration.

Respectfully yours,



Tracy Spielbauer & Robi Minies  
Owners

Enclosure

*Church of the Latter Rain*

www. Churchofthelatterrain.org

email- new\_colr@verizon.net

*1456 Bellline # 139*

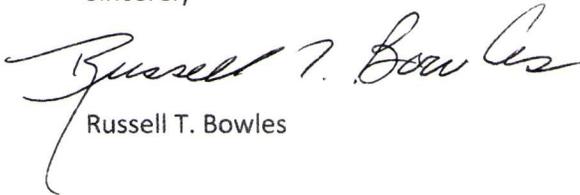
*Garland, Texas 75044*

Honorable Mayor and members of the City Council;

Please let this letter serve as adequate notice that, as pastor of Church of the Latter Rain, I do not object to Wing City's request for a variance in order to sell wine and beer on premises. I have spoken with the owner and find him as an honest man of integrity. Church of the Latter Rain being tenants on the site since 1991 with me serving as pastor, I welcome the new business endeavor and pledge to do what I can to see it succeed.

While, as a Christian pastor, I do not condone the consumption of alcohol along with numerous other societal norms, neither do I condone or intend to impose my particular belief set on someone else's business, trusting that prayer and my God can direct the affairs of men.

Sincerely



Russell T. Bowles

Pastor of Church of the Latter Rain

PD 11-24

1605 1605  
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PD 80-63

PD 14-31

S 03-17

1401

PD 07-57

SF/7/F/3

1355

WOODLAND PARK

O = IN FAVOR  
X = AGAINST

MF-18

PD 85-29

1502

1436

1426  
S 12-31

2945

2935

1456

S 08-13

SC

1382

1372

1332

S09-25

SF/7/G/3

1521  
1517  
1513  
1509  
1505  
1501

2818

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2806

2802

2718

2714

2710

RUNNING RIVER

1514  
1510  
1506  
1514  
1513  
1501

FOXCROFT

1506

PLANTATION

2729  
PD 83-55

GARLAND

2918

2914

2910

2721

2717

2713

2709

GRASMERE

2718

2714

SF/10/D/2

RIDGEMEADE

WEDGEMERE

0 100 200 Feet

# BEER AND WINE VARIANCE BW 15-01

INDICATES AREA OF REQUEST

We did not receive any replies for this case.