



## **AGENDA**

**CITY COUNCIL WORK SESSION  
City of Garland  
Duckworth Building, Goldie Locke Room  
217 North Fifth Street  
Garland, Texas  
August 17, 2015  
6:00 p.m.**

### **DEFINITIONS:**

**Written Briefing:** Items that generally do not require a presentation or discussion by the staff or Council. On these items the staff is seeking direction from the Council or providing information in a written format.

**Verbal Briefing:** These items do not require written background information or are an update on items previously discussed by the Council.

**Regular Item:** These items generally require discussion between the Council and staff, boards, commissions, or consultants. These items are often accompanied by a formal presentation followed by discussion.

**[Public comment will not be accepted during Work Session  
unless Council determines otherwise.]**

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

(1) Pending/contemplated litigation, settlement offer(s), and matters concerning privileged and unprivileged client information deemed confidential by Rule 1.05 of the Texas Disciplinary Rules of Professional Conduct. Sec. 551.071, TEX. GOV'T CODE.

(2) The purchase, exchange, lease or value of real property, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Sec. 551.072, TEX. GOV'T CODE.

(3) A contract for a prospective gift or donation to the City, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Sec. 551.073, TEX. GOV'T CODE.

(4) Personnel matters involving the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee or to hear a complaint against an officer or employee. Sec. 551.074, TEX. GOV'T CODE.

(5) The deployment, or specific occasions for implementation of security personnel or devices. Sec. 551.076, TEX. GOV'T CODE.

(6) Discussions or deliberations regarding commercial or financial information that the City has received from a business prospect that the City seeks to have locate, stay, or expand in or near the territory of the City and with which the City is conducting economic development negotiations; or to deliberate the offer of a financial or other incentive to a business prospect of the sort described in this provision. Sec. 551.087, TEX. GOV'T CODE.

(7) Discussions, deliberations, votes, or other final action on matters related to the City's competitive activity, including information that would, if disclosed, give advantage to competitors or prospective competitors and is reasonably related to one or more of the following categories of information:

- generation unit specific and portfolio fixed and variable costs, including forecasts of those costs, capital improvement plans for generation units, and generation unit operating characteristics and outage scheduling;
- bidding and pricing information for purchased power, generation and fuel, and Electric Reliability Council of Texas bids, prices, offers, and related services and strategies;
- effective fuel and purchased power agreements and fuel transportation arrangements and contracts;
- risk management information, contracts, and strategies, including fuel hedging and storage;
- plans, studies, proposals, and analyses for system improvements, additions, or sales, other than transmission and distribution system improvements inside the service area for which the public power utility is the sole certificated retail provider; and
- customer billing, contract, and usage information, electric power pricing information, system load characteristics, and electric power marketing analyses and strategies. Sec. 551.086; TEX. GOV'T CODE; Sec. 552.133, TEX. GOV'T CODE]

**1. Written Briefings:**

**a. Confirmation of City Health Officer**

*Dr. Timothy Lambert has served as Garland's City Health Officer since June 25, 2005. His current two-year term expires October 1, 2015. Staff recommends that Council confirm Dr. Timothy Lambert for a two-year term as City Health Officer. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the September 1, 2015 Regular Meeting.*

**b. Consider Assistance Request for Nonprofit Special Event**

*City Council Policy OPNS-29, Special Events Policies and Guidelines, states that the City Manager or his designee is authorized to consider and approve requests from nonprofit organizations for in-kind City services that meet the policy requirements in amounts up to \$5,000, within available budgeted funds. The Noon Exchange Club of Garland has requested the waiving of expenditures for City services in the amount of \$10,800 for their Labor Day parade and afternoon festivities in the Downtown Square on Monday, September 7, 2015. Because the request for City services is over \$5,000, Council approval is requested.*

**c. Downtown Parking – Ordinance Amendments**

*The opening of the parking garage and city center project will provide many parking changes. As part of these changes, the extension of the existing time limited parking will be necessary. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the September 1, 2015 Regular Meeting.*

**d. Amend Tax Roll**

*Annually, Council is asked to consider amending the tax roll to reflect uncollected ad valorem taxes as required by generally accepted accounting principles. Although the tax roll is reduced by this action, collection efforts continue unless the costs of these efforts exceed potential revenues. Staff requests Council consideration to proceed with the annual tax roll amendment process. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the September 1, 2015 Regular Meeting.*

Item	Key Person
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**2. Verbal Briefings:**

**a. Eastern Hills Country Club Redevelopment Study** **Guerin**

*The City engaged a consultant team to evaluate potential uses for the vacant Eastern Hills Country Club property and to facilitate discussions between the property owner, potential developer and the neighboring property owners. An Advisory Committee comprised of representatives of each of the stakeholders was formed to work with the consultant team and City staff. The attached report as well as the presentation given by the consultant team will describe the background, process, and results of the study.*

**b. Community Services Report** **Goebel**

*Council Member Anita Goebel, chair of the Community Services Committee, will provide a committee report on the following items:*

- *Neighborhood Vitality Grant policies*

**c. Review of 2015-16 Proposed Budget** **Young**

*Staff presentations and discussion of the FY 2015-16 Proposed Budget. This will be the first of five scheduled Budget review sessions, with the second Work Session scheduled for Saturday, August 22, 2015, at 9:00 a.m.; the third session scheduled as part of the Work Session on Monday, August 31, 2015, at 6:00 p.m.; the fourth Work Session scheduled for Thursday, September 3, 2015, at 6:00 p.m.; and the fifth Work Session (if needed) scheduled for Thursday, September 10, 2015, at 6:00 p.m.*

**3. Discuss Appointments to Boards and Commissions** **Council**

Council Member Anita Goebel

- Bryan Allen Stockton – Citizens Environmental and Neighborhood Advisory Committee

**4. Consider the Consent Agenda** **Council**

*A member of the City Council may ask that an item on the consent agenda for the next regular meeting be pulled from the consent agenda and considered separate from the other consent agenda items. No substantive discussion of that item will take place at this time.*

**5. Announce Future Agenda Items** **Council**

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

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

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**EXECUTIVE SESSION  
AGENDA**

1. The purchase, exchange, lease or value of real property, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Sec. 551.072, TEX. GOV'T CODE.

**Discussions or deliberations regarding commercial or financial information that the City has received from a business prospect that the City seeks to have locate, stay, or expand in or near the territory of the City and with which the City is conducting economic development negotiations; or to deliberate the offer of a financial or other incentive to a business prospect of the sort described in this provision. Sec. 551.087, TEX. GOV'T CODE.**

**Discussions, deliberations, voting on, and taking final action with regard to any competitive matter, that being a utility-related matter that is related to the City's competitive activity, including commercial information, and would, if disclosed, give advantage to competitors or prospective competitors including any matter that is reasonably related to the following categories of information:**

(A) generation unit specific and portfolio fixed and variable costs, including forecasts of those costs, capital improvement plans for generation units, and generation unit operating characteristics and outage scheduling;

(B) bidding and pricing information for purchased power, generation and fuel, and Electric Reliability Council of Texas bids, prices, offers, and related services and strategies;

(C) effective fuel and purchased power agreements and fuel transportation arrangements and contracts;

(D) risk management information, contracts, and strategies, including fuel hedging and storage;

(E) plans, studies, proposals, and analyses for system improvements, additions, or sales, other than transmission and distribution system improvements inside the service area for which the public power utility is the sole certificated retail provider; and

(F) customer billing, contract, and usage information, electric power pricing information, system load characteristics, and electric power marketing analyses and strategies;

Sec. 551.806; Sec. 552.133, TEX. GOV'T CODE.

- Consider an economic development incentive agreement with RagingWire Data Centers, Inc.

**2. Discussions, deliberations, voting on, and taking final action with regard to any competitive matter, that being a utility-related matter that is related to the City's competitive activity, including commercial information, and would, if disclosed, give advantage to competitors or prospective competitors including any matter that is reasonably related to the following categories of information:**

(A) generation unit specific and portfolio fixed and variable costs, including forecasts of those costs, capital improvement plans for generation units, and generation unit operating characteristics and outage scheduling;

(B) bidding and pricing information for purchased power, generation and fuel, and Electric Reliability Council of Texas bids, prices, offers, and related services and strategies;

(C) effective fuel and purchased power agreements and fuel transportation arrangements and contracts;

(D) risk management information, contracts, and strategies, including fuel hedging and storage;

(E) plans, studies, proposals, and analyses for system improvements, additions, or sales, other than transmission and distribution system improvements inside the service area for which the public power utility is the sole certificated retail provider; and

(F) customer billing, contract, and usage information, electric power pricing information, system load characteristics, and electric power marketing analyses and strategies;

Sec. 551.806; Sec. 552.133, TEX. GOV'T CODE.

- Consider the approval of an amended and restated transmission line agreement.

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**7. Adjourn**

**Council**



**Meeting: Work Session**

**Date: August 17, 2015**

# Policy Report

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## CONFIRMATION OF CITY HEALTH OFFICER

### ISSUE

Dr. Timothy Lambert has served as Garland's City Health Officer since June 25, 2005. His current two-year term expires October 1, 2015.

### OPTIONS

- 1) Confirm the Managing Director of Health's appointment of Dr. Timothy Lambert as City Health Officer.
- 2) Reject Dr. Timothy Lambert's appointment as City Health Officer and request the Managing Director of Health to interview new candidates for the position.

### RECOMMENDATION

Staff recommends that Council confirm Dr. Timothy Lambert for a two-year term as City Health Officer. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the September 1, 2015 Regular Meeting.

### COUNCIL GOAL

Defends Rightful Powers of Municipalities  
Consistent Delivery of Reliable City Services

### BACKGROUND

Chapter 121 of the Texas Health & Safety Code requires that a local health department (city or county) which employs a non-physician Director of Health have a licensed physician to aid the Director in the control of communicable diseases within the jurisdiction. The state law requires that the Director's appointment of City Health Officer be confirmed by Council every two years. The position is paid \$16,800 annually through the Texas Department of State Health Services Immunization Grant for his services.

**CONSIDERATION**

Through inter-local agreement with the City of Garland, Dr. Lambert also serves as the City Health Officer for the City of Rowlett and the City of Sachse. Both of these inter-local agreements expire October 1, 2015. Staff is currently working with both cities to renew their agreements; no issues with renewal are foreseen. Rowlett reimburses Garland at \$300.00 per month and Sachse reimburses Garland at \$100.00 per month. With all three cities sharing one school district with open campus enrollment, the common Health Authority provides an effective way to track and control communicable disease outbreaks.

Submitted By:

Approved By:

Richard T. Briley  
Managing Director of Health &  
Code Compliance

Bryan L. Bradford  
City Manager

Date: August 10, 2015



# Policy Report

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## CONSIDER ASSISTANCE REQUEST FOR NONPROFIT SPECIAL EVENT

### ISSUE

City Council Policy OPNS-29, Special Event Policies and Guidelines, states that the City Manager or his designee is authorized to consider and approve requests from nonprofit organizations for in-kind City services that meet the policy requirements in amounts up to \$5,000, within available budgeted funds. The Noon Exchange Club of Garland has requested the waiving of expenditures for City services in the amount of \$10,800 for their Labor Day parade and afternoon festivities in the Downtown Square on Monday, September 7, 2015. Because the request for City services is over \$5,000, Council approval is requested.

### OPTIONS

The City Council may: 1) approve the proposed recommendations for special events assistance, 2) deny or revise proposed funding levels, or 3) return the item to staff for further review and recommendations.

### RECOMMENDATION

Staff recommends the City Council approve assistance for the Garland Labor Day Exchange Event by waiving fees and charges for City services in the amount of \$10,800.

City departmental fees to be waived include:

Police:	\$9,000	(traffic control & security)
Transportation:	\$ 900	(installation and removal of barricades)
Environmental Waste:	\$ 400	(installation and removal of waste containers)
Rental Plaza Theatre	\$ 500	(rental for music and event staging)

### COUNCIL GOAL

Fully Informed and Engaged Citizenry

### BACKGROUND

By assisting various nonprofit organizations through the donation of City services for nonprofits' special events, the City promotes and celebrates the vitality and diversity of the community. From parades and festivals to various multicultural events, the City of Garland is showcased through the efforts of these nonprofit organizations.

The 2015 Garland Labor Day Exchange Event parade will follow a revised route from the 2014 Labor Day parade route due to continued construction along 5<sup>th</sup> St. Afternoon activities will be provided in the Downtown Square immediately following the parade. Proceeds from the parade are proposed to benefit the Garland Noon Exchange Club scholarship fund for local students and other youth programs.

**CONSIDERATION**

The 2014-15 annual operating budget has \$30,500 budgeted in the General Fund (non-departmental) to provide assistance in covering fees and charges for City services for special events held by nonprofit organizations.

**ATTACHMENT**

None

Submitted By:

Jackie Justice, Special Events Coordinator  
Parks, Recreation & Cultural Arts

Date: August 17, 2015

Approved By:

Bryan L. Bradford  
City Manager

Date: August 17, 2015



**Meeting: Work Session**

**Date: August 17, 2015**

# Policy Report

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## **Downtown Parking – Ordinance Amendments**

### **ISSUE**

The opening of the parking garage and city center project will provide many parking changes. As part of these changes, the extension of the existing time limited parking will be necessary.

### **OPTIONS**

Option A – Adopt the proposed changes at the City Council meeting on September 1, 2015

Option B – Adopt other parking restrictions

Option C – Adopt no parking restrictions and leave the existing parking restrictions in place.

### **RECOMMENDATION**

The Transportation Department recommends approval of option A. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the September 1, 2015 Regular Meeting.

### **COUNCIL GOAL**

Sustainable Quality Development and Redevelopment  
Financially Stable Government with Tax Base that Supports Community Needs  
Safe, Family-Friendly Neighborhoods

### **BACKGROUND**

At the beginning of the City Center project several temporary parking restrictions and changes were made due to the scope of the construction and the use of the City Hall parking lot. Additional restrictions were made to the PAC/DART parking lot and on parking along State Street and Fifth Street. New spaces will be provided along State Street and Fifth Street with the opening of the City Center project.

The new city hall garage will provide space for the employees and visitors of City hall and the PAC and parking for residents and visitors of the City Center apartments.

For consistency the same restrictions that currently exist in the downtown area are proposed for these new parking areas.

Three hour parking restrictions are proposed for these areas. The on street parking will be restricted between 8:00 AM – 5:00 PM which match the business hours of the local businesses. The city hall garage parking will match the 5<sup>th</sup> street crossing garage by restrictions between 7:00 AM – 5:00 PM. This earlier start time has been more appropriate in the residential/employee parking areas due to the overlapping of residents leaving in the morning with employees arriving for work. Only the first floor of each garage will have 3 hour restrictions.

The upper levels of the city hall parking garage will be by permit only. These permits will be managed by the City of Garland.

Requested amendments are identified on page 2 of the attached maps. Page 1 identifies the current time restrictions around downtown.

## **CONSIDERATION**

The parking restrictions will be enforced as part of the existing downtown restrictions by the City of Garland Marshalls.

## **ATTACHMENTS**

1. Restrictions Map (pg. 1 current restrictions; pg. 2 current + new restrictions)
2. Revised Code of Ordinance (Ch. 33 “Transportation”)

Submitted By:

Approved By:

Paul Luedtke  
Director of Transportation

Bryan L. Bradford  
City Manager

Date:

Date: August 17, 2015

# Current Parking Restriction in Downtown Garland

 3-Hrs. Parking Restriction (8:00am-5:00pm)

 5<sup>th</sup> Street Crossing Parking Garage

3-Hrs. Parking Restriction (7:00am-5:00pm) and permit only parking restriction.

5<sup>th</sup> Street Crossing Parking Garage



# New Parking Restriction in Downtown Garland

	3-Hrs. Parking Restriction (8:00am-5:00pm)
	5 <sup>th</sup> Street Crossing Parking Garage 3-Hrs. Parking Restriction (7:00am-5:00pm) and permit only parking restriction.
	NEW: 3-Hrs. Parking Restriction (8:00am-5:00pm)
	City Hall Parking Garage NEW: 3-Hrs. Parking Restriction (7:00am-5:00pm) and permit only parking restriction.
	NEW: No Parking (Anytime)



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Google earth

ORDINANCE NO.

AN ORDINANCE AMENDING CHAPTER 33, "TRANSPORTATION"; PROVIDING A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

Section 1

That Sec. 33.43 of Chapter 33, "Transportation" of the Code of Ordinances of the City of Garland, Texas, is hereby amended to read as follows:

(A) *No Parking.* A vehicle is unlawfully parked if the vehicle is parked at any time on any of the following streets or portions of the streets as indicated below:

Street	Side	Extent
Austin Street	Both	Between N. Fifth Street and west side of railroad tracks
N. Fifth Street	East	W. State Street to Austin Street except for angled parking at 250 N. Fifth Street
N. Fifth Street	West	Austin Street to State Street except for angled parking at 203 N. Fifth Street
N. Fifth Street	East	Austin Street to W. Walnut Street

N. Fifth Street	West	W. Walnut Street to Austin Street except for angled parking at 331 N. Fifth Street and 351 N. Fifth Street
W. State Street	Both	Between N. Fifth Street and west side of railroad tracks except for angled parking abutting City Hall

(B) *Three Hour Parking.* A vehicle is unlawfully parked if the vehicle is parked on any of the following streets or portions of the streets indicated below for more than three consecutive hours between the hours of 8:00 a.m. and 5:00 p.m. on a business day as that term is defined in Sec. 33.74(A):

Street	Side	Extent
Austin Street	Both	Between N. Fifth Street and N. Sixth Street
N. Fifth Street	West	Angled parking at 203 N. Fifth Street
N. Fifth Street	East	Angled parking at 250 N. Fifth Street
N. Fifth Street	West	Angled parking at 331 N. Fifth Street and at 351 N. Fifth Street
Main Street	Both	Between N. Sixth Street and N. Seventh Street

Main Street	South	N. Sixth Street to 275 feet east (remainder of south side within this block is not restricted)
N. Seventh Street	East	Alley between Main Street and W. Avenue A to the alley between Main Street and W. State Street
N. Sixth Street	West	Main Street to W. State Street
N. Sixth Street	Both	Between Austin Street and W. Walnut Street in designated parking spaces
W. State Street	North	N. Fifth Street to N. Sixth Street
W. State Street	North	Angled parking spaces abutting City Hall

(C) *Affirmative Defense.* It is an affirmative defense to prosecution under this section that the area in which the vehicle was unlawfully parked was not designated as time-limited parking by signs or curb-markings adequate to give a reasonable person notice of the time limitations."

## Section 2

That Sec. 33.75 of Chapter 33, "Transportation" of the Code of Ordinances of the City of Garland, Texas, is hereby amended by amending, respectively, the definitions of "City Hall" and "5<sup>th</sup> Street Crossing" to read as follows:

"*City Hall* means the building and grounds located at 200 N. Fifth St. including the parking facilities located at 401 W.

State St."

"5<sup>th</sup> Street Crossing means the mixed-use residential, office, retails, and parking facilities generally located at 341 N. Fifth St."

### **Section 3**

That Section 33.77(A)(1) of Chapter 33, "Transportation" of the Code of Ordinances of the City of Garland, Texas, is hereby amended to read as follows:

"(1) A vehicle is unlawfully parked if the vehicle is parked on:

(a) a ground level of the 5th Street Crossing parking facilities for more than three consecutive hours between the hours of 7:00 a.m. and 5:00 p.m. on a business day; or

(b) any level above ground level without displaying a valid parking permit issued by the City."

### **Section 4**

That Section 33.77(B) of Chapter 33, "Transportation" of the Code of Ordinances of the City of Garland, Texas, is hereby amended to read as follows:

"(B) *City Hall*. The following regulations apply to parking at or abutting City Hall and the parking facilities at City Hall:

(1) A vehicle is unlawfully parked if the vehicle is parked:

(a) on the ground level, north entrance of the City Hall parking facilities; or on the west ground level of the City Hall parking facilities for more than three consecutive hours between the hours of 7:00 a.m. and 5:00 p.m. on a business day; or

(b) at any location within the City Hall parking facilities other than those described in Sec.

33.77(B)(1)(a) without displaying a valid parking permit issued by the City."

**Section 5**

That a violation of any provision of this Ordinance shall be a misdemeanor punishable in accordance with Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas.

**Section 6**

That Chapter 33, "Transportation" of the Code of Ordinances of the City of Garland, Texas, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

**Section 7**

That the terms and provisions of this Ordinance are severable and are governed by Sec. 10.06 of the Code of Ordinances of the City of Garland, Texas.

**Section 8**

That this Ordinance shall be and become effective immediately upon and after its passage and approval.

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

**CITY OF GARLAND, TEXAS**

\_\_\_\_\_  
Mayor

**ATTEST:**

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



**Meeting: Work Session**

**Date: August 17, 2015**

# Policy Report

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## AMEND TAX ROLL

### ISSUE

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

### OPTIONS

1. Consider an ordinance during the September 1, 2015 City Council Meeting to amend the City's tax roll by \$111,575.64.
2. Do not amend the City's tax roll and risk potentially receiving a qualified audit opinion.

### RECOMMENDATION

Consider an ordinance on September 1, 2015 to amend the tax roll of the City for ad valorem tax amounts that have remained uncollected for a period of at least four years (two years for bankruptcy settlements). Unless otherwise directed by Council, this item will be scheduled for formal consideration at the September 1, 2015 Regular Meeting.

### COUNCIL GOAL

Financially Stable Government with Tax Base that Supports Community Needs

### BACKGROUND

Under Article IX, Section 3 of the City Charter, the City Council has the authority to amend the tax roll for uncollected ad valorem taxes. Uncollected ad valorem taxes are generally personal property accounts for which the statute of limitation has expired or bankruptcy has been filed. A request is made for Council to amend the tax roll only after the City's outside attorneys, Perdue, Brandon, Fielder, Collins & Mott LLP, have performed extensive collection efforts.

**CONSIDERATION**

Amounts are requested for write-off only after they have remained uncollected for a period of at least four years (two years for bankruptcy settlements) and the City's outside attorneys, Perdue, Brandon, Fielder, Collins & Mott LLP. have performed extensive collection efforts.

Article IX, Section 3 of the City Charter grants the City Council the authority to cancel any uncollected taxes upon the tax rolls.

Amendment of the tax roll is necessary to meet generally accepted accounting principles, avoid overstatement of accounts receivable on the balance sheet and avoid risk of a qualified audit opinion from the external auditors.

**ATTACHMENT(S)**

A detailed listing of uncollected ad valorem taxes included on Exhibit "A" & "B" also included is a Recap Sheet.

Submitted By:

Approved By:

Kevin Slay  
Managing Director

Bryan L. Bradford  
City Manager

Date: August 17, 2015

Date: August 17, 2015

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

YEAR	ACCOUNT NUMBER	NAME	AMOUNT	REASON
2009	9900000074630000	Henderson C D LTD	\$1,652.85	Statute of Limitations Expired
2009	99061002320000000	Laton Gentry	\$67.01	Statute of Limitations Expired
2009	99080212420000000	Metroplex Insurance Agency	\$31.21	Statute of Limitations Expired
2009	99982160000148300	MIR ALI	\$15.15	Statute of Limitations Expired
2009	99200121400003450	Prestige Auto Body	\$13.72	Statute of Limitations Expired
2009	99200334600052400	R & R Motors	\$33.19	Statute of Limitations Expired
2009	99091228240000000	Sorto Luis	\$20.72	Statute of Limitations Expired
2009	99962560000213450	Tadia Jose	\$129.65	Statute of Limitations Expired
2010	99091014360000000	7 8 6 Autos	\$291.14	Statute of Limitations Expired
2010	99090810960000000	7M Distributors Inc	\$433.12	Statute of Limitations Expired
2010	99100125590000000	A & E Auto Insurance	\$9.44	Statute of Limitations Expired
2010	99071127100000000	A & E Auto Sales	\$18.60	Statute of Limitations Expired
2010	99200408300127450	A & I Borrego Auto Sales	\$11.56	Statute of Limitations Expired
2010	99060201210000000	AAA Testing Center	\$103.51	Statute of Limitations Expired
2010	99200334600035650	Advanced Materials Group Inc	\$138.74	Statute of Limitations Expired
2010	99200029800221600	Afroz Naheed Enterprises LLC/Okay Drivein	\$388.94	Statute of Limitations Expired
2010	99110331150000000	Aguilar Francisco	\$35.23	Statute of Limitations Expired
2010	99200408300123450	Akalewald Mesfin G	\$500.95	Statute of Limitations Expired
2010	99200324700184550	Alden Cabinetry LLC	\$211.74	Statute of Limitations Expired
2010	99061024370000000	Alfaro Milton/C & M Used Cars II	\$7.19	Statute of Limitations Expired
2010	99110405700000000	Allamly Eduardo	\$35.23	Statute of Limitations Expired
2010	99060209196000000	Allen Sharon	\$65.88	Statute of Limitations Expired
2010	99973350000202350	Allstate Cal Nunnally Jr Lutcf	\$5.64	Statute of Limitations Expired
2010	99200029800227250	Allsuo Jed or Maggie	\$243.65	Statute of Limitations Expired
2010	99100315100000000	Alpha EMS Ambulance Services	\$598.56	Statute of Limitations Expired
2010	99P10861600000000	Altimate Auto Sale Corp	\$35.23	Statute of Limitations Expired
2010	99100127120000000	Always Recycling	\$61.58	Statute of Limitations Expired
2010	99830030000382500	American Kawasaki of Garland Inc	\$19.17	Statute of Limitations Expired
2010	99P00356000000000	American Kawasaki of Garland Inc	\$14.58	Statute of Limitations Expired
2010	99860020000894750	American Litho Graphics Inc	\$1,318.80	Statute of Limitations Expired
2010	99100104590000000	American PC Pros LLC	\$11.48	Statute of Limitations Expired

YEAR	ACCOUNT NUMBER	NAME	AMOUNT	REASON
2010	99942070000147350	Analytical Surveys	\$1,181.47	Statute of Limitations Expired
2010	99080821260000000	Appraisal Ace	\$37.70	Statute of Limitations Expired
2010	99200301800063600	Argo Development Systems	\$48.41	Statute of Limitations Expired
2010	99972800000174750	ARL Inc	\$3.73	Statute of Limitations Expired
2010	99P10803700000000	Asfshar Yasamin	\$116.90	Statute of Limitations Expired
2010	99090914108000000	Attorneys Ttitle Co	\$9.23	Statute of Limitations Expired
2010	99081030550000000	Automotive Panel Technologies	\$66.51	Statute of Limitations Expired
2010	99200334600364850	Avila Candelario/Avila Auto Tuners	\$34.03	Statute of Limitations Expired
2010	99091014350000000	Bajito Onda	\$23.82	Statute of Limitations Expired
2010	99061220280000000	Barajas Gilbert	\$34.03	Statute of Limitations Expired
2010	99100127350000000	Barrett Motor Cars	\$20.08	Statute of Limitations Expired
2010	99P1101000000000	Barrett Motorsports Inc	\$35.23	Statute of Limitations Expired
2010	99060130220000000	Beadles Patti/Downtown Design & Consign	\$95.90	Statute of Limitations Expired
2010	99060215270000000	Bernitez Eduardo/Morben Autopaint & Body	\$3.82	Statute of Limitations Expired
2010	99832510000026600	Bethany Mfg Co Inc	\$1,944.62	Statute of Limitations Expired
2010	99080929230000000	Bilyeu Rick	\$42.98	Statute of Limitations Expired
2010	99200324700472900	Black Lori A/	\$16.91	Statute of Limitations Expired
2010	99091214360000000	Blanton Cristina	\$20.72	Statute of Limitations Expired
2010	99942070000053500	BMS Foods Inc	\$1,133.07	Statute of Limitations Expired
2010	99090909360000000	Borders Carla	\$45.24	Statute of Limitations Expired
2010	99100120820000000	Botanica	\$14.23	Statute of Limitations Expired
2010	99081217560000000	Boulyaphonh Rehab Center	\$44.39	Statute of Limitations Expired
2010	99100414340000000	Bowers Inc	\$35.86	Statute of Limitations Expired
2010	99091221100000000	Bowling Concepts	\$13.81	Statute of Limitations Expired
2010	99090909110000000	Bradley Ganelle & Jefferson St	\$65.60	Statute of Limitations Expired
2010	99B03501000000000	Brester Lisa	\$35.23	Statute of Limitations Expired
2010	99090914210000000	Bright Refrigeration	\$5.14	Statute of Limitations Expired
2010	99090914560000000	Britestar Autos	\$4.93	Statute of Limitations Expired
2010	99200200300099300	Brito Maria	\$37.63	Statute of Limitations Expired
2010	99091214260000000	Brown Wanda	\$20.72	Statute of Limitations Expired
2010	99000000215616800	Buehler Tom/Goldstar Plumbing	\$353.64	Statute of Limitations Expired
2010	99100127180000000	Buhl LLC	\$234.77	Statute of Limitations Expired
2010	99091002600000000	Bullit Jerry	\$39.18	Statute of Limitations Expired
2010	99200408300123800	Burns Patricia/Patricias Coffee & Tea	\$23.89	Statute of Limitations Expired
2010	99090903930000000	Burusa Leon	\$7.12	Statute of Limitations Expired
2010	99061010700000000	Buzan Joe&Kuykendall David/ Lonestar Mkt Sol	\$110.06	Statute of Limitations Expired
2010	99200229500056450	C&M Used Cars/Milton Alfaro	\$18.53	Statute of Limitations Expired
2010	99090908550000000	CK Furniture	\$128.24	Statute of Limitations Expired

YEAR	ACCOUNT NUMBER	NAME	AMOUNT	REASON
2010	99060518118000000	Cabrar Francisco	\$10.57	Statute of Limitations Expired
2010	99090903103000000	Calvery Fellowshio Internation	\$11.34	Statute of Limitations Expired
2010	99100113490000000	Camiando Vidas	\$14.44	Statute of Limitations Expired
2010	99081124158000000	Campos Luis/Las Delicias	\$75.67	Statute of Limitations Expired
2010	99091029350000000	Candie Jannie	\$7.54	Statute of Limitations Expired
2010	99990220000061850	Cantu David/Dac Folding	\$454.04	Statute of Limitations Expired
2010	99070103410000000	Carriere Joe/Joe Bonsai Com	\$202.78	Statute of Limitations Expired
2010	99091228280000000	Carrizales Luis	\$20.72	Statute of Limitations Expired
2010	99070305120000000	Casco Enterprises Inc	\$432.91	Statute of Limitations Expired
2010	99090923620000000	Casper Customs	\$23.89	Statute of Limitations Expired
2010	99110330145000000	Castillo Del Vinincio	\$35.23	Statute of Limitations Expired
2010	99200334600129200	Castro Mario	\$38.75	Statute of Limitations Expired
2010	99060207370000000	Cazares Alex/Durango Mechanic LLC	\$107.45	Statute of Limitations Expired
2010	99200408300128400	Centerstone Landscape	\$35.93	Statute of Limitations Expired
2010	99091022660000000	CH Trucking Inc	\$215.26	Statute of Limitations Expired
2010	99090909240000000	Cha Bong 1	\$73.98	Statute of Limitations Expired
2010	99L090189000000000	Chesterfield Financial Co	\$100.48	Statute of Limitations Expired
2010	99860020000514950	Christopher&Assoc Inc/Christopher Builders Inc	\$531.97	Statute of Limitations Expired
2010	99090908780000000	Cindys Gifts	\$49.32	Statute of Limitations Expired
2010	99090921103000000	Claros Iris	\$11.34	Statute of Limitations Expired
2010	99080922390000000	CMHC/Capital Moutain Holding Corp	\$164.24	Statute of Limitations Expired
2010	99090113330000000	Collins Kevin/Design Mill DFW	\$3,562.88	Statute of Limitations Expired
2010	99090330350000000	Combustion Media	\$87.37	Statute of Limitations Expired
2010	99L099152000000000	Combustion Media Inc	\$152.76	Statute of Limitations Expired
2010	99081030190000000	Commercial Body & Rigging LLC	\$44.37	Statute of Limitations Expired
2010	99091217183000000	Computer James/Computers	\$20.72	Statute of Limitations Expired
2010	99090827310000000	Computers & More	\$16.49	Statute of Limitations Expired
2010	99060123370000000	Conde Gonzalo	\$332.85	Statute of Limitations Expired
2010	99090914550000000	Constance Lacy	\$9.79	Statute of Limitations Expired
2010	99100127600000000	Corbit Inc	\$59.61	Statute of Limitations Expired
2010	99000000037505000	Lance Kimrey Pres/Corona Designs Inc	\$860.18	Statute of Limitations Expired
2010	99200408300090950	Correas Maria/Edith Unisex Salon	\$34.81	Statute of Limitations Expired
2010	99091214440000000	Cortez Ismael	\$20.72	Statute of Limitations Expired
2010	99900500000012950	Coulter John/ Coulter Machine & Tool	\$110.06	Statute of Limitations Expired
2010	99091216510000000	Courtney Express Tax Ser	\$7.47	Statute of Limitations Expired
2010	99110331510000000	Cruz Maria	\$35.23	Statute of Limitations Expired
2010	99200334600299600	CT Pure Water	\$141.62	Statute of Limitations Expired
2010	99090827300000000	Culpepper Curtis	\$72.50	Statute of Limitations Expired

YEAR	ACCOUNT NUMBER	NAME	AMOUNT	REASON
2010	99872150000121050	Curtis Sheet Metal Inc	\$585.95	Statute of Limitations Expired
2010	99081119380000000	D B Auto Sales	\$15.92	Statute of Limitations Expired
2010	99200225200098050	Dairyland Printing	\$8.03	Statute of Limitations Expired
2010	99060126180000000	Dalton Eddie/Best Sports & Screen Printing	\$37.98	Statute of Limitations Expired
2010	99081029170000000	Daniels Robert/Guiding Light Transport	\$19.09	Statute of Limitations Expired
2010	99882910000222450	Sheila Darisse/ Darwell Integrated Tech	\$728.42	Statute of Limitations Expired
2010	99100428460000000	Data Drive Thru Inc	\$7.05	Statute of Limitations Expired
2010	99100413770000000	Davilla Fernando	\$44.60	Statute of Limitations Expired
2010	99P10718700000000	De La Garza David	\$108.64	Statute of Limitations Expired
2010	99000000214676200	Deborah West/Love Blooms	\$21.14	Statute of Limitations Expired
2010	99100104640000000	Dell Solutions	\$35.86	Statute of Limitations Expired
2010	99091228260000000	Desantos Mark/ ID Shop	\$20.72	Statute of Limitations Expired
2010	99050517250000000	Desilets Sylvia	\$31.71	Statute of Limitations Expired
2010	99080114120000000	DEW Medical Marketing	\$28.40	Statute of Limitations Expired
2010	99L081922000000000	DFW Excel Amusements Inc	\$4.30	Statute of Limitations Expired
2010	99200324700048850	DFW Truck Repair & Sales	\$877.23	Statute of Limitations Expired
2010	99081030370000000	Dibenedetto Salvatore	\$22.69	Statute of Limitations Expired
2010	99081215470000000	Discount Cigarettes	\$32.76	Statute of Limitations Expired
2010	99200324700182500	Dollars R US Inc	\$817.27	Statute of Limitations Expired
2010	99091146800000000	Dr Sazy	\$538.95	Statute of Limitations Expired
2010	99050929300000000	Dubon Carlos	\$21.35	Statute of Limitations Expired
2010	99963520000007300	Ducan Dorothy/Heritage Academy	\$121.54	Statute of Limitations Expired
2010	99090916106000000	Durant John	\$37.20	Statute of Limitations Expired
2010	99813640000471400	ET Automotive Inc/E R Williford Pres	\$4,009.81	Statute of Limitations Expired
2010	99051220520000000	EL Torito	\$70.81	Statute of Limitations Expired
2010	99090923590000000	Elan Chris	\$65.32	Statute of Limitations Expired
2010	99992310000215500	Emilio Eddie/Sols Nieto Fajitas	\$74.90	Statute of Limitations Expired
2010	99P528910000000000	Stephen J Cervantes Pres/Epic Auto Sales Inc	\$20.50	Statute of Limitations Expired
2010	99850030000438050	Esquivel Irma/Cosmos Hair Designers	\$22.34	Statute of Limitations Expired
2010	99200301800016000	Europhil Auto Services	\$121.33	Statute of Limitations Expired
2010	99081030420000000	Kin Diep/Exile Motorsports	\$50.03	Statute of Limitations Expired
2010	99051221540000000	FAMA Academia De Musica	\$105.69	Statute of Limitations Expired
2010	99060509460000000	Fejeran Stacy/ The Seventh Moon	\$67.71	Statute of Limitations Expired
2010	99060131350000000	Fifield Shannon Hamilton/On Trac Motors	\$11.41	Statute of Limitations Expired
2010	99P570770000000000	Fifield Shannon Hamilton/On Trac Motors	\$40.44	Statute of Limitations Expired
2010	99100316150000000	First Auto	\$222.23	Statute of Limitations Expired
2010	99100104440000000	Flor De Michoacan	\$25.58	Statute of Limitations Expired
2010	99090903850000000	Forsyth Josh	\$308.76	Statute of Limitations Expired

YEAR	ACCOUNT NUMBER	NAME	AMOUNT	REASON
2010	9905071410000000	Fritts Jim/Awards to Go	\$193.34	Statute of Limitations Expired
2010	9906012533000000	Fuddruckers Inc/Rash	\$1,719.72	Statute of Limitations Expired
2010	9910012010400000	Furniture & Home Décor	\$22.62	Statute of Limitations Expired
2010	9905111515000000	Future Signs Inc/Ziad Dekelbab	\$123.23	Statute of Limitations Expired
2010	99942070000154300	Gallardo Martin/Top Auto Trim	\$8.17	Statute of Limitations Expired
2010	9908101582000000	Garland Cellular	\$17.26	Statute of Limitations Expired
2010	9908032432000000	Garland Civic Theatre	\$20.79	Statute of Limitations Expired
2010	9909090388000000	Gates Marshall	\$102.38	Statute of Limitations Expired
2010	99942070000146500	GDF PLLC/Spring Creek Barber Shop	\$28.11	Statute of Limitations Expired
2010	9908082711000000	Geppetots Shoes Repair/Volney Woods Jr	\$19.09	Statute of Limitations Expired
2010	9910010648000000	Giles Rodney/Rodney GS Smokehouse	\$54.96	Statute of Limitations Expired
2010	9908121524000000	Goffin Harold/Corporate Cuts & Styles	\$20.08	Statute of Limitations Expired
2010	9909100240000000	Golden Kara	\$282.83	Statute of Limitations Expired
2010	99200301800063750	Gomez Carlos/C&R Auto Repair	\$42.56	Statute of Limitations Expired
2010	9906051812500000	Gomez Rosa	\$10.57	Statute of Limitations Expired
2010	9906120625000000	Gonzalez Rosa	\$30.86	Statute of Limitations Expired
2010	9909082715000000	Good Morning Donuts	\$60.03	Statute of Limitations Expired
2010	99820130000125300	Goodman Gary	\$62.50	Statute of Limitations Expired
2010	99200408300032450	Gordan Asja	\$52.85	Statute of Limitations Expired
2010	9909122132000000	Goswami Asha	\$8.81	Statute of Limitations Expired
2010	9909121720200000	Grahm Ardis/Custom Built Computers	\$20.72	Statute of Limitations Expired
2010	9907101119000000	Griffith Dean	\$29.80	Statute of Limitations Expired
2010	9906101167000000	Griffith Group Realtors Inc	\$87.44	Statute of Limitations Expired
2010	9908021236000000	Guerolla Martha/Video Visual	\$24.45	Statute of Limitations Expired
2010	9908040317000000	Hair Illusions/The Next Phase	\$20.22	Statute of Limitations Expired
2010	9906110824000000	Hammon Sally	\$125.14	Statute of Limitations Expired
2010	99942070000241700	Hays Warren	\$53.55	Statute of Limitations Expired
2010	9906012459000000	Heartland Private Services	\$11.27	Statute of Limitations Expired
2010	9909040723300000	Heath Billie	\$4.30	Statute of Limitations Expired
2010	9905051811000000	Heathman Christine V	\$4.23	Statute of Limitations Expired
2010	9906041013600000	Hernandadez Perla	\$8.10	Statute of Limitations Expired
2010	99200334600272600	Hernandez Elsa/My Special Day	\$74.34	Statute of Limitations Expired
2010	9909091023000000	Hernandez Jose	\$48.90	Statute of Limitations Expired
2010	9911033120000000	Hernandez Veronica	\$35.23	Statute of Limitations Expired
2010	9908121027000000	Hoang Liem Inc/Mien Tay Restaurant	\$143.74	Statute of Limitations Expired
2010	99990610000055800	Hodges Joe S	\$25.51	Statute of Limitations Expired
2010	9909102938000000	Hollins Darren	\$20.72	Statute of Limitations Expired
2010	9909082747000000	Hollywood Beauty Salon	\$242.59	Statute of Limitations Expired

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2010	99091221220000000	Holy Ghost Revival Outreach	\$18.18	Statute of Limitations Expired
2010	99051221330000000	Home Grocery	\$29.82	Statute of Limitations Expired
2010	99101018480000000	Hortman Mike	\$102.24	Statute of Limitations Expired
2010	99850770000003400	Horton Jason	\$1,642.05	Statute of Limitations Expired
2010	99091002100000000	House of Gia	\$69.40	Statute of Limitations Expired
2010	99051108150000000	Hunter Zamora Hallman Inc	\$167.13	Statute of Limitations Expired
2010	99922160000217500	Huynh David/Phillps Auto Repair	\$67.85	Statute of Limitations Expired
2010	99200408300016800	Huynh Kinh Ngoc/K A K Sales Company	\$7.40	Statute of Limitations Expired
2010	99100104690000000	I3 Constrution	\$64.47	Statute of Limitations Expired
2010	99060131490000000	Impex Auto Sales Inc/Akram Kut Kut Pres	\$5.64	Statute of Limitations Expired
2010	99081022730000000	Industrial & Assoc/Quality Products Manuf	\$111.61	Statute of Limitations Expired
2010	99091019560000000	Industrial Catering Service	\$288.60	Statute of Limitations Expired
2010	99950170000246300	Industrial Noise Control Corp/Bill Badgett	\$19.03	Statute of Limitations Expired
2010	99080924330000000	Instant Tax Service/Afrern Ghirmay	\$39.11	Statute of Limitations Expired
2010	99100106230000000	Integrity Home Heath LLC	\$14.73	Statute of Limitations Expired
2010	99982160000004900	J&G Han Corp/Schlotzkys Deli	\$688.39	Statute of Limitations Expired
2010	99P52605000000000	J&J Auto LLC/Heflin Jerry Pres	\$56.65	Statute of Limitations Expired
2010	99200334600053400	J Higgins Trucking Inc	\$518.12	Statute of Limitations Expired
2010	99110331470000000	Jads Beauty Trl	\$35.23	Statute of Limitations Expired
2010	99972050000213400	Jaime Perdomo	\$84.55	Statute of Limitations Expired
2010	99100113125000000	JC Fashion	\$17.05	Statute of Limitations Expired
2010	99090903890000000	JCS Automotive	\$29.66	Statute of Limitations Expired
2010	99071009130000000	Jeannie Rudisill	\$4,777.47	Statute of Limitations Expired
2010	99090909410000000	Jenkins Charlie & Deandra	\$26.28	Statute of Limitations Expired
2010	99060518105000000	Jennings Annette	\$10.57	Statute of Limitations Expired
2010	99101014800000000	Johnson Benjamin	\$15.78	Statute of Limitations Expired
2010	99060518104000000	Johonson Jacqueline/Baskets Siver	\$10.57	Statute of Limitations Expired
2010	99070917340000000	Jordan Willis/Autobahn	\$200.95	Statute of Limitations Expired
2010	99P101793000000000	Jordan Willis/Autobahn Car Rental& Sales	\$87.65	Statute of Limitations Expired
2010	99061114670000000	Jose Calzada/CNB Automotive	\$8.60	Statute of Limitations Expired
2010	99P523850000000000	Josh Whitesell Inc	\$399.25	Statute of Limitations Expired
2010	99090921102000000	Juarez Manuel	\$12.89	Statute of Limitations Expired
2010	99090928890000000	Jung Jason	\$16.21	Statute of Limitations Expired
2010	99200225200204500	Kathy Danbank Ins	\$13.32	Statute of Limitations Expired
2010	99982160000157600	Kim Ui	\$872.29	Statute of Limitations Expired
2010	99902190000090150	Kim Uihoon	\$278.32	Statute of Limitations Expired
2010	9995017000217600	Kim Young	\$28.18	Statute of Limitations Expired
2010	99060410134000000	Kiros	\$156.00	Statute of Limitations Expired

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2010	99860020000922150	Klesmit Thomas & Ann	\$89.91	Statute of Limitations Expired
2010	99200408300249600	Kreft Nigel	\$435.09	Statute of Limitations Expired
2010	99060209630000000	La Polla Coatings	\$24.31	Statute of Limitations Expired
2010	99100125540000000	La Tiendita	\$101.74	Statute of Limitations Expired
2010	99983420000035400	Lagrone Keith	\$24.66	Statute of Limitations Expired
2010	99100428790000000	Lang Holdings	\$7.05	Statute of Limitations Expired
2010	99100125650000000	Las Lojas Restaurant	\$95.76	Statute of Limitations Expired
2010	99P56916000000000	Latefe Mohammed Naeem	\$235.91	Statute of Limitations Expired
2010	99061002320000000	Laton Gentry	\$67.01	Statute of Limitations Expired
2010	99060518930000000	Launano Erica Nimrod	\$10.57	Statute of Limitations Expired
2010	99P10796800000000	Layth Motors Corp	\$35.23	Statute of Limitations Expired
2010	99200408300013150	Le Vu	\$47.14	Statute of Limitations Expired
2010	99100428830000000	Learning Horizons	\$7.05	Statute of Limitations Expired
2010	99L09685400000000	Legends LLC	\$59.05	Statute of Limitations Expired
2010	99P57416000000000	Lester Timothy/Worldwide Investment	\$5.71	Statute of Limitations Expired
2010	99860020000599400	Levens Tommy/Huges Auto Sales	\$68.49	Statute of Limitations Expired
2010	99081028800000000	Leverett Joshua	\$21.91	Statute of Limitations Expired
2010	99051220380000000	Lifetime EMS Inc	\$471.59	Statute of Limitations Expired
2010	99071113150000000	Lifetime Memories	\$283.46	Statute of Limitations Expired
2010	99110405120000000	Lin Victoria	\$35.23	Statute of Limitations Expired
2010	99081119420000000	Linares Auto Sales	\$15.92	Statute of Limitations Expired
2010	99922160000175000	Loftin Eddie/Poor Boys Radiator& Garage	\$80.32	Statute of Limitations Expired
2010	99080114290000000	Logos Church of God	\$18.67	Statute of Limitations Expired
2010	99071105200000000	Lonestar Insurance Agency	\$5.07	Statute of Limitations Expired
2010	99200121400080500	Long Mary/Absolute Chiropractic	\$476.59	Statute of Limitations Expired
2010	99060518114000000	Lopez Erkia/Gennesys Boutique	\$10.57	Statute of Limitations Expired
2010	99200225200039350	Lopez Jose	\$39.46	Statute of Limitations Expired
2010	99090909630000000	Lorbit Tan	\$90.68	Statute of Limitations Expired
2010	99200324700048750	Lusk Jim/J&J Auto	\$11.63	Statute of Limitations Expired
2010	99081119340000000	M M Motor Investments/Julio Tabares	\$15.92	Statute of Limitations Expired
2010	99110330133000000	Maevallé Gina	\$35.23	Statute of Limitations Expired
2010	99900030000184150	Magee Uneeda	\$489.77	Statute of Limitations Expired
2010	99200408300127650	Make Everything Clean	\$31.78	Statute of Limitations Expired
2010	99090909126000000	Marjies Sandwiches	\$28.11	Statute of Limitations Expired
2010	99200225200103950	Mars Auto Repair	\$8.60	Statute of Limitations Expired
2010	99100120660000000	Martin Adam	\$6.41	Statute of Limitations Expired
2010	99P10895100000000	Martin Terry	\$35.23	Statute of Limitations Expired
2010	99050517260000000	Martinelli Ronald	\$31.71	Statute of Limitations Expired

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2010	99061228180000000	Martinez John	\$13.86	Statute of Limitations Expired
2010	99091002300000000	Mcada Electric	\$3.52	Statute of Limitations Expired
2010	99952150000198400	Mcclure Richard	\$84.55	Statute of Limitations Expired
2010	99P15851000000000	Mcclure William Richard	\$30.01	Statute of Limitations Expired
2010	99091007410000000	Mcconnell John	\$58.83	Statute of Limitations Expired
2010	99091214330000000	Mccreey Terry	\$20.72	Statute of Limitations Expired
2010	99110331129000000	Mehlhoff Vanessa	\$35.23	Statute of Limitations Expired
2010	99081208600000000	Mendez Carlos	\$55.03	Statute of Limitations Expired
2010	99080124210000000	Menos Paint & Body	\$41.57	Statute of Limitations Expired
2010	99000000203200000	Metricast Company Inc/Deborah Spyrers	\$1,614.45	Statute of Limitations Expired
2010	99090901260000000	Metro Tax	\$7.54	Statute of Limitations Expired
2010	99080212420000000	Metroplex Ins Agency	\$31.21	Statute of Limitations Expired
2010	99200021600171200	Millennium Notary Service/Nancy Estrada	\$28.75	Statute of Limitations Expired
2010	99081119240000000	Miller Joel	\$334.90	Statute of Limitations Expired
2010	99091216690000000	Miller Nattina	\$36.78	Statute of Limitations Expired
2010	99982160000148300	MIR ALI	\$15.15	Statute of Limitations Expired
2010	99200121400113200	Miracles & Blessings Learning Center	\$46.08	Statute of Limitations Expired
2010	99060518119000000	Mirand Azucena/Ardyss&Home Interior	\$10.57	Statute of Limitations Expired
2010	99091007460000000	Mitchell Dennis	\$73.63	Statute of Limitations Expired
2010	99090914220000000	MJ Medical	\$12.47	Statute of Limitations Expired
2010	99P109869000000000	Moe Auto Sales Corp	\$35.23	Statute of Limitations Expired
2010	99071126400000000	Montelongo Maria/Carros To Go	\$78.99	Statute of Limitations Expired
2010	99200334600129950	Moon Willard L	\$7.05	Statute of Limitations Expired
2010	99090903450000000	Movimiento Pro Integral Del Se	\$13.11	Statute of Limitations Expired
2010	99081015660000000	MPT Remodeling	\$19.87	Statute of Limitations Expired
2010	99963520000036700	MTA Shaved Ice	\$9.09	Statute of Limitations Expired
2010	99091228480000000	Munguia Gonzalo	\$7.89	Statute of Limitations Expired
2010	99030407083210600	Munoz Lila/Garland Space Center	\$47.56	Statute of Limitations Expired
2010	99110331121000000	Murphy Gary/Garys Nascar	\$35.23	Statute of Limitations Expired
2010	99081006120000000	Murshid Enterprises Inc/Quiznos	\$261.55	Statute of Limitations Expired
2010	99090909390000000	My Yogurt Inc	\$98.64	Statute of Limitations Expired
2010	99060131700000000	Nationwide Floors& Construction	\$10.57	Statute of Limitations Expired
2010	99090908330000000	Nationwide Insurance	\$5.28	Statute of Limitations Expired
2010	99200225200246400	Needham Elbert/T&K Auctioneers	\$17.62	Statute of Limitations Expired
2010	99932280000161300	Nguyen Le/Pointronics Tv Vcr Service	\$51.22	Statute of Limitations Expired
2010	99061211180000000	Nguyen Nga/Hoai Huong	\$89.06	Statute of Limitations Expired
2010	99081015111000000	Nguyen Tom/Wing Chung Kung Fu	\$140.43	Statute of Limitations Expired
2010	99200101700026200	Nolan Sandra	\$61.72	Statute of Limitations Expired

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2010	99B0313700000000	Nortex Water Sports Inc	\$70.46	Statute of Limitations Expired
2010	9906021410100000	North Texas Recovery Center	\$57.14	Statute of Limitations Expired
2010	9909110433000000	North Texas Truck Trailer	\$130.00	Statute of Limitations Expired
2010	9906091230000000	Novoa Humberto/La Mechicera Mesquite Inc	\$414.45	Statute of Limitations Expired
2010	9908100627000000	Nowell Kerry	\$203.40	Statute of Limitations Expired
2010	9908021239000000	Noyes Judith J	\$3.59	Statute of Limitations Expired
2010	9909090912000000	nuoc Mia Bach Dang	\$56.37	Statute of Limitations Expired
2010	99200101700101200	Nwankpa Alex	\$17.62	Statute of Limitations Expired
2010	99200021600169150	Nye John/Auditax	\$10.36	Statute of Limitations Expired
2010	99200225200098000	Oliver Kim/Atlas & Assoc	\$167.91	Statute of Limitations Expired
2010	99200408300012900	Omely Graphics/Dang Hanh Thi	\$67.50	Statute of Limitations Expired
2010	99200408300178000	Oommen Johnson/Atlas Video	\$18.53	Statute of Limitations Expired
2010	9908103069000000	Orellanas Pupusa Y Restaurant	\$78.00	Statute of Limitations Expired
2010	9905102620000000	Outsource Technologies Inc/Ryleen Foster	\$517.46	Statute of Limitations Expired
2010	99080107117000000	Owens Rhonda	\$154.45	Statute of Limitations Expired
2010	99200133100000900	Paixao Luiz Silva	\$676.69	Statute of Limitations Expired
2010	9906101289000000	Parks Eyecare	\$70.43	Statute of Limitations Expired
2010	99200334600383900	Pascual Ochoa/Falcon Auto Repair	\$44.81	Statute of Limitations Expired
2010	999923100002020000	PDHD Enterprises Inc/Curves for Women	\$62.29	Statute of Limitations Expired
2010	9906010335000000	Pena Karla/Don Pepe Taco King	\$227.37	Statute of Limitations Expired
2010	99890060000190950	Penn Industries Inc	\$577.77	Statute of Limitations Expired
2010	9906121890000000	Perdomo Jaime/JMP Auto Body Repair	\$341.03	Statute of Limitations Expired
2010	99200324700163500	Perry CG Investments Inc/Redline Auto Group	\$1,501.01	Statute of Limitations Expired
2010	9911040510000000	Pesina Anna	\$35.23	Statute of Limitations Expired
2010	9910031617000000	Petrock Services	\$15.57	Statute of Limitations Expired
2010	99200408300125450	Phoenix Auto Collision Center/Jose A Cisneros	\$216.17	Statute of Limitations Expired
2010	9908103039000000	Phomphakdy Alex	\$26.49	Statute of Limitations Expired
2010	9909082748000000	Portable Power Applications	\$139.16	Statute of Limitations Expired
2010	9908040316300000	Porter Greg/Greg Porter CPA	\$16.06	Statute of Limitations Expired
2010	9908112414600000	Portillo Raul/Country Auto Repair	\$115.55	Statute of Limitations Expired
2010	9908121517000000	Poum Linda/RP Motor Sports	\$16.91	Statute of Limitations Expired
2010	99200121400003450	Prestige Auto Body	\$95.12	Statute of Limitations Expired
2010	9908101384000000	Pro Star Cyclewerks/Brenda Callahan	\$127.60	Statute of Limitations Expired
2010	99902190000076250	Qureshi Musheer	\$19.57	Statute of Limitations Expired
2010	99200408300123950	R & A Marble	\$56.37	Statute of Limitations Expired
2010	99200334600052400	R & R Motors	\$33.19	Statute of Limitations Expired
2010	99200133100068100	Rainey Chad	\$23.25	Statute of Limitations Expired
2010	9910042810900000	Rakstak Enterprises	\$7.05	Statute of Limitations Expired

YEAR	ACCOUNT NUMBER	NAME	AMOUNT	REASON
2010	9910031116000000	Ramirez Marco	\$12.05	Statute of Limitations Expired
2010	9907111210000000	Ramirez Phillip/Mucio Felipe Ramirez	\$33.12	Statute of Limitations Expired
2010	99P5404500000000	Ramirez Wilma/M&M Motor Investments	\$260.29	Statute of Limitations Expired
2010	9900000131815000	Rawlings Brake & Alignment Inc/CJ Rawling	\$20.93	Statute of Limitations Expired
2010	99873640000053700	Reed Sheree A	\$18.74	Statute of Limitations Expired
2010	99051215116000000	Relief Medical Supplies	\$32.48	Statute of Limitations Expired
2010	99070417240000000	Rhodes Paul Jr/T&C Tires & Wheels	\$27.06	Statute of Limitations Expired
2010	99200021600169450	Rhylan Ins Agency Inc	\$44.39	Statute of Limitations Expired
2010	99200324700393650	Richard Greiner Enterprises	\$340.46	Statute of Limitations Expired
2010	99091104570000000	Rivera Truck/Jose Rivera	\$24.03	Statute of Limitations Expired
2010	99090113350000000	Rodriguez Alex/AR Landscape & Stone	\$450.66	Statute of Limitations Expired
2010	99091029240000000	Rodriguez Edna/ Rodriguez Edna Photography	\$20.72	Statute of Limitations Expired
2010	99081124157000000	Rodriguez Elizabeth	\$41.92	Statute of Limitations Expired
2010	99200408300012250	Rodriquez Marcos/Injury Rehab Assoc	\$68.49	Statute of Limitations Expired
2010	99813640000473700	Romero Guterrez Gelter A/Egg Roll Inn	\$90.12	Statute of Limitations Expired
2010	99972050000090400	Romo Rogelio/Romos Tire&Repair Shop	\$138.95	Statute of Limitations Expired
2010	99091029330000000	Roxi	\$20.72	Statute of Limitations Expired
2010	99091221800000000	Ruby Janes Reto Fabric & More	\$32.76	Statute of Limitations Expired
2010	99110331120000000	Rush Matthew	\$35.23	Statute of Limitations Expired
2010	99090923520000000	Saad Imad	\$5.92	Statute of Limitations Expired
2010	99100125580000000	Sabor Latino Restaurant	\$70.25	Statute of Limitations Expired
2010	99110418330000000	Sackor	\$28.96	Statute of Limitations Expired
2010	99972050000095250	Salinas Domingos/Garland Auto Body Repair	\$111.89	Statute of Limitations Expired
2010	99L10520000000000	Salter Brecknell Weighing	\$1.41	Statute of Limitations Expired
2010	99030918082601401	Santiago Jose	\$1,324.65	Statute of Limitations Expired
2010	99080325600000000	Sartain Tom	\$22.12	Statute of Limitations Expired
2010	99090908730000000	Sat Wireless/Sat Wireless Direct Tv	\$137.40	Statute of Limitations Expired
2010	99091223290000000	SB Video Store	\$81.24	Statute of Limitations Expired
2010	99943120000021400	Schefer Evanor/Schefer Remodeling	\$75.53	Statute of Limitations Expired
2010	99090126370000000	Segars Ralph/RSAl	\$83.78	Statute of Limitations Expired
2010	99090827430000000	SFS MMA	\$23.32	Statute of Limitations Expired
2010	99903060000005750	Shelton William	\$37.48	Statute of Limitations Expired
2010	99110405200000000	Sias Daniel/Dallas Disc Golf Shop	\$35.23	Statute of Limitations Expired
2010	99071029110000000	Sierra Sleep Technologies	\$134.37	Statute of Limitations Expired
2010	99942070000250250	Simonetti Paul/Express Haircuts	\$6.55	Statute of Limitations Expired
2010	99882170000139600	Singh Casey Jae/Xtreme Letterpress	\$42.98	Statute of Limitations Expired
2010	99100127280000000	Singh Tax	\$18.60	Statute of Limitations Expired
2010	99100125460000000	Sister Maria Psychic Reader	\$4.79	Statute of Limitations Expired
2010	99100428119000000	Solo Intl Corp	\$7.05	Statute of Limitations Expired
2010	99091228240000000	Sorto Luis	\$20.72	Statute of Limitations Expired

YEAR	ACCOUNT NUMBER	NAME	AMOUNT	REASON
2010	99952150000162850	Southern Textile Finishing Inc	\$262.89	Statute of Limitations Expired
2010	99982160000044950	Southwick Judy Chelf	\$416.07	Statute of Limitations Expired
2010	99071211500000000	Split Endz	\$113.51	Statute of Limitations Expired
2010	99L05258300000000	Sterling Payphones LLC	\$22.83	Statute of Limitations Expired
2010	99091228290000000	Sung Kim Eric	\$20.72	Statute of Limitations Expired
2010	99090909370000000	Sweet Bakery	\$230.40	Statute of Limitations Expired
2010	99061030120000000	Swimmers Betty/Mi Buddy Academy	\$36.29	Statute of Limitations Expired
2010	99902190000060700	Sydnor Rick & Glenda/Carpet Tree	\$81.03	Statute of Limitations Expired
2010	99962560000213450	Tadia Jose	\$129.65	Statute of Limitations Expired
2010	99913310000020450	Tan Phung Inc/Dry Clean City	\$189.61	Statute of Limitations Expired
2010	99200408300123400	Taqueria Diana	\$70.46	Statute of Limitations Expired
2010	99860020000930150	Taub Greg/Gunslinger Pest Control	\$205.04	Statute of Limitations Expired
2010	99071120110000000	Teklegiorgish Tewelde	\$73.98	Statute of Limitations Expired
2010	99090330114000000	Tervela	\$42.28	Statute of Limitations Expired
2010	99P106368000000000	Texas Auto Pro Corp	\$127.27	Statute of Limitations Expired
2010	99090916127000000	Texas Auto Pro Corp	\$20.64	Statute of Limitations Expired
2010	99200324700164950	TG & Chang Beverage Inc	\$514.29	Statute of Limitations Expired
2010	99200324700392500	The Edge Baseball Training Center	\$63.77	Statute of Limitations Expired
2010	99100317170000000	The Potters House Christian	\$6.20	Statute of Limitations Expired
2010	99061009170000000	The Takery LLC	\$19.38	Statute of Limitations Expired
2010	99051207440000000	Thomas Cassandia	\$53.27	Statute of Limitations Expired
2010	99090909440000000	Thompson Shaji	\$195.39	Statute of Limitations Expired
2010	99100120750000000	Tienda La Centroamerica	\$15.78	Statute of Limitations Expired
2010	99200200300055350	Tito Phil	\$234.77	Statute of Limitations Expired
2010	99942070000126800	Tito Phil	\$88.08	Statute of Limitations Expired
2010	99080213580000000	Toddler Tune Development Center	\$56.23	Statute of Limitations Expired
2010	99200301800166350	Tomorrow Wireless	\$32.62	Statute of Limitations Expired
2010	99060104740000000	Torres Luis/T & T Auto Repair	\$39.60	Statute of Limitations Expired
2010	99091223170000000	Tortas Burger & Co	\$129.93	Statute of Limitations Expired
2010	99060124800000000	Total Outdoor Services	\$21.91	Statute of Limitations Expired
2010	99100428127000000	Trident Press Intl	\$7.05	Statute of Limitations Expired
2010	99090921104000000	Truong Suong	\$31.71	Statute of Limitations Expired
2010	99970440000017250	Truong Vanha/Lucky Transmissions	\$123.45	Statute of Limitations Expired
2010	99100125740000000	TS Hair Essentials	\$33.54	Statute of Limitations Expired
2010	99100224160000000	Tuggle Jeramy	\$3.52	Statute of Limitations Expired
2010	99090827230000000	Tuniyants Arman	\$54.04	Statute of Limitations Expired
2010	99081013116000000	Two Rows Inc	\$1,305.06	Statute of Limitations Expired
2010	99200334600221600	Tycoon Conoco/Tycoon Hawk Inc	\$106.39	Statute of Limitations Expired
2010	99070418720000000	Underground Sound/Gemal Preston	\$93.01	Statute of Limitations Expired
2010	99100113640000000	Unicom Wireless	\$5.85	Statute of Limitations Expired

YEAR	ACCOUNT NUMBER	NAME	AMOUNT	REASON
2010	99071127280000000	Union Paint & Body Shop	\$12.89	Statute of Limitations Expired
2010	99952150000150950	United Subcontractors Inc	\$5,323.25	Statute of Limitations Expired
2010	99070917350000000	Valazquez Daniel/Dannys Auto Repair	\$55.10	Statute of Limitations Expired
2010	99110405400000000	Vasquez Isidro	\$35.23	Statute of Limitations Expired
2010	99200324700146150	Vasquez Ricardo/Rickys General Repair	\$13.53	Statute of Limitations Expired
2010	99100113137000000	Vecinos Envios Y Paqueteria	\$21.77	Statute of Limitations Expired
2010	99090330117000000	Vibraderm	\$42.28	Statute of Limitations Expired
2010	99090923530000000	Victory Industrial Products	\$1,421.95	Statute of Limitations Expired
2010	99060208590000000	Villalobos Christina/Multiservicos Amigoo	\$41.78	Statute of Limitations Expired
2010	99200029800123750	Villeral Irma	\$30.93	Statute of Limitations Expired
2010	99970440000020150	Vu Huong Nguyen/Nu Image Hair Salon	\$15.71	Statute of Limitations Expired
2010	99070221350000000	Wafer Chris&Damon Batiste/Shop Hair Salon	\$19.73	Statute of Limitations Expired
2010	99000000169855000	Walden Richard	\$75.96	Statute of Limitations Expired
2010	99071011180000000	Walker Van/Wholesale Party	\$157.83	Statute of Limitations Expired
2010	99080929250000000	Wallace Jimmy	\$11.75	Statute of Limitations Expired
2010	99091214510000000	Wallace M Millie	\$20.72	Statute of Limitations Expired
2010	99091029360000000	Washington Rominique	\$20.72	Statute of Limitations Expired
2010	99090407153000000	Wedding L Joe	\$4.30	Statute of Limitations Expired
2010	99071212330000000	William Emma Moore Stanley	\$53.27	Statute of Limitations Expired
2010	99081022470000000	Williams Cristhian/Collision Depot	\$98.08	Statute of Limitations Expired
2010	99061025150000000	Williams Grace & Davenport	\$8.46	Statute of Limitations Expired
2010	99091217189000000	Williams John/JW	\$20.72	Statute of Limitations Expired
2010	99091214320000000	Williams Joyce	\$20.72	Statute of Limitations Expired
2010	99081124156000000	Wilson David/D & PS Fish	\$71.87	Statute of Limitations Expired
2010	99110331280000000	Wright Sandra	\$35.23	Statute of Limitations Expired
2010	99200334600386350	Wroblski Jim/Jim Trim Shop	\$16.35	Statute of Limitations Expired
2010	99061130240000000	Young Sheridan/Sibkis Inc	\$68.28	Statute of Limitations Expired
2010	99090914240000000	ZKHS Inc	\$7.33	Statute of Limitations Expired

**TOTAL: \$75,560.06**

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

YEAR	ACCOUNT NUMBER	NAME	AMOUNT	REASON
1986	26128500010020000	Garland City of 2000 N 1St	\$351.96	Statute of Limitation Expired
1986	26128500010030000	Garland City of 111 E Buckingham RD	\$201.53	Statute of Limitation Expired
1986	26128500010040000	Garland City of 121 E Buckingham Rd	\$200.30	Statute of Limitation Expired
1987	26128500010020000	Garland City of 2000 N 1St	\$364.25	Statute of Limitation Expired
1987	26128500010030000	Garland City of 111 E Buckingham RD	\$208.58	Statute of Limitation Expired
1987	26128500010040000	Garland City of 121 E Buckingham Rd	\$207.29	Statute of Limitation Expired
1988	26128500010020000	Garland City of 2000 N 1St	\$420.28	Statute of Limitation Expired
1988	26128500010030000	Garland City of 111 E Buckingham RD	\$240.65	Statute of Limitation Expired
1988	26128500010040000	Garland City of 121 E Buckingham Rd	\$239.18	Statute of Limitation Expired
1989	26128500010020000	Garland City of 2000 N 1St	\$428.50	Statute of Limitation Expired
1989	26128500010030000	Garland City of 111 E Buckingham RD	\$245.36	Statute of Limitation Expired
1989	26128500010040000	Garland City of	\$243.86	Statute of Limitation Expired

YEAR	ACCOUNT NUMBER	NAME	AMOUNT	REASON
		121 E Buckingham Rd		
1990	26128500010020000	Garland City of 2000 N 1St	\$739.67	Statute of Limitation Expired
1990	26128500010030000	Garland City of 111 E Buckingham RD	\$296.46	Statute of Limitation Expired
1990	26128500010040000	Garland City of 121 E Buckingham Rd	\$294.68	Statute of Limitation Expired
1991	26128500010020000	Garland City of 2000 N 1St	\$775.71	Statute of Limitation Expired
1991	26128500010030000	Garland City of 111 E Buckingham RD	\$310.90	Statute of Limitation Expired
1991	26128500010040000	Garland City of 121 E Buckingham Rd	\$309.04	Statute of Limitation Expired
1992	26128500010020000	Garland City of 2000 N 1St	\$796.73	Statute of Limitation Expired
1992	26128500010030000	Garland City of 111 E Buckingham RD	\$319.33	Statute of Limitation Expired
1992	26128500010040000	Garland City of 121 E Buckingham Rd	\$317.41	Statute of Limitation Expired
1994	65115759710010100	Byrne Development Co 820 IH 30	\$339.10	Statute of Limitation Expired
1994	65095209010010000	Cambridge Consolidated 2901 Centerville Rd	\$6,333.72	Statute of Limitation Expired
1994	26596000010010000	Cascade Ppties Inc 202 IH 30	\$150.42	Statute of Limitation Expired
1994	6507613701002D600	Clower Virginia Gatewood	\$326.11	Statute of Limitation Expired

YEAR	ACCOUNT NUMBER	NAME	AMOUNT	REASON
		5218 Duck Creek Dr		
1994	65002518610010100	Crawford Lenton & Leoma 1710 Rowlett Rd	\$52.53	Statute of Limitation Expired
1994	65006247510290000	Dal Gar Properties Inc 2500 S Garland Ave	\$1,069.20	Statute of Limitation Expired
1994	26178420010012500	Empire S & L Assn of Mesq 3500 Easton Meadows Dr	\$111.20	Statute of Limitation Expired
1994	26502500040110000	Ervin Alfred 241 E Marguerita Dr	\$125.77	Statute of Limitation Expired
1994	26040750010010200	Foose C W Trustee 0 E I30 Frwy	\$8.81	Statute of Limitation Expired
1994	26100500040040000	Garland City of 429 Ford St	\$122.16	Statute of Limitation Expired
1994	26100500040050000	Garland City of 421 Ford St	\$51.32	Statute of Limitation Expired
1994	26100500050030000	Garland City of 434 Ford St	\$51.32	Statute of Limitation Expired
1994	26101500080100000	Garland City of 300 Hart St	\$51.32	Statute of Limitation Expired
1994	26128500010020000	Garland City of 217 Seneca St	\$172.78	Statute of Limitation Expired
1994	26128500010020000	Garland City of 2000 N 1st St	\$842.75	Statute of Limitation Expired
1994	26128500010030000	Garland City of 111 E Buckingham St	\$337.77	Statute of Limitation Expired
1994	26128500010040000	Garland City of	\$335.74	Statute of Limitation Expired

YEAR	ACCOUNT NUMBER	NAME	AMOUNT	REASON
		121 E Buckingham St		
1994	26142500020040200	Garland City of 116 S 4th St	\$30.69	Statute of Limitation Expired
1994	26178650010010000	Garland City of 6125 Marvin Loving Dr	\$402.08	Statute of Limitation Expired
1994	26178690010040000	Garland City of 1504 E IH 30	\$442.82	Statute of Limitation Expired
1994	26178730010010000	Garland City of 4345 Bass Pro Dr	\$755.25	Statute of Limitation Expired
1994	26240500050070000	Garland City of 228 Loma Dr	\$158.15	Statute of Limitation Expired
1994	26361500030030000	Garland City of 1710 Burke Dr	\$25.34	Statute of Limitation Expired
1994	26362500040190000	Garland City of 826 Beverly Dr	\$149.40	Statute of Limitation Expired
1994	26461500150240000	Garland City of 1510 High Meadow Dr	\$60.19	Statute of Limitation Expired
1994	26502500060070000	Garland City of 225 Casalita Dr	\$28.51	Statute of Limitation Expired
1994	26629500010010100	Garland City of 414 S Barnes Dr	\$205.35	Statute of Limitation Expired
1994	65022762610200000	Garland City of 1101 Dairy Rd	\$156.31	Statute of Limitation Expired
1994	65032895020460000	Garland City of 220 S Third St	\$56.68	Statute of Limitation Expired
1994	65032895020470000	Garland City of	\$63.73	Statute of Limitation Expired

YEAR	ACCOUNT NUMBER	NAME	AMOUNT	REASON
		214 S Third St		
1994	65032895020480000	Garland City of 212 S 3rd St	\$64.02	Statute of Limitation Expired
1994	65054254010180000	Garland City of 4100 Naaman School	\$93.14	Statute of Limitation Expired
1994	6507613701002D700	Garland City of 5218 Duck Creek Dr	\$326.11	Statute of Limitation Expired
1994	65079157410230000	Garland City of 5401 Marina	\$1,402.03	Statute of Limitation Expired
1994	65095209110060000	Garland City of 2826 Centerville Rd	\$1,058.49	Statute of Limitation Expired
1994	65095209110060100	Garland City of 522 Mills Rd	\$390.42	Statute of Limitation Expired
1994	65148315070090200	Garland City of 414 Hopkins St	\$102.64	Statute of Limitation Expired
1994	65148315070160000	Garland City of 238 E Ave B	\$50.69	Statute of Limitation Expired
1994	261787400203A0000	Garland City of & et al 328 Oaks Trail	\$1,564.17	Statute of Limitation Expired
1994	26100500040070000	Garland City of etal 417 Ford St	\$25.66	Statute of Limitation Expired
1994	651478315070180000	Garland City of Etal 409 Hart St	\$27.88	Statute of Limitation Expired
1994	65032447010120000	Garland I S D 916 N Country Club Rd	\$354.94	Statute of Limitation Expired
1994	65158248010030100	Garland I S D	\$4,806.49	Statute of Limitation Expired

YEAR	ACCOUNT NUMBER	NAME	AMOUNT	REASON
		6500 Beltline Rd		
1994	65158248010030400	Garland I S D 2306 Guthrie Rd	\$132.68	Statute of Limitation Expired
1994	65094100510320000	Gilbert Warren A Jr 2310 Apollo	\$2,069.97	Statute of Limitation Expired
1994	65109912010280000	Hallauer W C & E Lassen 3400 W Walnut St	\$4.56	Statute of Limitation Expired
1994	60179500000040000	Indigo Builders Inc 4231 Rosehill Rd	\$208.90	Statute of Limitation Expired
1994	6507613701002D400	Johnson Anne Gatewood 5218 Duck Creek Dr	\$326.11	Statute of Limitation Expired
1994	26178730010010100	Joslin Dennis et al 4345 Bass Pro Dr	\$617.89	Statute of Limitation Expired
1994	65074215010250000	Kerri Inv Corp 502 E Kingsley Rd	\$57.02	Statute of Limitation Expired
1994	65073508610160000	Kyle Henry H 1903 S Glenbrook	\$58.10	Statute of Limitation Expired
1994	65079157410220000	Lee Napoleon 5407 Marina	\$310.46	Statute of Limitation Expired
1994	26095500040260000	Lehew Don 1816 W Walnut	\$120.38	Statute of Limitation Expired
1994	26468500050240000	Lewis Jacob & Selayne 517 Parker Cir	\$103.02	Statute of Limitation Expired
1994	26019010000000000	LSB Corp 9999 Waterford Cir	\$0.63	Statute of Limitation Expired
1994	26126600000000100	Mgt Corp of Texas	\$0.63	Statute of Limitation Expired

YEAR	ACCOUNT NUMBER	NAME	AMOUNT	REASON
		1 Crystal Ln		
1994	2612660000000200	Mgt Corp of Texas 2 Baccarat DR	\$0.63	Statute of Limitation Expired
1994	65103658010050100	Mortgage Corp of Texas 6400 Lyons Rd	\$27.37	Statue of Limitation Expired
1994	6507613701002D500	Nichols Mary Gatewood 5218 Duck Creek Dr	\$326.11	Statute of Limitation Expired
1994	26085500070430000	Oliver Gustine Estate 348 Arborview Dr	\$223.34	Statute of Limitation Expired
1994	65048070910070100	Roan David Tr 1854 Apollo	\$18.12	Statute of Limitation Expired
1994	26520460010440000	Shiloh Springs Ptnshp 10.50 acres	\$133.06	Statute of Limitation Expired
1994	65094502510110100	Shiloh Springs Ptnshp 2545 Collins Blvd	\$63.80	Statute of Limitation Expired
1994	26468500060010000	Stephens Marilyn G 726 Parker Cir	\$15.84	Statute of Limitation Expired
1994	26468500060120000	Stephens Marilyn G 610 Parker Cir	\$15.84	Statute of Limitation Expired
1994	26178710030030100	Wildflower Dev Co 5700 Marvin Loving Dr	\$360.46	Statute of Limitation Expired
1994	26124500110080000	Williams Sophie T 1520 Elizabeth Dr	\$25.79	Statute of Limitation Expired
<b>Total:</b>			<b>\$36,015.58</b>	

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

<u>YEAR</u>	<u>AMOUNT</u>
2009	\$ 1,963.50
2010	\$ 73,596.56

**EXHIBIT B  
REAL ESTATE PROPERTY**

<u>YEAR</u>	<u>AMOUNT</u>
1986	\$ 753.79
1987	\$ 780.12
1988	\$ 900.11
1989	\$ 917.72
1990	\$ 1,330.81
1991	\$ 1,395.65
1992	\$ 1,433.47
1994	\$ 28,503.91

**TOTAL \$ 75,560.06**

**\$ 36,015.58**

**GRAND TOTAL: \$ 111,575.64**



# City Council Item Summary Sheet

**Work Session**

Date: August 17, 2015

**Agenda Item**

## Eastern Hills Country Club Redevelopment Study

### Summary of Request/Problem

The City engaged a consultant team to evaluate potential uses for the vacant Eastern Hills Country Club property and to facilitate discussions between the property owner, potential developer and the neighboring property owners. An Advisory Committee comprised of representatives of each of the stakeholders was formed to work with the consultant team and city staff. The attached report as well as the presentation given by the consultant team will describe the background, process, and results of the study.

### Recommendation/Action Requested and Justification

Presentation and discussion only.

**Submitted By:**

**Will Guerin, AICP  
Director of Planning**

**Approved By:**

**Bryan L. Bradford  
City Manager**

# Eastern Hills Country Club Redevelopment Study



City of Garland, Texas

August 17, 2015



Kimley»Horn



PROLOGUE  
PLANNING  
SERVICES



STRATEGIC  
COMMUNITY  
SOLUTIONS

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## Executive Summary

### **Description of the Project**

In early 2014, the City of Garland was contacted by a developer with a concept for redevelopment of the Eastern Hills Country Club property as a 550-lot single-family residential neighborhood. The City advised the developer to meet with neighborhood representatives and because there were significant concerns, the City hired a consultant team to study future uses of the Eastern Hills property and to facilitate discussions with stakeholders—the property owner, the potential developer, and Eastern Hills area residents—to create consensus on a potential redevelopment scenario that could be acceptable to all of the parties involved.

### **Study Methodology and Process**

The process began with a review of the challenges facing the golf industry and an evaluation of the existing conditions and services related to the site. It was important that a baseline understanding of site characteristics, neighborhood context, and golf course development trends was established in order to frame the discussion of potential development scenarios. The review of alternative scenarios helped structure the discussion and allowed for a comparison of the way each concept capitalized on the opportunities presented by the property and the goals of the stakeholders.

The process was designed to include several different means of gathering input from the stakeholders:

- Individual and small group interviews in March and April 2015;
- A series of three Advisory Committee meetings in April, May, and June 2015;
- A Community Open House in July for the purpose of reviewing the Committee's work describing and presenting an evaluation of three different scenarios for the future of the property (see below); and
- A City Council briefing to summarize the study process and the input received.

The Advisory Committee, appointed by the City, established the Strategic Objectives for the stakeholders and the Criteria for Evaluation for the development concepts. The Strategic Objectives vary by stakeholder perspective but fall into the following categories. These categories were the source of the evaluation criteria identified by the Advisory Committee.

- Physical development compatibility
- Development form and character
- Economic and fiscal impacts
- Strategic objectives

Each of the two stakeholder groups represented on the Advisory Committee—the neighborhood and the developer/owner—was very committed to its own concept. Scenario 1, The Preserve at Eastern Hills, was put forth by The Friends of South Garland,

an organization representing several neighborhoods and focused on improving the future of South Garland. It showed a variety of open spaces and recreational uses on the property with no residential units. Scenario 2, Eastern Hills Village, a 550-lot single-family residential subdivision with amenity center, was created by the developer/owner. These concepts plus an analysis of the type of development that could occur under the existing Agricultural zoning were taken to the Open House for community review and comment.

The scenarios were evaluated based on:

- The manner in which each concept maintained the site's existing natural features and provided for buffering between existing and proposed uses
- The degree to which the existing infrastructure—water, sewer, streets, schools, parks and trails—could accommodate the proposed concept
- The potential public safety impacts of each alternative
- The compatibility of the scenarios with the character of the neighborhoods nearby
- Whether each scenario would support and enhance local people and businesses
- The likelihood that each of the concepts could be supported by the market
- The effect of each scenario on the value of adjacent properties
- How well the concepts performed relative to the strategic objectives identified by the Advisory Committee at its first meeting (these objectives are reflected in the issues listed above and described more fully under the discussion of the Advisory Committee and in Appendix A, Alternatives Analysis (page 27), both of which are contained in this report)

Comments at the Open House, which addressed the three concepts and the consultants' evaluation of each, were overwhelmingly in opposition to the developer's proposed Scenario 2.

## **Conclusion**

In spite of the amount of time and effort devoted to the project by the Advisory Committee, members of the Eastern Hills community and surrounding neighborhoods, City Staff and other interested parties, a Preferred Scenario could not be developed because the proponents of Scenario 1 and Scenario 2 were not open to compromise. The study has, however, yielded a great deal of information, and it is recommended that this information be used in the review of any development/rezoning application that is submitted to the City for consideration in the future.

## Introduction

### **Purpose of the Project**

In early 2014, a development group contacted City of Garland staff and subsequently met with representatives of surrounding neighborhoods about a proposal to develop the Eastern Hills Country Club site as a residential neighborhood. A number of questions and concerns remained after these initial meetings, and in the Fall of 2014, the City issued a request for proposals from consulting firms interested in working with a variety of stakeholders—property owner, potential developer, Eastern Hills area residents—to study potential future uses of the property and to facilitate discussions with the stakeholders to create consensus on a potential redevelopment scenario acceptable to all of the parties involved.

The consulting team of Kimley-Horn, Strategic Community Solutions, and Prologue Planning Services was engaged to conduct the process, which took place from March to August 2015.

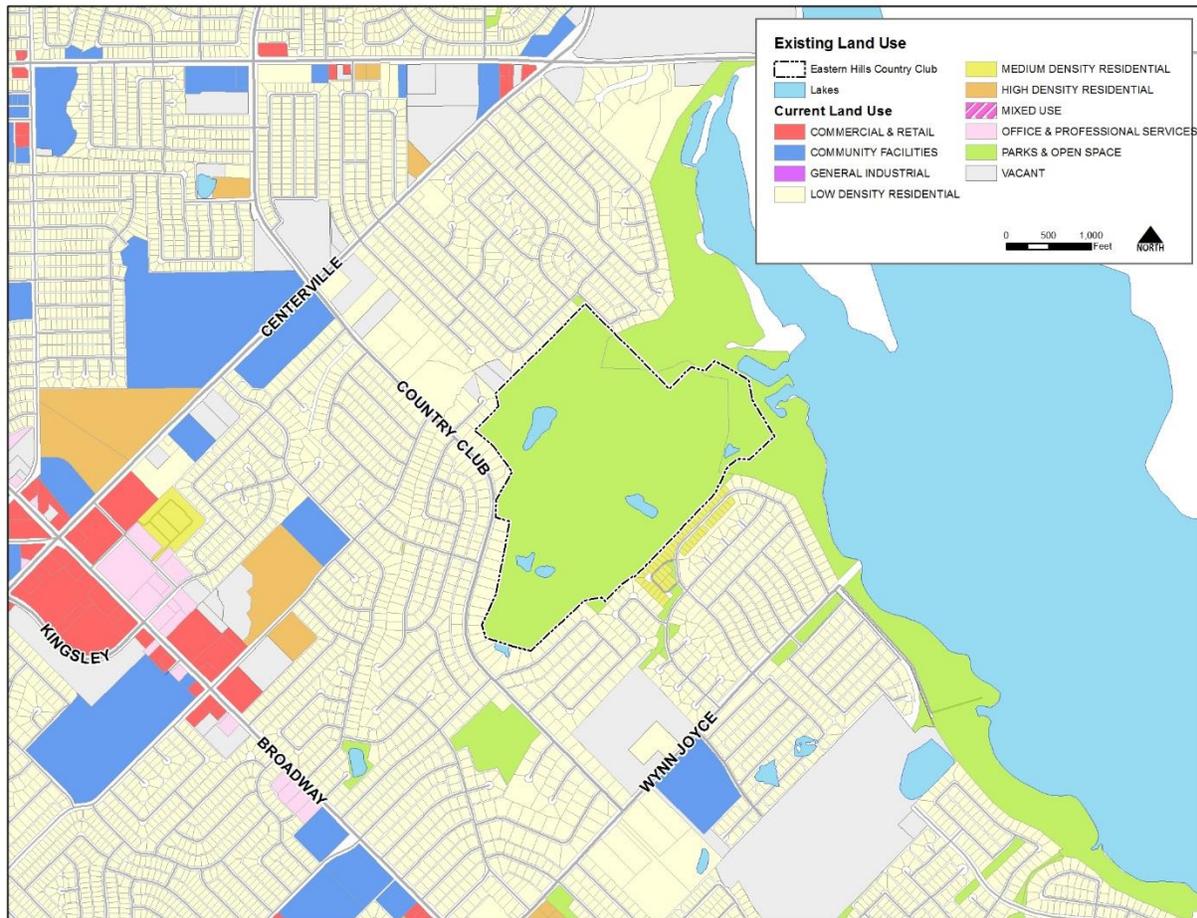


*Source: Dallas Morning News*

### **Background**

The former Eastern Hills Country Club is located on a 178-acre tract of land in south Garland. The property has a limited amount of frontage on Country Club Road and is bordered by the take area of Lake Ray Hubbard along one side, and single family residential development on the remaining sides. The club was founded in 1954 and operated until 2013, when the owners filed for bankruptcy. In April of 2014, the land was purchased in a bankruptcy sale by real estate investor Victor Ballas for approximately \$4.9 million.

Exhibit 1: Existing Land Use



The golf course has remained closed since the purchase, and the condition of both the golf course and the other improvements on the property—clubhouse, swimming pool, tennis courts, parking lot, cart paths, maintenance buildings—has deteriorated. A visual inspection of the property by the City in 2014 indicated that:

- The golf course needed attention.
- The clubhouse, ancillary buildings and associated facilities needed renovation or replacement.
- There were ADA compliance issues.
- The parking lot was in poor condition.
- The swimming pool pump needed to be replaced.
- The pool was not up to code.

Several Code Enforcement citations were issued in 2014 and 2015 for violations involving:

- Mowing,
- Structural issues on vacant buildings,
- Trash,

- Graffiti ,
- Fallen limbs in the “buffer zone” (100’ from developed residential property),
- Stagnant swimming pool,
- Unsecured buildings,
- Trash,
- Improper storage, and
- Unmaintained parking surfaces.

Response to the citations has been mixed. Some of the issues were addressed by the property management organization; others required the City to take action to bring the property into compliance at the owner's expense.



## Trends in the Golf Industry

In order to fully understand the redevelopment potential of the site, it is important to be aware of the context of the golf industry. Traditional (Par 70-72) golf courses are struggling across the country, and Eastern Hills was no exception. The industry is trying to reinvent itself through the development of Par 3 courses and 9-hole courses to respond to changes in player demographics, the time and money constraints of both current and potential golfers, and the lack of interest in golf on the part of millennials.

One thousand four-hundred courses were closed between 2001 and 2013, including 643 since 2006. Many of the courses were developed in the 1990s as part of new subdivision construction in hopes of distinguishing these neighborhoods from others competing in the same marketplace and for the purpose of attracting high-end homebuyers and premium prices for the homes and lots being created. The closing of so many facilities in a relatively short period of time points to an over-supply of traditional golf courses. In spite of these failures, the decommissioned courses are often situated on unique pieces of property and can present special redevelopment opportunities for the communities in which they are located, if planned properly.



In the DFW area, there are currently more than 200 golf courses, 88 of them within a 30-minute drive of the Eastern Hills property, including the City of Garland's Firewheel Golf Park, a public facility with 63 holes and three courses. In February of 2014, the City of Garland conducted a financial analysis on the potential for operating Eastern Hills as a public or semi-public course. In summary, the analysis indicated that an increase in the number of members and significantly more rounds would be required simply to make the course break even. This analysis was based on Dallas County Appraisal District data for the land value of \$2.5 million because the sale of the land had not yet taken place. The actual sale price, approximately double this amount, would make an economically viable golf course even less likely. Not only was this option determined to be economically infeasible, even at the lower assumed land price, but the opening of a new public or semi-public course just 10 miles away from the City's Firewheel Golf Park would likely cut into the number of rounds played at this facility, which is a significant asset in which the community has invested heavily.

## Study Process

A study of this sort is typically conducted using a framework of four distinct steps:

1. Data collection, mapping and analysis of existing conditions;
2. Gathering of community input and ideas;
3. Development and review of alternative scenarios; and
4. Selection of the preferred scenario.

Each of these steps is a very important part of a thorough analysis and each is discussed in further detail below.

### **Existing Conditions Analysis**

To initiate the study process, a set of information was gathered to address various characteristics—topography and natural features, for example—and the status of public services to the property—water, sewer, streets, schools, parks and trails. This information, summarized below, was important to the review of possible redevelopment scenarios for the site.

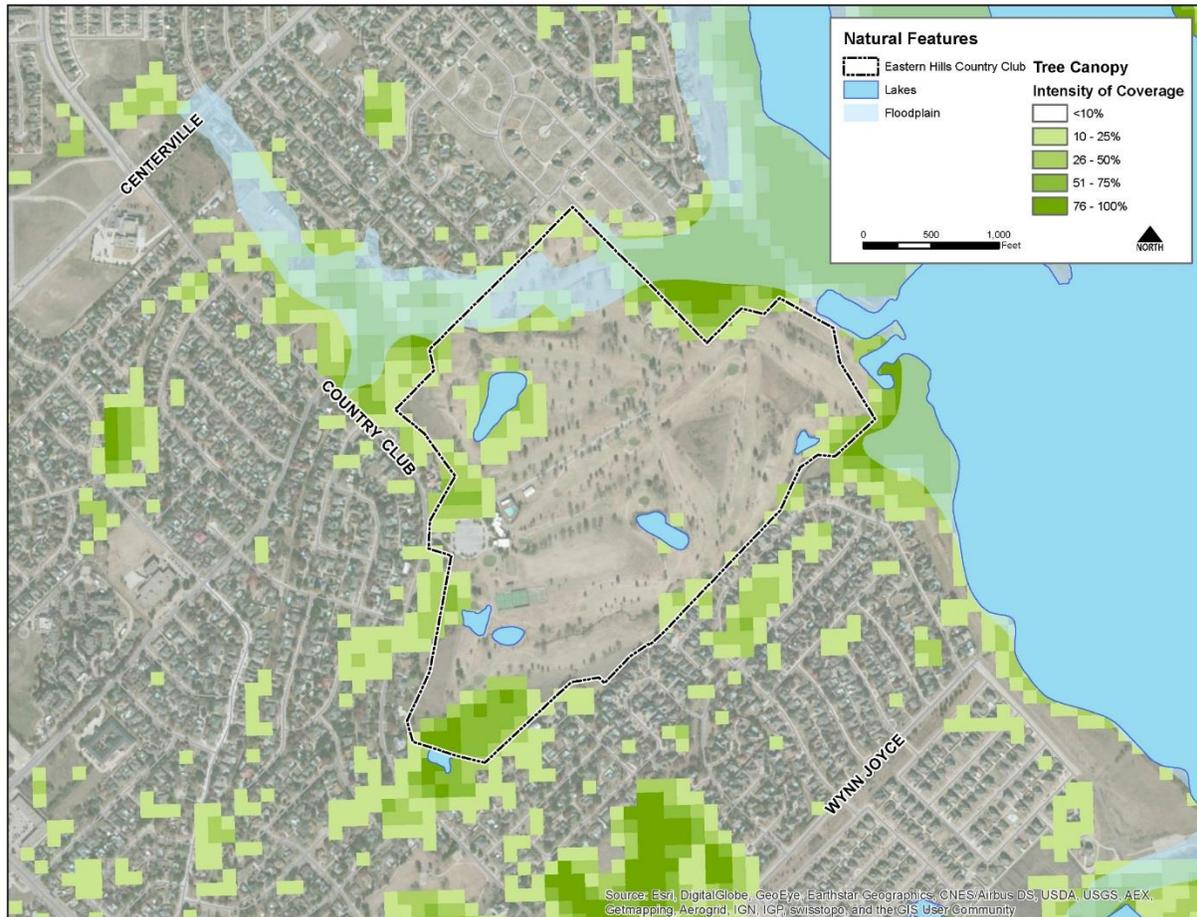
#### **Natural Features**

A visit to the property and a study of aerial maps revealed rolling terrain, several small ponds and drainage areas, and several thick stands of trees around the perimeter of the property. In addition, the lake area of Lake Ray Hubbard, which is actually within the City of Dallas, borders the northeast edge of the property.



*Existing Condition of Site*

Exhibit 2: Natural Features of Eastern Hills Area

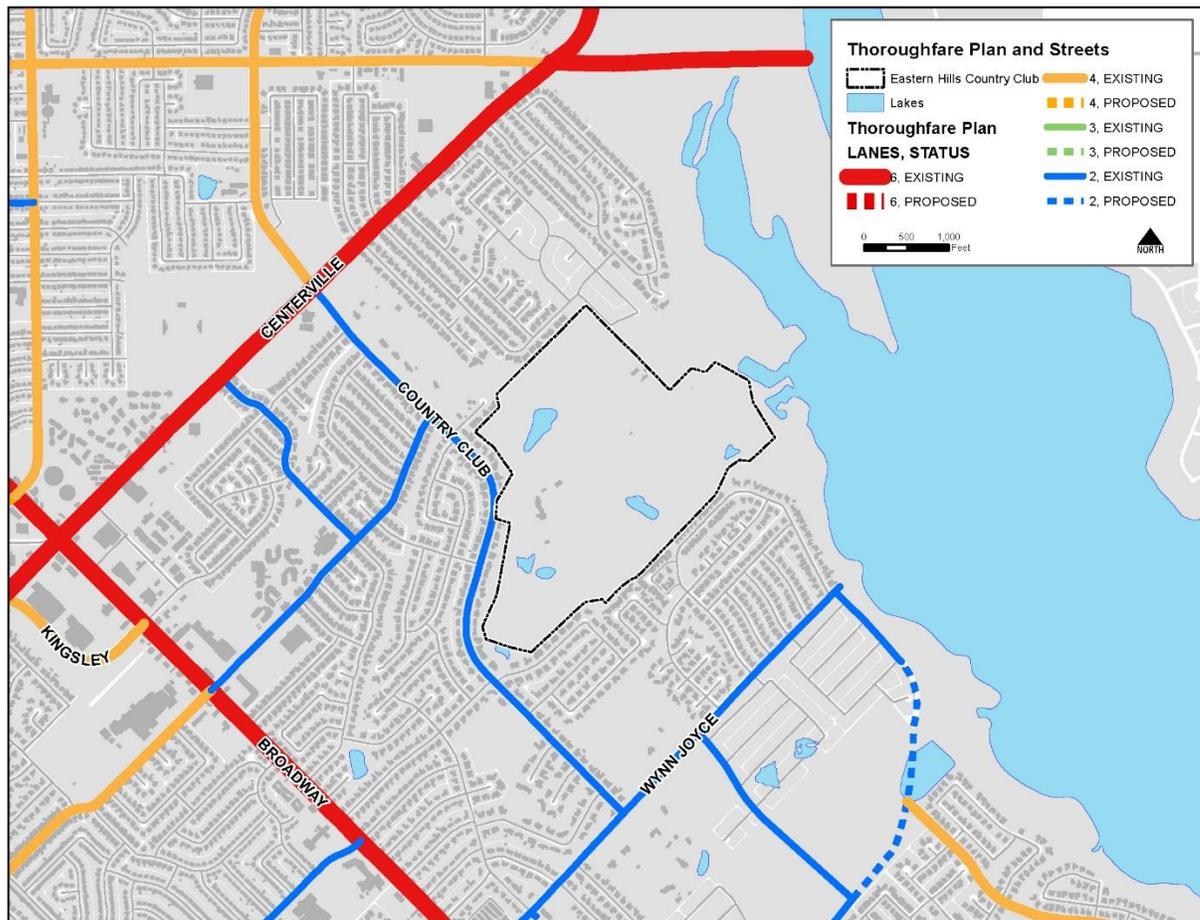


### Infrastructure

With the exception of streets and access serving the property, the infrastructure was determined to be adequate to accommodate any of the alternatives being analyzed. Specifically:

- Sanitary sewer – Capacity is available.
- Storm sewer – No issues are anticipated; the system can be designed to work with Lake Ray Hubbard.
- Water – Supply is available.
- Streets – Country Club Road is currently operating under capacity; however, any new development will increase traffic volume and the impacts should be studied carefully.
- Access – There is only one entrance/exit to the site; access is deficient.
- Parks and trails – There are existing parks and trails in the area and there are opportunities for new trail connections.
- School – Garland Independent School District (GISD) indicates that because Garland is a “school-of-choice” district, additional students from the 550 homes in the developer’s proposal could be accommodated.

Exhibit 3: Transportation Thoroughfare Plan



In order to address the concerns of some of the neighborhood representatives about the distribution of funding for structural and facilities improvements throughout the community, maps of the capital improvements planned and completed in the nearby area were also part of the analysis. The information provided by the City indicated several water and sewer projects in the vicinity of the property were either completed, underway, or planned for the near future (see Appendix B, page 36).

### Crime

This property is located in the Garland Police Department's District 51, generally bounded by Centerville Road, Wynn Joyce Road, Duck Creek Drive, and Lake Ray Hubbard (see Appendix B, page 36). District 51 crime data for the period January 2011 through late April 2015 was provided by the Garland Police Department and analyzed by the consultant team. District 51 has historically experienced mostly property crime as opposed to crimes against persons. This is typical for a suburban city. The highest number of incidents falls within the categories of burglary—burglary of a building, habitat, or motor vehicle—and theft. An average of three of these types of incidents occurred each month for the time period studied.

## Stakeholder Input

The opinions and hopes of stakeholders are an important consideration; furthermore, they help form the creation of a plan for a tract of land and the evaluation as to its appropriateness. The best way to gather this input is to request it, and in this study, input was solicited from a variety of stakeholders in several different formats over the course of the study. The formats were as follows:

Stakeholders were interviewed individually and in small groups in March and April.

An Advisory Committee consisting of community members appointed by the City, representatives of the property owner and representatives of the potential developer met in April, May and June to discuss issues and objectives for the property with the goal of creating a redevelopment scenario that would satisfy the divergent interests of the stakeholders.

A Community Open House was held in July for the purpose of describing and presenting an evaluation of three different scenarios for the future of the property.

The City Council was briefed following the Advisory Committee meetings and the Community Open House to summarize the process and the input received. [Note: section reserved for a general description of the Council discussion after the meeting.]

### Stakeholder Interviews and Findings (March/April)

In order to gather input from a broad spectrum of individuals and groups representing a variety of perspectives relative to the property, interviews were conducted in March and April of 2015 with:

- The property owner's representative,
- The potential developer's representatives,
- Residents from neighborhoods near the property,
- A realtor living in and familiar with the area,
- The City Plan Commission member representing District 3, which includes the subject property, and
- The City Council member representing District 3.

During the interviews, several general points were expressed with regard to how the study process should be conducted for the benefit of all involved.

- The proposal(s) need to be understood well by all parties (to counteract the misinformation that had been circulating).
- The development should be economically feasible.
- The plan should be acceptable to the homeowners, developers, future users, and the City.
- The decision should be made in a timely manner.

The interview participants as a whole had specific concerns regarding:

- Maintaining property values in the surrounding area;
- Ensuring the quality of the new development;

- Evaluating the potential for increased traffic;
- Maintaining the safety of the neighborhood;
- Preserving the natural areas on the site;
- Maintaining a buffer between existing residential uses and new construction; and
- Preserving/Enhancing the Eastern Hills “brand.”

During the interview process, several groups of potential users for the redeveloped property were identified.

- Empty nesters/Lock-and-leave buyers looking for living options with:
  - Lower maintenance,
  - High-end finish-outs and amenities, and
  - Smaller lots (potentially).
- Assisted living developers (developers of cottage-style and/or congregate units)
- Active senior living developers (Del Webb style developers)

Several potential uses for the property were also suggested.

- A mix of unit types/housing options;
- Non-residential, destination uses (including restaurants and recreational activities); and
- Trails and open spaces integrated into the design.

### **Advisory Group Meetings**

Following the stakeholder interviews, the Advisory Committee, selected by the City, met three times—April 8, May 13, and June 23, 2015. Each meeting had a slightly different purpose and the meetings built upon each other as the process continued.

The purpose of Meeting 1 was to introduce the project, the study team and the Committee members, to explain the study process, and, very importantly, to identify the strategic objectives of the redevelopment process and the evaluation criteria for the alternatives. These strategic objectives and evaluation criteria, agreed upon by the Committee, guided the process from that point forward.

The objectives below articulate what the Committee felt each of the stakeholder groups hoped to achieve with the redevelopment. The consultant team asked the Advisory Committee members to consider the desires of all of the stakeholders involved—neighborhood, property owner, developer, City—so the objectives were discussed based on the stakeholders' perspective and relationship to the property.

#### **Neighborhood Objectives**

- Maintains/enhances the value of existing homes
- Does not overburden the infrastructure
- Does not compromise neighborhood safety
- Maintains a buffer of open space between the surrounding homes and future development, possibly with an activity that generates revenue

#### **Property Owner Objectives**

- Make a profit
- Get along with the neighbors

#### **Potential Developer Objectives**

- Create a quality, sustainable and market-supported development
- Create a development that is appropriate to the location
- Consider developing a project with features that could be enjoyed by the surrounding neighborhood

#### **City Objectives**

- Enhance the Garland community
- Increase the City's tax base

In Meeting 2, the Committee reviewed the discussion from Meeting 1 and heard more detail about the scenarios being submitted for consideration by the Friends of South Garland (Scenario 1, The Preserve at Eastern Hills) and the landowner and potential developer (Scenario 2, Eastern Hills Village). A representative of the group promoting each scenario presented their respective concept (see below for full descriptions).

At Meeting 3, which was the final discussion with the Advisory Committee, the consultant team presented an overview of each of the scenarios and a detailed evaluation of not only the two scenarios described above, but also, for comparison purposes, a development scenario that could occur under the existing zoning (labeled Scenario 0).

#### **Community Open House**

On July 23, 2015, an Open House was held for the purpose of presenting each of the alternatives to the community for review and comment. An informational briefing was presented and the community was offered an opportunity to provide their ideas and opinions on the scenarios and the future of the property.

### **Review and Analysis of Alternative Scenarios**

In an effort of this sort, a typical study approach is to create one or more scenarios, evaluate the scenarios using a set of agreed-upon criteria, and then develop a single preferred concept by selecting one of the scenarios or by merging various aspects of the alternatives into a new "hybrid" scenario. There are several benefits to this approach:

Developing alternative scenarios encourages different approaches to capitalizing on site opportunities.

Scenarios create a focal point around which the discussion and debate necessary among committee members can occur.

Comparing scenarios helps to identify which aspects of each scenario are consistent with the evaluation criteria.

Reviewing alternative scenarios helps establish consensus as to what factors and features should be included in the preferred scenario.

In the study of Eastern Hills Country Club, two alternative scenarios were developed by the Committee. Both were evaluated against the objectives and criteria, along with a scenario that reflected the existing zoning/entitlements on the property (Scenario 0—a description of how the site might develop under the current Agricultural zoning).

The evaluation considered the target market for each of the scenarios, the public investment that was expected, the economic value of the developments, and the compatibility of the development with the surrounding area, among other factors. The detailed analysis focused on several key characteristics:

**1. Physical Development Compatibility**

- Demands on public services, particularly City and GISD infrastructure
- The degree to which the site's natural features and assets are protected
- The impacts to public safety
- Physical constraints to the desired development
- Implications for traffic congestion
- Connections to and through the site for walkability

**2. Development of Form and Character**

- Compatibility of each scenario with the surrounding neighborhoods
- Effectiveness of the buffers between this site and existing neighborhoods
- Areas for landscaping, walls, buffers
- Consumption of limited resources (water and energy)
- The ability to repurpose buildings as market changes in the future ("resilience")
- Support for local people and businesses

**3. Economic and Fiscal Impacts**

- Expected market support for each scenario
- Economic viability
- Effect on property values in adjacent neighborhoods

**4. Strategic Objectives**

The objectives identified at the first Advisory Committee meeting for each of the stakeholder groups (see above under the discussion of Advisory Committee Meeting 1 and in the Alternatives Analysis, Appendix A, page 27)

All three of the scenarios described below were evaluated by the consultant team, the Advisory Committee, and by the community in relation to the Advisory Committee's evaluation criteria and objectives.

**Scenario 0, Existing Zoning and Entitlements**, focused on the residential uses allowed under the Agricultural zoning category currently in effect. It included:

Approximately 80 lots at a minimum size of 2 acres as required by zoning (.46 units/acre density)

Minimum house size of 1,100 square feet

No specific provisions for buffering or recreational/open space amenities

The homes in the development would likely be targeted towards homebuyers interested in large-lot living. No financial incentives from the City were assumed. The consultant team noted that there are a number of non-residential uses allowed by the existing zoning—day camp, farm, ranch, orchard, riding academy, stable, public, or private school. Since there was not a specific proposal for one or more of the allowable uses, the analysis considered the maximum number of residential units possible and did not attempt to estimate the potential size or impact of the non-residential activities that could occur.

(Note: No graphic was prepared for Scenario 0; Exhibit 4 on page 15, an aerial map, reflects the Eastern Hills Country Club property)

<b>Scenario 0: Existing Zoning</b>	
<b>Name or Theme</b>	<b>Existing Site Entitlements</b>
<b>Intent</b>	Reflect development allowed by existing Agriculture zoning and entitlements.
<b>Residential Summary</b>	80 Units (+/-). Two-acre lot minimum, 1,100 square feet minimum house size.
<b>Non-Residential / Recreational Summary</b>	None required. See details below for other allowable uses.
<b>Non-Residential / Recreational Details</b>	Current entitlements allow churches, day camp, farms, ranches, orchards, riding academy, stables, public and private schools.
<b>Density (residential units / total acres)</b>	0.46
<b>Target Market</b>	Homebuyers seeking large lot living
<b>Public Investment Expected</b>	Undetermined
<b>Economic Value</b>	Undetermined
<b>Compatibility</b>	Depends on mix of low density residential and other allowable uses.

Exhibit 4: Scenario 0 – Existing Zoning  
(Aerial Map of Existing Site)



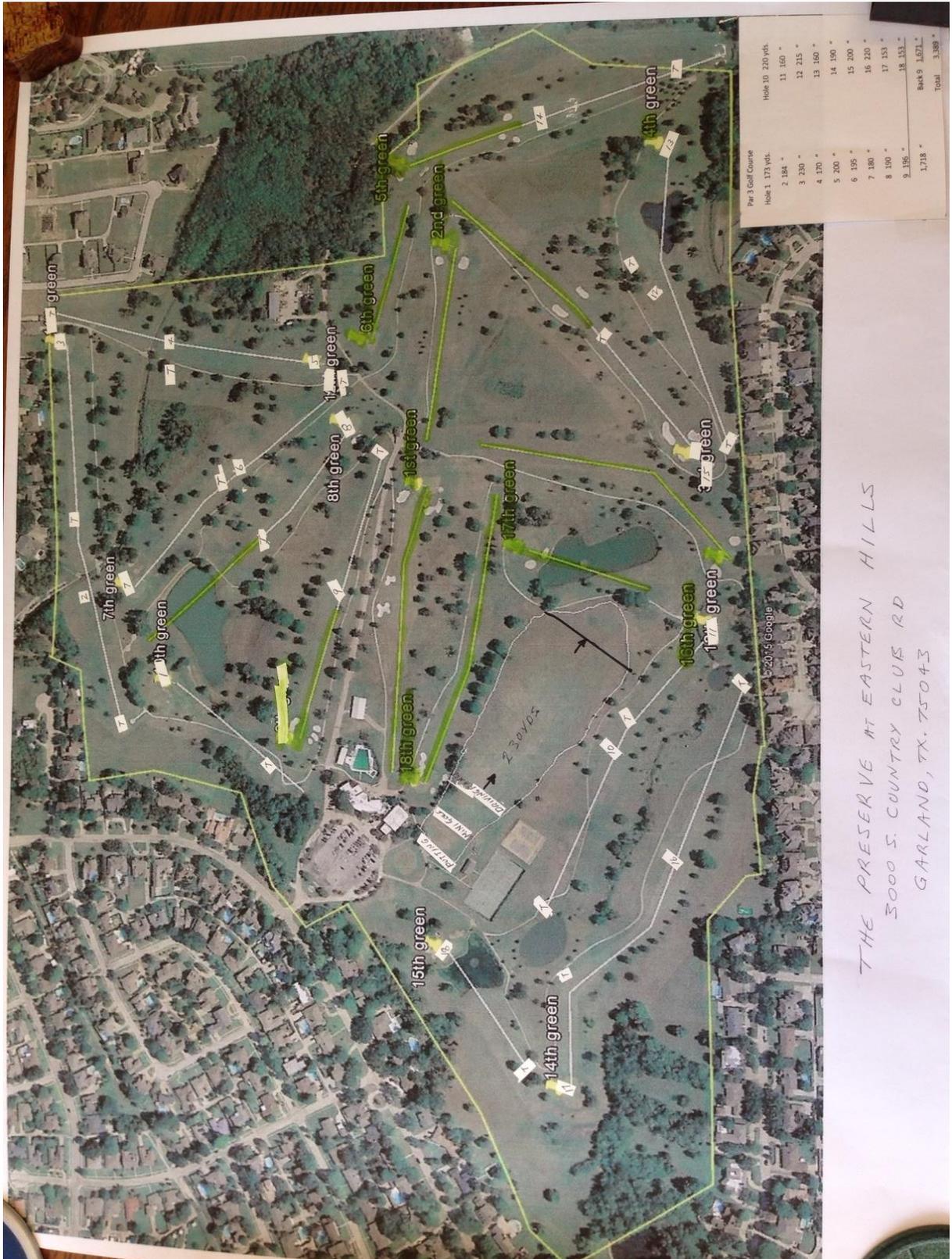
**Scenario 1, The Preserve at Eastern Hills**, was submitted by the Friends of South Garland (see Exhibit 5, page 17). It indicated:

- Eighteen-hole, par 3 golf course,
- Miniature golf course,
- Putting course,
- Driving range,
- Swimming and tennis facilities,
- Restaurant/banquet/classroom/meeting space,
- A farmer's market, and
- Several other community-oriented spaces and activities.

No residential uses were anticipated. The plan was described by the Friends group as "A destination providing great long term benefits to the surrounding area and will increase property values in surrounding area. It will be totally compatible with what people in the area are wanting and need." They felt the development would be attractive to residents in the surrounding neighborhoods, who would be among the future users of the facility. The proponents indicated that they did not expect financial incentives from the City.

<b>Scenario 1: The Preserve at Eastern Hills (Friends of South Garland)</b>	
<b>Intent</b>	"A green space offering the perfect balance of tranquility and activity".
<b>Residential Summary</b>	0 units.
<b>Non-Residential / Recreational Summary</b>	18 hole, par 3 golf course; swim and tennis clubs; trails; other activities listed below. Available to members only.
<b>Non-Residential / Recreational Details</b>	The Vista – two-level event center; The Nurtury at The Vista – classroom / workshop space; The Fresh Approach – gardens funded and maintained by neighbors; The Gathering – neighborhood deli; Tea on The Hillside – tea room / gathering place; The Farm Patch – farmer’s market; The Miniature Golf Course – mini-golf.
<b>Density (residential units / total acres)</b>	0.00
<b>Target Market</b>	All in the Eastern Hills area, South Garland and surrounding area
<b>Public Investment Expected</b>	No monetary investment from the City
<b>Economic Value</b>	Economic return from membership dues (rates not yet determined) and revenue from the non-residential / recreational uses listed above.
<b>Compatibility</b>	"A destination providing great long term benefits to the surrounding area and will increase property values in surrounding area . It will be totally compatible with what people in the area are wanting and need".

Exhibit 5: Scenario 1 - The Preserve at Eastern Hills



**Scenario 2, Eastern Hills Village**, was the owner/developer proposal (see Exhibit 6, page 19). It reflected:

- Five-hundred-fifty lot residential subdivision with each lot ranging in size from 5,000 to 8,400 square feet (3.09 units/acre density),
- Enhanced entryway,
- Amenity center for the residents of the new neighborhood and possibly for neighbors outside the subdivision interested in purchasing a membership,
- Retaining walls to help preserve the topography of the site, and
- Approximately 23 acres of open space.

The developer/owner group described Eastern Hills Village as "A signature living destination for the City of Garland that will enhance and grow retail and commercial development around the area." No public investment was expected from the City. The development would target single people, married couples with and without children in the home, and retired persons as potential users. The developer felt that the new neighborhood would improve the array of retail services in the area and that value would be added through the sale of the new homes and additional tax revenue for the City once the land is redeveloped.

<b>Scenario 2: Eastern Hills Village (Property Owner &amp; Henry S. Miller)</b>	
<b>Intent</b>	New residential community focused on green buffers / amenities instead of golf.
<b>Residential Summary</b>	550 single-family detached units. Detailed breakdown shown below.
<b>Non-Residential / Recreational Summary</b>	Amenity center for community residents; trails for use by anyone.
<b>Residential Details</b>	8,400 sq. ft. lots (66); 6,600 sq. ft. lots (278); 5,500 sq. ft. lots (154); 5,000 sq. ft. lots (52).
<b>Density (residential units / total acres)</b>	3.09
<b>Target Market</b>	Singles, married couples, married with kids, empty nesters, retired home buyers. The existing community as members of the pool and amenity center.
<b>Public Investment Expected</b>	None
<b>Economic Value</b>	Return on housing sales, taxes on the property values of the homes
<b>Compatibility</b>	"A signature living destination for the City of Garland that will enhance and grow retail and commercial development around the area".

Exhibit 6: Scenario 2 - Eastern Hills Village



(See Appendix A, Summary of Scenarios, on page 28, for a more detailed description of each scenario.)

Each scenario was reviewed in detail and evaluated against the other scenarios and the objectives and the criteria identified by the Advisory Committee at its first meeting. In summary, the analysis indicated that the individual concepts performed as follows:

**Existing Entitlements Scenario** – could meet some of the objectives—maintain area property values, provide open space (though not required), satisfy neighbors—but market viability seems improbable

**The Preserve** – could meet several of the objectives—maintain area property values, provide open space, satisfy neighbors; economic feasibility seemed unlikely, but not all information was available

**Eastern Hills Village** – could meet developer's profitability objectives and maintain property values, but few of the others

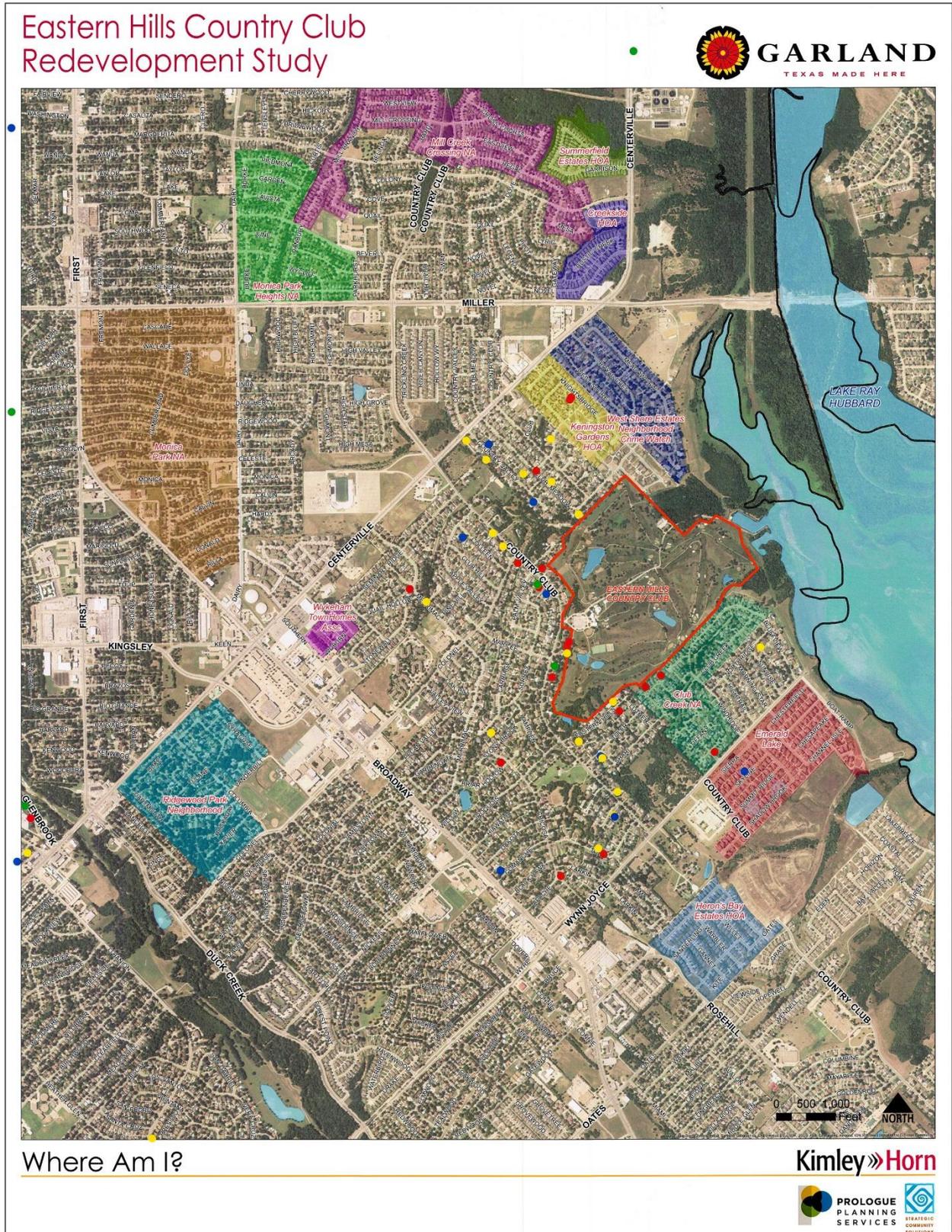
**All scenarios** – could provide support for local people and businesses; should retain levels of neighborhood safety; would generate additional traffic (levels vary by scenario); should increase the City's tax base (will vary by scenario)

**None of the scenarios** – seem to take good advantage of the unique opportunity that the property could offer; would involve structures that could be repurposed to respond to changes in the market; rely on public investment

## Community Open House

The three scenarios and the general conclusions above were presented at a Community Open House on Thursday, July 23, 6:00 p.m. at the South Garland Baptist Church. The purpose of presenting each of the alternatives to the community for review was to gain insight and feedback about the concepts from this very important group of stakeholders. Approximately 70 people attended. They were asked to place a colored dot on a map (Exhibit 7, page 21) of the area showing their residence when they registered. According to the map, most of the participants lived in the area bordered by Centerville/Lake Ray Hubbard/Wynn Joyce Road/Broadway, although there were a few who lived outside of these boundaries.

Exhibit 7: Community Open House Participant Locations



The event began with a presentation explaining the study process and describing the three scenarios, the objectives, and the evaluation criteria. A series of six stations was set up around the meeting room:

- Scenario Descriptions,
- Development Character,
- Natural Features,
- Connections to Existing Neighborhoods,
- Public Services and Facilities,
- Economic and Fiscal Impacts.

Each of the stations contained maps and exhibits addressing the stated topic related to the scenarios and allowing for comparison between them. The stations were staffed by the consultant team and there were flip charts at each for written comments. A set of informational handouts was also distributed, and comment cards were provided to give participants another opportunity to offer input.



Comments from the flip charts are summarized below by station. The majority of the comments were assumed to be in response to Scenario 2, the developer's concept, because of their nature; however, in most instances, the remarks were made without reference to a specific scenario.

### **Station 1. Definition of Alternative Scenarios**

No comments (this station was a display of the three alternative scenarios)

### **Station 2. Development Character (the assumption is that the comments pertain to Scenario 2)**

The proposed density of Scenario 2 is out of character for the surrounding area.

Buffering and the amount and type of open space in the developer's proposal is unacceptable.

Development will require new City/GISD services--utilities, streets, schools--and create new costs for these agencies.

Scenario 2 will generate too much traffic for Country Club Road.

There will be little opportunity to repurpose the development to meet future market demands.

### **Station 3. Natural Features**

Scenario 2 does nothing to preserve or enhance the natural features of the site--trees, terrain, ponds, and key focal points--and does not promote biodiversity.

There is no area reserved for parks, trails, or recreational space for the greater Garland community.

### **Station 4. Connections to Neighbors**

There were concerns regarding increased traffic and poor access for both residents and emergency responders.

Buffering is not acceptable in Scenario 2, and trees are not being preserved.

The proximity of new homes in Scenario 2 to existing homes is unacceptable.

The surrounding community assumed this property would always be park-like.

### **Station 5. Public Services**

There will be multiple traffic impacts associated with new development in Scenario 2--volumes and congestion, inadequate access, potential removal of stop signs and speed bumps, new bus stops--that will devalue homes nearby.

Area schools are full and new students will have to be transported to schools outside of the neighborhood; a new school may be required.

Construction vehicles will disrupt the peace of the neighborhood while the property is being developed and during the homebuilding phase.

Intense development may reduce the level of services, quality of life and, therefore, property values.

### **Station 6. Economic/Fiscal Impacts**

Scenario 2 is not distinct enough from other developments to be sustainable in the long term; an opportunity is being missed.

There are no homes in the \$240,000 to \$350,000 range in Garland on 5,000 to 8,400 square foot lots.

Lots sized somewhere between those proposed in Scenario 2 (5,000 to 8,400 square feet) and those allowed under existing zoning (Scenario 0; 2 acres) could be more appropriate.

Additional traffic may impede economic progress and require additional right-of-way from existing yards for roadway expansion.

A higher-end neighborhood targeting empty nesters with a 9-hole golf course available to members in the larger Eastern Hills community could be a possible redevelopment option.

In addition to the comments at the stations, comment cards were made available for those who were interested in giving additional feedback. The comment cards asked the participants to respond to questions about how each of the three scenarios responded to the objectives of the various stakeholder groups—neighborhood, property owner, developer, City. Thirty-five comment cards were received. A typed list of the responses by Scenario are included in Appendix C (page 48).

### **Scenario 0, Existing Zoning/Entitlements**

**Neighborhood Objectives.** There were no strong objections to Scenario 0. Most of the comments indicated that this option would preserve the value of existing homes. Most felt that the infrastructure was adequate to serve a development of this character, but one commenter indicated there is already low water pressure, storm water runoff into yards, issues with electrical power, and traffic speeding on Country Club Road. The majority felt that this option would maintain the safety of the neighborhood and that there was an opportunity to preserve an open space buffer between surrounding homes and future development. There was a suggestion that all or part of the property could be converted into a space for festivals, concerts, fairs, or markets as a revenue generating activity.

**Property Owner Objectives.** There was a mix of opinions as to whether the property owner would be able to make a profit from this development scenario, but all who commented agreed that this concept would be acceptable to the neighborhood.

**Developer Objectives.** Most felt that Scenario 0 could produce a high-quality, sustainable, and market-supported development. Nearly all of those who responded thought that the concept would be appropriate for the location and that they would like to see a development that includes features that the surrounding neighborhood could enjoy.

**City Objectives.** Most felt that a development similar to Scenario 0 would enhance the community and increase the City's tax base.

### **Scenario 1, The Preserve at Eastern Hills**

**Neighborhood Objectives.** All but one of the commenters indicated that this scenario would maintain or enhance the value of existing homes, that the existing infrastructure could provide adequate service to this development, that the area would continue to be safe and that the proposed scenario preserved a good buffer between existing homes and the new activities. They also felt that there was a potential for revenue generation from activities in the open space.

**Property Owner Objectives.** Many of the respondents doubted that this venture would be profitable for the property owner, and a few did not think the owner's ability to make a profit should be an important consideration in the review of the proposals. All but one of the replies indicated that this option would be acceptable to the neighbors.

**Developer Objectives.** More than 75% of the comments indicated that this scenario would be of a high quality, sustainable and market supportable and that the

proposed activities could be enjoyed by the surrounding neighborhood. All but one individual felt that Scenario 1 was an appropriate use of the property.

**City Objectives.** All but one of those who commented felt that Scenario 1 would enhance the Garland community and most thought it would increase the City's tax base.

### **Scenario 2, Eastern Hills Village**

**Neighborhood Objectives.** None of those who commented felt that Scenario 2 would maintain/enhance the value of existing homes and the majority felt specifically that there would be too much demand on public services. All of the respondents had concerns with crime and/or traffic safety and none felt that the proposed buffers were adequate.

**Property Owner Objectives.** Nearly all of the commenters felt that Scenario 2 would yield a profit for the property owner. Only one of the respondents felt the development would be acceptable to the neighbors.

**Developer Objectives.** No one who replied felt Scenario 2 would be a high-quality, sustainable development supported by the market, that the concept was appropriate for the location, or that it included any features that could be enjoyed by the neighborhood.

**City Objectives.** All but one of the responses indicated the proposal would detract from the community and about half did not feel that the development would increase the City's tax base.

### **Selection of the Preferred Scenario**

A great deal of time and effort was put into this study process by the Advisory Committee, members of the Eastern Hills community and surrounding neighborhoods, City Staff and other interested parties. Unfortunately, a Preferred Scenario could not be developed because there was such a high level of commitment on the part of the groups promoting the two new scenarios and little desire to compromise. The study has, however, yielded a great deal of information that will be useful as a tool for evaluating any future development/rezoning application submitted to the City for consideration.

## Conclusion and Recommendation

The goal of this process was to facilitate a consensus related to a preferred scenario for the redevelopment of the Eastern Hills Country Club property that all of the stakeholders could support. It seemed clear in the early days of the study, and became more apparent as the process went on, that reaching consensus among the Advisory Committee would be a challenge. The two major stakeholder groups—the neighborhood and the potential developer/owner—had extremely different concepts for the future use of property. The neighborhood was promoting a redevelopment concept that included only open space and recreational activities with no residential units. This concept supported neither the property owner's objective of making a profit, nor the developer's objective of creating a quality, sustainable and market-supported development. The landowner and developer had proposed a plan with 550 single-family residential lots which did not appear to support the neighborhood's objectives of maintaining/enhancing the value of existing homes, maintaining a buffer of open space between the surrounding homes and future development, or the property owner's objective of getting along with neighbors. Both groups were very committed to their concepts and neither was willing to compromise to the degree necessary to reach a consensus. The Open House held to gather community input on the options made it clear that the community members who participated preferred Scenario 1 or Scenario 0, in that order, to Scenario 2, which was strongly opposed. In the end, it was also determined that none of the scenarios successfully achieved the majority of the objectives or met the criteria for evaluation identified by the Advisory Committee at its first meeting.

Ultimately, the process did clarify the details of the proposals for the neighbors, many of whom had been exposed to misinformation in the weeks and months leading up to the Open House. It also helped to collect a great deal of usable information—an infrastructure analysis, a very general economic analysis, and, very importantly, an indication of community desires for the property—which will be useful for evaluating future development proposals on the Eastern Hills Country Club site.

# **Appendix A**

## **Consultant Team's**

### **Evaluation of Scenarios**

### Summary of Scenarios

	<b>Scenario 0 (Existing Zoning)</b>	<b>Scenario 1 (Friends of South Garland)</b>	<b>Scenario 2 (Property Owner &amp; Henry S. Miller)</b>
<b>General Description of Scenario</b>			
<b>Name or Theme</b>	<b>Existing Site Entitlements</b>	<b>The Preserve at Eastern Hills</b>	<b>Eastern Hills Village</b>
<b>Intent</b>	Reflect development allowed by existing Agriculture zoning and entitlements.	"A green space offering the perfect balance of tranquility and activity."	New residential community focused on green buffers/amenities instead of golf.
<b>Residential Summary</b>	80 Units (+/-). Two-acre lot minimum, 1,100 square feet minimum house size.	0 units.	550 single-family detached units. Detailed breakdown shown below.
<b>Residential Density</b>	0.46 units/acre	0.00 units/acre	3.09 units/acre
<b>Non-Residential/ Recreational Summary</b>	None required. Current entitlements allow churches, day camp, farms, ranches, orchards, riding academy, stables, public, and private schools.	18-hole, Par 3 golf course; swim and tennis clubs; trails; other activities listed below. Available to members only.	Amenity center for community residents; trails for use by anyone.
<b>Details</b>	2-acre lots (80); minimum house size 1,100 square feet	The Vista – two-level event center; The Nurtury at The Vista – classroom/workshop space; The Fresh Approach – gardens funded and maintained by neighbors; The Gathering – neighborhood deli; Tea on The Hillside – tea room/gathering place; The Farm Patch – farmer's market; The Miniature Golf Course – mini-golf.	8,400 sq. ft. lots (66); 6,600 sq. ft. lots (278); 5,500 sq. ft. lots (154); 5,000 sq. ft. lots (52).

<b>Topic</b>	<b>Scenario 0 (Existing Zoning)</b>	<b>Scenario 1 (Friends of South Garland)</b>	<b>Scenario 2 (Property Owner &amp; Henry S. Miller)</b>
<b>Public Investment Expected</b>	Undetermined.	No monetary investment from City.	None.
<b>Economic Value</b>	Undetermined.	Economic return from membership dues (rates not yet determined) and revenue from the non-residential/recreational uses listed above.	Return on housing sales, taxes on the property values of the homes.
<b>Compatibility</b>	Depends on mix of low density residential and other allowable uses.	"A destination providing great long term benefits to the surrounding area and will increase property values in surrounding area. It will be totally compatible with what people in the area are wanting and need."	"A signature living destination for the City of Garland that will enhance and grow retail and commercial development around the area".
<b>Density (residential units/total acres)</b>	0.46	0.00	3.09
<b>Target Market</b>	Homebuyers seeking large lot living	All in the Eastern Hills area, South Garland and surrounding area	Singles, married couples, married with kids, empty nesters, retired home buyers. The existing community as members of the pool and amenity center.
<b>Public Investment Expected</b>	Undetermined	No monetary investment from City	None

### ALTERNATIVES ANALYSIS

Topic	Scenario 0 (Existing Zoning)	Scenario 1 (Friends of South Garland)	Scenario 2 (Property Owner & Henry S. Miller)
<b>Physical Development Compatibility</b>			
<b>Can the public service demands be met by existing City of Garland and GISD infrastructure, facilities and staffing levels?</b>	Additional water and wastewater needs can be accommodated. GISD can accommodate students from 80 homes.	No significant new impacts on water and wastewater infrastructure. No impact on GISD.	Additional water and wastewater needs can be accommodated. GISD can accommodate students from 550 homes.
<b>How are the site's natural features and assets protected?</b>	Would be relatively easy to preserve.	Dense tree canopy, ponds, and floodplain protected.	Most dense tree canopy and ponds protected. Exception is tree canopy at southwest corner of site and floodplain.
<b>What are the impacts to public safety with this scenario?</b>	Minimal impacts anticipated. No indication that public safety impacts would be different for this subdivision than for any other of a similar size.	Minimal impacts anticipated.	Minimal impacts anticipated. No indication that public safety impacts would be different for this subdivision than for any other of a similar size.
<b>Physical constraints to desired development</b>	None.	None.	Floodplain/topography.
<b>Implications for traffic congestion</b>	960 additional Vehicle Trips per Day.	1,150 additional Vehicle Trips per Day.	5,600 additional Vehicle Trips per Day.
<b>Connections to and through site for walkability</b>	Trails could be accommodated.	Trails envisioned - for members only.	Basic sidewalks envisioned - accessible to surrounding community.

Topic	Scenario 0 (Existing Zoning)	Scenario 1 (Friends of South Garland)	Scenario 2 (Property Owner & Henry S. Miller)
<b>Development Form and Character</b>			
<b>How compatible is this scenario with the surrounding neighborhoods?</b>	Lower density residential development provides some level of compatibility.	Site vision is in alignment with previous uses providing compatibility.	In most cases, residential densities are higher than on existing adjacent single family lots.
<b>How effective are the buffers between this site and existing neighborhoods?</b>	No buffering requirements.	Existing natural buffers maintained.	Mixed, some areas provide good buffering, others do not.
<b>Areas for landscaping, walls, buffers</b>	No buffering requirements - 30' rear setback.	Majority of site being retained as recreational/open space.	Retaining walls needed to address site topography. Landscape buffers minimal in some areas. Landscaping to focus on entry/clubhouse area. Ponds being retained.
<b>Consumption of limited resources (water and energy)</b>	Dependent on individual homeowners. Required to meet current water conservation and energy efficiency standards.	Water: primarily for landscape irrigation. Energy: for recreational operations.	Dependent on individual homeowners. Required to meet current water conservation and energy efficiency standards.
<b>Resilience: ability to repurpose buildings as market changes in the future</b>	Few options. Difficult to repurpose single-family homes to meet new future market demands.	Few structures; most likely would be removed rather than repurposed to meet new future market demands.	Few options. Difficult to repurpose single-family homes to meet new future market demands.

<b>Topic</b>	<b>Scenario 0 (Existing Zoning)</b>	<b>Scenario 1 (Friends of South Garland)</b>	<b>Scenario 2 (Property Owner &amp; Henry S. Miller)</b>
<b><i>Support for local people and businesses</i></b>	Homes could provide a small number of customers for nearby commercial businesses. Non-residential uses could provide opportunities for local businesses.	Various activities support local people and businesses.	More homes could provide additional customers for nearby commercial businesses and improve the variety and quality of services.
<b>Economic and Fiscal Impacts</b>			
<b><i>Does the scenario appear to be supported by the market?</i></b>	Land and site development costs would likely require larger, higher priced homes than surrounding neighborhood. The sales price of homes may not be supported by market.	Interviews with golf course operators/pros indicate lack of market support for traditional 18-hole course, but par 3 course may have limited market potential. Information received and evaluated by the consultant to date does not indicate market support for tennis club, restaurant, and mini golf.	Developer's market study indicates market support.
<b><i>Does the scenario appear to be economically viable?</i></b>	Information received and evaluated by the consultant to date does not support economic viability.	Information received and evaluated by the consultant to date does not support economic viability.	Developer's market study indicates economic viability.

Topic	Scenario 0 (Existing Zoning)	Scenario 1 (Friends of South Garland)	Scenario 2 (Property Owner & Henry S. Miller)
<b>How does the scenario affect property values in adjacent neighborhoods?</b>	Unknown - Large lots are required, but the minimum home size is only 1,200 sf.	No changes anticipated. Scenario maintains previous development approach related to adjacent uses/views.	Sales price for new homes targeted at \$240K - \$350K. Current values of adjacent properties generally range from \$200K - \$400K. The current layout would likely have a negative impact on the value of properties immediately adjacent due to loss of views/proximity of development to existing homes.
<b>Strategic Objectives</b>			
<b>Neighborhood</b>			
<b>N1: Create a development that maintains/enhances the value of existing homes.</b>	Maybe.	Yes.	Maybe.
<b>N2: Ensure that infrastructure and public service needs can be met with existing facilities and resources.</b>	Yes.	Yes.	Yes.
<b>N3: Retain current levels of neighborhood safety.</b>	Generally. No significant changes in public safety anticipated, but increase in traffic generated by development could be a safety issue.	Generally. No significant changes in public safety anticipated, but increase in traffic generated by development could be a safety issue.	Generally. No significant changes in public safety anticipated, but increase in traffic generated by development could be a safety issue.

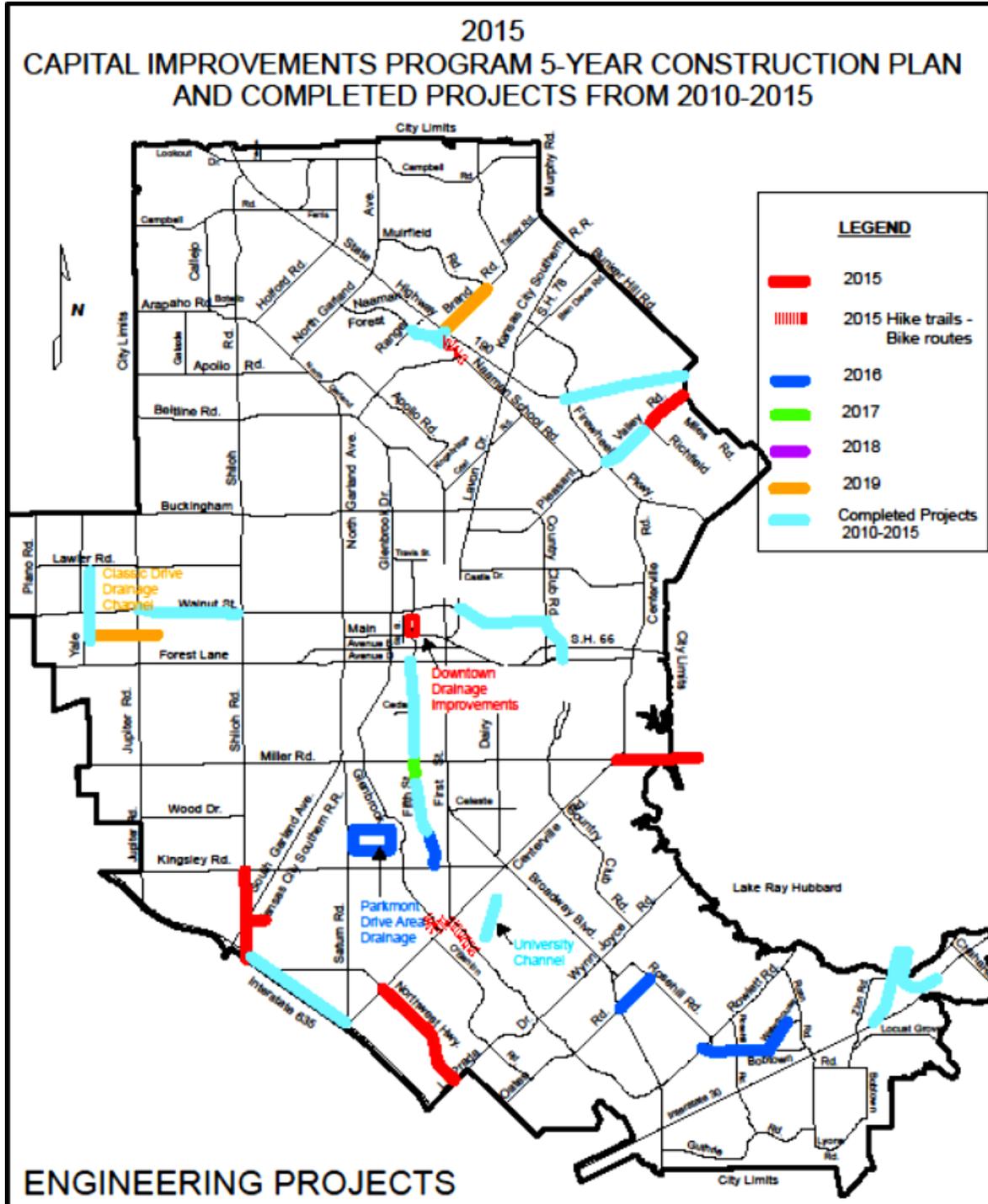
<b>Topic</b>	<b>Scenario 0 (Existing Zoning)</b>	<b>Scenario 1 (Friends of South Garland)</b>	<b>Scenario 2 (Property Owner &amp; Henry S. Miller)</b>
<b>Property Owner</b>			
<b><i>P1: Make a profit</i></b>	No information available at this time.	No. Available information on economic/fiscal impact does not demonstrate profitability.	Yes; however, available information does not indicate whether a less intense development would also be profitable.
<b><i>P2: Get along with neighbors</i></b>	Maybe.	Yes.	No.
<b>Developer</b>			
<b><i>D1: Create a quality, sustainable and market-supported development</i></b>	Maybe. Highly dependent on the actual mix of uses developed.	Somewhat. Information has not been provided as to quality aspects. No evidence that it would be sustainable or market-supported.	Somewhat. Development quality would depend on City requirements and individual builders. Project supported by existing market. Proposal would include single-family homes, the same use found in surrounding areas. Proposed density is higher than surrounding neighborhoods, so it is less compatible from that standpoint. Since single-family homes in a typical subdivision layout are a dominant use in this area, this project may not be distinct enough from other developments to be sustainable over the long term.

Topic	Scenario 0 (Existing Zoning)	Scenario 1 (Friends of South Garland)	Scenario 2 (Property Owner & Henry S. Miller)
<b>D3: Consider developing a project with features that could be enjoyed by the surrounding neighborhood</b>	Maybe.	Somewhat. Neighbors would need to join the clubs to use the facilities.	Somewhat. Neighbors would be able to use trails/paths for free, but not amenity center.
<b>City of Garland</b>			
<b>C1: Enhance the Garland community</b>	Maybe.	Somewhat. Open space would be an amenity. Unclear if a significant share of Garland residents will use the activities envisioned.	Somewhat. New homes can enhance the value in the near term. Adding a single-family detached subdivision, provides a new product for the market in this part of Garland, but over the long term, building more single-family homes may be a missed opportunity to create a more unique project that is differentiated from surrounding areas.
<b>C2: Increase the City's tax base</b>	New residential units increase tax base slightly.	Minimal tax base increase from the commercial activities on the site.	New residential units increase tax base.

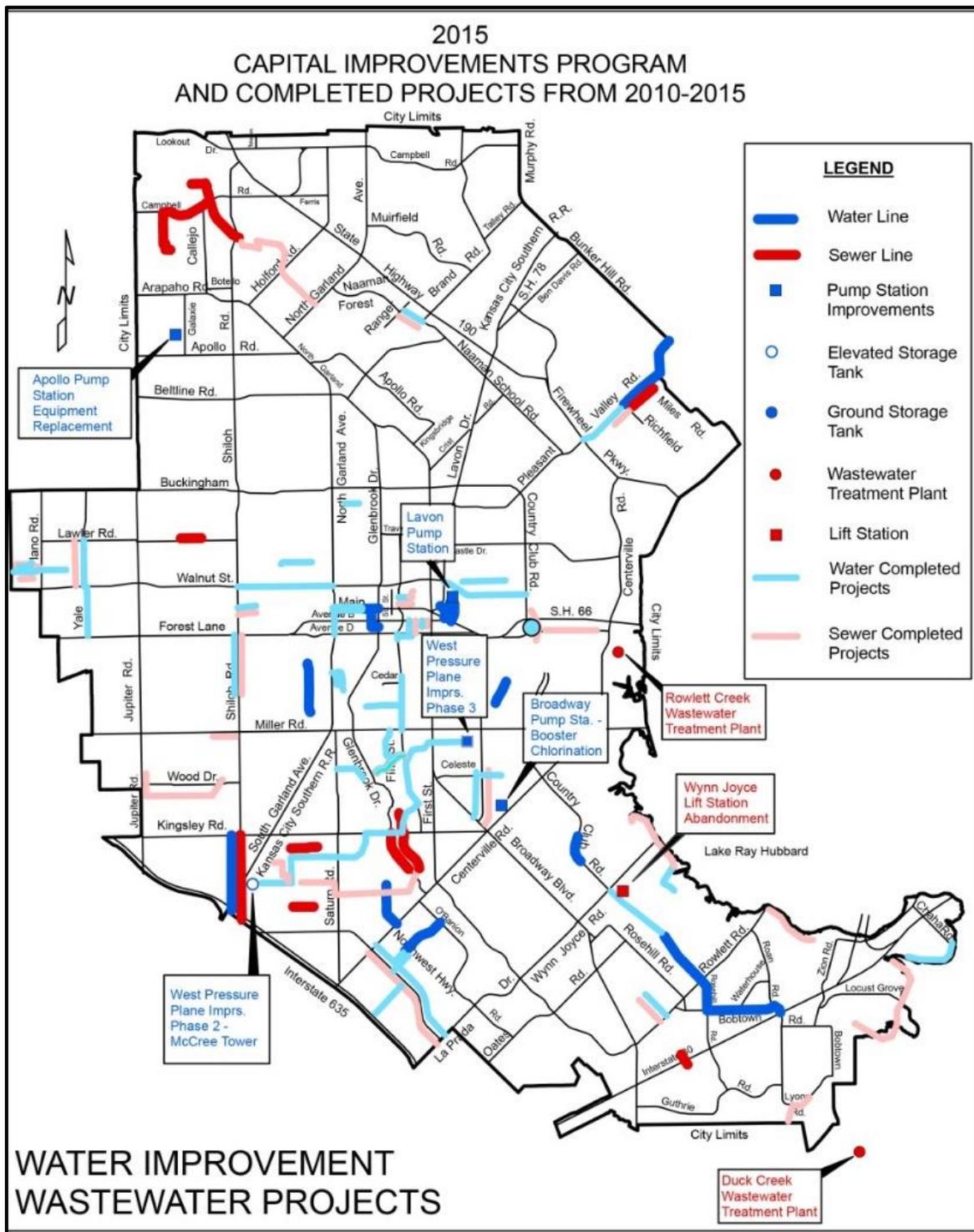
# **Appendix B**

## **Maps and Exhibits**

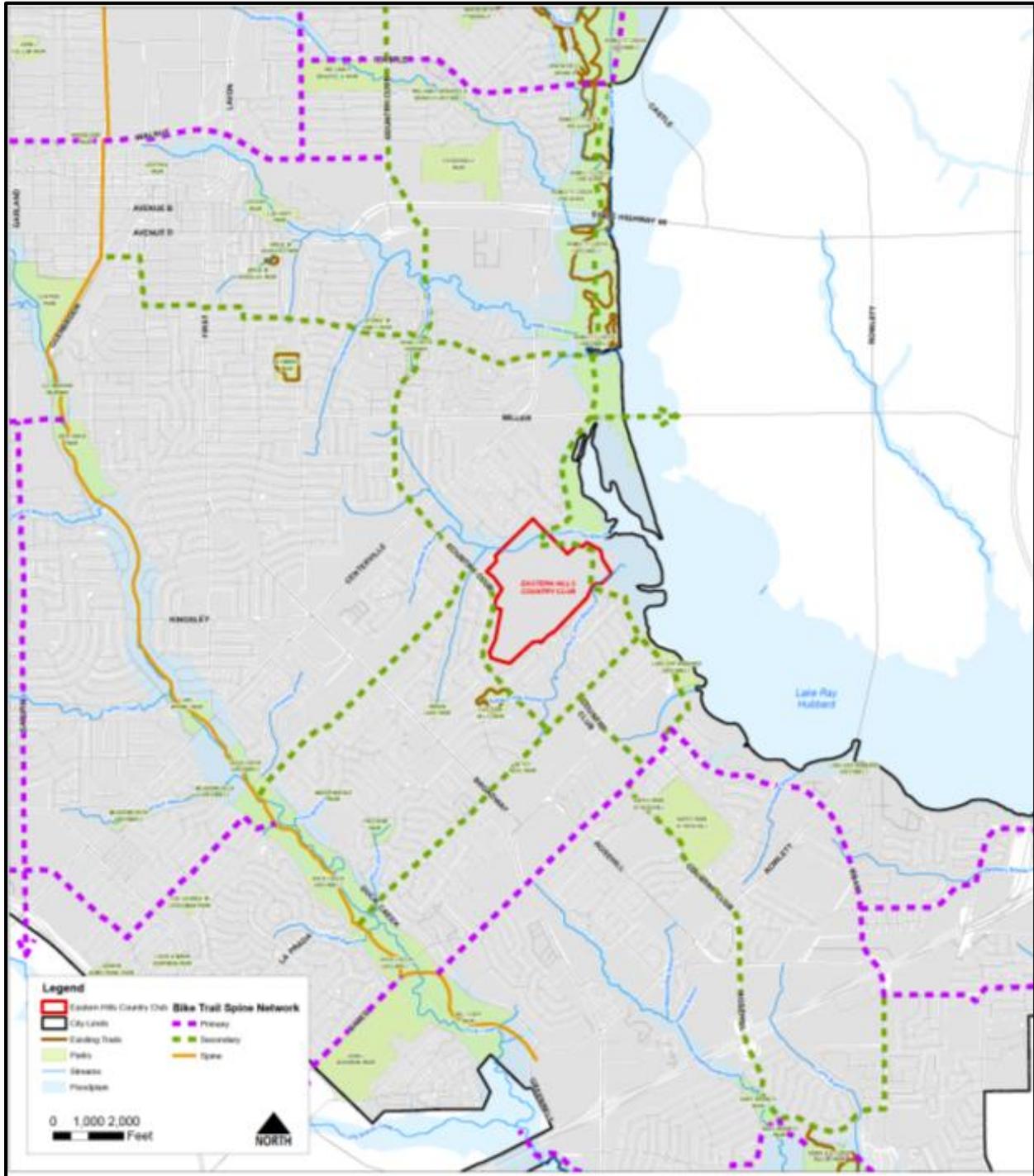
## CAPITAL IMPROVEMENTS BY YEAR OF COMPLETION



## CAPITAL IMPROVEMENTS BY TYPE OF IMPROVEMENT

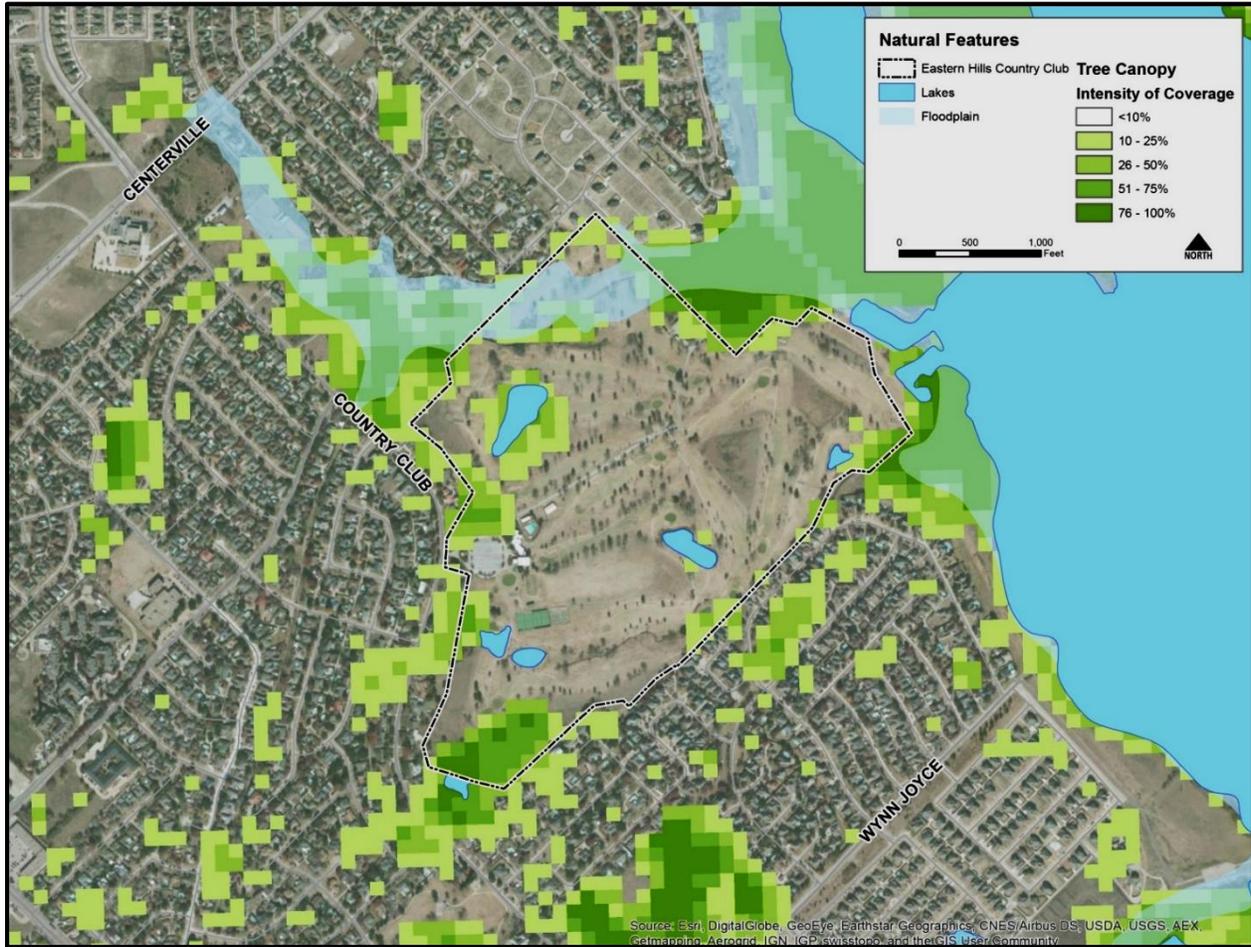


### PARKS AND TRAILS

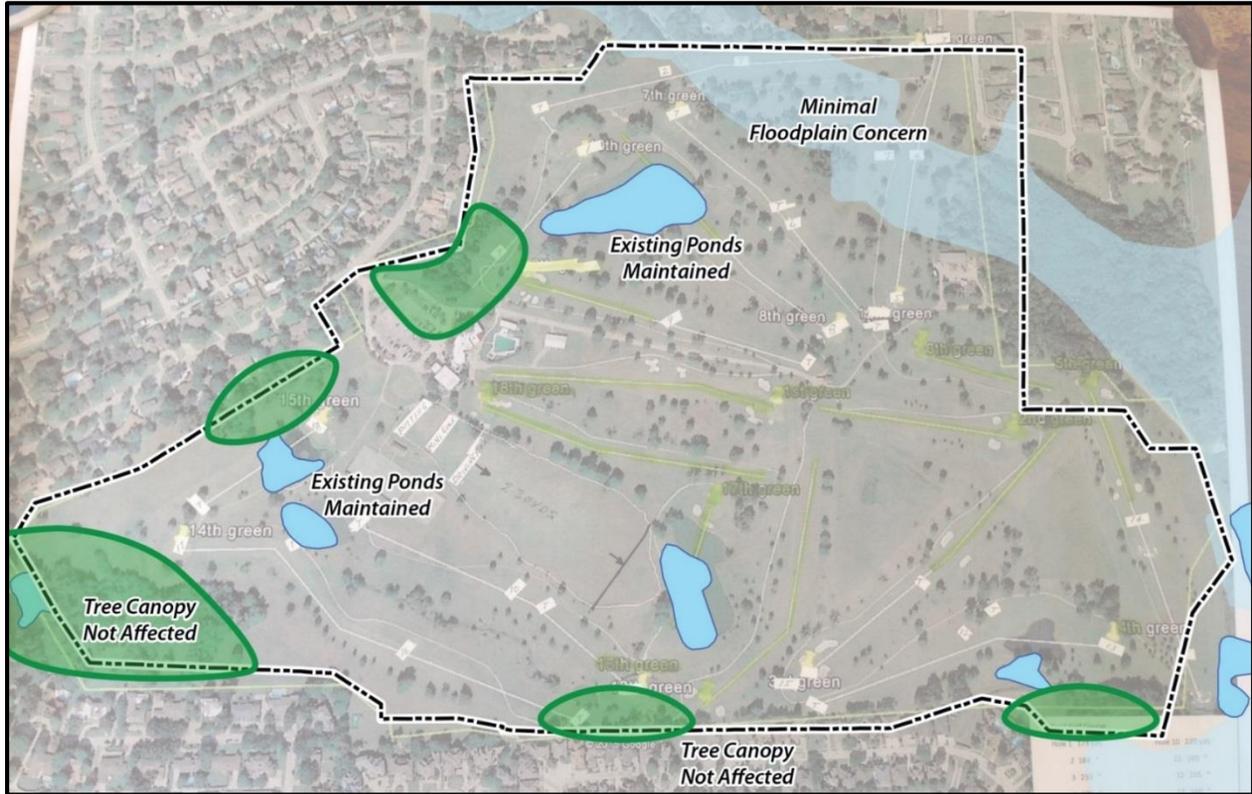




## NATURAL FEATURES



## PRESERVATION OF NATURAL FEATURES SCENARIO 1, THE PRESERVE AT EASTERN



## PROPOSED BUFFER AREAS SCENARIO 1, THE PRESERVE AT EASTERN HILL



## PRESERVATION OF NATURAL FEATURES SCENARIO 2, EASTERN HILLS VILLAGE

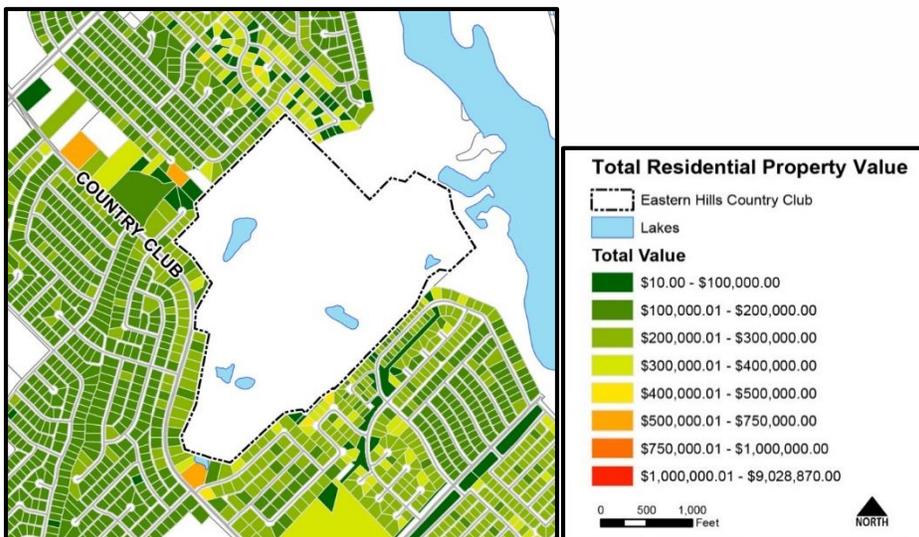
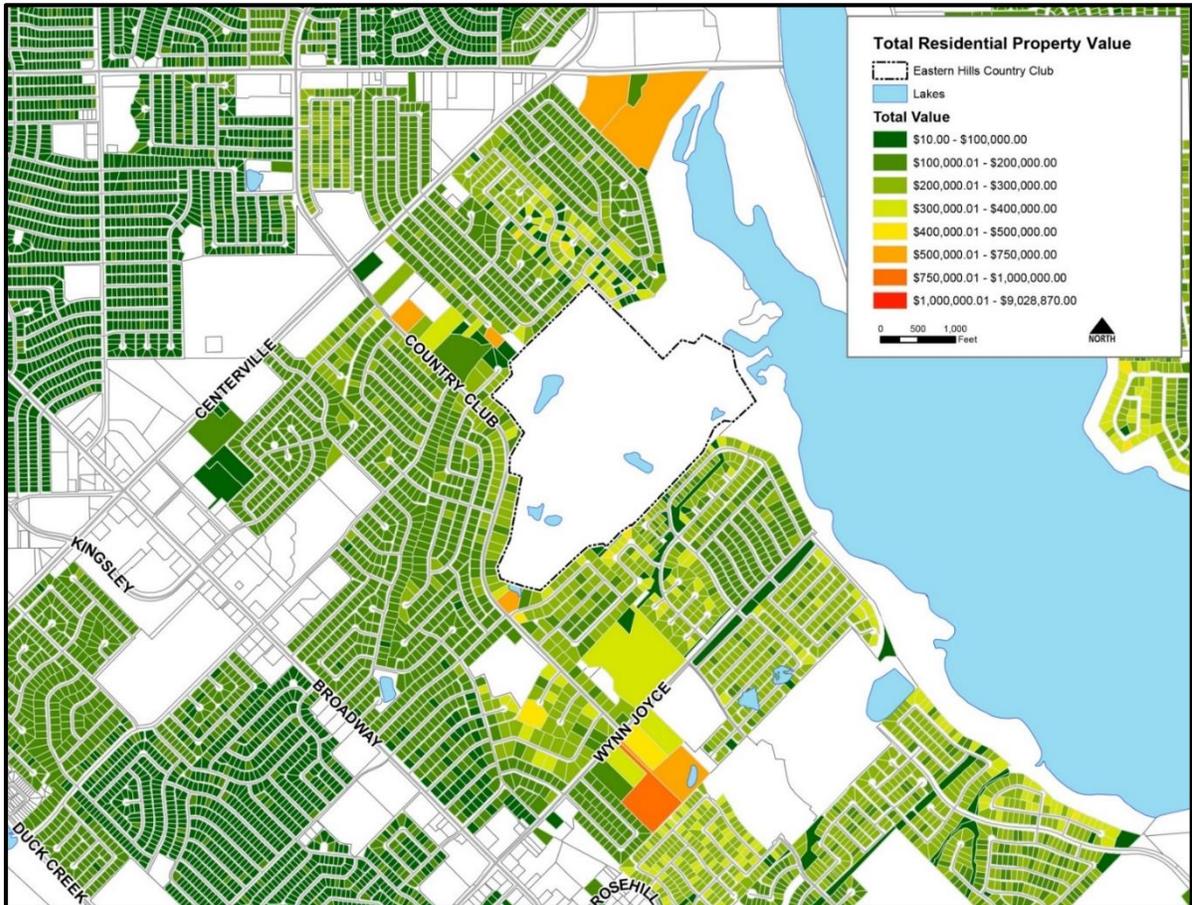


## PROPOSED BUFFERS

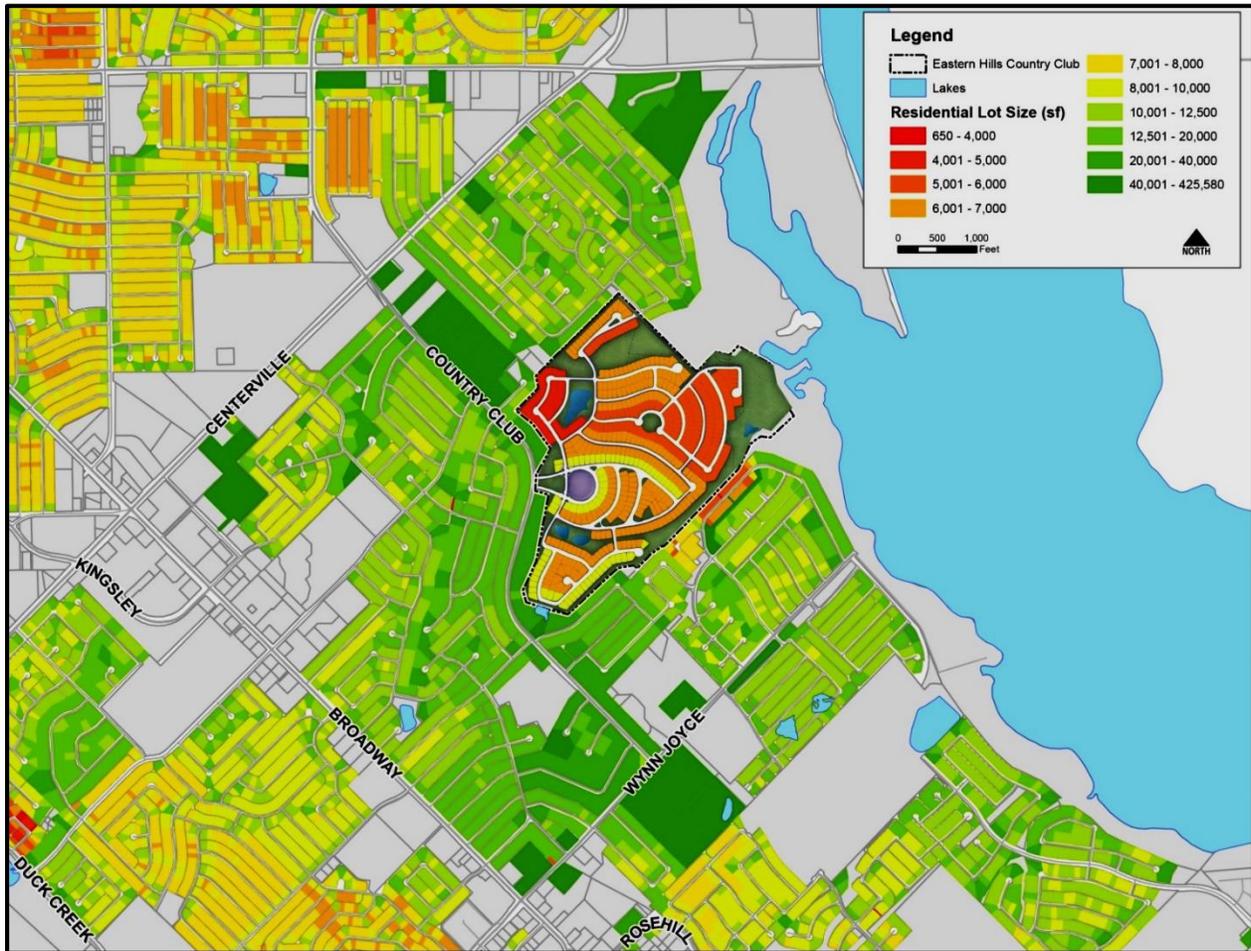
### SCENARIO 2, EASTERN HILLS VILLAGE



## 2014 PROPERTY VALUES DALLAS COUNTY APPRAISAL DISTRICT



## DENSITY OF SCENARIO 2 AND THE SURROUNDING AREA



# Appendix C

## Comments from Open House

## Eastern Hills Open House Comments

Each ✓ represents one response, of multiple, similar responses. If there is not a ✓ after a comment, only one person made that comment.

Key: N = Neighborhood Objectives. P = Property Owner Objectives. D = Developer Objectives. C = City Objectives.

### **Summary of Scenario 0**

#### **N1: Create a development that maintains/enhances the value of existing homes**

- If the property is mowed and maintained, it's a great option
- Yes, houses could be comparable (2K sf) and desirable
- Yes – ✓✓✓✓✓✓
- With existing zoning, less houses with bigger lots could maintain values, with ability to accommodate neighborhood needs/wants like amenities, trails, etc. - ✓✓
- Value maintained - ✓✓
- Could maintain or enhance

#### **N2: Ensure that infrastructure and public service needs can be met with existing facilities and resources**

- Yes – ✓✓✓✓✓✓✓✓
- Yes, resources are already taxed...strained. Low water pressure, storm water runoff into yards, brown outs, blackouts, delays in bulk trash pick up, large ants and fast traffic on S. Country Club
- No problem
- Infrastructure is sufficient

#### **N3: Retain current levels of neighborhood safety**

- Concern that unattended property will draw crime
- Yes, only moderate traffic increase
- Yes – ✓✓✓✓✓✓✓✓
- No problem

#### **N4: Maintain a buffer of open space between the surrounding homes and future development, possibly with an activity that generates revenue**

- Yes - ✓✓✓✓✓✓✓✓
- Yes, homes can be built further from existing homes - ✓✓
- Grounds for outdoor festivals, concerts, city fair, market, etc.

**P1: Make a profit**

- No, he has speculated on the property. Profit is not guaranteed.
- Maybe, depends on development costs
- Not sure – ✓✓
- Not so much (don't care)
- No – ✓✓✓✓
- Yes

**P2: Get along with neighbors**

- Yes, if maintained. Current Maintenance is substandard
- Yes – ✓✓✓✓✓✓✓✓

**D1: Create a quality, sustainable and market-supported development**

- Yes – ✓✓✓✓✓✓
- No
- Maybe
- Yes, traffic would be manageable, schools available
- No, but they are in a position to walk away if they choose

**D2: Create a development that is appropriate to the location**

- Yes – ✓✓✓✓✓✓✓✓
- Unsure – ✓
- Housing compatible with existing neighborhood

**D3: Consider developing a project with features that could be enjoyed by the surrounding neighborhood**

- Yes – ✓✓✓✓✓✓✓✓
- Park areas are a plus for the city
- Maybe

**C1: Enhance the Garland community**

- Yes – ✓✓✓
- No
- Yes – large and nice is. Small and decrease property values - ✓✓
- Maybe
- As is, it is declining

**C2: Increase the City's tax base**

- Yes – ✓✓✓✓
- No – ✓✓
- Yes, large homes pay high taxes – ✓✓
- It is much better than an overdeveloped blight of homes. The beauty is maintained even if the grass is high

**Summary of Scenario 1**

**N1: Create a development that maintains/enhances the value of existing homes**

- Yes – ✓✓✓✓✓✓✓✓✓✓✓✓
- Enhances values by creating variety of uses valued by neighbors
- Would significantly enhance desirability of homes in area
- Yes, increases desirability
- Support and enhance values of existing homes
- Value increased, beauty increased - ✓✓
- Definitely enhance
- No

**N2: Ensure that infrastructure and public service needs can be met with existing facilities and resources**

- Yes – ✓✓✓✓✓✓✓✓✓✓✓✓
- Yes, not likely to be a huge burden - ✓✓
- No stress on infrastructure and public service
- This scenario is ideal for the infrastructure – ✓✓✓
- No

**N3: Retain current levels of neighborhood safety**

- Yes - ✓✓✓✓✓✓✓✓✓✓✓✓
- And improve with renewed neighborhood pride
- Maintains quality and attracts neighbors with integrity
- Enhanced protection and safe environment
- Safely maintained
- Better
- No

**N4: Maintain a buffer of open space between the surrounding homes and future development, possibly with an activity that generates revenue**

- Yes - ✓✓✓✓✓✓✓✓✓✓✓✓
- Improved Buffer
- Yes, open spaces
- Great buffer – retains the beauty of the area
- Everything mentioned plus perhaps a couple small places to buy food and drinks
- Much better
- Great buffer with prospects of revenue
- No

**P1: Make a profit**

- Yes - ✓✓✓
- Yes and a 501C3
- We have no obligation to help him make a profit at our expense as a community
- Maintain and grow values is important. Don't need profit
- I don't think it's our responsibility to be sure owner makes a profit – he made an investment with a risk attached
- No
- Harder to make \$ but most desirable
- Doubtful
- Maybe – ✓✓✓
- Possibility is there but not as much as #2
- Although this needs study; yes. Why could the developer not lease property to restaurants, etc. to provide lasting income

**P2: Get along with neighbors**

- Yes – ✓✓✓✓✓✓✓✓✓✓✓✓✓✓✓✓
- It would be the objective
- No

**D1: Create a quality, sustainable and market-supported development**

- Yes – ✓✓✓✓✓✓✓✓
- No
- Unsure – ✓✓✓
- Preserve at Eastern Hills will enhance the quality of Garland for years – ✓✓✓
- Yes, if people will use the facilities

**D2: Create a development that is appropriate to the location**

- Yes – ✓✓✓✓✓✓✓✓✓✓✓✓✓✓
- No
- Recreational family area, young families attracted to area – ✓✓✓
- Yes, and close to 190

**D3: Consider developing a project with features that could be enjoyed by the surrounding neighborhood**

- Yes – ✓✓✓✓✓✓✓✓✓✓✓✓✓✓
- Possible, but not practical
- No
- Enjoyed by all of Garland. A great benefit - ✓✓
- Like the idea, but the “plan” just isn't all the way there. If something like this were to happen, we would need numbers
- Unsure
- Neighbors use amenities

**C1: Enhance the Garland community**

- Yes – ✓✓✓✓✓✓✓✓✓✓
- Yes, few opportunities like this currently exist
- No
- Great enhancement to South Garland and the City - ✓✓✓
- Although I like this plan, member only access will do minimal to the community. Public access with fees would work better
- Yes, we need closer and new rec & activity centers
- Grow value into future

**C2: Increase the City's tax base**

- Yes – ✓✓✓✓✓✓✓✓✓✓
- No – ✓✓
- This would make the entire South Garland area more desirable, thereby increasing tax revenue
- Public access with fees could generate money and create employment opportunities
- It could, depends on fee details
- Yes, like areas such as Lake Highlands, University Park, increases values through demand
- Is the City concerned at the tax base for 63 holes at Firewheel

## **Summary of Scenario 2**

### **N1: Create a development that maintains/enhances the value of existing homes**

- No – ✓✓✓✓✓✓✓✓✓✓
- Developer has no concern for community
- HSM didn't try to maintain/enhance value of existing homes in its proposal
- Opportunity to enhance area gone forever
- No, increased traffic would clog thoroughfares and strain utilities and services
- Lower property values for surrounding area - ✓✓✓✓✓
- Value will decrease, beauty will decrease - ✓✓
- Proposing too many houses on too small lots - ✓✓
- I will be moving if this goes through

### **N2: Ensure that infrastructure and public service needs can be met with existing facilities and resources**

- No – ✓✓✓✓✓✓✓✓✓✓
- Overloads are with traffic and demand for city services
- Probably not as well as estimated, law of unintended consequences
- No, more people means more traffic, more trash, more needed water, more teachers/schools, more 911 calls, need for better road routes - ✓✓✓✓
- No – will likely require public investment
- Problem for fire and ambulance. No mention of new housing area south of Wynn Joyce adding to traffic on Wynn Joyce and Country Club
- Too many houses in dangerous flood zones, less trees, will only destroy the EHCC community "look"
- Just because you can doesn't mean you should
- Maybe
- Too few entrances – flood zone isolate homes in North quadrant
- HSM Projection of 5,000-8,000 sq ft will need to be enforced to work, anything less is overcrowding lot and density projections

### **N3: Retain current levels of neighborhood safety**

- No – ✓✓✓✓✓✓✓✓✓✓
- Lower home values and density attract crime
- Who knows what that neighborhood will attract
- Good to begin with but density as area ages will be less safe than area now
- No, more traffic+less safe. S Country Club already has a lot of traffic and fast as well - ✓✓✓
- Unknown – possible traffic issues
- Increase population means more crime. Criminals going after building materials, copper and appliances - ✓✓
- Too many people, 1 road for emergency vehicles = danger - ✓✓✓✓
- Are you --- kidding?

**N4: Maintain a buffer of open space between the surrounding homes and future development, possibly with an activity that generates revenue**

- No – ✓✓✓✓✓✓✓✓✓✓✓✓
- No buffer destroys beauty
- Don't see buffers
- Absolutely not. It is an insult to the currently developed neighborhood
- No – destruction of natural open space with little development potential
- Not enough or no buffer. Destroys the beauty of the area - ✓✓✓✓
- No buffer or minimal buffer...not a great plan if we want to keep the community happy - ✓✓✓✓

**P1: Make a profit**

- No – ✓✓✓
- Unsure - ✓✓
- Probably handsomely
- Profit centers \*, tax base +
- Yes – it better
- Yes – ✓✓✓✓✓✓✓✓✓✓
- Likely
- All they want is money- ✓✓
- Yeah, sure, you can make some money and be an –

**P2: Get along with neighbors**

- No – ✓✓✓✓✓✓✓✓✓✓✓✓✓✓
- Yes
- Unsure
- HSM doesn't seem interested in getting along with existing neighbors
- Probably not, mixing uses and expectations
- This scenario will only make neighbors bitter and upset - ✓✓✓

**D1: Create a quality, sustainable and market-supported development**

- No – ✓✓✓✓✓✓✓✓✓✓
- Not applicable
- Market will not support \$240,000-350,000 houses on lots of 5,000-8,000 sq ft. HSM will project these figures to get zoning, but actual houses will probably be less than half of these figures - ✓✓
- Over density, over crowded which will deteriorate with time – ✓✓✓✓
- You're just going to make Garland more trashy
- Unsure

**D2: Create a development that is appropriate to the location**

- No – ✓✓✓✓✓✓✓✓✓✓✓✓
- Does not meet the standards - ✓✓
- Not appropriate – never intended to be housing – ✓✓
- How are 550 houses supposed to work with S Country Club and have traffic flow – ✓✓
- It would destroy the natural beauty of the area - ✓✓

**D3: Consider developing a project with features that could be enjoyed by the surrounding neighborhood**

- No – ✓✓✓✓✓✓✓✓✓✓✓✓✓✓
- None – just a bunch of houses and traffic – ✓✓
- Walking on sidewalks along houses isn't what I would call a trail
- No sign of welcoming neighbors except maybe a bike trail
- Amenities for 550 homes only

**C1: Enhance the Garland community**

- No – ✓✓✓✓✓✓✓✓✓✓✓✓✓✓
- Maybe
- City involvement to create buffer areas to protect neighbors, less # of houses on larger lots
- Will contribute to the further demise of the Centerville corridor leading in to Garland from Dallas - ✓✓
- Not good – increased population density, more traffic, more crime
- Need city participation and investment
- It's a downgrade and embarrassment to the community

**C2: Increase the City's tax base**

- Yes – ✓✓✓✓✓✓✓✓
- No – ✓✓✓
- Seems like this would be a great expense for the city to maintain
- Quick increase, but the expense of surrounding area – perhaps no long term increase – ✓✓✓
- Taxes collected are spent on city services for 550 people

# Eastern Hills Country Club Redevelopment Study

City Council Briefing

August 17, 2015

# Study Background and Purpose

## Purpose of the Study

- To evaluate the potential of Eastern Hills Country Club and to facilitate discussions with stakeholders to create consensus on a redevelopment scenario satisfactory to the parties involved



Photo from Dallas Morning News

# Outline of Planned Study Process

- Data Collection / Mapping / Analysis
- Community Information and Input
  - Stakeholder interviews – March, April
  - Advisory Committee Meetings – April, May, June
  - Community Open House – July
  - Meeting materials and notes posted on City of Garland website
- Development and Review of Alternative Scenarios – At / In preparation for Advisory Committee Meetings and Community Open House
- Selection of Preferred Scenario / Committee Recommendation – Planned for July
- Council Briefing on study process and findings

# Property Background

- 178 acres
- 3000 block of Country Club Road
- Opened in 1954 as a private golf / country club
- Owners filed for bankruptcy 2013 after several reorganizations and attempts to keep the club in operation
- Golf course currently decommissioned
- Property sold to a real estate investor in 2014 (current DCAD value \$4.05 million)
- No zoning application has been filed to date



## Trends in the Golf Industry – U.S. and DFW

- Many new subdivisions—particularly in the '90's—were developed as golf course communities to attract buyers and premium home prices
- 14,000 courses closed in the period 2001-2013
  - Since 2006, 643 courses closed and roughly 4 million fewer players
- The industry is struggling to reinvent itself
- Over-supply and declining demand have led to depressed green fees and lower revenues
  - 200+ golf courses in the DFW area, including 88 within 30-minutes of Garland
- Decommissioned golf courses can present a unique opportunity for redevelopment



# Eastern Hills Property Conditions

- Preliminary evaluation conducted by City Staff in February 2014 indicated that:
  - The course needed attention
  - The clubhouse, ancillary buildings and associated facilities needed renovation or replacement
  - There were ADA compliance issues
  - Roofs and the parking lot were in poor condition
  - The swimming pool pump needed to be replaced and the pool brought up to code



## Costs to Renovate and Operate

- Analysis by City Staff in 2014 indicated that in order to operate as a private or semi-public course, a significant increase in the number of rounds played, the number of memberships sold and the revenue from membership dues would be required to break even\*



\*This analysis assumed a much lower land acquisition cost than the property's actual 2014 sales price

## Code Enforcement

- There have been several contacts between the property management company and Garland Code Enforcement since April / May 2014 regarding:
  - Mowing
  - Structural issues on vacant buildings
  - Trash
  - Graffiti
  - Fallen limbs in the “buffer zone” (100’ from developed residential property)
  - Stagnant swimming pool
  - Unsecured buildings
  - Trash
  - Improper storage
  - Unmaintained parking surfaces
- Success with compliance has been mixed

## Eastern Hills Area Infrastructure

- City and private sector assessment indicates:
  - Existing sanitary sewer – Capacity available
  - Existing stormwater – No issues anticipated; can be designed to work with Lake Ray Hubbard
  - Existing water capacity – Supply available
  - Existing street capacity – Country Club Road currently operating under capacity; any new development will increase traffic volume
  - Existing access – Deficient; only one point of ingress / egress
  - School capacity – GISD is “Choice-of-School District;” children can attend any school; GISD indicates additional students (from 550 homes) can be accommodated
  - Parks and trails – Existing facilities and opportunities for trail connections

## Findings from Stakeholder Interviews ( March / April)

- General comments
  - Proposal needs to be well understood by all parties
  - Development must be economically feasible
  - Plan should be acceptable to the homeowners, developers, future users, City
  - Decision should be made in a timely manner

## Findings from Stakeholder Interviews

- Specific concerns
  - Maintenance of property values and quality of the new development
  - Traffic
  - Safety
  - Preservation of natural areas
  - Maintaining a buffer between existing residential uses and new construction
  - Preserving / Enhancing the Eastern Hills “brand”

# Findings from Stakeholder Interviews

- Possible users / uses
  - Empty nesters / Lock-and-leave buyers looking for living options with:
    - Less maintenance
    - High-end finish-outs and amenities
    - Smaller lots (potentially)
  - Assisted living developers (cottage-style or congregate units)
  - Active senior living (Del Webb style development)
  - Mix of units / housing options
  - Non-residential, destination uses (including restaurants, possibly recreational activities)
  - Trails, open spaces as part of the design

## Advisory Committee Meetings

- Meeting #1 (April 8, 2015): Introduce the project; identify issues, criteria for evaluation and stakeholder objectives; review property assets and infrastructure
- Meeting #2 (May 13, 2015): Review the project and new information; present alternative scenarios by neighborhood, developer; Committee discussion of alternatives
- Meeting #3 (June 23, 2015): Review an evaluation of each scenario—existing entitlements, neighborhood’s plan, developer’s proposal; Committee discussion in hopes of arriving at a hybrid scenario to present at a Community Open House

# Overview – Alternatives Analysis Process

## Analysis Process

- Three scenarios analyzed –
  - Scenario 0: Existing Zoning / Entitlements
  - Scenario 1: The Preserve at Eastern Hills (Friends of South Garland)
  - Scenario 2: Eastern Hills Village (Property Owner & Henry S. Miller)
- Evaluation conducted at a high level – Results based on level of detail provided by Committee members representing each scenario
- Each scenario compared to the evaluation criteria identified in Advisory Committee Meeting #1
- Maps, exhibits used where possible to assist in understanding the evaluation of each scenario
- Performance of each scenario evaluated in relation to the Strategic Objectives agreed upon by the Advisory Committee in Meeting #1

# Description of Alternative Scenarios

## Evaluation of Each Scenario

Name of Scenario	
Target Markets	Who will be the future users of the development?
Public Investment	What, if any, investment is expected from the City of Garland?
Economic Value	What will create a reasonable return on private investment on the site?
Compatibility	How will the scenario relate to the surrounding neighborhoods & the Garland community?

# Scenario 0 – Existing Zoning and Entitlements

## Summary of Scenario #0: Issues

Existing Zoning / Entitlements	
Target Market	Homebuyers seeking large lot living
Public Investment Expected	Undetermined
Economic Value	Undetermined
Compatibility	Low-density single-family residential development under existing Agriculture zoning regulations* Two-acre minimum lots, 1,100 square foot minimum house size No specific requirement for preservation of open space or provision of buffering except minimum setbacks Quality of development would be established with the adoption of a permanent zoning category for the site

\*Other potential uses under Ag zoning include churches, day camps, farms, ranches, orchards, riding academy, stables, public or private schools

# Existing Zoning and Entitlements



# Scenario 1 – Submitted by Friends of South Garland

# Summary of Scenario #1: Issues

The Preserve at Eastern Hills	
Target Market	All in the Eastern Hills area, South Garland and surrounding area
Public Investment Expected	No monetary investment
Economic Value	Economic return from membership dues (rates not yet determined) and revenue from the non-residential / recreational uses listed above.
Compatibility	“A destination providing great long term benefits to the surrounding area and will increase property values in surrounding area. It will be totally compatible with what people in the area are wanting and need.”

# The Preserve at Eastern Hills



THE PRESERVE AT EASTERN HILLS  
3000 S. COUNTRY CLUB RD  
GARLAND, TX. 75043

# Scenario 2 – Submitted by Property Owner and Henry S. Miller

# Summary of Scenario 2: Issues

Eastern Hills Village	
Target Markets	Singles, married couples, married with kids, empty nesters, retired home buyers The existing community as members of the pool and amenity center
Public Investment	None
Economic Value	Return on housing sales, taxes on the property values of the homes
Compatibility	“A signature living destination for the City of Garland that will enhance and grow retail and commercial development around the area.”

# Eastern Hills Village



THIS IS NOT A REGULATORY DOCUMENT - ALL INFORMATION IS PRELIMINARY AND CONCEPTUAL. LAYOUTS AND CONDITIONS INDICATED ARE APPROXIMATE AND DO NOT NECESSARILY DEPICT THE PROJECT AS IT SHALL FINALLY BE DEVELOPED. PROJECT PLANS AND INFORMATION ARE SUBJECT TO CHANGE WITHOUT NOTICE.



HSM DALCON, INC / PROVIDENT REALTY, INC



DOWDEY, ANDERSON & ASSOCIATES, INC.

## EASTERN HILLS VILLAGE

GARLAND, TX / DALLAS COUNTY



# Analysis of Alternative Scenarios

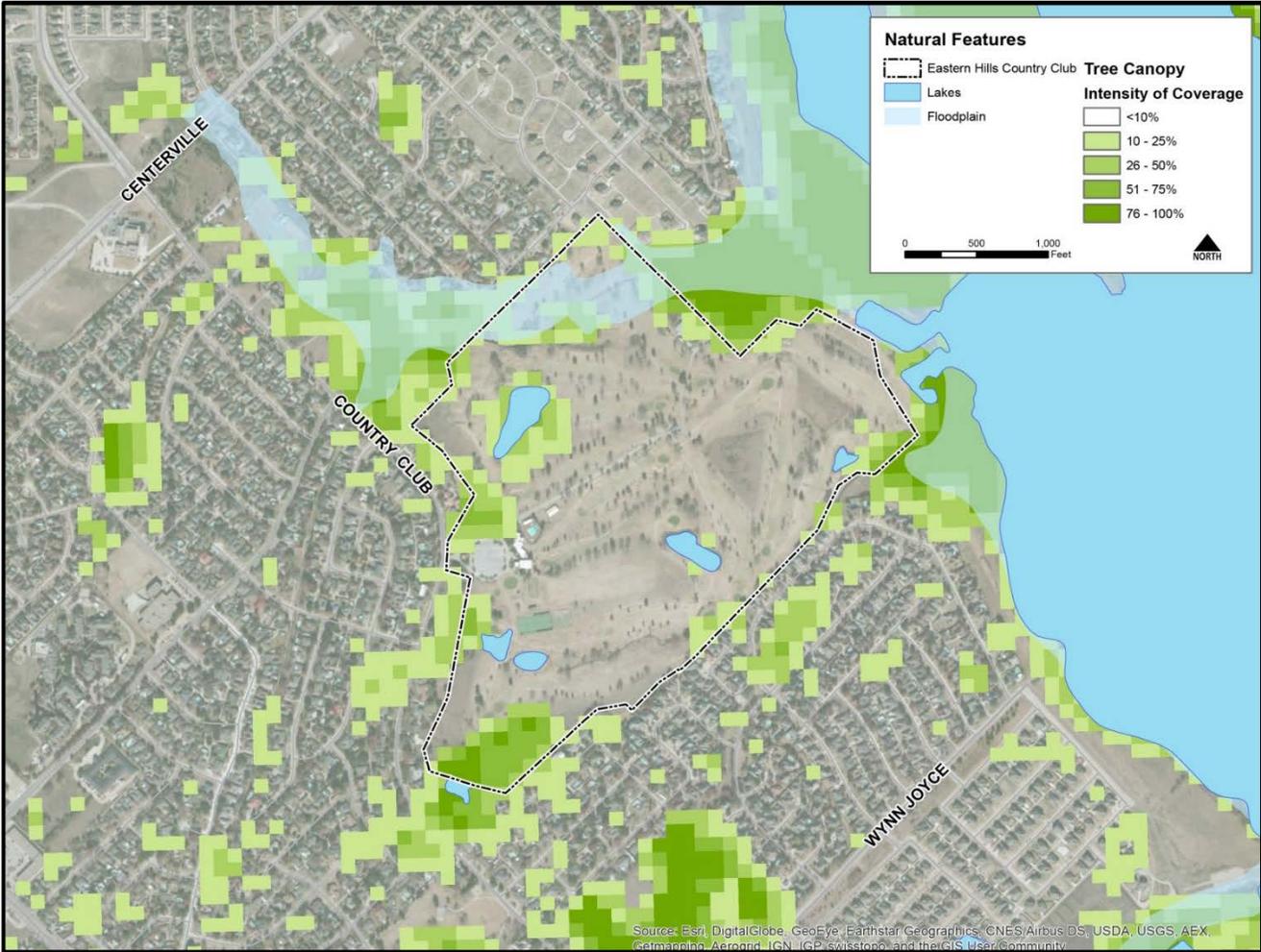
# Definition of Alternatives

Topic	Scenario 0 (Existing Zoning)	Scenario 1 (Friends of South Garland)	Scenario 2 (Property Owner & Henry S. Miller)
<b>Definition of Alternatives</b>			
<b>Name or Theme</b>	Existing Site Entitlements	The Preserve at Eastern Hills	Eastern Hills Village
<b>Intent</b>	Reflect development allowed by existing Agriculture zoning and entitlements.	"A green space offering the perfect balance of tranquility and activity."	New residential community focused on green buffers / amenities instead of golf.
<b>Residential Summary</b>	80 Units (+/-). Two-acre lot minimum, 1,100 square feet minimum house size.	0 units.	550 single-family detached units. Detailed breakdown shown below.
<b>Non-Residential / Recreational Summary</b>	None required. Current entitlements allow churches, day camp, farms, ranches, orchards, riding academy, stables, public and private schools.	18 hole, par 3 golf course; swim and tennis clubs; trails; other activities listed below. Available to members only.	Amenity center for community residents; trails for use by anyone.
<b>Details</b>	2 acre lots (80); minimum house size 1,100 square feet	The Vista – two-level event center; The Nurture at The Vista – classroom / workshop space; The Fresh Approach – gardens funded and maintained by neighbors; The Gathering – neighborhood deli; Tea on The Hillside – tea room / gathering place; The Farm Patch – farmer’s market; The Miniature Golf Course – mini-golf.	8,400 sq. ft. lots (66); 6,600 sq. ft. lots (278); 5,500 sq. ft. lots (154); 5,000 sq. ft. lots (52).
<b>Density (residential units / total acres)</b>	0.46	0.00	3.09

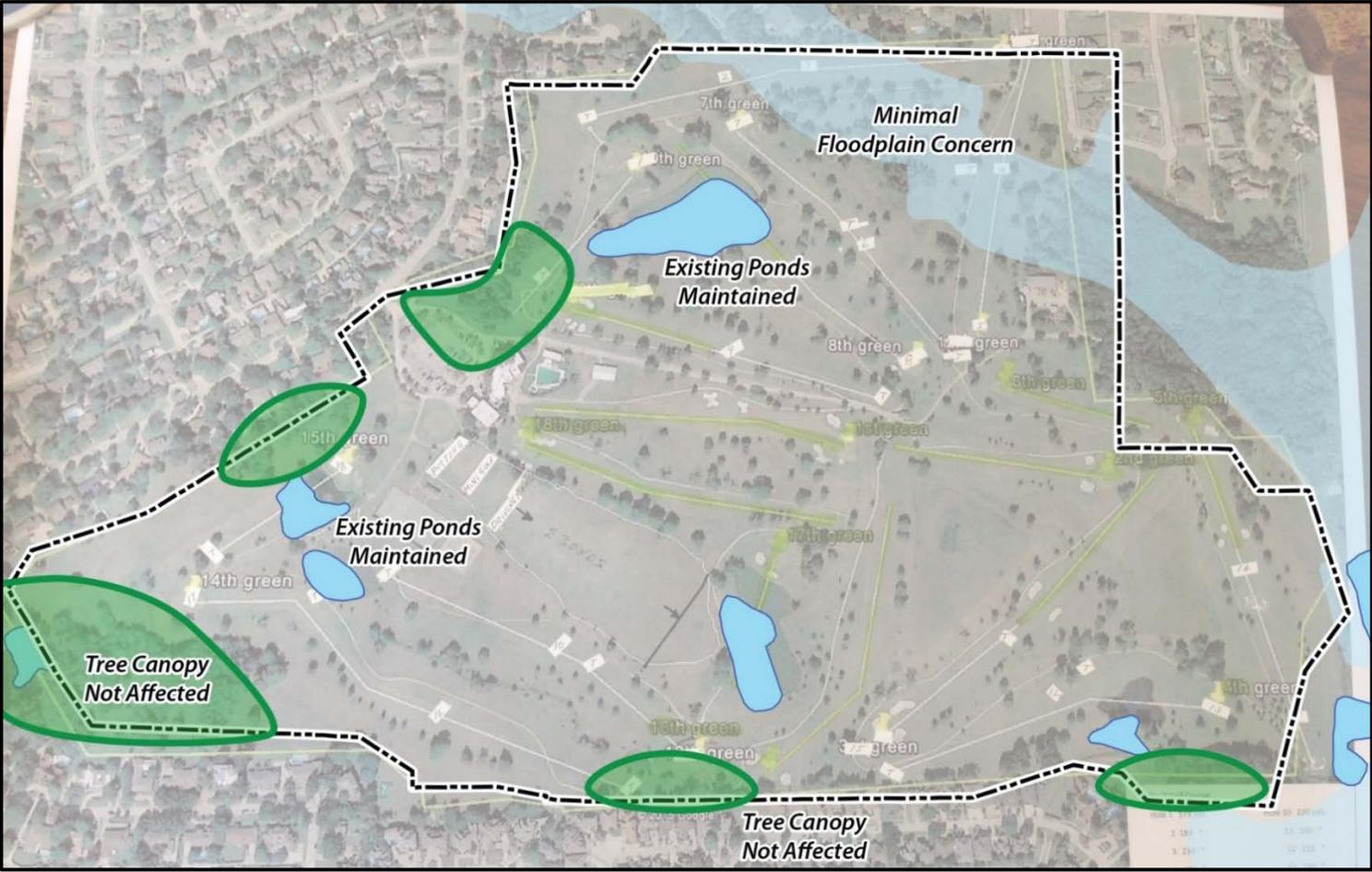
# Physical Development Compatibility

Topic	Scenario 0 (Existing Zoning)	Scenario 1 (Friends of South Garland)	Scenario 2 (Property Owner & Henry S. Miller)
<i>Can the public service demands be met by existing City of Garland and GISD infrastructure, facilities and staffing levels?</i>	Additional water and wastewater needs can be accommodated. GISD can accommodate students from 80 homes.	No significant new impacts on water and wastewater infrastructure. No impact on GISD.	Additional water and wastewater needs can be accommodated. GISD can accommodate students from 550 homes.
<i>How are the site's natural features and assets protected?</i>	Would be relatively easy to preserve.	Dense tree canopy, ponds and floodplain protected.	Most dense tree canopy and ponds protected. Exception is tree canopy at southwest corner of site and floodplain.
<i>What are the impacts to public safety with this scenario?</i>	Minimal impacts anticipated. No indication that public safety impacts would be different for this subdivision than for any other of a similar size.	Minimal impacts anticipated.	Minimal impacts anticipated. No indication that public safety impacts would be different for this subdivision than for any other of a similar size.
<i>Physical constraints to desired development</i>	None.	None.	Floodplain / topography.
<i>Implications for traffic congestion</i>	960 additional Vehicle Trips per Day.	1,150 additional Vehicle Trips per Day.	5,600 additional Vehicle Trips per Day.
<i>Connections to and through site for walkability</i>	Trails could be accommodated.	Trails envisioned - for members only.	Basic sidewalks envisioned - accessible to surrounding community.

# Physical Development Compatibility – Natural Features



# Physical Development Compatibility – Natural Features – Scenario 1



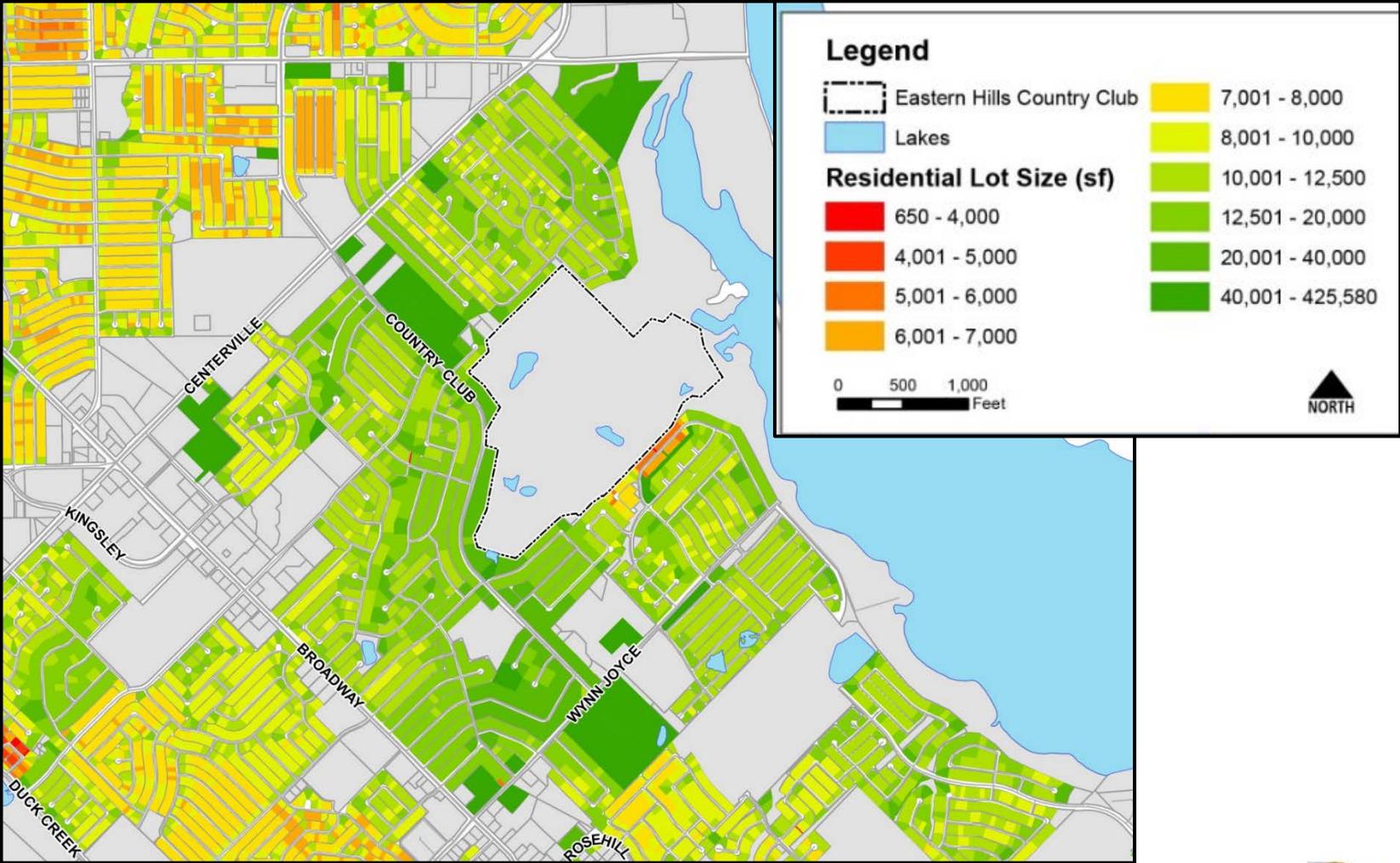
# Physical Development Compatibility – Natural Features – Scenario 2



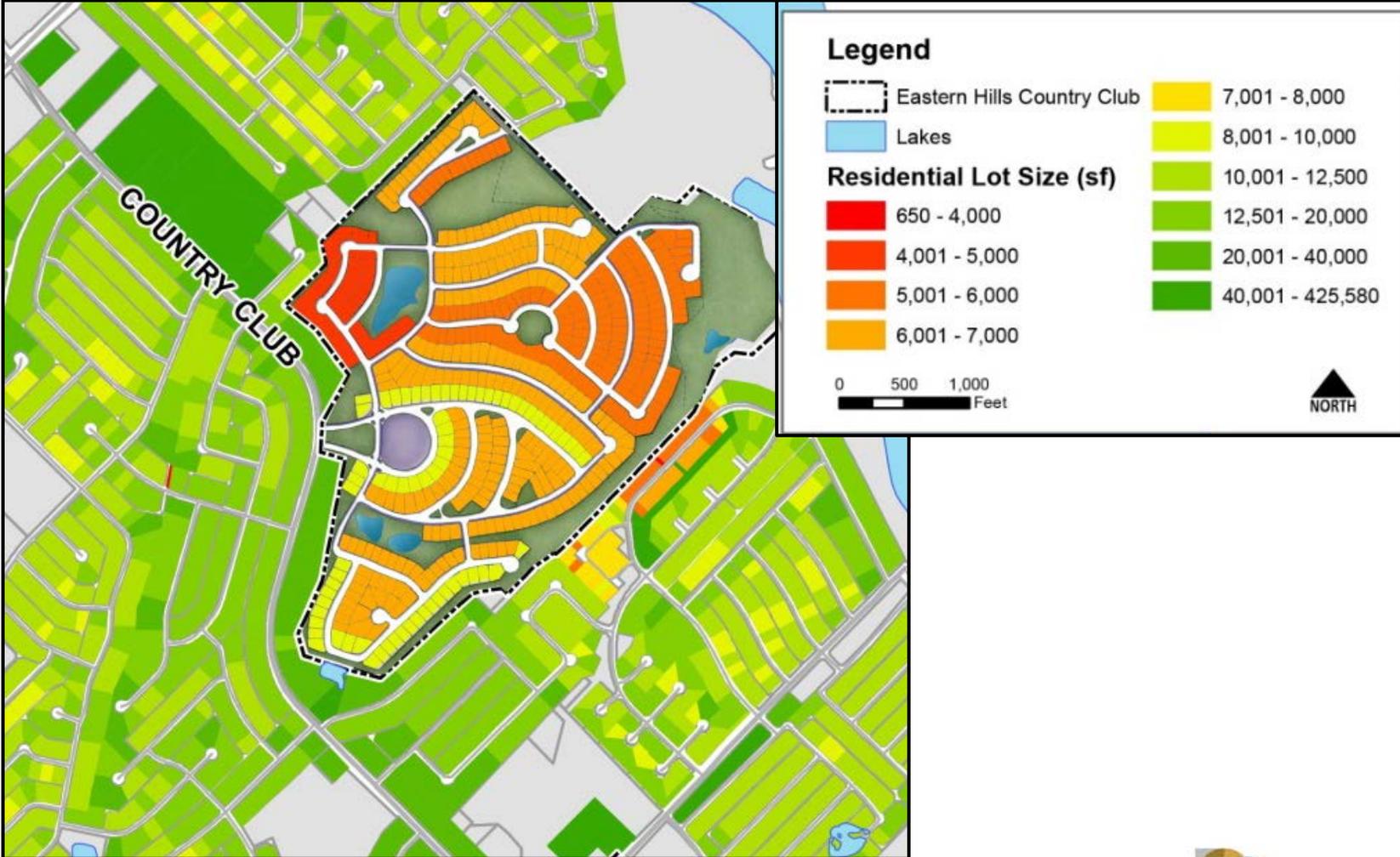
# Development Form and Character

Topic	Scenario 0 (Existing Zoning)	Scenario 1 (Friends of South Garland)	Scenario 2 (Property Owner & Henry S. Miller)
<b>Development Form and Character</b>			
<i>How compatible is this scenario with the surrounding neighborhoods?</i>	Lower density residential development provides some level of compatibility.	Site vision is in alignment with previous uses providing compatibility.	In most cases, residential densities are higher than on existing adjacent single family lots.
<i>How effective are the buffers between this site and existing neighborhoods?</i>	No buffering requirements.	Existing natural buffers maintained.	Mixed, some areas provide good buffering, others do not.
<i>Areas for landscaping, walls, buffers</i>	No buffering requirements - 30' rear setback.	Majority of site being retained as recreational / open space.	Retaining walls needed to address site topography. Landscape buffers minimal in some areas. Landscaping to focus on entry / clubhouse area. Ponds being retained.
<i>Consumption of limited resources (water and energy)</i>	Dependent on individual homeowners. Required to meet current water conservation and energy efficiency standards.	Water: primarily for landscape irrigation. Energy: for recreational operations.	Dependent on individual homeowners. Required to meet current water conservation and energy efficiency standards.
<i>Resilience: ability to repurpose buildings as market changes in the future</i>	Few options. Difficult to repurpose single-family homes to meet new future market demands.	Few structures; most likely would be removed rather than repurposed to meet new future market demands.	Few options. Difficult to repurpose single-family homes to meet new future market demands.
<i>Support for local people and businesses</i>	Homes could provide a small number of customers for nearby commercial businesses. Non-residential uses could provide opportunities for local businesses.	Various activities support local people and businesses.	More homes could provide additional customers for nearby commercial businesses and improve the variety and quality of services.

# Development Form and Character – Development Densities – Scenario 1



# Development Form and Character – Development Densities – Scenario 2



# Development Form and Character

Topic	Scenario 0 (Existing Zoning)	Scenario 1 (Friends of South Garland)	Scenario 2 (Property Owner & Henry S. Miller)
<b>Development Form and Character</b>			
<i>How compatible is this scenario with the surrounding neighborhoods?</i>	Lower density residential development provides some level of compatibility.	Site vision is in alignment with previous uses providing compatibility.	In most cases, residential densities are higher than on existing adjacent single family lots.
<i>How effective are the buffers between this site and existing neighborhoods?</i>	No buffering requirements.	Existing natural buffers maintained.	Mixed, some areas provide good buffering, others do not.
<i>Areas for landscaping, walls, buffers</i>	No buffering requirements - 30' rear setback.	Majority of site being retained as recreational / open space.	Retaining walls needed to address site topography. Landscape buffers minimal in some areas. Landscaping to focus on entry / clubhouse area. Ponds being retained.
<i>Consumption of limited resources (water and energy)</i>	Dependent on individual homeowners. Required to meet current water conservation and energy efficiency standards.	Water: primarily for landscape irrigation. Energy: for recreational operations.	Dependent on individual homeowners. Required to meet current water conservation and energy efficiency standards.
<i>Resilience: ability to repurpose buildings as market changes in the future</i>	Few options. Difficult to repurpose single-family homes to meet new future market demands.	Few structures; most likely would be removed rather than repurposed to meet new future market demands.	Few options. Difficult to repurpose single-family homes to meet new future market demands.
<i>Support for local people and businesses</i>	Homes could provide a small number of customers for nearby commercial businesses. Non-residential uses could provide opportunities for local businesses.	Various activities support local people and businesses.	More homes could provide additional customers for nearby commercial businesses and improve the variety and quality of services.

# Development Form and Character – Buffers – Scenario 1



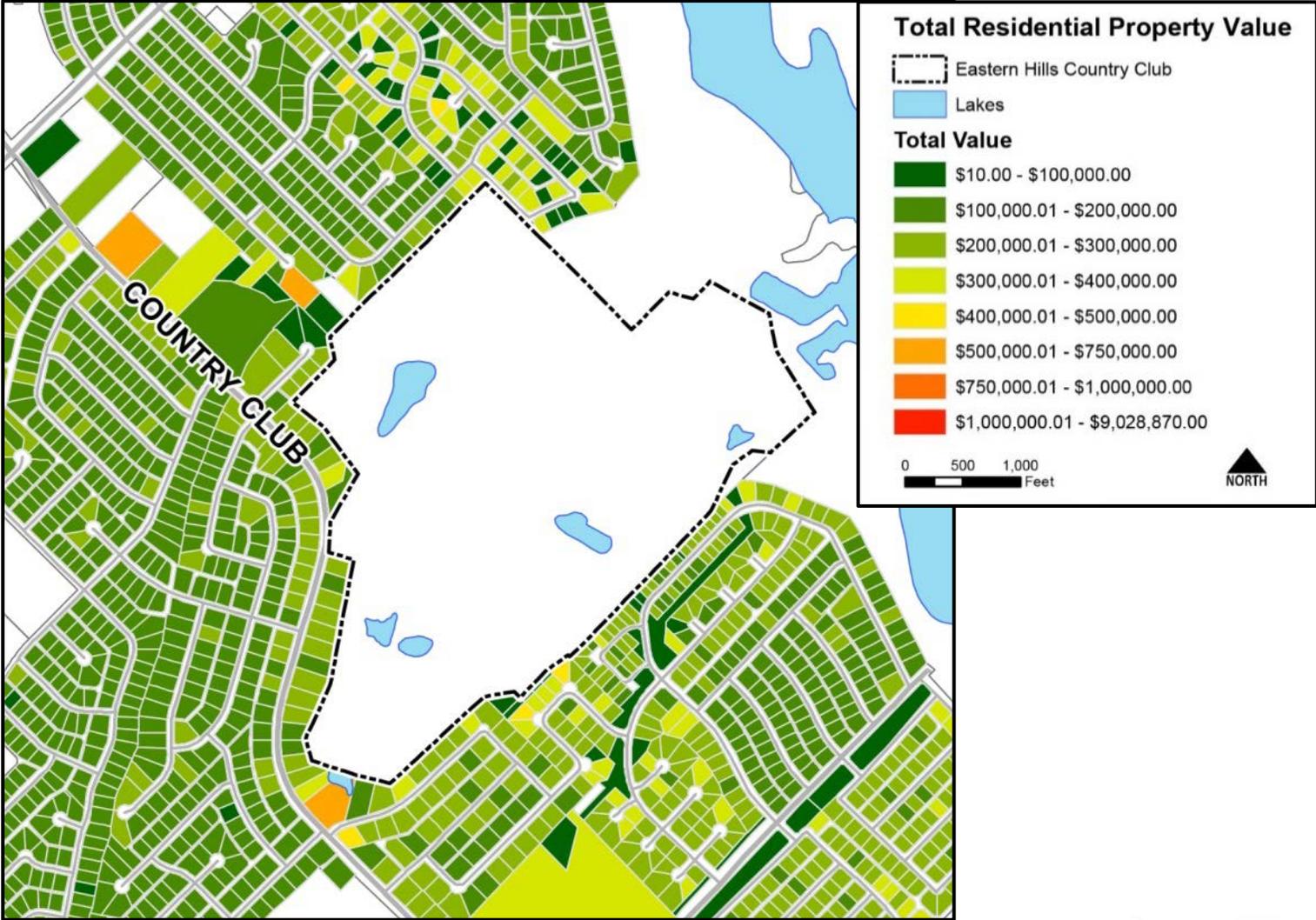
# Development Form and Character – Buffers – Scenario 2



# Economic / Fiscal

Topic	Scenario 0 (Existing Zoning)	Scenario 1 (Friends of South Garland)	Scenario 2 (Property Owner & Henry S. Miller)
<i>Does the scenario appear to be supported by the market?</i>	Land and site development costs would likely require larger, higher priced homes than surrounding neighborhood. The sales price of homes may not be supported by market.	Interviews with golf course operators / pros indicate lack of market support for traditional 18-hole course, but par 3 course may have limited market potential. Information received and evaluated by the consultant to date does not indicate market support for tennis club, restaurant and mini golf.	Developer's market study indicates market support.
<i>Does the scenario appear to be economically viable?</i>	Information received and evaluated by the consultant to date does not support economic viability.	Information received and evaluated by the consultant to date does not support economic viability.	Developer's market study indicates economic viability.
<i>How does the scenario affect property values in adjacent neighborhoods?</i>	Unknown - Large lots are required, but the minimum home size is only 1,200 sf.	No changes anticipated. Scenario maintains previous development approach related to adjacent uses / views.	Sales price for new homes targeted at \$240K - \$350K. Current values of adjacent properties generally range from \$200K - \$400K. The current layout would likely have a negative impact on the value of properties immediately adjacent due to loss of views / proximity of development to existing homes.

# Economic / Fiscal – Property Values - DCAD 2014 Appraised Values



# Strategic Objectives - Neighborhood

Topic	Scenario 0 (Existing Zoning)	Scenario 1 (Friends of South Garland)	Scenario 2 (Property Owner & Henry S. Miller)
<b><i>N1: Create a development that maintains / enhances the value of existing homes.</i></b>	Maybe.	Yes.	Maybe.
<b><i>N2: Ensure that infrastructure and public service needs can be met with existing facilities and resources.</i></b>	Yes.	Yes.	Yes.
<b><i>N3: Retain current levels of neighborhood safety.</i></b>	Generally. No significant changes in public safety anticipated, but increase in traffic generated by development could be a safety issue.	Generally. No significant changes in public safety anticipated, but increase in traffic generated by development could be a safety issue.	Generally. No significant changes in public safety anticipated, but increase in traffic generated by development could be a safety issue.
<b><i>N4: Maintain a buffer of open space between the surrounding homes and future development, possibly with an activity that generates revenue</i></b>	Maybe. Not required.	Yes. Smaller golf course provides a buffer and some revenue potential.	Somewhat. Buffers in several areas are very small or non-existent and unlikely to provide adequate space or screening between existing homes and future development. No revenue potential identified beyond the sale of the homes.

# Strategic Objectives – Property Owner

Topic	Scenario 0 (Existing Zoning)	Scenario 1 (Friends of South Garland)	Scenario 2 (Property Owner & Henry S. Miller)
<i>P1: Make a profit</i>	No information available at this time.	No. Available information on economic / fiscal impact does not demonstrate profitability.	Yes; however, available information does not indicate whether a less intense development would also be profitable.
<i>P2: Get along with neighbors</i>	Maybe.	Yes.	No.

# Strategic Objectives - Developer

<i>Topic</i>	<b>Scenario 0 (Existing Zoning)</b>	<b>Scenario 1</b>	<b>Scenario 2</b>
<b><i>D1: Create a quality, sustainable and market-supported development</i></b>	Maybe. Highly dependent on the actual mix of uses developed.	Somewhat. Information has not been provided as to quality aspects. No evidence that it would be sustainable or market-supported.	Somewhat. Development quality would depend on City requirements and individual builders. Project supported by existing market. Proposal would include single-family homes, the same use found in surrounding areas. Proposed density is higher than surrounding neighborhoods, so it is less compatible from that standpoint. Since single-family homes in a typical subdivision layout are a dominant use in this area, this project may not be distinct enough from other developments to be sustainable over the long term.
<b><i>D2: Create a development that is appropriate to the location</i></b>	Somewhat. Residential uses are appropriate, considering the surrounding development. It is less appropriate in terms of the most effective use of a key location within Garland.	Somewhat. The development is appropriate from the standpoint of retaining activities similar to those that existed in the past. It is less appropriate in terms of the most effective use of a key location within Garland.	Somewhat. Residential uses are appropriate, considering the surrounding development. It does less to create a distinctive identity or retain key focal points. It is less appropriate in terms of the most effective use of a key location within Garland.
<b><i>D3: Consider developing a project with features that could be enjoyed by the surrounding neighborhood</i></b>	Maybe.	Somewhat. Neighbors would need to join the clubs to use the facilities.	Somewhat. Neighbors would be able to use trails / paths for free, but not amenity center.

# Strategic Objectives – City of Garland

Topic	Scenario 0 (Existing Zoning)	Scenario 1 (Friends of South Garland)	Scenario 2 (Property Owner & Henry S. Miller)
<b>C1: Enhance the Garland community</b>	Maybe.	Somewhat. Open space would be an amenity. Unclear if a significant share of Garland residents will use the activities envisioned.	Somewhat. New homes can enhance the value in the near term. Adding a single-family detached subdivision, provides a new product for the market in this part of Garland, but over the long term, building more single-family homes may be a missed opportunity to create a more unique project that is differentiated from surrounding areas.
<b>C2: Increase the City's tax base</b>	New residential units increase tax base slightly.	Minimal tax base increase from the commercial activities on the site.	New residential units increase tax base.

# Consultant Team's Conclusions

# Summary of Consultant Team's Evaluation of Alternatives

Alignment of each scenario with the Strategic Objectives identified at Advisory Committee Meeting #1:

- Existing Entitlements Scenario – could meet some of the objectives—maintain area property values, provide open space (though not required), satisfy neighbors—but market viability seems improbable
- The Preserve – could meet several of the objectives—maintain area property values, provide open space, satisfy neighbors; economic feasibility seemed unlikely, but not all information was available
- Eastern Hills Village – could meet developer's profitability objectives and maintain property values, but few of the others
- All scenarios – could provide support for local people and businesses; should retain levels of neighborhood safety; would generate additional traffic (levels vary by scenario); should increase the City's tax base (will vary by scenario)
- None of the scenarios – seem to take good advantage of the unique opportunity that the property could offer; would involve structures that could be repurposed to respond to changes in the market; rely on public investment

# Questions

# Eastern Hills Country Club Redevelopment Study

City Council Briefing

August 17, 2015



# City Council Item Summary Sheet

**Work Session**

Date: August 17, 2015

**Agenda Item**

## Community Services Committee Report

### Summary of Request/Problem

Council Member Anita Goebel, chair of the Community Services Committee, will provide a committee report on the following items:

- Neighborhood Vitality Grant policies

### Recommendation/Action Requested and Justification

Council discussion.

**Submitted By:**

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

**Approved By:**

**Bryan L. Bradford  
City Manager**



# City Council Item Summary Sheet

**Work Session**

Date: August 17, 2015

**Agenda Item**

## Review of 2015-16 Proposed Budget

### Summary of Request/Problem

Staff presentations and discussion of the FY 2015-16 Proposed Budget. This will be the first of five scheduled Budget review sessions, with the second Work Session scheduled for Saturday, August 22, 2015, at 9:00 a.m.; the third session scheduled as part of the Work Session on Monday, August 31, 2015, at 6:00 p.m.; the fourth Work Session scheduled for Thursday, September 3, 2015, at 6:00 p.m.; and the fifth Work Session (if needed) scheduled for Thursday, September 10, 2015, at 6:00 p.m.

Overview of Budget Document – *Young/Watson*

Employee Compensation and Health Insurance – *Wilson*

Vehicle Life Cycle – *Anglin*

### Recommendation/Action Requested and Justification

Questions and discussion regarding the 2015-16 Proposed Budget.

**Submitted By:**

**Ron Young**  
Director of Budget & Research

**Approved By:**

**Bryan L. Bradford**  
City Manager



# City Council Item Summary Sheet

**Work Session**

Date: August 17, 2015

**Agenda Item**

## Boards and Commissions

### Summary of Request/Problem

Council is requested to consider appointments to Boards and Commission.

### Recommendation/Action Requested and Justification

Council discussion.

**Submitted By:**

**Approved By:**

**Bryan L. Bradford  
City Manager**