

Council Chambers at City Hall
Tuesday, June 4, 2024
7 p.m.



William E. Dollar Municipal Building
200 N. Fifth St.
Garland, Texas

GARLAND

CITY OF GARLAND REGULAR MEETING OF THE CITY COUNCIL

The Garland City Council extends to all visitors a sincere welcome. We value your interest in our community and your participation in the meetings of this governing body. Visit GarlandTX.gov/Council for a full list of meeting dates.

The Council Chambers at Garland City Hall is wheelchair accessible, and ADA parking is available on the street as well as in the public parking garage. Persons with disabilities who may need auxiliary aids or services must contact the City Secretary's Office at 972-205-2404 at least two working days prior to the meeting so that appropriate arrangements can be made. Braille is not available.

NOTICE: Pursuant to Section 551.127 of the Texas Government Code, one or more members of the City Council may attend this meeting by internet/video remote means. A quorum of the City Council, as well as the presiding officer, will be physically present at the above identified location. Members of the public that desire to make a public comment must attend the meeting in person.

LEGISLATIVE PRAYER AND PLEDGE OF ALLEGIANCE

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

MAYORAL PROCLAMATIONS, RECOGNITIONS AND ANNOUNCEMENTS

The Mayor may present proclamations, recognize attendees or accomplishments, and make announcements regarding City events or other matters of interest to citizens including but not limited to listed items. There will be no Council discussion or votes on these matters.

- Downtown Square & Streetscapes Project Awards

CONSENT AGENDA

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

1. MINUTES

- a. Approve the minutes of the May 21, 2024, Regular Meeting

2. Approve the following bids:

- a. GP&L Oakland Substation Upgrade Materials

Bid No. 0692-24

KBS Electrical Distributors, Inc.

\$451,000.00

The purpose of this bid is for the purchase of materials needed for the upgrade of the GP&L Oakland Substation. This is part of the approved GP&L Oakland Substation Upgrade CIP project. An owner's contingency is included for any additional materials that may be required.

- b. **GP&L Oakland to Shiloh 138kV Transmission Line Steel Structures** **Bid No. 0847-24**

Texas Electric Cooperatives, Inc. \$1,045,000.00

The purpose of this bid is for the purchase of steel structures and associated apparatus needed for the rebuild of the GP&L Oakland to Shiloh 138kV Transmission Line. This is part of the approved GP&L Oakland to Shiloh 138kV Transmission Line Rebuild CIP project. An owner's contingency has been included for any unforeseen material items needed.

- c. **Water Meters for Warehouse Inventory** **Bid No. 0749-24**

Mueller Systems, LLC \$514,632.00

This request is for the purchase of water meters for Warehouse inventory.

- d. **Corridors and Gateways Design Services** **Bid No. 1023-24**

The Broussard Group, Inc. DBA TBG Partners \$280,000.00

This request is to award the Base Bid of the Garland Corridors and Gateways Proposal for Professional Design Services, including owner contingency. Landscape architecture services are needed to revitalize Garland gateways, medians, and rights of way areas throughout the city.

- e. **Central Library GMP 3** **Bid No. 0379-21**

Core Construction Services of Texas \$3,277,143.00

This request is for construction services as a Guaranteed Maximum Price (GMP) to replace the roof and elevator at Central Library. GMPs 1 and 2 were previously approved by Council for the pre-purchase of materials with long lead times and construction for renovation of the library.

- f. **Duck Creek 42", 36" & 18" Interceptor Main Rehabilitation Phase IV** **Bid No. 0979-24**

Insituform Technologies, LLC \$5,682,074.00

This request is to provide for Phase IV of the Duck Creek 42", 36" & 18" Interceptor Main Rehabilitation Project. This phase will consist of cleaning and relining approximately 10,421 feet of 42", 36" and 18" wastewater interceptor main from near Marie Curie Boulevard south to near Edgebrook Drive along Duck Creek. An owner contingency is included for any additional work or materials that may be required.

3. **A public hearing was previously conducted for the zoning case(s) below. Council approved the zoning request(s) and instructed staff to bring forth the following ordinances:**

- a. **Z 23-08 Triangle Engineering, LLC (District 1)**

Consider and take appropriate action on an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving 1) an Amendment to Planned Development (PD) District 12-56 for Community Retail (CR) Uses; 2) a Specific Use Provision for a Restaurant, Drive-Through and 3) a Detail Plan for Retail Use, Restaurant Use and Restaurant with Drive-Through Use on a 2.67-acre tract of land located at 5203 Naaman Forest Boulevard; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; providing a Savings Clause and a Severability Clause; and providing an effective date.

4. **Ordinance Amending Section 30.51 of the Code of Ordinances**

Approve an ordinance amending Chapter 30 of the Code of Ordinances, authorizing the City to issue municipal electrical maintenance license to employees of governmental entities conducting limited "electrical work," as defined by the Texas Occupations Code, on public property owned or controlled by the governmental entity.

ITEMS FOR INDIVIDUAL CONSIDERATION

Members of the audience may provide public comment in favor, in opposition or about any of the items for individual consideration. Anyone wishing to speak must fill out a speaker card (located at the entrance to the Council Chambers) and give it to the City Secretary in advance of the respective agenda item. Speakers are grouped by agenda item and will be called in the order of the agenda. All comments and testimony are to be presented from the podium. The Mayor may impose a time limit and may provide for rebuttal.

5. **Consider an ordinance of the City of Garland declaring a Local State of Disaster and providing an effective date.**

The city sustained damage from a region-wide storm system that caused widespread destruction in Garland and North Texas early Tuesday morning, May 28. The local disaster declaration will help the community better respond to recovery needs. The City Council is being asked to approve, by ordinance, the declaration of disaster to continue the City's emergency and disaster relief operations.

6. **North Texas Municipal Water District Appointment**

Council is requested to consider appointing a representative to the North Texas Municipal Water District Board for a two-year term beginning June 4, 2024.

7. **Hold public hearing(s) on the following Item(s):**

a. **Ordinance Adopting FY 2023-24 Budget Amendment No. 3**

Approve an ordinance amending the FY 2023-24 Annual Operating Budget for Budget Amendment No. 3, as presented at the May 20, 2024, Work Session.

8. **Hold public hearing(s) on the following Zoning Case(s):**

a. **Consider a request by U-Haul Company of East Dallas requesting to allow a U-Haul Truck Leasing Use. The site is located at 2502, 2504, & 2550 McCree Road in District 5.**

Consider and take appropriate action on the application of U-Haul Company of East Dallas, requesting approval of 1) a Change in Zoning from Industrial (IN) District to a Planned Development (PD) District; 2) a Specific Use Provision for a Truck/Bus Sales & Leasing/Rental Use and 3) a Detail Plan for a Truck/Bus Sales & Leasing/Rental Use. This property is located at 2502, 2504 and 2550 McCree Road. (District 5) (File Z 23-50)

CONSIDER APPOINTMENTS TO BOARDS AND COMMISSIONS

Terms are usually staggered whereby at least half of the membership has previous experience. Members are appointed based on qualifications.

9. **Council Member Chris Ott**

- Robert Duckworth - Plan Commission

CITIZEN COMMENTS

Members of the audience wishing to address issues not on the meeting agenda may have three minutes to speak. However, according to the Texas Open Meetings Act, Council is prohibited from discussing any item not on the

posted agenda.

ADJOURN

All Regular Meetings of the Garland City Council are broadcast live on CGTV, Time Warner Cable Channel 16 and Frontier FIOS TV 44. Meetings are rebroadcast at 9 a.m. and 7 p.m. Wednesdays - Sundays. Live streaming and on-demand videos of the meetings are also available online at GarlandTX.tv. Copies of the meetings can be purchased through the City Secretary's Office (audio CD's are \$1 each and DVD's are \$3 each).

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 to 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]



Each year, the City Council reviews and updates its goals for the Garland community and City operations. City management uses these goals to guide operational priorities, decision-making and resource allocation.



GARLAND
CITY COUNCIL STAFF REPORT

City Council Regular Session

1. a.

Meeting Date: 06/04/2024

Title: Approve the Minutes of the May 21, 2024, Regular Meeting

Submitted By: Tracy Allmendinger, Deputy City Secretary

Issue/Summary

Approve the minutes of the May 21, 2024, Regular Meeting

Background

Consideration / Recommendation

Attachments

Minutes May 21, 2024

DRAFT



GARLAND

MINUTES

The City Council of the City of Garland convened in regular session at 7:00 p.m. on Tuesday, May 21, 2024, in the Council Chambers at the William E. Dollar Municipal Building, 200 North Fifth Street, Garland, Texas, with the following members present:

Present: Mayor Scott LeMay
Council Member Deborah Morris
Mayor Pro Tem Jeff Bass
Deputy Mayor Pro Tem Ed Moore
Council Member B.J. Williams
Council Member Margaret Lucht
Council Member Dylan Hedrick
Councilmember Kris Beard
Council Member Carissa Dutton
Council Member Chris Ott

Staff Present: City Manager Jud Rex
Deputy City Manager Mitch Bates
Assistant City Manager Crystal Owens
Assistant City Manager Phil Urrutia
City Attorney Brian England
Deputy City Secretary Tracy Allmendinger

LEGISLATIVE PRAYER AND PLEDGE OF ALLEGIANCE

It is a custom and tradition of the City Council to have an invocation and recital of the Pledge of Allegiance prior to the beginning of each Regular Meeting. Members of the audience are invited but not required to participate.

The decision to participate is strictly a matter of personal choice. It has no bearing on matters to be considered by the City Council and will not affect the decisions to be made during this meeting.

MAYORAL PROCLAMATIONS, RECOGNITIONS AND ANNOUNCEMENTS

The Mayor may present proclamations, recognize attendees or accomplishments, and make announcements regarding City events or other matters of interest to citizens including but not limited to listed items. There will be no Council discussion or votes on these matters.

- Eritrea Independence Day

CONSENT AGENDA

All items under this section are recommended for approval by a single motion of Council, without discussion. Council has had the opportunity to review each of these items at a previous Work Session, and approval of the consent agenda authorizes the City Manager or his designee to execute each item. The Mayor will announce the consent agenda and provide an opportunity for members of the audience, as well as Council, to request that any

item be removed and considered separately.

Motion was made by Deputy Mayor Pro Tem Moore to approve the Consent Agenda as presented, seconded by Mayor Pro Tem Bass. **Motion carried: 9 ayes, 0 nays.**

1. MINUTES

- a. **APPROVED** Approve the minutes of the May 7, 2024, Regular Meeting
- b. **APPROVED** Approve the minutes of the May 14, 2024, Special Meeting

2. Approve the following bids:

- a. **APPROVED** Replacement of Raw Water & Air Release Valves at the Duck Creek Wastewater Treatment Plant **Bid No. 0920-24**

Municipal Valve and Equipment Co., Inc. \$545,822.00

This request is to provide for the three raw water and five air release valves at the Duck Creek Wastewater Treatment Plant that were installed during the plant's expansion project in 2002-2006 and have reached the end of their useful lives, requiring extensive maintenance to remain operational. Replacement of these existing valves with new, identical valves will ensure continued, dependable plant operations and proper integration with current equipment.

- b. **APPROVED** Construction Management Service for Duck Creek Wastewater Treatment Plant Upgrades **Bid No. 0934-24**

Carollo Engineers, Inc. \$1,782,869.00

This request is to provide construction management and inspection services at the Duck Creek Wastewater Treatment Plant during the construction of the Filter Rehabilitation & UV Conversion project. Carollo Engineers, Inc. will provide comprehensive construction administration and management services for the project's duration. They will act as the construction manager and liaison between the construction contractor and the City, conducting progress meetings, coordinating project deliverables, and directing regular on-site construction inspections.

- c. **APPROVED** White Drive, Armstrong Drive, Glynn Drive, and Pecos Street Wastewater Replacement **Bid No. 0618-24**

Trinity Miller Utility Construction, LLC \$1,751,596.50

This request is to provide construction services for the White Drive, Armstrong Drive, Glynn Drive, and Pecos Street Wastewater Replacement project. This includes replacement of 5,400 linear feet of 8-inch (8") and 10-inch (10") wastewater main replacement, including manholes and service laterals. The project also includes approximately 1,300 square yards, 6-inch (6") concrete alley paving replacement and approximately 900 square yards of street, driveway, and sidewalk replacements. An owner's contingency is included for any additional work or materials that may be required.

- d. **APPROVED** Pronar MRW 2.1010g Dual-Shaft Slow Speed Shredder **Bid No. 0791-24**

Machinery Partner, Inc. \$978,345.00

This request is for one new Pronar MRW 2.1010g Dual-Shaft Slow Speed Shredder

- e. **APPROVED** GP&L Spencer Plant CT Wastewater **Bid No. 0145-24**

Transportation and Disposal

United Rentals **\$116,947.28**

The purpose of this bid is for change order No. 1 to Purchase Order 36030 Spencer CT Wastewater Transportation and Disposal. This change order is needed to cover wastewater disposal amounts that are greater than originally anticipated.

f. APPROVED Comprehensive Plan Update **Bid No. 0916-24**

Verdunity **\$567,575.00**

This request is for the Comprehensive Plan Update, as discussed during the May 6, 2024 City Council Work Session.

g. APPROVED Four (4) replacement 2024 Autocar ACX64 Front End Loader Chassis **Bid No. 0949-24**

Chastang Enterprises, Inc. **\$844,032.00**

This purchase is for four (4) replacement 2024 Autocar ACX64 Front End Loader Chassis for the Sanitation Department.

h. APPROVED Plumbing Service, Repairs, and Replacements **Bid No. 0532-23**

United Mechanical **\$50,000.00**

This request is for approval to increase the funding for the existing blanket purchase order awarded to United Mechanical for plumbing repair.

i. APPROVED Replacement Side, Front, and Rear Loader Bodies for Sanitation Trucks **Bid No. 0946-24**

Reliance Truck and Equipment **\$1,540,597.92**

This purchase is for three (3) replacement Labrie Side Loader Bodies, two (2) replacement Leach Rear Loader Bodies, and four (4) replacement Wittke Starlight Front Loader Bodies for the Sanitation Department.

j. APPROVED One (1) replacement Pierce Velocity Aerial Truck and one (1) Pierce Velocity Pumper Truck **Bid No. 0957-24**

Siddons-Martin Emergency Group, LLC **\$3,454,911.00**

This purchase is for one replacement Pierce Velocity Aerial Truck and one Pierce Velocity Pumper Truck.

k. APPROVED Replacement Side Loader and Rear Loader Chassis for Sanitation **Bid No. 0926-24**

Bond Equipment Co., Inc. **\$1,089,539.00**

This purchase is for three (3) replacement 2025 Battle Motors LET2 Side Loader Chassis and two (2) replacement 2025 Battle Motors LET2 Rear Loader Chassis.

l. APPROVED One (1) new Case CX220E Excavator for the Hinton Landfill **Bid No. 0950-24**

ASCO Equipment **\$277,000.00**

This purchase is for one (1) new Case CX220E Excavator for the Hinton Landfill.

m. APPROVED Term Contract for Raised Pavement Markers

Bid No. 0645-24

Road Master Striping LLC

\$393,045.00

This request is to provide the installation of raised pavement markers on streets for the purpose of designating travel lanes throughout the City. This approval is for a term agreement with four (4) optional renewals.

n. APPROVED GP&L Holford Switch Station Materials

Bid No. 0730-24

Techline, Inc

\$835,000.00

The purpose of this bid is for the purchase of materials needed for the construction of the GP&L Holford Switch Station. This is part of the approved GP&L Holford Switch Station CIP project. An owner's contingency has been included for any unforeseen material items needed.

o. APPROVED GP&L Wynn Joyce Pole Replacement Materials

Bid No. 0471-24

**KBS Electrical Distributors & Texas Electric
Cooperatives, Inc.**

\$501,574.69

The purpose of this bid is for the purchase of transmission line materials needed for the upgrade of wood to steel structures on the Wynn Joyce transmission line. This is part of the approved Wynn Joyce Pole Replacement CIP project. An owner's contingency has been included for any unforeseen material items needed.

**p. APPROVED GP&L Holford Switch Station to Campbell Switch
Station Steel Structures**

Bid No. 0774-24

KBS Electrical Distributors, Inc.

\$1,139,000.00

The purpose of this bid is for the purchase of steel structures and associated materials needed for the construction of the Holford Switch Station to Campbell Switch Station transmission line. This is part of the approved Holford 138kV Line Loop Addition CIP project. An owner's contingency has been included for any unforeseen material items needed.

**q. APPROVED Northwood and Lakewood Alley Wastewater
Improvements**

Bid No. 0475-24

Trinity Miller Utility and Construction, LLC

\$1,840,371.75

This request is to install approximately 1,790 linear feet of existing wastewater line, construction of 516 linear feet of 10" wastewater main, construction of 895 linear feet of 8" wastewater main, the removal and replacement of 1,600 square yards of concrete alley paving and all incidentals in the alley between Alamo Street and Melrose Lane along North Glenbrook Drive.

Also, installing approximately 3,450 linear feet of existing wastewater line, construction of 38 linear feet of 12" wastewater main, construction of 4,175 linear feet of 8" wastewater main, 83 linear feet of 8" wastewater main by bore, the removal and replacement of 588 square yards of asphalt street paving and all incidentals between North Garland Avenue and Brookside Drive along Walnut Street. An owner contingency is included for any additional work or materials that may be required.

r. APPROVED GP&L Holford Switch Station to Campbell Switch Station Transmission Line Materials

Bid No. 0623-24

Techline, Inc. & Texas Electric Cooperatives, Inc. \$1,340,000.00

The purpose of this bid is for the purchase of conductor, fiber, and associated materials needed for the construction of the GP&L Holford Switch Station to Campbell Switch Station transmission line. This is part of the approved GP&L Holford 138kV Line Loop Addition CIP project. An owner's contingency has been included for any additional material items that may be needed.

3. A public hearing was previously conducted for the zoning case(s) below. Council approved the zoning request(s) and instructed staff to bring forth the following ordinances:

a. APPROVED Z 24-06 Barraza Consulting Group (District 7)

Consider and take appropriate action on an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving 1) an Amendment to Planned Development (PD) District 18-41 for Mixed Uses and 2) a Detail Plan for an Office, General use on a 5.769-acre tract of land located at 2002 West Campbell Road; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; providing a Savings Clause and a Severability Clause; and providing an effective date.

4. APPROVED TxDOT Click It or Ticket Grant May 2024

Council is requested to approve a resolution for the 2024 Selective Traffic Enforcement Program (STEP) Click It or Ticket (CIOT) Grant and authorize the Chief of Police to execute such documents necessary to complete the transaction.

5. APPROVED TxDOT Operation Slowdown Grant 2024

Council is requested to consider a resolution for the 2024 Selective Traffic Enforcement Program (STEP) Operation Slowdown Grant and authorize the Chief of Police to execute such documents necessary to complete the transaction.

6. APPROVED Next Generation 9-1-1 Statutory Distribution of Funds Certification

Approve by minute action a request from the Police Department to allow the City Manager to execute a statutory distribution of funds certification with the Commission on State Emergency Communications (CSEC).

7. APPROVED Request for Development Assistance from Scout Cold Storage Dallas, LP (Building B)

Council is requested to consider a development incentive request from Scout Cold Storage Dallas, LP. in regards to a proposed cold storage conversion project.

8. APPROVED Request for Development Assistance from Scout Cold Storage Dallas, LP (Building C)

Council is requested to consider a development incentive request from Scout Cold Storage Dallas, LP. in regards to a proposed cold storage redevelopment project.

9. APPROVED Request for Development Assistance from Wells Fargo Bank, NA

Council is requested to consider approving the Incentive Agreement with Wells Fargo Bank, NA to invest and lease in a data center being developed by Digital Realty.

ITEMS FOR INDIVIDUAL CONSIDERATION

Members of the audience may provide public comment in favor, in opposition or about any of the items for individual consideration. Anyone wishing to speak must fill out a speaker card (located at the entrance to the Council Chambers) and give it to the City Secretary in advance of the respective agenda item. Speakers are grouped by agenda item and will be called in the order of the agenda. All comments and testimony are to be presented from the podium. The Mayor may impose a time limit and may provide for rebuttal.

10. Conduct the swearing in of Council Member for District 4

Mayor LeMay called Council Member Williams to the podium to be sworn in. He was sworn in by his daughter, Dr. Chonda Williams; additional guests attending were Rev S. Michael Greene and Lady Greene of Mount Pisgah Missionary Baptist Church. Council Member Williams presented comments and took his place on the dais.

11. Hold public hearing(s) on the following Zoning Case(s):

a. DENIED Consider a request by Mechu Autos Limited Company proposing to use the existing building for automobile sales use. The site is located at 702 Easy Street in District 6.

Consider and take appropriate action on the application of Mechu Autos Limited Company, requesting approval of 1) a Specific Use Provision for an Automobile Sales, New or Used Use on a property zoned Industrial (IN) District and 2) a Plan for an Automobile Sales, New or Used Use. This property is located at 702 Easy Street. (District 6) (File Z 24-07)

Staff report was presented by Angela Self, Planning Administrator. The speaker on this item was Ugo Oleoye, the applicant.

There was discussion by the Council with Ms. Self and the applicant regarding.

Motion was made by Council Member Dutton to deny the request, seconded by Council Member Lucht. **Motion carried:** 7 ayes, 2 nays (Council Member Williams and Ott)

b. APPROVED Consider a request by Shana Carter requesting a "Major Waiver" to the Downtown Sign Standards to remove the existing awning sign and install a new sign on the building wall at "Roach Feed & Seed." The site is located at 409 Main Street in District 2.

Consider and take appropriate action on the application of Shana Carter, requesting approval of 1) a Major Waiver to Chapter 7, Table 7-7 of the Garland Development Code and 2) a Downtown Development Plan to allow an attached wall sign on a property zoned Downtown (DT) District, Downtown Historic (DH) sub-district. This property is located at 409 Main Street. (District 2) (File DD 24-02)

Staff report was presented by Angela Self, Planning Administrator. The speaker on this item was Shana Carter, the applicant.

There was discussion by the Council with Ms. Self.

Motion was made by Council Member Beard to approve the request as presented, seconded by Deputy Mayor Pro Tem Moore. **Motion carried:** 9 ayes, 0 nays.

c. APPROVED Consider a request by Triangle Engineering, LLC proposing three (3) buildings for a restaurant with drive-through, sit-down restaurants and retail uses. The site is located at 5203 Naaman Forest Boulevard in District 1.

Consider and take appropriate action on the application of Triangle Engineering, LLC, requesting approval of 1) an Amendment to Planned Development (PD) District 12-56 for Community Retail (CR) Uses; 2) a Specific Use Provision for a Restaurant, Drive-Through Use and 3) a Detail Plan for Retail Use, Restaurant Use and Restaurant with Drive-Through

Use. This property is located at 5203 Naaman Forest Boulevard. (District 1) (File Z 23-08)

Staff report was presented by Angela Self, Planning Administrator. The speaker on this item was Andrew Yeoh, the applicant.

There was discussion by the Council with Ms. Self.

Motion was made by Mayor Pro Tem Bass to approve the requested as presented, seconded by Council Member Hedrick. Motion carried: 9 ayes, 0 nays.

CONSIDER APPOINTMENTS TO BOARDS AND COMMISSIONS

Terms are usually staggered whereby at least half of the membership has previous experience. Members are appointed based on qualifications.

12. APPROVED Mayor Scott LeMay

- Dorothy White - Library Board

Motion was made by Mayor Pro Tem Bass for the appointment of Dorothy White to the Library, seconded by Deputy Mayor Pro Tem Moore. Motion carried: 9 ayes, 0 nays.

CITIZEN COMMENTS

Members of the audience wishing to address issues not on the meeting agenda may have three minutes to speak. However, according to the Texas Open Meetings Act, Council is prohibited from discussing any item not on the posted agenda.

Citizen comments were made by: Pa Batch Semba Sey, Sharon Shepard, Nicole Scott, and Terry & Lorretta Hancock.

ADJOURN

All Regular Meetings of the Garland City Council are broadcast live on CGTV, Time Warner Cable Channel 16 and Frontier FIOS TV 44. Meetings are rebroadcast at 9 a.m. and 7 p.m. Wednesdays - Sundays. Live streaming and on-demand videos of the meetings are also available online at GarlandTX.tv. Copies of the meetings can be purchased through the City Secretary's Office (audio CD's are \$1 each and DVD's are \$3 each).

There being no further business to come before the City Council, Mayor LeMay, adjourned the meeting at 7:47 p.m.

Submitted By:

Scott LeMay, Mayor

Tracy Allmendinger, Deputy City Secretary



GARLAND
PURCHASING REPORT

City Council Regular Session

2. a.

Meeting Date: 06/04/2024

Item Title: GP&L Oakland Substation Upgrade Materials

Submitted By: Steve Martin, GP&L Transmission
Director

Bid Number: 0692-24

Purchase Justification:

The purpose of this bid is for the purchase of materials needed for the upgrade of the GP&L Oakland Substation. This is part of the approved GP&L Oakland Substation Upgrade CIP project. An owner's contingency is included for any additional materials that may be required.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Three (3) bids were received and evaluated with KBS Electrical Distributors, Inc. submitting the Straight Low Bid.

Award Recommendation:

<i>Vendor</i>	<i>Item</i>	<i>Amount</i>
KBS Electrical Distributors, Inc.	All	\$375,567.13
Owner's Contingency		75,432.87
	TOTAL:	\$451,000.00

Basis for Award:

Purchase Requisition #:

51139

Fiscal Impact

Total Project/Account: \$10,200,000
Expended/Encumbered to Date (Including this Item): \$6,603,279
Proposed Balance: \$3,596,721
Account #: 210-3799-3179801-6051

Fund/Dept/Project Description and Comments:

Electric CIP / Substations Upgrades Program

Attachments

Bid Recap

Budget Type:

Fiscal Year:

Document Location:

Budget Director Approval:

Approval Date:

05/20/2024

Purchasing Director Approval:

Approval Date:

05/13/2024



GARLAND
PURCHASING REPORT

City Council Regular Session

2. b.

Meeting Date: 06/04/2024

Item Title: GP&L Oakland to Shiloh 138kV Transmission Line Steel Structures

Submitted By: Steve Martin, GP&L Transmission
Director

Bid Number: 0847-24

Purchase Justification:

The purpose of this bid is for the purchase of steel structures and associated apparatus needed for the rebuild of the GP&L Oakland to Shiloh 138kV Transmission Line. This is part of the approved GP&L Oakland to Shiloh 138kV Transmission Line Rebuild CIP project. An owner's contingency has been included for any unforeseen material items needed.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Four (4) bids were received and evaluated with Texas Electric Cooperatives, Inc. submitting the Straight Low Bid.

Award Recommendation:

<i>Vendor</i>	<i>Item</i>	<i>Amount</i>
Texas Electric Cooperatives, Inc.	All	\$909,250.00
Owner's Contingency		\$135,750.00
	TOTAL:	\$1,045,000.00

Basis for Award:

Straight Low Bid

Purchase Requisition #:

51376

Fiscal Impact

Total Project/Account: \$3,100,000

Expended/Encumbered to Date (Including this Item): \$1,806,483

Proposed Balance: \$1,293,517

Account #: 210-3599-3137501-6051

Fund/Dept/Project Description and Comments:

Electric CIP / Transmission Lines Program

Attachments

Bid Recap

Budget Type:

CIP

Fiscal Year:

2024

Document Location:

CIP - Page 268

Budget Director Approval:

Allyson Bell Steadman

Approval Date:

05/20/2024

Purchasing Director Approval:

Gary L. Holcomb

Approval Date:

05/15/2024



GARLAND
PURCHASING REPORT

City Council Regular Session

2. c.

Meeting Date: 06/04/2024

Item Title: Water Meters for Warehouse Inventory

Submitted By: Gary Holcomb, Purchasing Director

Bid Number: 0749-24

Purchase Justification:

This request is for the purchase of water meters for Warehouse inventory.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Five (5) bids were received and evaluated. Republic Meter, Inc, Badger Meter, Inc, Greenville Enterprises, LLC, and Core and Main, LP are considered non-responsive due to not meeting specifications. Mueller Systems, LLC is a qualified bidder, quoted all items, met all requirements of the specifications, and is recommended as the Lowest Responsible Bid.

Award Recommendation:

<i>Vendor</i>	<i>Item</i>	<i>Amount</i>
Mueller Systems, LLC	All	\$514,632.00
	TOTAL:	\$514,632.00

Basis for Award:

Lowest Responsible Bid

Purchase Requisition #:

51164

Fiscal Impact

Total Project/Account:

N/A

Expended/Encumbered to Date (Including this Item):

N/A

Proposed Balance:

N/A

Account #:

Various

Fund/Dept/Project Description and Comments:

These are standard Warehouse Inventory items that will be expensed to the appropriate Water CIP and/or Operating accounts when issued from inventory.

Attachments

Bid Recap

Budget Type:

Operating Budget
CIP

Fiscal Year:

2023-24

Document Location:

Op. - Page 243 and CIP - Page 213

Budget Director Approval:

Allyson Bell Steadman

Approval Date:

05/20/2024

Purchasing Director Approval:

Gary L. Holcomb

Approval Date:

05/15/2024

[illegible]



GARLAND
PURCHASING REPORT

City Council Regular Session

2. d.

Meeting Date: 06/04/2024

Item Title: Corridors and Gateways - Design Services

Submitted By: Becky King, Managing Director

Bid Number: 1023-24

Purchase Justification:

This request is to award the Base Bid of the Garland Corridors and Gateways Proposal for Professional Design Services, including owner contingency. Landscape architecture services are needed to revitalize Garland gateways, medians, and rights of way areas throughout the city.

Evaluation:

The Broussard Group, Inc. DBA TBG Partners was selected as the Most Qualified firm for this project from RFQ 0141-20. As competitive bids were not received, a Bid Recap is not included.

Award Recommendation:

<i>Vendor</i>	<i>Item</i>	<i>Amount</i>
The Broussard Group, Inc. DBA TBG Partners	All	\$250,000.00
Owner's Contingency		30,000.00
	TOTAL:	\$280,000.00

Basis for Award:

Most Qualified

Purchase Requisition #:

51616

Fiscal Impact

Total Project/Account: \$928,271

Expended/Encumbered to Date (Including this Item): \$818,339

Proposed Balance: \$109,932

Account #: 100-1511-7111

Fund/Dept/Project Description and Comments:

General Fund / Office of Neighborhood Vitality

Budget Type:

Operating Budget

Fiscal Year:

2023-24

Document Location:

Page 127

Budget Director Approval:

Allyson Bell Steadman

Approval Date:

05/20/2024

Purchasing Director Approval:

Gary L. Holcomb

Approval Date:

05/16/2024



GARLAND
PURCHASING REPORT

City Council Regular Session

2. e.

Meeting Date: 06/04/2024

Item Title: Central Library - Construction Services GMP 3

Submitted By: Laura Dunn, Capital Project
Management Director

Bid Number: 0379-21

Purchase Justification:

This request is for construction services as a Guaranteed Maximum Price (GMP) to replace the roof and elevator at Central Library. GMPs 1 and 2 were previously approved by Council for the pre-purchase of materials with long lead times and construction for renovation of the library. Based upon the city-wide facilities condition assessment recently completed, it has been confirmed the roof and elevator are in need of replacement. Additionally, code requirements have changed, which would result in interior and site rework should the replacement occur in the future. Therefore, it is recommended to add the scope to the current construction contract. While this scope of work will extend the schedule for the project by approximately five months, it will ultimately avoid further disruptions to patrons following the major renovations currently underway and maximize efficiencies with the contractor mobilized on-site. The funding is approved in the 2024 CIP through the Roof Replacement Program and Facilities Upgrades Program.

Evaluation:

A Request for Proposals for Construction Manager at Risk (CMAR) services was issued in accordance with Purchasing procedures. Four (4) proposals were received and evaluated based on the published criteria. Core Construction Services of Texas received the highest evaluated score, offering the Best Value for the City. They have submitted a Guaranteed Maximum Price (GMP) of \$3,277,143 for this portion of the work.

Award Recommendation:

<i>Vendor</i>	<i>Item</i>	<i>Amount</i>
Core Construction Services of Texas	All	\$3,277,143.00
	TOTAL:	\$3,277,143.00

Basis for Award:

Best Value

Purchase Requisition #:

51617

Fiscal Impact

Total Project/Account: \$7,564,178

Expended/Encumbered to Date (Including this Item): \$5,622,612

Proposed Balance: \$1,941,566

Account #: Various

Fund/Dept/Project Description and Comments:

Misc. Tax-Supported CIP / Facilities Management:

Roof Replacement Program 692-4749-1603800-9002 \$2,977,855

Facilities Upgrades Program 692-4749-1603900-9002 299,288

Total \$3,277,143

Attachments

Bid Recap

Budget Type:

CIP

Fiscal Year:	2024		
Document Location:	CIP - Pages 164 & 165		
Budget Director Approval:	Allyson Bell Steadman	Approval Date:	05/22/2024
Purchasing Director Approval:	Gary L. Holcomb	Approval Date:	05/22/2024



GARLAND
PURCHASING REPORT

City Council Regular Session

2. f.

Meeting Date: 06/04/2024

Item Title: Duck Creek 42", 36" & 18" Interceptor Main Rehabilitation Phase IV

Submitted By: Michael Brinkmann, Managing Director

Bid Number: 0979-24

Purchase Justification:

This request is to provide for Phase IV of the Duck Creek 42", 36" & 18" Interceptor Main Rehabilitation Project. This phase will consist of cleaning and relining approximately 10,421 feet of 42", 36" and 18" wastewater interceptor main from near Marie Curie Boulevard south to near Edgebrook Drive along Duck Creek. An owner contingency is included for any additional work or materials that may be required.

Evaluation:

The rehabilitation is available from Insituform Technologies, LLC through the BuyBoard Cooperative Purchasing Contract 730-24. As competitive bids were not received, a Bid Recap is not included.

Award Recommendation:

<i>Vendor</i>	<i>Item</i>	<i>Amount</i>
Insituform Technologies, LLC		\$4,582,074.00
Owner's Contingency		1,100,000.00
	TOTAL:	\$5,682,074.00

Basis for Award:

Cooperative Purchase

Purchase Requisition #:

51554

Fiscal Impact

Total Project/Account: \$12,597,445

Expended/Encumbered to Date (Including this Item): \$11,360,812

Proposed Balance: \$1,236,633

Account #: Various

Fund/Dept/Project Description and Comments:

Wastewater CIP / Duck Creek Interceptor Rehab	235-4149-3218300-7111	\$1,925,000
	230-4149-3218300-7111	2,657,074
	230-4149-3218300-7111	1,100,000
	Total	\$5,682,074

Budget Type:

CIP

Fiscal Year:

2024

Document Location:

CIP - Page 245

Budget Director Approval:

Allyson Bell Steadman

Approval Date:

05/20/2024

Purchasing Director Approval:

Gary L. Holcomb

Approval Date:

05/13/2024



GARLAND
CITY COUNCIL STAFF REPORT

City Council Regular Session

3. a.

Meeting Date: 06/04/2024

Title: Z 23-08 Triangle Engineering, LLC (District 1)

Submitted By: Angela Self, Planning Administrator

Issue/Summary

Zoning Ordinance Z 23-08 Triangle Engineering, LLC

Background

Zoning Case Z 23-08 was approved via public hearing during the May 21, 2024 Regular City Council meeting.

Consideration / Recommendation

Consider adoption of the attached ordinance.

Attachments

Z 23-08 Ordinance

Z 23-08 Exhibit A

Z 23-08 Exhibit B

Z 23-08 Exhibits C-E

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING 1) AN AMENDMENT TO PLANNED DEVELOPMENT (PD) DISTRICT 12-56 FOR COMMUNITY RETAIL (CR) USES; 2) A SPECIFIC USE PROVISION FOR A RESTAURANT, DRIVE-THROUGH AND 3) A DETAIL PLAN FOR RETAIL USE, RESTAURANT USE AND RESTAURANT WITH DRIVE-THROUGH USE ON A 2.67-ACRE TRACT OF LAND LOCATED AT 5203 NAAMAN FOREST BOULEVARD; PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; PROVIDING A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A NOTICE OF CONDITIONS OF COMPLIANCE CLAUSE; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 22nd day of April, 2024, the Plan Commission did consider and make recommendations on a certain request for 1) an Amendment to Planned Development (PD) District 12-56 for Community Retail (CR) Uses; 2) a Specific Use Provision for a Restaurant, Drive-Through Use and 3) a Detail Plan for Retail Use, Restaurant Use and Restaurant with Drive-Through Use by **Triangle Engineering, LLC.**; and

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

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

Section 1

The Garland Development Code is hereby amended by approving for 1) an Amendment to Planned Development (PD) District 12-56 for Community Retail (CR) Uses; 2) a Specific Use Provision for a Restaurant, Drive-Through Use and 3) a Detail Plan for Retail Use, Restaurant Use and Restaurant with Drive-Through Use.

Section 2

Development shall be in conformance with the conditions, restrictions, and regulations set forth in the Garland Development Code.

Section 3

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

Section 4

NOTICE OF CONDITIONS OF COMPLIANCE: Notwithstanding the provisions of any other ordinance of the City, the full, complete, and continuing compliance with all the conditions, restrictions, and regulations of this Ordinance is a condition to the issuance and continuation of any permit, approval, authorization or consent by the City, including without limitation the issuance or continuation of any certificate of occupancy for any building or structure located on any portion of the property described in Exhibit A. All promises, representations, obligations and undertakings made or assumed by the applicant to the City Council at any public presentation in connection with the granting of this Ordinance are hereby incorporated into and made a part of this Ordinance as if expressly set forth herein at length. No substantial deviation from any material portion of the conditions, restrictions, and regulations contained within this Ordinance are allowed except as may be provided by the City Council after a public hearing.

Section 5

That the Garland Development Code, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

Section 6

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 7

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

FILE NO. Z 23-08

PASSED AND APPROVED this _____ day of _____,
2024.

THE CITY OF GARLAND, TEXAS

By:

Mayor

ATTEST:

City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File Z 23-08

Being all of Lot 7, Block 1 of Mayor Foundation Addition No.2, an addition to the City of Garland, Dallas County a, Texas, according to the plat recorded thereof recorded under Clerk's File No.20130079042, Plat Records, Dallas County, Texas, being more particularly described as follows:

Beginning at "X" found for corner in the south line of Naaman Forest Boulevard (82' right-of-way), being the northeast corner of said Lot 7; Thence South 44°07'06" West with the east line of said Lot 7 a distance of 481.91 feet to a 1/2" iron rod found for corner, being the southeast corner of said Lot 7 and the southeast corner of Lot 5 of said addition; Thence North 45°34'10" West with the common line between said Lot 7 and said Lot 5 a distance of 346.82 feet to a "X" in concrete found for corner, being the northwest corner of said Lot 7 and northwest corner of Lot 5 of said addition and in a curve to the right; Thence In a northeasterly direction with said curve to the right having a central angle of 21°18'37" a radius of 24.50 feet, an arc length of 9.11 feet and chord bearing North 52°44'52" East, 9.06 feet and a chord distance of 9.06 feet to a "X" in concrete found for corner, being the end of said curve to the right; Thence North 63°24'15" East with the northwest line of said Lot 7 a distance of 90.36 feet to a "X" in concrete found for corner, being a corner of said Lot 7 and the beginning of a curve to the left; Thence In a northeasterly direction with said curve to the left having a central angle of 42°03'33" a radius of 130.50 feet, an arc length of 95.80 feet and chord bearing North 42°22'31" East feet and a chord distance of 93.66 feet to a "X" in concrete found for corner, being the end of said curve to the left; Thence North 21°20'48" East with the northwest line of said Lot 7 a distance of 49.77 feet to a "X" in concrete found for corner, being a corner of said Lot 7 and the beginning of a curve to the right; Thence In a northeasterly direction with said curve to the right having a central angle of 47°07'02" a radius of 29.50 feet, an arc length of 421.68 feet and chord bearing North

42°24'52" East feet and a chord distance of 21.20 feet to a "X" in concrete found for corner in the south line of said Naaman Forest Boulevard, being the end of said curve to the right and in a curve to the left; Thence In a easterly direction with the south line of said Naaman Forest Boulevard and said curve to the left having a central angle of 19°39'45" a radius of 1190.00 feet, an arc length of 408.38 feet and chord bearing South 79°30'50" East feet and a chord distance of 406.38 feet to the Point of Beginning and containing 116,339 square feet or 2.67 acres of land more or less, as surveyed in October, 2021 by Texas Surveyors.

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 23-08

5203 Naaman Forest Boulevard

I. Statement of Purpose: The purpose of this Planned Development District is to allow a Restaurant, Restaurant, Drive-Through and Retail Uses.

II. Statement of Effect: This Planned Development (PD) shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773 and Planned Development (PD) District 12-56, as amended prior to adoption of this ordinance, except as specifically provided herein.

III. General Regulations: All regulations of the Planned Development (PD) District 12-56 and Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.

IV. Development Plans:

A. Detail Plan: Development is to be in general conformance with the approved Detail Plan set forth in Exhibit C, Exhibit D and Exhibit E. In the event of conflict between the conditions and Detail Plan, the conditions listed below are to apply.

V. Specific Conditions:

A. Site Layout: The development shall be in conformance with the site layout in Exhibit C.

B. Landscaping and Screening: Landscaping and Screening shall be in conformance with Exhibit D.

C. Building Elevations: Building elevations shall be in general conformance with Exhibit E.

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 23-08

5203 Naaman Forest Boulevard

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Restaurant, Drive-Through Use.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773 and Planned Development (PD) District 12-56, as amended prior to adoption of this ordinance, except as specifically provided herein.
- VI. General Regulations:** All regulations of the Planned Development (PD) District 12-56 and Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- VII. Specific Use Provision:**
- A. SUP Time Period: The Specific Use Provision the Restaurant, Drive-Through shall be in effect for a period of twenty-five (25) years.

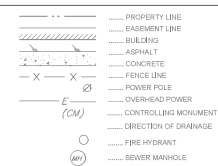
PROJECT CONTACT LIST

OWNER/DEVELOPER TAREK KADOWR 4609 COPPER MOUNTAIN LN. RICHARDSON, TX 75082 CONTACT: TAREK KADOWR TEL: (214) 399-8350	ARCHITECT BABA TECH 8605 LAUREL CANYON RD. IRVING TX 75063 CONTACT: KUMAR MADSSWAMY TEL: 214-695-2299 EMAIL: AUTOCAD89@GMAIL.COM
CIVIL ENGINEER TRIANGLE ENGINEERING LLC 1782 W. McDERMOTT DRIVE, ALLEN, TX 75013 CONTACT: ANDREW YEOH TEL: (409)-213-2804 EMAIL: AYEYOH@TRIANGLE-ENGR.COM	SURVEYOR TUCKER SURVEYORS P.O. BOX 1855 BURLESON, TX 76007 CONTACT: DONNIE TUCKER TEL: 817-295-2999 EMAIL: TUCKER@TXSURVEYORS.COM

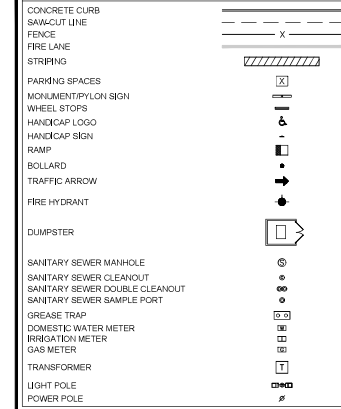
BOUNDARY CURVE DATA

CURVE NO.	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C1	24.9'	9.11'	52°44'52"	N 42°44'52" E	9.06'
C2	130.60'	95.80'	42°03'31"	N 42°22'31" E	93.66'
C3	29.60'	421.68'	40°07'02"	N 42°24'02" E	21.20'
C4	1190.02'	408.38'	19°32'45"	S 79°30'50" E	408.38'

EXISTING LEGEND



SITE LEGEND



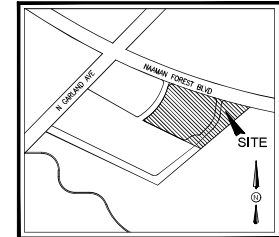
SITE DATA SUMMARY TABLE

SITE ACREAGE:	2.67 ACRES 116,339 S.F.
CURRENT ZONING:	PD 12-46
PROPOSED ZONING:	PD 23-08
PROPOSED USE:	RETAIL, RESTAURANT & RESTAURANT WITH DRIVE-THRU
BUILDING 1 AREA:	16,400 S.F.
BUILDING 2 AREA:	4,321 S.F.
BUILDING 3 AREA:	6,405 S.F.
TOTAL BUILDING AREA:	27,126 S.F.
NUMBER OF STORES:	1
MAXIMUM BUILDING HEIGHT:	30'-0"
BUILDING COVERAGE:	23.32%
FLOOR AREA RATIO:	0.233
IMPERVIOUS AREA:	90,586 S.F.
PERVIOUS LANDSCAPE AREA:	25,753 S.F.
REGULAR PARKING REQUIRED:	73 SPACES
1:100 FOR RESTAURANT:	60 SPACES
TOTAL REQUIRED:	133 SPACES
REGULAR PARKING PROVIDED:	124 SPACES
HANDICAP PARKING REQUIRED:	6 SPACES
TOTAL PARKING PROVIDED:	128 SPACES

NOTE:
ALL SIGNAGE WILL COMPLY WITH CHAPTER 4, ARTICLE 5, SECTION 4.78 OF THE GARLAND DEVELOPMENT CODE(GDC) OR YOU WILL NEED TO SEEK FOR DEVIATIONS DURING THIS ZONING CASE PROCESS.



Scale 1" = 30' Feet



SITE GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OR LOCAL JURISDICTION STANDARDS.
- THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS, UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
- WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS. AT HIS OWN COST AND EXPENSE, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS WITH UTILITIES.
- ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U.S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERETO.
- THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO: TRENCH BACKFILL, SIDE SLOPES, FENCES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
- ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING.
- THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.
- ALL CURB RADIUS TO BE 10' OR 2' UNLESS OTHERWISE NOTED ON THE SITE PLAN.

Parking Count Information	
Parking Provided	128
Building #1	16400 S.F.
Restaurant	4321 S.F.
Retail	1300 S.F.
Building #2	4321 S.F.
Restaurant	1000 S.F.
Building #3	6405 S.F.
Restaurant	2000 S.F.
Retail	4405 S.F.
Total Building Area	27126 S.F.
Restaurant Area	2776 S.F.
Retail Area	1980 S.F.
RESTAURANT RATIO: 1/100	73
RETAIL RATIO: 1/333	60
Required Restaurant Parking Space	73
Required Retail Parking Space	60
Total Parking Space required	133

CASE#221206-2

SITE PLAN

MIX USE RESTAURANT & RETAIL
NAUMAN FOREST BLVD
CITY OF GARLAND
DALLAS COUNTY, TEXAS
MAYOR FOUNDATION ADDITION NO.2, LOT 1, BLOCK 1



T: 409-331-8556 | F: 409-213-2145 | E: info@triangleeng.com
W: triangleeng.com | 1782 W. McDermott Drive, Allen, TX 75013

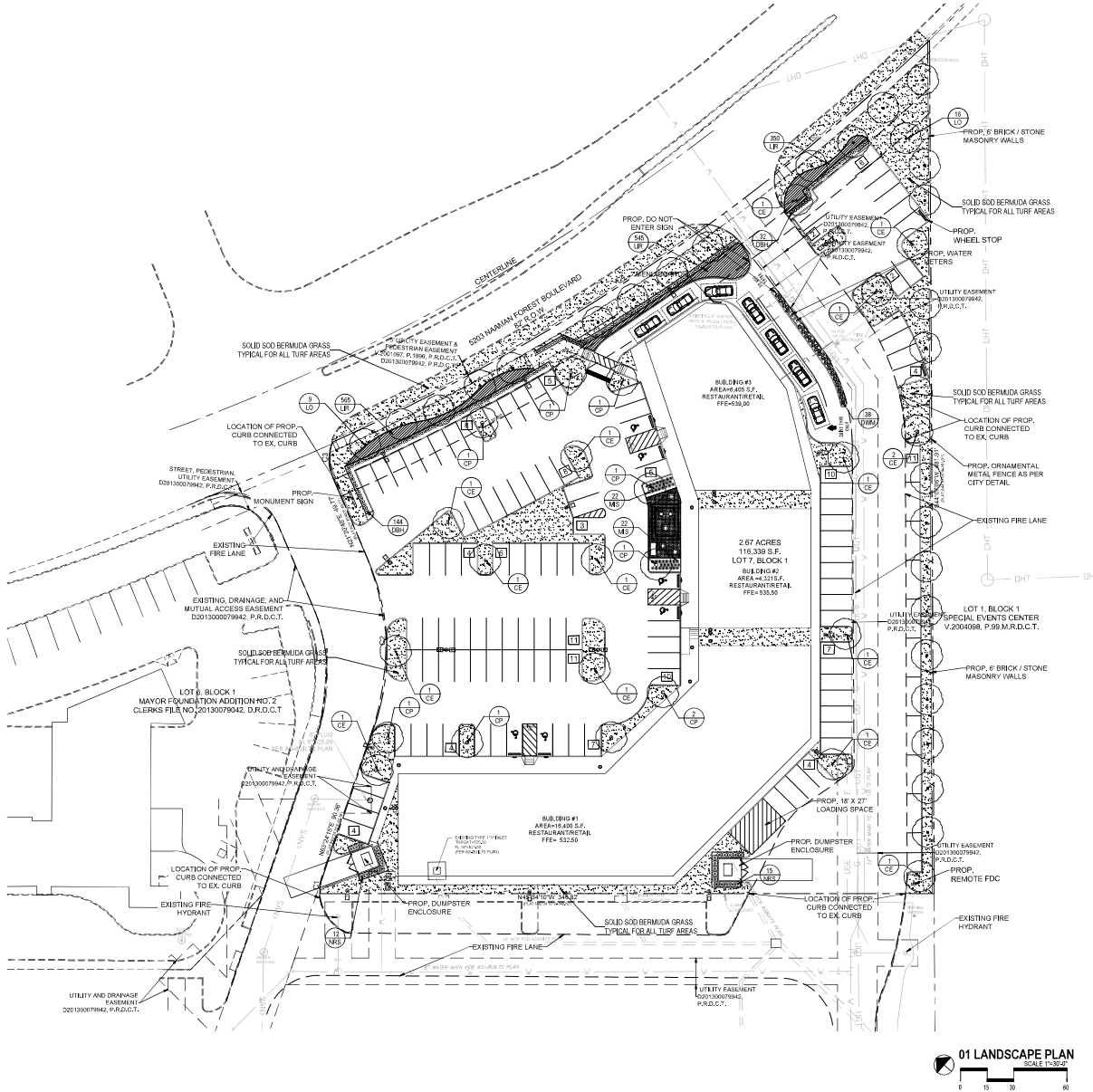
Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
AY	AY	2/27/2023	SCALE BAR	039-22	C-3.0

TX, P.E. FIRM #11525



Know what's below.
Call before you dig.



- GENERAL LAWN NOTES**
1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
 2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM SLOPING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
 3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
 4. IMPORTED TOPSOIL SHALL BE NATURAL, FRANKLE SOIL FROM THE REGION, KNOWN AS BOTTOM AND SOIL FREE FROM LUMPS, CLAY, TOBS, SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALTS AND NOT TO BE BROWN IN COLOR.
 5. ALL LAWN AREAS TO BE FINE GRADED. IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.
 6. ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLOS, STICKS, CONCRETE SPILLS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION.
 7. CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

- SOLID SOD NOTES**
1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL, 3" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
 2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM SLOPING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
 3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
 4. CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
 5. PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INVERT EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
 6. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE. FREE FROM NATURAL UNDULATIONS.
 7. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
 8. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, MOISTENING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
 9. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOGICAL SUPPLY IF NECESSARY.
 10. IF RETAILIZATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVER-SEED WITH WINTER RYEGRASS AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

- LANDSCAPE TABULATIONS**
- LANDSCAPE REQUIREMENTS**
10% of total lot size to be landscape area
Lot SF: 116,337.87 S.F.
Required: (10%) 11,633.79 S.F. Provided: (20%) 23,054.8 S.F.
- STREET REQUIREMENTS**
Requirements: (1) tree, 3" cal. per 30 ft. (7) shrubs or ornamental grasses per tree required along landscape buffer. All parking spaces must be screened by a berm or shrubs, 24" ht.
Required: (14) trees, 3" cal. (14) trees, 3" cal. (99) shrubs (159) shrubs
- NAAMAN FOREST BLVD: 408 LT. (15' wide landscape buffer)**
Required: (14) trees, 3" cal. (14) trees, 3" cal. (99) shrubs (159) shrubs
- ALL SHRUBS SCREENING PARKING SPACES MUST BE 36" TALL WITHIN 2 YEARS.**
- PARKING LOT: (139 SPACES) 52,738.73 s.f.**
Requirements: 5% of total parking area must be landscape.
(1) tree, 3" cal. per (10) parking spaces. All parking spaces shall be no further than 65 ft. of a required tree.
Required: 2,636.94 s.f. (5%) 6,876.92 s.f. (12%) (24) trees, 3" cal. (24) trees, 3" cal.
- RECREATION ADJACENCY (East Property Line-400 LT.)**
Requirements: 6" H, masonry wall with canopy 25 ft. x 1 ft.
REQUIRED: 6" H, masonry wall (17) trees, 3" cal. PROVIDED: 6" H, masonry wall (17) trees, 3" cal.

PLANT MATERIAL SCHEDULE					
TREES					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CE	16	Cedar Elm	Ulmus crassifolia	2" cal.	B&B 12" H, 5' spread min. 5' clear trunk B&B 12" H, 5' spread min. 5' clear trunk container, 12" H, 5' spread min 5' clear straight trunk
OP	9	Chinese Pistache	Quercus chinensis	2" cal.	
LO	25	Live Oak	Quercus virginiana	2" cal.	
SHRUBS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
DBM	170	Dwarf Burford Holly	Ilex cornuta Burfordii 'Holly'	2 gal.	container, 30" H, 20" spread container, 24" H, 20" spread container, 18" H, well rooted container, 30" H, 20" spread
DWM	38	Dwarf Wax Myrtle	Myrica cerifera	5 gal.	
MES	44	Magnolia Maiden Blume	Michauxia acerifolia 'Adagio'	3 gal.	
MES	27	Nelder's Stevens Holly	Ilex x Nelderi F. Stevens	10 gal.	
GROUND COVERS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
LJR	1,400	Liriope	Liriope muscari	4" pots	container, 3-1/2" diameter min. 12" o.d. Solid Sod refer to notes
		Liriope	Ornithoglossum		
NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.					

LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
CHRIS TRONZANO
(469) 360-4448
CHRIS@STUDIOGREENSPOT.COM



RETAIL & RESTURANT
NAAMAN FOREST BLVD.
CITY OF GARLAND
DALLAS COUNTY, TEXAS

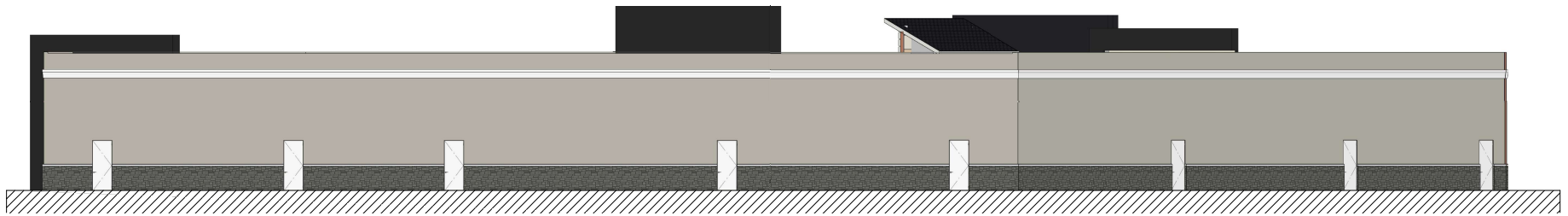
ISSUE:
CITY COMMENTS: 06.12.2023
CITY COMMENTS: 08.15.2023
CITY COMMENTS: 04.09.2024
CITY COMMENTS: 05.03.2024

DATE:
05.03.2024

SHEET NAME:
LANDSCAPE PLAN

SHEET NUMBER:

L.1
ZONING CASE # 221206-2

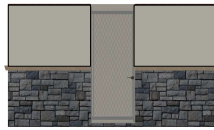


SOUTH ELEVATION - BUILDING #1

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



NORTH



WEST



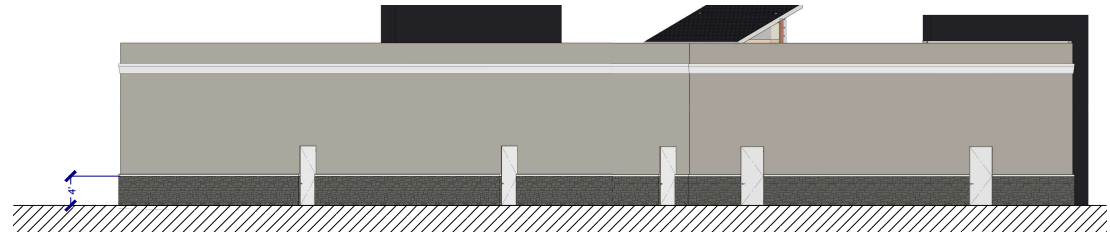
EAST



SOUTH

ENCLOSURE ELEVATION

SCALE = 1/8" = 1'-0"
SAME MATERIALS AS MAIN BUILDING



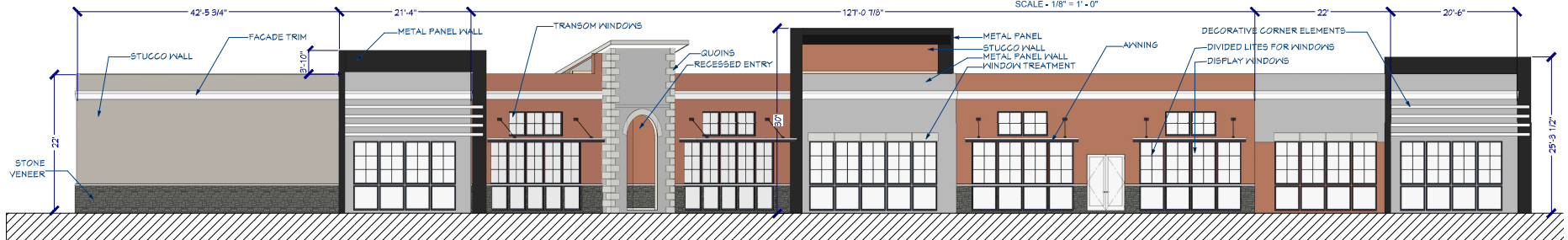
EAST ELEVATION - BUILDING #1

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



WEST ELEVATION - BUILDING #1

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



NORTH ELEVATION - BUILDING #1

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

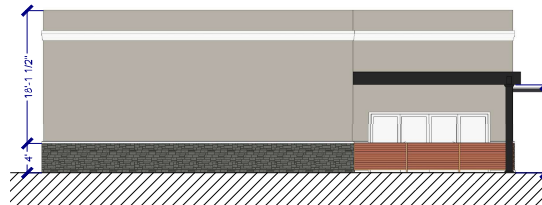
REFER TO NORTH
ELEVATION OF BUILDING
#1 FOR MATERIAL NOTES



SOUTH ELEVATION - BUILDING #3
SCALE = 1/8" = 1' - 0"



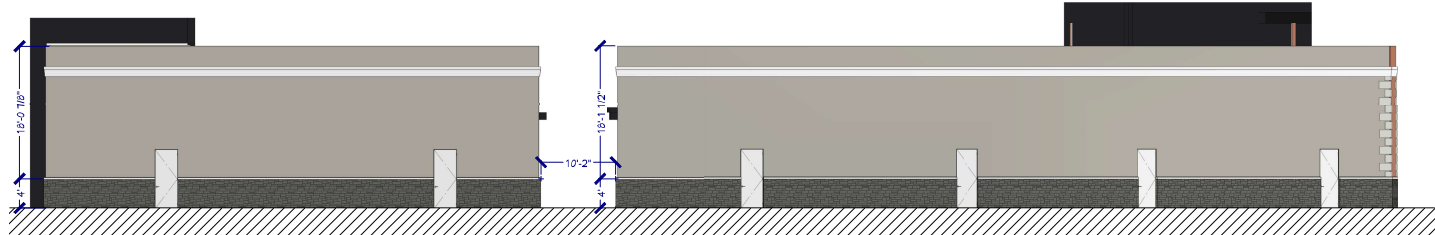
NORTH ELEVATION - BUILDING #3
SCALE = 1/8" = 1' - 0"



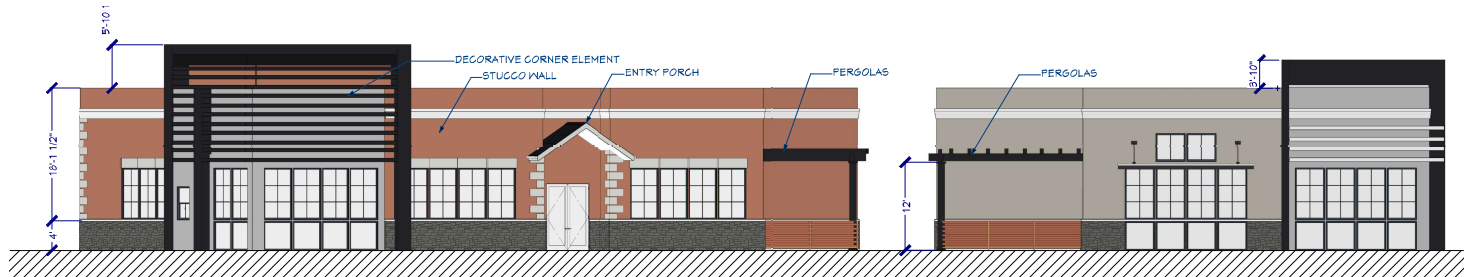
NORTH ELEVATION - BUILDING #2
SCALE = 1/8" = 1' - 0"



SOUTH ELEVATION - BUILDING #2
SCALE = 1/8" = 1' - 0"



EAST ELEVATION - BUILDING #2 & #3
SCALE = 1/8" = 1' - 0"



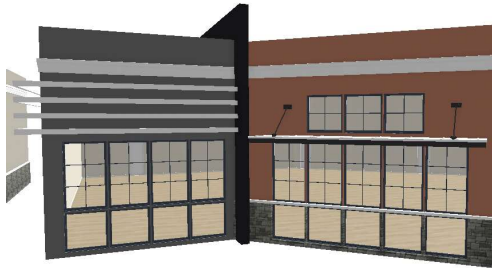
WEST ELEVATION - BUILDING #2 & #3
SCALE = 1/8" = 1' - 0"

REFER TO NORTH
ELEVATION OF BUILDING
#1 FOR MATERIAL NOTES

6 ARCHITECTURAL ELEMENTS ON THE BUILDING ELEVATIONS



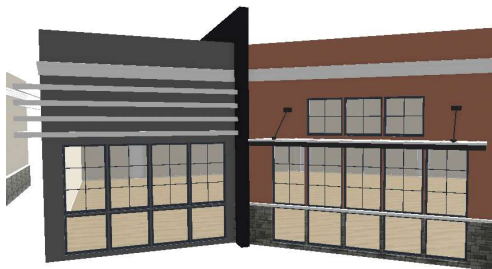
04 - DISPLAY WINDOWS



06 - DIVIDED LITES



02 - AWNINGS



05 - TRANSOM WINDOWS



04 - QUOINS



01 - ORNAMENTAL WINDOWS

EXHIBIT E



GARLAND
CITY COUNCIL STAFF REPORT

City Council Regular Session

4.

Meeting Date: 06/04/2024
Title: Ordinance Amending Section 30.51 of the Code of Ordinances
Submitted By: Brian England, City Attorney
Strategic Focus Area: Well-Maintained City Infrastructure
Sound Governance and Finances

Issue/Summary

This is a proposed technical amendment to Section 30.51 of the Code of Ordinances that will allow governmental employees working within the City of Garland on public property owned by their employer to conduct limited "electrical work" and maintenance through the issuance of a municipal electrical maintenance license, which is authorized by state law.

Background

This item was presented to City Council at the May 20, 2024, work session. The Texas Occupations Code ("Code") generally exempts the City from needing to have a Contractor's License to hire employees to conduct minor "electrical work" and repairs on property owned by the City of Garland. However, the Code does not exempt the individual City employees from statutory license requirements to conduct "electrical work," as defined by the Code. Section 1305.201 of the Texas Occupations Code authorizes the City to issue an electrical maintenance technician license to employees of businesses within its jurisdiction that conduct limited "electrical work" on the company's property as part of their employment. This proposed amendment to the Code of Ordinances will allow employees of governmental entities located within the City of Garland to apply for an electrical maintenance technician license to conduct limited "electrical work" on property owned by the governmental entity.

Consideration / Recommendation

Approve this amendment to Section 30.51 of the Code of Ordinances.

Attachments

Ordinance Amending Section 30.51

ORDINANCE NO. _____

AN ORDINANCE AMENDING ARTICLE III, "ELECTRICAL CODE," CHAPTER 30, "BUILDING INSPECTION" OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, SECTION 30.51, "ELECTRICAL REGISTRATIONS, LICENSES, AND SUPERVISION OF WORK"; PROVIDING FOR SEVERABILITY; AND SETTING AN EFFECTIVE DATE.

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

Section 1

That Article III, "Electrical Code" of Chapter 30 "Building Inspection," of the Code of Ordinances of the City of Garland, Texas, Section 30.51, "Electrical registrations, licenses, and supervision of work." is hereby amended in part of to read as follows:

"§30.51 Electrical registrations, licenses, and supervision of work.

. . .

(B) Except as provided in subsections (C) and (D), all provisions of the Texas Electrical Safety and Licensing Act, found in the State Occupations Code, title 8, chapter 1305 and the Administrative Rules of the state department of licensing and regulation, 16 Texas Administrative Code, chapter 73 shall be in full force within the City.

. . .

(D) Municipal Electrical Maintenance License. Pursuant to Subchapter E, "Regulation of Electricians by Local Governments," Section 1305.201, "Municipal or Regional Regulation," of the Texas Occupations Code, an electrical maintenance technician license may be issued by the City to allow a governmental entity located within the City to employ persons as electrical maintenance technicians, which are qualified and authorized by this Code to maintain and make minor repairs to electrical systems on property that is owned or controlled by the governmental entity.

(1) Qualifications. Persons performing electrical work under this section in their capacity as an

employee of a governmental entity may apply for a license as an electrical maintenance technician with the City. Applicants applying for a municipal electrical maintenance technician license must complete eight (8) hours of training approved by the Building Official.

(2) Limitations of work. Work that may be performed under this license by an electrical maintenance technician shall be limited to the maintenance of, repair or replacement of devices or lighting fixtures, having the same characteristics as the existing devices or fixtures, in or on existing outlets and shall include, but not be limited to the following:

- a. 120-volt receptacles of all types;
- b. 240-volt 3-wire and 4-wire appliance receptacles. Replacement of these receptacles shall be limited to like configuration and amperage receptacles;
- c. Resetting or replacement of overcurrent devices and safety switches of only the same voltage, current, ampere interrupting capacity (AIC) including:
 1. One, two, or three pole circuit breakers not exceeding 200-amps at 480-volts;
 2. One, two, or three pole safety switches (fused or non-fused) not to exceed 200-amps at 480-volts; and
 3. Fuses not to exceed 200-amps at 480-volts;
- d. Photocells and time clocks not to exceed 480-volts nominal;
- e. Range hoods, ranges, ovens, disposals, dryers, ice machines, water heaters, walk in coolers, chilled water fountains, chilled bottle fillers, and dishwasher motors;

- f. Lighted exit signs, emergency lights, interior, exterior lighting and switches not to exceed 480-volts nominal;
- g. Ceiling fans on approved boxes with proper bracing;
- h. Wiring to low voltage devices with 120-volt connections;
- i. Bathroom-type exhaust vents;
- j. Card access systems, electronic door strikes, security system control boards and wiring, electric gates, overhead doors, and automatic door operator repair or replacement;
- k. thoroughfare lighting, traffic signals, intelligent transportation systems, parking lot lighting and telecommunications controlled by a governmental entity;
- l. electrical connections supplying heating, ventilation, replacing three phase 480 volt motors, and cooling and refrigeration equipment, including Variable Frequency Drives (VFD) and any required disconnect for the equipment;
- m. maintenance, alteration, or repair of elevators, escalators, or related equipment, excluding any required power source, regulated under Chapter 754, Health and Safety Code;
- n. Operating, maintaining, repairing, and replacing back-up power systems such as uninterrupted power systems and backup generators up to 480 volt 1750 KVA
- o. landscape irrigation installers, as necessary to perform the installation and maintenance of irrigation control systems, and landscapers, as necessary to perform the installation and maintenance of low-voltage exterior lighting and holiday lighting excluding any required power source;

p. the maintenance, alteration, or repair of a pool-related electrical device by, or pool-related electrical maintenance performed by, an employee of a governmental entity on a pool owned or operated by the governmental entity; and

q. installation, erection, repair, or alteration of Class 1, Class 2, or Class 3 remote control, signaling, or power-limited circuits, fire alarm circuits, optical fiber cables, or communications circuits, including raceways, as defined by the National Electrical Code.

(3) Expiration. A municipal electrical maintenance license issued under this section, shall remain valid until such time the permitted individual is no longer employed by the governmental agency for which the license was issued.

(4) Fees. There shall be no application fee for a municipal electrical maintenance license. Applicants, or their employers, shall be responsible for paying any fees associated with the mandated 8-hour training.

Section 2

That Chapter 30, "Building Inspection" 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 3

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 4

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

PASSED AND APPROVED this the _____ day of _____, 2024.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary



GARLAND
CITY COUNCIL STAFF REPORT

City Council Regular Session

5.

Meeting Date: 06/04/2024

Title: Consider Approval of a Declaration of Disaster Ordinance

Submitted By: Courtney Vanover, Department Coordinator II

Issue/Summary

Consider Approval of a Declaration of Disaster Ordinance

Background

Consideration / Recommendation

Attachments

State of Disaster Ordinance

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF GARLAND, TEXAS CONTINUING A STATE OF DISASTER AND PUBLIC HEALTH EMERGENCY IN THE CITY OF GARLAND BECAUSE OF THE IMPACT OF A SEVERE WEATHER EVENT OF MAY 28, 2024; CONFIRMING AND RATIFYING AN EMERGENCY PROCLAMATIONS ISSUED BY THE MAYOR IN RESPONSE TO THE EMERGENCY; PROVIDING A PENALTY CLAUSE; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on May ___, 2024, Mayor LeMay issued a Declaration of Disaster relating to the severe weather event emergency of May 28, 2024; and

WHEREAS, as a home-rule city, the City of Garland has the authority and jurisdiction to issue rules and to make law within its municipal limits in times of emergency provided those rules do not conflict with executive orders issued by the Governor of the state of Texas;

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

Section 1

Pursuant Section 418.108, TEX. GOV'T CODE, the City Council continues the state of disaster and emergency in the City of Garland as a result of the impact of the severe weather event of May 28, 2024. The declaration of local disaster signed, executed, and issued by the Mayor on May ___, 2024, are hereby confirmed, renewed, and continued as provided in Section 418.108, TEX. GOV'T CODE to the extent consistent with this Ordinance and the executive orders of the Governor.

Section 2

(A) This declaration of a local state of disaster and public health emergency shall be given prompt and general publicity and shall be filed promptly with the City Secretary, pursuant to Sec. 418.108(c) of the Texas Government Code.

(B) The City's Emergency Operations Plan is and remains activated and implemented, pursuant to Sec. 418.108(d) of the Texas Government Code.

(C) This Ordinance authorizes the City to take any actions necessary to promote health and suppress disease, including

quarantine, examining and regulating hospitals, regulating ingress and egress from the City and the occupation of premises, and fining those who do not comply with the City's rules, pursuant to Sec. 122.006 of the Health and Safety Code.

Section 3

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 4

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

PASSED AND APPROVED this the ____ day of May, 2024.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

Deputy City Secretary



GARLAND
CITY COUNCIL STAFF REPORT

City Council Regular Session

6.

Meeting Date: 06/04/2024

Title: North Texas Municipal Water District Appointment

Submitted By: Courtney Vanover, Department Coordinator II

Issue/Summary

Council is requested to consider appointing a representative to the North Texas Municipal Water District Board for a two-year term beginning June 4, 2024.

Background

Consideration / Recommendation

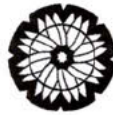
Consider by minute action the appointment of a City of Garland representative to the North Texas Municipal Water District Board.

Attachments

Jack May - NTMWD

Mustafa Haque - NTMWD

Ryan Timmons - NTMWD



GARLAND

TEXAS MADE HERE

CITY OF GARLAND
RECEIVED
MAY 14 2024

CITY SECRETARY

Application for City of Garland Boards/Commissions/Committees/Charter Review Board/Bond Committee

Return completed application to City Secretary's Office, 200 N. Fifth St., Garland, Texas 75040 | Email: CitySecretary@GarlandTX.gov

Please Type or Print Clearly:

Date: 05-12-2024

Name: JACKIE (JACK) MAY Phone: [REDACTED]

Address: 1709 OAK BEND LN Phone: [REDACTED]

City, State, Zip: GARLAND, TX, 75040 Email: [REDACTED]

Resident of Garland for 76 years Resident of Texas for 76 years

Dallas County Voter Registration Number [REDACTED] Garland City Council District Number 1

Have you ever been convicted of a felony? ☐ Yes ☒ No

Have you ever been convicted of a Class A misdemeanor? ☐ Yes ☒ No

Please list any experience that qualifies you to serve in the areas you have indicated. GARLAND WATER UTILITIES 40 YRS. LAST 12 YRS. MG. DIR. WATER, WW AND FACILITIES MGMT. LIFETIME MEMBER ANWA, WEF, TWUA MEMBER, CURRENT GARLAND NTMWB BOARD MEMBER 14 YRS.

If you have previously served on a City Board or Commission, please specify and list dates of service. NTMWB BOARD OF DIRECTORS (14 YRS) JBS JOHN BUNKER SANDS WETLANDS BOO (1 YR) CURRENTLY ON EXECUTIVE CM. NTMWB (2010-14)

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

GARLAND KIWANIS CLUB, PRESIDENT 93', STAFF REP. UTILITY ADVISORY COMMITTEE.

What is your educational background? ASSOCIATES DEGREE, DALLAS COLLEGE RICHLAND NUMEROUS 400 HRS WATER, WW CLASSES TAN EXTENSION SERVICE CLASS "B" WATER CLASS "B" WASTE WATER CERTIFICATIONS

What is your occupational experience? MANAGING DIR. WATER/WW/FACILITIES GARLAND. NTMWB BOARD OF DIRECTORS 14 YRS MY ENTIRE ADULT LIFE HAS BEEN DEDICATED TO WATER

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

Board or Commission of first, second and third choice:

- ☐ Animal Services Committee
- ☐ Board of Adjustment
- ☐ Bond Committee
- ☐ Charter Review Board
- ☐ Citizens Environmental and Neighborhood Advisory Committee
- ☐ Civil Service Commission
- ☐ Community Multicultural Commission
- ☐ Dallas Area Rapid Transit Board
- ☐ Garland Cultural Arts Commission
- ☐ Garland Youth Council**
- ☐ Library Board

- ☒ North Texas Municipal Water District Board
- ☐ Property Standards Board
- ☐ Parks and Recreation Board
- ☐ Plan Commission
- ☐ Senior Citizens Advisory Committee
- ☐ Unified Building Standards Commission
- ☐ Tax Increment Finance #1 Downtown Board
- ☐ Tax Increment Finance #2 South Board
- ☐ Tax Increment #3 Board
- ☐ Texas Municipal Power Agency Board

** Garland Youth Council has a separate application

FOR OFFICE USE ONLY

Ad Valorem Tax Status
Utility Account Status
CSO Suit/Claim Filed

Current ☒
Current ☒
Yes ☐ No ☒

Past Due ☐
Past Due ☐

Date Appointed _____

Appointed By _____

Date Notified _____

Clerk Signature & Date

Courtney Vinson
5.14.24

Disclosure Form Filed _____

Revised 08/2023



GARLAND

TEXAS MADE HERE

Disclosure Form

For Ordinance Boards and Commission Applicants

1. Name: JACKIE L MAY
Title: NORTH TEXAS MUNICIPAL WATER DISTRICT BOD
(City Council Member, Plan Commissioner, e.g.)
2. Spouse: N/A
Minor Children
or Dependents: N/A
3. Identify by name and address each business entity in which you, your spouse or any of your minor children or dependents have a substantial interest. NONE

Business entity means a sole proprietorship, partnership, firm, corporation, holding company, joint-stock company, receivership, trust or any other entity recognized by law.

Substantial interest means: (a) the ownership of 10 percent or more of the voting stock or shares of the business entity; (b) the ownership of either 10 percent or more or \$5,000 or more of the fair market value of the business entity; or (c) funds received from the business entity exceed 10 percent of the recipient's gross income for the previous year.

4. Identify (by street address, legal or lot and block description) all real property located within Garland owned by you through beneficial ownership, partnership, joint ownership or through corporate ownership of a corporation in which you have an interest of one percent or more. You must also include all real property leased by you or held by you with a right of first refusal.

Return completed Disclosure Form to:

City Secretary - City of Garland

P.O. Box 469002

Garland, TX 75046-9002



CITY SECRETARY

To whom it may concern:

I am writing to express my enthusiastic interest in serving on the North Texas Municipal Water District Board. As a student pursuing dual degrees in Civil Engineering and Public Policy at Southern Methodist University, I am uniquely positioned to bring a fresh perspective to the board, complemented by a solid foundation in water management's technical and policy aspects.

Including a younger board member like myself can be tremendously beneficial, as it introduces latest ideas and approaches essential for innovative, sustainable solutions. My academic and practical experiences have equipped me with innovative knowledge and a keen understanding of the latest technologies and methodologies in environmental engineering and policy formulation.

Through my role as a Research Assistant at SMU (Southern Methodist University), I have actively participated in projects focusing on transportation and equity, relating to infrastructure and public utility management. This role has honed my analytical skills and ingrained a deep understanding of the equity implications in infrastructure projects, an essential perspective for the board's considerations.

Additionally, my extensive volunteer work, including leadership positions in various organizations at SMU and beyond, demonstrates my commitment to community service and advocacy for educational and institutional excellence. My ability to engage with a diverse range of stakeholders and my proven leadership capabilities will allow me to effectively represent and articulate the needs and aspirations of the younger demographics of our community on the board.

I am eager to bring my energy, fresh ideas, and a new perspective to the North Texas Municipal Water District Board to address the challenges of water management in innovative ways that ensure sustainability and accessibility for all communities. My unique blend of innovative insight, academic knowledge, and community service makes me a valuable candidate for this position.

Thank you for considering my application. I look forward to contributing to the board. I am eager to bring my perspective and skills to ensure our region's prosperous and sustainable water future.

Thanks,

Mustafa Abdul Haque

Mustafa Haque

DFW Metroplex

Education:

SMU | B.S. IN CIVIL ENGINEERING | GRAD. MAY 2027

Relevant Courses: Introduction to Civil Engineering, Intro to CAD, Gen. Chemistry, Physics, Calc 1-3, Differential Equations, Discrete Math, Biology, Engineering Stats, Statics, Const. Materials

MINORS: Mech Engr., Environmental Engr.

SMU | B.A. IN PUBLIC POLICY | GRAD. MAY 2027

Relevant Courses: Honors Writing and Reasoning, Honors Philosophy/Ethics Class in Technology, Honors History Through Biography

PLANO EAST SENIOR HIGH SCHOOL | GRAD. MAY 2023

Relevant Courses: AP English, AP History, AP Environmental Science, AP Physics, AP Chemistry, Dual Credit Mathematics

Honors and Awards: Summa Cum Laude, Top 5%, 3.9/4.0 GPA

Work Experience:

SMU | UNDERGRADUATE RESEARCH ASSISTANT | JAN 2024 – PRESENT

- Collaborated in Dr. Smith-Colin's research group focusing on transportation and equity, engaging in pioneering research to evaluate the Reconnecting Communities Program and its impact on infrastructure equity.
- Conducted comprehensive literature reviews and utilized GIS tools to analyze diverse data sources, including press releases, news reports, and grant applications, to assess equity implications of transportation projects.
- Contributed to the development of an innovative framework for analyzing infrastructure projects aimed at enhancing equity considerations in future grant submissions and project evaluations. Played a pivotal role in supporting the submission of research findings to the prestigious journal, Transportation Research Part D: Transport and Environment, demonstrating a commitment to advancing academic knowledge in the field.
- Led efforts to augment research data through meticulous collection of additional documentation and spearheaded a successful FOIA request, showcasing leadership in critical research support activities.

FREELANCE WRITING | JAN 2022 – PRESENT

- Conducted extensive research on sustainability, urban design, civil engineering, technology, science, and political advocacy, resulting in well-informed and data-driven content.
- Crafted compelling and informative articles, blog posts, reports, and written materials that effectively communicated complex topics to a diverse audience, garnering positive feedback and engagement.
- Maintained a keen awareness of the latest developments and trends in sustainability, urban design, civil engineering, technology, science, and political advocacy, positioning myself as a subject matter expert in these areas.
- Collaborated seamlessly with subject matter experts, harnessing their insights to produce accurate and thought-provoking content that resonated with readers.

- Generated and pitched innovative, data-backed story ideas that consistently captured the interest of readers and contributed to increased website traffic and engagement.
- Achieved consistently high editorial standards, ensuring that all content delivered met or exceeded quality expectations and enhanced the organization's reputation.
- Successfully optimized content for online visibility and reach using SEO best practices, resulting in improved search engine rankings and increased readership.
- Demonstrated exceptional editing and proofreading skills, consistently producing error-free content and enhancing the overall quality of projects.
- Thrived in a fast-paced environment by consistently meeting deadlines and efficiently managing multiple assignments, showcasing strong time management and organizational abilities.
- Adapted writing styles and tones to suit project requirements, showcasing versatility and a strong grasp of diverse communication approaches.
- Established clear and effective communication channels with team members and clients, facilitating seamless project collaboration and ensuring alignment with project objectives and requirements.

HAQ COLLECTIBLES LLC. | OWNER |

JAN 2023 – PRESENT

- Specializing in buying valuable merchandise ranging from US Coins, World Coins, Ancient Coins, Graded Coins, Ungraded Coins, Sports Cards, Trading Cards, Streetwear, Jewelry, Precious Metals, Art, Manuscripts, Books, and Designer Clothing.
- Proficiency in appraising a wide range of merchandise and negotiating appropriate sale prices.
- Strong communication and interpersonal skills to effectively deal with a variety of customer personalities, explain product values, and set loan terms.
- In-depth knowledge of merchandise authenticity, condition, and market value assessment, with the ability to research current values.
- Business acumen to assess the local market and economic conditions for optimizing inventory selection.
- Understanding and adherence to state and federal laws regulating the pawn industry, particularly regarding stolen merchandise.
- Possession of valid business licenses and privilege licenses, obtained through comprehensive background checks and investigations.

FREELANCE MATH TUTOR |

OCT 2023 – PRESENT

- Successfully tutored and mentored students in an in-person learning environment, consistently achieving measurable improvements in their understanding of mathematical concepts.
- Demonstrated commitment by conducting up to two weekly sessions with the same students, reinforcing their math skills during the regular school week.
- Utilized a variety of tools, including interactive whiteboards, voice, video, and chat communication, to create engaging and interactive tutoring sessions that facilitated student learning.
- Analyzed student assessment data to identify knowledge gaps and tailored tutoring sessions, accordingly, resulting in improved comprehension and confidence among students.
- Collaborated closely with teachers & parents to align tutoring sessions with the school curriculum, ensuring a seamless integration of supplementary support into the students' academic journey.
- Produced high-quality reports detailing student progress and achievements, which were well-received by teachers, parents, and school administrators, showcasing the positive impact of my tutoring program.

- Actively engaged with instructional research to exchange insights and continuously enhanced pedagogical methods, fostering effective and clear communication that improved overall tutoring quality.

SMU LIBRARIES | STUDENT WORKER

AUG 2023 - APR 2024

- Efficiently managed the circulation of library materials, ensuring seamless check-ins and check-outs for our patrons.
- Served as the library's primary customer service representative, delivering exceptional service in person and over the phone with accuracy and courtesy.
- Skillfully addressed basic and directional reference inquiries, expertly guiding patrons to relevant resources or connecting them with specialized staff.
- Contributed to the smooth operation of the library by assisting in opening and closing procedures, including tasks like emptying book and media drops, making announcements, tracking patron counts, and maintaining supply areas.
- Maintained the organization of the library stacks by promptly shelving returned books, ensuring a well-ordered collection for easy access.
- Exhibited attention to detail by performing regular shelf reading, guaranteeing that books are consistently arranged and easy to locate.
- Dedicated efforts to locating missing books, helping to maintain a complete and accessible collection.
- Displayed adaptability by assisting in stack shifting projects, optimizing space utilization for improved access and efficiency.

RAISING CANE'S | FRY COOK & CASHIER

JAN 2021 - AUG 2023

- Provided exceptional customer service by greeting and assisting customers with their orders, ensuring a positive dining experience.
- Demonstrated efficiency in food preparation and assembly, consistently meeting or exceeding established service time targets.
- Maintained a spotless and organized workspace, contributing to a clean and sanitary working environment.
- Collaborated effectively with team members to ensure seamless operations during high-demand periods, resulting in improved overall service speed.
- Successfully cross-trained in various roles within the restaurant, including cashier, fry cook, and drive-thru attendant, showcasing adaptability and versatility.
- Received commendations from management for consistently accurate cash handling and cash register reconciliation.
- Proactively identified and resolved customer concerns and complaints, resulting in improved customer satisfaction ratings.
- Participated in regular staff meetings and training sessions, staying up to date with company policies and procedures.
- Played a key role in maintaining inventory levels and monitoring stock, minimizing food wastage, and ensuring cost-efficiency.
- Actively contributed to upselling and promoting special menu items, leading to increased sales and revenue.
- Trained new crew members on company protocols, contributing to a well-trained and efficient team.
- Maintained a strong focus on food safety and hygiene, ensuring compliance with health regulations and passing health inspections with flying colors.

ILM-UL-HAQ 501(c)(3) | FOUNDER

MAY 2022 - MAY 2023

- Spearheaded the Foundation's efforts in assigned markets, catalyzing the formation of empowered communities that significantly expanded outreach and heightened awareness of the Foundation's programs and services.
- Orchestrated planning collaboratively with the community, resulting in the establishment of robust strategies for revenue generation, successful special event fundraising, enhanced mission outreach, and heightened awareness.
- Successfully executed the foundation's plan, including the flawless coordination of events, successful fundraising initiatives, the securing of valuable sponsors, and the effective orchestration of outreach activities.
- Notably attracted and onboarded exceptional volunteers & partners for key leadership roles, simultaneously nurturing a diverse and engaged volunteer pipeline that played a pivotal role in volunteer recruitment, recognition, training, and leadership development.
- Cultivated, nurtured, and advanced relationships with major donors, corporate partners, healthcare providers, and other vital stakeholders within the market, fostering invaluable connections and partnerships.
- Established a culture of philanthropy by assembling dynamic and impactful Leadership Boards and committees, adeptly managing and developing a high-performing market, fostering an environment characterized by ownership, excellence, and unwavering commitment to achieving market goals.

GEOSCIENCE ENGINEERS, LLC | CIVIL ENGINEERING INTERN | SUMMER 2022

- Acquired hands-on experience in soil and concrete testing during construction phases, successfully ensuring adherence to project specifications.
- Demonstrated proficiency in conducting on-site concrete placement tests, including slump, air content, and temperature measurements, while ensuring material compliance with project standards.
- Effectively managed the transport of samples to the laboratory, ensuring timely and safe delivery.
- Excelled in performing soil compaction testing and overseeing fill placement, contributing to the project's overall quality control.
- Conducted comprehensive laboratory soils testing for permeability and maximum dry density/optimum moisture content determination, delivering accurate and reliable data.
- Played a key role in soil boring and test pit investigations for geotechnical site investigations, providing detailed documentation and insights.
- Developed and delivered precise inspection reports, laboratory data reports, and project correspondence, enhancing project communication and record-keeping.
- Efficiently coordinated the logistics of delivering samples and testing equipment between various sites, the office, and the laboratory.
- Embraced a wide range of additional responsibilities as needed, demonstrating flexibility and a commitment to the project's success.

NASA | HIGH SCHOOL AEROSPACE SCHOLAR | NOV 2021 – JUL 2022

- Completed comprehensive NASA-designed online curriculum in space exploration, Earth science, technology, and aeronautics.
- Successfully tackled various design challenges, including 3D model creation and technical problem-solving, demonstrating advanced skills in mathematics and science.
- Engaged in insightful virtual discussions with NASA professionals, enhancing knowledge in aerospace engineering and scientific research.
- Collaboratively worked on a team project during a five-day intensive program, formulating and presenting a strategic plan for a Moon and Mars mission.

- Demonstrated leadership and teamwork in hands-on engineering challenges, effectively applying theoretical knowledge in practical scenarios.

MEPCE | ENGINEERING INTERN |

SUMMER 2021

- Collaborated on equipment sizing and selection, resulting in streamlined processes and cost savings.
- Successfully optimized and configured complex systems, improving overall efficiency.
- Demonstrated exceptional cross-discipline coordination skills, fostering seamless teamwork.
- Played a pivotal role in the development of construction drawings and specifications, ensuring project accuracy and compliance.
- Excelled in mechanical modeling of facility infrastructure and HVAC design using Revit, contributing to innovative solutions.
- Contributed to the successful completion of large-scale engineering projects with lasting impact.
- Collaborated with a diverse team to deliver high-quality design services for projects across DFW.
- Leveraged engineering expertise to make critical decisions, enhancing project outcomes.
- Actively engaged in hands-on, real-world work, bridging the gap between classroom knowledge and practical experience.

CORE CONSTRUCTION | VIRTUAL CONSTRUCTION INTERN |

SUMMER 2021

- Successfully managed the preparation of 3D content for VDC processes as an intern, utilizing software such as Lumion, BIM360, Navisworks, Civil 3D, and Revit to ensure alignment with project requirements for improved coordination.
- Collaborated effectively with CORE project teams and trade partners, leveraging tools like Lumion, BIM360, Navisworks, and Drone Deploy to facilitate spatial coordination efforts. This led to the identification and resolution of issues through clash detection and model constructability reviews.
- Contributed to ongoing process improvement by updating and supporting the implementation of efficient workflows for field engineering, preconstruction, and operation teams. Utilized software including Assemble, Point Layout/layout files, reality capture (drones and 360 cameras), and digital closeout, in addition to Lumion, BIM360, Navisworks, and Civil 3D.
- Demonstrated proficiency in creating and maintaining high-quality BIM content using Revit and other relevant software to enhance project team capabilities.
- Actively trained under VDC Quality Managers and VDC Project Engineers, empowering myself to consistently deliver exceptional service through the proficient use of software tools while finding personal and professional fulfillment.
- Proactively sought out and engaged in professional development opportunities for self and peers, expanding expertise in software.

Projects:

Lunar Collision Mitigation Program

- Developed an advanced Orbital Ground Tracking Program using Python, MATLAB, LaTeX, and multiple Python libraries.
- Created a comprehensive Executive Summary and Report, offering a line-by-line explanation of the program's code.
- Presented the final project to Texas A&M professors at the Texas Science Engineering Fair.
- Attracted the attention of prestigious organizations including NASA, Governor Greg Abbott, and SpaceX, underscoring the project's significance and impact.

Conrad Challenge Participant

- Led a dynamic team of 4 talented students to participate in the prestigious "Conrad Challenge," demonstrating exceptional leadership and teamwork skills.
- Spearheaded the development of a groundbreaking mobile application aimed at facilitating vape addiction recovery, showcasing a strong commitment to addressing critical health issues.
- Overcame significant hurdles and challenges during the project's lifecycle, demonstrating resilience, problem-solving abilities, and adaptability in the face of adversity.
- Successfully completed the "Conrad Challenge," attaining recognition as semi-finalists, a testament to our team's innovative approach and dedication to excellence.
- Utilized a diverse skill set to drive project success:
- Business Strategy: Devised a comprehensive strategy for the app's market entry, identifying target demographics and growth opportunities.
- Business Development: Established key partnerships and secured resources to support the app's development and launch.
- User Experience Design (UED): Applied user-centric design principles to create an intuitive and engaging app interface, prioritizing the end-user's needs and preferences.

Space Talk: Analysis of Communication During the Race to the Moon (For NHD)

- Spearheaded the development and production of a comprehensive documentary project aimed at unraveling the pivotal role of communication in the context of the space race, demonstrating leadership and initiative.
- Adopted a multifaceted approach by exploring diverse perspectives to gain a profound understanding of communication's significance within this historical context.
- Conducted in-depth research by meticulously analyzing mission records, encyclopedic sources, and historian essays, showcasing a dedication to thorough investigation and information synthesis.
- Gained valuable insights into the factors influencing mission success and failure, providing critical contributions to the field of space race history and communication studies.

Essay on the Muslim World's Relationship with Consumerism and the Environment

- Conducted extensive research and analysis to craft a comprehensive and insightful essay.
- Employed a rigorous approach to gather relevant data and information.
- Demonstrated a commitment to academic excellence through meticulous research and data interpretation.
- Utilized critical thinking and analytical skills to present well-supported arguments and ideas in the essay.
- Successfully combined multiple sources to form a coherent and persuasive narrative in the essay.
- Highlighted the depth of research and dedication to the subject matter through a well-structured and impactful essay.

Volunteer Experience:

SMU | STUDENT VOLUNTEER |

AUG 2023 – PRESENT

- Volunteered in Various Roles
- Held Board Positions in Various Organizations for Various Purposes
- Advocated for Educational and Institutional Excellence in Various Capacities
- Engaged with Peers to Encourage student success

Aii | PUBLIC POLICY INTERN |

MAR 2024 – PRESENT

- Authored and published engaging content on diverse public policy, infrastructure, and innovation topics across multiple outlets, including Aii's website and social media platforms, enhancing the organization's educational mission.
- Collaborated with a team of researchers to draft compelling blog posts, articles, Op-Eds, and external communications that aligned with Aii's strategic objectives and public engagement goals.
- Developed and executed advocacy materials, including issue briefs and social media posts, to support Aii's policy initiatives, demonstrating creativity and effectiveness in digital communications.
- Conducted thorough research on various public policy and law subjects, contributing to the knowledge base and supporting Aii's efforts to address infrastructure-related challenges through innovative solutions.
- Engaged in a fast-paced, research-centered nonprofit environment, gaining valuable experience and exposure to workflow and collaborative projects to advance public policy and infrastructure safety.
- Leveraged strong writing and editing skills to contribute to the team's success in creating impactful content, ensuring clarity, accuracy, and compelling messaging in all communications.
- Managed multiple projects and deadlines efficiently, showcasing an ability to prioritize tasks and maintain high productivity in a dynamic, flexible internship role.

BBBS | Mentor/Big

JAN 2024 – PRESENT

- Successfully participated in the Community Based mentoring program.
- Facilitated positive experiences for Little Brothers within their home and community.
- Actively engaged with parents/guardians, fostering a collaborative match relationship.
- Demonstrated the ability to adapt and connect with children of various ages.
- Nurtured the personal and social development of Little Brothers, positively impacting their lives.

Wikimedia Foundation | CONTRIBUTOR

AUG 2020 – PRESENT

- Research and compile accurate information on a wide range of topics to ensure Wikipedia entries are up-to-date and comprehensive.
- Collaborate with a global community of contributors to review, edit, and improve articles, enhancing the quality and reliability of content.
- Engage in discussions and consensus-building processes to address content disputes, ensuring that information remains neutral and verifiable.
- Utilize advanced editing tools and wiki markup language to format articles, add citations, and create a user-friendly reading experience.
- Monitor recent changes and vandalism to articles within my areas of expertise, quickly reverting unconstructive edits to maintain content integrity.
- Actively participate in Wikipedia projects and initiatives aimed at filling content gaps and improving article quality across underrepresented subjects.
- Develop and maintain comprehensive documentation for complex topics, incorporating multimedia elements like images and diagrams to enhance article engagement.
- Contribute to the translation of articles into "simple English" for ESL learners, expanding the accessibility of information to non-English speaking users and fostering global knowledge sharing.

American Red Cross | VOLUNTEER

SEP 2020 – PRESENT

- Spearheaded an International Humanitarian Campaign aimed at raising global awareness on critical humanitarian issues, with a strong emphasis on promoting education in conflict zones. Achieved substantial engagement and measurable impact.

- Drove a remarkable social media campaign, leading to significant improvements in engagement metrics, demonstrating a tangible and quantifiable contribution to the organization's mission.
- Earned the prestigious Artistic Social Media Presence Award for exceptional graphic design skills, showcasing a unique talent that contributed to the organization's success.
- Assumed the pivotal role of Official Red Cross Club Specialist, where I played a pivotal role in coordinating the establishment and expansion of chapters, driving growth and impact within the organization.
- Successfully orchestrated a major hackathon event in collaboration with Professor Robin Murphy of Texas A&M, underscoring my ability to manage and execute large-scale projects with prominent academic partners.

Kiwanis International | Chapter Treasurer and Lieutenant Governor Sep 2020 – Feb 2023

- Devoted over 100 volunteer hours to various community service initiatives, demonstrating a strong commitment to giving back and making a tangible difference in the community.
- Played a pivotal role in transforming the community of Plano through active involvement with Plano Santas, leveraging my dedication to improve the lives of those in need during the holiday season.
- As an officer within the larger Kiwanis region, I spearheaded initiatives that led to a significant boost in membership, contributing to the growth and vitality of the organization at a regional level.
- Initiated and executed innovative service projects in collaboration with local non-profit organizations, bringing fresh ideas and solutions to address critical community needs.
- Collaborated with esteemed organizations such as the Texas Advocacy Project, Plano Conservancy, and Kids Against Hunger, channeling my expertise and passion toward supporting their respective missions and furthering their impact in the community.

EV3EVERYWHERE | Development and Expansion Coordinator Apr 2021 – Aug 2022

- Significantly expanded donation services, resulting in the generation of substantial new revenue streams dedicated to advancing equitable STEM education initiatives, thereby contributing to the organization's financial sustainability and mission fulfillment.
- Played a key role in crafting compelling content for social media posts, achieving measurable attention and engagement, which directly contributed to the organization's increased visibility and impact in the digital sphere.
- Provided crucial support in the successful submission of a proposal for the MIT SOLVE grant, demonstrating the ability to navigate competitive grant processes and secure external funding to further the organization's objectives.
- Successfully facilitated the expansion of the organization's reach, extending its influence beyond the DFW area and into additional regions, illustrating effective leadership and strategic growth management.
- Held the position of Dallas ISD Lead Coordinating Officer, where I assumed a leadership role in coordinating and overseeing essential activities and initiatives, contributing to the organization's effectiveness and influence within the educational community.

National Space Society | Public Speaker Jul 2021 – Present

- Hosted engaging presentations at the National Space Society of North Texas, addressing Social Media and Youth Involvement in space governance and universalization, increasing awareness and engagement.
- Excelled in the Debate/Speech Program organized by the National Space Society, demonstrating exceptional communication and argumentative skills in space policy and universalization.

- Achieved the remarkable feat of being the undefeated winner of the spUN 2022 Debate, showcasing expertise and commitment to complex space policy and universalization topics.
- Actively participated in the spUN Debate Program, promoting cooperation and compassion in space governance, fostering learning, cooperation, and problem-solving skills among students from diverse backgrounds.
- Contributed to debates on critical topics such as global peace through cooperation, space development and its contribution to UN Sustainable Development Goals, and space traffic management regulation.
- Demonstrated a commitment to inclusive cooperation and leadership skills in diverse and inclusive frameworks through participation in the spUN Debate Program.

Richardson Public Library | Advisory Board Member
Jul 2018 – Jul 2023

- Dedicated volunteer at Richardson Public Library, contributing hours of service to support library operations and community outreach.
- Assisted library patrons with locating resources, providing expert guidance on book selections, research materials, and digital resources, enhancing their library experience.
- Organized and maintained library collections, ensuring books and materials were shelved accurately and efficiently for easy access.
- Played a key role in library events and programs, including Santa's Village, attracting numerous attendees and fostering a sense of community engagement.
- Collaborated with library staff to develop and execute promotional materials for library programs, resulting in increased attendance and participation.
- Demonstrated strong organizational skills by helping catalog and categorize new library acquisitions, facilitating efficient tracking and retrieval of materials.
- Acted as a reliable resource for library users, answering inquiries, assisting with reference questions, and ensuring a positive and informative library experience for all.
- Received recognition for outstanding dedication and service as a library volunteer, highlighting the valuable contribution made to the library's mission and the community it serves.

Other Organized Activities:

Plano East Model UN | Leadership Roles
Sep 2019 – Feb 2023

- Successfully organized and coordinated conference attendance, showcasing strong leadership and organizational skills in managing logistics, scheduling, and team dynamics for successful events.
- Actively participated in numerous Model United Nations (MUN) conferences, demonstrating a deep commitment to international affairs, diplomacy, and collaborative problem-solving.
- Received recognition as an exceptional delegate at MUN conferences, highlighting outstanding skills in negotiation, diplomacy, research, and public speaking within a competitive and challenging environment.
- Played a pivotal role in fostering team dynamics during MUN conferences, contributing to effective collaboration and consensus-building among fellow delegates for the achievement of conference goals.
- Demonstrated the ability to research and analyze complex international issues, effectively presenting well-informed positions and solutions during MUN conferences, contributing to meaningful discussions and resolutions.
- Developed strong communication and public speaking skills through active participation in MUN conferences, effectively representing diverse perspectives and engaging in diplomatic discourse.
- Showcased a dedication to global issues and diplomacy by consistently engaging in Model United Nations conferences, furthering knowledge and expertise in international affairs and diplomacy.

PESH Robotics Team | Leadership Roles
Sep 2020 – Sep 2022

- Actively contributed as a valuable member of the First Tech Challenge Robotics Team, showcasing dedication to STEM education and hands-on engineering experience.
- Collaborated with team members to design, build, and program robots for competition, demonstrating strong teamwork and problem-solving skills in a dynamic and competitive environment.
- Participated in regional and national First Tech Challenge competitions, gaining experience in robotics design, programming, and strategy, and contributing to the team's overall success.
- Took on a variety of roles within the team, such as builder, programmer, or strategist, showcasing versatility and adaptability in different aspects of robot development and competition.
- Demonstrated technical proficiency by programming and fine-tuning robot functionality, contributing to the team's performance and competitiveness in robotics challenges.
- Contributed to the team's success in competitions by effectively strategizing and working with teammates to achieve mission objectives, emphasizing collaborative problem-solving and decision-making.
- Gained valuable experience in project management, time management, and resource allocation while working on complex robotics projects, highlighting strong organizational and planning skills.
- Showcased a passion for STEM education and robotics by actively participating in the First Tech Challenge Robotics program, contributing to the team's growth and achievement in the field.

IB Student Service Association | Leadership Roles

Sep 2019 – May 2021

- Actively participated in a service organization, contributing to various community service projects and initiatives aimed at global and local issues.
- Collaborated with fellow IB students to organize and execute service projects, fostering a culture of service within the school and local community.
- Enhanced understanding of global issues through participation in service activities, developing a broader perspective on international challenges and cultural diversity.

PESH Orchestra | Cellist

Aug 2019 – Jun 2020

- Contributed to the high school orchestra as a cellist, participating in numerous concerts and school events, showcasing musical talent and teamwork.
- Worked closely with fellow orchestra members under the direction of the conductor, enhancing team cohesion and musical harmony.
- Demonstrated dedication to practicing and improving musical skills, contributing to the overall success and quality of the orchestra's performances.

Honors & Awards:

Grand Challenge Scholar:

- Honored with the prestigious Grand Challenge Scholar Award for demonstrating excellence in addressing 21st-century engineering challenges.
- Conducted extensive research in collaboration with SMU faculty and industry mentors, contributing to solutions aimed at making the world more sustainable, secure, healthy, and joyful.
- Recognized by the National Academy of Engineering and SMU for commitment to interdisciplinary learning, community service, entrepreneurship, and multicultural engagement.

Infrastructure Op-Ed 2nd Place:

- Award-Winning Article on Sustainable Urban Planning:

- Authored an insightful article titled "Cut Carbon, Put Down the Parking Lot," published on CNU.org, addressing the environmental impacts of urban parking lots and proposing innovative solutions for carbon reduction.
- Conducted comprehensive research, including data analysis and interviews with urban planning and environmental science experts, to underpin arguments with empirical evidence and expert opinions.
- Employed sophisticated data interpretation to assess the efficacy of alternative transportation and green infrastructure solutions, enhancing the article's persuasive power.
- Integrated visual aids such as charts and photographs to effectively communicate the environmental issues and proposed interventions to a broad audience.
- Iterated through multiple drafts based on peer feedback to refine arguments, improve readability, and ensure the article's engagement and persuasiveness.
- Recognition by the Alliance for Innovation and Infrastructure:
 - Received a prestigious award from the Alliance for Innovation and Infrastructure (Aii) for exceptional contribution to the discourse on sustainable infrastructure and urban planning.
 - Acknowledged for excellence in research, writing, and innovative thought leadership in addressing critical environmental challenges through sustainable urban design.
 - Enhanced visibility among urban planning, environmental policy, and infrastructure professionals, contributing to the broader dialogue on sustainable city planning and carbon emission reduction strategies.
 - Opened networking opportunities with leading experts and policymakers in sustainability and infrastructure innovation, positioning as a thought leader in the field.

Science Fair Awards:

- 3rd Place in the Physics and Astronomy Category (Texas State Science Fair).
- 3rd Place Physics and Astronomy Project at the Dallas Regional Science and Engineering Fair
- Space Exploration Scholarship 1st Place at the Dallas Regional Science and Engineering Fair

Scholastic Art & Writing Awards:

- Gold Key Award
- One Earth Award
 - Conducted extensive research and analysis to craft a comprehensive and insightful essay.
 - Utilized critical thinking and analytical skills to present well-supported arguments and ideas in the essay.
 - Highlighted the depth of research and dedication to the subject matter through a well-structured and impactful essay.
 - Honored for an outstanding essay addressing environmental issues, emphasizing the importance of sustainability and conservation through creative expression. Award includes a scholarship for further educational pursuits.
- Gold Medal Award

FTC Robotics Awards:

- 2nd Place Connect Award
- 1st Place Inspire Award
 - Actively engaged with the local STEM community to promote understanding and support for FIRST Tech Challenge programs, demonstrating effective community outreach and STEM advocacy.
 - Led efforts to connect with engineers and professionals in the science and technology fields, enhancing team knowledge and skillsets through mentorship and workshops.

- Developed and executed a comprehensive team plan outlining goals for skill development and community engagement, showcasing strong organizational and planning skills.
- Successfully acquired new mentors and leveraged FIRST's Mentor Matching site to gain new knowledge and expertise, emphasizing the team's commitment to continuous learning and improvement.



GARLAND

TEXAS MADE HERE

CITY OF GARLAND
RECEIVED
MAY 23 2024

CITY SECRETARY

Application for City of Garland Boards/Commissions/Committees/Charter Review Board/Bond Committee

Return completed application to City Secretary's Office, 200 N. Fifth St., Garland, Texas 75040 | Email: CitySecretary@GarlandTX.gov

Please Type or Print Clearly:

Date: 05/22/2024

Name: Ryan Timmons

Phone: 

Address: 1034 Westminster Lane

Phone: 

City, State, Zip: Garland, TX, 75040

Email:

Resident of Garland for 2 years

Resident of Texas for 27 years

Dallas County Voter Registration Number  Garland City Council District Number 1

Have you ever been convicted of a felony? ☐ Yes ☒ No

Have you ever been convicted of a Class A misdemeanor? ☐ Yes ☒ No

Please list any experience that qualifies you to serve in the areas you have indicated.

I am a water resources engineer, with a Master's degree in Environmental Engineering. I have 5 years of experience in water resources engineering

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

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

What is your educational background?

Master's in Environmental Engineering from Texas Tech University

What is your occupational experience?

5 years experience in water resources engineering

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



Board or Commission of first, second and third choice:

- ☐ Animal Services Committee
- ☐ Board of Adjustment
- ☐ Bond Committee
- ☐ Charter Review Board
- ☐ Citizens Environmental and Neighborhood Advisory Committee
- ☐ Civil Service Commission
- ☐ Community Multicultural Commission
- ☐ Dallas Area Rapid Transit Board
- ☐ Garland Cultural Arts Commission
- ☐ Garland Youth Council**
- ☐ Library Board

- ☒ North Texas Municipal Water District Board
- ☐ Property Standards Board
- ☐ Parks and Recreation Board
- ☐ Plan Commission
- ☐ Senior Citizens Advisory Committee
- ☐ Unified Building Standards Commission
- ☐ Tax Increment Finance #1 Downtown Board
- ☐ Tax Increment Finance #2 South Board
- ☐ Tax Increment #3 Board
- ☐ Texas Municipal Power Agency Board

** Garland Youth Council has a separate application

FOR OFFICE USE ONLY

Ad Valorem Tax Status

Current ☐

Past Due ☐

Date Appointed ☐

Utility Account Status

Current ☐

Past Due ☐

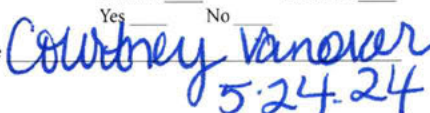
Appointed By ☐

CSO Suit/Claim Filed

Yes ☐ No ☐

Date Notified ☐

Clerk Signature & Date


5.24.24

Disclosure Form Filed ☐

Revised 08/2023

Vanover, Courtney

From: City Secretary
Sent: Thursday, May 23, 2024 8:13 AM
To: Vanover, Courtney
Subject: FW: NTMWD Board of Directors Application
Attachments: RCT_NTMWD_Application.pdf

From: Ryan Timmons <ryanc.timmons@yahoo.com>
Sent: Wednesday, May 22, 2024 1:39 PM
To: City Secretary <CitySecretary@garlandtx.gov>
Subject: NTMWD Board of Directors Application

You don't often get email from ryanc.timmons@yahoo.com. [Learn why this is important](#)

Hello,

I am submitting an application to serve on the North Texas Municipal Water District Board of Directors for the City of Garland. Please see the attachment for my completed application.

Please let me know if I need to submit a physical copy of the application to the City Secretary's Office and I will do so.

Thank you.
Ryan Timmons

CAUTION: This email is from an external source. DO NOT click links or open attachments without verifying the sender. Never enter **USERNAME, PASSWORD or SENSITIVE INFORMATION** on linked pages from this email. If you are unsure about the message, please contact the **Help Desk at x7240** for assistance.



GARLAND
CITY COUNCIL STAFF REPORT

City Council Regular Session

7. a.

Meeting Date: 06/04/2024

Title: Ordinance Adopting FY 2023-24 Budget Amendment No. 3

Submitted By: Allyson Bell Steadman, Budget Director

Strategic Focus Area: Sound Governance and Finances

Issue/Summary

Amend the 2023-24 Annual Operating Budget to appropriate \$1,700,000 in the Electric Utility Fund to cover additional maintenance and repair costs at the Olinger and Spencer Power Plants.

Background

At the May 20, 2024, Work Session, the City Council reviewed a City Council Staff Report (Exhibit A) recommending an amendment to the 2023-24 Adopted Annual Operating Budget (2023-24 Budget Amendment No. 3).

The Council directed staff to prepare an Ordinance amending the 2023-24 Annual Operating Budget to appropriate funds in the amount of \$1,700,000 in the Electric Utility Fund for GP&L Production to cover additional maintenance and repair costs at the Olinger and Spencer Power Plants.

Consideration / Recommendation

Consider approval of an Ordinance amending the 2023-24 Adopted Budget.

Attachments

Ordinance Amending the FY 2023-24 Annual Operating Budget BA #3
BA No. 3 City Council Staff Report (Exhibit A)

ORDINANCE NO. XXXX

AN ORDINANCE AUTHORIZING AN AMENDMENT TO THE 2023-24 OPERATING BUDGET ("BUDGET AMENDMENT NO. 3"); PROVIDING FOR SUPPLEMENTAL APPROPRIATION OF FUNDS IN THE ELECTRIC UTILITY FUND; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council approved the 2023-24 Operating Budget and appropriated the necessary funds out of the Electric Utility Fund for various operations and activities of the City that may be lawfully funded through such source;

WHEREAS, the City Charter provides that the City Council may approve any amendments and supplements to the budget as deemed necessary; and

WHEREAS, the City Council has reviewed and concurred with a City Council Staff Report that establishes the need for change to the appropriation from the Electric Utility Fund;

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

Section 1

The City Council hereby authorizes and approves Budget Amendment No. 3, for the purpose and in the amount as shown in Exhibit A ("City Council Staff Report"), attached hereto as Exhibit A and incorporated herein by reference.

Section 2

The City Council hereby amends Ordinance No. 7463, Section 1, adjusting the operating appropriation in the Electric Utility Fund in the amount and for the purpose specified in the City Council Staff Report.

Section 3

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

PASSED AND APPROVED this the 4th day of June, 2024.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary



GARLAND

CITY COUNCIL STAFF REPORT

City Council Work Session

Work Session Item 3.

Meeting Date: 05/20/2024
Title: 2023-24 Budget Amendment No. 3
Submitted By: Allyson Bell Steadman, Budget Director
Strategic Focus Area: Sound Governance and Finances

Issue/Summary

Amend the 2023-24 Annual Operating Budget to appropriate \$1,700,000 in the Electric Utility Fund to cover additional maintenance and repair costs at the Olinger and Spencer Power Plants.

Background

Olinger and Spencer units experienced more starts (464) in FY 2022-23 than any fiscal year prior. The most prior to FY 2022-23 was in FY 2005-06 with 368 total starts. These units experienced more starts (380) during the four summer months of 2023 than total starts for any prior fiscal year. This resulted in more maintenance activities and repairs than planned for and included in the FY 2023-24 Adopted Budget. In addition, a boiler contractor recently notified GP&L that it failed to invoice GP&L for work performed in fiscal years 2021-2023, which is not anticipated in the FY 2023-24 Adopted Budget. To address these issues, GP&L is requesting an increase to the FY 2023-24 operating appropriation for the maintenance and repair of the Olinger and Spencer Power Plants.

FY 2023-24 Budget Amendment No. 3 seeks to appropriate \$1,700,000 in the Electric Utility Fund to cover additional maintenance and repair costs at the Olinger and Spencer Power Plants. Funding for this request will come from excess fund balance reserves in the Electric Utility Fund following the 2022-23 fiscal year-end.

Consideration / Recommendation

Options

- (A) Approve Budget Amendment No. 3 as proposed.
- (B) Do not approve Budget Amendment No. 3.

Recommendation

Option (A) - Approve Budget Amendment No. 3 as proposed. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the June 4, 2024, Regular Meeting.



GARLAND

PLANNING REPORT

City Council Regular Session

8. a.

Meeting Date: 06/04/2024

Item Title: Z 23-50 U-Haul Company of East Dallas (District 5)

Submitted By: Matthew Wolverton, Development Planner

REQUEST

Approval of 1) a Change in Zoning from Industrial (IN) District to a Planned Development (PD) District; 2) a Specific Use Provision for a Truck/Bus Sales & Leasing/Rental Use and 3) a Detail Plan for Truck/Bus Sales & Leasing/Rental Use.

LOCATION

2502, 2504, & 2550 McCree Road

OWNER

Amerco Real Estate Company

PLAN COMMISSION RECOMMENDATION

On May 13, 2024, with a seven (7) to zero (0) vote, the Plan Commission recommended approval of 1) a Change in Zoning from Industrial (IN) District to a Planned Development (PD) District; 2) a Specific Use Provision for a Truck/Bus Sales & Leasing/Rental Use and 3) a Detail Plan for Truck/Bus Sales & Leasing/Rental Use, with the condition that the PD and SUP Conditions clearly include the permitted use(s) on the site and limit it accordingly, specifically the land use being proposed [Truck/Bus Sales & Leasing/Rental Use]. In addition, the Plan Commission recommended a Specific Use Provision time period of twenty (20) years.

The draft PD & SUP Conditions reflect the Plan Commission recommendation.

STAFF RECOMMENDATION

Approval of 1) a Change in Zoning from Industrial (IN) District to Planned Development (PD) District; 2) a Specific Use Provision for a Truck/Bus Sales & Leasing/Rental Use and 3) a Detail Plan for Truck/Bus Sales & Leasing/Rental Use.

The applicant has worked with staff on a proposal that represents a physical improvement of the site over the existing condition, including the addition of landscaping, and the removal of the repair bay doors. In addition, the applicant has agreed to prohibiting certain uses on the site as noted in Consideration 4. It should also be noted that, per the applicant, the number of parking spaces for U-Haul vehicles has been limited.

However, given the subject property's location as a gateway within a catalyst area, consideration should be given to a shorter SUP time period than the requested 30 years. A time period of ten (10) to fifteen (15) years is suggested.

BACKGROUND

The site currently contains an existing building that was previously used for U-Haul truck repair for the last 55 years. In an effort to modernize the overall site, the repair shop has been relocated and the applicant wishes to use the remaining building as a U-Haul truck and trailer share [Truck/Bus Sales & Leasing/Rental Use].

SITE DATA

The subject property contains 3.29 acres and is accessed from two points along McCree Road. On the site lies an existing 5,253 square foot building, truck parking spaces, truck display parking, equipment shunting areas, and customer parking spaces.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Industrial (IN) District.

The Industrial (IN) district is intended to provide for a wide range of industrial uses that are generally not compatible adjacent to residential neighborhoods, and may or may not be compatible with some nonresidential uses. Such uses include manufacturing, processing, assembling, research and development, and warehousing and distribution. The Industrial district also accommodates support services for industrial development such as office, commercial, personal and professional services, and limited retail activities. The Industrial district regulations are designed to ensure compatibility among the various uses allowed in the district, and to protect adjacent non-industrial development from potentially incompatible uses and conditions.

CONSIDERATIONS

Planned Development:

1. Screening and Landscaping

Due to the applicant not proposing an expansion of the existing structure, upgrades to the site's existing screening and landscaping is not required. However, at the recommendation of staff, landscaping is proposed at the Northeast corner of the site, as well as a six (6) foot landscape buffer along the North half of South Garland Avenue frontage and the East half of the McCree Road frontage. This was done in an effort to modernize the look of the site.

2. Signage

The applicant proposes signage on all facades of the building.

The attached signage on the North facing elevation is allowed 51 square feet per the GDC. The applicant proposes 100 square feet of signage through the Planned Development.

The attached signage on the East facing elevation is allowed 100 square feet per the GDC. The applicant proposes 200 square feet of signage through the Planned Development.

The attached signage on the South facing elevation is allowed 51 square feet per the GDC. The applicant proposes 125 square feet of signage through the Planned Development.

The attached signage on the West facing elevation is allowed 200 square feet per the GDC. The applicant proposes 175 square feet of signage and is in compliance with the GDC.

3. Parking and Loading

The site plan (Exhibit C) complies with the parking requirements for the Truck/Bus Sales & Leasing/Rental Use per the GDC.

The applicant has also limited truck display along McCree Road to six (6) trucks and truck display along South Garland Avenue to five (5) trucks. There is no GDC limit to how many trucks can be displayed at a truck leasing business or along throughfares; however, the draft SUP Conditions limit it according to the site plan.

4. Land Use:

The applicant had proposed through the PD to prohibit High Risk Use, Heavy Machinery Sales, Rental, Storage & Repair, Animal Feed Processing and Storage, Impoundment Lot (commercial/private), Recycling Salvage Yard (no outside storage), Recycling Salvage Yard (unlimited outside storage), Contractor's Office/Storage Yard (outside storage), and Sexually Oriented Business Uses on the subject property. In addition, the applicant proposed to add Retail Store as a permitted use. The request otherwise deferred to the current Industrial (IN) District base zoning allowance.

The draft PD & SUP Conditions reflect the Plan Commission's recommendation on use allowance.

5. Specific Use Provision:

The applicant proposes a time period of thirty (30) years for the Truck/Bus Sales Use. The SUP time period guide does not have a recommended amount of time for this land use.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Business Centers for the subject property. Business Centers provide a cluster of business offices and/or low impact industry, including campus-type development, that cumulatively employ large numbers of people. Operations within this development type occur internal to buildings resulting in minimal negative impacts (sound, air, traffic, outdoor lighting, storage, etc.) and are compatible with adjacent development types in architecture, character, scale, and intensity. Business centers are generally located at intersections of major and/or secondary arterial streets or significant transit areas (bus/rail). Proximity and access to residential areas are encouraged to reduce travel times to employment. Site design addresses function and visual aesthetics providing appropriate buffering at gateway corridors, between adjacent developments, and for residential neighborhoods.

Meanwhile, the proposal falls within the South Garland Avenue Catalyst Area that envisions redevelopment within this area.

The proposed site design improvements elevate visual aesthetics to enhance an important gateway into the community.

ECONOMIC DEVELOPMENT STRATEGIC PLAN

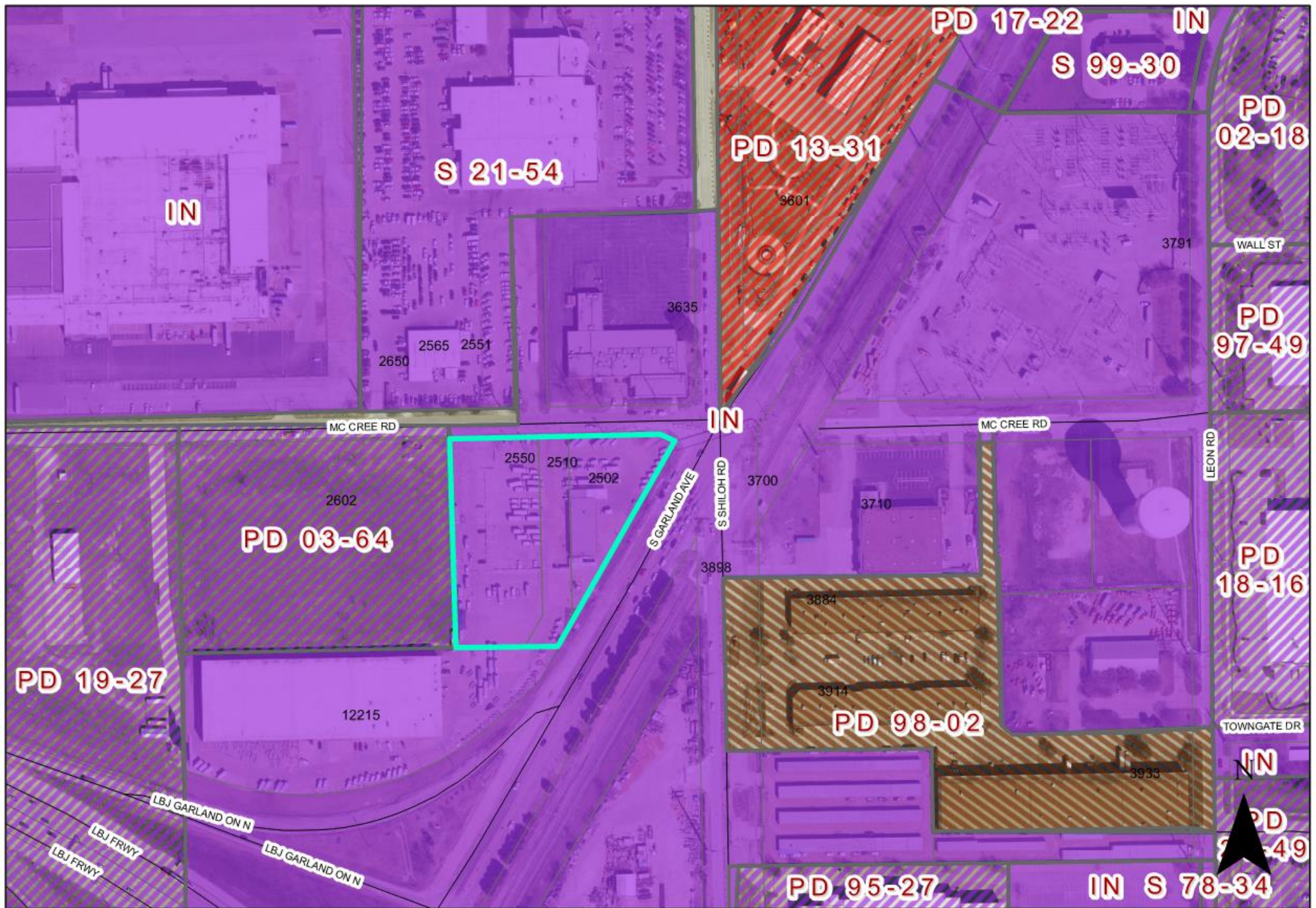
The Economic Development Strategic Plan highlights "infrastructure upgrades, role of the smaller building, and availability of space for expansion" for the future goals of the Industrial District. In addition, it recommends beautifying the Industrial District. The Plan notes the number of auto-related uses in Garland as well. However, this project provides upgrades to the existing site, modernizes one of the smaller buildings within the district, and still allows space for future expansion within the site and area.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the North, South, East, and West are zoned industrial and include a variety of heavy commercial and industrial uses. The property to the South is a U-Haul facility for self-storage and trailer/equipment leasing. In addition, the property to the West of the self-storage facility is a U-Haul truck repair facility.

Attachments

Z 23-50 Location Map
Z 23-50 PD & SUP Conditions
Z 23-50 Exhibits
Z 23-50 R&M
Z 23-50 Responses
Z 23-50 Staff Presentation



0 170 340 Feet
1 inch = 254 feet

ZONING MAP Z 23-50

 INDICATES AREA OF REQUEST

2502, 2504, & 2550 McCree Road

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 23-50

2502, 2504, & 2550 McCree Road

I. Statement of Purpose: The purpose of this Planned Development District is to allow a Truck/Bus Sales & Leasing/Rental Use by Specific Use Provision and allow certain site and additional use conditions.

II. Statement of Effect: This Planned Development (PD) shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773 as amended prior to adoption of this ordinance, except as specifically provided herein.

III. General Regulations: All regulations of the Industrial (IN) District and Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.

IV. Development Plans:

A. Detail Plan: Development is to be in general conformance with the approved Detail Plan set forth in Exhibit C, Exhibit D and Exhibit E. In the event of conflict between the conditions and Detail Plan, the conditions listed below are to apply.

V. Specific Conditions:

A. Uses: Only Truck/Bus Sales & Leasing/Rental Use is allowed on the subject property, by Specific Use Provision approval only.

B. Site Layout and Parking: The development shall be in conformance with the site layout in Exhibit C.

C. Landscaping: Landscaping shall be in conformance with the proposed landscaping buffer and layout in Exhibit C.

D. Building Elevations: Building elevations shall be in general conformance with Exhibit D.

E. Signage: Four (4) attached signs will be allowed as per Exhibit E. The attached signage on the North facing elevation shall be allowed 100 square feet of

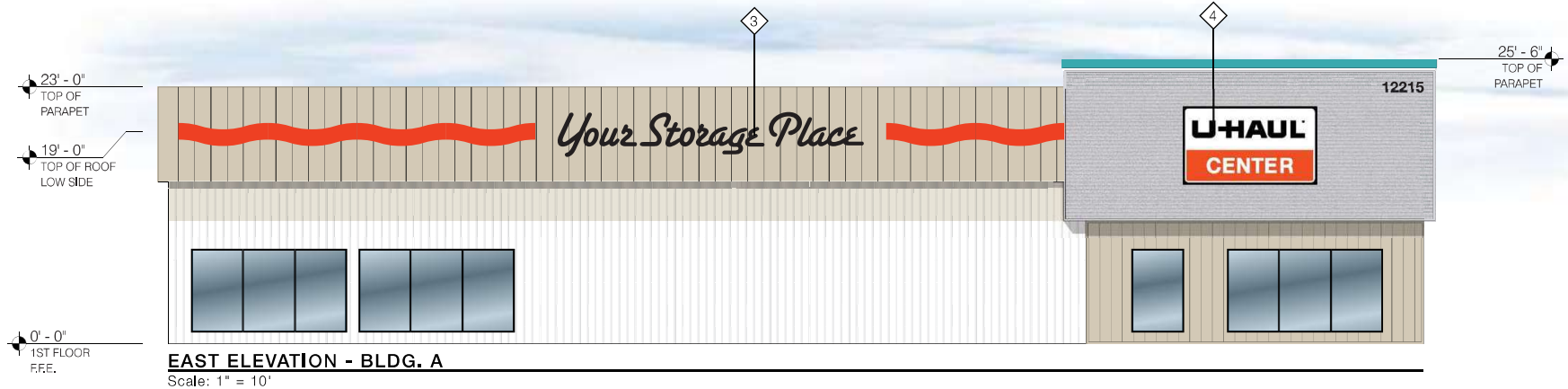
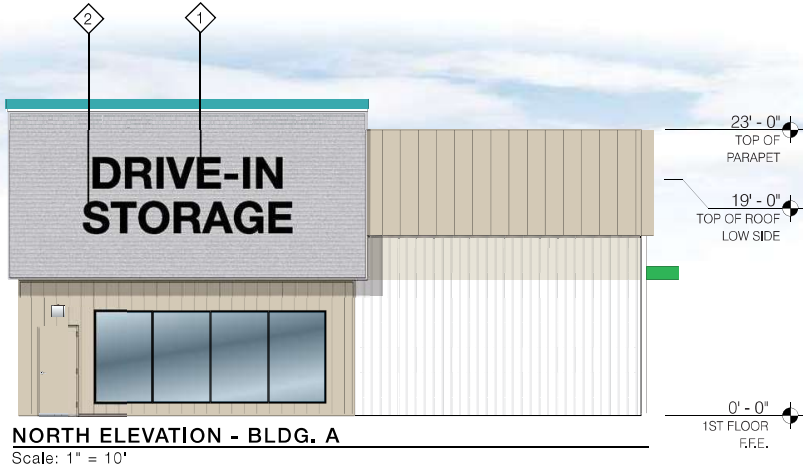
signage, the East facing elevation 200 square feet, the South facing elevation 125 square feet, and the West facing elevation 200 square feet.

SPECIFIC USE PROVISION CONDITIONS

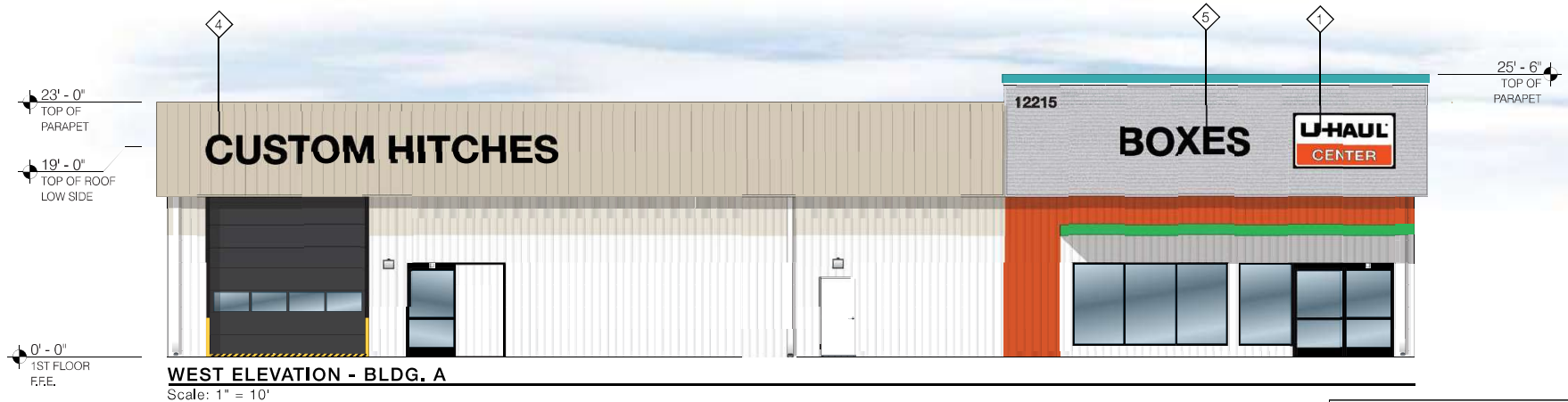
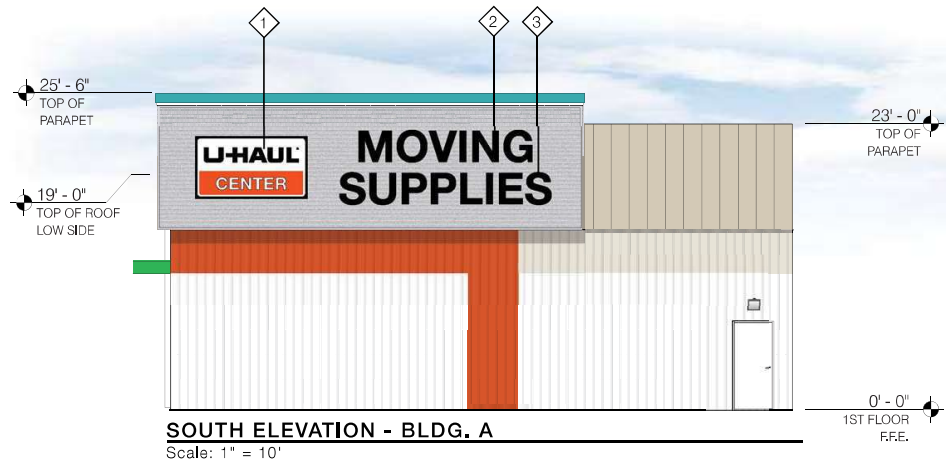
ZONING FILE Z 23-50

2502, 2504, & 2550 McCree Road

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Truck/Bus Sales & Leasing/Rental Use.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773 as amended prior to adoption of this ordinance, except as specifically provided herein.
- VI. General Regulations:** All regulations of the Industrial (IN) District and Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- VII. Specific Use Provision:**
- A. SUP Time Period: The Specific Use Provision for the Truck/Bus Sales & Leasing/Rental Use shall be in effect for a period of twenty (20) years.
- B. Truck Display/Parking: Truck display is limited along McCree Road to six (6) truck spaces, and truck display along South Garland Avenue is limited to five (5) truck spaces, as shown in Exhibit C.



SIGNAGE CALCULATIONS	
1	DIRECTIONAL DIMENSIONAL LETTERS 15.19"W X 2.5"H (37.95 SQFT)
2	DIRECTIONAL DIMENSIONAL LETTERS 16.77"W X 2.5"H (41.92 SQFT)
3	11 GA. STEEL BLACK POWDERCOATED 27.43"W X 4"H (109.72 SQFT)
4	ID SIGN 12"W X 7"H (84 SQFT)



SIGNAGE CALCULATIONS	
1	ID SIGN 9'W X 5'H (45 SQFT)
2	DIMENSIONAL LETTERS 13.95'W X 2.5'H (34.87 SQFT)
3	DIMENSIONAL LETTERS 17.02'W X 2.5'H (42.55 SQFT)
4	DIMENSIONAL LETTERS 31.75'W X 2.5'H (79.37 SQFT)
5	DIMENSIONAL LETTERS 11.74'W X 2.5'H (29.35 SQFT)

*TEMPORARY ART SUBJECT TO CHANGE

CASE NO: 230032-0



a&m
A&M ASSOCIATES, INC.
2727 N. CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P: 602.263.6841

CASE NO: 230032-0

U-HAUL
of LBJ Frwy.
Garland, TX
(741070)

Northeast Elevation
Composite Rendering

SHEET 01

©2024 ALL RIGHTS RESERVED 2024-04-25



a&m
A&M ASSOCIATES, INC.
2727 N. CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P: 602.263.6841

CASE NO: 230032-0

U-HAUL
of LBJ Frwy.
Garland, TX
(741070)

Southwest Elevation
Composite Rendering

SHEET 02

©2024 ALL RIGHTS RESERVED 2024-04-25

REPORT & MINUTES

P.C. Meeting, April 22, 2024

3a. APPROVED Consideration of the application of **U-Haul Company of East Dallas**, requesting approval of 1) a Change in Zoning from Industrial (IN) District to a Planned Development (PD) District; 2) a Specific Use Provision for a Truck/Bus Sales & Leasing/Rental Use and 3) a Detail Plan for a Truck/Bus Sales & Leasing/Rental Use. This property is located at 2502, 2504 and 2550 McCree Road. (District 5) (File Z 23-50)

The applicant, Matt Merrill, 2502 McCree Road, Garland, Texas 75041, provided an overview of the request and remained available for questions.

Commissioner Dalton asked the applicant if propane was still being sold at the location.

The applicant confirmed that propane is still being sold on property.

Commissioner Rose asked the applicant how open he was to a 10- or 15-year SUP versus a 30 year which is what they are requesting.

The applicant explained that the reason behind the 30-year SUP request is that what they are requesting would be a substantial investment and they have no intention of selling the property. The applicant explained that for financing purposes they would have to do a 20 year financing plan but that the Board would have to decide if they decided to go with a 20 year SUP request to match the minimum financing terms but that they would possibly be open to that.

Commissioner Aubin asked the applicant about the Retail Use permitted request they made.

The applicant explained that the Retail Use permitted request was made to be an allowed use as part of the PD, and while they will still be selling boxes, boxing tape and hitches as an accessory use, the main use at the property would be truck and trailer rentals.

Commissioner Aubin asked the applicant if they intend to increase the retail use in the future.

The applicant explained that at the moment they have no other plans.

Commissioner Abell asked the applicant to confirm that the current retail they have at the adjacent location would simply be moving to the new location.

The applicant confirmed that to be the case.

Commissioner Aubin asked the applicant if they had plans to increase the footprint of the existing building.

The applicant confirmed that they would be keeping the pre-manufactured building but would essentially be remodeling it completely.

Commissioner Jenkins applauded the applicant for their willingness to work with City staff on their recommendations.

The applicant commended the efforts by City staff to come to an agreement on the proposed development.

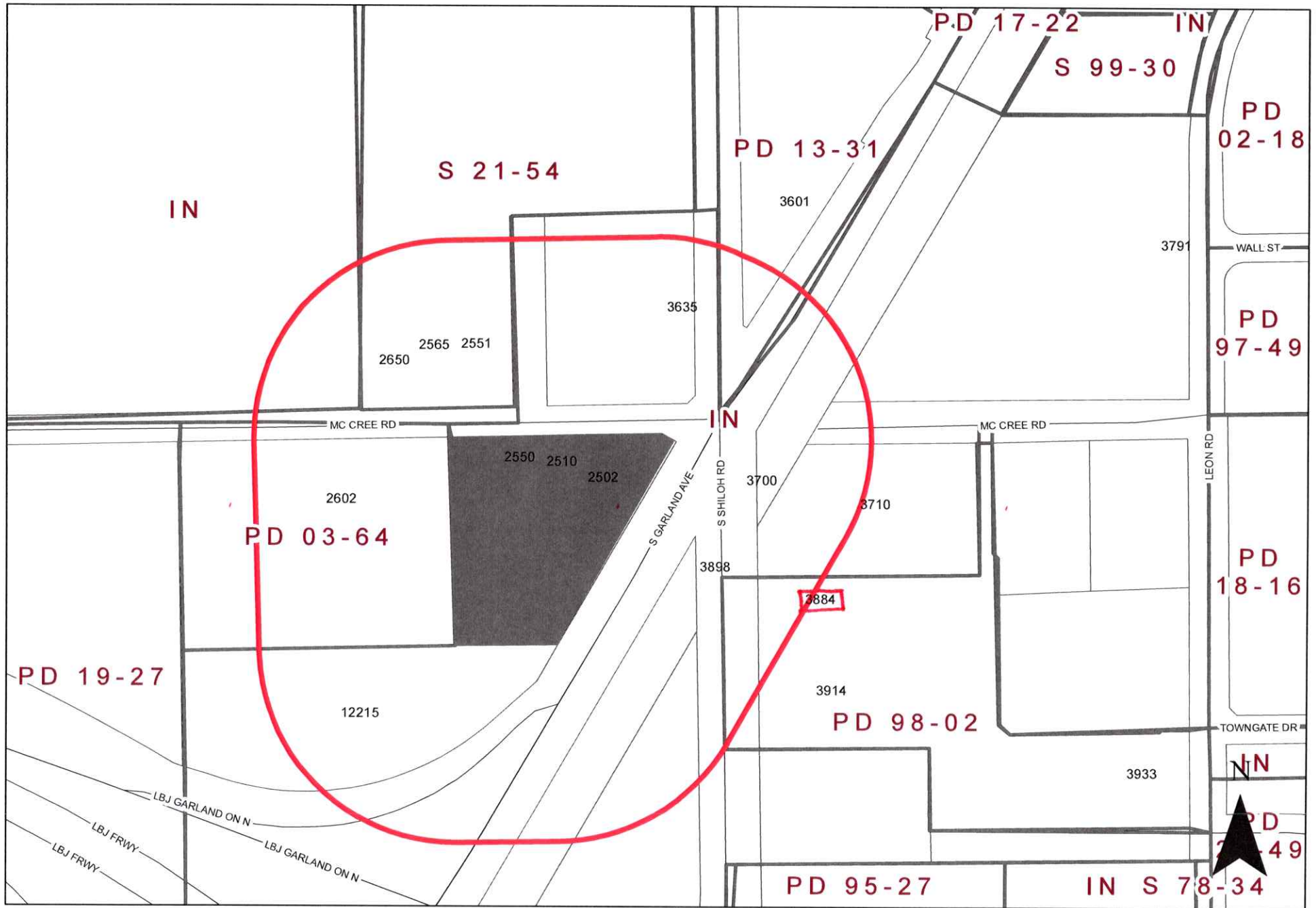
Chair Roberts also commended staff for the recommendations they made on uses and the landscaping. He did ask for clarification on the types of propane they would be selling and if they were residential or would they also be able to refill the propane tanks on RV's.

The applicant clarified that they have a 3,000 gallon tank on site that would allow them to refill most anything.

Chair Roberts asked staff about the sign difference and if that was based on the PD and not the GDC.

Staff confirmed that the sign conditions would be a trade off through the PD and not GDC variances.

Motion was made by Commissioner Aubin to **approve** the application as presented with the provision that instead of citing exclusions, citing inclusions per the use being presented by the applicant, and granting the SUP for a twenty-year period. Seconded by Commissioner Jenkins. **Motion carried: 7 Ayes, 0 Nays.**



<p>0 170 340 Feet 1 inch = 254 feet</p>	<h2>ZONING MAP Z 23-50</h2>	<p> INDICATES AREA OF REQUEST</p> <p> INDICATES NOTIFICATION AREA</p>
---	-----------------------------	---

2502, 2504, & 2550 McCree Road

Comment Form

Case Z 23-50

Z 23-50 U-Haul Company of East Dallas. The applicant is requesting to allow a U-Haul Truck Leasing use. The site is located at 2502, 2504, & 2550 McCree Road. (District 5)

Z 23-50 U-Haul Company of East Dallas. El solicitante solicita permitir el uso de U-Haul Truck Leasing. El sitio está ubicado en 2502, 2504 y 2550 McCree Road. (Distrito 5)

Z 23-50 U-Haul Company of East Dallas. Người nộp đơn đang yêu cầu cho phép sử dụng dịch vụ Cho thuê xe tải U-Haul. Địa điểm này tọa lạc tại 2502, 2504 và 2550 McCree Road. (Quận 5)

Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới



For / A Favor / Đúng



Against / En Contra / Không

Please complete the following information and email the form to Planning@garlandtx.gov; deliver to the Planning Department at 800 Main Street Garland, TX; or mail to City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002. / Por favor Complete la siguiente información y envíe el formulario por correo electrónico a Planning@garlandtx.gov; entregar al Departamento de Planificación en 800 Main Street Garland, TX; o envíelo por correo a City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002. / Vui lòng điền đầy đủ thông tin sau và gửi biểu mẫu qua email tới Planning@garlandtx.gov; giao cho Phòng Kế hoạch tại 800 Main Street Garland, TX; hoặc gửi thư đến Thành phố Garland, Sở Kế hoạch, P.O. Hộp 469002 Garland, TX 75406-9002.

James Eva / Tenant

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

3884 South Shiloh Road Suite 118


Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland, Texas

City, State / Estado de la Ciudad / Thành bang

75041

Zip Code / Código postal / Mã Bưu Chính

 Signature / Firma / Chữ ký

05/08/2024

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)



GARLAND
TEXAS MADE HERE

The applicant proposes a Truck/Bus Sales & Leasing/Rental Use in an existing building.

City Council Meeting

June 04, 2024

Z 23-50

CASE INFORMATION

Location: 2502, 2504, & 2550 McCree Road

Applicant: U-Haul Company of East Dallas

Owner: Amerco Real Estate Company

Acreage: 3.29 acres

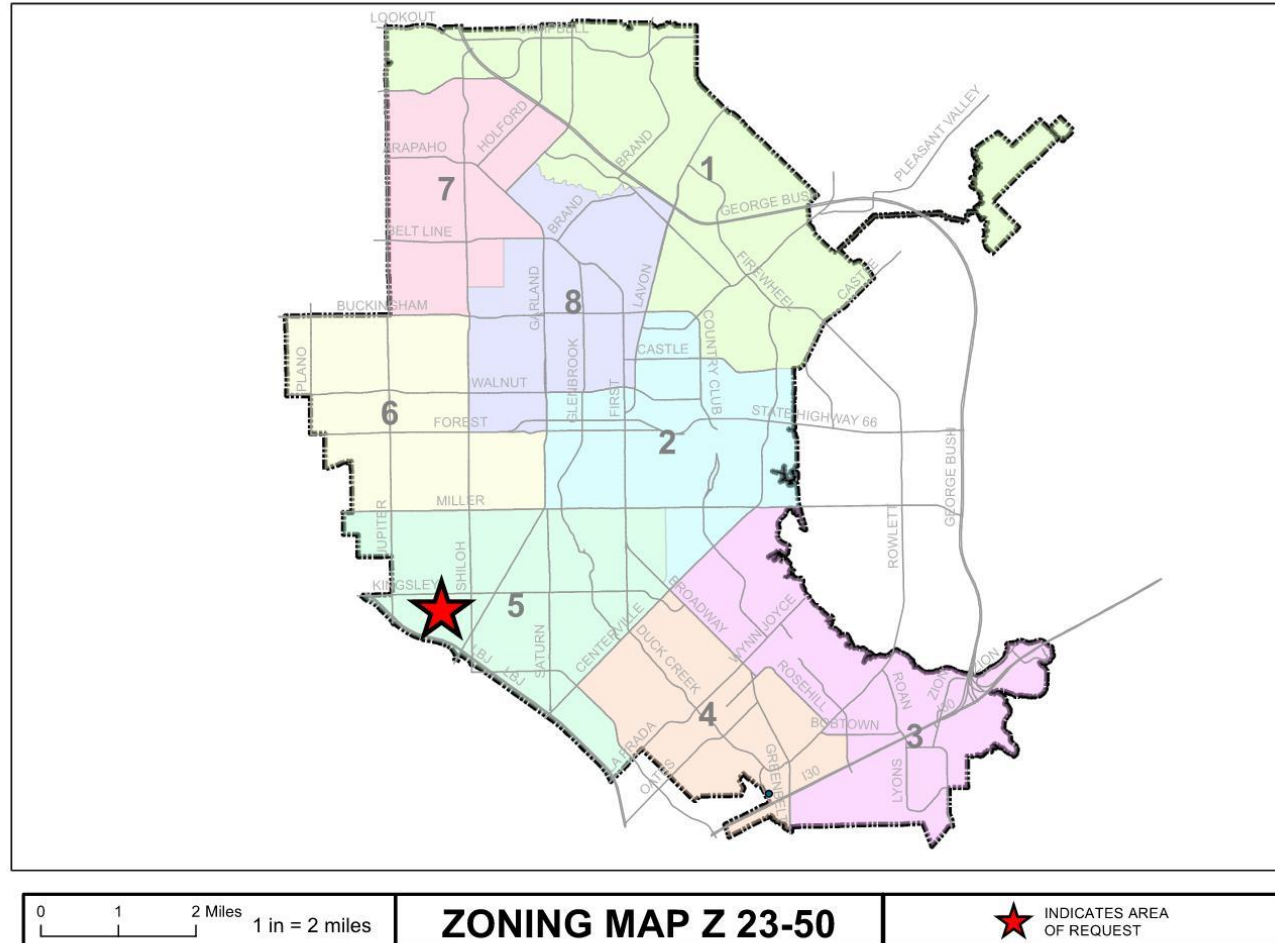
Zoning: Industrial (IN) District

Z 23-50

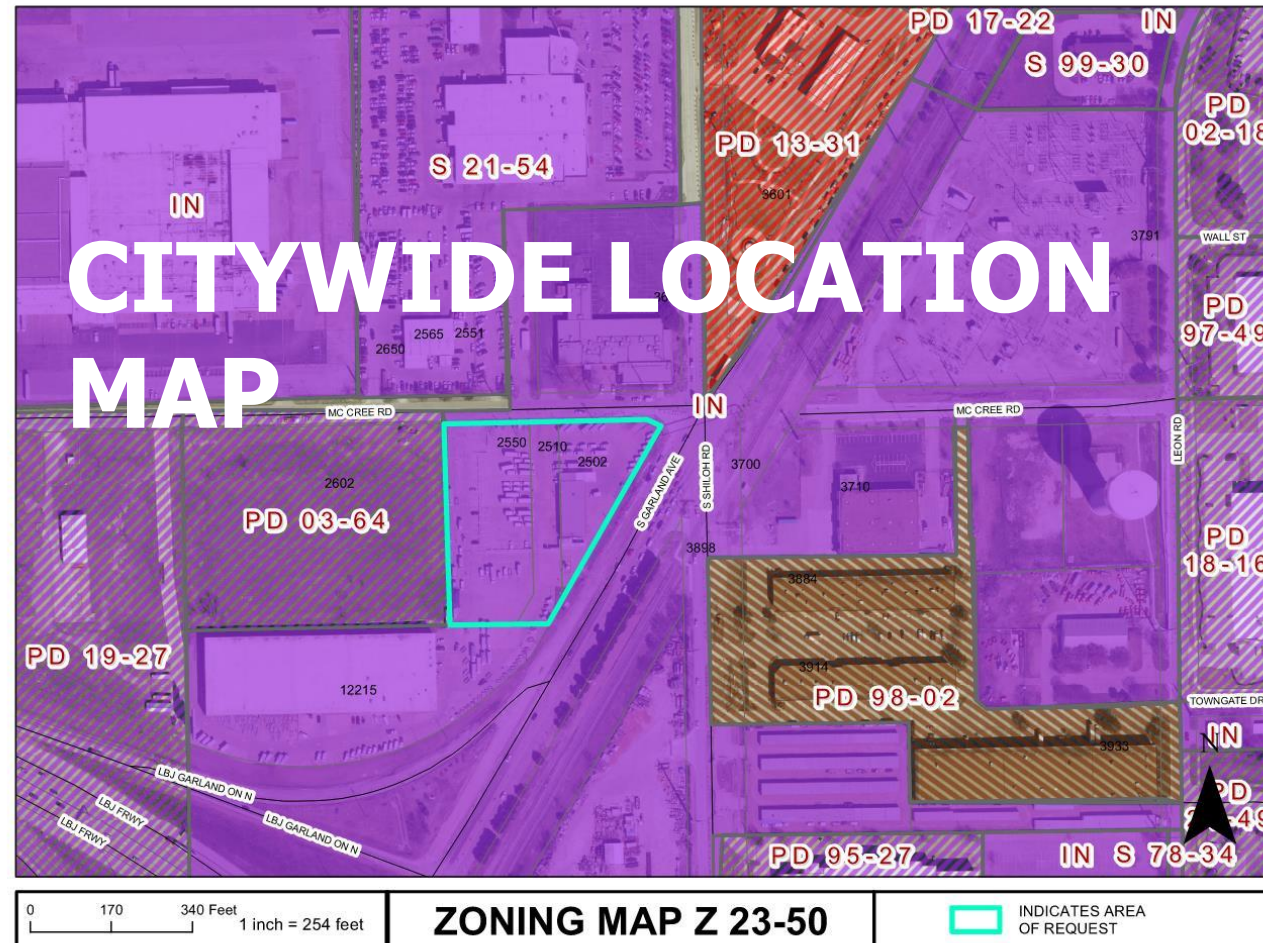


GARLAND
TEXAS MADE HERE

CITYWIDE LOCATION MAP



Z 23-50




Z 23-50

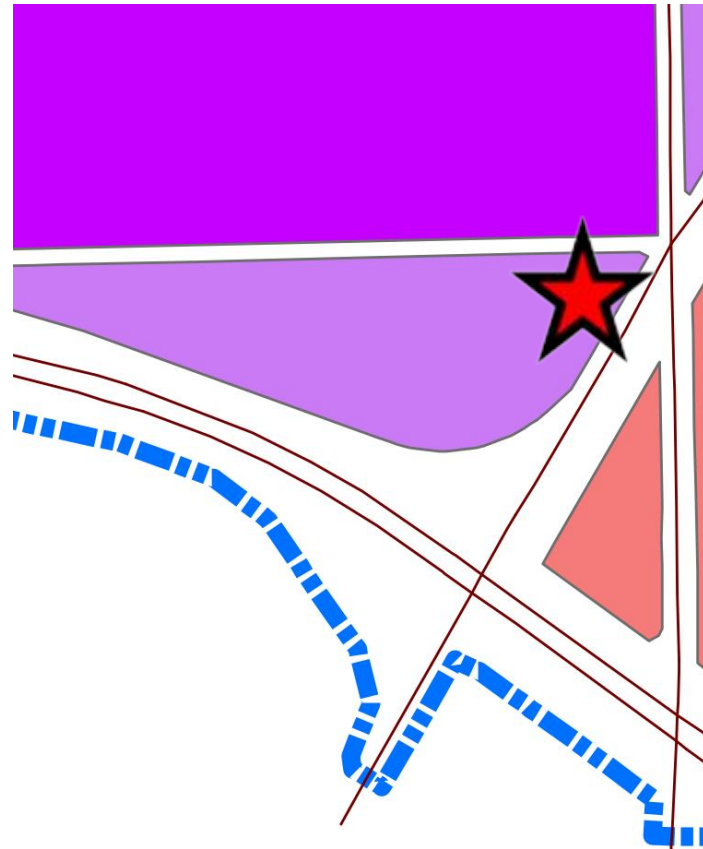


GARLAND
TEXAS MADE HERE

COMPREHENSIVE PLAN

EMPLOYMENT CENTER BUILDING BLOCK

 Business



Z 23-50

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Business Centers for the subject property. Business Centers provide a cluster of business offices and/or low impact industry, including campus-type development, that cumulatively employ large numbers of people. Operations within this development type occur internal to buildings resulting in minimal negative impacts (sound, air, traffic, outdoor lighting, storage, etc.) and are compatible with adjacent development types in architecture, character, scale, and intensity. Business centers are generally located at intersections of major and/or secondary arterial streets or significant transit areas (bus/rail). Proximity and access to residential areas are encouraged to reduce travel times to employment. Site design addresses function and visual aesthetics providing appropriate buffering at gateway corridors, between adjacent developments, and for residential neighborhoods.

Meanwhile, the proposal falls within the South Garland Avenue Catalyst Area that envisions redevelopment within this area.

The proposed site design improvements elevate visual aesthetics to enhance an important gateway into the community. **Z 23-50**



ECONOMIC DEVELOPMENT STRATEGIC PLAN

The Economic Development Strategic Plan highlights “infrastructure upgrades, role of the smaller building, and availability of space for expansion” for the future goals of the Industrial District. In addition, it recommends beautifying the Industrial District. The Plan notes the amount of auto-related uses in Garland as well. However, this project provides upgrades to the existing site, modernizes one of the smaller buildings within the district, and still allows space for future expansion within the site and area.

PHOTOS



View of the subject site looking West



View looking East at South Garland Avenue

PHOTOS



View from the subject site looking North up
South Garland Avenue



View from the subject site looking South

PHOTOS



View of the existing building looking South

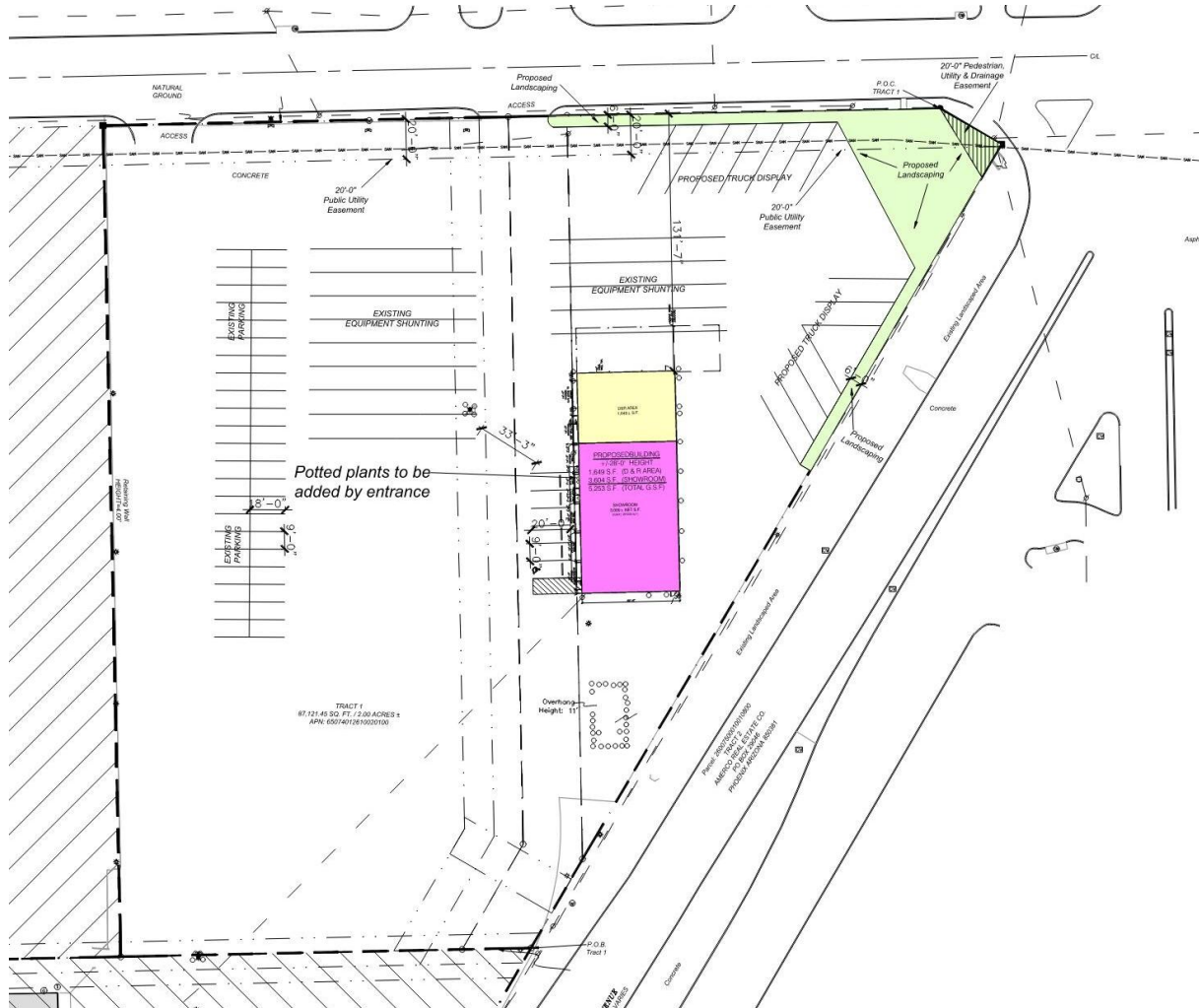


View of the corner of the site on McCree Road
and South Garland Avenue



GARLAND
TEXAS MADE HERE

SITE PLAN



Z 23-50



GARLAND
TEXAS MADE HERE

BUILDING ELEVATIONS



SIGNAGE CALCULATIONS	
1	DIRECTIONAL DIMENSIONAL LETTERS 15.19'W X 2.5'H (37.05 SQFT)
2	DIRECTIONAL DIMENSIONAL LETTERS 16.77'W X 2.5'H (41.92 SQFT)
3	11 GA. STEEL BLACK POWDERCOATED 27.43'W X 4'H (109.72 SQFT)
4	ID SIGN 12'W X 7'H (84 SQFT)

CASE NO: 230032-0

a&m
A&M ASSOCIATES, INC.
2727 N. CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P: 602.263.6841

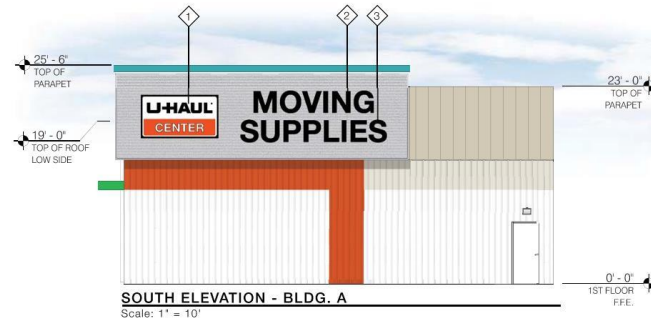
U-HAUL
of LBJ Fwy,
Garland, TX
(741070)

Sign Calculations
SHEET 03

©2024 ALL RIGHTS RESERVED 2024-04-25

Z 23-50

BUILDING ELEVATIONS



SIGNAGE CALCULATIONS	
1	ID SIGN 5'W X 5'H (45 SQFT)
2	DIMENSIONAL LETTERS 13.95"W X 2.5"H (34.87 SQFT)
3	DIMENSIONAL LETTERS 17.62"W X 2.5"H (42.55 SQFT)
4	DIMENSIONAL LETTERS 31.75"W X 2.5"H (79.37 SQFT)
5	DIMENSIONAL LETTERS 11.74"W X 2.5"H (29.35 SQFT)

*TEMPORARY ART SUBJECT TO CHANGE

CASE NO: 230032-0

a&m
A&M ASSOCIATES, INC.
2727 N. CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P: 602.263.6841

U-HAUL
of LBJ Fwy,
Garland, TX
(741.070)

Sign Calculations

SHEET 04

©2024 ALL RIGHTS RESERVED 2024-04-25

Z 23-50



GARLAND
TEXAS MADE HERE

BUILDING ELEVATIONS



a&m
A&M ASSOCIATES, INC.
2727 N. CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P: 602.263.6841

CASE NO: 230032-0

U-HAUL
of LBJ Freeway,
Garland, TX
(741070)

Northeast Elevation
Composite Rendering

SHEET 01

©2024 ALL RIGHTS RESERVED 2024-04-25

Z 23-50



GARLAND
TEXAS MADE HERE

BUILDING ELEVATIONS



a&m
A&M ASSOCIATES, INC.
2727 N. CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P: 602.263.6841

CASE NO: 230032-0



Southwest Elevation
Composite Rendering

SHEET 02

©2024 ALL RIGHTS RESERVED 2024-04-25

Z 23-50

Planned Development Standards

- The attached signage on the North facing elevation is allowed 51 square feet per the GDC. The applicant proposes a 100 square feet of signage through the Planned Development.
- The attached signage on the East facing elevation is allowed 100 square feet per the GDC. The applicant proposes a 200 square feet of signage through the Planned Development.
- The attached signage on the South facing elevation is allowed 51 square feet per the GDC. The applicant proposes 125 square feet of signage through the Planned Development.
- The attached signage on the West facing elevation is allowed 200 square feet per the GDC. The applicant proposes 175 square feet of signage and is in compliance with the GDC.
- The applicant, at the recommendation of staff, proposes to prohibit the following land uses from this property: High Risk Use; Heavy Machinery Sales, Rental, Storage & Repair; Animal Feed Processing and Storage; Impoundment Lot (commercial/private); Recycling Salvage Yard (unlimited outside storage); Recycling Salvage Yard (no outside storage); Contractor's Office/Storage Yard (outside storage); and Sexually Oriented Business.
- Retail Store is requested to be a permitted use.
- As shown in the Landscape Plan, the applicant proposes landscaping on site at the recommendation of staff.



STAFF RECOMMENDATION

Approval of 1) a Change in Zoning from Industrial (IN) District to Planned Development (PD) District; 2) a Specific Use Provision for a Truck/Bus Sales & Leasing/Rental Use and 3) a Detail Plan for Truck/Bus Sales & Leasing/Rental Use.

The applicant has worked with staff on a proposal that represents a physical improvement of the site over the existing condition, including the addition of landscaping, and the removal of the repair bay doors. In addition, the applicant has agreed to prohibiting certain uses on the site as noted in the staff report. It should also be noted that, per the applicant, the number of U-Haul truck display spaces along South Garland Avenue and McCree Road have been limited.

However, given the subject property's location as a gateway within a catalyst area, consideration should be given to a shorter SUP time period than the requested thirty (30) years. A time period of ten (10) to fifteen (15) years is suggested.

Z 23-50

PLAN COMMISSION RECOMMENDATION

On May 13, 2024, with a seven (7) to zero (0) vote, the Plan Commission recommended approval of 1) a Change in Zoning from Industrial (IN) District to a Planned Development (PD) District; 2) a Specific Use Provision for a Truck/Bus Sales & Leasing/Rental Use and 3) a Detail Plan for Truck/Bus Sales & Leasing/Rental Use, with the condition that the PD and SUP Conditions clearly include the permitted use(s) on the site and limit it accordingly, specifically the land use being proposed [Truck/Bus Sales & Leasing/Rental Use]. In addition, the Plan Commission recommended a Specific Use Provision time period of twenty (20) years.

The draft PD & SUP Conditions reflect the Plan Commission recommendation.



GARLAND
TEXAS MADE HERE





GARLAND
CITY COUNCIL STAFF REPORT

City Council Regular Session

9.

Meeting Date: 06/04/2024

Title: Boards and Commission Appointment

Submitted By: Courtney Vanover, Department Coordinator II

Issue/Summary

Council Member Chris Ott

- Robert Duckworth - Plan Commission

Background

Consideration / Recommendation

Attachments

Robert Duckworth - Plan Commission



GARLAND

TEXAS MADE HERE

CITY OF GARLAND
RECEIVED
MAY 16 2024

Application for City of Garland Boards/Commissions/Committees/Charter Review Board/Bond Committee

Return completed application to City Secretary's Office, 200 N. Fifth St., Garland, Texas 75040 | Email: CitySecretary@GarlandTX.gov

Please Type or Print Clearly:

Date: 5-16 2024

Name: Robert (Bob) Duckworth

Phone

(Home)

Address: 909 Wakefield Dr.

Phone

(Other)

City, State, Zip: Garland, Texas 75040

Email:

Resident of Garland for 80 years

Resident of Texas for 80 years

✓ Dallas County Voter Registration Number [REDACTED] Garland City Council District Number 8

Have you ever been convicted of a felony? ☐ Yes ☒ No

Have you ever been convicted of a Class A misdemeanor? ☐ Yes ☒ No

Please list any experience that qualifies you to serve in the areas you have indicated.

Active member of Garland Community since 1962, Employed almost 50 years in local Garland Banks, retired as EVP of bank on Square/First Guaranty Bank in 2010.

If you have previously served on a City Board or Commission, please specify and list dates of service.
TIF 1 for several years, currently on TIF 3, Served on previous Bond Committees,
Served on previous Charter Review, Chaired Downtown Revitalization Committee for 5 years.

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

Was an active Member of the Garland Host Lions Club for over 50 years, Active Member of First Baptist Church Garland (Finance Committee/ Deacon/Baptism Committee), Member of Garland Citizen Police AAA, Class 52/Fall 2018, Member of Agriculture Committee (supports Ag/FFA programs in GISD)

What is your educational background?

Graduated Community High School, Nevada, Tx in 1962, Numerous Banking/Finance Schools, and Graduated from The Southwestern Graduate School of Banking at SMU 1987.

What is your occupational experience?

Grew up on farms in Garland, Rowlett, Sachse area and know what a hard days work is.
Began working at the First National Bank in Garland in 1962, almost 50 years in the Banking/Financial business, retired in 2010.

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

[Signature]

Board or Commission of first, second and third choice:

- ☐ Animal Services Committee
- ☐ Board of Adjustment
- ☐ Bond Committee
- ☐ Charter Review Board
- ☐ Citizens Environmental and Neighborhood Advisory Committee
- ☐ Civil Service Commission
- ☐ Community Multicultural Commission
- ☐ Dallas Area Rapid Transit Board
- ☐ Garland Cultural Arts Commission
- ☐ Garland Youth Council**
- ☐ Library Board

- ☐ North Texas Municipal Water District Board
- ☐ Property Standards Board
- ☐ Parks and Recreation Board
- ☒ Plan Commission
- ☐ Senior Citizens Advisory Committee
- ☐ Unified Building Standards Commission
- ☐ Tax Increment Finance #1 Downtown Board
- ☐ Tax Increment Finance #2 South Board
- ☐ Tax Increment #3 Board
- ☐ Texas Municipal Power Agency Board

** Garland Youth Council has a separate application

FOR OFFICE USE ONLY

Ad Valorem Tax Status

Current ☐

Past Due ☐

Date Appointed ☐

Utility Account Status

Current ☐

Past Due ☐

Appointed By ☐

CSO Suit/Claim Filed

Yes ☐ No ☐

Date Notified ☐

Clerk Signature & Date ☐

Disclosure Form Filed ☐

Revised 08/2023