



## **AGENDA**

**CITY COUNCIL WORK SESSION  
City of Garland  
Duckworth Building, Goldie Locke Room  
217 North Fifth Street  
Garland, Texas  
March 17, 2015  
5:30 p.m.**

### **DEFINITIONS:**

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

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

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

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

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

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

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

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

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

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

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

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

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

**1. Written Briefings:**

**a. Amendment of 911 Fees Ordinance**

*Council is requested to consider adopting an amendment to Section 26.11 of the Code of Ordinances to remove section 26.11(B)(4) listing a cellular 911 fee.*

**b. Interlocal Agreement (ILA) with the City of Rowlett for Harmony Hills Subdivision**

*Council is requested to consider whether to enter into an Interlocal Agreement (ILA) with the City of Rowlett (Rowlett) to allow the construction of roadway improvements and public access across the City of Garland jurisdictional boundaries with the construction of the Harmony Hills Subdivision private development.*

Item	Key Person
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**2. Verbal Briefing(s):**

**a. Interviews for Appointment to the GHFC Board**

**Council**

*Mr. Ed Jackson resigned as a representative of the Garland Housing Finance (GHFC) Board on December 17, 2014. Information was posted on the City's website for 14 days in order to provide an opportunity for citizens to apply for the position. At the close of the 14-day notice period, Morrison Dale Adams and J. Christopher Luna responded. Council is scheduled to interview Mr. Adams and Mr. Luna at this meeting. Council is scheduled to formally appoint a representative to the GHFC at the March 17, 2015 Regular Meeting.*

**b. Transportation Report**

**Dean/Schaffner**

*Dean International, the City's transportation consultant, will update Council on the following:*

- Transportation Program Updates
  - IH-635
  - IH-30
  - Annual Missions Update
    - Washington, D.C.

- Strategic Events Update
- Advocacy Group Update
- Transportation Updates
  - TEX-21
  - Regional Policy
  - Federal Policy
  - State Update

**c. Thoroughfare Update**

**Luedtke**

*For the past year the Transportation Department has been working on a major update to the Thoroughfare Plan. This document sets the right-of-way requirements and expected ultimate capacity build out of the streets within the City of Garland. In addition to the traditional thoroughfare plan, a bike master plan was developed and realignment of SH 78 through downtown Garland was explored. The results of these efforts will be presented to Council for their information prior to the formal adoption process.*

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

**Council**

*Harold Kless – Senior Citizens Advisory Committee (District 1)  
Patricia M. Anthony – Community Multicultural Commission (District 3)  
Genai Walker-Macklin – Community Multicultural Commission (District 4)*

**4. Consider the Consent Agenda**

**Council**

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

**5. Announce Future Agenda Items**

**Council**

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

**6. Adjourn**

**Council**



**Meeting: Work Session**

**Date: March 16, 2015**

# Policy Report

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## **AMENDMENT OF 911 FEES ORDINANCE**

### **ISSUE**

Council is requested to consider adopting an amendment to Section 26.11 of the Code of Ordinances to remove section 26.11(B)(4) listing a cellular 911 fee.

### **OPTIONS**

- A. Authorize the amendment of Section 26.11 of the Code of Ordinances to remove section 26.11(B) (4) listing a cellular 911 fee.
- B. Do not authorize the amendment of Section 26.11

### **RECOMMENDATION**

Option A: Authorize the amendment of Section 26.11 to remove the cellular 911 fee. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the March 17, 2015 Regular Meeting.

### **COUNCIL GOAL**

Consistent Delivery of Reliable City Services

### **BACKGROUND**

Section 26.11(B) (4) of the Code of Ordinances lists a cellular 911 of \$0.75 remitted to City of Garland by cellular service providers. When the ordinance was originally adopted, Home Rule Cities were permitted to set and collect cellular 911 fees. However, changes to Health and Safety Code Chapter 771 enacted by the 75<sup>th</sup> Legislature, prevent a political subdivision from imposing a fee on a wireless (cellular) service provider or subscriber. Following this change, all cellular 911 fees are remitted to the State Comptroller who then distributes the fees collected to Regional Planning Commissions, Home Rule Cities and Emergency Districts based on percentage of state population.

### **CONSIDERATION**

AMENDMENT OF 911 FEE ORDINANCE

Page 2

This amendment is needed as the City of Garland is prohibited by law to collect cellular 911 fees.

This is a technical correction in the ordinance only. The City has not and is not currently collecting cellular 911 fees.

**ATTACHMENT(S)**

Draft proposed ordinance amendment.

Submitted By:

Approved By:

Mitch Bates  
Police

William E. Dollar  
City Manager

Date: February 26, 2015

Date: February 27, 2015

**ORDINANCE NO.**

**AN ORDINANCE AMENDING CHAPTER 26, "POLICE--MISCELLANEOUS", OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

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

**Section 1**

That Sec. 26.11 of Chapter 26, "Police-Miscellaneous", of the Code of Ordinances of the City of Garland, Texas, is hereby amended by deletion of subsection 26.11(B)(4) and to read as follows:

**Sec. 26.11. 911 Fees**

". . .

(B) Fees. The following monthly fees are imposed on all customers within the City for 911 services:

- (1) Residential: \$0.75.
- (2) Business, on not more than 100 local exchange access lines: \$1.25.
- (3) PBX, on not more than 100 local exchange access lines: \$2.00."

**Section 2**

That Chapter 26, "Police Miscellaneous", 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 \_\_\_\_\_, 2015.

**CITY OF GARLAND, TEXAS**

\_\_\_\_\_  
Mayor

**ATTEST:**

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



Meeting: Work Session

Date: March 16, 2015

# Policy Report

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## INTERLOCAL AGREEMENT (ILA) WITH THE CITY OF ROWLETT FOR HARMONY HILLS SUBDIVISION

### ISSUE

Consider whether to enter into an Interlocal Agreement (ILA) with the City of Rowlett (Rowlett) to allow the construction of roadway improvements and public access across City of Garland jurisdictional boundaries with the construction of the Harmony Hills Subdivision private development.

### OPTIONS

- A. Adopt a Resolution authorizing the City Manager to execute the attached Interlocal Agreement.
- B. Take no action

### RECOMMENDATION

Option A – Authorize the City Manager to execute the ILA with Rowlett. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the April 7, 2015 Regular Meeting

### COUNCIL GOAL

Sustainable Quality Development and Redevelopment  
Consistent Delivery of Reliable City Services  
Safe, Family-Friendly Neighborhoods

### BACKGROUND

The City of Garland (Garland) city limits extend through Rowlett and Sachse that generally follows an existing Garland Power & Light (GP&L) transmission easement linking the Olinger Power Plant at Lake Lavon to Garland.

Harmony Hill is a proposed residential subdivision in the corporate limits of Rowlett. As part of the infrastructure improvements, Harmony Hill is proposing to extend a roadway across GP&L's transmission easement. Rowlett has provided Garland and GP&L with

the proposed construction plans for review and comment. GP&L is satisfied with the location of the roadway and the clearance from the road surface to the lowest power line.

Rowlett solicited Garland with a proposed ILA for the construction of the roadway across Garland's city limits. The ILA establishes the ownership and maintenance of the proposed roadway will be Rowlett's responsibility. Rowlett City Council approved the attached ILA at their March 2, 2015 Council Meeting.

### **CONSIDERATION**

1. Council action is required to authorize the City Manager to execute the Interlocal Agreement.
2. The ILA has been reviewed by both Garland and Rowlett's City Attorney's.

### **ATTACHMENTS**

1. Location Map of Project
2. Proposed Interlocal Agreement with the City of Rowlett
3. Harmony Hill Master Plan

Submitted By:

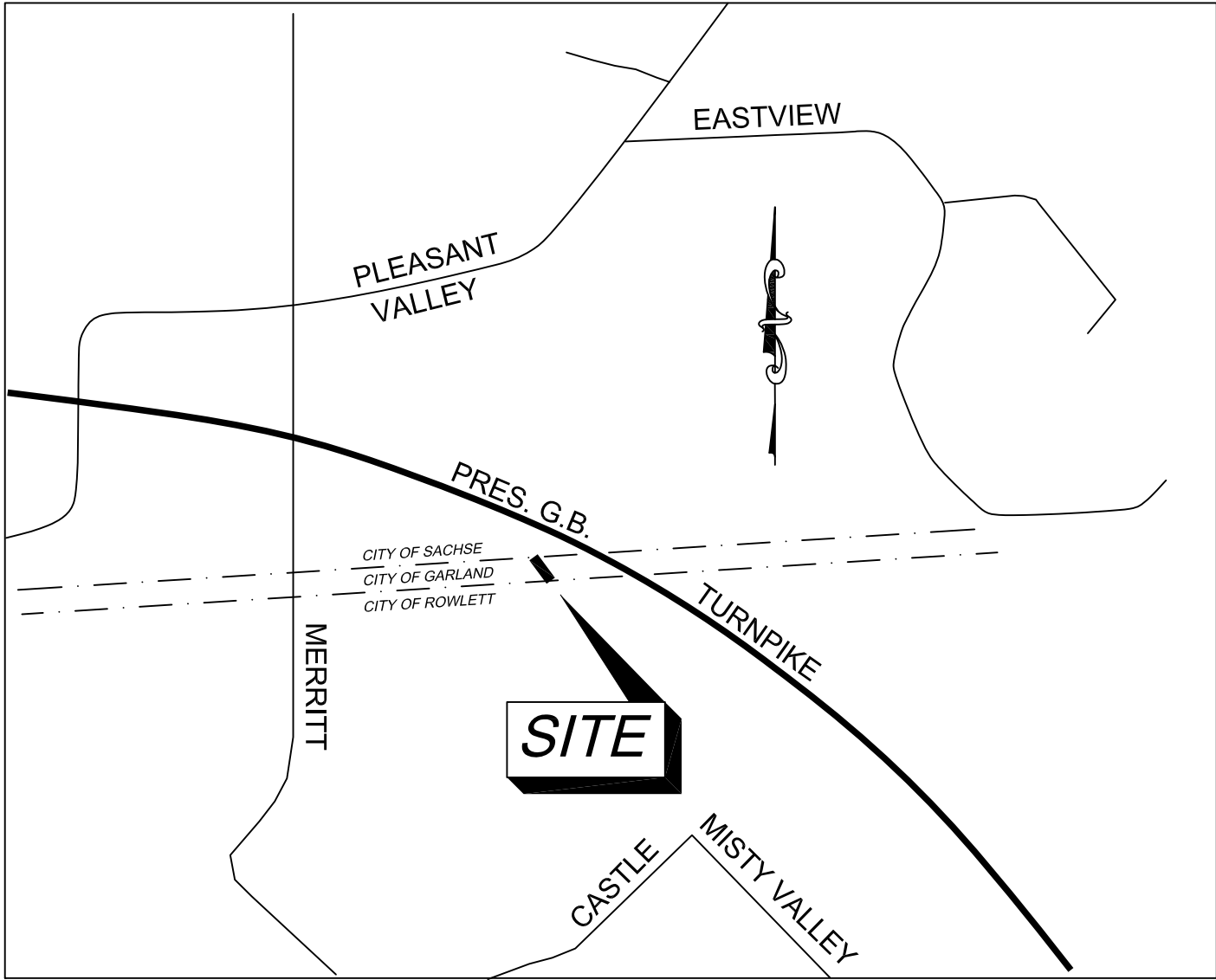
Michael C. Polocek  
Director of Engineering

Date: March 16, 2015

Approved By:

William E. Dollar  
City Manager

Date: March 16, 2015



N.T.S.



**GARLAND**  
TEXAS MADE HERE  
ENGINEERING DEPARTMENT

# VICINITY MAP

PATH: C:\DWG\SUBDVN\HARMONY HILL\HARMONYHILL LOCATOR.dwg

<b>DRAWN:</b>	GSB
<b>DATE:</b>	3/4/15
<b>SCALE:</b>	NONE



**WHEREAS**, the Cities are willing to cooperate with one another to accomplish the construction and maintenance as provided in this Agreement:

**NOW THEREFORE**, for and in consideration of the mutual covenants, terms and conditions set forth herein, and the mutual benefits to each party, the receipt and sufficiency of which are hereby acknowledged, Garland and Rowlett hereby contract, covenant, warrant and agree as follows:

### **Article I Purpose**

The purpose of this Agreement is to set forth the understandings and obligations of the Parties with respect to the construction, use, maintenance, repair and upkeep of a roadway across a 100 foot wide strip of land within the territorial limits of the City of Garland which would provide access to the harmony Hills Subdivision of the City of Rowlett.

### **Article II Definitions**

Except when the context clearly indicates a different meaning, the following words and phrases shall have the following meanings:

“City” shall mean respectively Garland and Rowlett.

“Cities” shall mean Garland and Rowlett collectively.

“Designated Representative” shall mean the person designated by each City to act on its behalf during the term of this Agreement. Each City may from time to time replace the Designated Representative, at which time the City will notify the other City in writing of the newly appointed Designated Representative.

“Effective Date” shall mean the last date this Agreement is signed by authorized representatives of both Cities.

“Expiration Date” shall mean the date the parties have fully satisfied their respective obligations hereunder and the Project has been completed and accepted by the Cities.

“Force Majeure” shall mean any contingency or cause beyond the reasonable control of a party, as applicable, including, without limitations, acts of God or the public enemy, war, riot, civil commotion, insurrection, adverse weather, government or de facto governmental action or inaction (unless caused by negligence or omissions of such party), fires, explosions, floods, strikes, slowdowns or work stoppages, shortage of materials or labor.

“Garland” shall mean the City of Garland.

“Project” shall collectively mean the design and construction, installation, and improvement of the roadway and infrastructure providing access to the Harmony Hills Subdivision of the City of Rowlett, across a strip of land 100 feet in width, which is within the territorial limits of the City of Garland.

“Rowlett” shall mean the City of Rowlett.

### **Article III Term**

This Agreement shall become effective as to each City on the date of adoption as indicated on the signature page for each City and shall continue in force and remain binding on each City until the Project has been completed and the Cities have substantially fulfilled each and every obligation to one another as described herein.

### **Article IV OBLIGATIONS OF THE PARTIES**

**4.1 Project Plans.** The Cities acknowledge, understand, and agree that the City of Rowlett, through a private developer’s consulting engineer, shall provide design services for the Project. The designs for the Project shall conform to the design standards and requirements of the City of Rowlett. The Cities further agree that the City of Garland shall have an opportunity to review the construction plans and specifications submittals.

**4.2 Construction Costs.** The Cities acknowledge, understand, and agree that the City of Rowlett, through a private developer, shall construct, in accordance with the approved set of construction plans, the Project, across the section of property which lies within the City of Garland. The Cities further agree that the City of Garland shall have no financial obligation related to the Project. Rowlett shall be responsible for any costs incurred in the enforcement of any contract against the contractor for the work performed with respect to the Project.

**4.3 Obligations During Construction.** The Cities agree that the City of Rowlett is responsible for management of the Project at its sole cost and expense, including oversight of its contractor, and assuring that the contractor complies with contractual and other requirements of the Project. This oversight includes obtaining any necessary permits for the Project. Rowlett will inspect construction of the Project, and Garland staff may accompany Rowlett staff on such inspections. Rowlett shall provide for any necessary barricades and traffic control during construction.

**4.4 Post Construction Maintenance.** The Cities agree that, after construction is completed, Rowlett will monitor the roadway and require correction of any deficiencies in design or construction of the roadway or related facilities. The City of Rowlett shall be responsible for all future maintenance, upkeep and repairs related to the Project. Additionally, it shall be the responsibility of the City of Rowlett to provide and maintain any necessary signage, drainage, and pavement markings which may be incidental to the Project.

**4.5 Future Emergency Services.** Any future emergency services, including fire response and emergency medical response, which may be necessary on the stretch of roadway constructed through this Project shall be the obligation of the City of Rowlett, and the City of Garland shall have no obligations to provide future emergency services on this stretch of roadway, unless otherwise agreed upon through a separate mutual aid agreement.

**4.6 Utility Easement.** Rowlett acknowledges and understands that the 100 foot wide strip of land upon which the Project is located is subject to an easement granted to the City of Garland for the purpose of constructing, maintaining, and operating electric transmission or distribution lines. Rowlett agrees that it will not interfere with the City's use and enjoyment of its easement during the Project's construction process and during its maintenance and upkeep of the roadway. Nothing in this Agreement shall be construed to in any way to amend, alter, or assign any rights or obligations relating to the City's utility easement.

## **ARTICLE V CURRENT REVENUE**

The Parties warrant that all payments, expenditures, contributions, fees, costs, and disbursements, if any, required of it hereunder or required by any other agreements, contracts and documents executed, adopted, or approved pursuant to this Agreement, which shall include any exhibit, attachment, addendum or associated document, shall be paid from current revenues available to the paying Party. The Parties hereby warrant that no debt is created by this Agreement.

## **ARTICLE VI FISCAL FUNDING**

The financial obligations of the Parties, if any, under this Agreement are contingent upon the availability and appropriation of sufficient funding. Any Party may withdraw from this Agreement without penalty in the event funds are not available or appropriated. However, no Party will be entitled to a refund of amounts previously contributed in the event of withdrawal for lack of funding.

## **ARTICLE VII INDEMNIFICATION**

Rowlett agrees to promptly defend, indemnify and hold the City of Garland harmless from and against any and all claims, demands, suits, causes of action, and judgments for (a) damages to the loss of property of any person; and/or (b) death, bodily injury, illness, disease, loss of services, or loss of income or wages to any person, arising out of, incident to, concerning or resulting from the negligent or willful act or omissions of Rowlett, its agents, officers, and or employees in the performance of activities of duties pursuant to this Agreement.

## **Article VIII**



## Miscellaneous

**8.1 Severability.** If a provision contained in this Agreement is held invalid for any reason, the invalidity does not affect other provisions of the Agreement that can be given effect without the invalid provision, and to this end the provisions of this Agreement are severable.

**8.2 Validity and Enforceability.** If any current or future legal limitations affect the validity or enforceability of a provision of this Agreement, then the legal limitations are made a part of this Agreement and shall operate to amend this Agreement to the minimum extent necessary to bring this Agreement into conformity with the requirements of the limitations, and so modified, this Agreement shall continue in full force and effect.

**8.3 Amendment.** This Agreement may be amended only by the mutual written consent of the Parties.

**8.4 Third Parties.** This Agreement is intended to inure only to the benefit of the Parties hereto. This Agreement is not intended to create, nor shall be deemed or construed to create any rights in third parties.

**8.5 Notice.** Any notice required or permitted between the Parties must be in writing, addressed to the attention of each respective Designated Representative, and shall be delivered in person, or certified mail, return receipt requested, or may be transmitted by facsimile (fax) transmission.

**8.6 Governing Law.** The validity of this Agreement and any of its terms and provisions as well as the rights and duties of the Parties, shall be governed by the laws of the State of Texas; and venue for any action concerning this Agreement shall be in the State District Court of Dallas County, Texas.

**8.7 Headings.** The headings at the beginning of the various provisions of this Agreement have been included only in order to make it easier to locate the subject covered by each provision and are not to be used in construing this Agreement.

*(Signature pages to follow)*

EXECUTED this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

**City of Rowlett, Texas**

By: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Title: \_\_\_\_\_

EXECUTED this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

**City of Garland, Texas**

By: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Title: \_\_\_\_\_





**Development team:**

**Owner/ Applicant:**  
 HUFFINES Communities  
 Elvio Bruni  
 8200 Douglas Avenue  
 Suite 300  
 Dallas, TX 75225  
 (214) 750-1800

**Surveyor:**  
 Graham Associates, Inc.  
 Eric Seeley  
 600 Six Flags Dr. Suite 500  
 Arlington, TX 76011  
 (817) 640-8535

**Notes:**

- Contour Interval = 1'-0" (5'-0" Contours Noted)
- The FB District boundary(ies) and thoroughfare alignment(s) shown on this exhibit are for illustration purposes and do not set the boundary. The boundary is determined at time of final plat.
- Major Warrants from current development intent statements and regulations not specifically listed for approval as part of this Regulating Plan may require a hearing by the Planning and Zoning Commission and approval by City Council during Development Plan review.
- This Regulating Plan is for illustrative purposes only and subject to change. This Regulating Plan, along with development regulations, meets the intent of the City of Rowlett Form Based Code. Deviations from specific standards have been listed and requested as warrants.
- All current development requirements of the City as amended shall be met unless otherwise approved.
- No Flood Plain reclamation will be required.
- The drawings are only intended to be conceptual and are subject to change at the time of final design and development, provided the changes are consistent with the general design shown on the Framework Plan and Zoning Exhibit.
- OPEN SPACES will provide screening from any adjacent parking.

**Vicinity Map (n.t.s.)**



Open Space = 15% of Net Acreage

**Subject Area**

**Exhibit D-2 Regulating Plan  
 Master Plan**

**Harmony Hill**  
 In the City of Rowlett, Dallas County, Texas  
 McKinney & Williams Survey; Abstract No. 1015  
 Tract 3  
 Current Zoning: SF-40  
 July 29, 2013  
 Scale: 1" = 100'-0"



10.14.2013 | 2012053.00 MM  
 Copyright © JHP 2013  
 Not for Regulatory Approval, Permit or Construction: Ronald E. Harwick  
 Registered Architect of State of Texas, Registration No. 7696

Revisions	
Date Issued:	09/06/2013



Harmony Hill  
 Rowlett, TX





# City Council Item Summary Sheet

**Work Session**

Date: March 16, 2015

**Agenda Item**

## Interviews for Appointment to the GHFC Board

### Summary of Request/Problem

Mr. Ed Jackson resigned as a representative on the Garland Housing Finance (GHFC) Board on December 17, 2014.

Information was posted on the City's website for 14 days in order to provide an opportunity for citizens to apply for the position. At the close of the 14-day notice period, Morrison Dale Adams and J. Christopher Luna responded. Council is scheduled to interview Mr. Adams and Mr. Luna at this meeting.

Council is scheduled to formally appoint a representative to the GHFC at the March 17, 2015 Regular Meeting.

### Recommendation/Action Requested and Justification

Candidate interviews.

**Submitted By:**

**Eloyce René Dowl  
City Secretary**

**Approved By:**

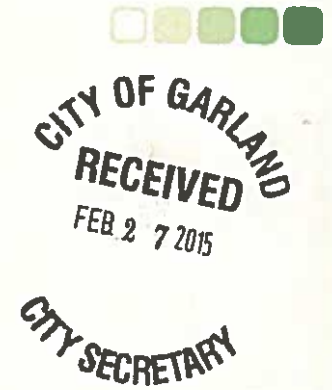
**William E. Dollar  
City Manager**

# Morrison "Dale" Adams

301 S 11<sup>th</sup> Street • Garland, TX 75040 • 2-228-7161 •  
E-Mail: mdaleadams@gmail.com

Date: February 24, 2015

Mayor Douglas Athas and the Honorable Garland City Council  
c/o City Manager Bill Dollar  
Garland City Hall  
200 N. Fifth Street, 4<sup>th</sup> Floor  
Garland, TX 75040



Dear Mayor Douglas Athas and Honorable Garland City Councilmembers:

I am writing to inform you of my desire to apply for the open position with the Garland Housing Finance Corporation. I have the right combination of passion for the cause and experience in residential housing. I am currently serving on the Garland Plumbing and Mechanical board and have been looking for the right opportunity to better serve my community. Thank you for your consideration.

Sincerely,

Dale Adams

# Morrison "Dale" Adams

301 S. 11<sup>th</sup> Street Garland, TX 75040

Phone: 214-228-7161 E-Mail: mdaleadams@gmail.com

## Objective

Join the Garland Housing Finance Corporation and help my fellow Garland Citizens find affordable housing.

## Experience

**Sr. Construction Manager at Highland, Horizon, Huntington and Sanders Custom Homes Jan 2006 - Present**

- Work with the homebuyer from the purchase of a new home through construction to closing.
- Manage construction, delivery, work with project sales councilor(s) as team leader to facilitate and accomplish objectives of the project business plan.
- Serve as project leader for all construction personnel on the project.
- Provide a high level of customer service to homebuyers and homeowners during the sales, construction, and warranty phases.
- Maintain product quality, profit margins, and production standards while delivering superior customer satisfaction.

## Education

**BBA University of North Texas**

**1999**

Bachelors of Business Administration with a focus on Economics.

## Why Me?

I come from a modest upbringing. I can relate to the people who need this organization because I know what a challenge it can be to find decent, safe and affordable housing. My wife, Hillary, and I have lived at 301 S. 11<sup>th</sup> Street since September of 2006. It took both of our incomes as well as the help of our families to be able to afford our home. Even now, as our incomes have grown, we have devoted much of our time and most of our money to bring the home to its full potential. Those who are not as fortunate as we may have the desire and definitely the need for housing, but simply cannot find the resources to make it work. I work in the new residential home industry and have seen first-hand the drastic rise in the cost of a new home. Even the entry-level market for a new home is out of reach for too many families.

I am currently a member of the Garland Plumbing and Mechanical board and have been looking for the right opportunity to expand my role in our city. I think the Garland Housing Finance Corporation is exactly what I have been searching for and I hope to be considered for the position.



**J. Christopher "Chris" Luna  
801 Holden Court  
Garland, Texas 75044  
\*\*\*\*\*  
Office Phone: (214) 570-4883**

March 3, 2015

Honorable Mayor Athas  
and Honorable Members of the  
Garland City Council  
200 N. Fifth Street  
Garland, Texas 75046

*Re: Garland Housing Finance Corporation Board of Directors*

Dear Mayor Athas and City Councilmembers:

I am responding to the recent opening on the Garland Housing Finance Corporation ("GHFC") board of directors.

When I served on the Dallas City Council, I served on the City's Housing and Neighborhood Development Committee (1993 to 1997). I also served on the board of directors of Shared Housing Center a transitional housing non-profit in East Dallas (2004 to 2010).

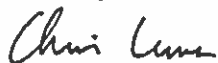
I also have the following background, experience, and skills that are directly applicable to the GHFC board of directors:

- prior public service, including service on the Dallas City Council, Garland Utility Advisory Board, and the Parkland Health & Hospital System board of managers
- twenty-five years of non-profit board of director and governance experience
- broad-based legal background, with significant experience in the areas of commercial transactions, labor & employment, risk management, and litigation
- familiarity and experience in housing issues
- budgetary and management experience from several in-house legal positions and from my prior public service

I have enclosed my biographical background for your review. I have also enclosed some articles that I have written on housing, neighborhood development, and urban planning. I believe that I have the background, experience and skills that you are seeking.

Thank you for your consideration and I look forward to hearing from you.

Sincerely,



J. Christopher "Chris" Luna



### **CHRIS LUNA**

Chris is Senior Legal Director at MetroPCS, a brand of T-Mobile US, Inc. (NYSE: TMUS), where he is responsible for MetroPCS' legal affairs, including business transactions, marketing, litigation, and distribution. MetroPCS is a provider of no annual contract, unlimited wireless communications service for a flat-rate.

Chris graduated from the University of Texas at Austin School of Law and UT's business school in accounting. His professional legal career included the law firms of Akin, Gump, Strauss, Hauer & Feld, L.L.P. and Sheinfeld, Maley & Kay, P.C. He also clerked for Chief Judge Robert C. McGuire, U.S. Bankruptcy Court for the Northern District of Texas.

He was elected to three terms on the Dallas City Council to represent downtown and the city center. He was also appointed to serve on the Garland Utility Advisory Board and the Parkland Health & Hospital System Board of Managers.

Chris is a past chairman of the Richardson Chamber of Commerce, president of the Dallas Hispanic Law Foundation, and serves on the board of the Dallas Zoological Society. He is past president of The Dallas Assembly, one of the region's oldest and most respected civic organizations. Chris was an advisory director of the Laredo National Bank and previously served as a director of the Colonial Casualty Insurance Company.

He also believes firmly in developing tomorrow's leaders, which he exhibited by being an adjunct instructor at Southern Methodist University School of Law, El Centro College, UT Dallas, and Richland College. Chris previously served on the President's Hispanic Advisory Council at UT Arlington.

Chris is a graduate of Leadership Richardson. Chris maintains memberships in the State Bar of Texas, the Dallas Bar Association, and the Dallas Hispanic Bar Association.

## VIEWPOINTS

# Dallas programs bolster homeownership



**CHRIS  
LUNA**

The city recently received a wake-up call. In 1960, 60 percent of Dallas families owned homes. Today, 44 percent do. Simply put, Dallas now has more renters than homeowners.

Based on that trend, the City Council passed a resolution making homeownership one of its highest priorities. Homeownership results in residents improv-

ing their homes, involving themselves in schools and participating in civic affairs.

Many city efforts are under way to increase homeownership and preserve our neighborhoods.

Among them are:

- **First-time home buyer programs.** The city has five programs that assist renters in becoming homeowners. In the past two years, we have made the American dream of homeownership come true for 1,052 low- and moderate-income Dallas families. We accomplished that by using \$3.4 million in mortgage assistance or down-payment subsidies.

- **We also have initiated major construction projects** totaling 185 houses at Casa Rio, Independence Park and Marshall Square. The city has leveraged \$1.8 million in public funds with private funds to develop those homes.

- **Special mortgage financing programs.** The Dallas Housing Finance Corp. provides financing for the development of decent, safe and affordable housing

for low- to moderate-income households. The corporation also issues tax-exempt, single-family mortgage revenue bonds at below-market interest rates. Within the past two years, we originated 88 home loans totaling \$4.8 million.

In addition, the city, Fannie Mae, nonprofit housing providers and 29 lenders are participating in the "homes for Dallas" partnership. Fannie Mae has agreed to invest \$1.5 billion in Dallas over the next five years, which will result in at least 15,000 new first-time homeowners.

- **Home improvement programs.** The city has three programs that help homeowners repair and improve their homes. Within the past two years, the city has organized hundreds of volunteers to repair the homes of more than 2,000 poor, elderly or disabled residents through the "people helping people" program. The city also has assisted 757 low- and moderate-income homeowners with repairs totaling \$5.4 million.

- **Neighborhood renaissance program.** This program is funded with federal grants and is designed to halt neighborhood deterioration in several older areas of Dallas.

- **Six neighborhoods have been designated, and we now are identifying infrastructure and city services that need improvement.** The program also targets areas for "infill" housing development and housing rehabilitation.

All told, the effort has a budget of \$2.4 million for each of the three years beginning in 1994.

- **Rental housing preservation programs.** The city

has four programs that finance the rehabilitation of multifamily and single-family housing. By stabilizing rental housing, we can stabilize an entire neighborhood. Often, substandard rental housing leads to homeowners moving to the suburbs.

The Dallas Multifamily Housing Acquisition Corp. also provides financing for the acquisition and development of multifamily rental units. We understand that many Dallasites must live in rental housing until they are prepared to become homeowners.

As you can see, the city has many successful housing programs. However, we need to have a one-stop center where prospective homeowners can go to learn about all of the city's programs and private-sector options.

We also need to better publicize and market our programs. For example, the center could create and conduct "housing fairs" in the community, an idea endorsed by this newspaper.

Additionally, a number of cities have created a redevelopment authority to consolidate housing programs and functions. That bears consideration.

As we begin a new year, Dallas must be creative and innovative if it is to reverse the decline in homeownership. We can begin by having better coordination of our city housing programs.

*Chris Luna, a member of the Dallas City Council, chairs the housing and neighborhood development committee.*

# COUNCIL REPORT

## Federal Funds Sought For Our Neighborhoods



By Chris Luna

When I ran for the City Council three years ago, I made a commitment to push for more federal dollars for our City. I am pleased to report that the City is becoming more aggressive in seek-

ing federal grants.

In June, the Council approved applying for the following federal grants that will benefit East Dallas.

### Weed and Seed

The Police Department is applying for funding from the U.S. Department of Justice for a Weed and Seed Program grant. Operation Weed and Seed is designed to rid neighborhoods of violent crime, gangs, drug use and drug trafficking (weeding), followed by a comprehensive plan to restore the neighborhood through social and economic revitalization (seeding).

In March, the U.S. Attorney General announced the availability of funds for 10 cities to obtain Weed and Seed Program funding. Dallas is one of 49 cities selected to compete for Weed and Seed funds. If approved, the grant would bring \$750,000 in fiscal year 1995 and at least two more years of funding after that.

The Weed and Seed Task Force selected a portion of Old East Dallas along the Gaston Corridor as the targeted neighborhood for the program. The area includes part of Mill Creek, Munger Place, Peak/Bryan, Swiss Avenue, Junius Heights, Lower Greenville and Edgemont Park. These neighborhoods are ethnically diverse and have a strong history of community involvement.

The area was selected based on the level of crime and drug activity that exists and because of the strong grass root organizations already in place to support the program's strategy. The Old East Dallas Renaissance Project has been helpful in preparing the grant application. Additionally, this umbrella group has been effective in addressing neighborhood problems.

If the City is successful in obtaining Weed and Seed funding, more than half of the \$750,000 must be used to support "seeding" activities within the community. The remainder will be used to support the "weeding", or law enforcement aspect of the program.

If you have any questions about this program, please call Deputy Chief of Police Frank Luna at 670-0650.

### Empowering Communities

Empowerment Zone/Enterprise Community Grant is a federal program that assists distressed communities and families by obtaining economic self-sufficiency (empowerment).

Communities identify their priorities and determine what resources are available to address them. Governments, community-based organizations, businesses, churches and individuals then work together to accomplish this mission.

The program has two levels of grants and tax incentives. The Empowerment Zone includes a \$100 million grant and a greater level of Federal tax benefits. The Enterprise Community includes a \$3 million grant and a lesser level of Federal tax benefits.

Nationwide, the federal government will designate six urban areas as Empowerment Zones and 65 urban areas as Enterprise Communities.

Dallas is applying for Empowerment Zone designation. If we don't get it, the application is automatically considered for an Enterprise Community designation. Empowerment Zone designations are expected this fall with Enterprise Community designations following in spring 1995.

The grant money can be spent on a wide variety of projects including:

- Training and employment of adults and youth
- Rehabilitation of housing, public infrastructure and community facilities
- Entrepreneur and self-employment training
- Services to promote community and economic development
- Drug and alcohol prevention and treatment programs.

The nominated area cannot exceed 20 square miles and must meet poverty level requirements. The East Dallas area nominated includes parts of Roseland Homes, Cityplace, Mill Creek, Peak/Bryan, Baylor Hospital area, Junius Heights, East Side and Bryan Place.

If you have any questions about this program, please call program manager Ryan Evans at 670-1684.

*Chris Luna represents District 2 in East Dallas and Lakewood. This monthly column rotates between the three City Council members elected by our neighborhoods. Next month: Craig McDaniel of District 14.*

# COUNCIL REPORT

## New Programs Benefit East Dallas



By Chris Luna  
Recently, the City Council adopted two new policies — the Historic Preservation Incentives and the Neighborhood Renaissance Program — that help older, inner-city neighborhoods and will be of great benefit to East Dallas.

### Preservation Incentives

The City Council was working on a strategy that would increase in-town residential development with incentives to developers in order to stimulate housing opportunities.

The result was the Intown Housing Program, finalized in November.

The program's goals are to maximize the development of mixed-income housing by using incentives to stimulate private development in targeted areas. The program anticipates stimulating more than 5,000 units of housing over the next few years.

As part of this renewal effort, the City extended incentives to promote renovation of eight endangered historic neighborhoods, as well as historic structures in the in-town area.

The in-town area includes Downtown and a one-mile radius — which includes Deep Ellum, Hillcreek and Haskell/Ross.

The City's Historic Preservation Incentive Program also promotes preservation of historic buildings and revitalization within the eight endangered neighborhoods. Included in the targeted neighborhoods are Peak Suburban and Alcade Street in East Dallas.

The City's Landmark Commission was directed by the Council to develop alternatives to demolition in the central business district and to preserve the historical integrity of structures in and around the downtown area.

A Landmark Commission Task Force was created to investigate stimulus programs and forward a recommendation to the Council.

As a result, tax incentives proposals were passed in October by the Council to promote revitalization of Downtown, the inner city, and the eight endangered areas.

These incentives include tax exemptions for historic districts and for endangered neighborhoods, as well as tax exemptions based on vacancy, residential conversion and restoration.

### Neighborhood Renaissance Partnership

The City's Neighborhood Renaissance Partnership (NRP) Program is a strategic revitalization process designed to reverse deterioration in target neighborhoods.

The program targets and prioritizes the City's programs, plans and resources for neighborhoods in decline. It was approved by the Council in December.

The NRP Program is a tremendous opportunity to positively influence negative change in communities. The program focuses on bringing about neighborhood renaissance through encouraging neighborhood partnerships between the City, residents and strong public/private sector participation.

The primary partner/foundation in the revitalization process is neighborhood residents, who are the greatest resources for neighborhood renewal.

Participating departments include Housing & Neighborhood Services, Health & Human Services, Police, Public Works, Economic Development, Planning & Development, and Streets & Sanitation.

In addition to targeting physical community improvements, the NRP Program will seek to strengthen neighborhood capacity, pride, confidence and identity. A multi-departmental effort will be initiated to coordinate service delivery, planning and implementation in neighborhoods.

Neighborhoods will be encouraged to take a proactive role and organize to strengthen their networking, capacity and support systems.

Some neighborhoods are weaker than others due to lack of coordination, training, awareness and resources. Empowered communities are more likely to develop self-help projects, neighborhood pride and beautification campaigns and cleanups. One of the neighborhoods selected is the Mt. Auburn/Sante Fe area in East Dallas.

The City has embarked on these initiatives with promising prospects for East Dallas residents. By working together, we can make East Dallas an even better place to work, live and play.

Please call my office at 570-4048 if we can answer questions or be of assistance.

Chris Luna represents District 2 in East Dallas and Lakewood. This monthly column rotates between the three City Council members elected by our neighborhoods. Next month, Craig McDaniel of District 14.

Council Report

# City Studies New Designs for Neighborhood Streets



By Chris Luna

Several important planning studies that impact East Dallas are heating up. Each study focuses on a different major thoroughfare. While the purpose of each study is slightly different, the goals are the same. We want to improve transportation, land use and the visual look in the area.

## Haskell Alignment & Design

The Haskell Avenue Alignment and Design Study is a joint project by the City of Dallas and Dallas County. The County's involvement has been to explore various alignments for Haskell. An executive committee was established by the City Council to guide the Haskell design process.

The City's Thoroughfare Plan reflects a 160-foot right-of-way as suggested by the Mill Creek study. The executive committee will make recommendations to the Council regarding the final geometric alignment and design issues.

After an alignment is approved by the Council, the committee will begin work on design issues, such as the typical roadway section, landscaping and community connectors.

The sections of Haskell from Central Expressway to Bryan and from Main to Fair Park have generally been agreed upon as a straight 160-foot right-of-way along the current Haskell roadway.

Three alignment alternatives from Bryan to Main were presented at a public meeting held Oct. 12. The committee is using the public

comments to further study each alternative and its impacts.

A briefing to the City Transportation Committee occurred Nov. 13. Prior to Council consideration, an additional public meeting will be held. The time and location will be announced.

For information, please contact Trudy O'Reilly, executive committee chair, at 871-0100, or Adela Sanchez, council assistant, at 670-4048.

## Henderson Design & Land Use

The goal of the Henderson Avenue Urban Design Study is to develop urban design criteria and an implementation mechanism that will improve the visual character of the area, create a sense of identity and enhance the pedestrian-oriented characteristics of the area. The area will encompass Henderson from Central Expressway on the west to Ross on the east.

The study will be performed in conjunction with an eight-member steering committee comprised of business representatives, resident representatives and City Plan Commission members.

A Planned Development District will be created for the area addressing land use regulations, lighting, landscaping, parking, screening, streetscape improvements, facade treatments and signage improvements.

The preliminary efforts to begin this study started in November. It is anticipated that by August 1996, the study will be presented to the Council for adoption.

For information, please contact Leif Sandberg, planning manager, Department of Planning and Development, at 670-4213.

## Greenville Urban Design

The goal of the Greenville Avenue Urban Design Study is to develop urban design criteria and an implementation mechanism to protect the visual character of the area, to establish a visual sense of identity and to enhance the area's pedestrian-oriented characteristics.

The area will encompass those business-zoned properties on Greenville from Ross on the south to Meadow on the north.

The study will be performed in conjunction with a steering committee representing the Greenville Avenue Area Business Association. A Planned Development District may be considered for the area addressing land use regulations, lighting, landscaping, parking, screening, streetscape improvement, facade treatments and signage improvements.

The overall project will be addressed in phases, with the first phase extending north from Ross to Mockingbird.

The preliminary efforts to begin this study started in August. It is anticipated that by July 1996, the study will be presented to the Council for adoption.

For information, please contact Eduardo Escobedo, assistant director, Department of Planning and Development, at 670-4538.

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Councilman Chris Luna represents City Council District 2 in portions of East Dallas. To reach him, call 670-4048. This regular column rotates among the three Council members elected by our neighborhoods. Next month: Craig McDaniel of District 14.

## Oak Cliff Benefits from City's New Preservation Program

By Chris Luna

### City Councilman District 2

Two years ago, the City of Dallas launched its Historic Preservation Incentives Program. The program's success rate has been outstanding.

Downtown Dallas and the inner city neighborhoods had become neglected as businesses and homeowners left them. Downtown is the home of historically and architecturally significant buildings dating from the early 20th century to the early post war era that became vacant. Inner city neighborhoods, which have the largest stock of historic homes, faced decline and a shift from homeowners to absentee landlords.

Extensive repairs often are needed to preserve historic buildings; once the improvements are made, taxes increase. However, developers and homeowners could not find necessary funds for these expensive projects. A new program was needed to make adaptive reuse of downtown buildings feasible, as well as keep taxes low to encourage homeowners to repair their neighborhood homes.

This solution consisted of the Dallas City Council creating the Historic Preservation Incentives Program. This program propelled the redevelopment of housing by offering incentives to stimulate private development in targeted areas. The goal was to stimulate improvements by offering tax incentives to promote revitalization of Downtown, the inner city, and eight endangered areas. These incentives include tax exemptions for historic areas and for at-risk neighborhoods, including tax exemptions based on vacancy, residential conversion and restoration.

Wearied downtown building facades now are reflecting a new and improved appearance. Also, key historic neighborhoods are being revitalized. As layers of paint and grim are stripped away, Dallas is rediscovering valued historic landmarks.

The target areas include eight endangered historic neighborhoods, our historic districts and the in-town area. The in-town area includes Downtown and a one-mile radius embracing the Oak Cliff Gateway, the Cedars, and North Oak Cliff. Oak Cliff's historic districts included in the program include Winnetka Heights and Tenth Street. Our focus is to preserve the historical integrity of structures in and around the Downtown area.

Over this two-year period, approved abatements equal \$4,476,778. These abatements were granted on 26 historic properties and have leveraged an estimated \$40,469,183 of private investment. Seven of these approved historic properties are in Oak Cliff or South Dallas. The program total for pending incentives is now \$3,117,391 which will leverage another \$26,422,403 in private investment. Many Oak Cliff properties are on the pending preservation incentives list.

After reviewing the program's progress, the conclusion is that Dallas has created a city program that actually works. The Historic Preservation Incentives Program promotes rehabilitation and investment in older neighborhoods while preserving the character, quality and integrity of the properties. The tax incentives have provided the financial catalyst to rescue the city's historic buildings.

This is a working example of public policy that has and will continue to benefit the City's tax base. By increasing property values and by making downtown and Oak Cliff neighborhoods more appealing, these areas will continue to prosper.

The City's Department of Planning and Development administers this program. Please contact Tiffany Strickland, urban planner in the historic preservation section, at 670-1497 to obtain more information on this program.

# Moving Forward

## City Council Unanimously Approves Long-Awaited Traffic Management Plan for Our Neighborhoods

**O**n Nov. 15, the City Council voted to accept the neighborhood traffic management plan that Councilwoman Mary Poss wrote about last month.

All recommendations were approved except for the proposal to use landscaped roadway restrictions—"chokers"—to discourage speeding. This proposal was declined due to strong neighborhood opposition.

The plan addresses concerns of residents within the boundaries of Central, Mockingbird, Greenville and Henderson. The vote was unanimous.

A sound wall will be constructed between McCommas and Monticello with landscaped buffers between Martel and McCommas and Monticello and Henderson.

Existing road humps will be reconditioned to ensure they all meet current specifications for form.

Right-of-ways will be re-assigned for Goodwin at Glencoe, Worcola at Ridgedale, Worcola at Goodwin, and Worcola at Miller by switching the direction of stop signs at these intersections.

Right turns will be prohibited from the northbound service road onto Martel to protect Glencoe Park.

And, if justified by studies, a traffic signal will be installed at the intersection of Greenville and Monticello.

With the long-needed widening of Central now

underway, drivers are making adjustments to their travel patterns. Central's new design will provide eight travel lanes and added capacity at the interchanges, but fewer points of access to and from the freeway.

With this limited ability to go back and forth, greater numbers of motorists are traveling through neighborhoods that had experienced minimal traffic intrusion.

This intrusion has caused neighborhoods to join together to seek means of restoring or at least preventing total destruction of the lifestyle they have tried so hard to build and are desirous to keep.

Pleas for help from the Glencoe Park, Greenland Hills and Vickery Place communities were voiced. Residents want a means to reduce noise pollution, speed and increasing volumes of automobiles.

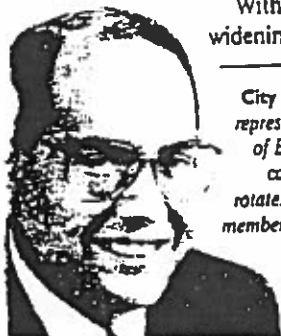
The Council representatives heard the pleas and in June 1995, they authorized a traffic study to address these concerns. The study was completed and included many public meetings to gather input.

The results led to the current plan, which takes into account the East Dallas Thoroughfare Plan and the need to satisfy Fire Department requirements for emergency response time both through and within the study areas.

Sound wall construction between McCommas and Monticello will be done by the Texas Department of Transportation, and landscaping will be handled jointly by the City and the State.

The actual time of construction will be determined by the availability of funding, right-of-way purchases, utility adjustments, and approval of the residents affected by the project.

If you have questions, please call Sam Wilson, assistant director of public works and transportation, at 670-4024.



City Councilman Chris Luna represents District 2 in portions of East Dallas. To reach him, call 670-4048. This column rotates among the three Council members elected by our neighborhoods. Next month: Craig McDaniel of District 14.





# City Council Item Summary Sheet

Work Session

Date: March 16, 2015

Agenda Item

## Transportation Report

### Summary of Request/Problem

Dean International, the City's transportation consultant, will update Council on the following:

- Transportation Program Updates
  - IH-635
  - IH-30
  - Annual Missions Update
    - Washington, D.C.
- Strategic Events Update
- Advocacy Group Update
- Transportation Updates
  - TEX-21
  - Regional Policy
  - Federal Policy
  - State Update

### Recommendation/Action Requested and Justification

Council discussion.

Submitted By:

Approved By:

**William E. Dollar**  
City Manager



# City Council Item Summary Sheet

**Work Session**

Date: March 16, 2015

**Agenda Item**

## Thoroughfare Plan Update

### Summary of Request/Problem

For the past year the Transportation Department has been working on a major update to the Thoroughfare Plan. This document sets the right-of-way requirements and expected ultimate capacity build out of the streets within the City of Garland. In addition to the traditional thoroughfare plan, a bike master plan was developed and realignment of SH 78 through downtown Garland was explored. The results of these efforts will be presented to Council for their information prior to the formal adoption process.

### Recommendation/Action Requested and Justification

Council discussion.

**Submitted By:**

**Paul Luedtke**  
**Transportation Director**

**Approved By:**

**William E. Dollar**  
**City Manager**