



AGENDA

REGULAR MEETING OF THE CITY COUNCIL

**City of Garland
Council Chambers, City Hall
William E. Dollar Municipal Building
200 North Fifth Street
Garland, Texas
December 18, 2018
7:00 p.m.**

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

Garland City Hall and Council Chambers is wheelchair accessible. Special parking is available on the east side of City Hall and on Austin & State Street west of City Hall.

Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services must contact the City Secretary's Office at (972) 205-2404 at least two working days prior to the meeting so that appropriate arrangements can be made. BRAILLE IS NOT AVAILABLE.



LEGISLATIVE PRAYER AND PLEDGE OF ALLEGIANCE

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

MAYORAL PROCLAMATIONS, RECOGNITIONS AND ANNOUNCEMENTS

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

CONSENT AGENDA

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

1. Consider approval of the minutes of the December 4, 2018 Regular Meeting.
2. Consider approval of the following bids:
 - a. **Rowlett Creek Wastewater Treatment Plant Effluent Filter Rehabilitation Project** **Bid No. 0208-19**

Perkins Engineering Consultants, Inc.	\$660,776.00
Optional Contingency	<u>78,300.00</u>
TOTAL:	\$739,076.00

This request is to provide Professional Engineering Services for the rehabilitation of the effluent filters at the Rowlett Creek Wastewater Treatment Plant. Due to the complex nature of the project, an Optional Contingency is included for any additional work that may be required.

- b. Rowlett Creek and Duck Creek Interceptor
Pipelines Condition Assessments** **Bid No. 0221-19**

Pipeline Analysis, LLC **\$271,812.00**

This request is to provide Professional Services needed to evaluate 26,917 feet of the Rowlett Creek and 8,116 feet of the Duck Creek interceptor pipelines ranging in size from 18 to 48 inches in diameter and from 39 to 56 years old.

- c. Concrete Repair Materials Testing** **Bid No. 0834-18**

Terracon Consultants, Inc. **\$15,029.00**

This request is to approve Change Order #1 for Terracon Consultants, Inc., to provide additional concrete materials testing services.

- d. TMPA Jack Creek to Twin Oak Transmission
Line Tower Modification** **Bid No. 0242-19**

Black & Veatch **\$155,052.00**

This request is to provide Professional Engineering Services for the mitigation of an eroded tower leg on the Jack Creek to Twin Oak Transmission Line structure.

- e. Change Order No. 1 - 2017 Alley Replacement
Project - Phase 2B** **Bid No. 0718-18**

KIK Underground, LLC **\$134,332.50**

This request is to approve Change Order #1 for KIK Underground, LLC, to provide additional concrete pavement replacement.

- 3. Consider by minute action the property acquisition: 418 Allen Street; 417 E Avenue B; and 425, 429 and 433 Thomas Street from Sergio Castillo.**

At the December 3, 2018 Work Session Council considered the purchase of five properties from Mr. Sergio Castillo located in the Cooper Addition subdivision in the amount of \$112,000.

- 4. Approve by minute action amending the current development agreement with True Velocity, LLC.**

Council is requested to consider amending the current economic development incentive agreement with True Velocity, LLC.

5. **Consider a resolution approving and funding the 2018-2019 Cycle 1 Neighborhood Vitality Matching Grant Projects.**

Council is requested to consider a resolution approving and funding the 2018-2019 Cycle 1 Neighborhood Vitality Matching Grant Projects.

6. **Consider an ordinance approving an Extension of a Direct-Pay Letter of Credit relating to the "City of Garland, Texas, General Obligation Commercial Paper Notes, Series 2015;" and resolving other matters incident and related thereto.**

At the December 3, 2018 Work Session, Council considered extending the General Obligation Commercial Paper Program beyond the current expiration date to lock in favorable pricing. The existing General Obligation Commercial Paper Program has a capacity of \$50 million and is set to terminate in March of 2019. The Liquidity facility is provided by Citibank and the City pays a .31% liquidity facility fee to Citibank. Citibank has agreed to extend the existing agreement, including pricing and capacity, to March 29, 2021.

7. **Appointment to the Animal Services Advisory Committee**

Council is requested to appoint Rudy Phillips to the Animal Services Advisory Committee in the position designated for a public health official.

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

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

8. **Hold a public hearing regarding changes to the water and wastewater rate methodology for apartments which imposes a per unit charge**

Hold a public hearing to obtain comments on the Water and Wastewater Rate Ordinance.

9. **Consider whether to amend the water and wastewater rates for apartments scheduled to take effect on January 1, 2019**

Amend the water and wastewater rates for apartments scheduled to take effect on January 1, 2019. This item will allow Council to delay, and/or amend the 2018-2019 water and wastewater rates for apartments should the Council so desire.

10. Hold public hearings on:

- a. Consider the application of the City of Garland, requesting approval of a variance to Chapter 2, Article 5, Section 2.55(A) of the Garland Development Code regarding the distance to a church, public school, or public hospital from an establishment that sells or serves alcoholic beverages. The property is located at 4999 Naaman Forest Boulevard. (File No. BW 18-03, District 1)**

BEING approximately 35.136 acres situated in the Onofre Alvarado Survey, Abstract 2, City of Garland, Dallas County, Texas and being all of Lot 1, Block 1 of Special Events Center, according to the plat thereof recorded in Volume 2004098, Page 99 of the Official Public Records of Dallas County Texas. A variance is requested to allow the sale of alcoholic beverages within the required distance of 300 feet to a school from an establishment that serves alcoholic beverages. Approval of the request would allow alcoholic beverages to be served on site at the Curtis Culwell Center during non-school events.

- b. Consider the application of Eco-Site, LLC, requesting approval of a Specific Use Provision for a Commercial Antenna on a property zoned Community Retail (CR) District. The property is located at 1921 North Plano Road. (File No. Z 18-39, District 6) (The applicant requests postponement to the February 5, 2019 Regular City Council meeting.)**

BEING an approximate 0.0385-acre tract of land, lying in and being a part of Lot 1, Block 1, Forest Ridge No. 5 Addition, in the City of Garland, Dallas County, Texas, and being a portion of the lands owned by JJJ & K Corporation, as recorded in Instrument Number 200600349799, Dallas County. Approval of the request would allow the applicant to build an 80-foot tall telecommunication tower with antennae and equipment enclosed in a clock tower design. The applicant also proposes to include a 10-foot tall lightning rod on top of the enclosed telecommunication tower.

11. Citizen comments.

Persons wishing to address issues not on the agenda may have three minutes to address Council at this time. Council is prohibited from discussing any item not posted according to the Texas Open Meetings Act.

12. Adjourn.

All Regular Council meetings are broadcast live on CGTV, Time Warner Cable Channel 16, and Frontier FIOS TV 44. Meetings are rebroadcast at 9:00 a.m. and 7:00 p.m. on Wednesday-Sunday and at 7:30 p.m. on Thursday. Live streaming and on-demand videos of the meetings are also available online at www.garlandtx.gov. 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.



GARLAND

City Council Regular Session Agenda

1.

Meeting Date: 12/18/2018

Item Title: December 4, 2018 Minutes

Submitted By: Carma Potter, Assistant to City Council, City Secretary

Summary:

Consider approval of the minutes of the December 4, 2018 Regular Meeting.

Attachments

December 4 Regular Meeting Minutes

Minutes of the Garland City Council Regular Meeting

The City Council of the City of Garland convened in regular session at 7:00 p.m. on Tuesday, December 4, 2018 in the Council Chambers at City Hall, 200 North Fifth Street, Garland, Texas, with the following members present:

COUNCIL PRESENT:	Mayor	Lori Barnett Dodson
	Mayor Pro Tem	Rich Aubin
	Council Member	David Gibbons
	Council Member	Deborah Morris
	Council Member	Jerry Nickerson
	Council Member	Jim Bookhout
	Council Member	Robert Vera
	Deputy Mayor Pro Tem	Scott LeMay
	Council Member	Robert Smith

STAFF PRESENT:	City Manager	Bryan Bradford
	City Attorney	Brad Neighbor
	City Secretary	Eloyce René Dowl

CEREMONIALS: Mayor Dodson asked attendees to participate in a moment of silence to recognize the passing of President George H. W. Bush, 41st President of the United States of America.

Mayor Dodson, along with Amy Vorster, presented the Pet of the Month.

Mayor Dodson recognized Leadership Garland Class No. 38 and took a photo with the class.

Mayor Dodson recognized the Public and Media Relations staff for their 24 state-wide and national awards for print, digital and video content; seven awards were first place. Public and Media Relations staff present were: Dorothy White, Director of Public and Media Relations, Dan Bach, Video Services Manager, Nick Gibson, Video Production Coordinator, Christie Anderson, Graphic Designer, Jennifer Brockway, Internal Communications Specialist, Cassie Castro, Streets Communications Specialist, Saul Garza, Social & Media Relations Manager, Pedro Hernandez, Video Production Specialist and Bailey Hebert, Brand Standards Coordinator (not present).

Mayor Dodson presented a special recognition on behalf of Citizens Environmental Neighborhood Advisory Committee to Garland Power & Light and the Parks Department for the Free Tree giveaway program is celebrating 10 years. Elizabeth Kimbrough, Electric Communications Manager, Grant

Winans, Vegetation Management Specialist, and Barry Swisher, Parks Director were present to receive the special recognition.

CALL TO ORDER: The meeting was called to order by Mayor Dodson.

CONSENT AGENDA: All items marked with asterisks (**) on the Consent Agenda were voted on at the beginning of the meeting. Mayor Dodson read those items into the record. Motion was made by Council Member Vera to approve the Consent Agenda as presented, with the exception of Items 4 and 9, seconded by Council Member Smith, to approve items 1, 2a, 2b, 2c, 2d, 2e, 2f, 2g, 2h, 2i, 2j, 3, 5, 6, 7 and 8. Motion carried, 9 ayes, 0 nays.

Item four was pulled by Shannon Phillips, a member of the audience.

Item nine was pulled by the Council to review changes to the 2019 Council calendar made at the December 3, 2018 Work Session.

1. APPROVED** Approval of the Minutes of the November 13, 2018 Regular Meeting.

2a. APPROVED** Bid No. 0527-18 awarded to TD Industries in the amount of \$13,750.00 for Carver Center Renovations.

This request is to approve Change Order #1 for the Carver Center HVAC renovations. Additional supply air equipment that was discovered during demolition will be reused, requiring additional parts and labor for HVAC Controls Integration. This Change Order represents a 79% increase to the original Purchase Order 26930.

2b. APPROVED** Bid No. 0003-19 awarded to Electrical Power Products, Inc. in the amount of \$552,274.00, which includes an optional contingency of \$110,454.80, for a total bid of \$662,728.80 for the Campbell Road Switch Station Control House.

This request is for the purchase of a Control House for the Campbell Road Switch Station as part of the Campbell Road Switch Station CIP project.

2c. APPROVED**

Bid No. 0158-19 awarded to Chapman Construction Company, LP in the amount of \$678,112.60 for Emergency Transmission Line Repair.

This request is for the approval of emergency restoration services necessary to rebuild the Wynn Joyce to Miller Road double circuit 138kV transmission line segment on Wynn Joyce Road. The emergency repairs included replacing 19 transmission structures and providing cleanup of all damaged infrastructure.

2d. APPROVED**

Bid No. 0192-19 awarded to Freightliner of Austin in the amount of \$482,947.00 for Aerial Bucket Trucks for GP&L.

This request is for the purchase of two replacement aerial bucket trucks to be utilized by Garland Power & Light in their daily operations.

2e. APPROVED**

Bid No. 0206-19 awarded to Ring-O-Matic, Inc. in the amount of \$153,888.00 for a Replacement Trailer-Mounted Hydro Excavator.

This request is for the purchase of a replacement Trailer-Mounted Hydro Excavator to be utilized by the Water Department in their daily operations.

2f. APPROVED**

Bid No. 0189-19 awarded to Bruckner Truck Sales, Inc. in the amount of \$282,268.00 for Replacement Dump Trucks.

This request is for the purchase of two replacement 12-yard dump trucks to be utilized by the Street Department in their daily operations.

2g. APPROVED**

Bid No. 0203-19 awarded to Caldwell Country Chevrolet in the amount \$337,833.00 for Fleet Replacement Vehicles.

This request is for the purchase of eleven (11) replacement vehicles to be utilized by Garland Power & Light in their daily operations.

2h. APPROVED**

Bid No. 0801-18 awarded to EJ Smith Construction Company, Inc. in the amount of \$407,623.00 for the Heritage Crossing City-Directed Scope Modification.

This request is to approve Change Order #1 for the Heritage Crossing Project.

2i. APPROVED**

Bid No. 0188-19 awarded to Perkins Engineering Consultants, Inc. in the amount of \$1,216,781.00, which includes an optional contingency of \$243,400.00, for a total bid of \$1,460,181.00 for the Duck Creek Wastewater Treatment Plant Odor Control Project – Phase I.

This request is to provide Professional Engineering Services for Phase I of the Duck Creek Wastewater Treatment Plant Odor Control project in response to a Texas Commission on Environmental Quality (TCEQ) Notice of Violation (NOV) that was issued to the City of Garland for nuisance odors. Due to the complex nature of the project, an optional contingency is included for any additional work that may be required.

2j. APPROVED**

Bid No. 0220-19 awarded to Caldwell Country Chevrolet in the amount \$760,284.00 for Chevrolet Tahoes for Garland Police Department.

This request is for the purchase of twenty-two Chevrolet Tahoes to be utilized by the Garland Police Department in their daily operations.

3. APPROVED**

Ordinance No. 7029 amending the Garland Development Code of the City of Garland, Texas, by approving a Specific Use Provision for a Truck/Bus Storage Use on a 3.42-acre tract of land zoned Industrial (IN) District and located at 3877 Miller Park Drive; 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; a

Savings Clause; and a Severability Clause; and providing an effective date.

5. APPROVED**

Ordinance No. 7031 authorizing the issuance of “City of Garland, Texas, Water and Sewer System Revenue Refunding Bonds, New Series 2018A”, pledging net revenues of the City’s Water and Sewer System to the security of and the payment of the principal of and interest on said bonds; specifying the terms and conditions of such bonds; resolving other matters incident and related to the issuance, payment, security, sale and delivery of said bonds, including the approval and execution of a Paying Agent/Registrar Agreement, a Purchase Agreement and an Escrow Agreement; and the approval and distribution of a Preliminary Official Statement and an Official Statement; and providing an effective date.

At the November 5, 2018 Work Session, Council considered authorizing the refunding of approximately \$10.5 million of Water and Sewer System Revenue Bonds, Series 2009 with Water and Sewer System Revenue Refunding Bonds. The purpose of this transaction is to refund existing Water and Sewer fixed rate debt with new Water and Sewer fixed rate debt to reduce debt service.

6. APPROVED**

Minute action approving the conveyance of real property to the Garland Foundation for Development

Council approved the conveyance of real property located at the former Hypermart site (3195 S. Garland Road) to the Garland Foundation for Development, Inc. and authorized the Mayor to execute a deed and any other ancillary documents necessary to effectuate the transaction.

7. APPROVED**

Minute action authorizing the City Manager to execute an amendment to the Single Stream Recyclable Materials Transport, Processing and Marketing Agreement between the City of Garland (City) and Fomento de Construcciones y Contratas, Inc. (FCC).

At the November 5, 2018 Work Session, Council considered the proposed modification to Single Stream Recyclable Materials Transport, Processing and Marketing Agreement between the City of Garland and Fomento de Construcciones y Contratas, Inc. due to decreased recyclables commodity values and increased operational costs.

8. APPROVED**

Minute action approving an Economic Development Services Agreement with the Garland Chamber of Commerce and the City of Garland

Council approved an Economic Development Services Agreement between the Garland Chamber of Commerce and the City of Garland.

ITEMS FOR INDIVIDUAL CONSIDERATION

4. APPROVED

Ordinance No. 7030 authorizing the issuance of “City of Garland, Texas, Water and Sewer System Revenue Refunding Bonds, New Series 2018A”, pledging net revenues of the City’s Water and Sewer System to the security of and the payment of the principal of and interest on said bonds; specifying the terms and conditions of such bonds; resolving other matters incident and related to the issuance, payment, security, sale and delivery of said bonds, including the approval and execution of a Paying Agent/Registrar Agreement, a Purchase Agreement and an Escrow Agreement; and the approval and distribution of a Preliminary Official Statement and an Official Statement; and providing an effective date.

At the November 5, 2018 Work Session, Council considered authorizing the refunding of approximately \$10.5 million of Water and Sewer System Revenue Bonds, Series 2009 with Water and Sewer System Revenue Refunding Bonds. The purpose of this transaction is to refund existing Water and Sewer fixed rate debt with new Water and Sewer fixed rate debt to reduce debt service.

Matt Watson, Director of Finance presented the staff report. Speaker on this item was Shannon Phillips. There was no additional discussion by the Council. Motion was made by Council Member Vera to approve based on staff recommendation, seconded by Mayor Pro Tem Aubin. Motion carried with 9 ayes, 0 nays.

9. APPROVED

Resolution No. 10365 rescheduling meetings of the City Council to be held in Calendar Year 2019 and providing an effective date.

At the December 3, 2018 Work Session, Council considered rescheduling the January 1, 2019 Regular Meeting to January 8, 2019, October 1, 2019 Regular Meeting to September 30, 2019 and the November 19, 2018 Regular Meeting to November 12, 2019.

Brad Neighbor, City Attorney, presented the staff report on the final version of the resolution. Mayor Dodson and Mayor Pro Tem Aubin read into the record the Regular Meeting dates that were changed: January 1, 2019 Regular Meeting to January 8, 2019, October 1, 2019 Regular Meeting to October 8, 2019 and October 15, 2019 Regular Meeting to October 22, 2019; the November 19, 2019 Regular Meeting will remain as scheduled. Motion was made by Council Member Vera to approve the modifications as presented by the City Attorney, seconded by Deputy Mayor Pro Tem LeMay. Motion carried 9 ayes, 0 nays.

10. POSTPONED

Hold a public hearing regarding amendments to the Garland Development Code (GDC) Regarding Home Occupations

Public Hearing and consideration of amendments to Chapter 2, Section 2.61 of the Garland Development Code (GDC) regarding Home Occupations.

There was Council discussion on December 3, 2018 to have additional deliberation on this item. Motion was made by Council Member Vera to postpone the item, seconded by Council Member Morris. Motion carried 9 ayes, 0 nays.

11. APPROVED

Minute action approving a legislative program endorsing the introduction and passage of the four proposed bills outlined above, and providing such other direction as Council may deem appropriate, to be used by staff as a guideline in pursuing the City's legislative interests.

Council provided general consensus as to the issues they would like the City's legislative efforts to be directed. Conversely, if there are issues the Council wants to neither support nor oppose, direction should be given to the City Attorney in that regard.

Motion was made by Mayor Pro Tem Aubin to approve the City Attorney's proposed 2019 legislative program seeking the introduction and passage of the following bills:

- A bill allowing a peace officer to execute a DWI blood draw warrant in any county in which the officer has arrest authority.
- A bill authorizing a peace officer to arrest an adult student (that is, age 17 or older) for making a misdemeanor threat of school violence even if the threat is not made in the immediate presence of the arresting officer.
- A bill increasing the population cap on legislation that authorizes the City to collect emergency medical services fees.
- A bill authorizing Garland to use orphaned hotel/motel tax revenues.

As further direction, additionally move that the City Attorney and others who may be representing the City's interests before the Texas Legislature support bills that will maintain local control and oppose bills that will dilute or preempt local control over the affairs of our citizens, seconded by Council Member Vera. Motion carried 9 ayes, 0 nays.

12. CITIZEN COMMENTS: Randy Rhew
T. Allen Park
Mary Ann Wickersham
Meg Sherman

11. ADJOURN There being no further business to come before the City Council, Mayor Dodson adjourned the meeting at 7:37 p.m.

CITY OF GARLAND, TEXAS

APPROVED: _____
Lori Barnett Dodson, Mayor

ATTEST: _____
Eloyce René Dowl, City Secretary



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.a.

Meeting Date: 12/18/2018

Item Title: Rowlett Creek Wastewater Treatment Plant Effluent Filter Rehabilitation Project

Submitted By: Wes Kucera, Managing Director

Bid Number: 0208-19

Purchase Justification:

This request is to provide Professional Engineering Services for the rehabilitation of the effluent filters at the Rowlett Creek Wastewater Treatment Plant. This rehabilitation was included as part of the 2016 Wastewater Treatment Master Plan, and services to be provided through this request include design of new cloth filters to replace the existing obsolete sand filters; rehabilitation of existing structure for leak repair; backwash drain piping demolition and relocation; and connecting new PLC to Plant Process Control System. Due to the complex nature of the project, an Optional Contingency is included for any additional work that may be required.

Evaluation:

Perkins Engineering Consultants, Inc., was selected as the Most Qualified firm for this project from a short list of consulting firms evaluated and ranked by published criteria in RFQ 0767-18.

Award Recommendation:

<u>Perkins Engineering Consultants, Inc. Vendor</u>	<u>Item</u>	<u>Amount</u>
Perkins Engineering Consultants, Inc.	All	\$660,776.00
Optional Contingency		78,300.00
	TOTAL:	\$739,076.00

Basis for Award: Most Qualified

Purchase Requisition #: 40809

Fiscal Impact

Total Project/Account: \$4,770,000
Expended/Encumbered to Date: 1,248,023
Balance: \$3,521,977

This Item: 739,076
Proposed Balance: \$2,782,901
Account #: 230-4229-3302800-7101

Fund/Dept/Project – Description and Comments:

Wastewater / Wastewater Treatment CIP Fund 230 / Rowlett Creek WWTP Processes Improvements - Professional engineering services for the rehabilitation of the effluent filters at the Rowlett Creek WWTP.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2018

Document Location: Page WW17

Budget Director Approval: Ron Young Approval Date: 12/07/2018

Purchasing Director Approval: Gary L. Holcomb Approval Date: 12/05/2018



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.b.

Meeting Date: 12/18/2018

Item Title: Rowlett Creek and Duck Creek Interceptor Pipelines Condition Assessments

Submitted By: Wes Kucera, Managing Director

Bid Number: 0221-19

Purchase Justification:

This request is to provide Professional Services needed to evaluate 26,917 feet of the Rowlett Creek and 8,116 feet of the Duck Creek interceptor pipelines ranging in size from 18 to 48 inches in diameter and from 39 to 56 years old. This work will be accomplished through the use of closed circuit television, sonar, and laser to evaluate the sewer lines for degradation resulting from hydrogen sulfide gas.

Evaluation:

Pipeline Analysis, LLC, was selected as the Most Qualified firm for this project from a short list of consulting firms evaluated and ranked by published criteria in RFQ 0767-18.

Award Recommendation:

	<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
	Pipeline Analysis, LLC	All	\$271,812.00
		TOTAL:	\$271,812.00

Basis for Award: Most Qualified

Purchase Requisition #: 40675

Fiscal Impact

Total Project/Account:	\$494,932
Expended/Encumbered to Date:	178,801
Balance:	\$316,131
This Item:	271,812
Proposed Balance:	\$44,319
Account #:	231-4123-7111

Fund/Dept/Project – Description and Comments:

Wastewater Fund 231 - Operating Budget - Professional services required for evaluation of portions of the Rowlett Creek and Duck Creek interceptor pipelines.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2018-19

Document Location: Page D-131

Budget Director Approval: Ron Young

Approval Date: 12/07/2018

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 12/05/2018



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.c.

Meeting Date: 12/18/2018

Item Title: Concrete Repair Materials Testing

Submitted By: Steve Oliver, Streets Director

Bid Number: 0834-18

Purchase Justification:

This request is to approve Change Order #1 for Terracon Consultants, Inc., to provide additional concrete materials testing services. These testing services are associated with the 2018 Term Concrete Repair Contract – Section Three Alleys. The construction contract for Section Three was awarded to Vescorp Construction, LLC, at the March 20, 2018, City Council meeting in the amount of \$1,500,000. Terracon Consultants, Inc., based their original proposal on the contractor removing all failed concrete areas along the entire length of the alley and pouring the new concrete pavement at one time. Instead, the contractor is removing and replacing the failed pavement in smaller sections, resulting in additional trips to the project site and additional testing to ensure that the concrete strength is in compliance with the approved contract specifications.

Evaluation:

Terracon Consultants, Inc., was selected as the Most Qualified firm for this project from a short list of consulting firms evaluated and ranked by published criteria in RFQ 3582-12. Terracon Consultants, Inc., was awarded the original PO 27283 in the amount of \$5,971.00.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Terracon Consultants, Inc.	All	\$15,029.00
TOTAL:		\$15,029.00

Basis for Award: Change Order

Purchase Requisition #: 27283

Fiscal Impact

Total Project/Account: \$7,421,577

Expended/Encumbered to Date: 2,188,432

Balance: \$5,233,145

This Item: 15,029

Proposed Balance: \$5,218,116

Account #: 831-4693-7111

Fund/Dept/Project – Description and Comments:

Infrastructure Repair & Replacement Fund - Street Construction

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2018-19

Document Location: Page D-121

Budget Director Approval: Ron Young

Approval Date: 12/07/2018

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 12/05/2018



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.d.

Meeting Date: 12/18/2018

Item Title: TMPA Jack Creek to Twin Oak Transmission Line Tower Modification

Submitted By: Ross Owen, Director of Transmission & Distr

Bid Number: 0242-19

Purchase Justification:

This request is to provide Professional Engineering Services for the mitigation of an eroded tower leg on the Jack Creek to Twin Oak Transmission Line structure. The engineering firm will utilize LIAR survey data acquired to generate line models using Power Line Systems - Computer-Aided Design and Drafting. This is a TMPA project and will be reimbursed at 100%.

Evaluation:

Black & Veatch was selected as the Most Qualified firm for this project from a short list of consulting firms evaluated and ranked by published criteria in RFQ 5771-15.

Award Recommendation:

	<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
	Black & Veatch	All	\$155,052.00
		TOTAL:	\$155,052.00

Basis for Award: Most Qualified

Purchase Requisition #: 40773

Fiscal Impact

Total Project/Account: \$990,000
Expended/Encumbered to Date: 708
Balance: \$989,292
This Item: 155,052
Proposed Balance: \$834,240
Account #: 215-3542-3126401-7111
Fund/Dept/Project – Description and Comments:

Electric CIP Fund / Transmission Lines - Professional engineering services needed to mitigate issues with an eroded tower leg on a Jack Creek to Twin Oak Transmission Line structure.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2018

Document Location: Page E01

Budget Director Approval: Ron Young

Approval Date: 12/07/2018

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 12/05/2018



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.e.

Meeting Date: 12/18/2018

Item Title: Change Order No. 1 - 2017 Alley Replacement Project - Phase 2B

Submitted By: Steve Oliver, Streets Director

Bid Number: 0718-18

Purchase Justification:

This request is to approve Change Order #1 for KIK Underground, LLC, to provide additional concrete pavement replacement. The current project consists of replacing the existing sanitary sewer mains in two alleys and removing and replacing the existing concrete pavement in four alleys. Staff has received complaints about the pavement condition of the Club Meadow Drive/Country Valley Road alley between Lance Lane and Scott Drive. The alley currently has a PCI rating of 0 and warrants reconstruction. KIK Underground, LLC, has agreed to reconstruct this alley under their current contract pricing.

Evaluation:

KIK Underground, LLC, was awarded the original PO 27517 in the amount of \$976,301.75 at the July 10, 2018, City Council meeting.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
KIK Underground, LLC	All	\$134,332.50
TOTAL:		\$134,332.50

Basis for Award: Change Order

Purchase Requisition #: 27517

Fiscal Impact

Total Project/Account: \$7,421,577
Expended/Encumbered to Date: 2,188,432
Balance: \$5,233,145
This Item: 134,333

Proposed Balance: \$5,098,812
Account #: 831-4693-7111
Fund/Dept/Project – Description and Comments:
Infrastructure Repair & Replacement Fund / Street Construction

Attachments

Change Order Number One 2017 Alley Replacement Project, Phase 2B
Bid Recap

Fiscal Reference:
Budget Type: Operating Budget
Fiscal Year: 2018-19
Document Location: Page D-121

Budget Director Approval:	Ron Young	Approval Date: 12/11/2018
Purchasing Director Approval:	Gary L. Holcomb	Approval Date: 12/11/2018

CHANGE ORDER NUMBER ONE

Project Name: 2017 Alley Replacement Project, Phase 2B

Contractor Name: KIK Underground, LLC

Contract Date: July 10, 2018

Contract Amount: \$976,301.75

Previous Change Order Amount: \$0.00

Revised Contract Amount: \$976,301.75

This Change Order Amount: \$134,332.50

Revised Contract Amount: \$1,110,634.25

Percent Contract Increase: 13.76%

Reason For This Change Order:

This change order will authorize KIK Underground, LLC. to remove and replace the existing concrete pavement for the Country Meadow Drive/Country Valley Road Alley from Lance Lane to Scott Drive. The existing alley has a PCI rating of 0 and requires replacement. The following unit items will be increased as follows:

Item No.	Item Description	Units	Unit Cost	Total
130.0000	Removal of existing pavement	1350 SY	\$12/SY	\$16,200.00
219.0000	Furnish/compact flexible base	100 TON	\$45/TON	4,500.00
271.0000	Sodding	180 SY	\$8/SY	1,440.00
320.0000	Construct Class "C" alley pavement	890 SY	\$74/SY	65,860.00
331.0500	Construct 5" Class "C" driveway	445 SY	\$66/SY	29,370.00
381.0000	Construct ADA ramps	15 SY	\$350/SY	5,250.00
384.0000	Install 2' X 2' truncated domes	4 EA	\$350/SY	1,400.00
798.0000	Erosion Control	1 LS	\$312.50/LS	312.50
1900.0000	Traffic Control	1 LS	\$5000/LS	5,000.00
2100.0000	Mobilization	1 LS	\$5000/LS	<u>5,000.00</u>
				\$134,332.50

Signed: _____

Tom Koble

Manager for KIK Underground, LLC

Date: _____



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

3.

Meeting Date: 12/18/2018

Item Title: Property Acquisition: 418 Allen Street; 417 E Avenue B; and 425, 429 and 433 Thomas Street from Sergio Castillo

Submitted By: Michael Polocek, Engineering Director

Summary of Request/Problem

The City Council was recently briefed about the platted lots in the Cooper Addition and the discrepancies with property lines as well as the rights-of-way for the streets in the subdivision. Mr. Sergio Castillo purchased five (5) properties in this subdivision in 2008. He recently scheduled a Pre-Submittal Meeting with the City to discuss constructing residential homes on the properties. The properties are zoned single family residential and he was preparing plans to permit his proposed homes through Building Inspections.

The City expressed interest in purchasing the vacant lots due to the history of property line and ROW issues in the Cooper Subdivision and he was amenable. The Dallas Central Appraisal District's values for all five properties is \$87,100. Through negotiations with Mr. Castillo, we have agreed to a purchase price of \$112,000 pending Council approval. Purchasing the five (5) properties would be grouped with the previous parcels the City has already acquired in this subdivision.

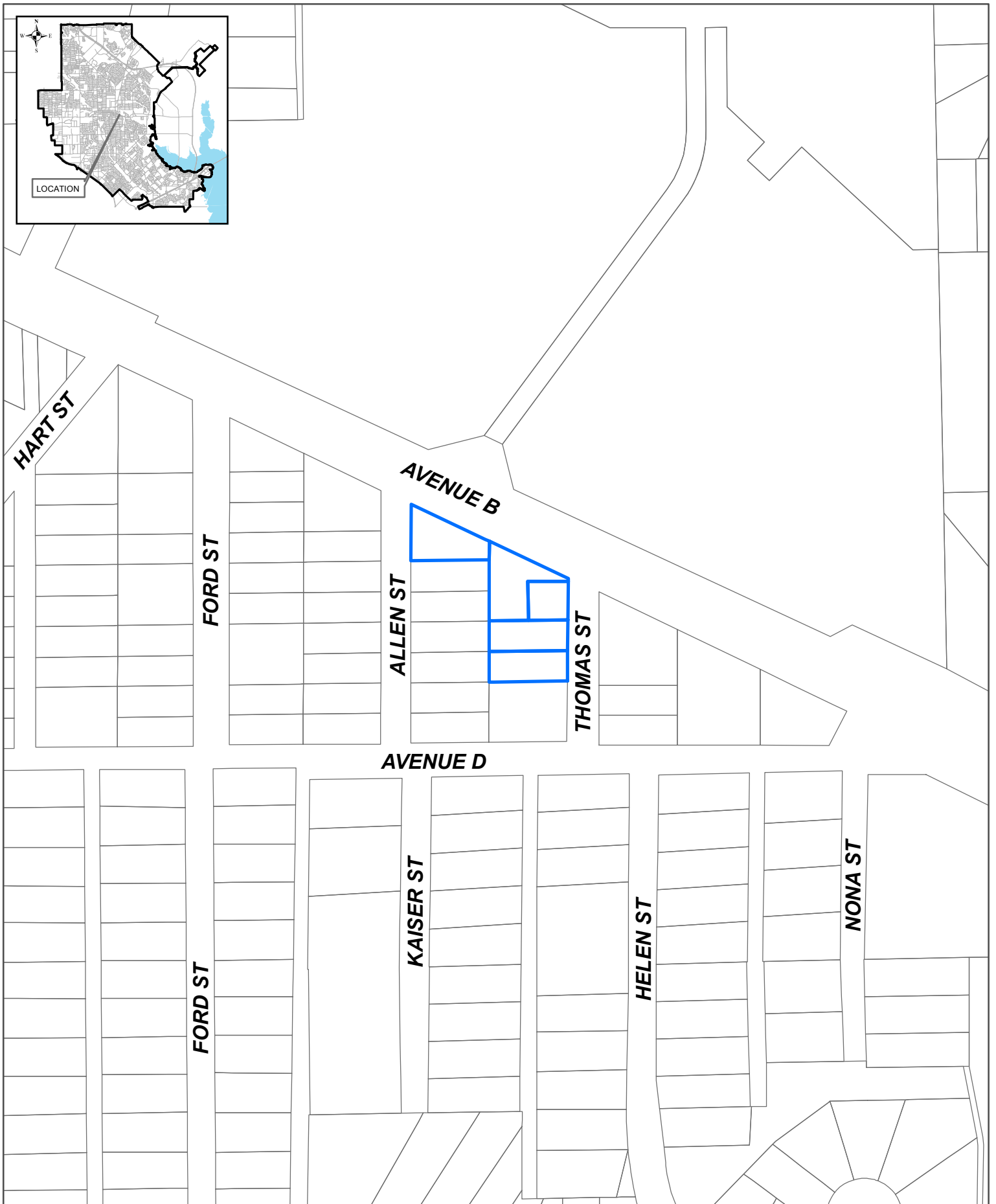
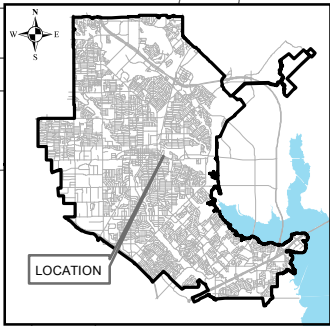
This item was considered by the Council at the December 3, 2018 Work Session.

Recommendation/Action Requested and Justification

Approve the purchase of the five (5) properties from Mr. Sergio Castillo: 418 Allen Street; 417 E Avenue B; and 425, 429 and 433 Thomas Street.

Attachments

Acquisition Location Map





GARLAND POLICY REPORT

City Council Regular Session Agenda

4.

Meeting Date: 12/18/2018

Item Title: Amendment of the Economic Development Agreement with True Velocity, LLC.

Submitted By: David Gwin, Economic Development Director

Strategic Focus Areas: Growing Economic Base

ISSUE

Consider amending the current development agreement with True Velocity, LLC.

OPTIONS

1. Approve the amendment as proposed
2. Not approve

RECOMMENDATION

Upon meeting certain additional performance requirements, amend the current economic development incentive agreement with True Velocity, LLC.

BACKGROUND

The City and True Velocity, LLC entered into an Economic Development Agreement on January 17, 2017. Due to various challenges with the initial implementation of the project, the company requests that the City postpone commencement of the first year of the Phase I Performance Rebate Period and, in exchange, has agreed to reduce the overall term of Performance Rebate Period from 5 years to 4 years.

Automatic Products Corporation (APC), a 60-year-old Garland-based company, develops advanced polymer cased ammunition technology and under the above referenced project launched a new business enterprise in Garland, named True Velocity, LLC. The proposed overall investment of the project will remain the same as per the original agreement.

CONSIDERATION

- 1) True Velocity, LLC is a Garland-based company
- 2) The company is an advanced manufacturing operation
- 3) Plastics are a target industry for Garland
- 4) Total investment numbers will remain the same
- 5) The company has agreed to reduce the term of the original Performance Rebate Period by one year

Attachments

Proposed First Amendment to Economic Development Agreement

FIRST AMENDMENT TO ECONOMIC DEVELOPMENT INCENTIVE AGREEMENT

THIS FIRST AMENDMENT to the Economic Development Incentive Agreement ("First Amendment") is made and entered into as of the ____ day of _____, 2018 ("Effective Date"), by and between the City of Garland, a Texas home-rule municipality ("City"), and True Velocity, Inc., a Texas corporation, and its successors and assigns ("Developer") acting by and through their respective authorized officers. The purpose of this First Amendment is to (1) postpone the commencement of the first year of the Phase I Performance Rebate Period until January 1, 2018, (2) to reduce the Phase I Performance Rebate Period from 5 years to 4 years, (3) amend Table 3.03(a), reducing the total performance period from 10 years to 8 years, (4) amend Table 3.03(b), and (5) amend Phase I and II Performance Rebate Payment tables of Article IV.

ARTICLE I

RECITALS

Developer and City each acknowledge and agree that the following recitals are true and correct and that the same are a material part of this Agreement:

WHEREAS, Developer and City entered into that certain Economic Development Incentive Agreement ("Agreement") on or about the 17th day of January 2017;

WHEREAS, Developer and City desire to amend the Agreement by (1) postponing the commencement of the first year of the Phase I Performance Rebate Period until January 1, 2018, (2) reducing the Phase I Performance Rebate Period from 5 years to 4 years, (3) amending Table 3.03(a) to reduce the total performance period from 10 years to 8 years; (4) amending Table 3.03(b), and (5) amending Phase I and II Performance Rebate payment tables of Article IV; and

WHEREAS, Developer and City acknowledge and agree that the terms and conditions of this First Amendment are mutually beneficial;

NOW, THEREFORE, Developer and the City make and enter into this First Amendment in consideration of the mutual covenants and agreements contained in this First Amendment, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by both Developer and the City, and agree as follows:

ARTICLE II

CONSTRUCTION AND INTERPRETATION

Section 2.01. The above recitals are hereby incorporated as contractual terms of the First Amendment.

Section 2.02. Except as expressly stated herein, all terms and conditions of the Agreement continue in full force and effect.

Section 2.03. This First Amendment is the final agreement of Developer and City with respect to the matters expressly stated herein and supersedes all prior negotiations, discussions, representations and understandings. This First Amendment has been negotiated at arms-length between sophisticated parties, each represented by highly competent counsel of its choice and has been carefully read. This First Amendment is intended to be liberally construed to accomplish its stated purposes. The parties waive any common law rules of construction against the drafter.

Section 2.04. To the extent of any express conflict between this First Amendment and the Agreement, the terms of his First Amendment shall control.

Section 2.05. Defined Terms. All capitalized terms not defined herein shall have the meanings ascribed to them in the Agreement.

ARTICLE III

AMENDMENTS OF TERMS AND CONDITIONS

Section 3.0. That Section 2.8 of Article II, "DEFINITIONS," is hereby deleted in its entirety and replaced as follows:

"Phase I Performance Rebate Period (or "Phase I") means the consecutive four (4) year period beginning on January 1, 2018 and continuing through December 31, 2021, during which Developer shall be entitled to receive Performance Rebate Payments from the City, subject to the terms and conditions of this Agreement."; and

Section 3.01. That Table 3.03(a) of Section 3.03, Article III, "COMMENCEMENT, COMPLETION, AND OPERATION OF PROJECT," is hereby deleted in its entirety and replaced as follows:

TABLE 3.03(a)	
Calendar Year – January 1, XXXX	Phase I Cumulative Minimum Total Assessed Value of Developer's Personal Property
2018	\$5,850,000
2019	\$12,265,000
2020	\$11,175,000

2021	\$10,090,000
2022	\$9,280,000
2023	\$29,530,000
2024	\$26,620,000
2025	\$24,190,000

Section 3.02. That table 3.03(b) of Section 3.03, Article III, “COMMENCEMENT, COMPETITION, AND OPERATION OF PROJECT,” is hereby deleted in its entirety and replaced as follows:

TABLE 3.03(b)	
Calendar Year – January 1, XXXX	Phase II Cumulative Minimum Total Assessed value of Developer's Personal Property
2027	\$20,435,000
2028	\$18,510,000
2029	\$17,270,000
2030	\$15,195,000
2031	\$13,750,000
2032	\$12,445,000
2033	\$10,570,000

Section 3.03. That the Phase I Performance Rebate Payment Table, Section 4.01, of Article IV, “PERFORMANCE REBATE PAYMENTS FROM THE CITY,” is hereby deleted in its entirety and replaced as follows:

Phase I		
January 1, XXXX	Minimum BPP Assessed Valuation*	Applicable Rebate Percentage
2018	\$5,850,000	40%
2019	\$12,265,000	40%
2020	\$11,175,000	40%
2021	\$10,090,000	40%

2022	\$9,280,000	---
2023	\$29,530,000	---
2024	\$26,620,000	---
2025	\$24,190,000	---

Section 3.04. That the Phase II Performance Rebate Payment Table, Section 4.01, of Article IV, "PERFORMANCE REBATE PAYMENTS FROM THE CITY," is hereby deleted in its entirety and replaced as follows:

Phase II		
January 1, XXXX	Minimum BPP Assessed Valuation*	Applicable Rebate Percentage
2027	\$20,435,000	40%
2028	\$18,510,000	40%
2029	\$17,270,000	30%
2030	\$15,195,000	30%
2031	\$13,750,000	---
2032	\$12,945,000	---
2033	\$10,570,000	---

Executed and effective as of the ____ day of _____, 2018.

DEVELOPER

**True Velocity, Inc., LLC,
a Texas corporation**

By: 

Name: G. Christopher Terborgh

Title: President & COO

CITY

**City of Garland, Texas
a home-rule municipality**

By: _____

Bryan L. Bradford,
City Manager

Approved as to Content:

By: _____

David Gwin, AICP, CEcD
Director of Economic Development



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

5.

Meeting Date: 12/18/2018

Item Title: Neighborhood Vitality Grants

Submitted By: Scott Bollinger, Neighborhood Resource Manager

Summary of Request/Problem

Council was briefed at the December 17th Work Session regarding the following Neighborhood Vitality Matching Grant applications.

1. Emerald Lake Estates HOA
2. Firewheel Farms No. 2 HOA
3. Garland Creekside HOA
4. Heron's Bay Estates HOA
5. New World Crime Watch
6. Springpark South Neighborhood Association

Council directed that a Resolution be brought forward to fund these projects.

Recommendation/Action Requested and Justification

Consider adoption of attached resolution.

Attachments

Neighborhood Vitality Grants Resolution Attachment

RESOLUTION NO. _____

**A RESOLUTION APPROVING AND FUNDING THE 2018-2019 CYCLE 1
NEIGHBORHOOD VITALITY MATCHING GRANT PROJECTS.**

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

Section 1

The Neighborhood Vitality Matching Grant Projects attached hereto as Exhibit A and incorporated herein by reference, is hereby adopted and approved. These funds will be appropriated as part of the annual Capital Improvement Program.

Section 2

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

PASSED AND APPROVED this the 18th day of December, 2018.

THE CITY OF GARLAND, TEXAS

**BY: _____
Mayor**

ATTEST:

City Secretary

EXHIBIT A

2018-19 NEIGHBORHOOD VITALITY MATCHING GRANT PROJECTS

Cycle 1

Neighborhood	Project	Fund Request	Council District
Emerald Lake Estates	Community Pavilions	\$ 55,015	3
Firewheel Farms No. 2 HOA	Median Enhancements	\$38,935	1
Garland Creekside HOA	Community Space Enhancements	\$20,932	2
Heron's Bay Estates HOA	Solar Lighting and Sign Toppers	\$31,228	3
New World Crime Watch	Dorfman Park Enhancements	\$8,929.20	5
Springpark South Neighborhood Association	Entryway Beautification	\$11,690	1



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

6.

Meeting Date: 12/18/2018

Item Title: Amendment to General Obligation Commercial Paper Program

Submitted By: Matt Watson, Finance Director

Summary of Request/Problem

At the December 3, 2018 Work Session, Council considered extending the General Obligation Commercial Paper Program beyond the current expiration date to lock in favorable pricing. The existing General Obligation Commercial Paper Program has a capacity of \$50 million and is set to terminate in March of 2019. The Liquidity facility is provided by Citibank and the City pays a .31% liquidity facility fee to Citibank. Citibank has agreed to extend the existing agreement, including pricing and capacity, to March 29, 2021.

Recommendation/Action Requested and Justification

Staff and the City's Financial Advisor, Hilltop Securities Inc., are recommending that the City amend the existing General Obligation Commercial Paper Program and extend the agreement to March 29, 2021. Liquidity fees and short-term interest rates are anticipated to increase and this agreement provides the City an opportunity to lock in pricing for liquidity fees over the next two years. If market conditions and/or cash flow needs change, the City will have the flexibility to re-negotiate or terminate this contract at any time.

Attachments

Ordinance Extending General Obligation Commercial Paper Program

ORDINANCE NO. _____

AN ORDINANCE approving an Extension of a Direct-Pay Letter of Credit relating to the "City of Garland, Texas, General Obligation Commercial Paper Notes, Series 2015"; and resolving other matters incident and related thereto.

WHEREAS, the City Council of the City of Garland, Texas (the "City"), on February 17, 2015 adopted Ordinance No. 6758 (the "Ordinance") authorizing the "City of Garland, Texas, General Obligation Commercial Paper Notes, Series 2015", in the aggregate principal amount of not to exceed \$50,000,000 (collectively, the "Notes") and in connection therewith executed a Letter of Credit Reimbursement Agreement dated as of March 15, 2015 (the "Reimbursement Agreement") by and between the City and Citibank, N.A. (the "Bank");

WHEREAS, the City has requested the Bank to extend the Stated Expiration Date of the Bank's Irrevocable Letter of Credit No. 69603720 (the "Letter of Credit") to March 29, 2021;

WHEREAS, the Bank and the City have agreed to extend the Stated Expiration Date of the Letter of Credit to March 29, 2021; now, therefore,

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

SECTION 1: The City hereby approves the extension of the Stated Expiration Date of the Letter of Credit to March 29, 2021, and the City Manager or the Finance Director of the City are each hereby authorized and directed, for and on behalf of the City, to execute such documents, certificates or amendments as are necessary to effect the extension of the State Expiration Date of the Letter of Credit to March 29, 2021.

SECTION 2: It is officially found, determined and declared that the meeting at which this Ordinance is adopted was open to the public and public notice of the time, place and subject matter of the public business to be considered at such meeting, including this Ordinance, was given, all as required by Texas Government Code, Chapter 551, as amended.

[Remainder of page intentionally left blank]

SECTION 3: This Ordinance shall be in force and effect from and after its passage on the date shown below.

PASSED AND ADOPTED, this December 18, 2018.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

(City Seal)



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

7.

Meeting Date: 12/18/2018

Item Title: Appointment to the Animal Services Advisory Committee

Submitted By: Jason Chessher, Health Director

Summary of Request/Problem

Rudy Phillips' application was presented to Council at the Work Session on Monday, December 3, 2018, for consideration for appointment to the Animal Services Advisory Committee in the position designated for a public health official.

Recommendation/Action Requested and Justification

Appoint Rudy Phillips to the Animal Services Advisory Committee.

Attachments

Rudy Phillips Boards and Commissions Application



GARLAND

TEXAS MADE HERE

Application for City of Garland Boards/Commissions/Committees

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

Please Type or Print Clearly:

Date: 11-13-2018

Name: RUDY PHILLIPS Phone: 214-819-2115 (Home)

Address: 2377 N. STEMMONS FREEWAY Phone: 214-415-5492 (Other)

City, State, Zip: DALLAS, TEXAS 75207 Email: RUDY.PHILLIPS@DALLASCOUNTY.ORG

Resident of Garland for ____ years Resident of Texas for 60 years

Dallas County Voter Registration Number YES Garland City Council District Number ____

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.

ASSISTANT DIRECTOR DALLAS COUNTY HEALTH AND HUMAN SERVICES
29+ YEARS EXPERIENCE

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

NONE

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

What is your educational background?

COLLEGE DEGREE, B.S. HEALTH AND BIOLOGY

What is your occupational experience?

REGISTERED SANITARIAN AND A DESIGNATED REPRESENTATIVE DR. (DSSF)

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

Rudy Phillips

Board or Commission of first, second, and third choice:

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

* Garland Youth Council has a separate application

FOR OFFICE USE ONLY

Ad Valorem Tax Status
Utility Account Status

Current ____ Past Due ____
Current ____ Past Due ____

CSO Suit/Claim Filed
Clerk Signature & Date

Yes ____ No ____

Date Appointed ____

Appointed By ____

Date Notified ____

Disclosure Form Filed ____

Revised 03/2017



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

8.

Meeting Date: 12/18/2018

Item Title: Hold a public hearing regarding changes to the water and wastewater rate methodology for apartments which imposes a per unit charge

Summary of Request/Problem

Council will hold a public hearing to obtain comments on the Water and Wastewater Rate Ordinance.

Recommendation/Action Requested and Justification

Hold a public hearing to obtain comments on the Water and Wastewater Rate Ordinance.



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

9.

Meeting Date: 12/18/2018

Item Title: Consider whether to amend the water and wastewater rates for apartments scheduled to take effect on January 1, 2019

Summary of Request/Problem

Amend the water and wastewater rates for apartments scheduled to take effect on January 1, 2019. This item will allow Council to delay, and/or amend the 2018-2019 water and wastewater rates for apartments should the Council so desire.

Recommendation/Action Requested and Justification

Council discussion.



GARLAND PLANNING REPORT

City Council Regular Session Agenda

10.a.

Meeting Date: 12/18/2018

Item Title: BW 18-03 City of Garland (District 1)

Submitted By: Will Guerin, Planning Director

REQUEST

Variance to reduce the minimum separation requirement between an establishment that sells or serves alcoholic beverages and a school.

OWNER

Garland Independent School District

BACKGROUND

Chapter 2, Article 5, Section 2.55(A) of the Garland Development Code (GDC) states that an establishment that sells or serves alcoholic beverages may not be located nearer than 300 feet of a church, public school or public hospital. However, Section 2.55(C) allows for a variance process through the City Council. A variance is requested to allow the serving of alcoholic beverages at the Curtis Culwell Center during non-school events. There is an existing school [Naaman Forest High School] adjacent to the Culwell Center property; both properties and facilities are owned and operated by the Garland Independent School District (GISD). In order to receive permits through the Texas Alcoholic Beverage Commission (TABC), the City of Garland must first give approval.

SITE DATA

The subject property contains approximately 35.136 acres fronting approximately 1,800 feet along Naaman Forest Boulevard. The subject property is zoned Agricultural (AG) District.

CONSIDERATIONS

1. The subject property is the site of the Curtis Culwell Center which hosts various special events. GISD, which owns and operates the facility, intends to rely on third-party licensed vendors or, where permitted, the parties renting the Culwell Center to ensure compliance with liquor licensing and provide service to event space customers at events not sponsored or associated with school purposes.
2. Article 5, Section 2.55(A) of the Garland Development Code (GDC) states that an establishment that sells or serves alcoholic beverages may not be located nearer than 300 feet to a church, public school or public hospital. As mentioned in the Background section,

there is an existing school adjacent to the subject property. Per the GDC guidelines, the appropriate and specific measurement between public schools and alcohol-serving establishments is in a direct line from property line to property line; in this instance the Culwell Center and Naaman Forest High School properties share boundaries.

3. Chapter 2, Article 5, Section 2.55(C) of the Garland Development Code (GDC) states that “The City Council may grant a variance to the distance regulations provided by this Section if the City Council determines that enforcement of those regulations in a particular instance is not in the best interest of the public, constitutes waste or inefficient use of land or other resources, creates an undue hardship on an applicant for a license or permit, does not serve its intended purpose, is not effective or necessary, or for any other reason the City Council, after consideration of the health, safety and welfare of the public and the equities of the situation, determines is in the best interest of the community.”

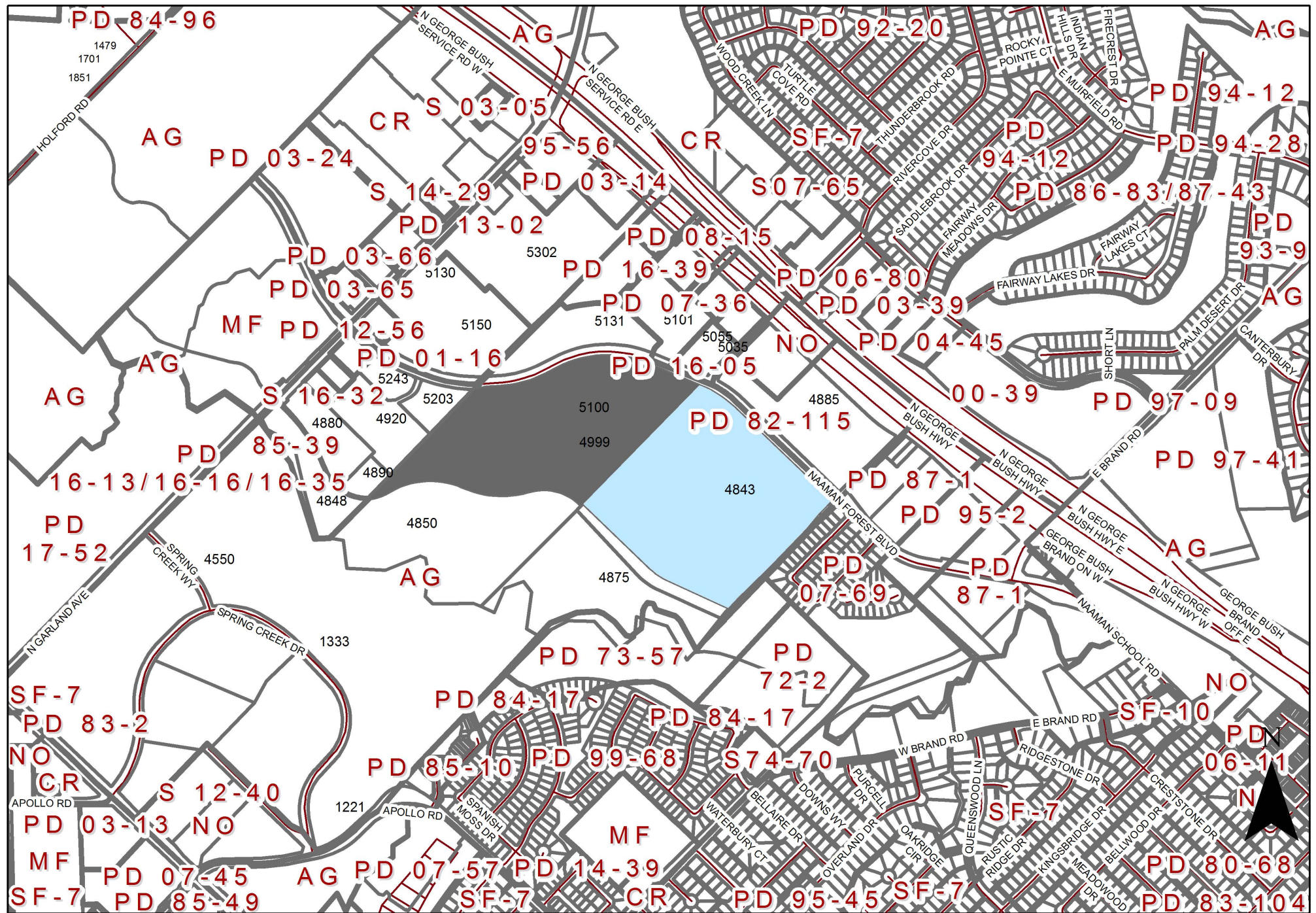
Attachments

BW 18-03 Location Map

BW 18-03 Responses

BW 18-03 Staff Presentation





0 400 800 Feet

1 inch = 952 feet

BW 18-03



Subject Property

School Property

We did not receive any responses for this case.

BW 18-03

Approval for a variance to Section 2.55 of the Garland Development Code regarding the distance to a church, public school, or public hospital from an establishment that sells or serves alcoholic beverages.

**City Council Meeting
December 18, 2018**



GARLAND

TEXAS MADE HERE

Case Information

Location: 4999 Naaman Forest Boulevard

Applicant: City of Garland

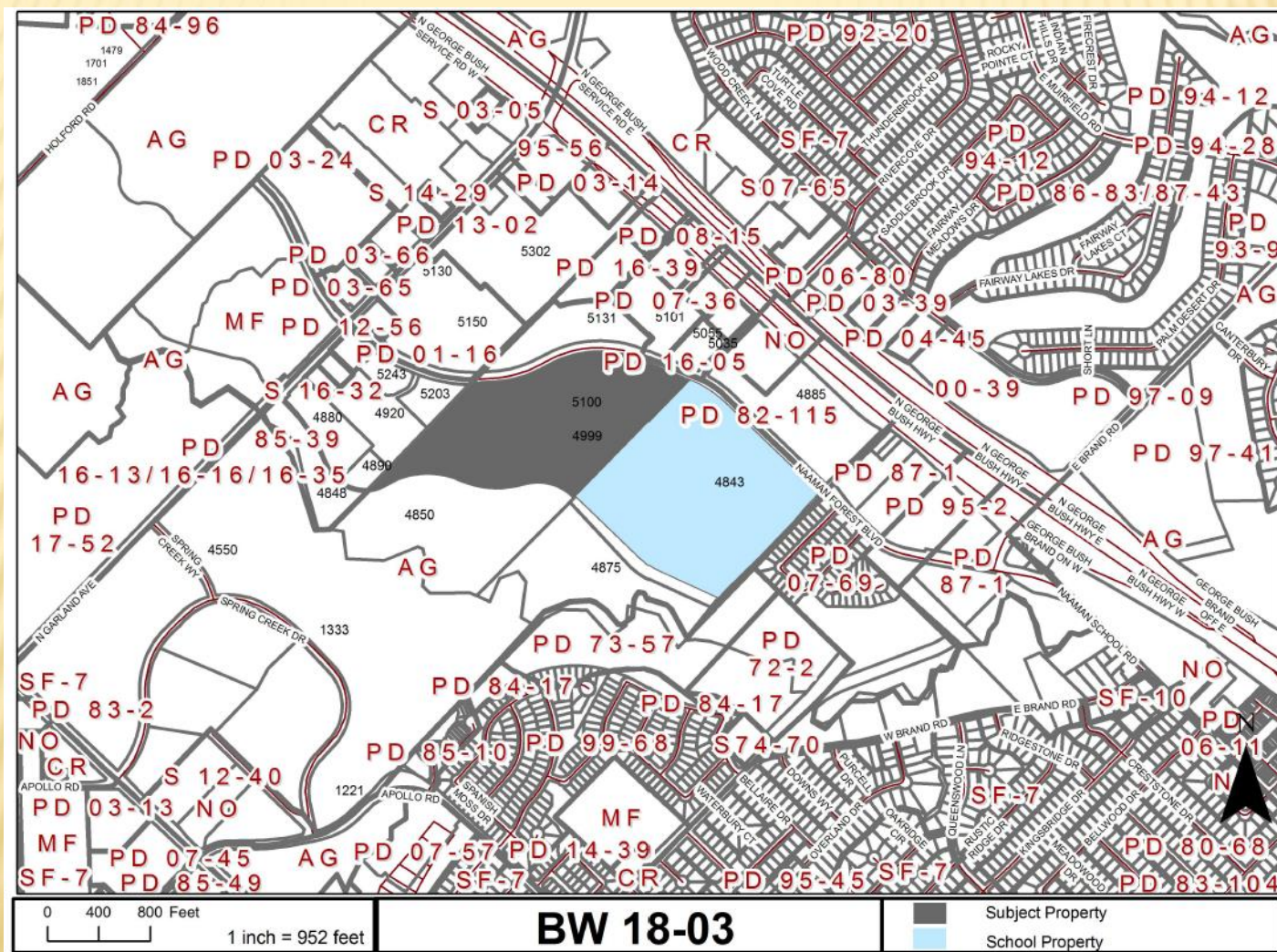
Owner: Garland Independent School District

Zoning: Agricultural (AG) District





BW 18-03





GARLAND PLANNING REPORT

City Council Regular Session Agenda

10.b.

Meeting Date: 12/18/2018

Item Title: Z 18-39 Eco-Site, LLC. (District 6)

Submitted By: Nabiha Ahmed, Development Planner

REQUEST

Approval of Specific Use Provision for a Commercial Antenna, on a property zoned Community Retail (CR) District.

OWNER

JJJ&K Corp.

PLAN COMMISSION RECOMMENDATION

On November 26, 2018 the Plan Commission, by a vote of five (5) to four (4), recommended denial of a Specific Use Provision for a Commercial Antenna on a property zoned Community Retail (CR) District.

STAFF RECOMMENDATION

Denial of a Specific Use Provision for a Commercial Antenna on a property zoned Community Retail (CR) District. The applicant has presented a “stealth” design that is intended to provide a more aesthetic appearance than a typical cellular tower design, as was originally submitted with this application. However, given the compact nature of the developed site and the proposed total height of 90 feet which far exceeds the height of surrounding and nearby buildings, staff finds the proposal incompatible with the immediate surrounding area.

BACKGROUND

In 2006, City Council approved a Specific Use Provision (S 06-70) for a Retail Sales with Gas Pumps use for a period of twenty (20) years. The applicant intends to lease 0.0385 acres of the property to build a 90-foot tall (including the appurtenances) commercial antenna/telecommunications tower support structure. The lease area is currently planted with grass and trees.

SITE DATA

The subject site (overall site) contains approximately 0.92 acres in total area and is developed with a retail sales with gas pumps, an ice kiosk and a retail store. The lease area is approximately 0.0385 acres. The lease area has no street frontage but although as part of the subject property, it has street access through the overall site to Buckingham Road and North Plano Road.

USE OF PROPERTY UNDER CURRENT ZONING

The lease site is zoned Community Retail (CR) District which is intended to accommodate a variety of retail, service, and business establishments that may or may not be designed in a shopping center configuration. The district may be used as a transition district between lower intensity retail or office uses and more intense uses. A CR District is generally appropriate along major transportation corridors but is generally not appropriate in proximity to low density residential districts without significant buffering and screening features.

The overall property was granted a Specific Use Provision in 2006 for continued use of Retail Sales with Gas Pumps (gas station use), case Z 06-70.

The development of commercial antenna support structures (commonly referred to in this case as the clock design telecommunication tower) in a nonresidential zoning district are allowed by right if they do not exceed the maximum building height allowed for the zoning district in which they are located. However, when the structure is in excess of the height allowed in the zoning district then the Garland Development Code requires approval of a Specific Use Provision through a public hearing process.

CONSIDERATIONS

Specific Use Provision

1. The applicant is proposing to build a ninety (90) foot tall clock design stealth tower and associated equipment that will be enclosed by a solid screening wall within a lease area of approximately 0.0385 acres. The applicant is proposing to place a lightning rod on top of the tower. The lightning rod is included in the total height of ninety (90) feet. The proposed height is not allowed in the Community Retail (CR) District without approval of a Specific Use Provision.
2. The initial installation will have six (6) antennas. The carriers will have the ability to mount up to twelve (12) antennas, thereby having a possible configuration of up to a total of thirty-six (36) antennas within the structure. The first carrier is known [T-Mobile] but other two carriers are undetermined at this time.
3. Section 2.65 (D) of the GDC states that freestanding commercial antenna support structures must be a minimum distance of five thousand feet from another wireless telecommunications antenna. The applicant requested a variance from the Board of Adjustment and that was approved in March 2018.
4. Section 2.65 (C) of the GDC states no commercial antenna support structure may be closer to any residential district boundary line or the residential dwelling property line than a distance equal to three times the height of the support structure. Based on this ratio, a ninety (90) foot tall commercial antenna support structure must be placed a minimum of 270 lineal feet from a single-family zoning district boundary line. The existing tower is

approximately 330 feet from the nearest single-family zoning district boundary line, which is south of the subject property.

5. Section 2.65 (M) of the GDC states that support buildings and storage areas or buildings must be screened from public view by a dense, opaque, evergreen landscaped screen with an initial planting height of three feet, and which will attain an ultimate height of six feet at maturity. A six-foot solid masonry wall may be used in lieu of the landscaped screen provided exterior finish materials are compatible with nearby structures. The applicant is proposing an eight (8) foot masonry screening wall.
6. Given the extent and size of the proposed improvements on the lease area, the GDC screening and landscape standards, under this Specific Use Provision request, are not applicable to the development. However, the applicant is proposing to place shrubs around the masonry screening wall.
7. The applicant is requesting that the Specific Use Provision be granted for an indefinite time period.

COMPREHENSIVE PLAN

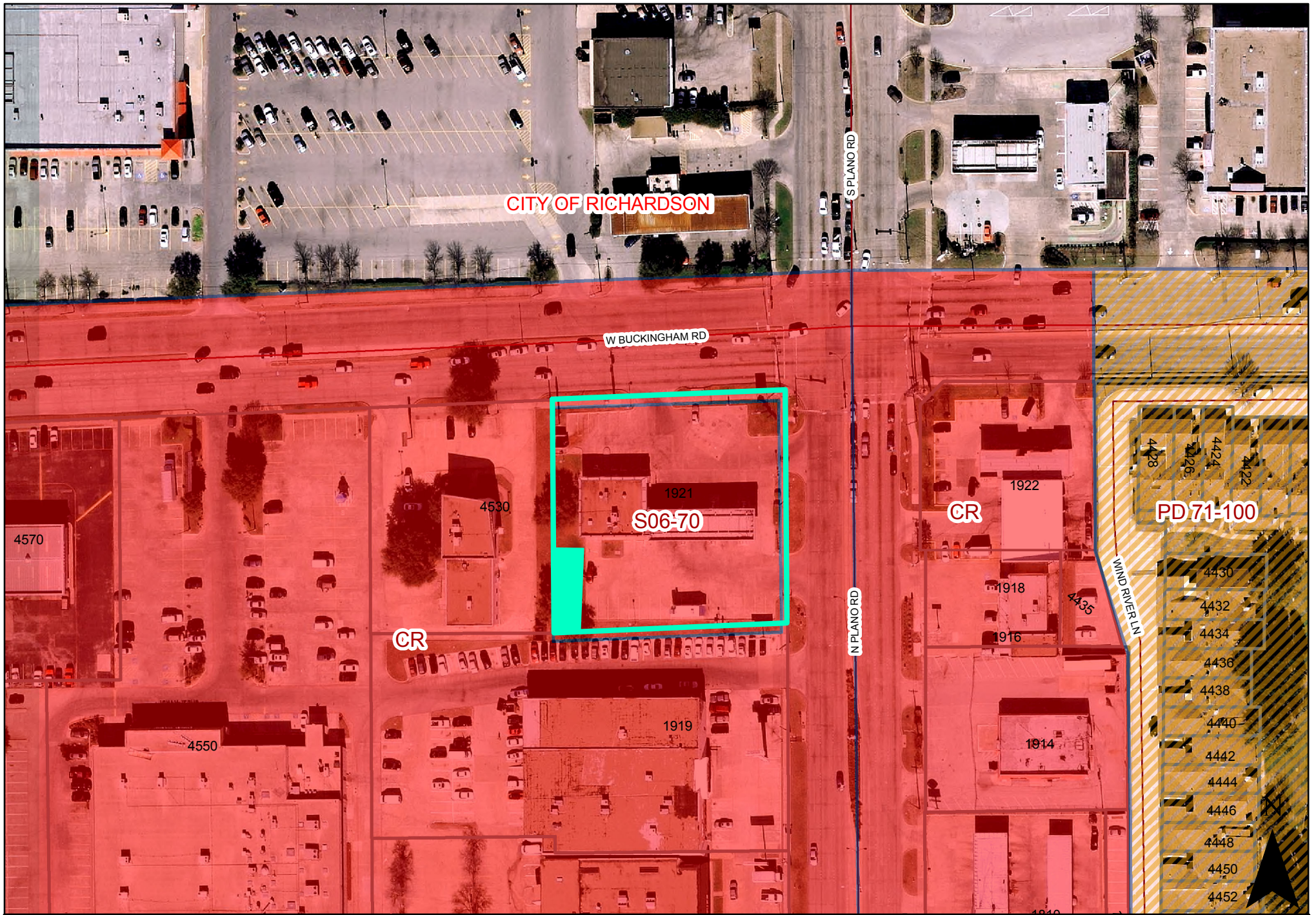
The Future Land Use Map of the Envision Garland Plan recommends Neighborhood Centers for the subject property. Neighborhood Centers provide a mix of retail, services and community gathering places appropriately scaled to adjacent residential areas. This type of center is predominately, but not exclusively non-residential. Neighborhood Centers are served by local roads and transit routes.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north across West Buckingham Road are commercial development and are within the Richardson city limits. The properties to the east across North Plano Road are zoned Community Retail (CR) District and are developed with an auto repair shop and a dental clinic. The properties to the south are zoned Community Retail (CR) District and are developed with auto repair shops and retail uses. The property to the west is zoned Community Retail (CR) District and is developed with an eye care clinic.

Attachments

Z 18-39 Eco-Site, LLC. Attachments and Exhibits
Z 18-39 Eco-Site, LLC. Responses
Z 18-39 Eco-Site, LLC. Staff Presentation



0 50 100 Feet

1 inch = 106 feet

ZONING MAP Z 18-39

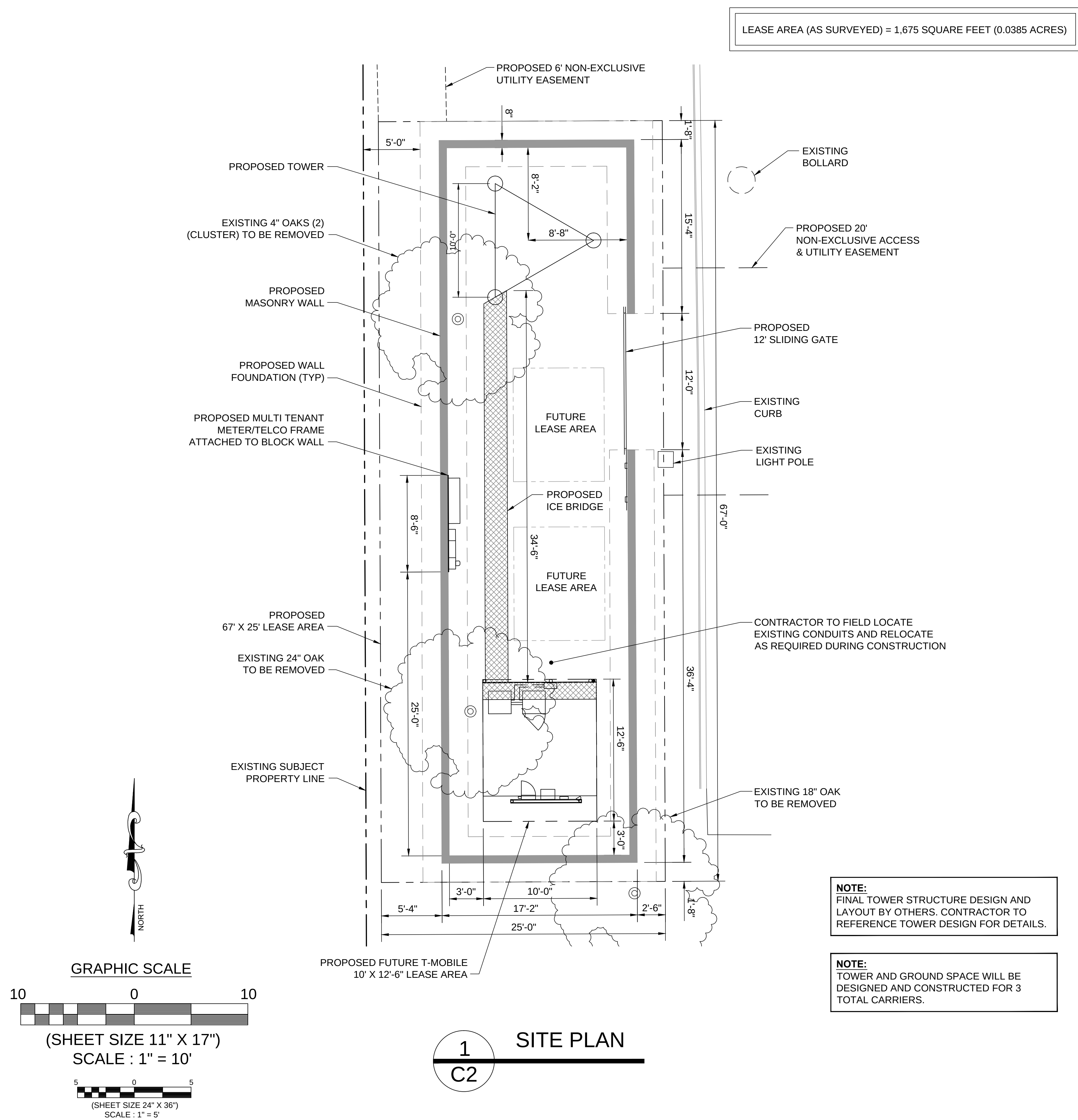
 INDICATES AREA OF REQUEST
 SUBJECT SITE

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 18-39

1921 North Plano Road

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow an Antenna, Commercial.
- 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.
- III. General Regulations:** All regulations of the Community Retail (CR) District as set forth in Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Specific Use Provision:**
- A. SUP Time Period: The Specific Use Provision for an Antenna, Commercial shall be in effect for an indefinite time period.
 - B. Site Layout: Antenna, Commercial operation shall be limited to the 0.0385-acre lease area, in accordance with the site layout in Exhibit C.
 - C. Screening and Landscaping: Screening and Landscaping shall conform to the layout reflected in Exhibit D.
 - D. Building and Structure Elevations: Building and Structure elevations shall conform to the elevations reflected on Exhibit E.
 - E. Height: The total height shall be limited to ninety (90) feet.



GENERAL NOTES:

- ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE DRAWINGS AND SPECIFICATIONS. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE STATE, LOCAL AND NATIONAL CODES, ORDINANCES AND OR REGULATIONS APPLICABLE TO THIS PROJECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND SHALL CHECK ALL DIMENSIONS. ALL DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE ECO-SITE CONSTRUCTION MANAGER AND/OR ENGINEER AND BE RESOLVED BEFORE PROCEEDING WITH WORK. WHERE THERE IS A CONFLICT BETWEEN DRAWING AND ECO-SITE SPECIFICATIONS, THE ECO-SITE CONSTRUCTION MANAGER SHOULD BE CONTACTED FOR CLARIFICATION.
- ALL INFORMATION SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS IS GIVEN AS THE BEST PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY. WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS, THEY SHALL BE REPORTED TO THE ECO-SITE CONSTRUCTION MANAGER AND/OR ENGINEER SO THAT PROPER REVISIONS MAY BE MADE. MODIFICATION OF DETAILS OF CONSTRUCTION SHALL NOT BE MADE WITHOUT WRITTEN APPROVAL OF THE CONSTRUCTION MANAGER AND/OR ENGINEER.
- CONTRACTOR SHALL REVIEW AND BE FAMILIAR WITH SITE CONDITIONS AS SHOWN ON THE ATTACHED SITE PLAN AND/OR SURVEY DRAWINGS.
- WAVEGUIDE BRIDGE ARE SHOWN FOR REFERENCE ONLY. REFER TO SEPARATE PRE-ENGINEERED DRAWINGS FOR SPECIFIC INFORMATION INCLUDING FOOTINGS AND WAVEGUIDE BRIDGE LOCATION.
- ALL FINISHED GRADES SHALL SLOPE MINIMUM 1/4 IN./FT. AWAY FROM EQUIPMENT IN ALL DIRECTIONS. CONTRACTOR SHALL SLOPE SWALES AS REQUIRED ALONG EXISTING TERRAIN TO DRAIN AWAY FROM COMPOUND AND ACCESS DRIVE.
- THE PROPOSED TOWER AND TOWER FOUNDATIONS WERE DESIGNED BY OTHERS. TOWER INFORMATION PROVIDED ON THESE PLANS ARE PROVIDED FOR REFERENCE PURPOSES ONLY. TOWER DIMENSIONS SHOWN ON THIS PLAN ARE FOR TOWER CENTER LOCATION. DO NOT SCALE. NOTIFY ENGINEER OR ECO-SITE CONSTRUCTION MANAGER OF ANY CONFLICTS OR DISCREPANCIES. CONTRACTOR TO OBTAIN COPY OF TOWER DESIGN DRAWINGS FROM ECO-SITE CONSTRUCTION MANAGER TO CONFIRM COAX ROUTING AND ANTENNA MOUNT INFORMATION.
- THE CONTRACTOR SHALL PROVIDE ADEQUATE EXCAVATION SLOPING, SHORING, BRACING, AND GUYS IN ACCORDANCE WITH ALL NATIONAL, STATE, AND LOCAL SAFETY ORDINANCES.
- UPON COMPLETION OF CONSTRUCTION, CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED BY CONSTRUCTION ACTIVITIES TO THE EXISTING ACCESS ROAD AND COMPOUND GRAVEL AREAS. ANY NEW FILL MATERIALS SHALL BE COMPACTED.
- THE CONTRACTOR IS HEREBY NOTIFIED THAT PRIOR TO COMMENCING CONSTRUCTION, HE IS RESPONSIBLE FOR CONTACTING THE UTILITY COMPANIES INVOLVED AND SHALL REQUEST A VERIFICATION AT THE CONSTRUCTION SITE OF THE LOCATIONS OF THEIR UNDERGROUND UTILITIES AND WHERE THEY MAY POSSIBLY CONFLICT WITH THE PLACEMENT OF IMPROVEMENTS AS SHOWN ON THESE PLANS. THE CONTRACTOR OR ANY SUBCONTRACTOR FOR THIS CONTRACT WILL BE REQUIRED TO NOTIFY "STATE 811" 48 HOURS IN ADVANCE OF PERFORMING. ANY UTILITIES DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE CONTRACTOR, AT NO EXPENSE TO THE OWNER.
- CONTRACTOR TO PROVIDE DUMPSTER AND PORTABLE TOILET FACILITY DURING CONSTRUCTION.
- CONTRACTOR TO PROVIDE STYMIE LOCK OR EQUIVALENT AS APPROVED BY ECO-SITE CONSTRUCTION MANAGER.

COAX NOTE:

- ROUTE COAX UP TOWER PER TOWER DESIGN DRAWING BY TOWER OWNER.

PREPARED FOR:

Eco-Site

240 LEIGH FARM ROAD, SUITE 230
DURHAM, NC 27707

A&E FIRM:

towersource

1875 OLD ALABAMA ROAD, SUITE 1008
ROSWELL, GA 30076
TEL: 678-990-2338 FAX: 678-990-2342

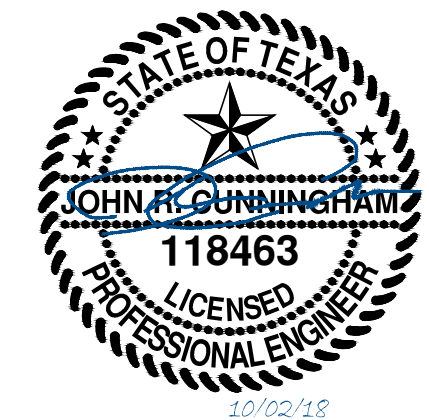
THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE CLIENT IS STRICTLY PROHIBITED.

PROJECT INFORMATION:

TX-0255
WEST BUCKINGHAM
1921 N PLANO RD
GARLAND, TX 75042

DRAWN BY:	JW
CHECKED BY:	MSB
APPROVED BY:	JC

REVISIONS		
REV.	DATE	DESCRIPTION
A	11/15/17	ISSUED FOR REVIEW
B	01/16/18	ISSUED FOR REVIEW
C	06/05/18	ISSUED FOR REVIEW
D	06/13/18	ISSUED FOR REVIEW
E	06/15/18	ISSUED FOR REVIEW
F	08/06/18	REVISED PER NEW SURVEY
G	09/13/18	REVISED PER COMMENTS
H	10/01/18	REVISED PER COMMENTS



SHEET TITLE:

SITE PLAN

SHEET #:

C2

REVISION:

H

LANDSCAPE NOTES

- ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE.
- ALL PLANTS MUST BE CONTAINER-GROWN OR BALLED AND BURLAPPED AS SPECIFIED.
- ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
- ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE BEFORE, DURING, AND AFTER INSTALLATION.
- ALL TREES MUST BE GUYED OR STAKED AS SHOWN.
- ALL PLANTS AND PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING (INCLUDING, BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZATION, ETC.) OF PLANTING AREAS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE ENGINEER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING AT THE DATE OF TOTAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.
- THE OWNER'S REPRESENTATIVE WILL APPROVE THE STAKED LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION.
- AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
- ANY PLANT MATERIAL THAT DIES, TURNS BROWN OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL SPECIFICATIONS.
- STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK", LATEST EDITION, REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.

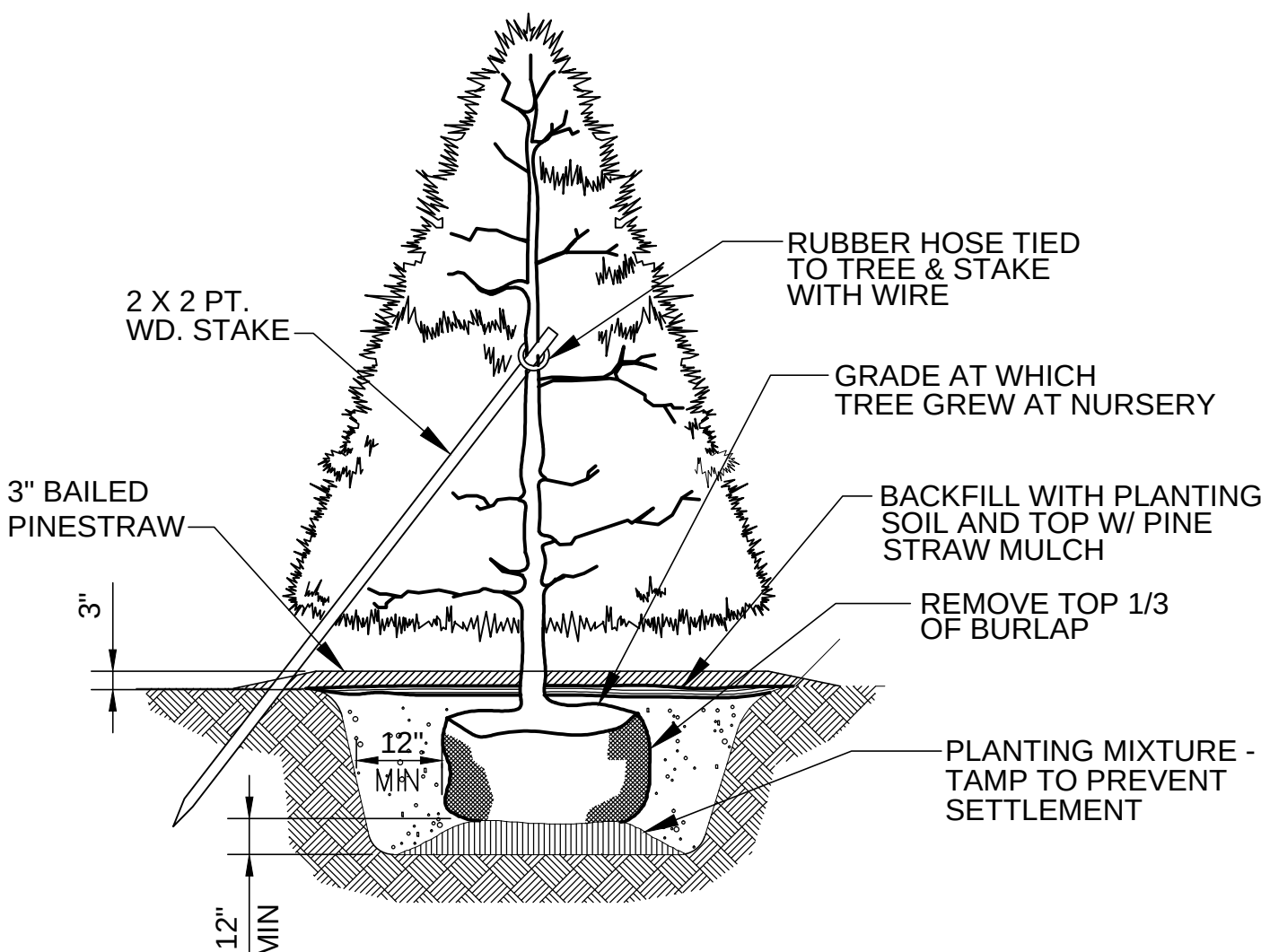
TOTAL AREA OF LANDSCAPE BUFFER: 260 SF - .006 ACRES

PLANT LIST:

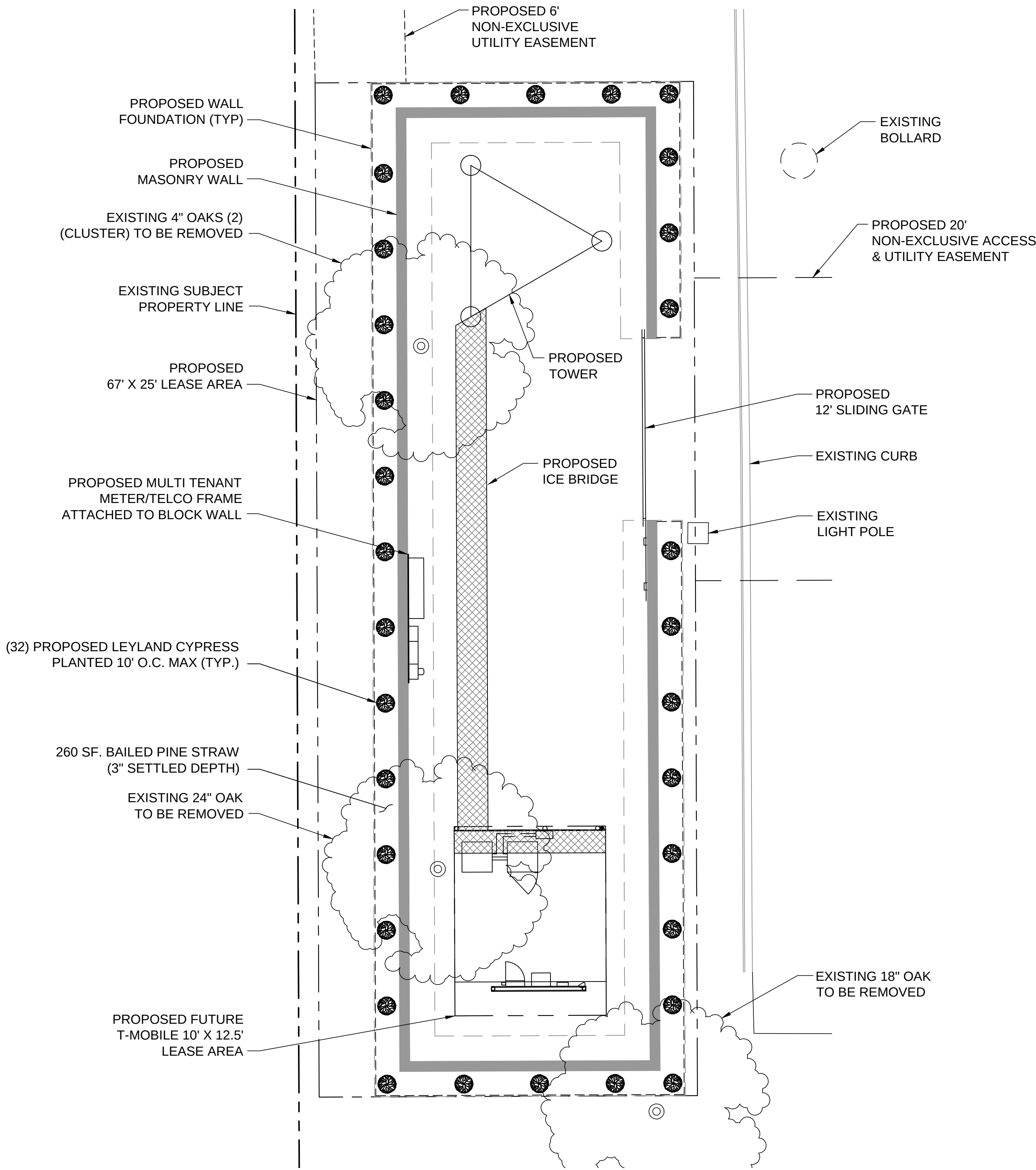
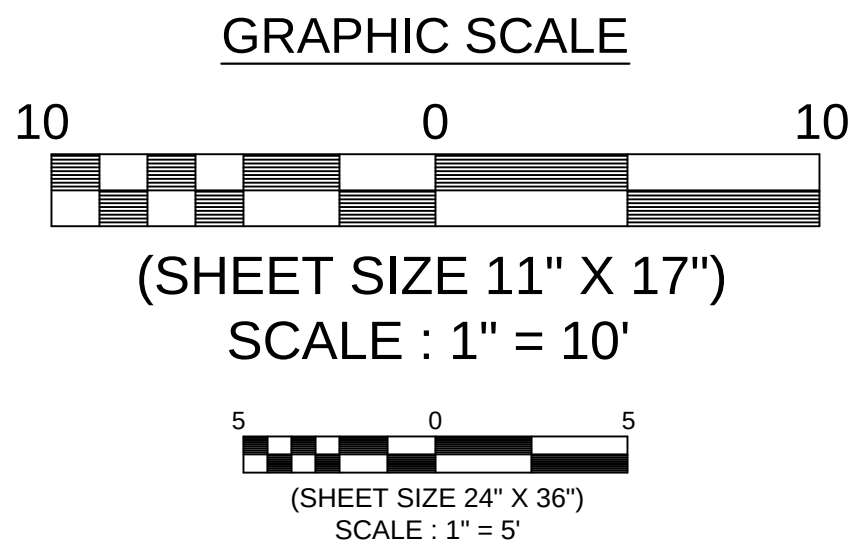
QTY.	COMMON NAME	BOTANICAL NAME	SIZE/REMARKS
32	LEYLAND CYPRESS	CUPRESSOCYPARIS LEYLANDII	6' MIN. HEIGHT AT PLANTING

260 SF PINESTRAW MULCH - 3" SETTLED LAYER OF CLEAN STRAW

LEASE AREA (AS SURVEYED) = 1,675 SQUARE FEET (0.0385 ACRES)



TREE PLANTING DETAIL
NOT TO SCALE



1
L1 LANDSCAPE PLAN

PREPARED FOR:

Eco-Site

240 LEIGH FARM ROAD, SUITE 230
DURHAM, NC 27707

A&E FIRM:

towersource

1875 OLD ALABAMA ROAD, SUITE 1008
ROSWELL, GA 30076
TEL: 678-990-2338 FAX: 678-990-2342

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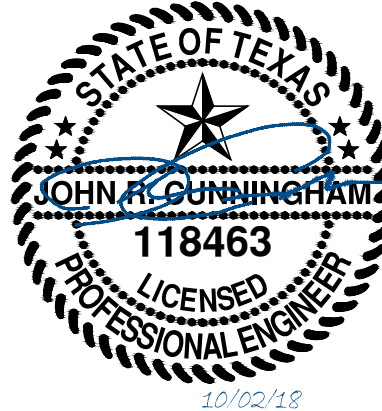
PROJECT INFORMATION:

TX-0255
WEST BUCKINGHAM
1921 N PLANO RD
GARLAND, TX 75042

DRAWN BY:	JW
CHECKED BY:	MSB
APPROVED BY:	JC

REVISIONS

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LANDSCAPE PLAN

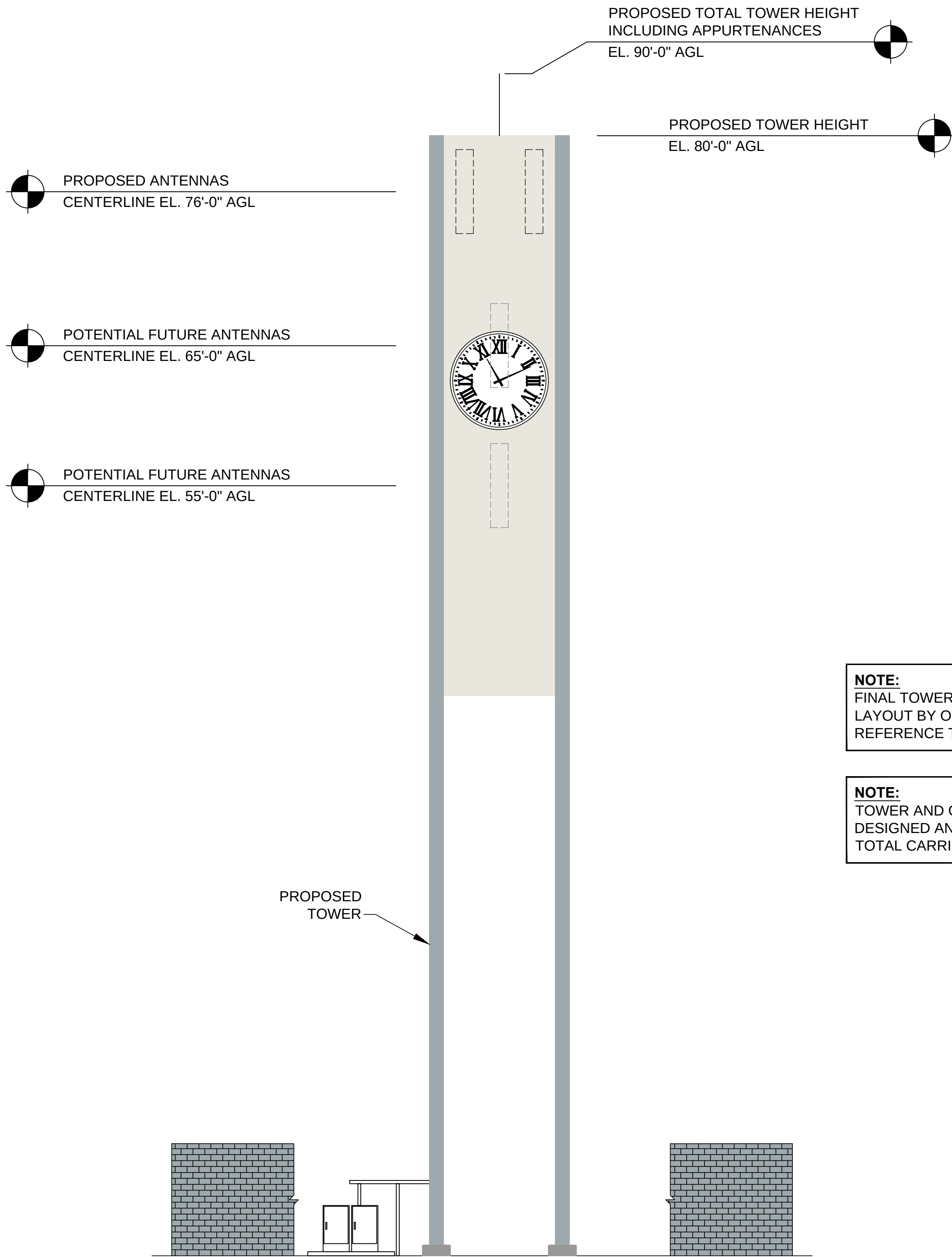
SHEET #:

L1

REVISION:

H

MATERIALS TABLE		
PIPES & BRACING	810 SQ. FT.	40%
RF COMPLIANT MATERIAL	1,180 SQ. FT.	60%



NOTE:
FINAL TOWER STRUCTURE DESIGN AND LAYOUT BY OTHERS. CONTRACTOR TO REFERENCE TOWER DESIGN FOR DETAILS.

NOTE:
TOWER AND GROUND SPACE WILL BE DESIGNED AND CONSTRUCTED FOR 3 TOTAL CARRIERS.

NOTE:
ALL INFORMATION ON THIS PAGE IS PROVIDED BY ECO-SITE AND/OR OTHERS AND IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL CONTACT THE ECO-SITE CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION FOR ALL DETAILED ANTENNA, MOUNT, AND COAX CABLE INFORMATION.

1 TOWER ELEVATION
C5 NOT TO SCALE

PREPARED FOR:

Eco-Site

240 LEIGH FARM ROAD, SUITE 230
DURHAM, NC 27707

A&E FIRM:

towersource

1875 OLD ALABAMA ROAD, SUITE 1008
ROSWELL, GA 30076
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PROJECT INFORMATION:

TX-0255
WEST BUCKINGHAM
1921 N PLANO RD
GARLAND, TX 75042

DRAWN BY:	JW
CHECKED BY:	MSB
APPROVED BY:	JC

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G	09/13/18	REVISED PER COMMENTS
H	10/01/18	REVISED PER COMMENTS

Professional Engineer Seal for John R. Cunningham, State of Texas, License No. 118463, dated 10/02/18.

SHEET TITLE:

TOWER ELEVATION & ANTENNA MOUNT DETAILS

SHEET #:	REVISION:
C5	H



Project Name:
TX-0255 West Buckingham

Prepared For:

Eco-Site[®]

240 LEIGH FARM ROAD, SUITE 230
DURHAM, NC 27707

Prepared By:

 **towersource**

www.TOWERSOURCEINC.com

Photosimulation
2A After

Location
32° 55' 50.90"
-96° 42' 03.16"

REPORT & MINUTES

P.C. Meeting, November 26, 2018

Consideration of the application of **Eco Site, LLC.**, requesting approval of a Specific Use Provision for a Commercial Antenna on a property zoned Community Retail (CR) District. The property is located at 1921 North Plano Road. (District 6) (File Z 18-39) (This item was postponed from the October 22, 2018 Plan Commission meeting.)

Representing the applicant, John Gatz, 309 Bamborough Drive, Anna, Texas, 75409, provided an overview of the request. Mr. Gatz elaborated on the varied antenna heights, the request for no expiration date for the Specific Use Provision.

Commissioner Dalton inquired as to whether any propagation maps between the 35-foot and 80-foot high antenna heights had been studied.

Commissioner Hedrick inquired as to the request for no expiration of the Specific Use Provision.

Speaking in opposition:

Dr. Mindy Huynh, 4530 West Buckingham Road, Garland, Texas, 75042

Allie Traylor, 2525 Creighton Drive, Garland, Texas, 75044

Concerns were raised regarding the obstruction of the view from Plano Road, decline of property values, blocking of ambient light, possible health issues from radiation emitted from the cell tower and incapability with the surrounding area.

Motion was made by Commissioner Williams, seconded by Commissioner Ott to close the public and open the case for discussion. **Motion carried: 9 Ayes, 0 Nays.**

Commissioner Williams expressed concern of the fall factor from the tower.

Commissioner Dalton expressed concern over the height of the tower and provided information regarding the fall factor.

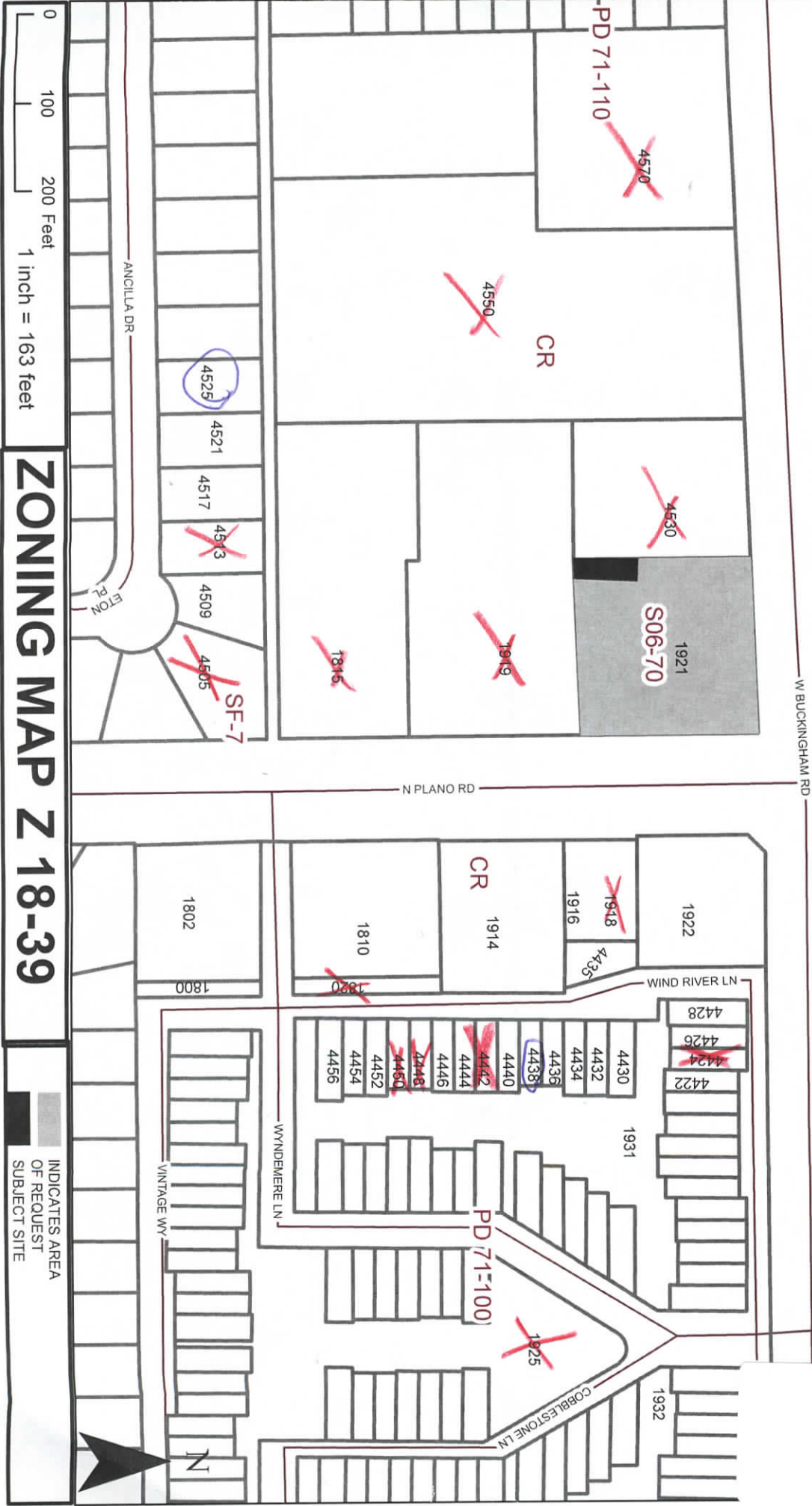
Commissioner Ott expressed concern due to the requested location of the cell tower.

Chairman Roberts also expressed concern due to the requested location of the cell tower.

Motion was made by Commissioner Williams, seconded by Commissioner Welborn to **deny** the request per staff recommendation. **Motion carried: 5** Ayes, **4** Nays from Commissioner Dalton, Hallman, Edwards and Hedrick.

CITY OF RICHARDSON

O = IN FAVOR
X = AGAINST



ZONING MAP Z 18-39

Allmendinger, Tracy

From: Barbara Leinback <townnorthvillagehoa@verizon.net>
Sent: Friday, November 30, 2018 7:56 AM
To: Planning Group
Subject: Opposed 80 foot- tall telecommunication tower
Attachments: To3.docx

Please read attached Letter! If you have questions are concerns - please contact us at 972-494-5700 or write us at 1925 Cobbleston Ln. Garland, Tx. 75042.

Thank you ,
Barbara Leinback , Property Mg.

To: City Of Garland – Planning Department
From: Town North Village Homeowners Association.
1925 Cobblestone Ln. Garland, Tx. 75042
Subject ; Clock Tower
Date: November 28th 2018

This letter is in response to the Clock Tower-that will house an 80 ft. tall, telecommunication tower. The city of Garland is requesting to place the tower at the south west corner of Buckingham and Plano Rd. Our property is located on the south east corner of Buckingham and Plano Rd. We are a small community made up of 123 Townhomes. Our community is an older community most residents are over 65 years of age. The letter is being written on behalf of all the residents. We have read many articles about the concerns involved with placing this tower close to our property. This elderly community has clear concerns about the dangers if the Tower is installed.

We need a response from you on what we need to do to prevent this tower from being installed. Please let us hear back from you. We have in the past five years had a very close working relationship with the city. You have provided us many GRANTS for which we are grateful. We cannot in good conscience support your request for this tower.

We look forward to hearing back from you! Again whatever we need to do to prevent this –
PLEASE LET US KNOW!

Respectfully Submitted

Linda Mitchell, President, Town North Village Board



GARLAND

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

October 10, 2018

HEARING DATE/TIME: Plan Commission: October 22, 2018 – 7:00 PM

APPLICANT: Eco Site, LLC.

File Z 18-39

Dear Property Owner:

A public hearing will be held by the Plan Commission of the City of Garland, Texas, at 7:00 P.M. Monday, October 22, 2018, in the Council Chambers of the William E. Dollar Municipal Building (City Hall), 200 North Fifth Street, to consider the application of **Eco Site, LLC.**, requesting Approval of a Specific Use Provision for a Commercial Antenna on a property zoned Community Retail (CR) District. The property is shown on the enclosed sketch and is described as follows:

BEING an approximate 0.0385-acre tract of land, lying in and being a part of Lot 1, Block 1, Forest Ridge No. 5 Addition, in the City of Garland, Dallas County, Texas, and being a portion of the lands owned by JJJ & K Corporation, as recorded in Instrument Number 200600349799, Dallas County. **The property is located at 1921 North Plano Road. (District 6)**

Note: The applicant proposes to build an 80-foot tall telecommunication tower with antennae and equipment enclosed in a clock tower design. The applicant also proposes to include a 10-foot tall lightning rod on top of the enclosed telecommunication tower.

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return that section using any of the following methods: mail to City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002; fax to 972-205-2474; deliver to the Planning Department at 800 Main Street, Garland TX; or email Planning@Garlandtx.gov. It is important that your response include your property address, your name, and mailing address. Should you have any questions, please contact Nabiha Ahmed at 972-205-2453.

Para Español, porfavor contactar a Josue De La Vega 972-205-2454.

(Please Check One Below)

☒ I am in favor of the request.

☐ I am opposed to the request.

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

(Please complete the following information)

Your Property Address

4505 Amelia Dr Garland TX 75042

OCT 19 18 PM 1:59

Shim H, Moon
Printed Name

4505 Ancilla Dr Garland TX 75042
Address City, State Zip

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


Signature Title

Date: 10/15/18



GARLAND

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

October 10, 2018

HEARING DATE/TIME: Plan Commission: October 22, 2018 – 7:00 PM

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(Please Check One Below)

☐ I am in favor of the request.

☒ I am opposed to the request.

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

Increase danger Environment

(Please complete the following information)

4513 ANCILLA DR.
Your Property Address

AN TRAN
Printed Name
4513 ANCILLAR Garland, Tx 75042
Address City, State Zip

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

AN
Signature Title
Date: 10-18-18



GARLAND

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

October 10, 2018

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Para Español, porfavor contactar a Josue De La Vega 972-205-2454.

(Please Check One Below)

☒ I am in favor of the request.

☐ I am opposed to the request.

(I have no issue with this location only)

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

(Please complete the following information)

Your Property Address

*4525 Ancilla Dr
Garland, TX 75042*

OCT 17 '18 PM 1:44

**GARLAND**

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

October 10, 2018

HEARING DATE/TIME: Plan Commission: October 22, 2018 – 7:00 PM

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Para Español, porfavor contactar a Josue De La Vega 972-205-2454.

(Please Check One Below)

☒ I am in favor of the request.

☐ I am opposed to the request.

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

N

(Please complete the following information)

4424 Wind River Lane Garland, TX 75042
Your Property Address

Darling R. Burkes

Printed Name

4424 Wind River Ln. Garland, Texas 75042

Address

City, State

Zip

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

Darling R. Burkes

Signature

Homeowner

Title

Date:

Oct 15, 2018



GARLAND

October 10, 2018

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

HEARING DATE/TIME: Plan Commission: October 22, 2018 – 7:00 PM

APPLICANT: Eco Site, LLC.

File Z 18-39

Dear Property Owner:

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Para Español, porfavor contactar a Josue De La Vega 972-205-2454.

(Please Check One Below)

☒ I am in favor of the request.

☐ I am opposed to the request.

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

(Please complete the following information)

4438 Wind River Ln
Your Property Address

Garland, Texas 75042

OCT 17 '18 PM 1:45

PATRICIA A. MORAN

Printed Name

4438 Wind River Garland Ly 75042

Address

City, State

Zip

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

Patricia A. Moran

Signature

owner

Title

Date: 10-12-18



GARLAND

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

October 10, 2018

HEARING DATE/TIME: Plan Commission: October 22, 2018 – 7:00 PM

APPLICANT: Eco Site, LLC.

File Z 18-39

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Para Español, porfavor contactar a Josue De La Vega 972-205-2454.

(Please Check One Below)

☐ I am in favor of the request.

☒ I am opposed to the request.

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

Too close to homes!

(Please complete the following information)

4442 Wind River Ln. Garland, TX 75043
Your Property Address

Brenda Yolonda Bailey
Printed Name
4442 Wind River Ln. Garland, TX 75042
Address City, State Zip

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

Brenda Yolonda Bailey Homeowner
Signature Title
Date: 10-17-18



GARLAND

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

October 10, 2018

HEARING DATE/TIME: Plan Commission: October 22, 2018 – 7:00 PM

APPLICANT: Eco Site, LLC.

File Z 18-39

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Para Español, porfavor contactar a Josue De La Vega 972-205-2454.

(Please Check One Below)

☐ I am in favor of the request.

☒ I am opposed to the request.

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

I am concerned that not only will the 80 ft. tower be an added eyesore near our residences but that the telecommunication equipment would cause TV, phone and/or radio reception interferences.

(Please complete the following information)

4448 WIND RIVER LN., GARLAND, TX 75042-4619

Your Property Address

MARGARET TURNER, 4448 WIND RIVER LN., GARLAND, TX 75042-4619

OCT 17 '18 PM 1:45

MARGARET M. TURNER

Printed Name

4448 WIND RIVER LN., GARLAND, TX 75042-4619

Address

City, State

Zip

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

Signature

Title

Date:

Margaret Turnes

~~10-13-18~~ Owner

10-13-18



GARLAND

October 10, 2018

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

HEARING DATE/TIME: Plan Commission: October 22, 2018 – 7:00 PM

APPLICANT: Eco Site, LLC.

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(Please Check One Below)

☐ I am in favor of the request.

☒ I am opposed to the request.

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

It interfering with my t.v. : The height of the structure will be a sore eye in a 1 story neighbor hood

(Please complete the following information)

4450 Wind River Ln Garland, TX 75042
Your Property Address

MARGIE R. BRADLEY

Printed Name

4450 WIND River Ln, GARLAND, TX 75042

Address

City, State

Zip

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

Margie R Bradley

Signature

owner

Title

Date: 10-15-18



GARLAND

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

October 10, 2018

HEARING DATE/TIME: Plan Commission: October 22, 2018 – 7:00 PM

APPLICANT: Eco Site, LLC.

File Z 18-39

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Para Español, porfavor contactar a Josue De La Vega 972-205-2454.

(Please Check One Below)

☐ I am in favor of the request.

☒ I am opposed to the request.

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

Anything that can possibly reduce home values will
effectively reduce the price of commercial property in the future.

(Please complete the following information)

1820 Plano Rd, Garland, TX
Your Property Address

First United Holdings, LLC - Tyler Flook
Printed Name

3030 N Stemmons Fwy #B Dallas, TX 75247
Address City, State Zip

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

Tyler Flook
Signature

Real Estate Strategy Analyst
Title

Date: 10-22-18



GARLAND

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

October 10, 2018

HEARING DATE/TIME: Plan Commission: October 22, 2018 – 7:00 PM

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File Z 18-39

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(Please Check One Below)

☒ I am in favor of the request.

☐ I am opposed to the request.

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

(Please complete the following information)

Your Property Address

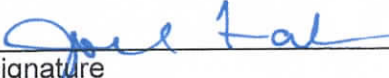
GisD

Bradfield ES

Printed Name

3817 Bucknell Drive	Garland, TX	75042
Address	City, State	Zip

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

	Joel Falcon, Garland ISD Exec Dir of Facilities & Maintenance
Signature	Title

Date: 10/22/18

Outside the Notification Area

GARLAND

October 10, 2018

HEARING DATE/TIME: Plan Commission: October 22, 2018 – 7:00 PM

APPLICANT: Eco Site, LLC.

File Z 18-39

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(Please Check One Below)

☐ I am in favor of the request.

☒ I am opposed to the request.

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

HEALTH ISSUES

DECREASED PROPERTY VALUE / LOSS OF BUSINESS

(Please complete the following information)

4530 W. BUCKINGHAM GARLAND 75042
Your Property Address

MINDY HUYNH (COMPLETE EYE CARE CENTER)
Printed Name

4530 W. BUCKINGHAM
Address

GARLAND, TX
City, State

75042
Zip

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

Mindy Huynh
Signature

OWNER
Title

10/18/18
Date:



GARLAND

October 10, 2018

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

HEARING DATE/TIME: Plan Commission: October 22, 2018 - 7:00 PM

APPLICANT: Eco Site, LLC.

File Z 18-39

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(Please Check One Below)

☐ I am in favor of the request.

☒ I am opposed to the request.

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

(Please complete the following information)

1919 N. Plano Rd. Garland, TX 75042

Your Property Address

Bethanna W A LLC

Bethanna W.A. LLC

Printed Name

1919 N. Plano Rd. Garland TX 75042

Address

City, State

Zip

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

[Signature]

Signature

Owner

Title

Date: 10/20/2018

Date:

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

GARLAND

October 10, 2018

HEARING DATE/TIME: Plan Commission: October 22, 2018 - 7:00 PM

APPLICANT: Eco Site, LLC.

File Z 18-39

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Para Español, porfavor contactar a Josue De La Vega 972-205-2454.

(Please Check One Below)

☐ I am in favor of the request.

☒ I am opposed to the request.

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

(Please complete the following information)

Your Property Address

1919 N Plano Rd, Ste C, Garland, TX 75042

Ibrahem Almallah (The Flooring Market Inc.)

Printed Name

1919 N Plano Rd, Ste C Garland, TX 75042

Address

City, State

Zip

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


Signature

Owner
Title

10/20/2018
Date

I, the undersigned, being a duly qualified and licensed professional engineer, do hereby certify that the above statements are true and correct to the best of my knowledge and belief, and that I am a duly qualified and licensed professional engineer in the State of Texas.

I am a duly qualified and licensed professional engineer in the State of Texas, and I am the owner of the above named property. I am the owner of the above named property, and I am the owner of the above named property.

I am the owner of the above named property, and I am the owner of the above named property. I am the owner of the above named property, and I am the owner of the above named property.

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GARLAND

October 10, 2018

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APPLICANT: Eco Site, LLC.

File Z 18-39

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Para Español, porfavor contactar a Josue De La Vega 972-205-2454.

(Please Check One Below)

☐ I am in favor of the request.

☒ I am opposed to the request.

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

[Handwritten signature]

(Please complete the following information)

4570 W. Buckingham Rd Garland
Your Property Address 75046

Don Hudome

Printed Name

4570 W. Buckingham Rd Carroll TX 75006

Address

City, State

Zip

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

Signature

Title

Date:

10/19/18

Store Manager

GARLAND

October 10, 2018

HEARING DATE/TIME: Plan Commission: October 22, 2018 - 7:00 PM

APPLICANT: Eco Site, LLC.

File Z 18-39

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To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return that section using any of the following methods: mail to City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002; fax to 972-205-2474; deliver to the Planning Department at 800 Main Street, Garland TX; or email Planning@Garlandtx.gov. It is important that your response include your property address, your name, and mailing address. Should you have any questions, please contact Nabiha Ahmed at 972-205-2453.

Para Español, porfavor contactar a Josue De La Vega 972-205-2454.

(Please Check One Below)

☐ I am in favor of the request.

☒ I am opposed to the request.

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

(Please complete the following information)

4550 W. Buckingham Rd, Garland, Tx 75042
Your Property Address

GARLAND

October 10, 2018

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

HEARING DATE/TIME: Plan Commission: October 22, 2018 – 7:00 PM

APPLICANT: Eco Site, LLC.

File Z 18-39

Dear Property Owner:

A public hearing will be held by the Plan Commission of the City of Garland, Texas, at 7:00 P.M. Monday, October 22, 2018, in the Council Chambers of the William E. Dollar Municipal Building (City Hall), 200 North Fifth Street, to consider the application of **Eco Site, LLC.**, requesting Approval of a Specific Use Provision for a Commercial Antenna on a property zoned Community Retail (CR) District. The property is shown on the enclosed sketch and is described as follows:

BEING an approximate 0.0385-acre tract of land, lying in and being a part of Lot 1, Block 1, Forest Ridge No. 5 Addition, in the City of Garland, Dallas County, Texas, and being a portion of the lands owned by JJJ & K Corporation, as recorded in Instrument Number 200600349799, Dallas County. **The property is located at 1921 North Plano Road. (District 6)**

Note: The applicant proposes to build an 80-foot tall telecommunication tower with antennae and equipment enclosed in a clock tower design. The applicant also proposes to include a 10-foot tall lightning rod on top of the enclosed telecommunication tower.

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return that section using any of the following methods: mail to City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002; fax to 972-205-2474; deliver to the Planning Department at 800 Main Street, Garland TX; or email Planning@Garlandtx.gov. It is important that your response include your property address, your name, and mailing address. Should you have any questions, please contact Nabiha Ahmed at 972-205-2453.

Para Español, porfavor contactar a Josue De La Vega 972-205-2454.

(Please Check One Below)

☐ I am in favor of the request.

☒ I am opposed to the request.

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

(Please complete the following information)

4550 W. Buckingham Rd. Garland, Tx 75042
Your Property Address

Printed Name Mirch Masala
Address 4550 W. Buckingham Rd, City, State Garland Tx Zip 75042

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

Signature Habib Smir Title Owner

Date: 10/18/11

I hereby certify that the information provided in this statement is true and correct to the best of my knowledge and belief. I understand that providing false information is a violation of the law and may result in criminal and civil penalties.

I understand that the information provided in this statement will be used for the purpose of the proposed request(s) and that I am responsible for the accuracy of the information provided.

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GARLAND

October 10, 2018

HEARING DATE/TIME: Plan Commission: October 22, 2018 - 7:00 PM

APPLICANT: Eco Site, LLC.

File Z 18-39

Dear Property Owner:

A public hearing will be held by the Plan Commission of the City of Garland, Texas, at 7:00 P.M. Monday, October 22, 2018, in the Council Chambers of the William E. Dollar Municipal Building (City Hall), 200 North Fifth Street, to consider the application of **Eco Site, LLC.**, requesting Approval of a Specific Use Provision for a Commercial Antenna on a property zoned Community-Retail (CR) District. The property is shown on the enclosed sketch and is described as follows:

BEING an approximate 0.0385-acre tract of land, lying in and being a part of Lot 1, Block 1, Forest Ridge No. 5 Addition, in the City of Garland, Dallas County, Texas, and being a portion of the lands owned by JJJ & K Corporation, as recorded in Instrument Number 200600349799, Dallas County. **The property is located at 1921 North Plano Road. (District 6)**

Note: The applicant proposes to build an 80-foot tall telecommunication tower with antennae and equipment enclosed in a clock tower design. The applicant also proposes to include a 10-foot tall lightning rod on top of the enclosed telecommunication tower.

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return that section using any of the following methods: mail to City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002; fax to 972-205-2474; deliver to the Planning Department at 800 Main Street, Garland TX; or email Planning@Garlandtx.gov. It is important that your response include your property address, your name, and mailing address. Should you have any questions, please contact Nabiha Ahmed at 972-205-2453.

Para Español, porfavor contactar a Josue De La Vega 972-205-2454.

(Please Check One Below)

☐ I am in favor of the request.

☒ I am opposed to the request.

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

(Please complete the following information)

4550 W. Buckingham Rd, Garland, Tx 75042
Your Property Address

PRINTED NAME PRB Realty LLC
Address 4550 W. Buckingham Rd, Garland, Tx 75042 City, State Zip

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

Signature Hardeep Singh Title Manager

Date: 10/18/18

A public hearing was held on October 18, 2018, at the City of Garland, Texas, at the City Council Chamber, 1000 E. Main Street, Garland, Texas 75042. The purpose of the hearing was to receive public input on the proposed request(s) for a change in zoning for the property located at 4550 W. Buckingham Rd, Garland, Texas 75042. The property is currently zoned C-1 (Community Center) and the proposed request is for a change to C-2 (Community Center).

The City Council has received the request for a change in zoning and has scheduled a public hearing on the matter. The public hearing will be held on October 18, 2018, at the City Council Chamber, 1000 E. Main Street, Garland, Texas 75042. The purpose of the hearing is to receive public input on the proposed request(s) for a change in zoning for the property located at 4550 W. Buckingham Rd, Garland, Texas 75042.

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GARLAND

October 10, 2018

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

HEARING DATE/TIME: Plan Commission: October 22, 2018 – 7:00 PM

APPLICANT: Eco Site, LLC.

File Z 18-39

Dear Property Owner:

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Note: The applicant proposes to build an 80-foot tall telecommunication tower with antennae and equipment enclosed in a clock tower design. The applicant also proposes to include a 10-foot tall lightning rod on top of the enclosed telecommunication tower.

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return that section using any of the following methods: mail to City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002; fax to 972-205-2474; deliver to the Planning Department at 800 Main Street, Garland TX; or email Planning@Garlandtx.gov. It is important that your response include your property address, your name, and mailing address. Should you have any questions, please contact Nabiha Ahmed at 972-205-2453.

Para Español, porfavor contactar a Josue De La Vega 972-205-2454.

(Please Check One Below)

☐ I am in favor of the request.

☒ I am opposed to the request.

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

(Please complete the following information)

1918 Plano Rd
Your Property Address

JAMES KEVIN WALKUP

Printed Name

5336 Alpha Rd. Suite 6 DALLAS, Texas 5

Address

City, State

Zip

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

75240

Signature

Title

Date:

James Walkup
Oct 10, 2018

All addresses from this point forward are outside the notification area.

PETITION TO STOP BUILDING CELL TOWER

This is a petition to stop T-Mobil from erecting another Cell Phone Tower in our neighborhood. T-MOBIL has petitioned the City of Garland to erect another cell phone tower on the SW side of Plano Road and Buckingham.

There are 8 other Towers within 5000 feet or less. There is one only 3200 feet from the proposed site. Their position is lack of coverage in the area? Do we really need this EYESORE towering over every home, school or business around? In other areas where Cell Towers are built close to neighborhoods the property values have declined anywhere from 5% to 20%.

The risk to you, your children and the community is far greater than the **Federal Communication Commission** wants you to know. You can GOOGLE, CELL PHONE TOWERS AND THE EFFECTS ON HEALTH and have more information. This cell TOWER would be less than 800 feet from the Greater Dallas HEADSTATRT playground and that close too many of your homes and businesses. The Federal Communication Commission doesn't want you to know about the radiation being emitted from cell phone towers. The health issues that arise from exposure to RADIOWAVE RADIATION from these CELL PHONE TOWERS are many. They include; Brain Tumors, Cardiac problems, childhood and adult leukemia, ADD & sleep disturbances. The list is endless and the studies numersous!

This petition will go to the Planning Commission of Garland and the Garland City Council. By signing below you stating that you are **NOT IN FAVOR OF THIS CELL PHONE TOWER** or any other **CELL PHONE TOWER** in your neighborhood.

PRINT NAME

SIGNATURE

ADDRESS

Wendy Steagall

Wendy Steagall

- 612 Harvest Glen Dr.
Richardson, TX 75081

SAHARSH SINGH

Saharsh Singh

- 6700 LARAMIE DR, PLANO, TX
75023

GERALD STUBINS

Gerald Stubins

- 2108 Glenn Heights DR, GARLAND TX
75044

Print Name

Signature

Address

Print Name	Signature	Address
Allie Traylor	Allie Traylor	4530 W. Buckingham Rd
Elaine Schmid	Elaine Schmid	2612 Fairfield Dr. Richardson, TX 75082
Michael Luyke	Michael Luyke	10228 Cimmaron Trail DALLAS, TX 75243
Ginger Gaffard	Ginger Gaffard	9946 Acklen Drive Dallas TX 75243
Glee Trevino	Glee Trevino	9764 county Rd 800 Royse City, TX 75189
Thomas Fielder	Thomas Fielder	9764 county Rd 800 Royse City, TX 75189
Melissa Goodall	Melissa Goodall	9734 Carnegie Dr Dallas TX 75228
QUOC MAC	QUOC MAC	1854 Place one Ln GARLAND, TX 75042
Nguyen Tonnu	Nguyen Tonnu	1854 Place one Ln Garland, TX 75042
Audrey Nguyen	Audrey Nguyen	1209 Aylesbury Dr Allen, TX 75002
ROBERT M. RESTANI	ROBERT M. RESTANI	907 E. BERKELEY DR. Richardson, TX 75081
Phuoc Tran	Phuoc Tran	331 Westwood Murphy TX 75094
Chien Tran	Chien Tran	331 Westwood Murphy TX 75094
Alex Tran	Alex Tran	331 Westwood Murphy TX 75094
Angela Tran	Angela Tran	331 Westwood Murphy TX 75094
Damon Nguyen	Damon Nguyen	1509 Summer tree Ln Richardson, TX 75082
HUE ROAN	HUE ROAN	310 Bellvue Rd #4203 Garland, TX 75040
HUONG CAO	HUONG CAO	801 ST. GEORGE RICHARDSON, TX 75081
Jimmy Lam	Jimmy Lam	608 Main Road Murphy TX 75094
Dele Lenhart	Dele Lenhart	636 Westworth Dr. Richardson, TX 75081

HERBERT WONG Herbert Wong - 2610 Collins Blvd Garland TX



- 815 George St. Angyle TX

John Eff

432 Being very unlike TP

Count

- 3606 Red Oak st Sachse

Christina M. Moore

-1100° Rainbow Dr.

mai

10.30

2 hrs



151

12204 China Lake Dr Dallas, Tx 75253

Homomorphisms

2921 Singphuragon Ct. Garland, TX 75040

2/5

292 / Snapdragon CT Gerland 75040



Tina Nguyen

- 1911 SPRING MeadowLn 75081

[Signature]

29th Lancer in Garland TX 75044

Miller

3611 Elmsted dr. Richardson, TX 75081

Tony

4423 Oakwood Ln TX 75078

11

[Signature]

- 425 Cascadia Richardson Dr

0

85 Galena Hills loop 7501

0

85 Galena Hills loop 7501

3809 Park Rd.
Coral Gables, FL

Round Rock TX

- 2 Cumberland Place

- 2 Cumberland Place

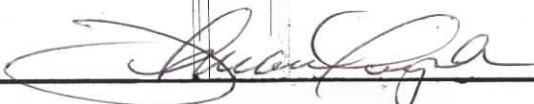
Richardson, TX 75080

Jeff Gossett	Jeff Gossett	- 2514 Grasmere Garland TX 75040
CHARLES ABBIT	Chas Abbit	- 1136 MIDWAY RICHARDSON TX 75081
ADOL ET-DABAGHI	ADOL	- 2111 E Belt Line Rd #1160 Richardson, TX 75081
Laura El-tayar	El-tayar	- 2111 E Belt Line Rd #1160 Richardson, TX 75081
Maria Martinez		- 2917 Chisholm th 75042 Garland.
Ladell + Jackie Ritchey		- 8911 Livenshire DALLAS 75238
FARIHA AH		- 416 PARK BEND DR, RICHARDSON 75081
Kenneth Towle	Kenneth Towle	- Richardson TX 75081
REGGIE JONES		- 12608 FEATHERCROFT DR FRISCO, TX 75034
SHIRLEY SMITH	Shirley L. Smith	- 2118 HARVEST RUN GARLAND 75040
Joseph Dooley	Joe Dooley	- 6018 Ellsworth Ave DALLAS, TX 75206
Beverly Bell	Beverly Bell	- 1516 Grodin Dr RICHARDSON 75081
Allen Orhan	Allen Orhan	- 1810 Dixiel Drive RICHARDSON TX 75081
Dany Danyan	Dany	- 2221 Garland TX 75040
Vakere Tran		- 12000 Melissa Meadows Forney, TX 75126
DON HOWARD	Don Howard	- 75081
Addison + Elaine Gregg	Addison + Elaine Gregg	75081
Jayden Chu.		- 1310 Havenrock Drive Forney, TX 7512
Cue W		- 2721 Cedar Brook Dr Garland, TX 75040
Muri TA		- 2120 Albert Rd Carrollton, TX 75007

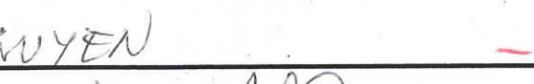
Name:

Signature

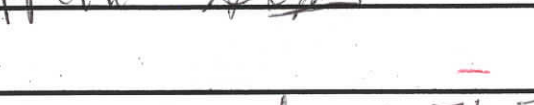
Address

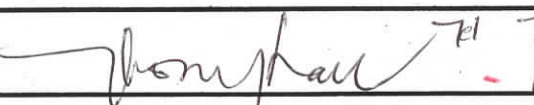
THUAN HUYNH  - 3359 HAYLEY CT
RICHARDSON, TX 75082

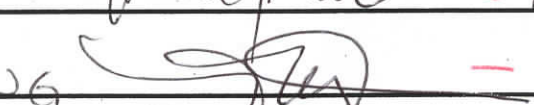
Zain Yousufi  - 4101, Summit dr

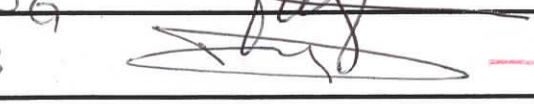
XANH T. NGUYEN  - 3103 Connor Ln, Wylie, TX

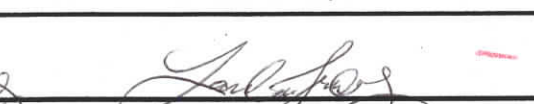
Anthony Cappello  - 1218 MISTY WAY
GARLAND, TX 75040

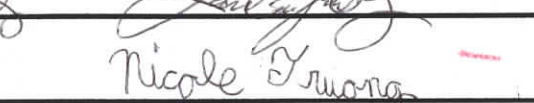
Huong Luu  - 2733 Cedar Brook Dr.
Garland TX 75040

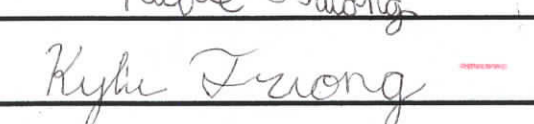
HOA PHAM  - 717 Beaver Creek Dr
Murphy, TX 75094

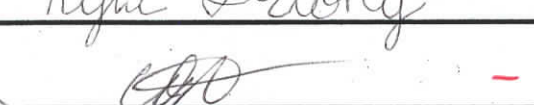
THAO TRUONG  - 616 Ashley Pl. Murphy
TX 75094

DZUNG TRUONG  - 616 ASHLEY PL. MURPHY

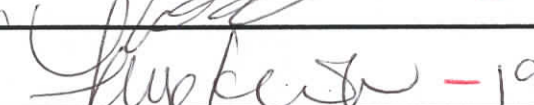
Lauren Truong  - 616 Ashley Pl. Murphy

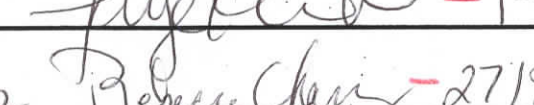
Nicole Truong  - 616 Ashley Pl. Murphy

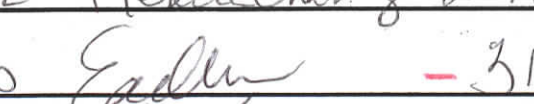
Kylie Truong  - 616 Ashley Pl. Murphy

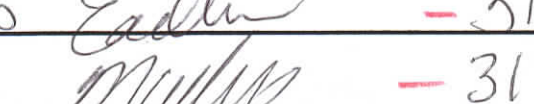
Cody Nguyen  - 982 Rockport Ln, Allen TX

Lee Nguyen  - 982 Rockport Ln, Allen TX

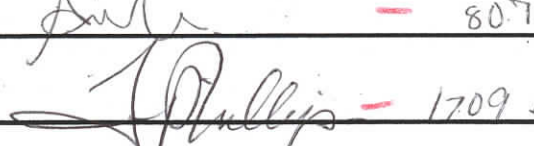
Faye Kook  - 1901 Deep Valley Dr. Richardson
75080

Rebecca Chavez  - 2718 Oak Point Dr 75044

Emily Adams  - 319 Edgill Blvd 75081

Matthew Adams  - 319 Edgill Blvd 75081

Anne  - 807 Glen Lakes Ct. Wylie 75098

Tonia Phillips  - 1709 Barclay Dr. Richardson 75081

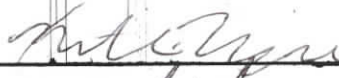
1800 555 1200
972 891 5571

Name:

Signature

Address

Kristine Nguyen

2121 Woodglen Dr
Garland, TX 75040

Erick 'Mi-Khi' Hollins



9669 Forest La.

KYLE ARNOLD



2705 Foxboro Dr

Ann Scaglione



1617 Fountain Vista View St Paul TX 75048

Peter Huxm



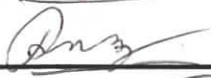
7320 Summit Ln. TX 75048

HAI LE



3409 King Arthur Dr Garland TX 75044

DUNG NGO



3409 King Arthur Dr Garland TX 75044

Ana Valdina



910 Hillsdale Drive TX 75081

~~Loan Loan Ho~~

1605 E. Collins Blvd

Heather Schmitt



8913 Dams Roadlet TX 75088

Jason Duc Ngo

3013 Duchess Way Rowlett TX 75088

Lilly Ngo

Sriniva.

13 540 Buckingham Rd #711
Richardson, TX 75081

Zhen Boon

1406 Dvalde
mesquite, TX 75150

Tran Boon

11

LICH VO

4629 W. Walnut St #1041
Garland, TX 75042

Quynh Anh VO

Onyeka Srinivasan

825 Fleming Trac, Richardson

TIENG TRUONG

4401 San Marino Dr
Rowlett, TX 75089

Marie Thom

425 cascada Drive
Richardson, TX 75081

Name:

Signature

Address

Catherine Ngo



Joseph Zewdie ~~for~~ - 214 392 9064

Ralph Hill ~~Ralph~~ - 9406 Irish

Chanvireuk In Chumka ~~97~~ - 609 Killarney

Kim Ian - 2106 Fairway View Ln
Wylie, TX 75098

Lieu Nguyen - 2802 Champlin Court
Richardson TX 75082

Khanh Nguyen - "

Dzung Doan - 2906 Spring Brook Dr
Garland TX 75074

~~Mason Prough~~

Mason Prough - 909 Grinnell Drive 75081

James Jackson II - 8850 Fair Oaks Crossing ^{Delos} 75243

Daniel A. Tran ~~Paula~~ - 1125 Arbor Gate Dr.
Garland, TX

Sabrina Helmholtz ~~Sabrina Helmholtz~~ - 111 W. Way Dr.
1814 Oakley Dr Allen TX 75002

Rosa Romero Richardson 75081

~~CHINH TRAN~~

Frances Dolinar 606 Maydelle, Garland 75042

Abdalshafa, Mohammed 13015 Audelia Rd

Kim Nguyen 10522 B. Walnut

1

PETITION TO STOP BUILDING CELL TOWER

This is a petition to stop T-Mobil from erecting another Cell Phone Tower in our neighborhood. T-MOBIL has petitioned the City of Garland to erect another cell phone tower on the SW side of Plano Road and Buckingham.

There are 8 other Towers within 5000 feet or less. There is one only 3200 feet from the proposed site. Their position is lack of coverage in the area? Do we really need this EYESORE towering over every home, school or business around? In other areas where Cell Towers are built close to neighborhoods the property values have declined anywhere from 5% to 20%.

The risk to you, your children and the community is far greater than the Federal Communication Commission wants you to know. You can GOOGLE, CELL PHONE TOWERS AND THE EFFECTS ON HEALTH and have more information. This cell TOWER would be less than 800 feet from the Greater Dallas HEADSTATRT playground and that close too many of your homes and businesses. The Federal Communication Commission doesn't want you to know about the radiation being emitted from cell phone towers. The health issues that arise from exposure to RADIOWAVE RADIATION from these CELL PHONE TOWERS are many. They include; Brain Tumors, Cardiac problems, childhood and adult leukemia, ADD & sleep disturbances. The list is endless and the studies numerous!

This petition will go to the Planning Commission of Garland and the Garland City Council. By signing below you stating that you are **NOT IN FAVOR OF THIS CELL PHONE TOWER** or any other CELL PHONE TOWER in your neighborhood.

PRINT NAME

SIGNATURE

ADDRESS

ANH T. NGUYEN

Anh Nguyen

TRAM TON-NU

Tram Ton-Nu

2718 OAK TRL
CARROLLTON, TX

75007

Tony Harrison - 5383 - Southern Blvd
Dallas, TX 75240

THIEN NGUYEN - 526 N. YALE DR
GARLAND TX 75042

THIEN NGUYEN - 526 N. YALE DR
GARLAND TX 75042

A. Van Nguyen - 6502 Kestrel Lane

Dee P Singh - 6700, Laramie Dr Plano
12215 JACKSON Creek Dr
Dallas 75243

Suzanne Gleason

Jason Pham - 1003 Sunnydale
Richardson, TX 75081

BINH KIEM ON - 3013 Villa Lusi Trail
DALLAS, TX 75228

HAD. XIAOPENG - 12500 TI Blvd. TX 75243

Josh Hallett - 4234 Sweet Briar
Garland TX 75042

Jessica Chu - 3611 Elmsted Dr.
Richardson, TX 75082

Doreen Sanders - 706 Windflower Dr
Fate, TX 75087

Dondre Sanders

KEN HARDWELL - 241 Oakhurst Dr SEAGOVILLE TX

TANSI HARDWELL

~~SEAGOVILLE TX~~

DUNG LE - 807 Glen Lakes Dr, Wylie TX 75078

Alissa Alicia P Towle - 1710 ARVADA Dr
Richardson, TX 75081

THANH TAM THI HUYNH - 2006 PECAN GROVE
GARLAND, TX 75040

<u>Haniel Bills</u>	<u>A. Bills</u>	- 4033 Emigens Dr 75061
<u>Bethuel Belete</u>	<u>Bethuel</u>	- 2709 Big Oaks Dr 75044
<u>Wesley Hearn</u>	<u>Wesley</u>	- 1532 Shreveport Trl, Plano, 75023
<u>Karen Luu</u>	<u>Karen</u>	- 135 Meadow Crest Dr
<u>THANH PHAN Tully</u>	<u>Tully</u>	- 13009 Fall Manor Dallas TX 75244
<u>Giam-Nguyen</u>	<u>Giam</u>	- 102 Patti J. Gr. TX 75402
<u>Anh Dao Ly</u>	<u>Anh Dao Ly</u>	- 102 Patti J Greenville TX 75402
<u>Iris Klinedinst</u>	<u>Iris Klinedinst</u>	- 3022 Shenandoah Dr. 75049
<u>Kenta</u>	<u>Kenta</u>	- 2019 Cobblestone Trl TX 75126
<u>Huu Nguyen</u>	<u>Huu</u>	- 10110 Wauhatch St 75243
<u>Anh Lam</u>	<u>Anh</u>	- 608 Maine Road, 75094
<u>Dylan Lam</u>	<u>Dylan</u>	- 608 Maize Road, 75094
<u>Tiffany Ma</u>	<u>Tiffany</u>	- 1051 Big Spring Drive, Allen, 75013
<u>Danny Cho</u>	<u>Danny Cho</u>	- 1051 Big Spring Drive, Allen, 75013
<u>AMIT GANDOTRA</u>	<u>Amit</u>	- 9050 DILLON TRAIL, IRVING, TX, 75063
<u>Mehak Gandotra</u>	<u>Mehak Gandotra</u>	- 9050, DILLON Trail, Irving TX, 75063
<u>ARUSH GANDOTRA</u>	<u>Arush</u>	- 9050 DILLON TRAIL, TX, 75063
<u>Timothy Sanyal</u>	<u>Timothy Sanyal</u>	- 2311 Weycross Dr Dallas TX 75227
<u>Kim-Ngan Vu</u>	<u>Kim</u>	- 2214 Valley Creek Drive Garland, TX 75040
<u>William Mbah</u>	<u>William</u>	- 9821 Summerwood Circle Dallas, TX 75243

THUY - HUONG V. VUONG ~~Thuy~~ - 5026 Glen Vista Dr. Garland, TX 75044
Martha L. Martinez ~~Martha L. Martinez~~ - 2610 Collins Blvd Garland TX 75044

~~Willie Mae White~~ ~~William White~~ ~~MESQUIT~~ TX 75181

Naveen Haq ~~Naveen Haq~~ - 1209 Windmereway Allen TX 75013
THANH ~~Thanh~~ - 3105 Fairhurst Richardson TX 75082

Mangorphan ~~Phung - Nguyen~~ - 2822 Charlot Garland TX - 75044
Hung Bui

~~Thuy~~ ~~Thuy~~ LE - 2513 BLUERT WAY TX 75212
MA ~~MA~~ ~~MISSILE NOVEN 2013~~ Villa Sur Trail

Jonathan Stook ~~Jonathan Stook~~ - 1100 Rainbow TX 75081
H. Stook Heidi Stook - 1100 Rainbow TX 75081

~~Thuy~~ ~~Thuy~~ DON G - 1625 LONT PAVES 75020

KATHY TRAN ~~Kathy~~ - 12015 LEISURE Way Dallas TX 75243

DOBBIE LEVRETI ~~DOBBIE~~ - 192 PR 1617 Clayton TX 76634

Santha Wilcann - 2102 Sunrise TR Richardson TX 75081

Twei Phan ~~Twei~~ - 545 LAREDO Dr Murphy TX 75081

PAT Gaskill ~~PAT~~ Gaskill - 12 Highland Pl Richardson TX 75081

BOB Fischer ~~BOB~~ Fischer - 321 Roy Rogers Ln Murphy, TX 75081

David Dumas ~~David~~ - 1739 Elmwood Blvd Dallas Texas 75224

Mia Borders ~~Mia~~ Borders - 2000 E. Arapaho Road #23303, Richardson, TX 75081

Danielle Kdoc Danielle Kdoc - 800 Grinnell Dr.

Kylie Atkinson - 422 Sheffield Dr. Richardson TX 75081

TICH VAN TRAN - 3617-INNSBROOK-DR -
Garland, TX

Ajay Broker - 3726 DUCK CREEK GARLAND 75043

Aimee Broker - 3726 Duck Creek Dr. Garland 75043

Kathleen Roche - 304 Syracuse Place Richardson TX 75081

An Nguyen - 3503 Hollowridge Ct. Richardson TX 75082

Sharla Merrett - 1005 Forest Ridge Garland TX 75042

Brandon Merrett - 314 Bluestem Garland, TX 75044

Roosevelt Hilton - 12120 LAGUNA GATE DR. DALLAS, TX 75242

Anh Nguyen - 2252 Village North dr. Richardson, TX 75081

Mydung Nguyen - 2252 Village North dr. Richardson, TX 75081

Braed Marvin - 1909 Plymouth Rock dr. Richardson, TX 75081

DALLAS BARNES - 3600 ALMARD 2725 Richardson TX 75080

DAVID PHAN, 300 LEGACY, #312, PLANO, TX 75023

Matt Sumner 418 Country Side Lane, Richardson TX 75081

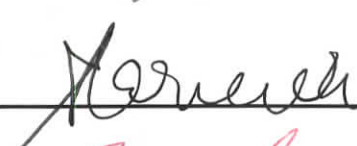
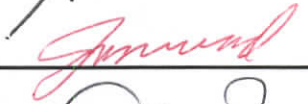
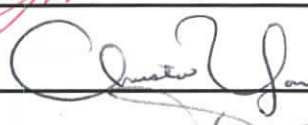
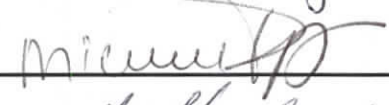
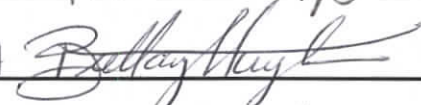
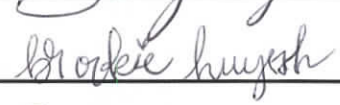
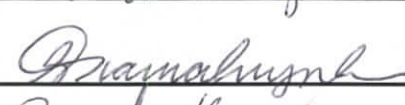
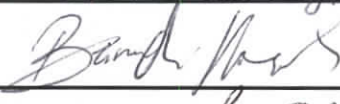
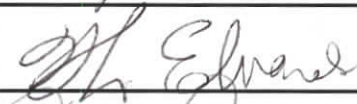
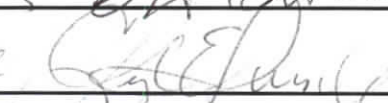
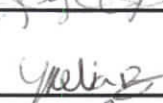
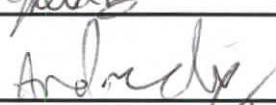
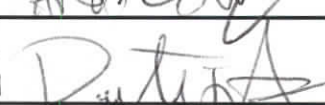
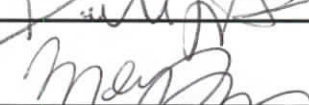
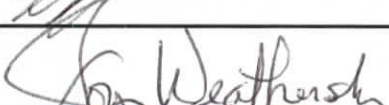
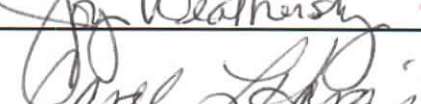
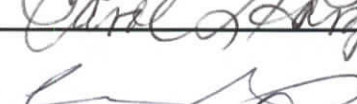
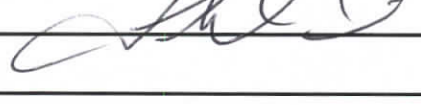
Alexandra Martinez - 3901 Accent Drive, Dallas TX 75287

Herschel W. Clay 3130 Eagles Nest Ct Midlothian TX 76065

Nancy Clay - 3130 Eagles Nest Ct Midlothian
 Alex Taino - 1325 Chimney Rock Drive Allen, TX 75012
 Nancy Prater - 2107 Berkner Dr. Richardson, TX 75081
 Abhinav Sathian - 411 Buckingham Rd, Richardson TX 75081
 Latisha Stephenson - 712 Ranier Cir, Garland, TX 75041
 Young, Nguyen - 3201 Thorne Hill Ct Richardson, 75082
 Luan Phu - 3201 Thorne Hill Ct Richardson, 75082
 Emily Phu - 3201 Thorne Hill Ct Richardson 75082
 Catherine Phu - 3201 Thorne Hill Ct Richardson 75082
 Courtney Phu - 3201 Thorne Hill Ct Richardson 75082
 My ^{Thao} Nguyen - 2115 Poppy Ln Richardson, 75081
 Ana Valdivia - 910 Hillsdale Rd, Richardson 75081
 Annie Wreyford - 1501 Iroquois Dr. Garland, TX 75043
 Matthew Wreyford - "

ADDRESS

NAME

Name	Signature	Address
Judy RABEWA		12516 AUSTIN RD #102 DALLAS TX 75243
JOE CAROL		3920 S BELTLINE SEAGOVILLE TX 75159
Christine Yoon		4925 Flatwick Ct. Dallas, TX 75204
Michelle		113 Abrams Rd #132 Richardson TX 75081
BRITTANY HUYNH		3309 HAYLEY CT. RICHARDSON TX 75082
Brookie Huynh		3309 HAYLEY CT RICHARDSON TX 75082
Brianna Huynh		3309 Hayley CT Richardson TX 75082
Brandon Huynh		3309 Hayley CT Richardson TX 75082
Henry L. Edward		705 Ballybunton Cir Garland TX 75044
Cheryl EKwarite		9821 Summerwood Cir #302 Dallas, TX 75243
Ynelia Bustos		4522 Jenny Ln Garland TX 75042
Andrea Nguyen		120A Aylesbury Dr Allen, TX 75002
Destiny Anetekhai		3901 Accent Dr. Dallas TX 75287
Melissa Nguyen		901 Sunningdale Richardson, TX 75081
Robert Steffler		7509 Stone Hill Ct Garland, TX 75044
Joy Weathersby		1714 Edgefield Dr. #1052 Garland, TX 75040
Carol L Hargis		1115 E Spring Valley Richardson TX 75081
Ann Steffler		7509 Stone Hill Ct. Garland, TX 75044
Todd Mach		8070 Mavis Ave Waxahachie TX 75167
Chan huynh		5713 SABETHA PLANO TX 75094
Boi Nguyễn		5721. SABETHA WAY PLANO TX 75094

Name:	Signature	Address
Rajan Rana	Rajan Rana	3718 Georgetown Dr, Sachse, TX - 75048
Amisha Rana	Amisha Rana	3718 Georgetown Dr, Sachse, TX - 75048
Pat Connor	Pat Connor	27 GRANT CIRCLE RICHARDSON TX 75081
Ken O'Connor	Ken O'Connor	27 GRANT CIRCLE RICHARDSON TX 75081
Susan Ann Thompson	Susan A Thompson	8723 SANTA CLARA DALLAS TX 75218
Charles Thompson	Charles Thompson	214-869-6360
JoAnn Fuller	JoAnn Fuller	3413 INNSBROOK DR GARLAND, TX 75044
Michelle Tran	Michelle Tran	5403 Estate Ln PLANO, TX 75054
NHO TRAN	Nho Tran	4117 BLACKSMITH GARLAND, TX
DAVID STILL	David Still	8302 CLUBHEAD DR DALLAS, TX 75243
DONALD HAMBLEN	Donald Hamblen	1322 Norfolk St Garland TX 75044
Joseph Zewdie	Joseph Zewdie	9655 Chimney Hill Ln Dallas, TX 75243
Almesh Tewel	Almesh Tewel	9655 Chimney Hill Ln Dallas TX 75243
Ralph Hill	Ralph Hill	3406 Irish Dr. Sachse, TX 75048
Shaletha Hill	Shaletha Hill	"
Shanne Hill	"	"
Nyla Hill	"	"
MICHAEL SERAFIN	Michael Serafin	405 TIFFANY TRAIL RICHARDSON, TX 75081
REVELIN SERAFIN	Revelin Serafin	"

Luong, Dung

Name:

Signature

Address

Todd Ruff

108 N. Bowser RICHARDSON

Darryl Soto

12121 Audelia Rd Dallas

Takia Kelley

12121 Audelia Rd Dallas

Paul Holman

606 Maydelle Lane GARLAND, TX

Joshua Prough

Kathy Prough

Gary Prough

Noah Prough

Henry Hoang

109 Ginnell Dr.
75081

1143 Princeton Dr, Richardson 75081

Danny Ly

2502 Western Dr Garland 75041

Dan Gray

10174 Wilbur Rd 75230

Suzanne Gleason

12215 Jackson Creek Dr
Dallas 75245

LE-TRAN

Le Tran

917 Granview Dr.
Lewisville, TX 75067 469-450-9645

Mikaela Barnes

Megan

3301 Daisy Cir
Richardson TX 75082

Lynn Nguyen

Ruff

2221 Diamond Oaks Dr.
Garland, TX 75041

Z 18-39

**Approval of a Specific Use Provision for a Commercial Antenna
on property zoned Community Retail (CR) District**

**City Council Meeting
December 18, 2018**



GARLAND

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Case Information

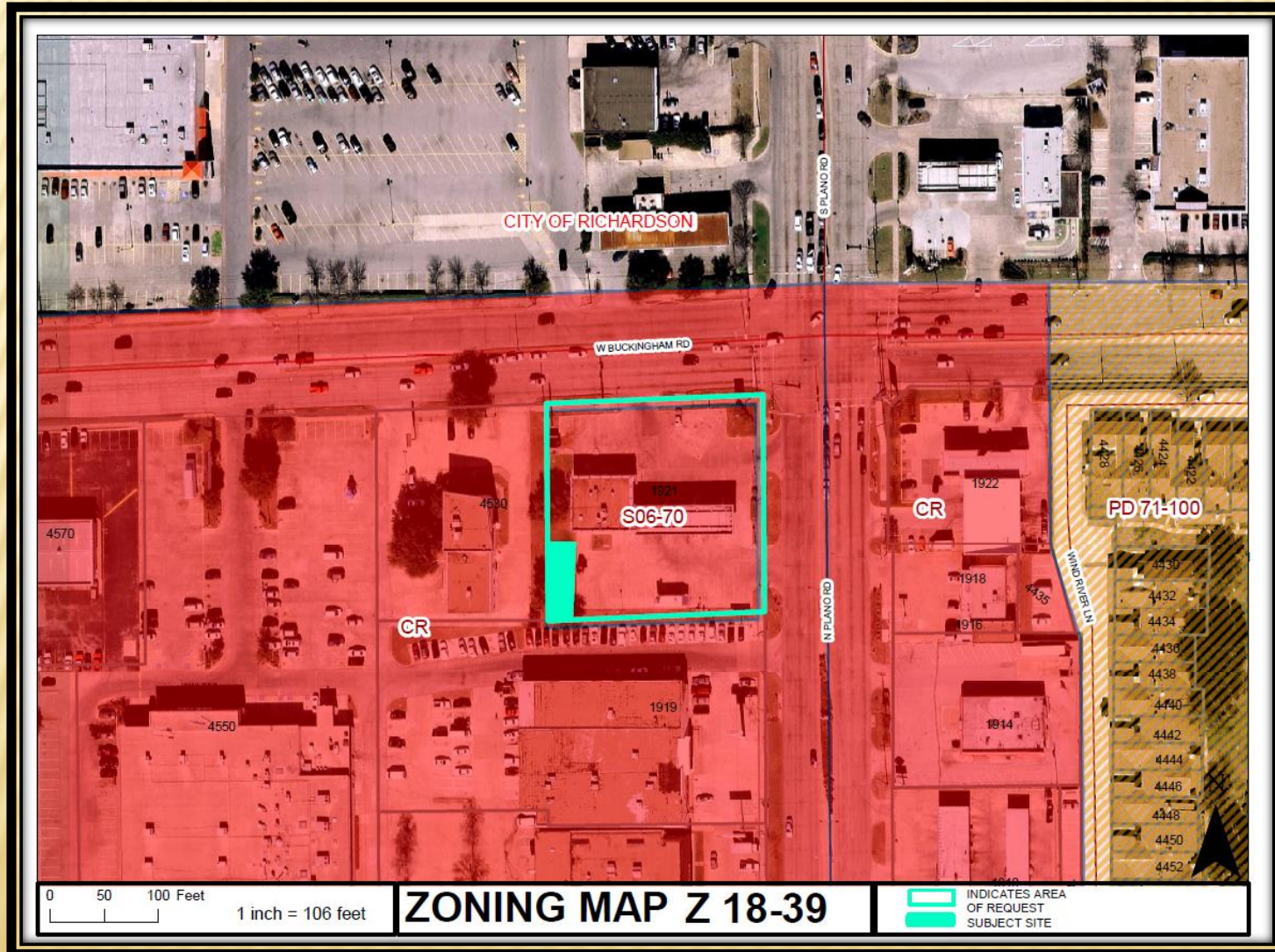
Location: 1921 North Plano Road

Applicant: Eco-Site, LLC

Acreage: Subject Property: 0.92 acre, Lease Area: 0.0385 acre

Zoning: Community Retail (CR) District

Location Map



Images



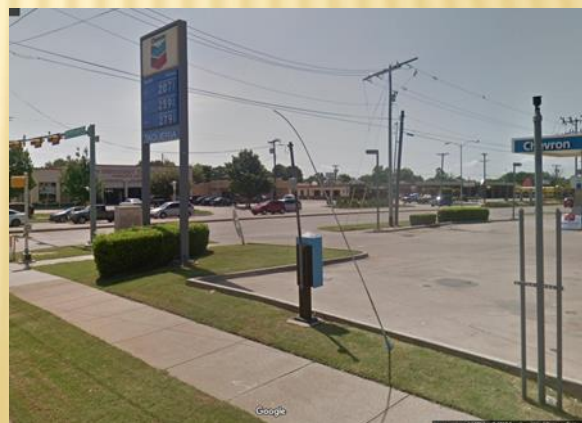
Looking at subject property from West
Buckingham Road



Looking west of subject site from W.
Buckingham Road

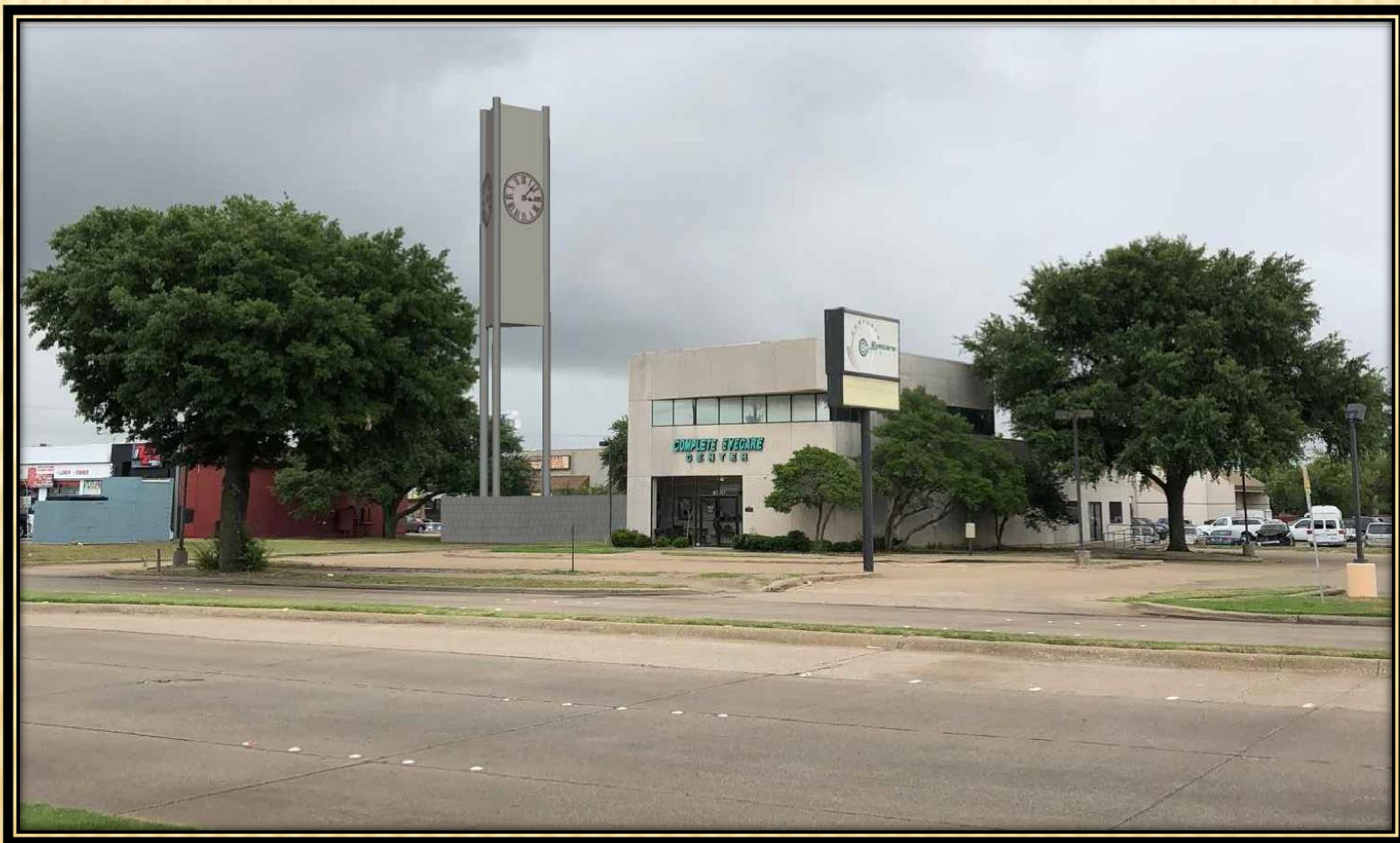


Looking north of subject site from W. Buckingham Road



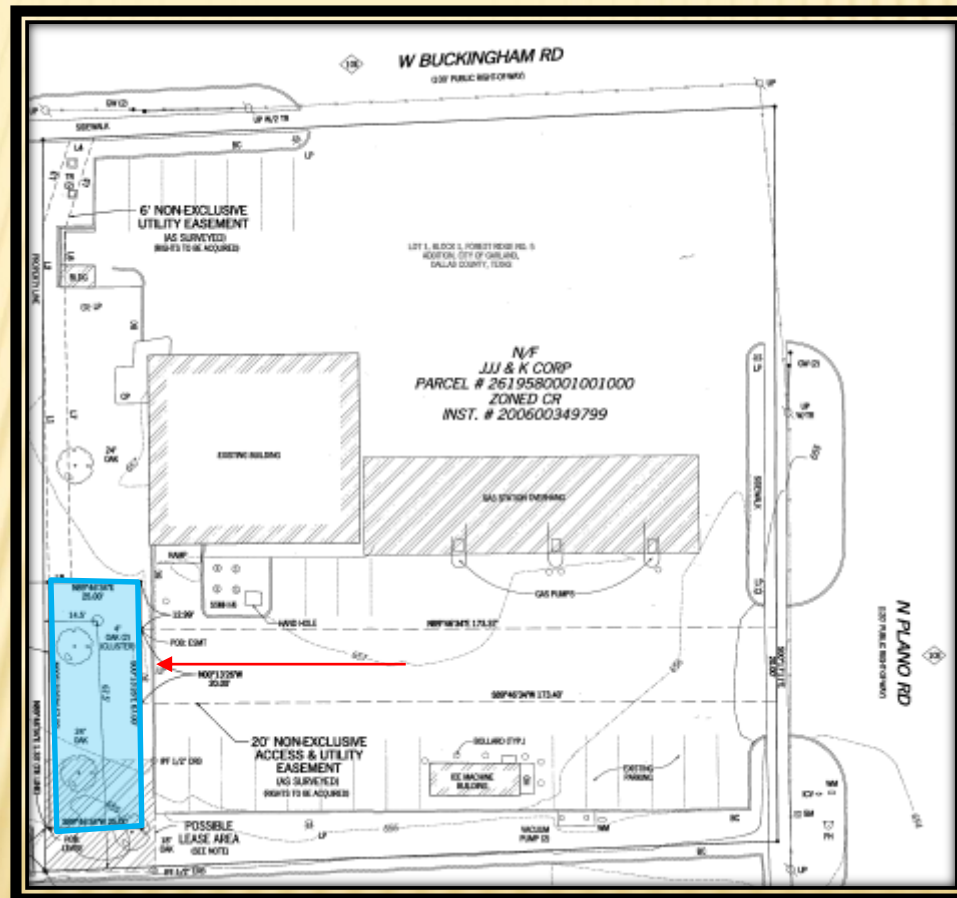
Looking east of of subject site from W. Buckingham Road

Photosimulation



Considerations

Lease area in Relation to Overall Site :



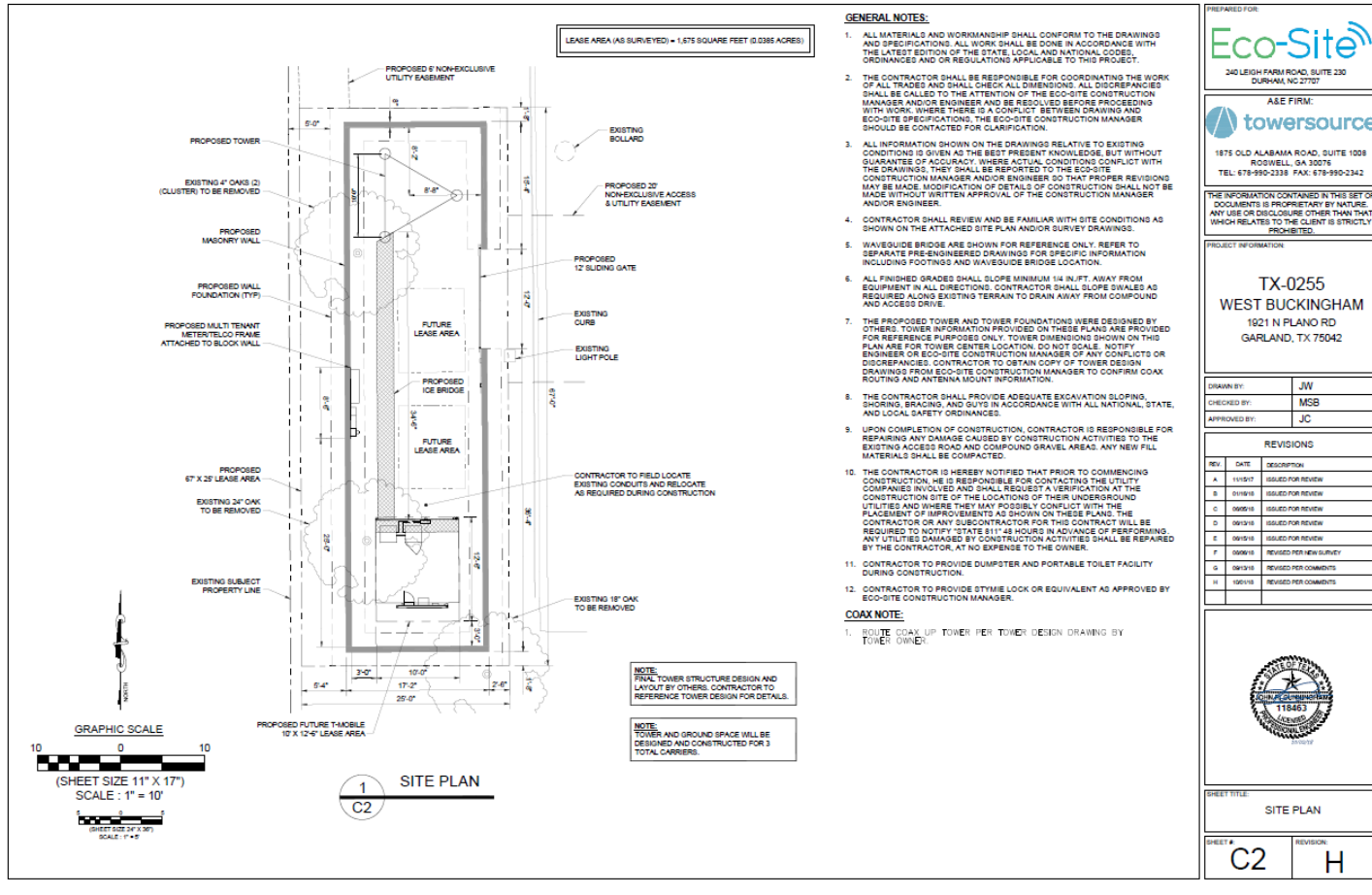


GARLAND
TEXAS MADE HERE

Considerations

SUP FOR INDEFINITE TIME PERIOD (Site Plan):

EXHIBIT C



PREPARED FOR:

Eco-Site

240 LEIGH FARM ROAD, SUITE 230
DURHAM, NC 27707

A/E FIRM:

towersource

1875 OLD ALABAMA ROAD, SUITE 1008
RODWELL, GA 30076
TEL: 678-990-2338 FAX: 678-990-2342

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE CLIENT IS STRICTLY PROHIBITED.

PROJECT INFORMATION

TX-0255
WEST BUCKINGHAM
1921 N PLANO RD
GARLAND, TX 75042

DRAWN BY: JW
CHECKED BY: MSB
APPROVED BY: JC

REVISIONS

REV	DATE	DESCRIPTION
A	11/15/17	ISSUED FOR REVIEW
B	01/16/18	ISSUED FOR REVIEW
C	06/05/18	ISSUED FOR REVIEW
D	06/19/18	ISSUED FOR REVIEW
E	06/19/18	ISSUED FOR REVIEW
F	06/06/18	REVISED PER NEW SURVEY
G	06/19/18	REVISED PER COMMENTS
H	10/01/18	REVISED PER COMMENTS

SEAL

STATE OF TEXAS
COUNTY OF GARLAND
118463
JULY 1, 2018
Professional Engineer

SHEET TITLE:

SITE PLAN

SHEET #

C2

REVISION:

H



GARLAND
TEXAS MADE HERE

Considerations

Landscape Plan:

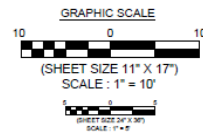
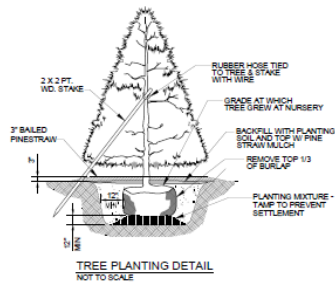
LANDSCAPE NOTES

1. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE.
2. ALL PLANTS MUST BE CONTAINER-GROWN OR BALLED AND BURLAPPED AS SPECIFIED.
3. ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
4. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE BEFORE, DURING, AND AFTER INSTALLATION.
5. ALL TREES MUST BE GUIED OR STAKED AS SHOWN.
6. ALL PLANTS AND PLANTING AREAS MUST BE COMPLETELY MALCHED AS SPECIFIED.
7. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
8. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING (INCLUDING, BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZATION, ETC.) OF PLANTING AREAS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE ENGINEER'S REPRESENTATIVE.
9. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING AT THE DATE OF TOTAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.
10. THE OWNER'S REPRESENTATIVE WILL APPROVE THE STAKED LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION.
11. AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCIMATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
12. ANY PLANT MATERIAL THAT DIES, TURNS BROWN OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL SPECIFICATIONS.
13. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK", LATEST EDITION, REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.

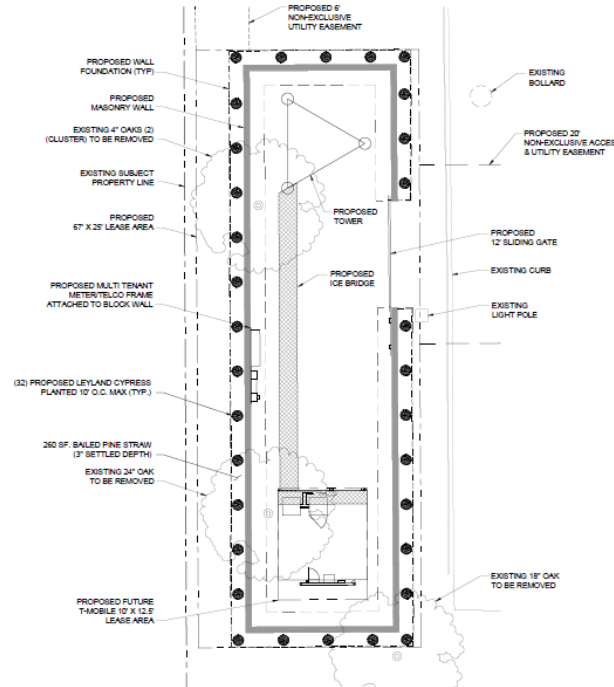
TOTAL AREA OF LANDSCAPE BUFFER: 260 SF - 206 ACRES

PLANT LIST:			
QTY.	COMMON NAME	BOTANICAL NAME	SIZE/REMARKS
32	LEYLAND CYPRESS	CUPRESSOCYPRIS LEYLANDII	6' MIN. HEIGHT AT PLANTING

260 SF PINESTRAW MULCH - 3" SETTLED LAYER OF CLEAN STRAW



LEASE AREA (AS SURVEYED) = 1,675 SQUARE FEET (0.0385 ACRES)



1
L1

LANDSCAPE PLAN

PREPARED FOR:

Eco-Site
240 LEIGH FARM ROAD, SUITE 230
DURHAM, NC 27707

A&E FIRM:

towersource

1875 OLD ALABAMA ROAD, SUITE 1008
ROSWELL, GA 30076
TEL: 678-990-2338 FAX: 678-990-2342

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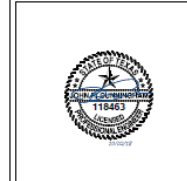
PROJECT INFORMATION:

TX-0255
WEST BUCKINGHAM
1021 N PLANO RD
GARLAND, TX 75042

DRAWN BY: JW
CHECKED BY: MSB
APPROVED BY: JC

REVISIONS

REV.	DATE	DESCRIPTION
A	11/15/07	ISSUED FOR REVIEW
B	01/16/08	ISSUED FOR REVIEW
C	06/05/08	ISSUED FOR REVIEW
D	09/13/08	ISSUED FOR REVIEW
E	09/15/08	ISSUED FOR REVIEW
F	09/08/08	REVISED PER NEW SURVEY
G	09/13/08	REVISED PER COMMENTS
H	10/01/08	REVISED PER COMMENTS



SHEET TITLE:

LANDSCAPE PLAN

SHEET #

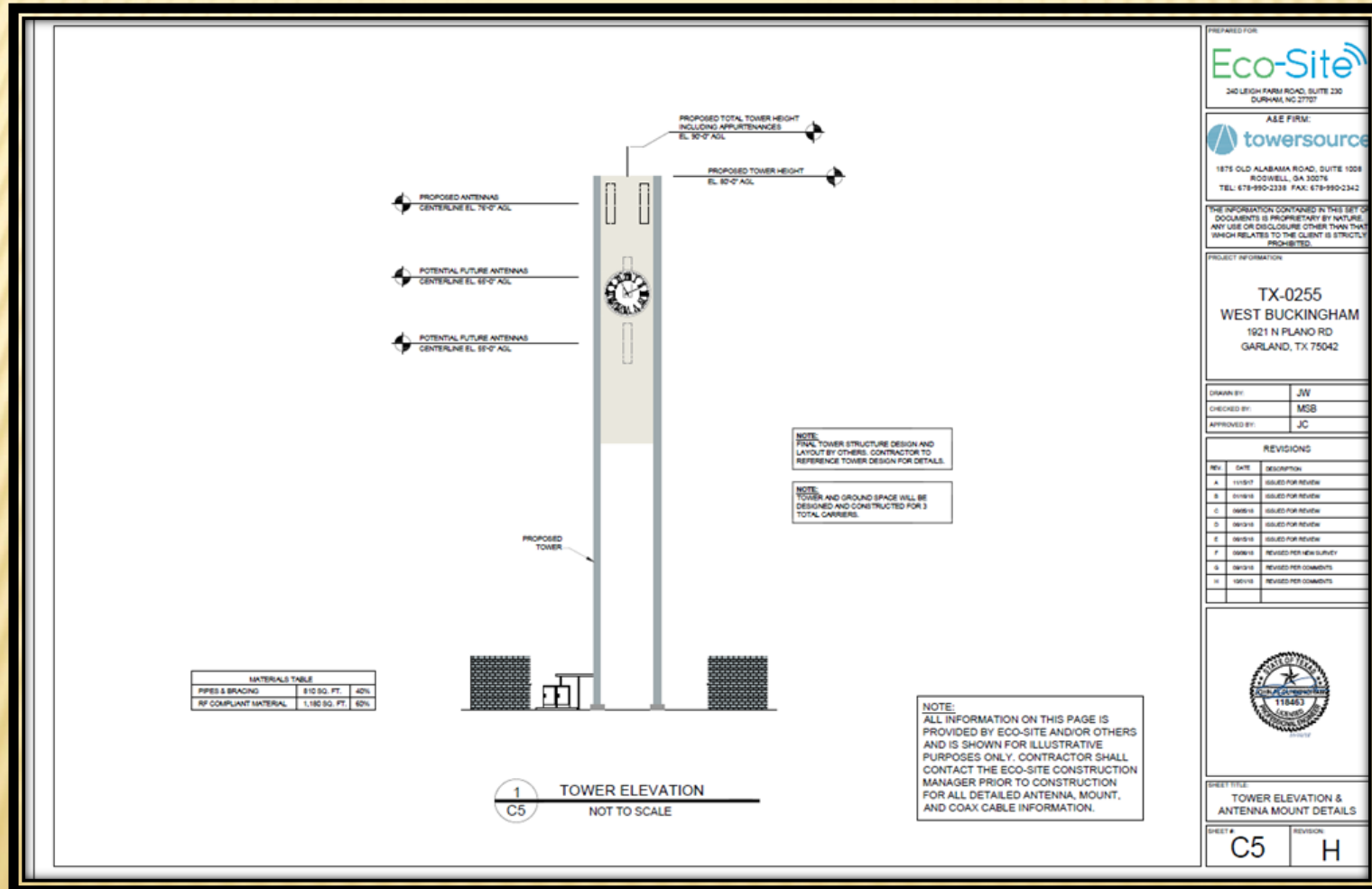
L1

REVISION:

H

Considerations

Building Elevations Plan:



Comprehensive Plan

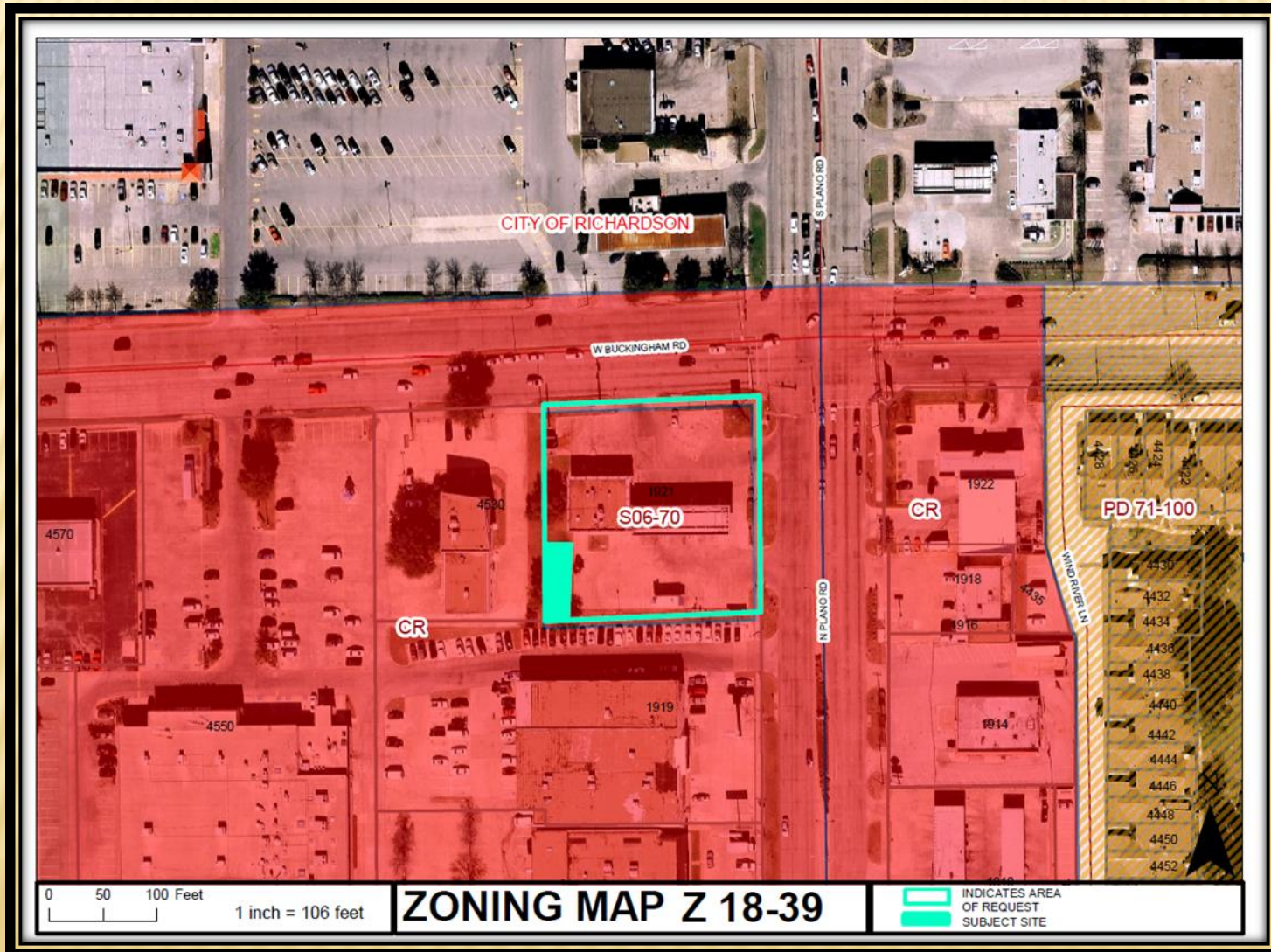
The Future Land Use Map of the Envision Garland Plan recommends Neighborhood Centers for the subject property.

Neighborhood centers provide a mix of retail, services and community gathering places appropriately scaled to adjacent residential areas. This type of center is predominately, but not exclusively non-residential. Neighborhood centers are served by local roads and transit routes.



GARLAND
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Surrounding Land Uses



Z 18-39