



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
November 13, 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 November 6, 2018 Regular Meeting.
2. Consider approval of the following bids:
 - a. **Engineering Services for King Mountain/Road Runner Transmission Line** **Bid No. 0092-19**

Burns & McDonnell	\$803,300.00
Optional Contingency	<u>46,115.00</u>
TOTAL:	\$849,415.00

This request is to provide Professional Engineering Services including design, field surveying, permitting and environmental services for the King Mountain/Road Runner transmission line. An Optional Contingency is included for any additional work that may be required.

b. GP&L 200-Amp Underground Loop Replacements **Bid No. 1136-18**

Infratech Corporation	\$680,933.83
Optional Contingency	<u>46,000.00</u>
TOTAL:	\$726,933.83

This request is for the replacement of five underground loops to reduce cable failure on the GP&L distribution system. This project is part of the UG 200-Amp Loop Replacement CIP project. An Optional Contingency is included for any additional work that may be required.

c. Main Street and Avenue A Alley Improvements Between Fifth and Seventh Streets **Bid No. 0142-19**

R-Delta Engineers, Inc.	\$32,500.00
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This request is to approve Change Order #1 for additional engineering design services for improvements to the storm sewer system in Fifth Street and Wastewater in Sixth Street.

d. Traffic Control Cabinets for Warehouse Inventory **Bid No. 0133-19**

Consolidated Traffic Controls, Inc.	\$356,508.00
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This request is for the purchase of traffic control cabinets for Warehouse Inventory.

3. A public hearing was previously conducted for the following zoning case. Council approved the request and instructed staff to bring forth the following ordinance for consideration.

a. Zoning File No. Z 18-40, City of Garland (District 4)

Consider an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving a Change in Zoning from Planned Development (PD) District 77-8 for Retail Uses, Planned Development (PD) 86-15 District for Retail Uses, and Planned Development (PD) District 83-12 for Retail Uses to Planned Development (PD) District for Community Retail Uses and Single-Family-7 District Uses on approximately 11 acres of land located in the area generally known as "The Triangle"; that is extending from 5605 Broadway Boulevard to Little Lane, and those parcels with frontage along Robin Road; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; a Savings Clause, and a Severability Clause; and providing an effective date.

4. **Consider a resolution accepting a Texas Department of Transportation (TxDOT) Selective Traffic Enforcement Program (STEP) - Impaired Driving Mobilization (IDM) Grant in the amount of \$15,045.32; and providing an effective date.**

At the November 5, 2018 Work Session, Council considered accepting a Texas Department of Transportation (TxDOT) - Selective Traffic Enforcement Program (STEP) - Impaired Driving Mobilization (IDM) Grant.

5. **Consider by minute action the approval of the purchase of the single family property located at 2209 Sharon Drive.**

This request is to approve the purchase of the single family home located at 2209 Sharon Drive for the City of Garland's Housing and Community Services Department. This home is located in the Devonwood Park 2 Addition to the City of Garland and would utilize federal funding for rehabilitation in preparation for sale to a new, qualified, homebuyer upon completion.

6. **Consider a resolution authorizing the submission of a grant application to the Office of the Governor of the State of Texas for certain public safety, law enforcement, and homeland security projects; and providing an effective date.**

At the November 5, 2018 Work Session, Council considered approving a resolution authorizing the Office of Emergency Management to submit the HSGP application and gain access to grant funding.

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.

7. **Hold a public hearing on:**

a.

Consider the application of Monk Consulting Engineers, Inc., requesting approval of a Specific Use Provision for a Truck/Bus Storage use. This property is located at 3877 Miller Park Drive. (File No. Z 18-43, District 6)

BEING a 3.421-acre portion of Lot 4, Block 3, in Garland West Industrial Park, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof, recorded in Volume 551, Page 1680, Map Records, Dallas County, Texas, same being

all Tracts 1 and 2 of land conveyed to Ribelin Distributors, Inc., by deed recorded in Volume 77086, Page 3033, Deed Records of Dallas County, Texas, and being Tract 3 of land conveyed to Ribelin Distributors, Inc. by deed recorded in Volume 77248, Page 228, Deed Records, Dallas County, Texas. Approval of the request would allow the applicant to construct one (1) office building and twenty-six (26) parking spaces for semi-truck trailer storage (parking) use on a 3.421-acre lot.

8. 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.

9. 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: 11/13/2018

Item Title: Minutes November 6

Submitted By: Rene Dowl, City Secretary, City Secretary

Summary:

Consider approval of the minutes of the November 6, 2018 Regular Meeting.

Attachments

Minutes November 6

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, November 6, 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: Amy Vorster presented the Pet of the Month.

Mayor Dodson presented a Special Recognition to Mr. Jason Riley for his dedicated service to Code Cares.

Mayor Dodson, along with Council Member Bookhout, presented a Special Recognition to Jim Griffin for saving the life of a student by performing CPR after finding him unconscious. Fire Chief Mark Lee thanked Mr. Griffin and commented on the increased chances of survival because of CPR.

Mayor Dodson presented the Water Environment Federation Safety Award for 2018 to: Wes Kucera, Managing Director Water Utilities, Bill Gace, Director of Wastewater, Malcolm Parker, Plant Superintendent (Rowlett Creek), Don Dudley, Maintenance Manager (Duck Creek), Stephen Conner, Pre-Treatment Manager and Alex Stuart, Plant Superintendent (Duck Creek).

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 Bookhout to approve the Consent Agenda as presented, with the exception of Items 3b and 6, which were pulled for individual consideration, seconded by Council

Member Gibbons, to approve items 1, 2a, 2b, 2c, 2d, 2e, 2f, 2g, 2h, 2i, 2j, 2k, 3a, 4, 5 and 7. Motion carried, 9 ayes, 0 nays.

Item 3b was pulled at the request of Sean Davis and Item 6 was pulled at the request of Kim Thiehoff.

1. APPROVED**

Approval of the Minutes of the October 16, 2018 Regular Meeting.

2a. APPROVED**

Bid No. 0034-19 awarded to Gupta & Associates, Inc. in the amount of \$344,036.00, which includes an optional contingency of \$38,500.00, for a total bid of \$382,536.00 for the Duck Creek Wastewater Treatment Plant Standby Generator Project.

This request is to provide Professional Engineering Services for the design and installation of a centralized standby electric generator at the Duck Creek Wastewater Treatment Plant and includes an optional contingency for any additional work that may be required. The addition of a standby generator was recommended in the 2016 Wastewater Treatment Master Plan.

2b. APPROVED**

Bid No. 0059-19 awarded to RagingWire in the amount of \$102,840.00 for a New Data Center Location.

This request is to approve RagingWire as the City of Garland's primary data center.

2c. APPROVED**

Bid No. 0073-19 awarded to Clean Air Concepts in the amount of \$169,955.45 for Magne Grip Exhaust Capture System Upgrade.

This request is to upgrade the Magne Grip Exhaust Capture System that is used to limit exposure to motor exhaust fumes at the fire stations.

2d. APPROVED**

Bid No. 0075-19 awarded to Custard Construction Services in the amount of \$109,471.68, which includes an optional contingency of \$20,000.00, for a total bid of \$129,471.68 for Water and Wastewater Sand Pit Cover.

This request is to construct a sand pit cover for the Water and Wastewater Departments. Heavy rain causes the sand and base materials to be unusable for days or weeks, delaying crews from completing assigned tasks. An optional contingency is included for any additional work that may be required.

2e. APPROVED**

Bid No. 0087-19 awarded to SHI Government Solutions in the amount of \$251,997.85 for Annual Software Maintenance for GP&L Computer Systems.

This request is for the renewal of annual maintenance support for Microsoft EA, backup application, anti-virus, and other security and malware applications.

2f. APPROVED**

Bid No. 1120-18 awarded to Quincy Compressor, LLC in the amount of \$117,730.00 for the Olinger Power Plant Electric Station Air Compressor Replacement.

This request is for the replacement of two air compressors at the Olinger Power Plant.

2g. APPROVED**

Bid No. 1080-18 awarded to Tri-Con Services, Inc. in the amount of \$675,000.00, which includes an optional contingency of \$67,500.00, for a total bid of \$742,500.00 for GP&L Apollo Substation Duct Line Construction.

This request is for the construction of underground electrical distribution feeder duct lines and conduit improvements for the Apollo Substation. Construction will include all labor, equipment, and specified materials. This construction is part of the approved Apollo Substation Rebuild CIP project. An optional contingency is included for any additional work that may be required.

2h. APPROVED**

Bid No. 0106.19 awarded to EST Group in the amount of \$1,775,815.00 for Data Center Infrastructure Replacements.

This request is to purchase IT infrastructure replacement for data center computers and storage hardware.

2i. APPROVED**

Bid No. 0996-18 awarded to Southwest Power Corporation in the amount of \$158,144.29 for TMPA Gibbons Creek to Keith Switch Reconfiguration Construction.

This request is for transmission line reconstruction to correct a clearance problem between the Gibbons Creek to Keith Switch line and the Gibbons Creek to Twin Oaks line.

2j. APPROVED**

Bid No. 0103-19 awarded to Presidio Networked Solutions Group, LLC in the amount of \$240,699.43 for Network Infrastructure Replacements.

This request is to purchase replacement Cisco IT network infrastructure equipment for the new Data Center Migration for RagingWire, City Hall and EMIT Centers.

2k. APPROVED**

Bid No. 1127-18 awarded to DDM Construction Corporation in the amount of \$1,692,913.50 for Street Replacement Project – Martindale and Blue Creek Drives.

This request is for the reconstruction of the existing concrete streets – Martindale Drive (Ridgecove Drive to Kerry Lane) and Blue Creek Drive (Ridgecove Drive to Kerry Lane).

3a. APPROVED**

Ordinance No. 7025 amending the Garland Development Code of the City of Garland, Texas, by approving a Specific Use Provision for a Restaurant, Drive-Through on a 0.470-acre tract of land zoned Planned Development (PD) District 89-30 for Community Retail Use and located at 617 North Jupiter Road; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; a

Savings Clause, and a Severability Clause; and providing an effective date. (File No. Z18-34, Spiars Engineering, Inc., District 6)

4. APPROVED**

Minute action approving the contract with SDC DFW VII, L.P. for the purchase of the land for the construction of the Campbell Road Switching Station.

At the October 15, 2018, GP&L presented a request for approval of a contract to purchase land for a new transmission switching station in response to an ONCOR Electric Delivery Company LLC (ONCOR) formal request to Garland Power & Light (GP&L) for a 138kV transmission point of delivery to allow ONCOR to serve a customer facility (STREAM Data Centers), as well as additional load in their service territory. City Council has previously been briefed on and has approved the zoning change for the property intended for the ONCOR substation and G&PL point of delivery. GP&L requests to purchase a tract of land containing approximately 2.127 acres (92,654 sq. ft.) situated in the Henry McCullough Survey, Abstract No. 901, City of Garland, Dallas County, as well as modify an existing GP&L electrical utility easement, both near the intersection of Lookout Drive and West Campbell Road. This site is ideally suited to establish a connection into the 138kV Lookout to Firewheel transmission line currently being rebuilt. GP&L proposes to build an initial four-position 138kV ring bus switching station, with capability for a future fifth position for a 138kV transmission source on the 2.127 acre site.

5. APPROVED**

Minute action approving the Policy for Public Comments at Parks and Recreation Board Meetings.

At the October 15, 2018 Work Session, Council considered approving a Policy which proposes the addition of a citizen comment period to the Board's agenda. Currently, the agenda of the Parks and Recreation Board does not include a public comment item for individuals wishing to address the Board.

7. APPROVED**

Ordinance No. 7027 amending Chapter 26, "Police-Miscellaneous", of the Code of Ordinances of the City of Garland, Texas; prohibiting fireworks within the city limits; providing a definition of fireworks; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Savings Clause and a Severability Clause; and providing an effective date.

At the October 15, 2018 Work Session, Council considered approving the amendment to Chapter 26, Police-Miscellaneous, of the Code of Ordinances which adds a subsection to prohibit fireworks.

ITEMS FOR INDIVIDUAL CONSIDERATION

3b. APPROVED

Ordinance No. 7026 amending the Garland Development Code of the City of Garland, Texas, by approving 1) a Change in Zoning from Agricultural (AG) District, Single-Family-10 (SF-10) District, and Community Retail (CR) District to Planned Development (PD) District for Limited Light Commercial Uses (Recreational Vehicle Park only); 2) a Concept Plan for Recreational Vehicle Park with Recreational Vehicles and Cabins and 3) a Detail Plan for Recreational Vehicle Park on approximately 13.8 acres of land located at 1233 I-30 Freeway; and 3926, 4004, and 4213 Zion Road; providing for conditions, restrictions and regulations; providing for 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. (File No. Z 18-36, Via Bayou, Inc, District 3)

This item was pulled at the request of Sean Davis, resident. Mr. Davis was the only speaker on this item. There was no discussion by the Council. Motion was made by Council Member Nickerson to approve the item as detailed and previously approved at the October 16 Council Session, seconded by Council Member Bookhout. Motion carried 9 ayes, 0 ayes.

6. APPROVED

Resolution No. 10362 authorizing the Home Improvement Incentive Program Policy to encourage homeowners to make improvements to the exterior of their home, inspiring surrounding homeowners to reinvest in their properties and increasing competitive draw of Garland neighborhoods.

At the September 4, 2018 Work Session, Council considered a Home Improvement Incentive program for homeowners that make external improvements to their homes.

This item was pulled at the request of Kim Thiehoff, resident. The staff report was presented by Rick Vasquez, Assistant City Manager. Ms. Thiehoff was the only speaker on this item. There was discussion by the Council. Motion was made by Council Member Gibbons to approve the item as presented, seconded by Mayor Pro Tem Aubin. Motion carried 9 ayes, 0 nays.

8. APPROVED

Hold a public hearing regarding the Thoroughfare Plan Update – Zion Road.

At the October 15, 2018 Work Session, Council considered amending the Thoroughfare Plan to include the extension of Zion Road to the IH 30 Frontage Road as shown in Exhibit A.

Mayor Dodson opened the public hearing. The staff report was presented by Paul Luedtke, Director of Transportation. There were no speakers on this item. Motion was made by Council Member Nickerson to approve the item as identified on the agenda, seconded by Mayor Pro Tem Aubin. Motion carried 9 ayes, 0 nays.

9. APPROVED

Consider the application of the City of Garland, requesting approval of a Change in Zoning from Planned Development (PD) 77-8 District for Retail Uses, Planned Development (PD) 86-15 District for Retail Uses, and Planned Development (PD) District 83-12 for Retail Uses to Planned Development (PD) for Community Retail Uses and Single-Family-7 Detached Uses. (File No. Z 18-40, District 4)

The subject properties are located in the area generally known as “The Triangle”; that is extending from 5605 Broadway Boulevard to Little Lane, and those with frontage along Robin Road. The existing zoning (Planned Development ordinance) requires that for any change to the site improvements (buildings, landscaping, parking as examples), a Detail Plan that incorporates a comprehensive site plan of all of the properties within The Triangle be approved through a public hearing. The proposed Change of Zoning is intended to relieve this burden of including all of “The Triangle” properties for such site improvements, thus allowing for possible parcel-by-parcel redevelopment when requested.

Additionally, the proposed Change of Zoning is intended to recognize the existing Community Retail uses along the frontage of Broadway Boulevard with a base zoning of Community Retail (CR) District, and to consider Residential zoning along Robin Road with base Single-Family-7 (SF-7) District.

The staff report was presented by Will Guerin. Speakers on this item were: Richard Paredes (favor), Jerry Rice (against) and Oswaldo Hernandez (favor). There was discussion by the Council. Motion was made by Council Member Bookhout to approve the item as written by staff, seconded by Council Member Nickerson. Motion carried 9 ayes, 0 nays.

10. APPOINTED

Council Member Smith presented the following appointment for consideration:

- Jim Hope – Senior Citizen’s Advisory Committee

A vote was cast approving the appointment with 9 ayes, 0 nays.

11. CITIZEN COMMENTS: Terrie Kieper
Megan Sherman
Jim Hope

12. ADJOURN There being no further business to come before the City Council, Mayor Dodson adjourned the meeting at 8:01 p.m.

CITY OF GARLAND, TEXAS

/s/ Lori Barnett Dodson, Mayor

/s/ Eloyce René Dowl, City Secretary



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.a.

Meeting Date: 11/13/2018

Item Title: Engineering Services for King Mountain/Road Runner Transmission Line

Submitted By: Ross Owen, Director of Transmission & Distr

Bid Number: 0092-19

Purchase Justification:

This request is to provide Professional Engineering Services including design, field surveying, permitting, and environmental services for the King Mountain/Road Runner transmission line. The project includes design of a new single-circuit 345kV transmission line in Upton County and modification of the existing 345kV North McCamey to Odessa circuit that will be connected with the new King Mountain Switch. Burns & McDonnell will also provide an Environmental Assessment (EA) and a Certificate of Convenience and Necessity (CCN) Application for the proposed King Mountain 345kV Transmission Line project. An Optional Contingency is included for any additional work that may be required.

Evaluation:

Burns & McDonnell was selected as the Most Qualified firm for this project from a short list of engineering firms evaluated and ranked by published criteria in RFQ 0942-17.

Award Recommendation:

<u><i>Vendor</i></u>	<u><i>Item</i></u>	<u><i>Amount</i></u>
Burns & McDonnell	All	\$803,300.00
Optional Contingency		<u>46,115.00</u>
TOTAL:		\$849,415.00

Basis for Award: Most Qualified

Purchase Requisition #: 40651

Fiscal Impact

Total Project/Account: \$4,500,000
Expended/Encumbered to Date: 955
Balance: \$4,499,045

This Item: 849,415
Proposed Balance: \$3,649,630
Account #: 210-3599-3144401-7111

Fund/Dept/Project – Description and Comments:

Electric CIP / Transmission Lines - This request provides Professional Engineering Services including design, field surveying, permitting, and environmental services for the King Mountain/Road Runner transmission line. The project design includes a new single-circuit 345kV transmission line in Upton County and modification of the existing 345kV North McCamey to Odessa circuit that will be connected with the new King Mountain Switch. Funding for this project was previously approved by City Council on Budget Amendment No. 2 to the 2018 CIP at its September 4, 2018, meeting.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP
Fiscal Year: 2018
Document Location: Page E01

Budget Director Approval:	Ron Young	Approval Date: 11/02/2018
Purchasing Director Approval:	Gary L. Holcomb	Approval Date: 10/31/2018



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.b.

Meeting Date: 11/13/2018

Item Title: GP&L 200-Amp Underground Loop Replacements

Submitted By: Ross Owen, Director of Transmission & Distr

Bid Number: 1136-18

Purchase Justification:

This request is for the replacement of five underground loops to reduce cable failure on the GP&L distribution system. This project is part of the UG 200-Amp Loop Replacement CIP project. An Optional Contingency is included for any additional work that may be required.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Two bids were received and evaluated based on the published criteria of price, experience, safety, pre-bid meeting attendance and summation of breakdown sheet. Infratech Corporation received the highest evaluated score, offering the Best Value for the City.

Award Recommendation:

	<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Infratech Corporation		All	\$680,933.83
Optional Contingency			46,000.00
		TOTAL:	\$726,933.83

Basis for Award: Best Value

Purchase Requisition #: 40446

Fiscal Impact

Total Project/Account:	\$5,676,192
Expended/Encumbered to Date:	2,071,663
Balance:	\$3,604,529
This Item:	726,934
Proposed Balance:	\$2,877,595
Account #:	210-3299-3162501-7111

Fund/Dept/Project – Description and Comments:

Electric CIP Fund 210 / Distribution Lines - Underground - Replacement of five underground loops to reduce cable failures in GP&L's underground distribution system.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2018

Document Location: Page E09

Budget Director Approval: Ron Young

Approval Date: 11/02/2018

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 10/31/2018



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.c.

Meeting Date: 11/13/2018

Item Title: Main Street and Avenue A Alley Improvements Between Fifth and Seventh Streets

Submitted By: Michael Polocek, Engineering Director

Bid Number: 0142-19

Purchase Justification:

This request is to approve Change Order #1 for additional engineering design services for improvements to the storm sewer system in Fifth Street and Wastewater in Sixth Street. The storm sewer design will extend from the alley to State Street and connect with the storm sewer system that was improved as a part of the City Center Redevelopment project. Additional services include replacement of a Wastewater main that is currently under the Garland Furniture building and will be located in Fifth Street from the alley to Main Street. Additional design will be provided for 50 linear feet of Wastewater main and manholes in Sixth Street at the alley connection.

Evaluation:

R-Delta Engineers, Inc., was selected as the Most Qualified firm for this project from a short list of engineering firms evaluated and ranked by published criteria in RFQ 3617-13. This Change Order represents a 32.8% increase to the original contract that was awarded on February 8, 2018, in the amount of \$99,000.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
R-Delta Engineers, Inc.	All	\$32,500.00
TOTAL:		\$32,500.00

Basis for Award: Change Order

Purchase Requisition #: 40721

Fiscal Impact

Total Project/Account: \$7,606,141

Expended/Encumbered to Date: 3,567,095

Balance: \$4,039,046
This Item: 32,500
Proposed Balance: \$4,006,546
Account #: 261-4621-7101 and 230-4149-3215700-7101

Fund/Dept/Project – Description and Comments:

Stormwater / Local Flooding

261-4621-7101 \$27,000

Wastewater CIP / Relocation of Mains Prior to Paving

230-4149-3215700-7101 5,500

TOTAL \$32,500

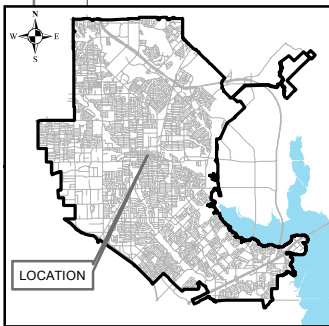
Attachments

Bid Recap
Location Map

Fiscal Reference:

Budget Type: Operating Budget
CIP
Fiscal Year: 2018-19
Document Location: Pages D-117 & WW07

Budget Director Approval: Ron Young Approval Date: 11/02/2018
Purchasing Director Approval: Gary L. Holcomb Approval Date: 10/31/2018



SIXTH

STATE

STORM SEWER

FIFTH

MAIN

WASTE WATER MAIN

WATER & PAVEMENT

SEVENTH

AVENUE A

AVENUE B



MAIN ST & AVE A ALLEY
IMPROVEMENTS
BETWEEN 5TH & 7TH STREETS

Scale: NTS
Date: 10/30/2018
Drawn: JW

File: DowntownAlley.mxd

Sheet
1
of
1

Not to Scale





**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.d.

Meeting Date: 11/13/2018

Item Title: Traffic Control Cabinets for Warehouse Inventory

Submitted By: Gary Holcomb, Purchasing Director

Bid Number: 0133-19

Purchase Justification:

This request is for the purchase of traffic control cabinets for Warehouse Inventory. These cabinets will be used to support the Transportation Department's CIP projects.

Evaluation:

These traffic control cabinets are available from Consolidated Traffic Controls, Inc., through the HGACBuy Cooperative Purchasing Contract PE-05-17. The cabinets include upgrades to the field input termination assembly, serial interface unit and manual control switch in the amount of \$12,825.00 that are not covered under HGACBuy. These upgrades are being performed by Consolidated Traffic Controls, Inc., to ensure all components are properly installed and fully operational prior to delivery. This will not only expedite the delivery, but also mitigate potential warranty issues.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Consolidated Traffic Controls, Inc.	All	\$356,508.00
TOTAL:		\$356,508.00

Basis for Award: Cooperative Purchase

Purchase Requisition #: 40710

Fiscal Impact

Total Project/Account: N/A
Expended/Encumbered to Date: N/A
Balance: N/A
This Item: \$356,508

Proposed Balance: N/A
Account #: 451-1300

Fund/Dept/Project – Description and Comments:

Street/Transportation CIP / Signal Equipment Modernizations

These cabinets will be purchased as Warehouse Inventory and expensed to the Traffic Signal Equipment Modernizations program, Account 624-1799-1562004-6071, as they are issued from the Warehouse.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP
Fiscal Year: 2018
Document Location: Page ST28

Budget Director Approval: Ron Young Approval Date: 11/01/2018

Purchasing Director Approval: Gary L. Holcomb Approval Date: 10/31/2018

[illegible]



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

3.a.

Meeting Date: 11/13/2018

Item Title: Z 18-40 City of Garland (District 4)

Submitted By: Will Guerin, Planning Director

Summary of Request/Problem

Zoning Ordinance Z 18-40 City of Garland

Recommendation/Action Requested and Justification

Consider adoption of attached ordinance.

Attachments

Z 18-40 Ordinance

Z 18-40 Exhibit A

Z 18-40 Exhibit B

Z 18-40 Exhibit C

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING A CHANGE IN ZONING FROM PLANNED DEVELOPMENT (PD) DISTRICT 77-08 FOR RETAIL USES, PLANNED DEVELOPMENT (PD) 86-15 DISTRICT FOR RETAIL USES, AND PLANNED DEVELOPMENT (PD) DISTRICT 83-12 FOR RETAIL USES TO PLANNED DEVELOPMENT (PD) DISTRICT FOR COMMUNITY RETAIL USES AND SINGLE-FAMILY-7 DISTRICT USES ON APPROXIMATELY 11 ACRES OF LAND LOCATED IN THE AREA GENERALLY KNOWN AS "THE TRIANGLE"; THAT IS EXTENDING FROM 5605 BROADWAY BOULEVARD TO LITTLE LANE, AND THOSE PARCELS WITH FRONTAGE ALONG ROBIN ROAD; PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; PROVIDING A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A NOTICE OF CONDITIONS OF COMPLIANCE CLAUSE; A SAVINGS CLAUSE, AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 8th day of October, 2018, the Plan Commission did consider and make recommendations on a certain request for approval of a Change in Zoning for Community Retail and Single-Family Detached Uses by **the City of Garland**; and

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

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

Section 1

The Garland Development Code is hereby amended by approving a Change In Zoning From Planned Development (PD) District 77-08 for Retail Uses, Planned Development (PD) 86-15 District for Retail Uses, and Planned Development (PD) District 83-12 for Retail Uses to Planned Development (PD) District for Community Retail Uses and Single-Family-7 District Uses on approximately 11 acres of land located in the area generally known as "The Triangle"; that is extending from 5605 Broadway Boulevard to Little Lane, and those parcels with frontage

ZONING FILE NO. Z 18-40

along Robin Road and being more particularly described in Exhibit A, attached hereto and made a part hereof.

Section 2

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

Section 3

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

Section 4

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

Section 5

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

Section 6

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

ZONING FILE NO. Z 18-40

Section 7

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

PASSED AND APPROVED this _____ day of _____, 2018.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File Z 18-40

Being 11± acres out of the J. Little Survey, Abstract No. 761, City of Garland, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a point, said point being the intersection of the south line of Little Lane (50' ROW) and the west line of Broadway Boulevard (100' ROW);

THENCE S 27° 30' E, 1505.4 feet along the west line of Broadway Boulevard;

THENCE S 62° 30' W, 128.8 feet to a point on the east line of Robin Road (50' ROW);

THENCE N 54° 45' W, 71.20 feet along the east line of said Robin Road;

THENCE N 44° 30' W, 1324.50 feet continuing along the east line of Robin Road to a point in the south line of Little Lane;

THENCE East, 580.60 feet along the south line of Little Lane to the Place of Beginning.

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 18-40

The subject properties are located in the area generally known as "The Triangle"; that is the properties indicated on the attached map, and extending from 5605 Broadway Boulevard to Little Lane, and those with frontage along Robin Road.

I. Statement of Purpose: The purpose of this Planned Development is to permit the development of Community Retail Uses and Single-Family Detached Uses.

II. Statement of Effect: This Planned Development 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 and Single-Family-7 (SF-7) District as set forth in Chapter 2 and Site Development Standards as set forth in Chapter 4 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.

IV. Detail Plan:

A. Community Retail (CR) District commercial properties along the frontage of Broadway Road, and except the access drive that extends between properties to Robin Lane, as reflected on Exhibit C, are required to apply for a Detail Plan for a public hearing.

B. Single-Family-7 (SF-7) District residential properties with frontage on Little Lane and Robin Road, including the access drive that extends between properties to Robin Lane, as reflected on Exhibit C, are required to apply for a Detail Plan for a public hearing.

V. Specific Regulations:

A. Permitted Uses and Development Standards:

- a. All use and development standards regulations of the Community Retail (CR) District shall apply to those properties with frontage to Broadway Road and 5495 Robin Road, which is currently allowed as a parking lot for commercial properties fronting onto Broadway Boulevard, and excluding the driveway from commercial (Braum's Ice Cream & Dairy) development to Robin Road, as reflected on Exhibit C, and except as specified below.
 - b. All use and development standard regulations of the Single-Family-7 (SF-7) District apply to those properties with frontage on Little Lane and Robin Road, including the driveway from Robin Road to commercial development (Braum's Ice Cream & Dairy), as reflected on Exhibit C.
- B. Community Retail (CR) District Rear Yard Setback:
The existing established building rear yard setbacks are allowed for future development.

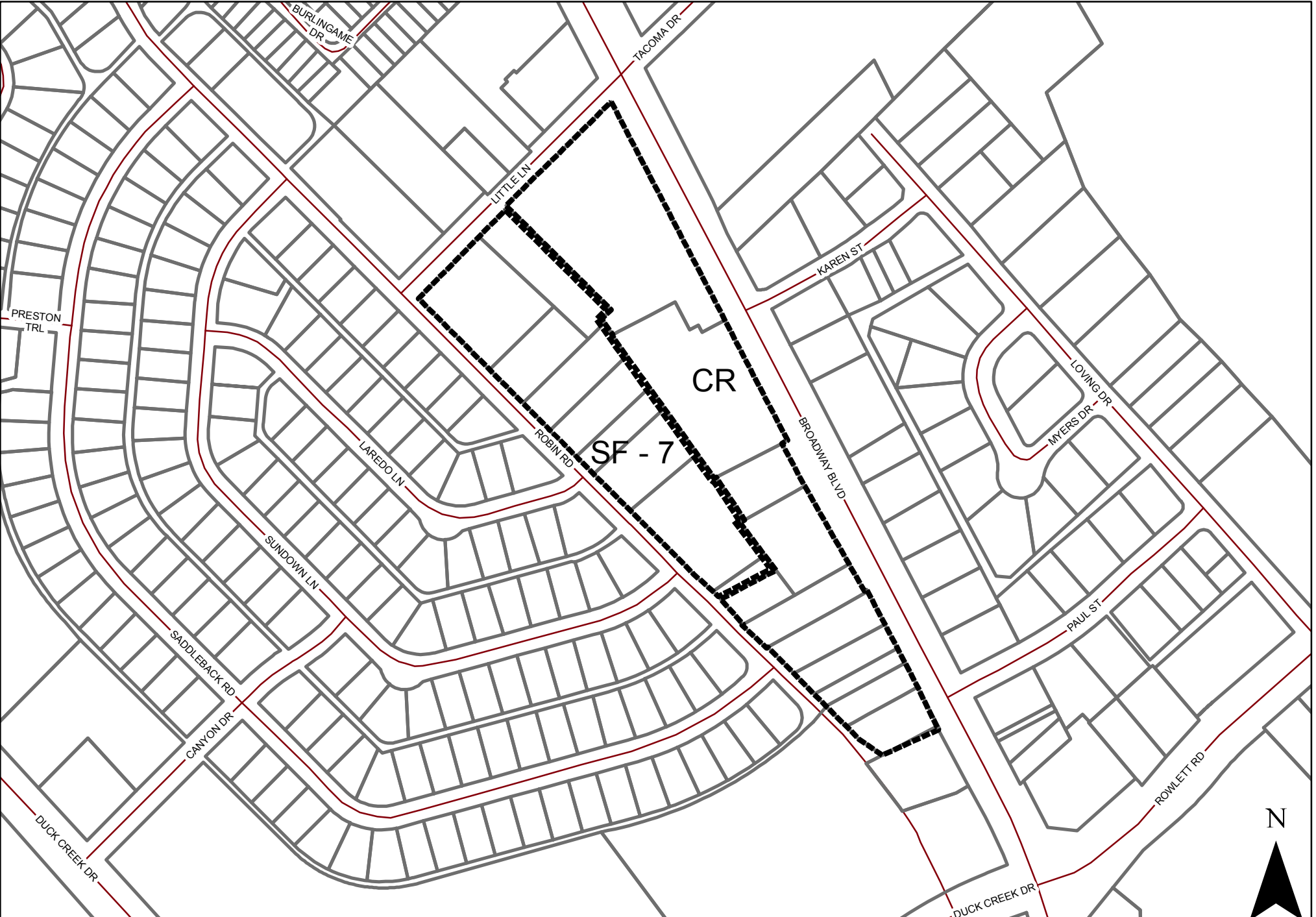


EXHIBIT C

0 150 300 Feet 1 inch = 265 feet	ZONING MAP Z 18-40	INDICATES AREA OF REQUEST
--	-----------------------------	--



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

4.

Meeting Date: 11/13/2018

Item Title: TXDOT Impaired Driving Mobilization (IDM) Grant 2019

Submitted By: Mitch Bates, Chief of Police

Summary of Request/Problem

Council is requested to adopt a resolution authorizing the City Manager to accept a State of Texas Department of Transportation (TxDOT) Selective Traffic Enforcement Program (STEP) – Impaired Driving Mobilization Grant related to Driving While Intoxicated (DWI) enforcement in the amount of \$15,045.32 for FY 2018 – 2019.

The required enforcement periods are scheduled to be conducted on the following dates:

Christmas/New Year's Wave – December 13, 2018 to December 31, 2018;

Spring Break Wave – March 8, 2019 to March 25, 2019;

Independence Day Wave – June 27, 2019 to July 14, 2019; and

Labor Day Wave – August 14, 2019 to September 2, 2019.

The grant will be utilized to provide a greater level of traffic safety for the citizens of the City of Garland. The goal of this grant is to increase the effective enforcement and adjudication of traffic safety-related laws; to reduce the overall number of fatal and serious crashes; and to reduce the number of DWI-related crashes, injuries, and fatalities.

This item was considered by Council at the November 5, 2018 Work Session.

Recommendation/Action Requested and Justification

Approve a resolution authorizing the City Manager to accept the State of Texas Department of Transportation (TxDOT) Selective Traffic Enforcement Program (STEP) – Impaired Driving Mobilization Grant for FY 2018 - 2019 in the amount of \$15,045.32.

Attachments

Resolution

RESOLUTION NO. _____

A RESOLUTION ACCEPTING A TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) SELECTIVE TRAFFIC ENFORCEMENT PROGRAM (STEP) - IMPAIRED DRIVING MOBILIZATION (IDM) GRANT IN THE AMOUNT OF \$15,045.32; AND PROVIDING AN EFFECTIVE DATE.

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

Section 1

That the Garland City Council hereby accepts a Texas Department of Transportation (TxDOT) Selective Traffic Enforcement Program - Impaired Driving Mobilization Grant in the amount of \$15,045.32 for the purpose of enforcing Driving While Intoxicated (DWI) violations during the following four (4) separate enforcement waves:

Christmas/New Year's Wave - December 13, 2018 to December 31, 2018; Spring Break Wave - March 8, 2019 to March 25, 2019; Independence Day Wave - June 27, 2019 to July 14, 2019; and Labor Day Wave - August 14, 2019 to September 2, 2019.

Section 2

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

PASSED AND APPROVED this the _____ day of _____, 2018.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

5.

Meeting Date: 11/13/2018

Item Title: Purchase of Single Family Property located at 2209 Sharon Drive

Submitted By: Mona Woodard, Neighborhood Services Administrator

Summary of Request/Problem

This request is to approve the purchase of the single family home located at 2209 Sharon Drive for the City of Garland's Housing and Community Services Department. This home is located in the Devonwood Park 2 Addition to the City of Garland and would utilize federal funding for rehabilitation in preparation for sale to a new, qualified, homebuyer upon completion.

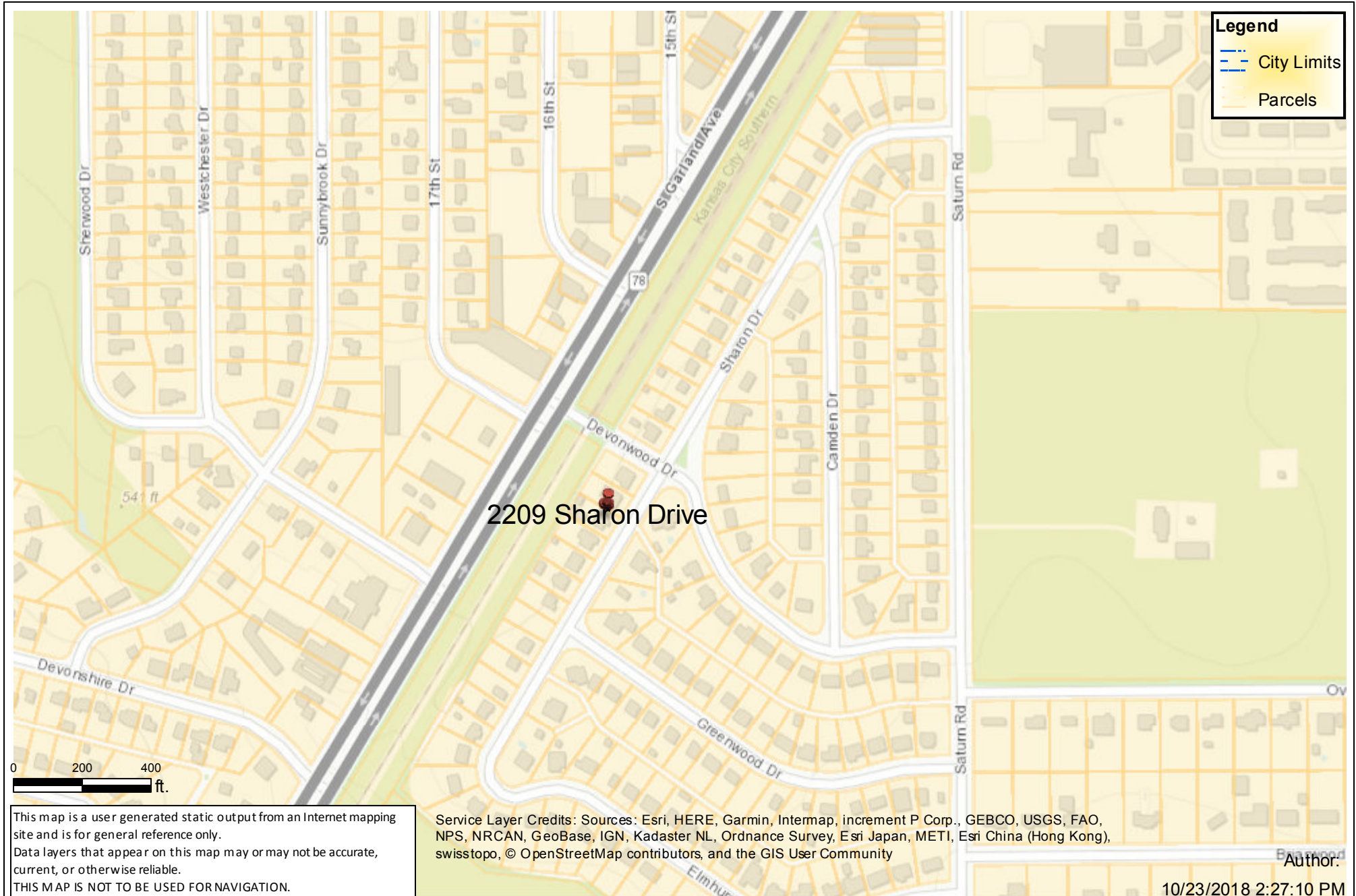
Recommendation/Action Requested and Justification

Staff recommends the approval of the purchase for the contract price of \$115,000.00.

Attachments

2209 SHARON DRIVE MAP

2209 Sharon Drive Map for Council Consideration





GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

6.

Meeting Date: 11/13/2018

Item Title: Consider a resolution to support the 2018 Homeland Security Grant Program (HSGP) Application

Submitted By: Kwa heri Harris, Emergency Management Coordinator

Summary of Request/Problem

Council is requested to consider a resolution approving the City of Garland 2018 Homeland Security Grant (HSGP) application. The Department of Homeland Security Grant Program (HSGP) is managed, at the state level, by the Texas Office of the Governor (OOG). A requirement mandated by OOG, in order to receive HSGP funding, is to have a Council approved resolution each year prior to receiving HSGP awarded funds.

Approving the resolution will assist the City of Garland with acquiring funding to help support public safety. This funding will be used to purchase resources that will support the Garland Special Weapons and Tactical (SWAT) Teams by purchasing 10 pairs of helmet mounted night vision goggles. The funding will also support the Garland Explosive Ordinance Disposal (EOD) Bomb Unit operations by providing bomb robot accessories. Finally, the funding will support the OEM by funding a staff position responsible for emergency operations planning sustainment.

Recommendation/Action Requested and Justification

Approve the resolution authorizing the Office of Emergency Management to submit the HSGP application and gain access to grant funding.

Attachments

2018 Homeland Grant Resolution

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE SUBMISSION OF A GRANT APPLICATION TO THE OFFICE OF THE GOVERNOR OF THE STATE OF TEXAS FOR CERTAIN PUBLIC SAFETY, LAW ENFORCEMENT, AHD HOMELAND SECURITY PROJECTS; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council finds it in the best interests of the citizens of Garland that the following projects be operated for the Fiscal Year of 2018 - 2019: 2018 Urban Area Security Initiative (UASI) and 2018 State Homeland Security Program (SHSP), both projects include Law Enforcement Terrorism Prevention Activities (LETPA). 2018 UASI Garland Emergency Management Planning Sustainment, 2018 UASI Garland EOD Unity Bomb Robot Acquisition (LETPA) and 2018 SHSP Garland SWAT Equipment Enhancement (LETPA); and

WHEREAS, the City Council agrees that in the event of loss or misuse of the Office of the Governor funds, the City assures that the funds will be returned to the Office of the Governor in full;

WHEREAS, the City Council designates the Director of the Garland Office of Emergency Management as the grantee's authorized official. The authorized official is given the power to apply for, accept, reject, alter or terminate the grant on behalf of the applicant agency.

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

Section 1

The City Council approves the submission of a grant application (whether one or more) for the following projects to the Office of the Governor: 2018 State Homeland Security Program (SHSP), both projects include Law Enforcement Terrorism Prevention Activities (LETPA). 2018 UASI Garland Emergency Management Planning Sustainment, 2018 UASI Garland EOD Unity Bomb Robot Acquisition (LETPA) and 2018 SHSP Garland SWAT Equipment Enhancement (LETPA)

Section 2

The City Council hereby designates the Director of the Garland Office of Emergency Management as the City's authorized official to act in all matters relating to the foregoing grant application(s) and that authorized official is hereby given the

power to apply for, accept, reject, alter or terminate the grant on behalf of the City.

Section 3

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

PASSED AND APPROVED this the ____ day of _____, 2018.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

Grant Numbers:

2982304

3679801

3324702



GARLAND PLANNING REPORT

City Council Regular Session Agenda

7.a.

Meeting Date: 11/13/2018

Item Title: Z 18-43 Monk Consulting Engineers, Inc. (District 6)

Submitted By: Nabiha Ahmed, Development Planner

REQUEST

Approval of a Specific Use Provision for a Truck/Bus Storage Use on a property zoned Industrial (IN) District.

OWNER

Ribelin Distributors, Inc.

PLAN COMMISSION RECOMMENDATION

On October 22, 2018 the Plan Commission, by a vote of eight (8) to zero (0), recommended approval of a Specific Use Provision for a Truck/Bus Storage Use for a period of twenty-five (25) years.

STAFF RECOMMENDATION

Approval of a Specific Use Provision for Truck/Bus Storage Use as proposed by the applicant.

BACKGROUND

The applicant requests approval of a Specific Use Provision that will allow the operation of a truck/bus storage use from the subject property. The Garland Development Code defines Truck/Bus Storage as an area for the temporary parking or long-term storage of operable (that is, no junked, wrecked, or inoperable) trucks, buses, RVs, trailers, boats, and other types of special and heavy load vehicles, owned by others, for a fee.

SITE DATA

The subject property contains approximately 3.42 acres with 305 lineal feet of frontage along Miller Park Drive. The site is accessed from Miller Park Drive.

USE OF PROPERTY UNDER CURRENT ZONING

The Industrial (IN) District is intended to provide for a wide range of industrial uses that are generally not compatible adjacent to residential neighborhoods, and may or may not be compatible with some nonresidential uses. Such uses include manufacturing, processing, assembling, research and development, and warehousing and distribution. The Industrial (IN) District also accommodates support services for industrial development such as office, commercial, personal and professional services, and limited retail activities.

CONSIDERATIONS

1. The subject property is currently undeveloped. The applicant requests to build a 689 square-foot, 1-story building to use as a general office and twenty-six (26) parking spaces for semi-truck trailers. The semi-truck trailers will be moved in and out periodically. The general office would operate from Monday to Sunday from 7:00 a.m to 7:00 p.m.
2. The Garland Development Code requires screening of heavy vehicles in nonresidential loading areas. For heavy load vehicle loading areas located adjacent to a public streets designated as Type E, F or G on the City's adopted Major Thoroughfare Plan (or a smaller street), acceptable screening from the street may be accomplished by a coated chain-link fence with a continuous row of evergreen, high-level screening shrubs. The applicant will provide a coated chain-link fence with high level screening shrubs along Miller Park Drive to screen the semi-truck trailers from the public right-of-way.
3. The proposed use requires a minimum of three (3) parking spaces for the general office. The subject property will provide three (3) parking spaces for the general office.
4. The design of the building (Exhibit E) is required to comply with the following Garland Development Code requirements:
 - All building elevations are required to consist of at least eighty (80) percent masonry per Section 4.83(A).
 - At least two (2) different exterior construction materials must be applied on facades visible from the streets per Section 4.83(A).
 - At least six (6) of the twelve (12) architectural elements listed in Section 4.83(B) must be incorporated into the design of the building.

The building design complies with the aforementioned design requirements.

5. A Specific Use Provision for Restaurant, Drive-Through for twenty-five (25) years is requested by the applicant.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Industry Center for the subject property. Industry Centers provide a cluster of trade and industry that cumulatively employ large numbers of people. Operations may include such elements as semi-truck traffic, loading docks, and outdoor storage. Overall, the architecture, character, scale, and intensity should be compatible with adjacent development types. Industry centers range in scale and intensity based on the surrounding vicinity and may consist of one or more buildings.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The subject property is located within an area that is primarily zoned Industrial (IN) District and developed with buildings that are currently utilized for manufacturing, light industrial and heavy commercial uses. The nature of the surrounding area is currently primarily heavy commercial and industrial; therefore, the subject property is suitable for the operation of truck/bus storage.

Attachments

Z 18-43 Location Map
Z 18-43 Exhibit B
Z 18-43 Exhibits C-E
Z 18-43 R&M
Z 18-43 Responses
Z 18-43 Staff Presentation

City Manager Approval:
René Dowl

Approval Date:
11/08/2018

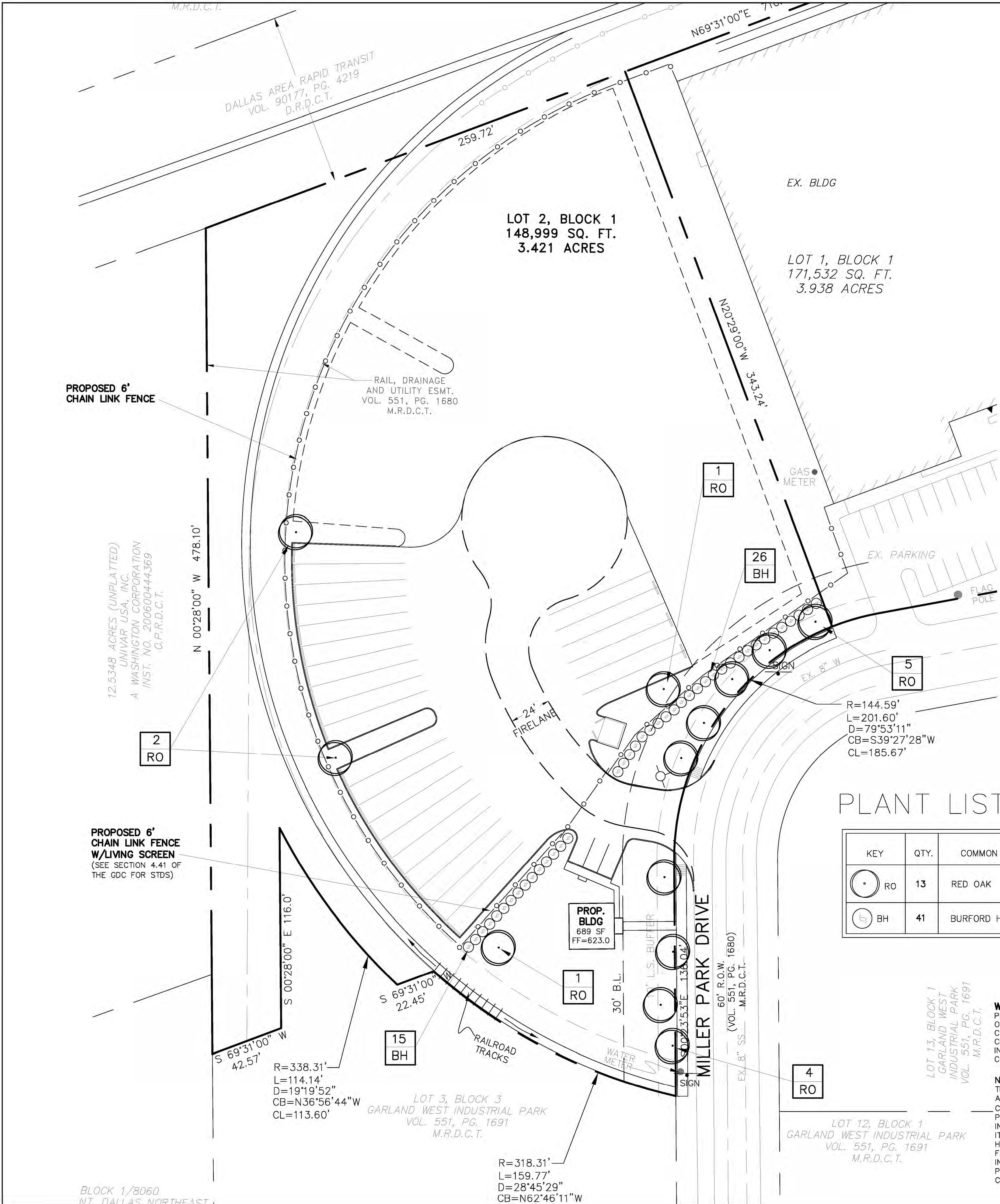


SPECIFIC USE PROVISION CONDITIONS

ZONING FILE 18-43

3877 Miller Park Drive

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to permit a Truck/Bus Storage Use subject to conditions.
- 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 Industrial (IN) District as set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Specific Regulations:**
- A. Time Period: The Specific Use Provision shall be in effect for period of twenty-five (25) years.
 - B. Site Plan: Development shall be in general conformance with the site plan labeled Exhibit C.
 - C. Screening and Landscaping: Screening and Landscaping shall conform to the layout reflected in Exhibit D.
 - D. Building Elevations: Building elevations shall conform to the elevations reflected on Exhibit E.
 - E. Parking: At least three (3) parking spaces shall be provided for the Office, General and a maximum of twenty-six (26) parking spaces shall be provided for the Truck/Bus Storage.



**** NOTICE TO CONTRACTORS ****

TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY PERFORMED BY **CBG SURVEYING, INC.** OF DALLAS, TEXAS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY, IN WRITING, OF ANY DISCREPANCIES OR OMISSIONS TO THE TOPOGRAPHIC INFORMATION. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR CONFIRMING THE LOCATION (HORIZONTAL/VERTICAL) OF ANY BURIED CABLES, CONDUITS, PIPES, AND STRUCTURES (STORM SEWER, SANITARY SEWER, WATER, GAS, TELEVISION, TELEPHONE, ETC.) WHICH IMPACT THE CONSTRUCTION SITE. THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY DISCREPANCIES ARE FOUND BETWEEN THE ACTUAL CONDITIONS VERSUS THE DATA CONTAINED IN THE CONSTRUCTION PLANS. ANY COSTS INCURRED AS THE RESULT OF NOT CONFIRMING THE ACTUAL LOCATION (HORIZONTAL/VERTICAL) OF SAID CABLES, CONDUITS, PIPES, AND STRUCTURES SHALL BE BORNE BY THE CONTRACTOR. ADDITIONALLY, THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY ERRORS OR DISCREPANCIES ARE FOUND ON THE CONSTRUCTION DOCUMENTS, WHICH NEGATIVELY IMPACT THE PROJECT. ENGINEER AND OWNER SHALL BE INDEMNIFIED OF PROBLEMS AND/OR COST WHICH MAY RESULT FROM CONTRACTOR'S FAILURE TO NOTIFY ENGINEER AND OWNER.

- NOTES:**
- 1) ALL WORK MUST CONFORM TO CITY OF GARLAND & NCTCOG STANDARDS AND DETAILS.
 - 2) ALL WORK IN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO CITY OF GARLAND "RIGHT-OF-WAY MANAGEMENT ORDINANCE No.5504" STANDARDS AND DETAILS
 - 3) SEE DETAILS SHEETS FOR PRIVATE DETAILS. ALL PRIVATE DETAILS ARE SUPERSEDED BY STANDARD CITY DETAILS.
 - 4) ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - 5) ALL SCREENING WALLS SHALL COMPLY WITH THE SCREENING WALL DETAILS OF THE "CITY OF GARLAND ENGINEERING DEPT. STANDARD DETAILS, 2006" AS AN ALTERNATIVE, AN EQUIVALENT SCREENING WALL PLAN, DESIGNED BY A STATE OF TEXAS PROFESSIONAL ENGINEER, MAY BE SUBMITTED TO THE BUILDING INSPECTION DEPT. FOR REVIEW AND APPROVAL.

LANDSCAPE DATA:

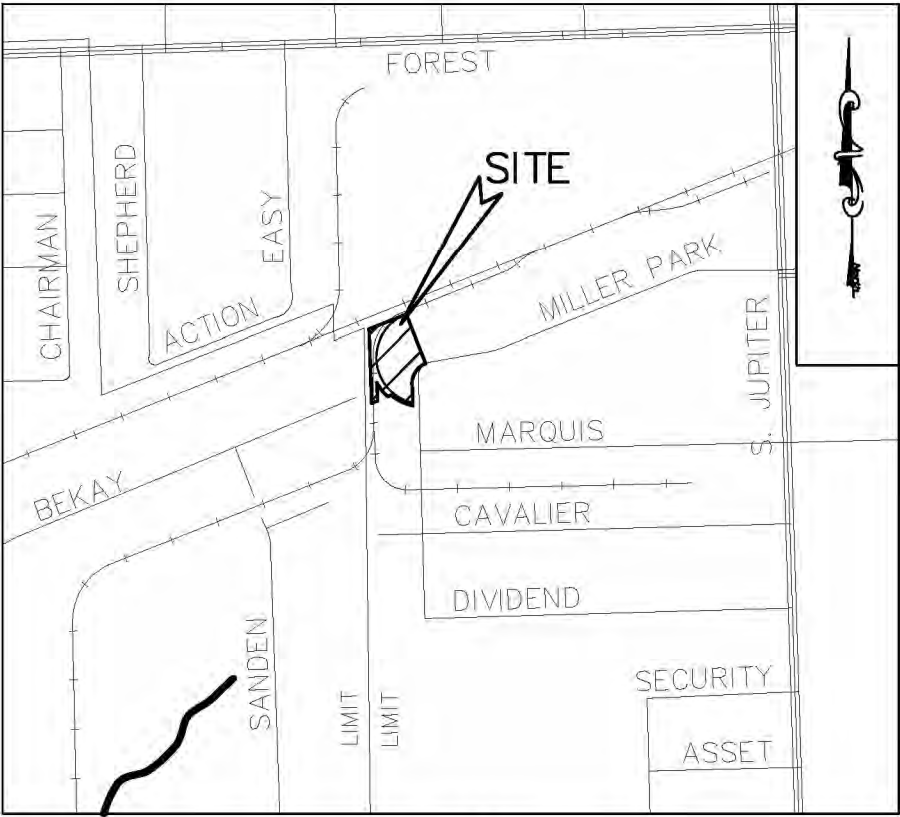
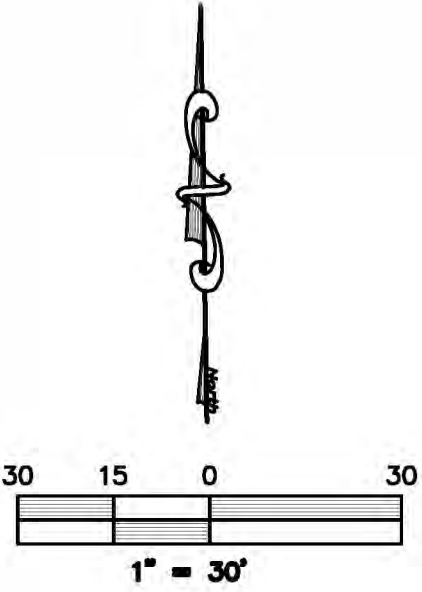
LOT AREA:
3.42 Acres, 148,999 sq. ft.
LANDSCAPE AREA:
Required:14,899 sq.ft.
Provided:109,106 sq.ft.
FRONTAGE TREES:
Required:9 (1/30LF)
Provided:9
PARKING TREES:
Required:1/65' of parking
Provided:4
LS BUFFER:
Required:10' along frontage

PLANT LIST

KEY	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
RO	13	RED OAK	Quercus virginiana	Minimum 6" caliper; 10'-12' ht.	Nursery-grown B&B, full head, single trunk
BH	41	BURFORD HOLLY	Ilex cornuta "Burfordii"	Minimum 8' ht at time of planting	Full; plant 72" o.c.

WARNING:
PRIOR TO THE BEGINNING OF ANY CONSTRUCTION OR CONSTRUCTION STAKING, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT THE CIVIL ENGINEER TO ENSURE THAT ALL PARTIES ARE IN POSSESSION OF THE MOST CURRENT SET OF CONSTRUCTION DOCUMENTS.

NOTE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION OF ALL EXISTING UTILITIES AND EASEMENTS PRIOR TO START OF OPERATIONS. CONTRACTOR WILL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO STARTING THE WORK. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO START OF CONSTRUCTION. TAKE THE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.



VICINITY MAP
NOT TO SCALE

LEGEND

- = PROPERTY LINE
- EX. SS = EXISTING SANITARY SEWER LINE
- EX. W = EXISTING WATER LINE
- ⊙ = EXISTING GAS MANHOLE
- ⊙ FH = EXISTING FIRE HYDRANT
- WM = EXISTING WATER METER
- PP = EXISTING POWER POLE
- LP = EXISTING LIGHT POLE
- ⊙ = EXISTING STORM MANHOLE
- ⊙ = EXISTING SS MANHOLE
- ⊙ = PROPOSED SS MANHOLE
- ⊙ = PROPOSED FIRE HYDRANT
- ⊙ = PROPOSED FIRE DEPT CONNECTION
- ⊙ = PROPOSED DETECTOR CHECK VALVE
- EXIST. or EX. = EXISTING
- PROP. = PROPOSED
- LS = LANDSCAPE
- RCP = REINFORCED CONCRETE PIPE
- min = MINIMUM
- max = MAXIMUM

ONLY DRAWINGS STAMPED "RELEASED FOR CONSTRUCTION" BY THE CITY OF GARLAND TO BE USED FOR CONSTRUCTION.



CASE # 180724-2

PRELIMINARY LANDSCAPE PLAN

STAR MILLER PARK DRIVE

**3877 MILLER PARK DRIVE
REBELIN-PARK ADDITION
LOT 2, BLOCK 1, 3.42 Acres**
City of Garland, Dallas County, Texas

developer/contractor

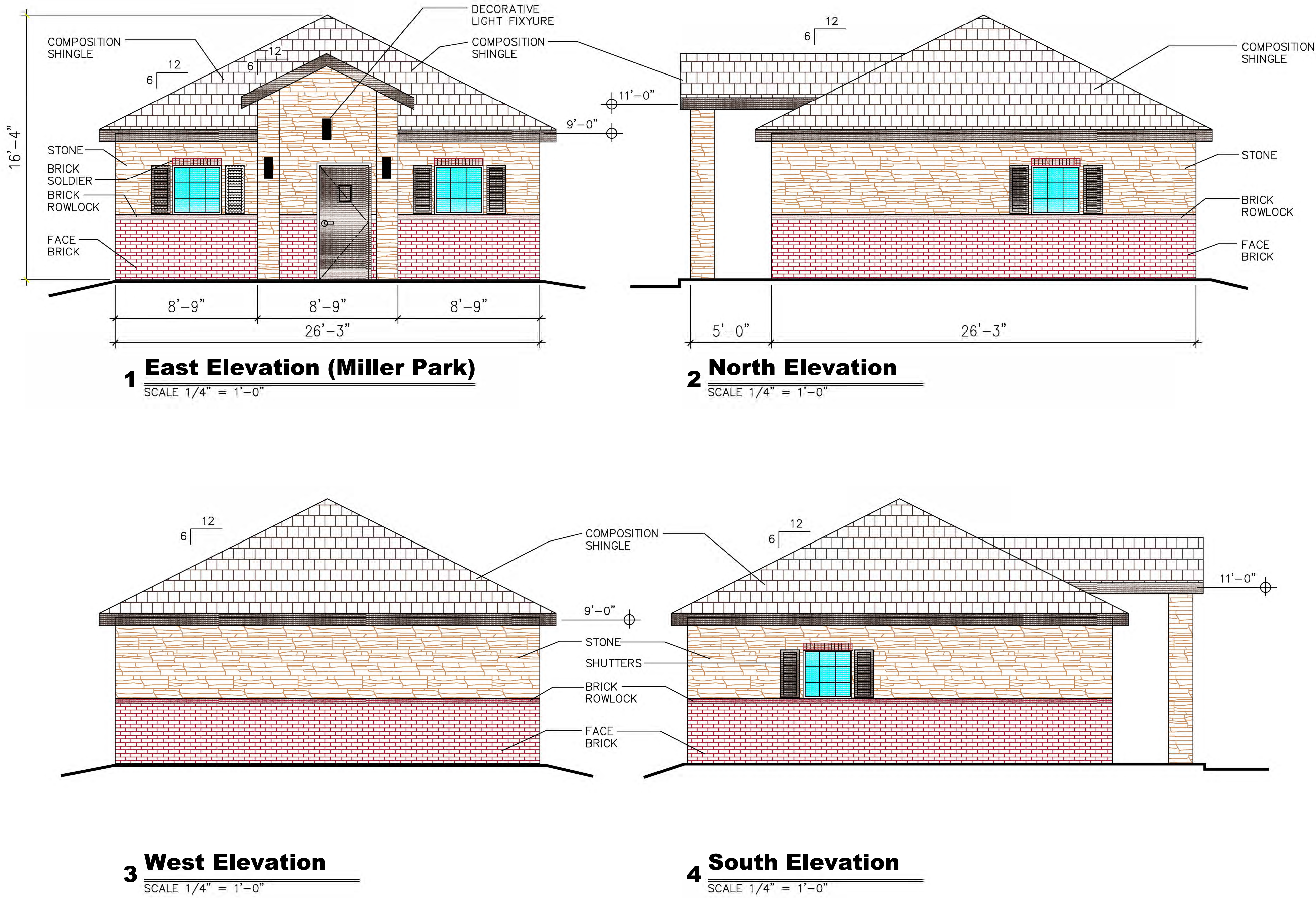
37 STARS REALTY, LLC
12101 Greenville Ave N. ste 102,
Dallas, Texas 75243
Contact: Moses NeGusse 972) 743-1223

prepared by

MONK CONSULTING ENGINEERS
1200 W. State Street, Garland Texas 75040
972 272-1765 Fax 972 272-8761

© 2018 Monk Consulting Engineers, Inc., All Rights Reserved
PROJECT NO.: 2018-11 REG. NO.: F-2567

date: 10/12/18 scale: 1"=30' sheet: **L101**



Park Bench (Located on North Side of building)
Refer to site Plan for location



Material Information

East Elevation	
Brick	45 %
Stone	55 %
Masonry %	100 %
North Elevation	
Brick	54 %
Stone	46 %
Masonry %	100 %
West Elevation	
Brick	54 %
Stone	46 %
Masonry %	100 %
South Elevation	
Brick	60 %
Stone	40 %
Masonry %	100 %

Articulations

Not required under 30'

Architectural Elements

- (c) Divided Light Windows
- (g) Recessed Entries
- (e) Shutters
- (i) Bench for outdoor seating
- (n) Varied Roof Heights
- (j) Distinctive Lighting Fixture

CASE # 180724-2		
ELEVATIONS		
STAR MILLER PARK 3877 MILLER PARK DRIVE		
REBELIN-PARK ADDITION LOT 2, BLOCK 1, 3.42 Acres City of Garland, Dallas County, Texas developer/contractor		
37 STARS REALTY, LLC 12101 Greenville Ave N. ste 102, Dallas, Texas 75243 Contact: Moses NeGusse 972) 743-1223		
prepared by MONK CONSULTING ENGINEERS 1200 W. State Street, Garland Texas 75040 972 272-1763 Fax 972 272-8781		
© 2018 Monk Consulting Engineers, Inc., All Rights Reserved PROJECT NO.: 2018-11 REG. NO.: F-2567		
date:	scale:	sheet:
10/4/18	1/4"=1'-0"	A101

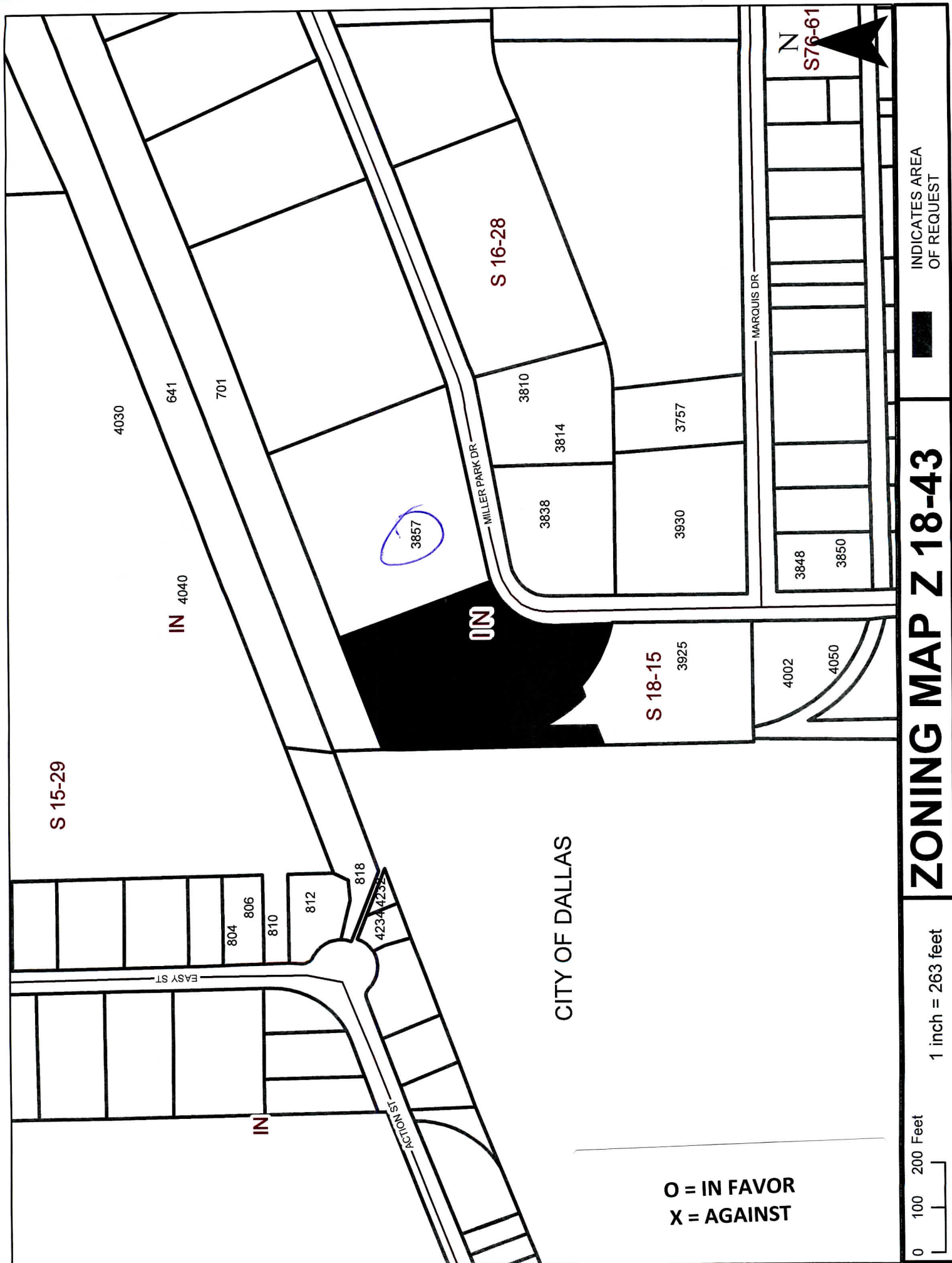
REPORT & MINUTES

P.C. Meeting, October 22, 2018

Consideration of the application of **Monk Consulting Engineers, Inc.**, requesting approval of a Specific Use Provision for a Truck/Bus Storage use. This property is located at 3877 Miller Park Drive. (District 6) (File Z 18-43)

Representing the applicant, Charles Voight, 200 West State Street, Garland, Texas 75040 was available for questions. There were no questions of this applicant.

Motion was made by Commissioner Williams, seconded by Commissioner Hedrick to **approve** the request per staff recommendation. **Motion carried: 8 Ayes, 0 Nays.**



**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:** Monk Consulting Engineers, Inc.**File Z 18-43**

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 **Monk Consulting Engineers, Inc.**, requesting a Specific Use Provision for a Truck/Bus Storage. The property is shown on the enclosed sketch and is described as follows:

Being part of Lot 4, Block 3, in Garland West Industrial Park, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof, recorded in Volume 551, Page 1680, Map Records, Dallas County, Texas, same being all Tracts 1 and 2 of land conveyed to Ribelin Distributors, Inc., by deed recorded in Volume 77086, Page 3033, Deed Records of Dallas County, Texas, and being Tract 3 of land conveyed to Ribelin Distributors, Inc. by deed recorded in Volume 77248, Page 228, Deed Records, Dallas County, Texas. **This site is located at 3877 Miller Park Drive. (District 6)**

Note: The applicant requests approval of a Specific Use Provision to allow for the construction of one (1) office building and twenty-six (26) parking spaces for semi-truck trailer storage (parking) use on a 3.42-acre lot.

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 East 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.

(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

Printed Name

Address

City, State

Zip

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

Signature

Title

Date:



GARLAND

October 10, 2018

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

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APPLICANT: Monk Consulting Engineers, Inc.

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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

Harris Hill Administration Building

Printed Name

501 S. Jupiter Road

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

Z 18-43

Approval of a Specific Use Provision for Truck/Bus Storage on a property zoned Industrial (IN) District.

**City Council Meeting
November 13, 2018**



GARLAND

TEXAS MADE HERE



Case Information

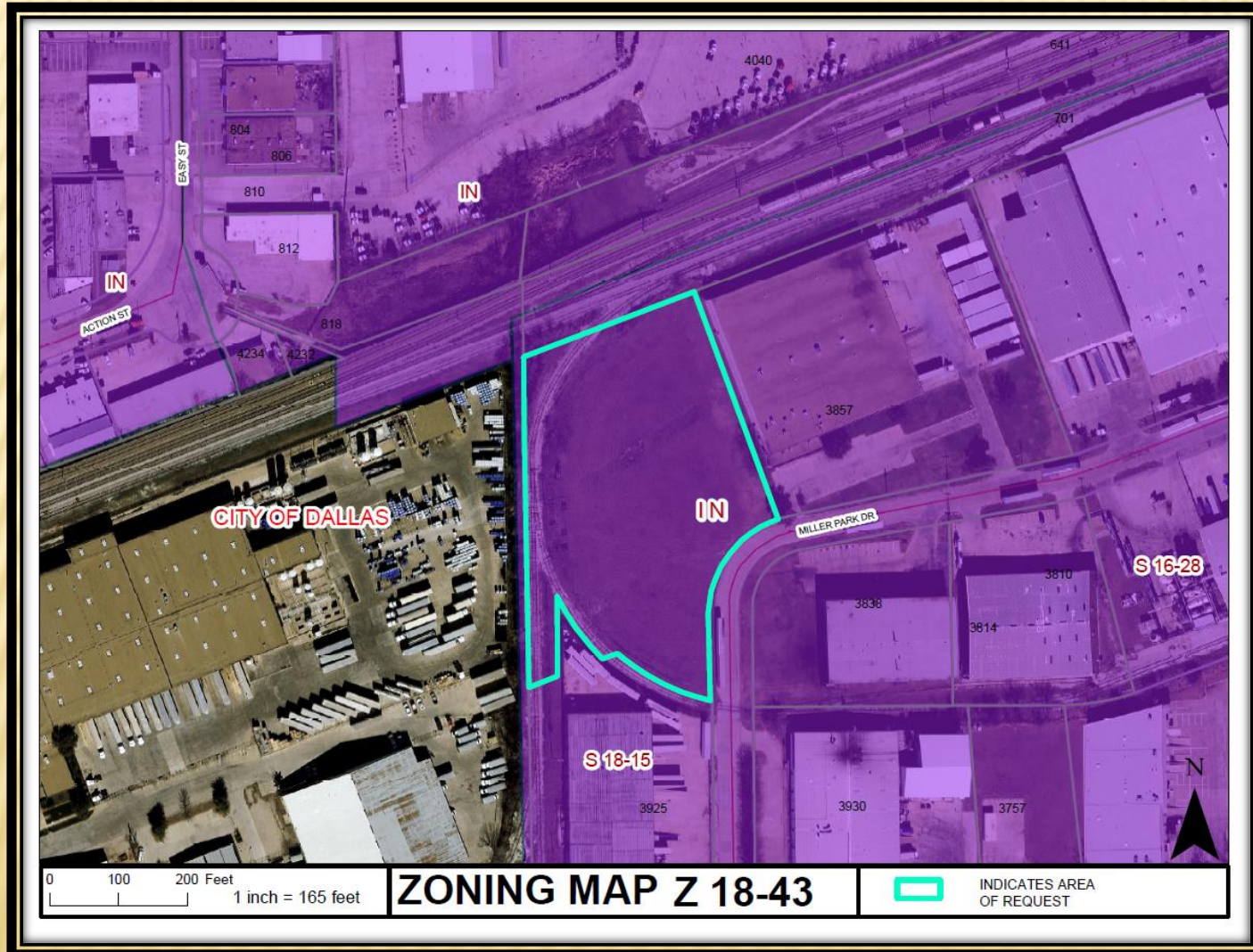
Location: 3877 Miller Park Drive

Applicant: Monk Consulting Engineers, Inc.

Acreage: 3.42

Zoning: Industrial (IN) District

Location Map



Images



Looking at the subject site from Miller Park Drive



Looking east of subject site from Miller Park Drive



Looking south of subject site from Miller Park Drive



SUP FOR 25 years (Site Plan):

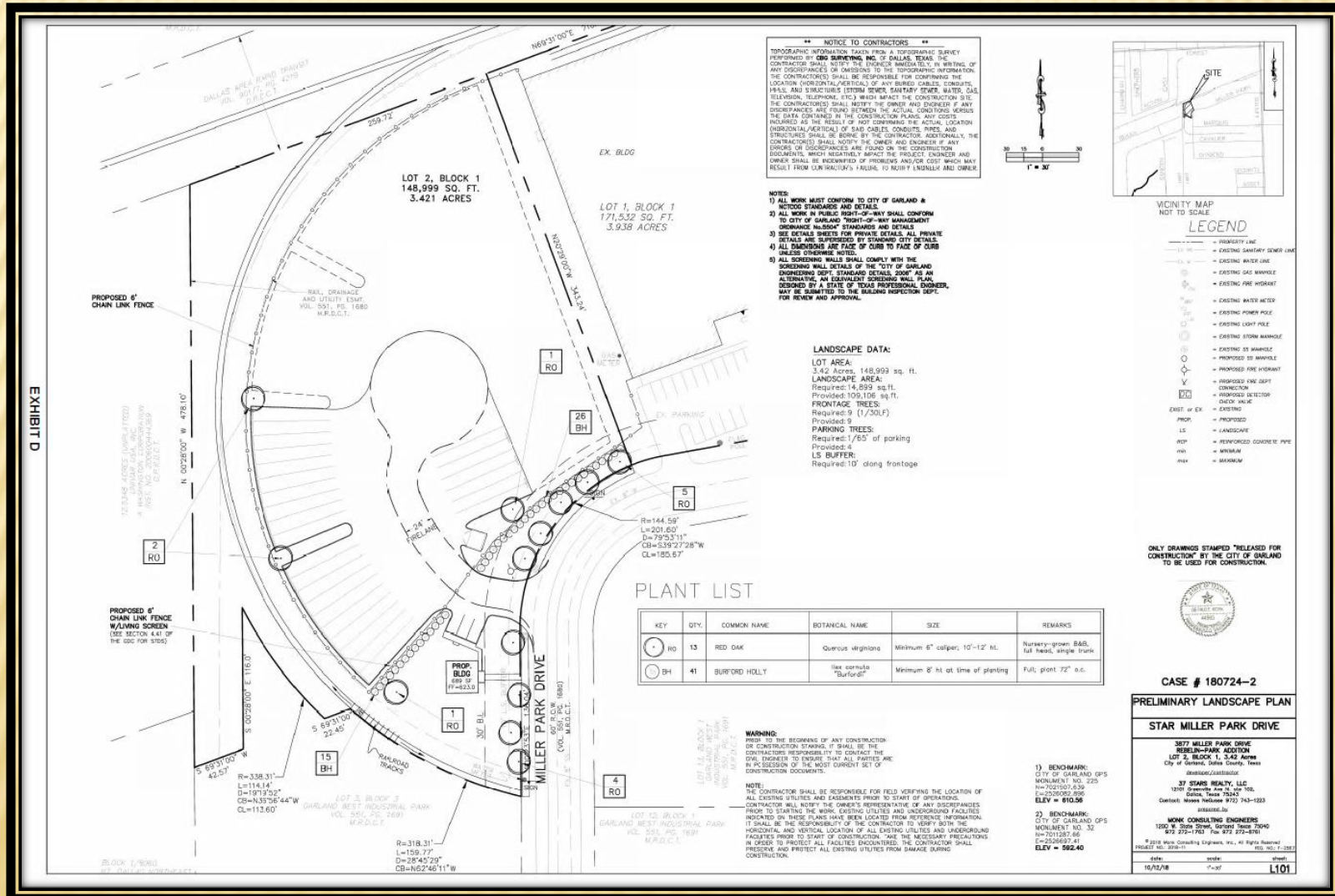




GARLAND
TEXAS MADE HERE

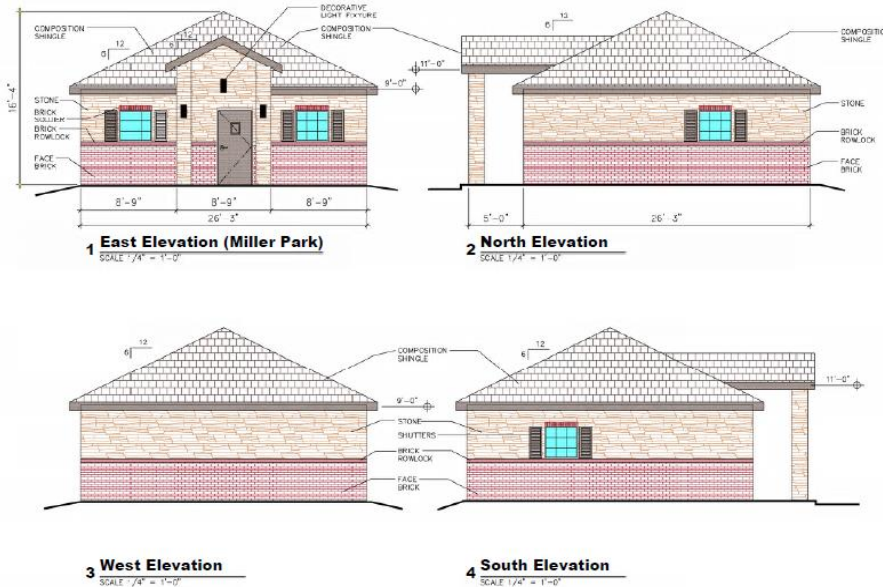
Considerations

Landscape Plan:



Considerations

Building Elevations Plan:



Material Information

East Elevation	
Brick	45 %
Stone	55 %
Masonry %	100 %
North Elevation	
Brick	54 %
Stone	46 %
Masonry %	100 %
West Elevation	
Brick	54 %
Stone	46 %
Masonry %	100 %
South Elevation	
Brick	60 %
Stone	40 %
Masonry %	100 %

Articulations

Not required under 30'

Architectural Elements

- (c) Divided Light Windows
- (g) Recessed Entries
- (e) Shutters
- (i) Bench for outdoor seating
- (a) Varied Roof Heights
- (j) Distinctive Lighting Fixture

Park Bench (Located on North Side of building)
Refer to site Plan for location



CASE # 180724-2

ELEVATIONS

STAR MILLER PARK
3877 MILLER PARK DRIVE

HERBEN PARK RESIDENCE
LOT 2, BLOCK 1, 3-42 Avenue
City of Garland, Dallas County, Texas
garland@starline.com

37 STARS REALTY, LLC
1709 University Ave & Hwy 158
Dallas, Texas 75242
Contact: Sharon Williams 972/748-1225

DESIGNED BY
JAMES W. WILSON ARCHITECTS
100.5 East Park Avenue, Suite 200
Frisco, TX 75034

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REVISION: 1/1/2014

DATE: 1/1/2014

SCALE: 1/4" = 1'-0"

PROJECT: A101

Comprehensive Plan

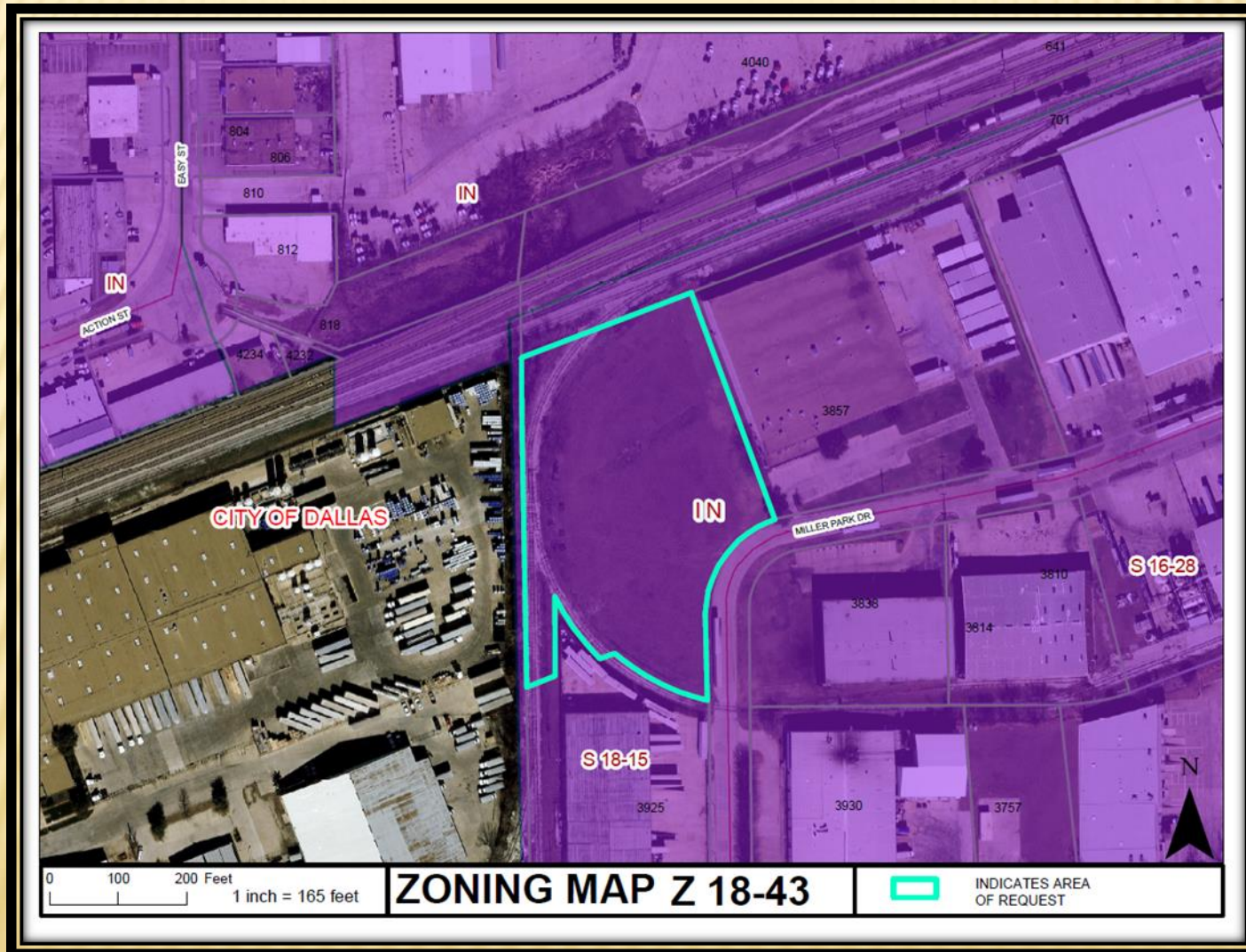
The Future Land Use Map of the Envision Garland Plan recommends Industry Center for the subject property.

Industry Centers provide a cluster of trade and industry that cumulatively employ large numbers of people. Operations may include such elements as semi-truck traffic, loading docks, and outdoor storage. Overall, the architecture, character, scale, and intensity should be compatible with adjacent development types. Industry centers range in scale and intensity based on the surrounding vicinity and may consist of one or more buildings.



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Surrounding Land Uses



Z 18-43