



GARLAND

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
July 10, 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.

Strategic Focus Areas

In November 2017, Council adopted ten Key Focus Areas reflecting the attributes they want to accurately describe the Garland community.

- Growing Economic Base**
- Commercially Thriving Downtown**
- Well-Maintained City Infrastructure**
- Enhanced Quality of Life Through Amenities, Arts, and Events**
- Safe Community**
- Vibrant Neighborhoods and Commercial Center**
- Reliable, Cost Efficient Utility Services**
- Customer-Focused City Services**
- Sound Governance and Finances**
- Future-Focused City Organization**

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 June 19, 2018 Regular Meeting.
2. Consider approval of the following bids:
 - a. Sanitary Sewer Line Rehabilitation Bid No. 0799-18

Insituform Technologies, LLC \$1,023,385.00

This request is to provide trenchless rehabilitation of an existing forty-eight inch sanitary sewer line.
 - b. End Dump Trailers for Environmental Waste Services Bid No. 0742-18

Texoma Mfg., LLC \$430,404.00

This request is to purchase four replacement and two new End Dump Trailers for Environmental Waste Services to use in their daily operations.

c. Traffic Controllers for Warehouse Inventory Bid No. 0832-18

Texas Highway Products, LTD \$251,378.00

This request is for the purchase of intersection traffic controllers for Warehouse inventory.

d. Engineering Design Services for GP&L Naaman Substation Rebuild Bid No. 0845-18

Black & Veatch Corporation \$337,200.00
Optional Contingency 33,800.00
TOTAL: \$371,000.00

This request is to obtain engineering design services for the rebuild of the 138 kV portion of the GP&L Naaman Substation. Due to the complex nature of the project, an Optional Contingency is included for any additional work that may be required.

e. Water Tank Trucks for Street Department Bid No. 0884-18

Grande Truck Center \$425,579.00

This request is to purchase three replacement Water Tank Trucks for the Street Department to use in their daily operations.

f. Ambulances for Garland Fire Department Bid No. 0879-18

Mac Haik Dodge \$912,862.96

This request is to purchase two replacement and two new Ambulances for the Garland Fire Department to use in their daily operations.

g. Police Uniforms and Rain Gear Bid No. 0893-18

Galls \$126,631.20

This request is to purchase Officer Uniforms and Rain Gear for the Garland Police Department to use in their daily operations.

h. Zoll X-Series EKG Cardiac Monitor/Defibrillators **Bid No. 0883-18**

Zoll Medical Corporation **\$120,718.71**

This request is to purchase three Zoll X-Series EKG Cardiac Monitor/Defibrillators for the Garland Fire Department to use in their daily operations.

i. Bridge Remediation - Group 1B **Bid No. 0669-18**

Joe Funk Construction, Inc. **\$1,535,211.05**

This request is to provide for Bridge Inventory, Inspection, and Appraisal Program (BRINSAP) repairs to five bridges crossing Duck Creek, Spring Creek, Rowlett Creek, and a tributary to Duck Creek.

j. Alley Improvements - Phase 2B **Bid No. 0718-18**

KIK Underground, LLC **\$976,301.75**

This request is to reconstruct four concrete alleys: Andover Drive/Cripple Creek Drive alley (Waldorf Drive to Manchester Drive); Blossom Road/Sheridan Drive alley (Blossom Road to West Kingsley Road); Briar Way/Ravencroft Drive alley (Broadmoor Drive to Northwest Highway); and the Douglas Drive/Lexington Drive alley (Saturn Road to Charleston Drive).

k. Bridge Remediation - Phase 1A **Bid No. 0668-17**

Gibson & Associates, Inc. **\$78,922.00**

This request is to provide for the construction of wastewater manholes at the Jupiter Road bridge over Duck Creek, as shown in the attached Location Map.

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.

3. Consider the Appointment of a Mayor Pro Tem and Deputy Mayor Pro Tem

Council is requested to consider the appointment of a Mayor Pro Tem and if so desired a Deputy Mayor Pro-Tem.

4. Consider by minute action the appointment of a City of Garland representative to the Texas Municipal Power Agency Board of Directors.

At the July 9, 2018 Work Session, Council interviewed candidates interested in being appointed as the City of Garland's representative to the Texas Municipal Power Agency Board of Directors for a two-year term beginning July 10, 2018.

5. Consider a resolution of the City Council of the City of Garland, Texas, nominating Epiroc Drilling Solutions LLC to the Office of the Governor, Economic Development and Tourism through the Economic Development Bank for designation as an Enterprise Project ("Project") under the Texas Enterprise Zone Program under the Texas Enterprise Zone Act, Chapter 2303, Texas Government Code ("Act").

Council is requested to approve the staff recommendation for the Texas Enterprise Zone nomination.

6. Hold a public hearing on:

a. Consider the application of The Dimension Group, requesting approval of a Specific Use Provision for a Fuel Pumps, Retail Use. The property is located at 806 West Centerville Road. (File No. Z 18-26, District 5)

BEING an approximate 0.517-acre tract of land situated in the Theophalus Thomas Survey, Abstract No. 1461, City of Garland, Dallas County, Texas and being all of Lot 1, Block A , Phillips Addition, an addition to the City of Garland, Dallas County, Texas according to the plat thereof recorded in Volume 68176, Page 232, Deed Records, Dallas County, Texas (D.R.D.C.T.) and also being all of the same tract of land as described in deed to Zaz, Inc., recorded in Instrument No. 20080067239, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.). Approval of the request would allow the demolition of the existing convenience store with fuel sales and the development of a new convenience store with fuel sales.

7. Consider appointments to Boards and Commissions.

Board members are selected for two-year terms by the City Council in August. Terms are usually staggered whereby at least half of the membership has board experience. Board members are appointed based on qualifications.

Council Member Robert Vera

- Caleb Ernst - Citizens Environmental and Neighborhood Advisory Committee

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 ITEM SUMMARY SHEET**

City Council Regular Session Agenda

1.

Meeting Date: July 10, 2018

Item Title: Minutes June 19

Submitted By: Rene Dowl, City Secretary

Summary of Request/Problem

Consider approval of the minutes of the June 19, 2018 Regular Meeting.

Recommendation/Action Requested and Justification

Attachments

Minutes June 19

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, June 19, 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	David Gibbons
	Council Member	Deborah Morris
	Council Member	Jerry Nickerson
	Council Member	Jim Bookhout
	Council Member	Rich Aubin
	Council Member	Robert Vera
	Council Member	Scott LeMay
	Council Member	Robert Smith

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

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 Nickerson to approve the Consent Agenda as presented, with the exception of Item 4, seconded by Council Member LeMay, to approve items 1, 2a, 2b, 2c, 2d, 2e, 2f, 3, 5 and 6. Motion carried, 9 ayes, 0 nays.

Item 4 was pulled for further discussion by Council Member Aubin.

1. APPROVED** Approval of the Minutes of the June 5, 2018 Regular Meeting.

2a. APPROVED** Bid No. 0432-18 awarded to Godfrey's Associates, Inc. in the amount of \$117,525.00 for the Library Master Plan.

This request is to update the Library's Master Plan for the Nicholson Memorial Library System. The Plan includes an assessment of community demographics, an analysis of the projected effects of future trends and technologies on library services and identification of library services needs of the community. Deliverables include a strategic plan, a facilities plan, a staffing plan and a technology plan.

2b. APPROVED**

Bid No. 0815-08 awarded to Gupta & Associates, Inc. in the amount of \$469,501.00, which includes an optional contingency of \$24,000.00, for a total bid of \$493,501.00 for Engineering Services for Emergency Standby Generator Upgrades.

This request is to provide engineering assessment and design services for the upgrade of five emergency standby power generators. The Texas Commission on Environmental Quality (TCEQ) requires reserve generator power at each of the five water pump stations: Wallace, Apollo, Firewheel, Northside and Broadway. This project will allow for continuous reliable water system pumping in the event of a power outage. This design includes the surrounding electrical controls, instrumentation, and structural integrity. Due to the complex nature of the project, an optional contingency is included for any additional work that may be required.

2c. APPROVED**

Bid No. 0772-18 awarded to Power Engineers in the amount of \$380,206.00 for CIP Project Control and Management Support Services for GP&L.

This request is to provide project control and management support services for GP&L's CIP Program Management System. This system allows staff to manage transmission and substation CIP projects for both GP&L and TMPA. System functionality includes: creation and documentation of control processes, development of unique schedules for transmission and substation CIP projects, coordination between internal GP&L departments and external partners, generation of project milestone reports, project spend and future cash flow requirements, regulatory obligations and facility outage requirements. This information is critical to manage not only the increased number of transmission and substation capital projects associated with load growth in North Garland, but also the multiple 138kV and 345kV transmission capital projects outside of Garland.

2d. APPROVED**

Bid No. 0610-18 awarded to Techline, Inc. in the amount of \$3,481,110.59, which includes an optional contingency of \$348,110.80, for a total bid of \$3,829,221.39 for Steel Structures for Phase II, Wylie Switchyard to Firewheel Transmission Line.

This request is for the purchase of tubular steel structures and associated hardware necessary to complete Phase II of the Wylie Switchyard to Firewheel 138kV Transmission Line reconstruction project. Due to the complex nature of the project, an optional contingency is included for any additional materials that may be required. This project was approved as part of the 2018 CIP.

2e. APPROVED**

Bid No. 5263-15 awarded to Bound Tree Medical, LLC in the amount of \$14,320.45 for Fire Department EMS Fluids and Medications.

This request is to approve Change Order #2 for EMS fluids and medications. The Fire Department has increased the volume of purchases in order to address not only drug shortages and availability but also extended transport times due to the recent closing of the Baylor Garland Hospital. This Change Order represents a cumulative 52% increase to the original Blanket Order 06845 based on quantity and price increases. The requested price increases have been benchmarked with other cities by the Fire Department and are within an acceptable range.

2f. APPROVED**

Bid No. 0596-18 awarded to Tri-Con Services in the amount of \$1,167,720.00, which includes an optional contingency of \$116,772.00, for a total bid of \$1,284,492.00 for Water Main Improvements on High Meadow Drive, McDonald Drive, and Wildbriar Drive.

This request is to provide water line improvements on High Meadow Drive between Country Club and Dove Drive, on McDonald Drive between Saturn and Bardfield Avenue, and on Wildbriar Drive from Shady Glen to Heather Glen Drive.

Due to the complex nature of the project, an optional contingency is included for any additional work that may be required.

3. APPROVED**

Ordinance No. 6994 amending the Garland Development Code of the City of Garland, Texas, by approving 1) a zoning change from Planned Development (PD) 95-20 District for Light Commercial Uses and Community Retail (CR) District to a Planned Development (PD) District for Multi-Family Uses and 2) a Detail Plan for Elder Care – Independent Living on an 11.299-acre tract of land located at 902 Lavon Drive, 1014 Lavon Drive and 314 Castle 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 Savings Clause and a Severability Clause; and providing an effective date. (File No. Z 18-08, AMCAL Multi-Housing, Inc., District 2)

5. APPROVED**

EPR Properties – Landlord Consent to Sublease and Estoppel Certificate

Council approved the EPR Properties – Landlord Consent to Sublease and Estoppel Certificate. The City of Garland has an agreement with EPR Properties which manages the Hawaiian Falls property. EPR Properties recently terminated their lease with Source Capital and entered into a new sublease with ProParks. ProParks will be the new operator for the Hawaiian Falls Water Park. This item was considered by Council at the June 4 Work Session.

6. APPROVED**

Resolution No. 10345 approving a Project Specific Agreement with Dallas County for Arapaho Road from N. Garland Avenue to Jupiter Road

Council approved entering into a Master Agreement with Dallas County for Transportation-Related Maintenance on Certain Designated Roadways within the City of Garland. That agreement has been executed by both the City and Dallas County.

ITEMS FOR INDIVIDUAL CONSIDERATION

4. APPROVED Ordinance No. 6995 amending Sec. 25.15 of the Code of Ordinances which will allow for the closing of any park due to emergencies or overcrowding.

Amendments to the proposed ordinance were read into the record by Council Member Smith.

Motion was made by Council Member Smith to amend Sec. 25.15, Subsection D, of the proposed ordinance, to close Windsurf Bay Park on July 4, seconded by Council Member Morris.

There was discussion by the Council. A vote was cast and the motion carried 8 ayes, 1 nay (Council Member Aubin).

7. APPOINTED Minute action appointing the City of Garland representatives to the Dallas Area Rapid Transit Board of Directors

At the June 18 Work Session, Council interviewed candidates interested in being appointed as the City of Garland's representative to the Dallas Area Rapid Transit Board for a two-year term beginning July 1.

Mayor Dodson requested nominations from the floor:

Council Member Aubin nominated Jonathan Kelly as the Garland DART appointee. A vote was cast approving the nomination with 9 ayes, 0 nays.

Mayor Pro Tem Gibbons nominated Mark Enoch as the shared DART appointee. A vote was cast approving the nomination with 9 ayes, 0 nays.

8. APPOINTED Minute action appointing a City of Garland Representative to the Garland Health Facilities Development Corporation and Garland Economic Development Authority.

At the June 18 Work Session, Council interviewed the candidate interested in being appointed as the City of Garland's representative to the Garland Health Facilities Development Corporation and Garland Economic Development Authority Board for a six-year term beginning July 1.

Mayor Pro Tem Gibbons nominated Herbert Logan to assume the expired term of Christine Shane. A vote was cast approving the nomination with 9 ayes, 0 nays.

9. APPOINTED

Council Member Morris placed the following name in nomination, a vote was cast to approve the appointment with 9 ayes, 0 nays:

Council Member Morris

- Jonathan Ferguson – Parks & Recreation Board

10. CITIZEN COMMENTS: Mary Ann Wickersham

Karen Nixon

Caleb Earle

Alexandria Rhoads

Michelle Ferrer

Megan Sherman

Samantha Steinis

Ellery Frye

Lisa Clark

11. ADJOURN

There being no further business to come before the City Council, Mayor Dodson adjourned the meeting at 7:55 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: July 10, 2018

Item Title: Sanitary Sewer Line Rehabilitation

Submitted By: Wes Kucera, Managing Director

Bid Number: 0799-18

Purchase Justification:

This request is to provide trenchless rehabilitation of an existing forty-eight inch (48") sanitary sewer line. This project will reline approximately 2,360 feet of the forty-seven (47) year-old sewer line from Castle Drive to Audrey Drive on the east side of Centerville Road in the Rowlett Creek Basin. Closed circuit television and laser analysis indicate major pipe degradation in this section due to hydrogen sulfide gas.

Evaluation:

The trenchless rehabilitation service is available from Insituform Technologies, LLC, through the BuyBoard Cooperative Purchasing Contract 555-18.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Insituform Technologies, LLC	All	\$1,023,385.00
TOTAL:		\$1,023,385.00

Basis for Award: Cooperative Purchase

Purchase Requisition #: 39986

Fiscal Impact

Total Project/Account:	\$1,035,000
Expended/Encumbered to Date:	0
Balance:	\$1,035,000
This Item:	1,023,385
Proposed Balance:	\$11,615

Account #: 230-4149-3218400-7111

Fund/Dept/Project – Description and Comments:

Wastewater Collection CIP Fund / Rowlett Interceptor Rehabilitation

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2018

Document Location: Page WW12

Budget Director Approval: Ron Young

Approval Date: 06/27/2018

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 06/21/2018



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.b.

Meeting Date: July 10, 2018

Item Title: End Dump Trailers for Environmental Waste Services

Submitted By: Terry Anglin, Fleet Services Director

Bid Number: 0742-18

Purchase Justification:

This request is to purchase 4 replacement and 2 new End Dump Trailers for Environmental Waste Services to use in their daily operations.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. One (1) bid was received from Texoma Mfg., LLC. Their bid was within budget and met all requirements of the specifications.

Award Recommendation:

	<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
	Texoma Mfg., LLC	All	\$430,404.00
		TOTAL:	\$430,404.00

Basis for Award: Straight Low Bid

Purchase Requisition #: 39912

Fiscal Impact

Total Project/Account: \$1,583,000
Expended/Encumbered to Date: 898,648
Balance: \$684,352
This Item: 430,404
Proposed Balance: \$253,948
Account #: 246-4319-2107300-9007 & 246-4319-2108918-9007
Fund/Dept/Project – Description and Comments:

Misc. Revenue Supported & Internal Service / EWS - Delivery

Replacement of Brush Tractor Trucks/Trailers \$286,936

New Brush Tractor Trucks/Trailers 143,468

Total Cost \$430,404

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2018

Document Location: Pages M05 and M13

Budget Director Approval: Ron Young

Approval Date: 06/27/2018

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 06/25/2018



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.c.

Meeting Date: July 10, 2018

Item Title: Traffic Controllers for Warehouse Inventory

Submitted By: Gary Holcomb, Purchasing Director

Bid Number: 0832-18

Purchase Justification:

This request is for the purchase of intersection traffic controllers for Warehouse inventory. These are standard Warehouse inventory items used to support the Transportation Department's CIP projects and maintenance operations.

Evaluation:

These intersection traffic controllers are available from Texas Highway Products, LTD, through the BuyBoard Cooperative Purchasing Contract 534-17.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Texas Highway Products, LTD	All	\$251,378.00
TOTAL:		\$251,378.00

Basis for Award: Cooperative Purchase

Purchase Requisition #: 40025

Fiscal Impact

Total Project/Account: N/A
Expended/Encumbered to Date: N/A
Balance: N/A
This Item: \$251,378
Proposed Balance: N/A
Account #: 451-1300
Fund/Dept/Project – Description and Comments:

Items will be allocated to the appropriate CIP and/or operating accounts at time of issue from inventory.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget
CIP

Fiscal Year: 2017-18

Document Location: Operating Page 282 & CIP Pages ST22, ST24, and
ST25

Budget Director Approval: Ron Young

Approval Date: 06/27/2018

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 06/21/2018



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.d.

Meeting Date: July 10, 2018

Item Title: Engineering Design Services for GP&L Naaman Substation Rebuild

Submitted By: Ross Owen, Director of Transmission & Distr

Bid Number: 0845-18

Purchase Justification:

This request is to obtain engineering design services for the rebuild of the 138 kV portion of the GP&L Naaman Substation. Design services will support the installation of 5" bus, 138 kV breakers, switches, instrument transformers, transformer fault protection switches, installation of a 125 V battery system, and associated foundations and structures. Relay design services are included for two (2) new transmission line protection and breaker control panels as well as a new bus protection panel. This project was approved as part of the 2018 CIP. Due to the complex nature of the project, an Optional Contingency is included for any additional work that may be required.

Evaluation:

Black & Veatch Corporation was selected as the Most Qualified firm for this project from the short list of engineers evaluated and ranked in RFQ 5771-15.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Black & Veatch Corporation	All	\$337,200.00
Optional Contingency		33,800.00
TOTAL:		\$371,000.00

Basis for Award: Most Qualified

Purchase Requisition #: 39945

Fiscal Impact

Total Project/Account: \$586,000

Expended/Encumbered to Date: 2,186

Balance: \$583,814
This Item: 371,000
Proposed Balance: \$212,814
Account #: 210-3799-3177601-7111
Fund/Dept/Project – Description and Comments:
Electric CIP / Substations Upgrades

Attachments

Bid Recap

Fiscal Reference:
Budget Type: CIP
Fiscal Year: 2018
Document Location: Page E10

Budget Director Approval: Ron Young
Approval Date: 06/27/2018

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 06/21/2018



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.e.

Meeting Date: July 10, 2018

Item Title: Water Tank Trucks for Street Department

Submitted By: Terry Anglin, Fleet Services Director

Bid Number: 0884-18

Purchase Justification:

This request is to purchase 3 replacement Water Tank Trucks for the Street Department to use in their daily operations.

Evaluation:

These trucks are available from Grande Truck Center through the Houston Galveston Area Council (HGAC) Cooperative Purchasing Contract HT06-16.

Award Recommendation:

<u><i>Vendor</i></u>	<u><i>Item</i></u>	<u><i>Amount</i></u>
Grande Truck Center	All	\$425,579.00
TOTAL:		\$425,579.00

Basis for Award: Cooperative Purchase

Purchase Requisition #: 40072

Fiscal Impact

Total Project/Account: \$3,535,248
Expended/Encumbered to Date: 1,922,632
Balance: \$1,612,616
This Item: 425,579
Proposed Balance: \$1,187,037
Account #: 831-4693-9007 & 692-4699-3981115-9009
Fund/Dept/Project – Description and Comments:

Infrastructure Repair & Replacement Fund / Street Construction -
2 Water Tanker Trucks = \$277,770

Municipal Facilities & Misc. Tax Supported / Street / Infrastructure Equipment -
1 Water Tanker Truck = \$147,809

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget
 CIP

Fiscal Year: 2018

Document Location: Operating Budget Page 276 & CIP MF13

Budget Director Approval: Ron Young

Approval Date: 06/27/2018

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 06/25/2018



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.f.

Meeting Date: July 10, 2018

Item Title: Ambulances for Garland Fire Department

Submitted By: Terry Anglin, Fleet Services Director

Bid Number: 0879-18

Purchase Justification:

This request is to purchase 2 replacement and 2 new Ambulances for the Garland Fire Department to use in their daily operations.

Evaluation:

These ambulances are available from Mac Haik Dodge through the Houston Galveston Area Council (HGAC) Cooperative Purchasing Contract AM10-6.

Award Recommendation:

	<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
	Mac Haik Dodge	All	\$912,862.96
		TOTAL:	\$912,862.96

Basis for Award: Cooperative Purchase

Purchase Requisition #: 40029

Fiscal Impact

Total Project/Account: \$3,333,000
Expended/Encumbered to Date: 725,782
Balance: \$2,607,218
This Item: 912,863
Proposed Balance: \$1,694,355
Account #: 692-1399-1210718-9009
Fund/Dept/Project – Description and Comments:

Public Safety CIP / Fire / Ambulance Replacement (previously Remounts program)
The 2018 CIP originally included the remount/refurbishment of two (2) Frazer Ambulances onto new chassis off HGAC contract and two (2) new ambulances. The bid is for the replacement of two (2) ambulances with new models and the addition of two (2) new ambulances to the fleet.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2018

Document Location: Page PS04

Budget Director Approval: Ron Young

Approval Date: 06/27/2018

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 06/25/2018

[illegible]



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.g.

Meeting Date: July 10, 2018

Item Title: Police Uniforms and Rain Gear

Submitted By: Mitch Bates, Chief of Police

Bid Number: 0893-18

Purchase Justification:

This request is to purchase Officer Uniforms and Rain Gear for the Garland Police Department to use in their daily operations. This is a Term Agreement with two (2) optional renewals. A term is defined as either the annual expiration date or the expenditure of funds, whichever occurs first. Subsequent renewals do not require additional City Council approval. If all optional renewals are exercised, the potential financial impact will be \$379,893.60 over the life of the agreement. Expenditures will not exceed appropriated funds.

Evaluation:

The uniforms and rain gear are available from Galls through the Tarrant County Cooperative Purchasing Contract 2016-017.

Award Recommendation:

	<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Galls		All	\$126,631.20
TOTAL:			\$126,631.20

Basis for Award: Cooperative Purchase

Purchase Requisition #: 40039 & 40042

Fiscal Impact

Total Project/Account:	N/A
Expended/Encumbered to Date:	N/A
Balance:	N/A
This Item:	\$126,631
Proposed Balance:	N/A

Account #: 451-6999

Fund/Dept/Project – Description and Comments:

General Fund / Police Department - Police Officer Uniforms and Rain Gear

Term Agreement sets price but does not commit funds. Expenses will be charged to appropriate account as incurred.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2017-18

Document Location: Page 259

Budget Director Approval: Ron Young

Approval Date: 06/28/2018

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 06/27/2018



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.h.

Meeting Date: July 10, 2018

Item Title: Zoll X-Series EKG Cardiac Monitor/Defibrillators

Submitted By: Mark Lee, Fire Chief

Bid Number: 0883-18

Purchase Justification:

This request is to purchase three (3) Zoll X-Series EKG Cardiac Monitor/Defibrillators for the Garland Fire Department to use in their daily operations. This equipment is necessary for an ambulance to be licensed as a Mobile Intensive Care Unit (MICU) with the Texas Department of State Health Services. This is the same equipment series and type used on all Fire Department ambulances. The Monitor/Defibrillators were included in the 2018 CIP Ambulance Replacement (formerly Remounts) Program.

Evaluation:

The Monitor/Defibrillators are available from Zoll Medical Corporation through the National Purchasing Partners (NPP) Cooperative Purchasing Contract VH11129.

Award Recommendation:

	<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
	Zoll Medical Corporation	All	\$120,718.71
		TOTAL:	\$120,718.71

Basis for Award: Cooperative Purchase

Purchase Requisition #: 40046

Fiscal Impact

Total Project/Account:	\$3,333,000
Expended/Encumbered to Date:	1,638,645
Balance:	\$1,694,355
This Item:	120,719
Proposed Balance:	\$1,573,636

Account #: 692-1399-1210718-9009

Fund/Dept/Project – Description and Comments:

Public Safety CIP / Fire / Ambulance Replacement (previously Remounts program)

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2018

Document Location: Page PS04

Budget Director Approval: Ron Young

Approval Date: 06/28/2018

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 06/27/2018



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.i.

Meeting Date: July 10, 2018

Item Title: Bridge Remediation - Group 1B

Submitted By: Michael Polocek, Engineering Director

Bid Number: 0669-18

Purchase Justification:

This request is to provide for Bridge Inventory, Inspection, and Appraisal Program (BRINSAP) repairs to five (5) bridges crossing Duck Creek, Spring Creek, Rowlett Creek, and a tributary to Duck Creek. The bridges are identified in the attached location map as Group 1B, Dallas County District 1, Bridge Remediation.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Three (3) bids were received and evaluated with Joe Funk Construction, Inc., offering the lowest total price.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Joe Funk Construction, Inc.	All	\$1,535,211.05
TOTAL:		\$1,535,211.05

Basis for Award: Lowest Responsible Bid

Purchase Requisition #: 40084

Fiscal Impact

Total Project/Account: \$5,534,314
Expended/Encumbered to Date: 3,403,686
Balance: \$2,130,628
This Item: 1,535,212
Proposed Balance: \$595,416
Account #: 692-1409-1424807-9011
Fund/Dept/Project – Description and Comments:

Drainage CIP / Bridge Remediation

Attachments

Bid Recap
Location Map

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2018

Document Location: Page D06

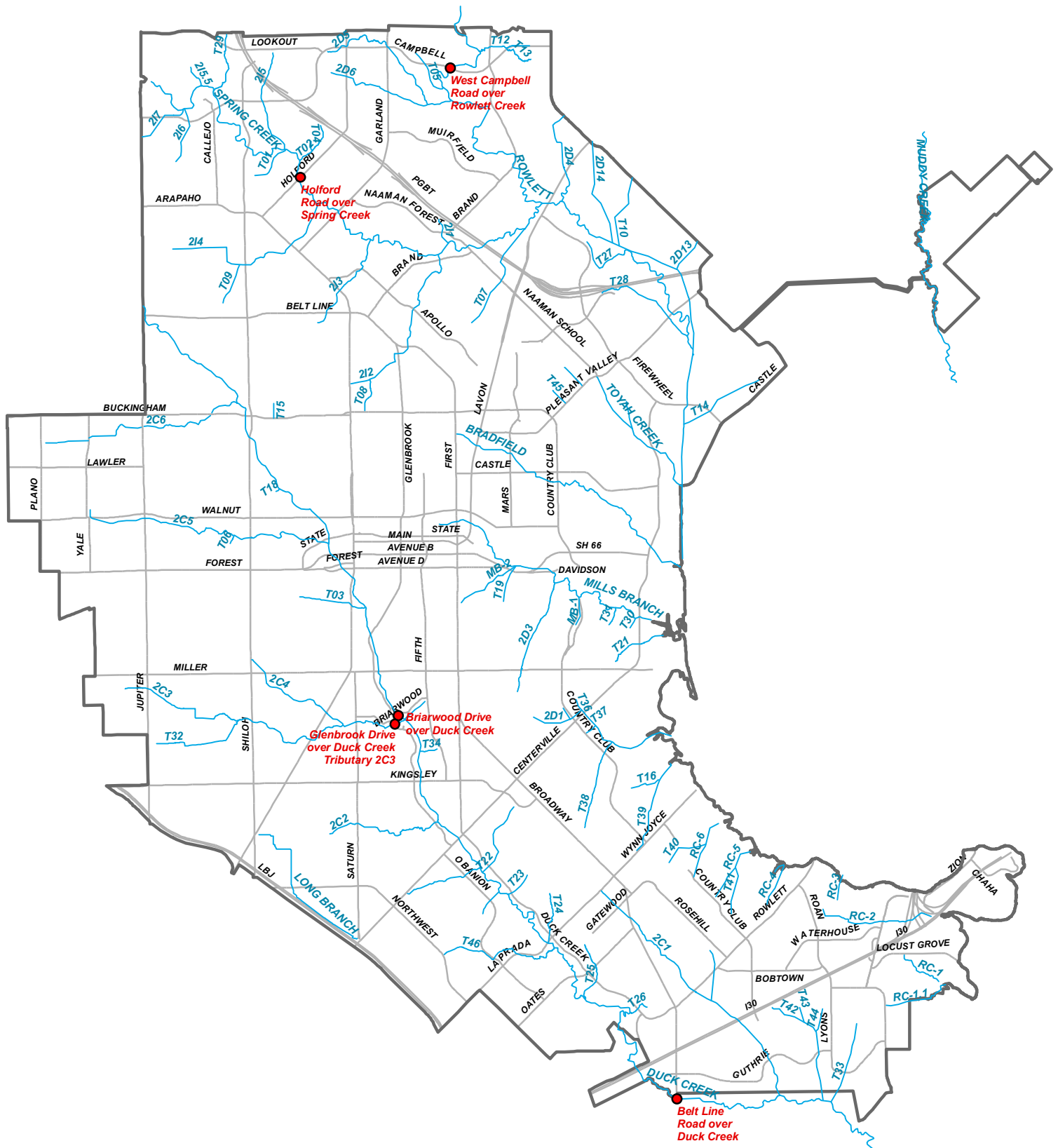
Budget Director Approval: Ron Young

Approval Date: 06/28/2018

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 06/28/2018

CITY OF GARLAND 2015 BRINSAP REPAIR PROJECT PHASE 1B



ENGINEERING PROJECTS





**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.j.

Meeting Date: July 10, 2018

Item Title: Alley Improvements - Phase 2B

Submitted By: Steve Oliver, Streets Director

Bid Number: 0718-18

Purchase Justification:

This request is to reconstruct four (4) concrete alleys: Andover Drive/Cripple Creek Drive alley (Waldorf Drive to Manchester Drive); Blossom Road/Sheridan Drive alley (Blossom Road to West Kingsley Road); Briar Way/Ravencroft Drive alley (Broadmoor Drive to Northwest Highway); and the Douglas Drive/Lexington Drive alley (Saturn Road to Charleston Drive). The project also includes the removal/replacement of the sanitary sewer line in the Blossom Road/Sheridan Drive and Douglas Drive/Lexington Drive alleys.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Nine (9) bids were received and evaluated with KIK Underground, LLC (KIK), offering the lowest total price. KIK has not performed any construction projects for the City of Garland prior to this bid opening. Staff contacted KIK project references (Cities of Plano, Richardson, and Sachse) to verify their ability to complete construction of similar types of projects. All three cities were satisfied with KIK's performance on their projects and would recommend awarding future projects to them if they are the lowest responsible bidder.

Award Recommendation:

	<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
	KIK Underground, LLC	All	\$976,301.75
		TOTAL:	\$976,301.75

Basis for Award: Lowest Responsible Bid

Purchase Requisition #: 39883

Fiscal Impact

Total Project/Account: \$25,217,892

Expended/Encumbered to Date: 8,819,331
Balance: \$16,398,561
This Item: 976,302
Proposed Balance: \$15,422,259
Account #: 831-4693-7111 & 230-4149-3215700-9305

Fund/Dept/Project – Description and Comments:

Infrastructure Repair & Replacement Fund / Street / Street Construction	\$632,989
Wastewater CIP Fund / Wastewater Collection / Relocation of Mains Prior to Paving	<u>343,313</u>
	\$976,302

Attachments

Bid Recap 1 of 2
Bid Recap 2 of 2

Fiscal Reference:

Budget Type: Operating Budget
CIP

Fiscal Year: 2017-18

Document Location: Operating Budget - Page 276; CIP - Page WW07

Budget Director Approval: Ron Young

Approval Date: 06/28/2018

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 06/27/2018

[illegible]



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.k.

Meeting Date: July 10, 2018

Item Title: Bridge Remediation - Phase 1A

Submitted By: Michael Polocek, Engineering Director

Bid Number: 0668-17

Purchase Justification:

This request is to provide for the construction of wastewater manholes at the Jupiter Road bridge over Duck Creek, as shown in the attached Location Map. During the construction of bridge repairs, the manholes were uncovered and determined structurally inadequate to be left in place under the new paving. Since the original scope of the project did not include utility improvements, additional funding is needed in order to replace these manholes.

Evaluation:

The original contract for this project was awarded to Gibson & Associates, Inc., in the amount of \$2,808,627.00 at the July 18, 2017, City Council Meeting. Gibson & Associates, Inc., has agreed to perform the additional work in the amount of \$78,922.00 (an increase of 2.8% of the original contract).

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Gibson & Associates, Inc.	All	\$78,922.00
TOTAL:		\$78,922.00

Basis for Award: Change Order

Purchase Requisition #: 40080

Fiscal Impact

Total Project/Account:	\$377,445
Expended/Encumbered to Date:	294,961
Balance:	\$82,484
This Item:	78,922

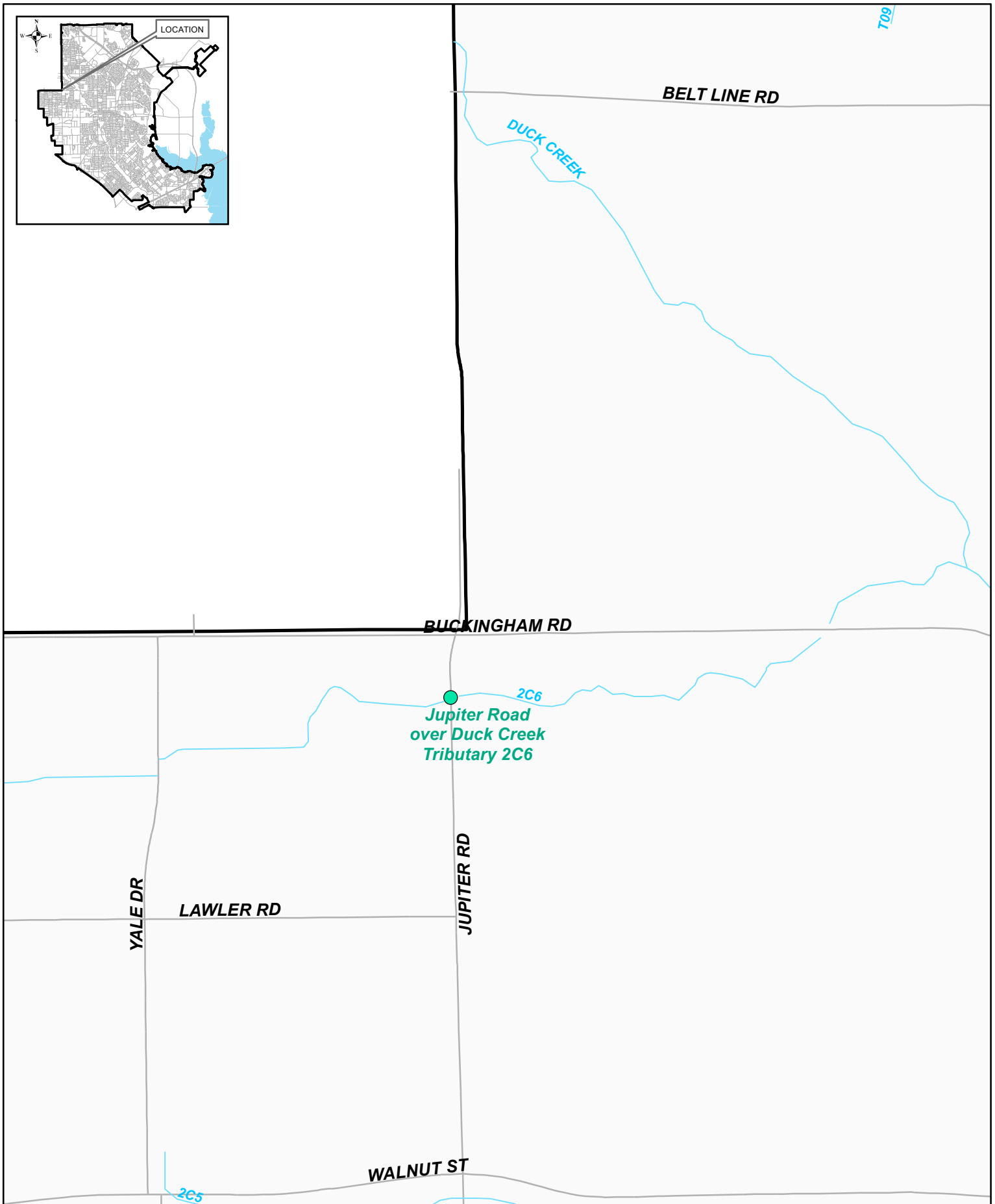
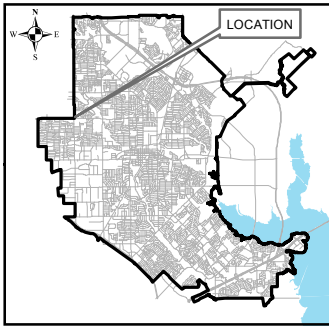
Proposed Balance: \$3,562
Account #: 237-4149-3218300-7111
Fund/Dept/Project – Description and Comments:
Wastewater CIP / Wastewater Collection / Duck Creek Interceptor Rehab

Attachments

Bid Recap
Location Map

Fiscal Reference:
Budget Type: CIP
Fiscal Year: 2018
Document Location: Page WW11

Budget Director Approval: Ron Young
Approval Date: 06/29/2018
Purchasing Director Approval: Gary L. Holcomb Approval Date: 06/28/2018



GROUP 1A DALLAS
COUNTY DISTRICT 1
BRIDGE REMEDIATION

Scale: NTS

File: CIP2017Agenda.mxd

Date: 6/25/2018

Drawn: JW

SHEET

1

OF

1





**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

3.

Meeting Date: July 10, 2018

Item Title: Consider the Appointment of a Mayor Pro Tem and Deputy Mayor Pro Tem

Summary of Request/Problem

Council is requested to consider the appointment of a Mayor Pro Tem and if so desired a Deputy Mayor Pro-Tem.

Recommendation/Action Requested and Justification

Council discussion.



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

4.

Meeting Date: July 10, 2018

Item Title: Appointment to the TMPA Board

Submitted By: Rene Dowl, City Secretary

Summary of Request/Problem

At the July 9 Work Session , Council interviewed candidates interested in being appointed as the City of Garland's representative to the Texas Municipal Power Agency Board of Directors for a two-year term beginning July 10, 2018.

Recommendation/Action Requested and Justification

Consider by minute action the appointment of a City of Garland representative to the Texas Municipal Power Agency Board of Directors.

Attachments

Ratliff Letter

JAMES B. RATLIFF

July 2, 2018

Honorable Lori Barnett Dobson & City Council
City of Garland
P. O. Box 469002
Garland, Texas 75046-9002

Re: Texas Municipal Power Agency Appointment

Dear Mayor Dobson and Council Members:

Please accept this letter as my formal notice that I would like to be considered for re-appointment to the Texas Municipal Power Agency's (TMPA) Board of Directors. As most of you are aware, TMPA is currently in the process of significantly downsizing in the hope of eventually shutting down the agency and transferring the assets to the associated cities. In the process of this transition, the agency and cities will be facing some major financial decisions regarding electric generation and transmission as well as asset dispositions that will need to be addressed in a timely manner. With my experience and knowledge about the agency, and industry in general, hopefully the Council will give me the opportunity to serve an additional two year term.

As always, if you have any questions, comments or observations, I am available. Thank you for your consideration and your public service.

Respectfully,



James B. Ratliff



GARLAND POLICY REPORT

City Council Regular Session Agenda

5.

Meeting Date: July 10, 2018

Item Title: Texas Enterprise Zone nomination for Epiroc Drilling Solutions LLC

Submitted By: David Gwin, Economic Development Director

Strategic Focus Areas: Growing Economic Base

ISSUE

Consider a Texas Enterprise Zone nomination request for Epiroc Drilling Solutions LLC

OPTIONS

- 1) Approve the staff recommendation for the Texas Enterprise Zone nomination
- 2) Not approve the Texas Enterprise Zone nomination

RECOMMENDATION

Epiroc Drilling Solutions LLC, a drilling rigs and tools manufacture, plans to invest \$13.8 million in expansion and renovation projects at its Garland facility over the next five (5) years. The projects will allow the company to maintain operational efficiency and retain their existing workforce of 423 employees. The investment as currently proposed will include a \$6 million building and production area expansion as well as \$5 million in new operational and manufacturing equipment.

Considering a long and successful history the company has in Garland, the City may want to nominate the company for designation under the Texas Enterprise Zone.

BACKGROUND

Epiroc Drilling Solutions LLC has a long history in Garland. Ingersoll-Rand Drilling Solutions started manufacturing and distributing drilling equipment in Garland in 1981 and they were purchased in 2004 by Atlas Copco Drilling Solutions LLC, headquartered in Stockholm, Sweden. Atlas Copco underwent a split into two separate companies in January, 2018: Atlas Copco AB, focusing on industrial customers, and Epiroc AB, focusing on customers in the mining, infrastructure and natural resources segments.

CONSIDERATION

Epiroc Drilling Solutions LLC has been successfully operating in Garland since 2004. The Garland facility is its global headquarters, employing 423 employees, executives, corporate staff, and engineers with an average salary of \$81,113 which exceeds the Dallas County average of \$67,236 per year. The company has a \$34 million annual payroll and owns a 266,000 square foot facility on its 33 acre industrial campus.

The Company is requesting the City's support for nomination of a designation under the Texas Enterprise Zone program, which is a part of the requirements for the application process of this State incentive program. The company is not requesting any local financial assistance at this time.

Attachments

Epiroc TEZ Nominating Resolution

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS, NOMINATING EPIROC DRILLING SOLUTIONS LLC TO THE OFFICE OF THE GOVERNOR, ECONOMIC DEVELOPMENT AND TOURISM THROUGH THE ECONOMIC DEVELOPMENT BANK FOR DESIGNATION AS AN ENTERPRISE PROJECT ("PROJECT") UNDER THE TEXAS ENTERPRISE ZONE PROGRAM UNDER THE TEXAS ENTERPRISE ZONE ACT, CHAPTER 2303, TEXAS GOVERNMENT CODE ("ACT").

WHEREAS, on November 18, 2014, the City of Garland, Texas (the "City") passed Ordinance No. 6747 electing to participate in the Texas Enterprise Zone Program, and the local incentives available under this resolution are the same on this date as were outlined in Ordinance No. 6747; and

WHEREAS, the Office of the Governor Economic Development and Tourism ("OOGEDT") through the Economic Development Bank ("Bank") will consider Epiroc Drilling Solutions LLC (the "Company") as an enterprise project pursuant to a nomination and an application made by the City; and

WHEREAS, the City Council of the City of Garland, Texas, desires to pursue the creation of the proper economic and social environment in order to induce the investment of private resources in productive business enterprises located in the City and to provide employment to residents of enterprise zones, economically disadvantaged individuals, and veterans; and

WHEREAS, pursuant to Chapter 2303, Subchapter F of the Texas Enterprise Zone Act, Texas Government Code (the "Act"), Epiroc Drilling Solutions LLC has applied to the City for designation as an enterprise project; and

WHEREAS, the City finds that Epiroc Drilling Solutions LLC meets the criteria for designation as an enterprise project under Chapter 2303, Subchapter F of the Act on the following grounds:

1. Epiroc Drilling Solutions LLC is a "qualified business" under Section 2303.402 of the Act since it will be engaged in the active conduct of a trade or business at a qualified business site within the governing body's jurisdiction located outside of an enterprise zone and at least thirty-five percent (35%) of the business' new employees will be residents of an enterprise zone, economically disadvantaged individuals, or veterans; and

2. There has been and will continue to be a high level of cooperation between public, private, and neighborhood entities within the area; and
3. The designation of Epiroc Drilling Solutions LLC as an enterprise project will contribute significantly to the achievement of the plans of the City for development and revitalization of the area.

WHEREAS, the City finds that Epiroc Drilling Solutions LLC meets the criteria for tax relief and other incentives adopted by the City and nominates Epiroc Drilling Solutions LLC for enterprise project status on the grounds that it will be located at the qualified business site, will create a higher level of employment, economic activity and stability; and

WHEREAS, the City Council deems the adoption of this resolution to be in the best interests of the health, safety, and welfare of the public; and

WHEREAS, the City finds that it is in the best interest of the City to nominate Epiroc Drilling Solutions LLC as an enterprise project pursuant to the Act.

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

Section 1

The City finds that Epiroc Drilling Solutions LLC is a "qualified business", as defined in Section 2303.402 of the Act, and meets the criteria for designation as an enterprise project, as set forth in Section 2303, Subchapter F of the Act.

Section 2

The City nominates Epiroc Drilling Solutions LLC to the State of Texas for Enterprise Project status.

Section 3

The enterprise project shall take effect on the date of designation of the enterprise project by OOGEDT and terminate 5 years after the date of designation.

PASSED AND APPROVED this the 10th day of July, 2018.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary



GARLAND PLANNING REPORT

City Council Regular Session Agenda

6.a.

Meeting Date: July 10, 2018

Item Title: Z 18-26 The Dimension Group (District 5)

Submitted By: Nabiha Ahmed, Development Planner

REQUEST

Approval of a Specific Use Provision for a Fuel Pumps, Retail Use.

OWNER

ZAZ, Inc.

PLAN COMMISSION RECOMMENDATION

On June 11, 2018 the Plan Commission, by a vote of seven (7) to one (1), recommended approval of a Specific Use Provision for a Fuel Pumps, Retail Use for a period of twenty (20) years, with direction to the applicant to add a monument sign in lieu of the proposed sign.

Additionally, Plan Commission approved 1) a Variance to Section 4.34 in the Garland Development Code (GDC) regarding the site and perimeter landscaping along Northwest Highway and Centerville Road; and 2) a Variance to Section 4.78 (O)(4) in the GDC regarding sign setback.

STAFF RECOMMENDATION

Approval of a Specific Use Provision for a Fuel Pumps, Retail Use as requested by the applicant.

BACKGROUND

The subject property is currently developed with a Convenience Store and Fuel Pumps, Retail use. In 2008, the City Council approved a Specific Use Provision (S 08-18) for Retail Sales with Fuel Pumps for a period of twenty (20) years. The applicant intends to demolish the existing Convenience Store and Fuel Pumps Retail use and Car Wash and redevelop a new Convenience Store and Fuel Pumps Retail use.

SITE DATA

The site is approximately 0.517 acres and has 150 linear feet of frontage along West Centerville Road and 150 linear feet of frontage along Northwest Highway. The site has one access point from West Centerville Road and one access point from Northwest Highway.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Community Retail (CR) District. The Community Retail (CR) District 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 Community Retail (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. A Fuel Pumps, Retail use requires a Specific Use Provision; the demolition of the existing facility results in the requirement for a new Specific Use Provision application. Convenience Stores that are between 1,000 square feet and 5,000 square feet in floor area are allowed uses in the Community Retail (CR) District. The application proposes a 2,506 square-foot Convenience Store.

CONSIDERATIONS

1. The landscape plan complies with the landscaping and screening requirements in Section 4.34 in the GDC, with the exception of the landscape variance approved by Plan Commission.
2. Section 4.45 of GDC states that refuse containers provided in conjunction with nonresidential developments must be located behind the main building(s) or within an interior service court where possible. The subject site is small and presents limited space for placement of the refuse container behind the building. Therefore, the refuse container is placed in front of the building and screened with the required building and landscaping materials to minimize visibility from the public streets.
3. There are two (2) existing pole signs on this site, one is located along West Centerville Road and the other is located along Northwest Highway. Both pole signs will be removed. A new twenty-two (22) foot pylon sign is proposed at the corner of West Centerville Road and Northwest Highway.
4. The proposed building meets the building materials and design requirements of the GDC.
 - All building elevations are required to consist of at least eighty percent masonry per Section 4.83(A).
 - At least two different exterior construction materials must be applied on facades visible from the streets per Section 4.83(A).
 - At least six of the twelve architectural elements listed in Section 4.83(B) must be incorporated into the design of the building.
 - Street-facing elevations should be horizontally and vertically articulated in accordance with Section 4.83(C).
5. The applicant seeks approval of a Specific Use Provision for a Fuel Pumps, Retail use for a period of twenty (20) years.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Urban Neighborhoods for the subject property. Urban Neighborhoods are higher density residential developments. This residential option may utilize vertical mixed-use integrated into the surrounding area, reflecting the area's dominant character or, when desired, promoting a new character. This type of development should encourage access to a range of mobility options and is generally located in the vicinity of major intersections and/or secondary arterial streets, with proximity to significant bus or rail amenities.

Envision Garland recommends that redevelopment of outdated or underused sites be done with the focus of establishing developments with updated and attractive designs to create desirable destinations within the city.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The subject property is located between mixed use and commercial areas. The properties to the north are zoned Planned Development (PD) District 81-26 for Mixed Use; these properties consist of an AT&T Store, Tom Thumb Grocery Store and other general commercial uses. The properties to the east are zoned Community Retail (CR) District and Planned Development (PD) District 71-17 for Multi-Family Use. Some of the commercial developments include Texas Health Emergency Room and Branded Customs (car service). Planned Development (PD) District 71-17 consists of patio homes. The properties to the south are zoned Planned Development (PD) District 91-20 for Community Retail use; these properties are developed with multi-family dwelling units (a non-conforming use). The properties to the west are zoned Planned Development (PD) District 76-15 for Mixed Use. Development on these properties include Dunkin Donuts, Big Lots and other commercial uses.

The proposed use is consistent with surrounding land use patterns as Fuel Pumps, Retail establishments are commonly found along major thoroughfares. The location of the subject site near the intersection of two major thoroughfares and nearby residential is compatible with both automobile and pedestrian traffic generated from the surrounding area. The proposal represents reinvestment of the subject property with a Fuel Pumps, Retail use.

Attachments

Z 18-26 The Dimension Group Attachments

Z 18-26 The Dimension Group Responses

Z 18-26 The Dimension Group Staff Presentation



ZONING MAP Z 18-26



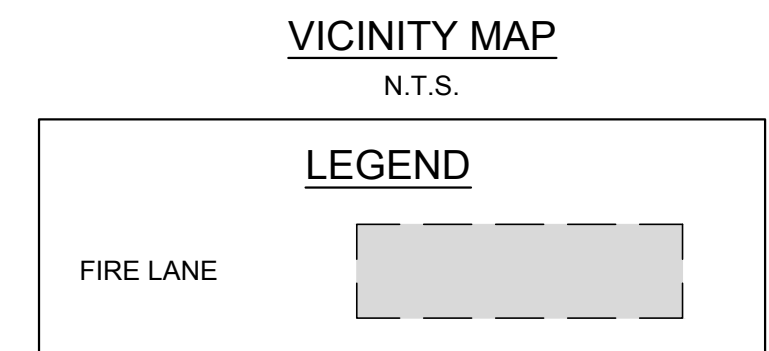
INDICATES AREA
OF REQUEST

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 18-26

806 West Centerville Road

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to permit the operation of Fuel Pumps, Retail 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 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 Regulations:**
 - A. Specific Use Provision:** The Specific Use Provision shall be effective for a period of 20 years.
 - B. Site Layout:** The site layout shall remain in conformance with the site plan labeled Exhibit C.
 - C. Screening and Landscaping:** Screening and landscaping shall conform to the layout reflected on Exhibit D.
 - D. Building Elevations:** Building elevations shall conform to the elevations as approved on Exhibit E.



ID	TYPE	SIZE	REMARK
1	DOMESTIC	1"	EXISTING
2	IRRIGATION	1"	EXISTING

PRIMARY BENCHMARK

"X" CUT IN TOP OF CONCRETE CURB INLET AT THE SOUTHWEST CORNER, SOUTHEAST CURB LINE OF CENTERVILLE ROAD, APPROXIMATELY 125.4' SOUTHWEST OF THE CENTERLINE OF NORTHWEST HIGHWAY.

ELEVATION = 543.39

SECONDARY BENCHMARK

"X" CUT IN CONCRETE. APPROXIMATELY 1.4' SOUTHWEST OF THE MOST EASTERLY PROPERTY CORNER.

ELEVATION = 546.04

CITY BENCHMARK

GPS #239, 2" BRASS DISK STAMPED 239 LOCATED ON INLET TOP ON NORTHWEST HIGHWAY APPROXIMATELY 43' NORTHEAST OF W. NORTHWEST HIGHWAY CENTERLINE APPROXIMATELY 87' SOUTHEAST OF W. CENTERVILLE ROAD.

ELEVATION = 542.15

CAUTION NOTICE TO CONTRACTORS

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENT BY THE CONTRACTOR. THE CONTRACTOR SHALL NOT BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL 811 AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.



SITE PLAN KEYNOTES:

- ① CONSTRUCT 6" CURB & GUTTER
- ② CONSTRUCT 6" CONCRETE PAVEMENT SECTION (RE: GEOTECH)
- ③ CONSTRUCT 4" CONCRETE CONCRETE SIDEWALK
- ④ CONSTRUCT BARRIER-FREE RAMPS (PER A.D.A. STANDARDS)
- ⑤ CONSTRUCT OR REPLACE BARRIER-FREE RAMPS (PER CITY STANDARDS)
- ⑥ INSTALL GREASE TRAP (SIZE PER MEP)
- ⑦ EDGE OF CONCRETE TANK PAD
- ⑧ EDGE OF SAW CUT
- ⑨ INSTALL 6" BOLLARD
- ⑩ INSTALL HANDICAP VAN AND CAR SIGN (RE: A.D.A. PLAN)
- ⑪ INSTALL TRASH CAN
- ⑫ 4" YELLOW OR WHITE PAVEMENT SOLID PARKING STRIPES
- ⑬ HANDICAP PARKING LOGO
- ⑭ STANDARD AREA LIGHT POLE (RE: PHOTOMETRIC PLAN)
- ⑮ FIRE LANE STRIPING
- ⑯ UNDERGROUND STORAGE TANKS
- ⑰ UNDERGROUND STORAGE TANK VENTS
- ⑱ MULTI-PRODUCT FUEL DISPENSERS (MPD'S)
- ⑲ EDGE OF CANOPY ROOF
- ⑳ NEW AIR/WATER MACHINE
- ㉑ 11' X 25' LOADING ZONE
- ㉒ INSTALL STANDARD GP&L 8' X 6'-6" ELECTRICAL TRANSFORMER
- ㉓ INSTALL BENCH
- ㉔ EXISTING I.D. SIGN (TO BE REMOVED)
- ㉕ NEW I.D. SIGN
- ㉖ INSTALL WHEEL STOP

SITE AND DESIGN DATA

SITE SQ FT	22,500 S.F. OR 0.517 ACRES
EXISTING ZONING	"CR" COMMUNITY RETAIL
BUILDING SQ. FT.	2,506 S.F.
FLOOR AREA RATIO	0.11:1
CANOPY SQ. FT.	1,764 S.F.
PARKING REQUIRED	10 SPACES [2,506/250]
PARKING PROVIDED (CONCRETE)	10 STANDARD SPACES 1 HANDICAP SPACE
BUILDING COVERAGE	4,290 S.F. OR 18.97% 40% ALLOWED
BUILDING HEIGHT MAX. BUILDING HEIGHT	23'-10" (1-STORY) 30 FT. - PER ORDINANCE
CANOPY HEIGHT	19'-0"
IMPERVIOUS AREA	18,071 S.F. OR 80.3%
OPEN SPACE AREA REQUIRED	1,807 S.F. OR 10%
OPEN SPACE AREA PROVIDED	4,429 S.F. OR 24%
BUILDING SETBACKS	30 FEET ON CENTERVILLE ROAD. 25 FEET ON NORTHWEST HIGHWAY 10 FEET ON PROPERTY SIDES
LANDSCAPE & SCREENING SETBACKS	10 FEET ON CENTERVILLE ROAD 5 FEET ON NORTHWEST HIGHWAY NONE ON PROPERTY SIDES
DEVELOPMENT VARIANCES	1. Landscape Buffer - Northwest Highway: Reduction in width from required 15 feet minimum to 5 feet. 2. Landscape Buffer: Centerville Road frontage: Request to use Ornamental trees in lieu of Required Shade Trees due to 10 foot Sanitary Sewer Easement. 3. Monument Sign - Setback of 8 feet proposed along Northwest Highway in lieu of required 20 foot setback.

PHILLIPS ADDITION
LOT 1, BLOCK A
IN THE CITY OF GARLAND,
DALLAS COUNTY, TEXAS
PRE-SUBMITTAL NUMBER 180327-2
MAY 23, 2018

SURVEYOR

WINKELMANN & ASSOCIATES, INC.
6750 HILLCREST PLAZA DRIVE
SUITE 325
DALLAS, TEXAS 75230
CONTACT: LEONARD J. LUEKER, R.P.L.S.
TEL: (972) 490-7090

DEVELOPER

PRUDENT DEVELOPMENT
10755 SANDHILL ROAD
DALLAS, TX 75238
CONTACT: GARY FULLINGTON
TEL: (214) 271-4630
CELL: (972) 339-0474

APPLICANT/ENGINEER

THE DIMENSION GROUP
TBPE FIRM # F-8396
10755 SANDHILL ROAD
DALLAS, TEXAS 75238
CONTACT: SHERRELLE R. DIGGS, P.E.
TEL: (214) 343-9400

NOTE:

NO LANDSCAPING SUCH AS TREES, HEDGES, ABOVE AND UNDERGROUND STRUCTURES SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UILITY EASEMENTS AND RIGHT-OF-WAY.

TBPE FIRM REGISTRATION
 #F-8396



05/18/18
S. J. Powell, Jr.

THESE PLANS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND ARE PROTECTED BY COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS INCLUDING COPYRIGHT. THEY MAY NOT BE REPRODUCED OR USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF THE DIMENSION GROUP.

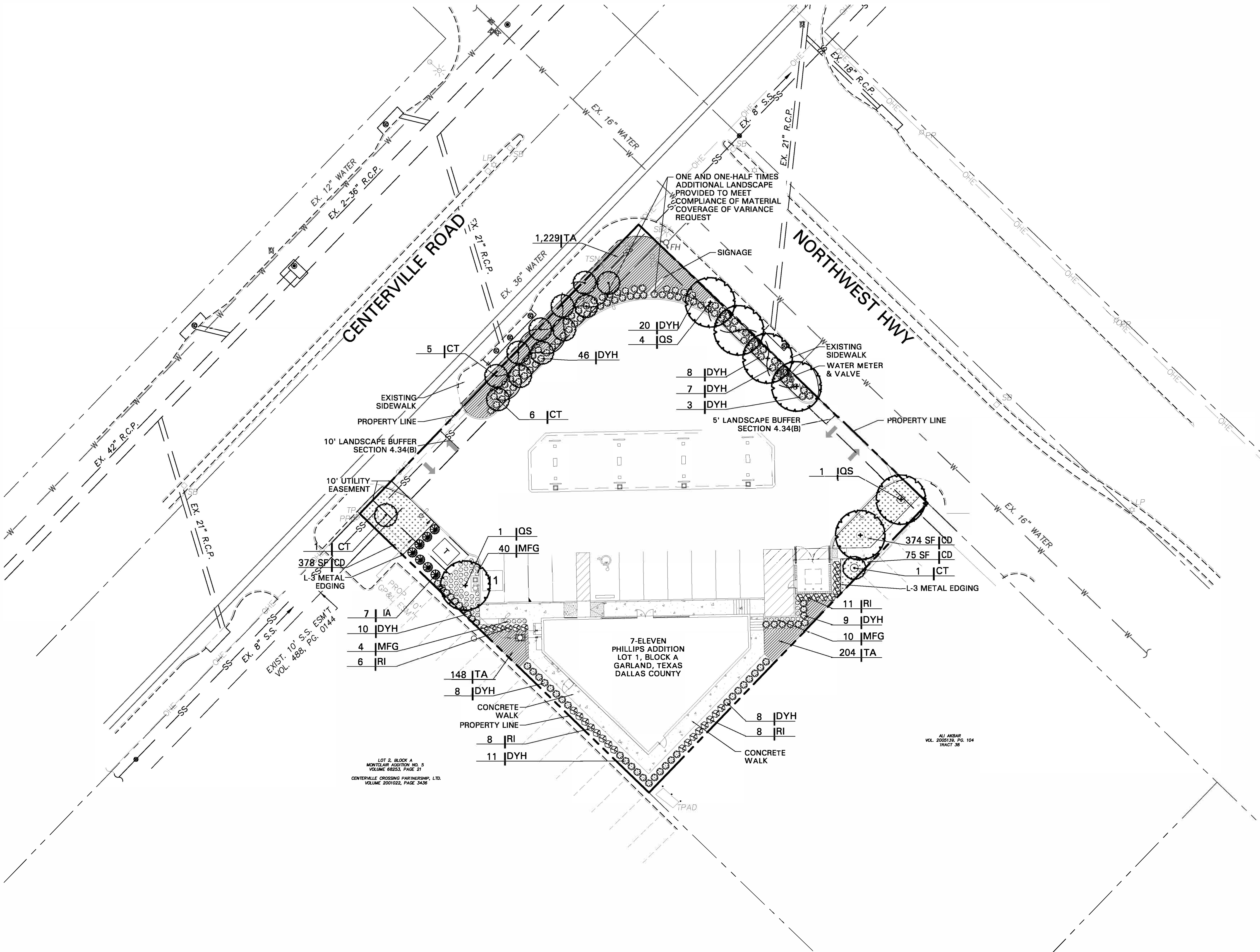
[illegible]

SITE PLAN

7-ELLEN STORKE
806 W. CENTERVILLE ROAD
GARLAND, TEXAS 75041

HEET

C1.0

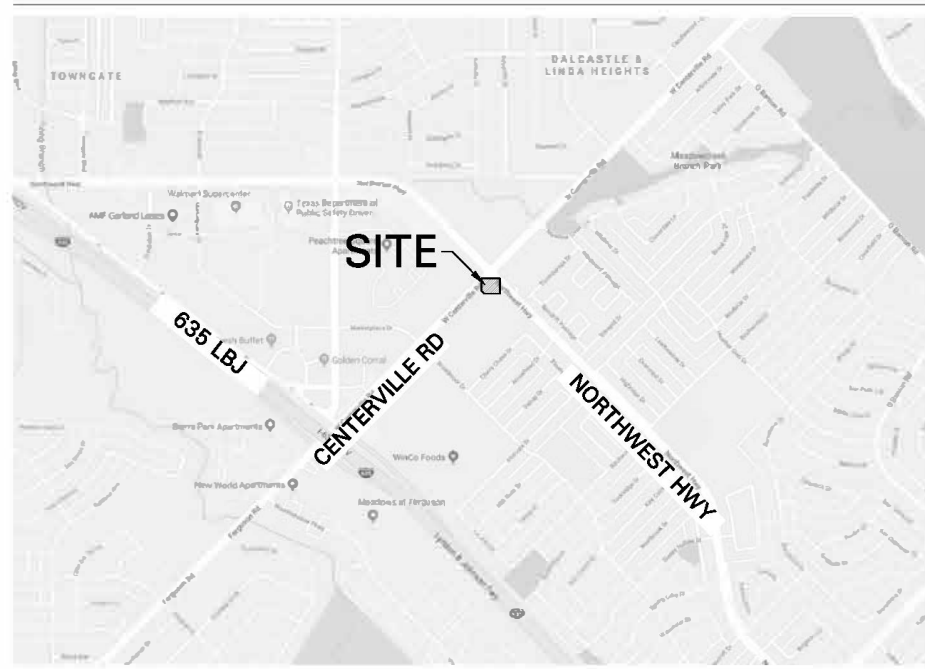


01 LANDSCAPE PLAN

PLANT LIST NOTE: REFERENCE SHEET L1.1 FOR PLANT QUANTITIES, SIZES, & NOTES

CANOPY & ORNAMENTAL TREES			SHRUBS & ORNAMENTAL GRASS			TURF & GROUND COVER		
SYMBOL	BOTANIC NAME	COMMON NAME	SYMBOL	BOTANIC NAME	COMMON NAME	SYMBOL	BOTANIC NAME	COMMON NAME
QS	QUERCUS SHUMARDII	SHUMARD OAK	DYH	ILEX VOMITORIA 'NANA'	DWARF YAUPON HOLLY	CD	CYNODON DACTYLON	COMMON BERMUDA GRASS SOD
CT	CERCIS CANADENSIS V. TEXENSIS	TEXAS REDBUD	RI	RAPHIOLEPIS INDICA 'CLARA'	WHITE INDIAN HAWTHORN	TA	TRACHELOSPERMUM ASIATICUM	ASIAN JASMINE
			MFG	NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS			
			IA	ILEX X ATTENTUA	NELLIE R. STEVENS HOLLY			

VICINITY MAP:



LANDSCAPE TABULATIONS:

CITY OF GARLAND, TEXAS

PROPERTY LEGAL DESCRIPTION:

PHILLIPS ADDITION,
LOT 1, BLOCK A, IN THE CITY OF GARLAND

PROPERTY OWNER:
PRUDENT DEVELOPMENT
10755 SANDHILL ROAD
DALLAS, TX 75238

PROPERTY ZONING:
CR - COMMUNITY RETAIL

CITY OF GARLAND, TX GARLAND DEVELOPMENT CODE, ARTICLE 3: SCREENING & LANDSCAPING, DIVISION 4 - LANDSCAPING DESIGN REQUIREMENTS SECTION 4.34

(A) TOTAL LANDSCAPE AREA REQUIREMENTS:

LANDSCAPE MATERIALS MUST COVER A MINIMUM OF TEN PERCENT OF THE TOTAL SITE AREA, EXCEPT AS PROVIDED BELOW IN THIS SECTION 4.34 FOR MULTI-FAMILY AND SENIOR LIVING DEVELOPMENTS. THE GROUND MUST BE COMPLETELY COVERED WITH GRASS OR OTHER VEGETATION TO COUNT TOWARDS MEETING THIS LANDSCAPE AREA REQUIREMENT. REQUIRED LANDSCAPE BUFFERS AND INTERNAL LANDSCAPING AREAS SHALL COUNT TOWARDS MEETING THE TOTAL LANDSCAPE AREA REQUIREMENT.

NOTE TO MEET COMPLIANCE FOR THE VARIANCE REQUEST OF LANDSCAPE BUFFER MATERIAL, COVERAGE AS DEFINED IN SECTION 4.34(B)(3) OF THE GDC, ONE AND ONE-HALF TIMES THE MINIMUM REQUIRED LANDSCAPE WAS PROVIDED.

(B) LANDSCAPE BUFFERS:

THE LANDSCAPE BUFFERS OF NONRESIDENTIAL, MULTI-FAMILY, OR SENIOR LIVING DEVELOPMENTS MUST COMPLY WITH THE FOLLOWING PROVISIONS.

- ADJACENT TO MAJOR THOROUGHFARES.
 - A LANDSCAPE BUFFER, TWENTY FEET IN DEPTH (FROM THE PROPERTY LINE), IS REQUIRED IN NONRESIDENTIAL YARDS ADJACENT TO ANY THOROUGHFARE DESIGNATED AS AA OR LARGER ON THE CITY'S ADOPTED MAJOR THOROUGHFARE PLAN.
 - A LANDSCAPE BUFFER, FIFTEEN FEET IN DEPTH (FROM THE PROPERTY LINE) IS REQUIRED IN NONRESIDENTIAL YARDS ADJACENT TO TYPE A THROUGH D THOROUGHFARES, AS DESIGNATED ON THE CITY'S ADOPTED MAJOR THOROUGHFARE PLAN.
 - EACH OF THE ABOVE BUFFERS MAY BE REDUCED UP TO FIVE FEET IN DEPTH IF PLANT MATERIALS WITHIN THE BUFFER AREA ARE PROVIDED AT A RATE OF ONE AND ONE-HALF TIMES THE MINIMUM REQUIREMENTS AS DEFINED IN SUBSECTION 4.34(B)(3) BELOW.
- ADJACENT TO ALL OTHER PUBLIC STREETS.

A LANDSCAPE BUFFER THAT IS TEN FEET IN DEPTH (FROM THE PROPERTY LINE), IS REQUIRED IN YARDS ADJACENT TO PUBLIC STREETS, OTHER THAN MAJOR THOROUGHFARES. THE BUFFER MAY BE DECREASED FROM TEN FEET TO EIGHT FEET PROVIDED THAT AT LEAST ONE AND ONE-HALF TIMES THE MINIMUM REQUIRED BUFFER PLANT MATERIALS ARE PROVIDED.

- BUFFER PLANT MATERIALS.

TREES MAY BE GROUPED OR CLUSTERED TO FACILITATE SITE DESIGN. THE CITY ENCOURAGES STAGGERED OR NON-LINEAR PLACEMENT OF PLANT MATERIAL IN THE LANDSCAPE BUFFER. PLANT MATERIAL IN REQUIRED LANDSCAPE BUFFERS MUST COMPLY WITH THE FOLLOWING PROVISIONS IN THIS SUBSECTION (3) AND IN SECTION 4.33:

- ADJACENT TO MAJOR THOROUGHFARES (TYPE AA THROUGH D), FOR EVERY THIRTY LINEAL FEET, OR FRACTION THEREOF, OF REQUIRED LANDSCAPE BUFFER, ONE LARGE CANOPY TREE IS REQUIRED, ALONG WITH SEVEN SHRUBS OR ORNAMENTAL GRASSES.
- ADJACENT TO ALL OTHER PUBLIC STREETS, FOR EVERY THIRTY LINEAL FEET, OR FRACTION THEREOF, OF REQUIRED LANDSCAPE BUFFER, ONE LARGE CANOPY TREE IS REQUIRED.
- GROUND COVER. TURF (GRASS) MUST PROVIDE A MAXIMUM OF SEVENTY-FIVE PERCENT OF COVERAGE WITHIN THE LANDSCAPE BUFFER. THE REMAINING TWENTY-FIVE PERCENT OF GROUND COVER MUST BE SELECTED FROM A SPECIES LISTED IN TABLE 4-5 IN DIVISION 7 OF THIS ARTICLE 3. THIS GROUND COVER MUST BE ARRANGED IN A CURVILINEAR FASHION THROUGHOUT THE LANDSCAPE BUFFER.
- SUBSTITUTIONS. FOR PROPERTY HAVING LESS THAN ONE HUNDRED AND TWENTY FEET OF STREET FRONTAGE, UP TO FORTY PERCENT OF THE REQUIRED NUMBER OF LARGE CANOPY TREES WITHIN THE BUFFERS MAY BE REPLACED AS PROVIDED BELOW. FOR PROPERTY HAVING ONE HUNDRED AND TWENTY FEET OR MORE STREET FRONTAGE, UP TO TWENTY-FIVE PERCENT OF THE REQUIRED NUMBER OF LARGE CANOPY TREES WITHIN BUFFERS MAY BE REPLACED BY SMALL ORNAMENTAL TREES, AT A RATE OF ONE LARGE CANOPY TREE EQUALS THREE SMALL ORNAMENTAL TREES. SUBSTITUTED VEGETATION MUST BE PLACED IN A CLUSTERED, NON-LINEAR DESIGN.

- BUFFER IN RELATION TO SIDEWALKS & EASEMENTS.

LANDSCAPE BUFFERS MUST REMAIN FREE AND CLEAR OF PERMANENT OBJECTS WITH THE EXCEPTION OF PEDESTRIAN ELEMENTS (SUCH AS, SIDEWALKS OR BENCHES), EXISTING UTILITY POLES OR STRUCTURES, AND FREESTANDING SIGNS. FURTHER, LANDSCAPE BUFFERS MUST COMPLY WITH THE FOLLOWING PROVISIONS:

- THE DEPTH OF THE REQUIRED LANDSCAPE BUFFER (FROM THE PROPERTY LINE) MAY INCLUDE PLACEMENT OF SIDEWALKS, AS REQUIRED IN CHAPTER 3, ARTICLE 5, DIVISION 13 OF THIS GDC, SO LONG AS THE WIDTH OF THE LARGER PORTION OF THE BUFFER BIFURCATED BY THE SIDEWALK IS A MINIMUM OF SIX FEET TO ALLOW FOR ADEQUATE SPACE FOR REQUIRED PLANT MATERIAL, AND THE REQUIRED DEPTH OF THE LANDSCAPE BUFFER IS PROVIDED IN ADDITION TO THE REQUIRED SIDEWALK AND
- WHERE AN EASEMENT, EITHER PEDESTRIAN OR UTILITY, IS REQUIRED PURSUANT TO CHAPTER 3, SECTIONS 3.91(C) OR 3.70(B)(1) OF THIS GDC, THE EASEMENT IS PERMITTED TO OVERLAP THE REQUIRED LANDSCAPE BUFFER, SO LONG AS THE REQUIRED DEPTH (FROM THE PROPERTY LINE) OF THE LANDSCAPE BUFFER IS PROVIDED. WHERE A LANDSCAPE BUFFER AND EASEMENT OVERLAP, THERE MUST BE A MINIMUM DEPTH OF SIX FEET LANDSCAPED AREA THAT IS NOT WITHIN THE EASEMENT AREA TO ALLOW ADEQUATE SPACE FOR PLANT MATERIAL, WHILE AVOIDING FUTURE CONFLICT BETWEEN INSTALLATION, SERVICE OR REPAIR OF UTILITIES AND PLANT MATERIALS. EVERY REASONABLE EFFORT MUST BE MADE TO AVOID THE PLACEMENT OF PLANTINGS WITHIN THE BUFFER-EASEMENT OVERLAP AREA THAT MAY INTERFERE WITH UTILITIES. THE DIRECTOR OF ENGINEERING SHALL MAKE THE DETERMINATION AS TO WHETHER PLANTINGS MAY INTERFERE WITH THE USE OF THE EASEMENT.

4.34(B)(3)(a) PER 30 LF, ONE CANOPY TREE (3 ORNAMENTAL) PLUS SEVEN SHRUBS OR ORNAMENTAL GRASSES VARIANCE REQUIREMENT: PROVIDE ONE AND ONE HALF TIMES THE REQUIRED PLANTING MATERIAL

CENTERVILLE ROAD		
LINEAR FEET: 105'-10.5" LF	REQUIRED	PROVIDED
ORNAMENTAL TREES REQUIRED (THREE/ 30 LF)	12	-
SHRUBS REQUIRED (SEVEN SHRUBS / 30 LF)	25	-
VARIANCE TREES:	12	12
VARIANCE SHRUBS:	38	46

NORTHWEST HIGHWAY		
LINEAR FEET: 93'-3.5" LF	REQUIRED	PROVIDED
CANOPY TREES REQUIRED (ONE/ 30 LF)	3	-
SHRUBS REQUIRED (SEVEN SHRUBS / 30 LF)	22	-
VARIANCE TREES:	5	5
VARIANCE SHRUBS:	33	38

TOTAL LANDSCAPE REQUIREMENTS		
TOTAL SITE AREA: 22,500 SQ. FT.	REQUIRED	PROVIDED
TOTAL LANDSCAPE	2,250 SQ. FT. (10%)	4,429 SQ. FT. (19%)

PARKING AND SITE TREE REQUIREMENTS		
PARKING AREA PLANTING	REQUIRED	PROVIDED
PARKING AREA PLANTING	206 SQ. FT. (5%)	441 SQ. FT. (11%)
PARKING LOT TREES (1 / 10 SPACES, 1 WITHIN 65' OF EVERY SPACE), 11 SPACES	2	2

SCREENING REQUIREMENTS		
	REQUIRED	PROVIDED
PARKING AREA SCREENING	YES	119 SHRUBS
PERIMETER SCREENING	YES	43 SHRUBS
EQUIPMENT SCREENING	YES	7 SHRUBS

la terra studio
landscape architecture
urban design planning
2712 swiss avenue - studio A
dallas, texas 75204 214.748.0333
www.latterastudio.com

THE DIMENSION GROUP
ARCHITECTURE • CIVIL ENGINEERING • MEP ENGINEERING
10755 SANDHILL ROAD, DALLAS, TEXAS 75238
TEL: 214-343-9400 www.dimegroup.com

THESE PLANS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND ARE PROTECTED BY COMMON LAW, STATUTORY AND OTHER RESERVED RIGHT INCLUDING COPYRIGHT. THEY MAY NOT BE REPRODUCED OR USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF THE DIMENSION GROUP.

REVISIONS DESCRIPTION	
No.	DATE

project no.: 18-205	drawn: tw
date: 06/01/18	approved: mb

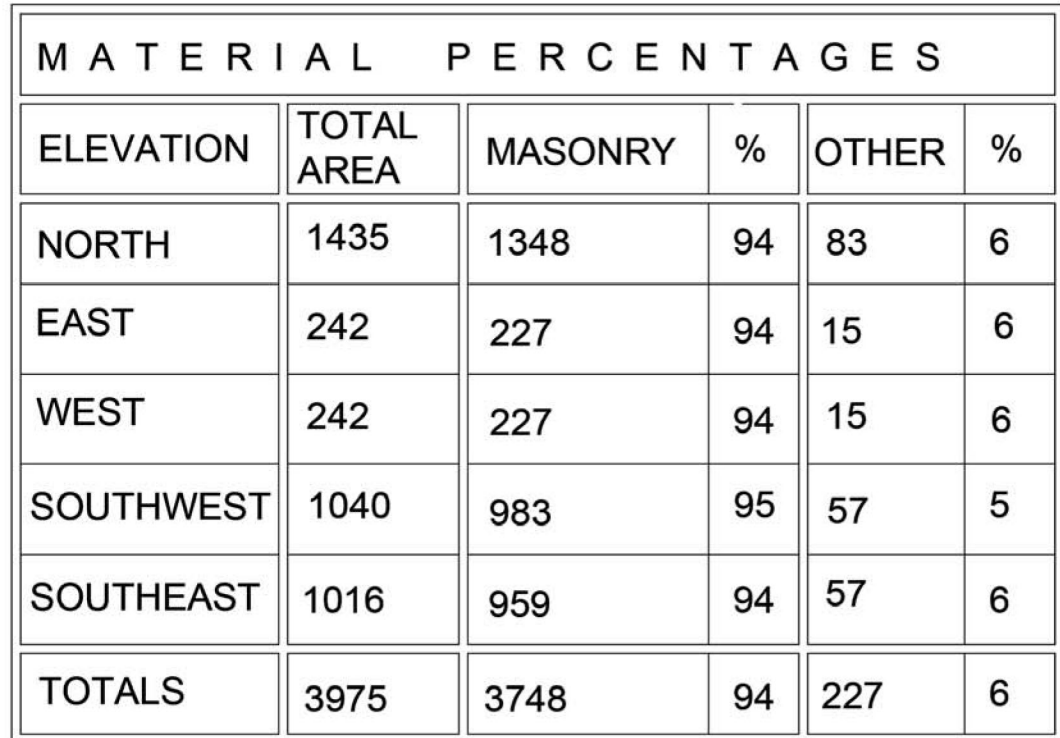
LANDSCAPE PLAN

7-ELEVEN
805 W. CENTERVILLE ROAD
GARLAND, TEXAS 75041

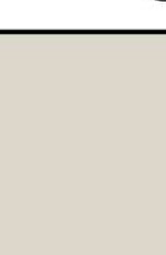
SHEET

L1.0

PRINTED BY: CHOFFMANN
DRAWING NAME: ELVS.DWG
PRINT DATE: Apr 27, 2018 - 1:15pm



S1



PORTLAND CEMENT
SW ACCESSIBLE BEIGE
SW-7036

C1



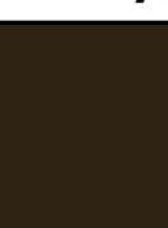
**CAST STONE
ADVANCED CLASSIC WHITE**

N1



ACME THIN BRICK
THIN BRICK

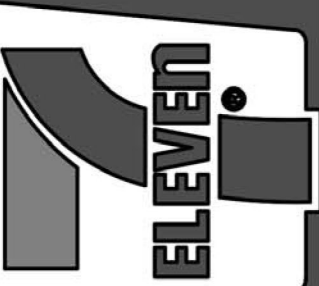
A1



**ALUMINUM FINISH
DARK BRONZE**

7-ELEVEN, INC.
3200 HACKBERRY RD. IRVING, TEXAS 75063

7-11
CENTERVILLE & NORTHWEST HIGHWAY
GARLAND, TEXAS 75052



Job#:	18-205
Scale:	AS NOTED
Date:	04.26.18
Drawn By:	
Checked By:	

Documents prepared by the Dimension Group are to be used only for the specific project and specific use for which they are intended. Any extension of use to other projects, by owner or any other party, without the expressed, written consent of The Dimension Group is done at the user's own risk. If used in a way other than that specifically intended, user will hold The Dimension Group harmless from all claims and losses.

HEET:

EE-1

043 SIP - RIGHT



SHEET:	Documents prepared by The Dimension Group are to be used only for the specific project and specific use for which they are intended. No responsibility is assumed by The Dimension Group for other projects, by owner or any other party, without the expressed written consent of The Dimension Group. It is done at the user's own risk. The user agrees to hold specifically intended user will hold The Dimension Group harmless from all claims and losses.										Job#:	18-205	7-ELEVEN, INC. 3200 HACKBERRY RD. IRVING, TEXAS 75063 7-ELEVEN STORE #1043826 CENTERVILLE & NORTHWEST HIGHWAY GARLAND, TEXAS 75052 SIGN ELEVATION										Rev. #	Date	Description														
											Scale:	NTS																											
											Date:	06/15/18																											
											Drawn By:	JJ																											
											Checked By:	KS																											
																																							
										ARCHITECTURE CIVIL ENGINEERING MEP ENGINEERING PLANNING 10755 SANDHILL ROAD DALLAS, TEXAS 75238 O: 214-343-9000 F: 214-503-6778 dimensiongrp.com																													

REPORT & MINUTES

P.C. Meeting, June 11, 2018

Consideration of the application of **The Dimension Group**, requesting approval of 1) a Specific Use Provision for a Fuel Pumps, Retail Use; 2) a Variance to Section 4.34 in the Garland Development Code (GDC) regarding the site and perimeter landscaping along Northwest Highway and Centerville Road; and 3) a Variance to Section 4.78 (O)(4) in the GDC regarding the setback of the signage along Northwest Highway. This site is located at 806 West Centerville Road. (District 5) (File Z 18-26)

Representing the applicant, Gary Fullington, 10755 Sandhill Road, Dallas, Texas 75238, provided an overview of the request and elaborated on the screening wall, location of the refuse container, and the proposed signage. Mr. Fullington also stated standard gasoline will be supplied at this location and stated the store was custom designed to fit on the subject property.

Commissioner Welborn inquired if compressed gas pumps will be installed and expressed concern regarding the refuse location and the size of the proposed signage.

Commissioner Williams stated concern regarding the proposed signage.

Chairman Roberts suggested enlarging the “man-door” on the refuse enclosure to allow easier access.

Motion was made by Commissioner Welborn, seconded by Commissioner Williams to close the public hearing and open for discussion. **Motion carried: 8 Ayes, 0 Nays**

Commissioner Welborn spoke against the request stating it was not the correct use for this site and did not agree with the location of the refuse container or the requested size of the signage.

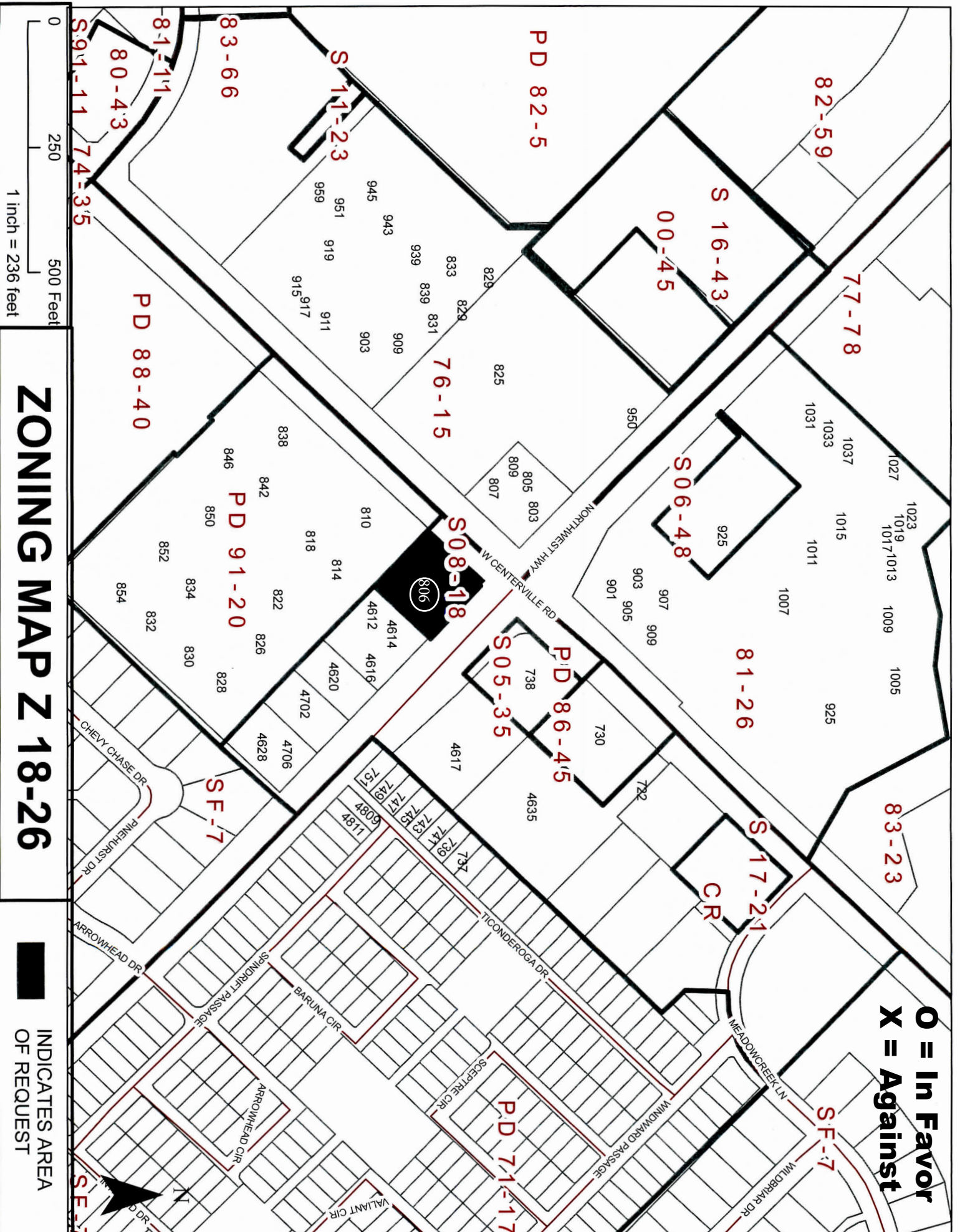
Commissioner Ott spoke in support of the request; however, he preferred the refuse container be hidden, preferred a monument sign and stated there is signage available the applicant could utilize.

Commissioners Hedrick and O'Hara spoke in support of Commissioner Ott's comments, stating refurbishing this site is an improvement and spoke on the challenges of this property.

Chairman Roberts spoke in support the request and of the tight constraints with this site and preferred monument signage for this site. Chairman Roberts further stated this would be an improvement to the neighborhood.

Motion was made by Commissioner Welborn, seconded by Commissioner O'Hara to **approve** the application with the restriction of a monument sign in accordance with the Garland Development Code (GDC) regulations. Motion carried: **7** Ayes, **1** Nay from Commissioner Dalton.

O = In Favor
X = Against



ZONING MAP Z 18-26

INDICATES AREA
OF REQUEST



GARLAND

May 30, 2018

HEARING DATE/TIME: Plan Commission: June 11, 2018 – 7:00 PM

APPLICANT: The Dimension Group

File Z 18-26

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, June 11, 2018, in the Council Chambers of the William E. Dollar Municipal Building (City Hall), 200 North Fifth Street, to consider the application of **The Dimension Group**, requesting approval of 1) a Specific Use Provision for a Fuel Pumps, Retail Use; 2) a Variance to Section 4.34 in the Garland Development Code (GDC) regarding the site and perimeter landscaping along Northwest Highway and Centerville Road; and 3) a Variance to Section 4.78-(O)(4) in the GDC regarding the setback of the signage along Northwest Highway. The property is shown on the enclosed sketch and is described as follows:

BEING an approximate 0.517-acre tract of land situated in the Theophelus Thomas Survey, Abstract No. 1461, City of Garland, Dallas County, Texas and being all of Lot 1, Block A, Phillips Addition, an addition to the City of Garland, Dallas County, Texas according to the plat thereof recorded in Volume 68176, Page 232, Deed Records, Dallas County, Texas (D.R.D.C.T.) and also being all of the same tract of land as described in deed to Zaz, Inc., recorded in Instrument No. 20080067239, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.). This site is located at 806 West Centerville Road. (District 5)

Note: The applicant requests approval to demolish an existing convenience store with fuel sales and build a new convenience store with fuel sales.

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.

(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

806 WEST CENTERVILLE ROAD, GARLAND, TX 75041

Printed Name

MARILYN R. TALLEY for ZAZ INC.

75041

Address

City, State

Zip

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

Signature

Title

Date: 6-3-18

JUN 11 '18 AM 8:38

Z 18-26

Approval of a Specific Use Provision for a Fuel Pumps, Retail Use.

**City Council Meeting
July 10, 2018**



GARLAND

TEXAS MADE HERE



Case Information

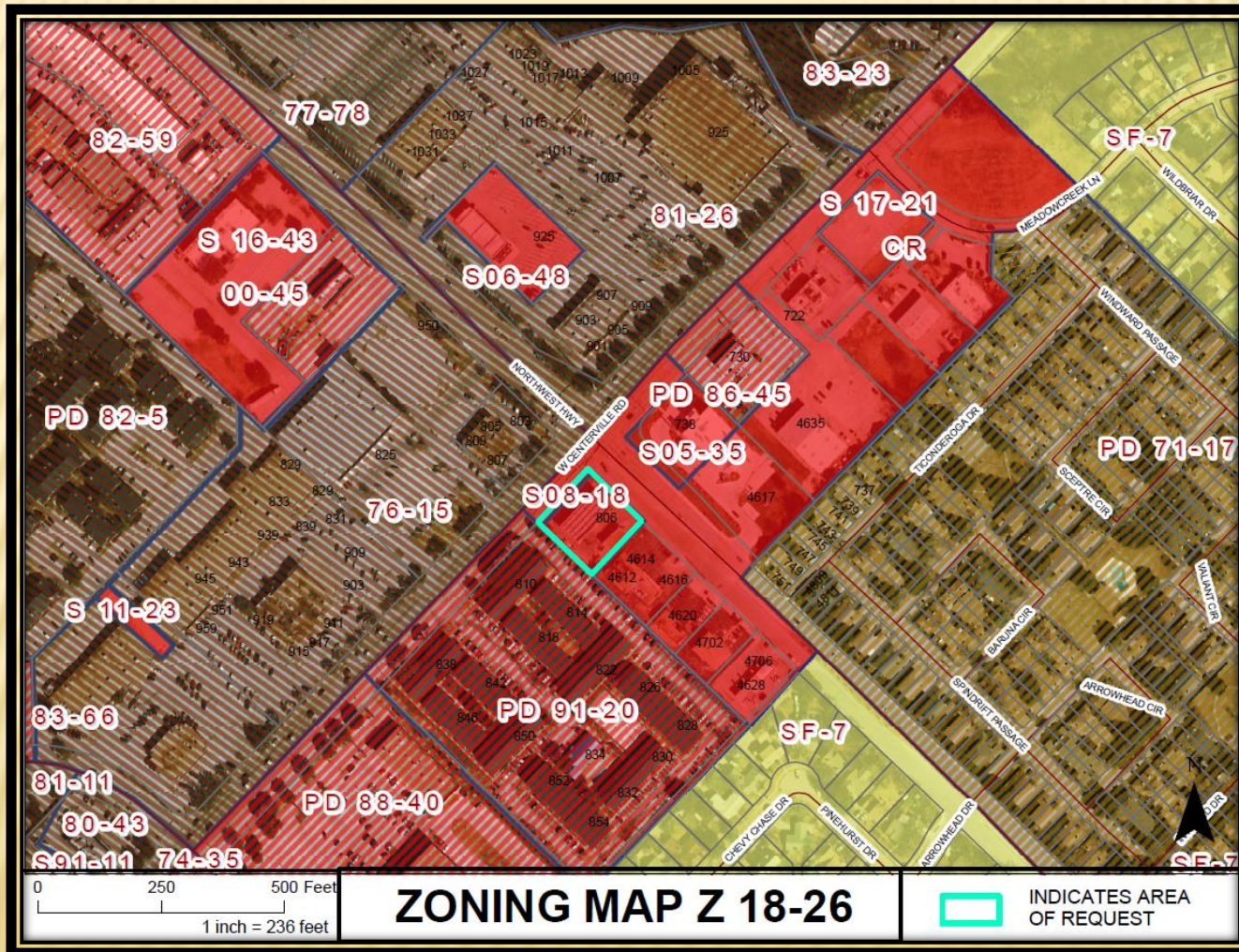
Location: 806 West Centerville Road

Applicant: The Dimension Group

Acreage: 0.517

Zoning: Community Retail (CR) District

Location Map



Images



Looking at subject property from Northwest Highway



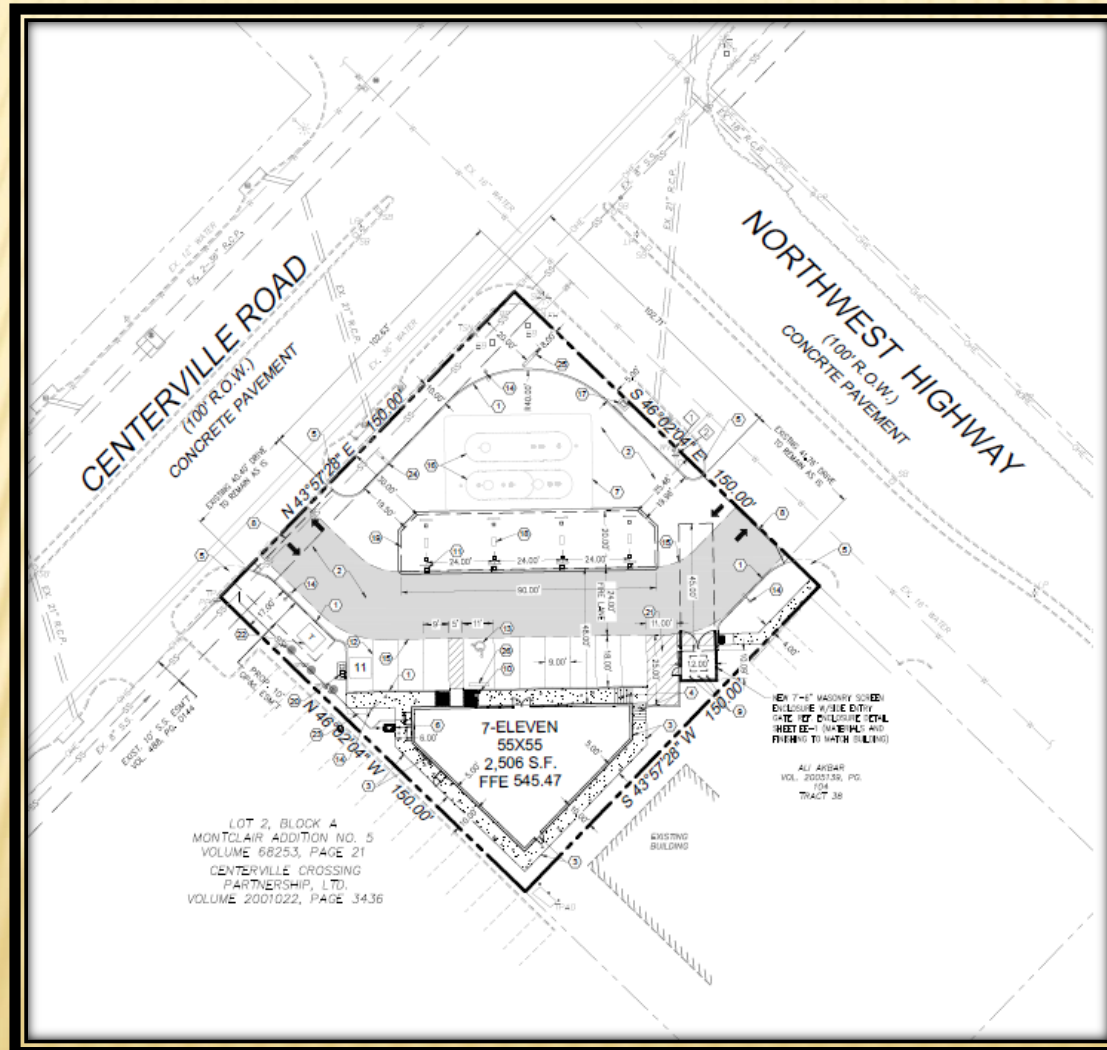
Looking north of subject site from W. Centerville Road



Looking south of subject site from W Centerville Road.

Considerations

SUP FOR 20 YEARS (Site Plan):



Considerations

SUP FOR 20 YEARS (Site Plan)

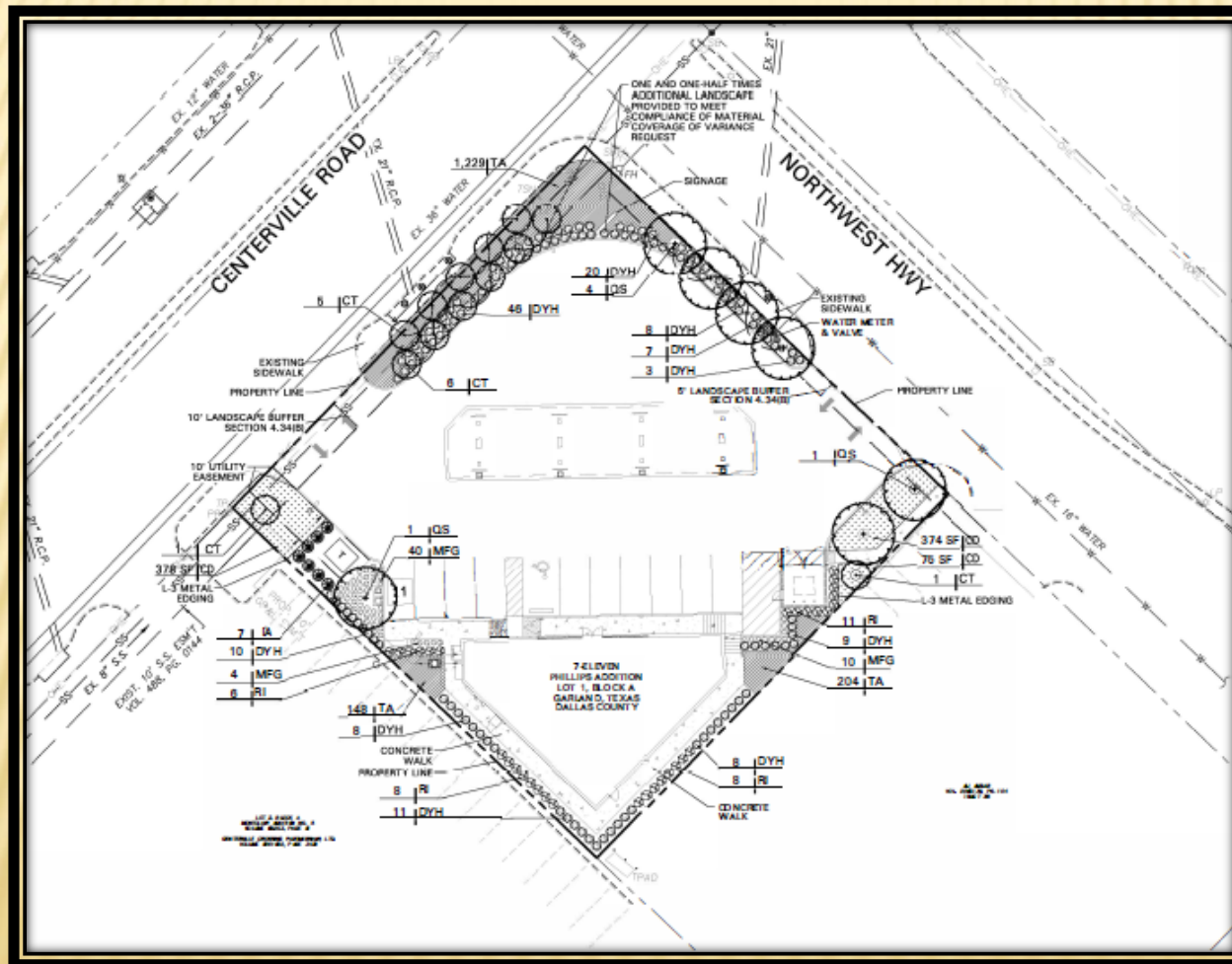
- The applicant is proposing to demolish an existing Convenience Store and Fuel Pumps (retail) use and Car Wash and requests approval of a Specific Use Provision for the construction a Fuel Pumps, Retail use.
- The intent is to provide fuel sales in conjunction with the new one-story building for a Convenience Store that is allowed by right.
- The applicant proposes 4 Multi-Product Dispensers for dispensing motor vehicle fuel resulting in 8 fueling positions.

SIGNAGE

- There are 2 existing poles signs, one is located along West Centerville Road and the other is located along Northwest Highway. Both pole signs will be removed. A new 22-foot pylon sign is proposed at the corner of West Centerville Road and Northwest Highway.



Landscape Plan:

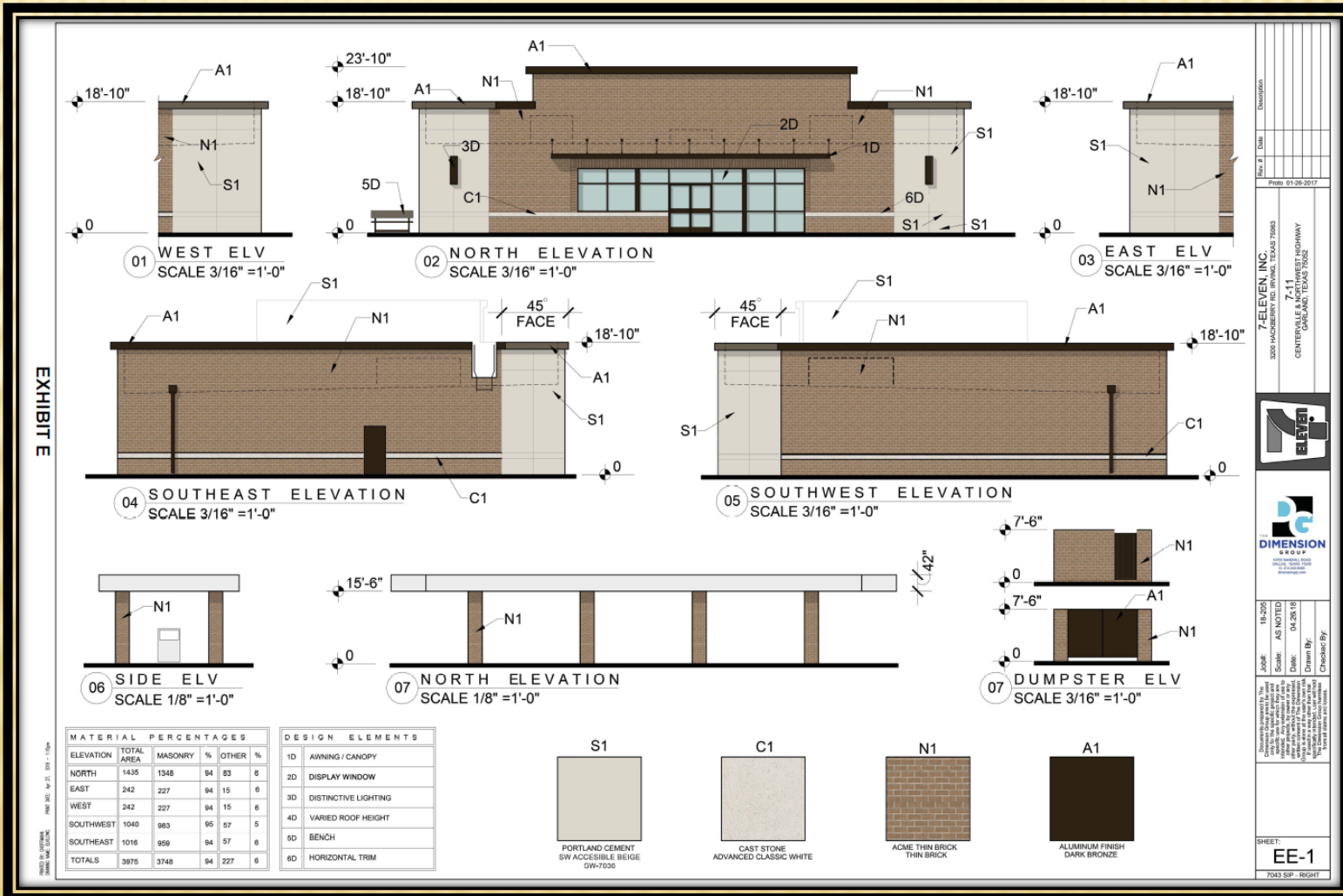




GARLAND
TEXAS MADE HERE

Considerations

Building Elevations Plan:



Considerations

Sign Elevation Plan:



Considerations

Building Elevations Plan:

- The proposed building meets the building materials and design requirements of the GDC.
- All building elevations are required to consist of at least eighty percent masonry per Section 4.83(A).
- At least two different exterior construction materials must be applied on facades visible from the streets per Section 4.83(A).
- At least six of the twelve architectural elements listed in Section 4.83(B) must be incorporated into the design of the building.
- Street-facing elevations should be horizontally and vertically articulated in accordance with Section 4.83(C).
- The fuel canopy is consistent with the regulations in the GDC.

Comprehensive Plan

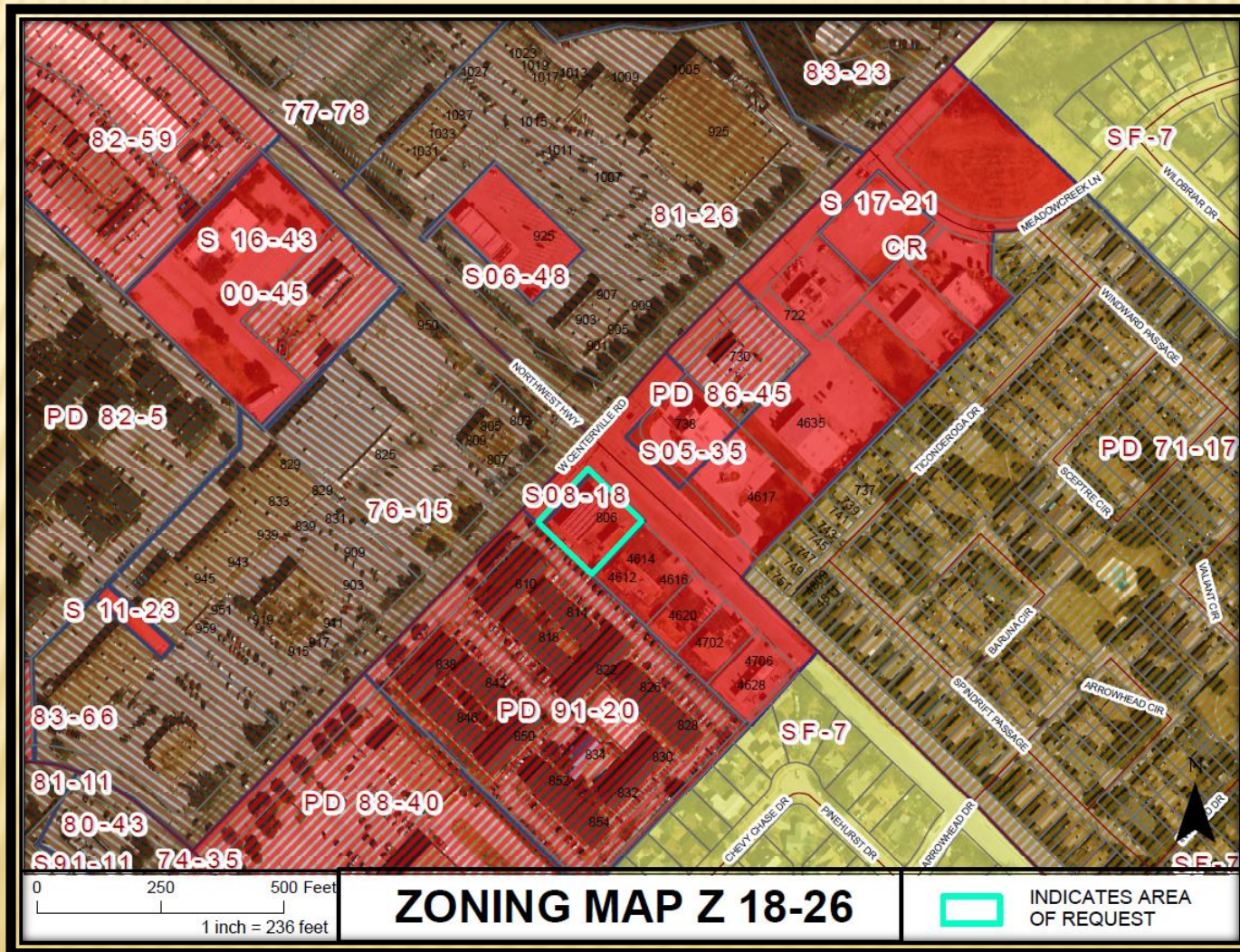
The Future Land Use Map of the Envision Garland Plan recommends Urban Neighborhoods for the subject property.

Urban Neighborhoods are higher density residential developments. This residential option may utilize vertical mixed-use integrated into the surrounding area, reflecting the area's dominant character or, when desired, promoting a new character. This type of development should encourage access to a range of mobility options and is generally located in the vicinity of major intersections and/or secondary arterial streets, with proximity to significant bus or rail amenities.



GARLAND
TEXAS MADE HERE

Surrounding Land Uses



Z 18-26



GARLAND

City Council Regular Session Agenda

Meeting Date: July 10, 2018

Item Title: Boards & Commission Appointments

Submitted By: Elisa Morales, Management Services Coordinator , Administration

Summary:

Council Member Robert Vera

- Caleb Ernst - Citizens Environmental and Neighborhood Advisory Committee
-

Attachments

Caleb Ernst - CENAC

Vera



GARLAND

TEXAS MADE HERE

CITY OF GARLAND
RECEIVED
JUN 12 2018
CITY SECRETARY

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: 5/15/18

Name: Caleb Ernst

Phone: [REDACTED]

(Home)

Address: 1813 Timbercreek Dr

Phone: same

(Other)

City, State, Zip: Garland, TX 75042

Email: [REDACTED]

Resident of Garland for 4 years

Resident of Texas for 10 years

✓ Dallas County Voter Registration Number [REDACTED] Garland City Council District Number 6

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

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

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

I have experience working with others in leadership to plan and implement policies & programs. Working as a retail manager has also helped me to develop strong interpersonal skills.

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

N/A

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

I participated in the new resident focus group for the market research project. I signed on to be a Garland digital ambassador.

What is your educational background?

BA in education from Cedarville University in Cedarville, OH
Th.M. from Dallas Theological Seminary

What is your occupational experience?

Three years as a store manager for The UPS Store #5059
Three years as a private tutor
Almost six years as a manager/master roaster for White Rock Coffee

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

Caleb Ernst

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

☐ Board of Adjustment	☐ Garland Youth Council **	☐ Parks and Recreation Board
☒ Citizens Environmental and Neighborhood Advisory Committee	☒ Property Standards Board	☐ Plan Commission
☐ Community Multicultural Commission	☐ Library Board	☐ Senior Citizens Advisory Committee
☐ Garland Cultural Arts Commission		☐ Unified Building Standards Commission

**Garland Youth Council has a separate application

FOR OFFICE USE ONLY

Ad Valorem Tax Status
Utility Account Status

Current ☒
Past Due ☐

Past Due ☐
Past Due ☐

Date Appointed _____

Appointed By _____

Date Notified _____

Disclosure Form Filed _____

CSO Suit/Claim Filed
Clerk Signature & Date

Yes ☐ No ☒

Courtney Vanover
6/12/18

Revised 03/2018