GARLAND

AGENDA

REGULAR MEETING OF THE CITY COUNCIL
City of Garland

REMOTE MEETING

Tuesday, June 22, 2021
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.

NOTICE: Due to the COVID-19 emergency and, pursuant to Section 551.125 of the Texas Government Code and the executive orders of Governor Greg Abbott suspending provisions of the Texas Government Code and other applicable laws of the State regarding normal open meetings, the City Council will hold this meeting by internet/telephonic remote means.

The meeting will be broadcast by webinar or telephone at the following URL:

https://garlandtx.zoom.us/webinar/register/WN_PUq3z0mhTHud7KifhMw6Nw

Registration for the online meeting is required. The meeting will be recorded and will be available for viewing the next day at www.garlandtx.gov.

For those without internet access to the meeting, a dial-in option is available. The numbers are:

Additionally, the meeting may be accessed by phone at the following number:

346-248-7799
470-250-9358
470-381-2552

The Meeting ID is: 976 9825 0145

For participants (online and by phone) who wish to speak on an item on the agenda, you must use the "raise hand" feature in order to be recognized. Similarly, if you wish to provide a comment at the end of the agenda during the open public comments portion of the meeting, you must use the "raise hand" feature.

You are invited to offer a comment or make a statement on any item on the agenda as that item is called. Your comments must relate to an item on this agenda - non-germane comments are not in order. Time limits will be imposed by the Mayor as appropriate to the nature of the agenda item. Generally, public speakers are given three minutes. Due to legal restrictions, the City Council is not able to answer questions during the public comments portion of the agenda.

If the City Council adjourns into Executive Session during this meeting, the Executive Session will be conducted by teleconference between and among the members of the City Council and relevant City staff. Public access to that call is prohibited by State law.

COUNCIL HOUSE RULES

1. Decisions based on issues, goals and vision.

2. Do not take things personal.

3. Project a positive attitude.

4. Focus on issues, not on the person.

5. Be prepared to discuss issues.

6. Maintain decorum.

7. Keep your sense of humor.

8. Honor and respect each other; accept each other as individuals.

9. Follow goals, principles and action agenda.

10. Decide, vote and move on.

11. Avoid ambushes - Council or staff.

12. Talk to staff before meetings.

13. Vote our convictions, but be willing to compromise *"What is best for Garland."*

14. Follow Roberts Rules of Order consistently.

15. Agree to disagree.

16. Be open and honest.

LEGISLATIVE PRAYER AND PLEDGE OF ALLEGIANCE

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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 8 Regular Meeting and June 15 Special Meeting.

2. Consider approval of the following bids:

a. Casualty Insurance Coverage **Bid No. 0809-21**

Willis Towers Watson **$913,717.00**

The City is seeking an insurance broker to place casualty coverage for its employees and operations ("Casualty Insurance"). This approval is for a Term Agreement with four optional renewals.

b. Rowlett Creek 48-Inch Interceptor Main Rehabilitation, Phase VII **Bid No. 0882-21**

Insituform Technologies, LLC **$1,332,786.00**

The request is for Phase VII of the Rowlett Creek 48" Wastewater Interceptor Rehabilitation project.

c. Lyons Road Water, Wastewater Mains and Street Improvements **Bid No. 0889-21**

Criado & Associates, Inc. **$292,035.00**

This request is to obtain Professional Engineering Services to replace approximately 4,200 linear feet of existing water and wastewater lines along Lyons Road between the intersections of Guthrie Road and Bobtown Road, including street improvements.

d. Rowlett Creek 36-Inch Parallel Sewer Interceptor **Bid No. 0804-21**

Freese and Nichols, Inc. **$1,400,500.00**

This request is to provide Professional Engineering Services for the design of a new 36-inch sewer pipeline that will parallel the existing 48-inch Rowlett Creek interceptor.

e. GP&L Underground Maintenance and Construction **Bid No. 0807-21**

Infratech Corporation **$3,000,000.00**

This request is to provide construction labor to support Garland Power & Light's underground distribution operations. This approval is for a Term Agreement with four optional renewals.

f. Shady Lane to Redbud Lane Channel Improvements **Bid No. 0799-21**

Klutz Construction, Inc. **$747,609.00**

This request is to provide replacement construction of an existing concrete-lined channel T03, a tributary of Duck Creek, between Shady Lane and Redbud Lane.

g. Instrument Transformers & Surge Arrestors for GP&L Substations **Bid No. 0745-21**

J.H. Davidson & Associates, LLC **$900,000.00**

This request is for the purchase of instrument transformers and surge arrestors for use in GP&L substations. This approval is for a Term Agreement with four optional renewals.

h. TMPA 138kV and 345kV Transmission Line As-Built Modeling and Clearance Verification **Bid No. 0885-21**

Stanley Consultants **$561,660.00**

This request is to obtain as-built and clearance verification studies in compliance with Texas House Bill 4150, relating to safety and inspections requirements for certain utilities. This approval is for a Term Agreement with four optional renewals.

i. Vesta 911 Training Equipment **Bid No. 0969-21**

Vesta Solutions, Inc. **$169,086.64**

This request is to provide the Garland Police Department with additional training stations for new Public Safety Dispatchers.

3. Public hearing(s) were previously conducted for the following zoning case(s). Council approved the request(s) and instructed staff to bring forth the following ordinance(s) for consideration.

a. Zoning File No. Z 21-10, Spiars Engineering (District 1)

Consider an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving a Specific Use Provision extension for a Fuel Pumps, Retail Use on a 1.094-acre tract of land zoned Community Retail (CR) District and located at 2602 Lavon Drive; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; a Savings Clause and a Severability Clause; and providing an effective date.

4. Consider an ordinance amending Chapter 4, Article 5 of the Garland Development Code, by adding a Section 4.79, "Historic Signs".

Consider an ordinance amending Chapter 4, Article 5 "Signs" of the Garland Development Code of the City of Garland, Texas, by adding a Section 4.79, "Historic Signs"; providing a Savings Clause and a Severability Clause; providing a Penalty Clause; and providing an effective date. This item was discussed during the June 7, 2021 City Council Work Session and was recommended by the Development Services Committee.

5. Consider a resolution for a Project Specific Agreement with Dallas County to Share Concrete Repair Project Costs

The City of Garland and Dallas County entered into a Master Interlocal Agreement for maintenance of Type "B" roads on January 2, 2018. That agreement stipulates that Dallas County will participate in cost sharing up to 50% of the cost of certain street maintenance projects. Dallas County Public Works Department recently contacted the Street Department on behalf of Commissioner's District 1 Road and Bridge Office indicating that they had funds available for cost share on concrete street repair projects that could begin this year.

6. Consider an ordinance amending multiple provisions of Chapter 31, Article IX, "Construction or Repair of Sidewalks," of the Code of Ordinances of the City of Garland, Texas; providing a Savings Clause; providing a penalty under the provisions of Section 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Severability Clause; and setting an effective date.

At the June 7, 2021 Work Session, Council considered amendments to Chapter 31, Article IX Construction or Repair of Sidewalks, Section 31.138 of the Code of Ordinances.

7. Consider an ordinance amending Chapter 33, "Transportation" of the Code of Ordinances of the City of Garland, Texas; 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.

Adopt the attached ordinance for parking, standing and stopping prohibiting it on the north side of Colonel Drive from Broadway to Commonwealth Drive and on the south side of Colonel Drive between Broadway to Monticello Court during the hours of 6:30 AM to 3:30 PM on school days.

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

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

8. Hold public hearing(s) on:

a. Consider a Zoning request by Civil Point Engineering, Inc. to allow 120 dwelling units for Independent Living and Assisted Living. This site is located at 2055 Arapaho Road in District 7.

Consideration of the application of Civil Point Engineering, Inc., requesting approval of an Amendment to Planned Development (PD) District 17-52 for Multi-Family Use to allow Elder Care - Independent Living and Elder Care - Assisted Living. This property is located at 2055 Arapaho Road. (File No. Z 21-01, District 7)

b. Consider a Detail Plan request by Civil Point Engineering, Inc. to amend the previously approved site layout for Independent Living and Assisted Living. This property is located at 2055 Arapaho Road in District 7.

Consideration of the application of Civil Point Engineering, Inc., requesting approval of a Detail Plan for Elder Care - Independent Living and Elder Care - Assisted Living. This property is located at 2055 Arapaho Road. (File No. Z 21-01, District 7)

9. 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.

<u>Council Member Dylan Hedrick</u>

- John "Chip" VanPelt - Cultural Arts Commission

10. 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.

11. 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: 06/22/2021

Item Title: Minutes June 8 and June 15

Submitted By: Rene Dowl, City Secretary, City Secretary

Summary:

Consider approval of the minutes of the June 8 Regular Meeting and June 15 Special Meeting.

Attachments

Minutes June 8

Minutes June 15

GARLAND

MINUTES

The City Council of the City of Garland convened in regular session at 7 p.m. on Tuesday, June 8, pursuant to Section 551.045, by telephone or internet in Garland, Texas, with the following members present:

Present:	Mayor Scott LeMay
	Mayor Pro Tem Jerry A. Nickerson
	Deputy Mayor Pro Tem Deborah Morris
	Council Member Jeff Bass
	Council Member B. J. Williams
	Council Member Rich Aubin
	Council Member Robert Vera
	Council Member Dylan Hedrick
	Council Member Robert John Smith
Staff Present:	City Manager Bryan Bradford
	Assistant City Manager John Baker
	Assistant City Manager Judson Rex
	City Attorney Brad Neighbor

LEGISLATIVE PRAYER AND PLEDGE OF ALLEGIANCE

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MAYORAL PROCLAMATIONS, RECOGNITIONS AND ANNOUNCEMENTS

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Amy Dunphy, Community, Outreach Coordinator for Animal Services, presented the Pet of the Month.

CONSENT AGENDA

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Motion was made by Council Member Williams to approve the Consent Agenda as presented, with the exception, of Item 2n, which was pulled by Council Member Williams for Individual Consideration, seconded by Council Member Bass. Motion carried:

Vote: 9 ayes, 0 Nays

1. APPROVED Consider approval of the minutes of the May 18, 2021 Regular Meeting.

2. Consider approval of the following bids:

a. APPROVED Patricia Drive Water Main Replacement Bid No. 0892-20

SYB Construction Company $120,703.72

This request is to approve a Change Order for the Patricia Drive Water Main Replacement.

b. APPROVED **GP&L Underground Line Locating Services** **Bid No. 0613-21**

USIC Locating Services, LLC **$250,000.00**

This request is to provide Underground Line Locating Services for GP&L on an as-needed basis. This approval is for a Term Agreement with four optional renewals.

c. APPROVED **Articulating Telescopic Aerial Device** **Bid No. 0828-21**

Altec Industries, Inc. **$162,213.00**

This request is to purchase a scheduled replacement Articulating Telescopic Aerial Device (Aerial Bucket Truck) for Garland Power & Light.

d. APPROVED **GP&L Naaman to Apollo 138kV Transmission Structure Replacements** **Bid No. 0607-21**

Techline, Inc.	**$107,054.63**
Optional Contingency	**16,058.19**
TOTAL:	**$123,112.82**

This request is for the purchase of three transmission poles and associated apparatus for the relocation of transmission facilities due to the Naaman School Road street widening. An Optional Contingency is included for any additional materials that may be required.

e. APPROVED **GP&L Elm Grove Substation Extension Reconstruction Engineering Services** **Bid No. 0886-21**

R-Delta Engineers **$500,000.00**

This request is to obtain electrical, civil, structural, geotechnical and design engineering services to support the extension of the GP&L Elm Grove Substation.

f. APPROVED **Windsurf Bay Ticket Booth with Restroom** **Bid No. 0912-21**

Public Restroom Company **$195,213.00**

This request is to provide a stand-alone ticket booth with restroom for Windsurf Bay Park to help with traffic control on weekends.

g. APPROVED **TMPA Ben Davis Flood Mitigation Engineering Services** **Bid No. 0900-21**

Black & Veatch **$305,500.00**

This request is to obtain engineering services to support flood mitigation efforts at the TMPA Ben Davis Substation.

h. APPROVED **GP&L King Mountain Switch Station - Queen BESS Terminal Steel Structures** **Bid No. 0730-21**

Texas Electric Cooperatives, Inc.	**$258,015.00**
Optional Contingency	**25,801.50**
TOTAL:	**$283,816.50**

This request is for the purchase of steel structures needed for the construction of the Queen BESS Terminal located at the King Mountain Switch Station. An Optional Contingency is included for any additional materials that may be required.

i. APPROVED **Concession and Restroom Buildings at Various Park Sites** **Bid No. 0913-21**

Public Restroom Company **$2,908,583.00**

This request is to fabricate and install restroom and concession buildings at various park sites around the city.

j. APPROVED **Playground Program Equipment (Kompan)** **Bid No. 0914-21**

Kompan, Inc. **$183,228.99**

This request is for the purchase of playground equipment at Winters Park Softball Complex and Meadowcreek Branch Park in support of the Playground Replacement Program.

k. APPROVED **Playground Program Equipment (Lea Park & Play)** **Bid No. 0916-21**

Lea Park & Play, Inc. **$102,836.23**

This request is for the purchase of playground equipment at Independence Park in support of the Playground Replacement Program.

l. APPROVED **Luminaires and Street Light Poles for Warehouse Inventory** **Bid No. 0732-21**

Techline, Inc.	**$220,995.00**
Trastar, Inc.	**185,535.00**
TOTAL:	**$406,530.00**

This request is to purchase luminaires and street light poles to support GP&L's lighting installation, maintenance and repair operations. This approval is for a Term Agreement with four optional renewals.

m. APPROVED Property Insurance Coverage Bid No. 0789-21

Brown & Brown, Inc. $3,823,000.00

The City is seeking an insurance broker to place property, terrorism, inland marine and boiler and machinery insurance coverage (collectively, "Property Insurance") for our various City property. City property includes, but is not limited to, City buildings, administrative offices, maintenance buildings, theaters, power plants and associated equipment, recreational facilities and other properties located throughout the Dallas area. This approval is for a Term Agreement with four optional renewals.

3. APPROVED Council approved the Cultural Arts Master Plan as presented.

At the May 17, 2021 Work Session, Council considered a draft of the Garland Cultural Arts Master Plan as presented by Ben Martin and Lynn Osgood with Civic Arts.

4. APPROVED Resolution No. 10487 agreeing to the sale of certain property located within the City of Garland and owned by taxing authorities including the City of Garland as the result of a Tax Sale; authorizing the Mayor to execute a Deed without Warranty; and providing an effective date.

At the May 17, 2021 Work Session, Council was briefed on the potential sale of property located at 1130 Meandering Way.

5. APPROVED Resolution No. 10488 agreeing to the sale of certain property located within the City of Garland and owned by taxing authorities including the City of Garland as a result of a tax sale; authorizing the Mayor to execute a Deed without Warranty; and providing an effective date.

At the May 17, 2021 Work Session, Council was briefed on the potential sale of property located at 504 Clark Street.

6. APPROVED Council authorized the City Manager to execute the contract with the City of Rowlett for wastewater treatment services.

At the May 17, 2021 Work Session, Council considered a contract with the City of Rowlett to provide wastewater treatment services for 20 years from the effective date.

7. **APPROVED** **Ordinance No. 7225** authorizing the issuance of "City of Garland, Texas, General Obligation Refunding Bonds, Series 2021;" specifying the terms and features of said bonds; levying a continuing direct annual ad valorem tax for the payment of said bonds; providing for the redemption of certain outstanding obligations of the City; and resolving other matters incident and related to the issuance, sale, payment and delivery of said bonds, including the approval and execution of a Paying Agent/Registrar Agreement and an Escrow Agreement and the approval and distribution of a Preliminary Official Statement and an Official Statement; and providing an effective date.

At the April 5, 2021 Work Session, Council considered a refunding of Commercial Paper Notes and Certificates of Obligation with General Obligation Refunding Bonds.

8. **APPROVED** **Ordinance No. 7226** authorizing the issuance of "City of Garland, Texas, Combination Tax and Revenue Certificates of Obligation, Series 2021;" providing for the payment of said certificates of obligation by the levy of an ad valorem tax upon all taxable property within the City and a limited pledge of the net revenues derived from the operation of the City's Water and Sewer System; providing the terms and conditions of such certificates of obligation and resolving other matters incident and relating to the issuance, payment, security, sale and delivery of said certificates of obligation, including the approval and execution of a Paying Agent/Registrar Agreement and the approval and distribution of a Preliminary Official Statement and an Official Statement pertaining thereto; and providing an effective date.

At the April 5, 2021 Work Session, Council authorized the sale of Certificates of Obligation in the approximate amount of $24 million to fund a portion of the 2021 CIP.

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

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9. **APPROVED** **Major Medians and Thoroughfare Maintenance (formerly Item 2n on the Consent Agenda)** **Bid No. 0682-20**

Carruthers Landscape Management, Inc. $44,000.00

This request is to approve a Change Order to increase the contract capacity for grounds maintenance of 126.21 acres of medians along major thoroughfares throughout the city.

Andy Hesser, Managing Director, Parks and Recreation, presented an overview on the item. He also provided information regarding concerns

related to the vendor's obligation and/or performance as outlined in their contract.

Motion was made by Council Member Williams to approve Item 2n, seconded by Mayor Pro Tem Nickerson. Motion carried:

Vote: 9 ayes, 0 nays

10. APPROVED Minute action approving the appointment of a City of Garland representative to the North Texas Municipal Water District Board.

At the June 7, 2021 Work Session, Council considered appointing a representative to the North Texas Municipal Water District Board for a two-year term beginning June 8, 2021.

Council Member Aubin nominated Mr. Don Gordon to be appointed to the North Texas Municipal Water District. A vote was cast as follows:

Vote: 9 ayes, 0 nays

11. DENIED Reconsideration Request of a Previously Denied Zoning Application (File No. Z 20-32, District 6)

The applicant, Ocean Star Metals, Inc., has submitted a written request for the City Council to reconsider the previously denied Zoning Case Z 20-32. This property is located at 521, 523, and 525 Shepherd Drive. The City Council previously considered and in effect denied this application on January 12, 2021, by a lack of a super majority vote. Approval of the reconsideration request would allow the applicant to submit a new zoning application in less than the Garland Development Code's required one-year waiting period for denied cases.

William Guerin, Director of Planning, provided a review of the January 2, 2021, case denial, application and the request to reconsider the request.

Mayor LeMay explained the Council's role in addressing the current issues related to the property and requirements to approve or deny the application.

Speakers on this item were Peter Kavanaugh, representing the applicant and Judy Wang, applicant. The applicant's request is for a short term Specific Use Provision.

There was discussion by the Council and direct questions to the applicant. Council Member Aubin asked if there have been substantial changes in conditions around the area and/or property? He asked Brian England, First City Attorney, to explain the definition of substantial change in conditions, as described in the Garland Development Code. Mr. Guerin stated he is not aware of any substantial change in condition in the area.

Mayor LeMay stated he previously supported the applicant, but would not do so for this reconsideration.

Motion was made by Council Member Vera to deny the request, seconded by Deputy Mayor Pro Tem Morris.

Council Member Williams asked Mr. Guerin if the GDC provision substantial changes in conditions was shared with the applicant. Mr. Guerin stated he did not specifically discuss this provision with Mr. Kavanaugh. Council Member Vera called upon the chair for point of order; stating Council cannot direct questions to the staff. Mayor LeMay upheld Council Member Vera's request for point of order and Council Member Williams yielded the floor, asking Brian England, First City Attorney, to clarify if he was permitted to direct questions to staff. Mr. England explained that the request is not a legal matter, but a policy decision to allow questions to the staff.

Mayor LeMay restated the main motion to deny. Motion carried:

Vote: 7 ayes, 2 nays (Council Members Williams and Hedrick)

4. Hold public hearings on:

a. APPROVED Consider a Specific Use Provision (SUP) request by Spiars Engineering to extend the SUP time period of an existing convenience store and gas station [RaceTrac]. This property is located at 2602 Lavon Drive in District 1.

Consideration of the application of Spiars Engineering, requesting approval of a Specific Use Provision extension for Fuel Pumps, Retail on a property zoned Community Retail (CR) District. This property is located at 2602 Lavon Drive. (File No. Z 21-10, District 1)

Mayor LeMay requested to take action on the Specific Use Provision and Site Plan in one action.

William Guerin, Director of Planning presented the staff report.

Speaker on this item was Brad Williams, applicant.

There was discussion by the Council.

Motion was made by Council Member Bass to approve the Specific Use Provision and Site Plan, seconded by Mayor Pro Tem Nickerson. Motion carried:

Vote: 9 ayes, 0 nays

b. APPROVED Consider a Site Plan request by Spiars Engineering for an existing convenience store and gas station [RaceTrac]. This property is located at 2602 Lavon Drive in District 1.

Consideration of the application of Spiars Engineering, requesting approval of a Plan for Fuel Pumps, Retail on a property zoned Community Retail (CR) District. This property is located at 2602 Lavon Drive. (File No. Z 21-10, District 1)

12. **Citizen comments:** There were no speakers on this item.

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

Submitted By:

_____

Scott LeMay, Mayor

_____

Eloyce René Dowl, City Secretary

GARLAND

MINUTES

The City Council of the City of Garland convened in special session at 7:00 p.m. on Tuesday, June 15, 2021, pursuant to Section 551.045, by telephone or internet in Garland, Texas, with the following members present:

Present:	Mayor Scott LeMay
	Mayor Pro Tem Jerry A. Nickerson
	Deputy Mayor Tem Deborah Morris
	Council Member Jeff Bass
	Council Member Ed Moore
	Council Member BJ Williams
	Council Member Rich Aubin
	Council Member Robert Vera
	Council Member Dylan Hedrick
	Council Member Robert John Smith
Staff Present:	Deputy City Manager Mitch Bates
	Assistant City Manager Jud Rex
	First Assistant City Attorney Brian England
	Deputy City Secretary Carma Potter

1. CANVASSING OF JUNE 5 RUNOFF RESULTS AND SWEARING IN

Mayor LeMay called the meeting to order at 7 p.m. Due to technical difficulties, Mayor LeMay called for a 5-minute recess.

Mayor LeMay called for the meeting to resume at 7:05 p.m.

Consider an ordinance canvassing the results of a Runoff Election for the purpose of electing a Council Member to District 3 of the City of Garland, Texas; declaring the results of that election; and providing an effective date.

Motion was made by Mayor Pro Tem Nickerson to canvass the June 5 Runoff election results, seconded by Council Member Smith. Council Member Vera was not present for the vote. Motion carried:

Vote: 8 ayes, 0 mays adopting **Ordinance No. 7227** canvassing the June 5, 2021, election results.

The videotaped farewell speech and swearing-in taping were presented in the following order:

Mayor Pro Tem Nickerson, District 3, presented farewell remarks.

Council Member Moore, District 3, was sworn in by his wife, Dianne, and thanked the citizens of his district for allowing him to serve.

Mayor LeMay thanked Mayor Pro Tem Nickerson for his service and welcomed Council Member Moore.

2. ADJOURN: There being no further business to come before the City Council, Mayor LeMay adjourned the meeting at 7:35 p.m.

Submitted By:

_____

Scott LeMay, Mayor

_____

Carma Potter, Deputy City Secretary

GARLAND
PURCHASING REPORT

City Council Regular Session Agenda **2. a.**

Meeting Date: 06/22/2021
Item Title: Casualty Insurance Coverage
Submitted By: Twane Duckworth, Risk Management Director
Bid Number: 0809-21

Purchase Justification:

The City of Garland encompasses approximately 57 square miles and, in addition to common municipal operations, includes operations of three (3) power generating plants and one (1) hydro generating plant, as well as two (2) wastewater treatment plants. Garland has its own golf course, convention center and more than 2,000 employees including Firefighters and Police Officers. Accordingly, the City is seeking an insurance broker to place casualty coverage for its employees and operations ("Casualty Insurance"). This approval is for a Term Agreement with four (4) optional renewals.

Evaluation:

A Request for Proposals was issued in accordance with Purchasing procedures. Three (3) proposals were received and evaluated based on the published criteria. Willis Towers Watson received the highest evaluated score, offering the Best Value for the City. They have submitted a maximum commission of 5% on the placement of casualty insurance coverage for these services.

Award Recommendation:

Vendor	***Item***	***Amount***
Willis Towers Watson	All	$913,717.00
	TOTAL:	**$913,717.00**

Basis for Award: Best Value
Purchase Requisition #: 45499

Fiscal Impact

Total Project/Account: N/A

Expended/Encumbered to Date:	N/A
Balance:	N/A
This Item:	$913,717
Proposed Balance:	N/A
Account #:	405-1192-7403

Fund/Dept/Project – Description and Comments:

Term Contract sets price but does not commit funds. Expenses will be charged to the Self Insurance Fund's FY 2021-22 Liability Insurance Premiums account as incurred.

Attachments

Bid Recap

Fiscal Reference:	
Budget Type:	Operating Budget
Fiscal Year:	2021
Document Location:	N/A - FY 2021-22 Operating Budget

Budget Director Approval:	Allyson Bell Steadman	Approval Date:	06/10/2021
Purchasing Director Approval:	Gary L. Holcomb	Approval Date:	06/10/2021

CITY OF GARLAND - BID RECAP SHEET
OPENED:
REQ. NO **PR 45499**
BID NO **0809-21**
PAGE: **1 of 1**
BUYER: **D. Gamero**

ITEM	QTY	UNIT	DESCRIPTION	Willis Tower Watson UNIT PRICE	Willis Tower Watson TOTAL	Brown & Brown, Inc. UNIT PRICE	Brown & Brown, Inc. TOTAL	McGriff Insurance Service, Inc. UNIT PRICE	McGriff Insurance Service, Inc. TOTAL	UNIT PRICE	TOTAL
			Bid Price for Evaluation		$913,717.00						
			Evaluation Criteria:								
			Price	Maximum = 30	30.00		12.50		16.67		
			Adherence to RFP Specs	Maximum = 35	25.00		34.00		15.00		
			Experience	Maximum = 35	33.00		33.00		20.00		
			Total Score:	Maximum = 100	88.00		79.50		51.67		
			TOTAL GROSS PRICE		$913,717.00						
			CASH DISCOUNT								
			TOTAL NET PRICE		$913,717.00						
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY								

NEXT LOW:
LOW:
SAVINGS: **$0.00**

IonWave Notifications
IonWave HUBS
Direct Contact HUBS
HUBS Responded

All bids submitted for the designated project are reflected on this bid tab sheet. However, the listing of a bid on this sheet should not be construed as a comment on the responsiveness of such bid or as any indication that the city accepts such bid as responsive. The City will notify the successful bidder upon award of the contract and, according to the law, all bids received will be available for inspection at that time.

GARLAND
PURCHASING REPORT

City Council Regular Session Agenda **2. b.**

Meeting Date: 06/22/2021
Item Title: Rowlett Creek 48-Inch Interceptor Main Rehabilitation, Phase VII
Submitted By: Wes Kucera, Managing Director
Bid Number: 0882-21

Purchase Justification:

The request is for Phase VII of the Rowlett Creek 48” Wastewater Interceptor Rehabilitation project. This phase will reline approximately 3,072 feet of the 48” interceptor line from south of Pleasant Valley Road to south of President George Bush Turnpike along Rowlett Creek.

Evaluation:

The rehabilitation is being provided by Insituform Technologies, LLC, through the BuyBoard Cooperative Purchasing Contract 635-21.

Award Recommendation:

Vendor	***Item***	***Amount***
Insituform Technologies, LLC	All	$1,332,786.00
	TOTAL:	---------- **$1,332,786.00**

Basis for Award: Cooperative Purchase
Purchase Requisition #: 45398

Fiscal Impact

Total Project/Account: $4,791,734
Expended/Encumbered to Date: 3,186,959
Balance: $1,604,775
This Item: 1,332,786
Proposed Balance: $271,989
Account #: 230-4149-3218400-7111

Fund/Dept/Project – Description and Comments:

Wastewater CIP / Rowlett Interceptor Rehab

Attachments

Bid Recap

Fiscal Reference:	
Budget Type:	CIP
Fiscal Year:	2021
Document Location:	Page 267

Budget Director Approval:	Allyson Bell Steadman	Approval Date:	06/09/2021
Purchasing Director Approval:	Gary L. Holcomb	Approval Date:	06/04/2021

CITY OF GARLAND - BID RECAP SHEET
OPENED: 06/01/2021
REQ. NO. PR 45398
BID NO. 0882-21
PAGE: 1 of 1
BUYER: L. Segura

ITEM	QTY	UNIT	DESCRIPTION	Insituform Technologies, LLC. UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	1	ea	Rowlett Creek 48-inch Interceptor		$1,332,786.00						
			Main Rehabilitation Phase VII								
			TOTAL GROSS PRICE		$1,332,786.00						
			CASH DISCOUNT								
			TOTAL NET PRICE		$1,332,786.00						
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY								

NEXT LOW: n/a
LOW: n/a
SAVINGS: n/a

n/a # IonWave Notifications
n/a # IonWave HUBS
n/a # Direct Contact HUBS
n/a # HUBS Responded

All bids submitted for the designated project are reflected on this bid tab sheet. However, the listing of a bid on this sheet should not be construed as a comment on the responsiveness of such bid or as any indication that the city accepts such bid as responsive. The City will notify the successful bidder upon award of the contract and, according to the law, all bids received will be available for inspection at that time.

GARLAND
PURCHASING REPORT

City Council Regular Session Agenda **2. c.**

Meeting Date: 06/22/2021

Item Title: Lyons Road Water, Wastewater Mains and Street Improvements

Submitted By: Wes Kucera, Managing Director

Bid Number: 0889-21

Purchase Justification:

This request is to obtain Professional Engineering Services to replace approximately 4,200 linear feet of existing water and wastewater lines along Lyons Road between the intersections of Guthrie Road and Bobtown Road, including street improvements.

Evaluation:

Criado & Associates, Inc., was selected as the Most Qualified firm for this project from RFQ 0960-19. Criado & Associates, Inc., has previous experience on Wynn Joyce Road 24" Water Main upgrade, a project with similar scope and magnitude.

Award Recommendation:

Vendor	***Item***	***Amount***
Criado & Associates, Inc.	All	$292,035.00
	TOTAL:	**$292,035.00**

Basis for Award: Most Qualified

Purchase Requisition #: 45409

Fiscal Impact

Total Project/Account:	$20,198,296
Expended/Encumbered to Date:	14,592,286
Balance:	$5,606,010
This Item:	292,035
Proposed Balance:	$5,313,975
Account #:	220-4049-301900-7101 & 230-4149-3214900-7101

Fund/Dept/Project – Description and Comments:

Water CIP / Transmission Mains (16-Inch and Above)	$146,018
Wastewater CIP / Collection Mains	146,017
Total	$292,035

Attachments

Bid Recap

Fiscal Reference:	
Budget Type:	CIP
Fiscal Year:	2021
Document Location:	Pages 234 & 260

Budget Director Approval:	Allyson Bell Steadman	Approval Date:	06/09/2021
Purchasing Director Approval:	Gary L. Holcomb	Approval Date:	06/04/2021

CITY OF GARLAND - BID RECAP SHEET
OPENED:
REQ. NO. PR 45409
BID NO. 0889-21
PAGE: 1 of 1
BUYER: D. Gamero

ITEM	QTY	UNIT	DESCRIPTION	Criado & Associates, Inc. UNIT PRICE	Criado & Associates, Inc. TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	ea	1	Lyons Road Water, Wastewater	$292,035.00	$292,035.00						
			Mains & Street Improvements								
			TOTAL GROSS PRICE		$292,035.00						
			CASH DISCOUNT								
			TOTAL NET PRICE		$292,035.00						
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY								

NEXT LOW: **$0.00**
LOW: **$0.00**
SAVINGS: **$0.00**

IonWave Notifications
IonWave HUBS
Direct Contact HUBS
HUBS Responded

All bids submitted for the designated project are reflected on this bid tab sheet. However, the listing of a bid on this sheet should not be construed as a comment on the responsiveness of such bid or as any indication that the city accepts such bid as responsive. The City will notify the successful bidder upon award of the contract and, according to the law, all bids received will be available for inspection at that time.

GARLAND
PURCHASING REPORT

City Council Regular Session Agenda **2. d.**

Meeting Date: 06/22/2021
Item Title: Rowlett Creek 36-Inch Parallel Sewer Interceptor
Submitted By: Wes Kucera, Managing Director
Bid Number: 0804-21

Purchase Justification:

This request is to provide Professional Engineering Services for the design of a new 36-inch sewer pipeline that will parallel the existing 48-inch Rowlett Creek interceptor. The parallel pipeline starts near the President George Bush Turnpike and continues approximately 18,600 linear feet to connect to the existing 54-inch pipeline near the Rowlett Creek WWTP.

Evaluation:

Freese and Nichols, Inc., was selected as the Most Qualified firm for this project from RFQ 0212-19. Freese and Nichols has previous experience from the Wastewater Collection Master Plan projects of similar scope and magnitude.

Award Recommendation:

Vendor	***Item***	***Amount***
Freese and Nichols, Inc.	All	$1,400,500.00
	TOTAL:	**$1,400,500.00**

Basis for Award: Most Qualified
Purchase Requisition #: 45305

Fiscal Impact

Total Project/Account:	$700,000
Expended/Encumbered to Date:	0
Balance:	$700,000
This Item:	1,400,500
Proposed Balance:	$(700,500) *

Account #: 230-4149-3219100-7101

Fund/Dept/Project – Description and Comments:

Wastewater CIP / Interceptor Mains (15" and Above)

* This project will continue into 2022; additional funding in the amount of $4,800,000 will be requested in the 2022 CIP for this program.

Attachments

Bid Recap

Fiscal Reference:	
Budget Type:	CIP
Fiscal Year:	2021
Document Location:	Page 271

Budget Director Approval:	Allyson Bell Steadman	Approval Date:	06/09/2021
Purchasing Director Approval:	Gary L. Holcomb	Approval Date:	06/04/2021

CITY OF GARLAND - BID RECAP SHEET
OPENED:
REQ. NO. PR 45305
BID NO. 0804-21
PAGE: 1 of 1
BUYER: D. Gamero

ITEM	QTY	UNIT	DESCRIPTION	Freese and Nichols, Inc UNIT PRICE	Freese and Nichols, Inc TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	ea	1	Rowlett Creek 36-inch Parallel	$1,400,500.00	$1,400,500.00						
			Sewer Interceptor								
			TOTAL GROSS PRICE		$1,400,500.00						
			CASH DISCOUNT								
			TOTAL NET PRICE		$1,400,500.00						
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY								

NEXT LOW: **$0.00**
LOW: **$0.00**
SAVINGS: **$0.00**

IonWave Notifications
IonWave HUBS
Direct Contact HUBS
HUBS Responded

All bids submitted for the designated project are reflected on this bid tab sheet. However, the listing of a bid on this sheet should not be construed as a comment on the responsiveness of such bid or as any indication that the city accepts such bid as responsive. The City will notify the successful bidder upon award of the contract and, according to the law, all bids received will be available for inspection at that time.

GARLAND
PURCHASING REPORT

City Council Regular Session Agenda **2. e.**

Meeting Date: 06/22/2021
Item Title: GP&L Underground Maintenance and Construction
Submitted By: Jonas Whitehead, Distribution Director
Bid Number: 0807-21

Purchase Justification:

This request is to provide construction labor to support Garland Power & Light's underground distribution operations. This request includes the replacement of underground distribution loops, failed distribution underground lines and electrical equipment, as well as new construction. This request also allows for the replacement of failed underground streetlight conductors and the repair of streetlight bases. This approval is for a Term Agreement with four (4) optional renewals.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Six (6) bids were received and evaluated based on the published criteria. Infratech Corporation received the highest evaluated score, offering the Best Value for the City.

Award Recommendation:

Vendor	***Item***	***Amount***
Infratech Corporation	All	$3,000,000.00
	TOTAL:	**$3,000,000.00**

Basis for Award: Best Value
Purchase Requisition #: 45310

Fiscal Impact

Total Project/Account: N/A
Expended/Encumbered to Date: N/A
Balance: N/A

This Item:	$3,000,000
Proposed Balance:	N/A
Account #:	210-3299-3162401-7111, 210-3299-3162501-7111

Fund/Dept/Project – Description and Comments:

Term Contract sets price but does not commit funds. Expenses will be charged to Electric CIP Distribution Lines - Underground accounts as incurred.

Attachments

Bid Recap

Fiscal Reference:	
Budget Type:	CIP
Fiscal Year:	2021
Document Location:	CIP - Page 289

Budget Director Approval:	Allyson Bell Steadman	Approval Date:	06/10/2021
Purchasing Director Approval:	Gary L. Holcomb	Approval Date:	06/04/2021

CITY OF GARLAND - BID RECAP SHEET
OPENED: 5/18/21
REQ. NO 45310
BID NO. 0807-21
PAGE: 1 of 1
BUYER: Arturo Chavez

ITEM	QTY	UNIT	DESCRIPTION	Infratech Corporation UNIT PRICE	Infratech Corporation TOTAL	Volt Power, LLC UNIT PRICE	Volt Power, LLC TOTAL	Bird Electric Enterprises, LLC UNIT PRICE	Bird Electric Enterprises, LLC TOTAL	Higher Power Electrical, LLC UNIT PRICE	Higher Power Electrical, LLC TOTAL	Primoris T&D Services, LLC UNIT PRICE	Primoris T&D Services, LLC TOTAL	Power Line Services, Inc. UNIT PRICE	Power Line Services, Inc. TOTAL
			Line item pricing for evaluation		$27,907.49		$37,301.10		$34,086.70		$41,449.39		$50,859.99		$46,780.74
			Evaluation Criteria												
			Price	Maximum=35	35		26.2		28.7		23.6		19.2		20.9
			Experience	Maximum=30	30		30		30		30		30		15
			Safety	Maximum=30	24.2		26.6		24		25		24.3		20.7
			Pre-Bid Meeting	Maximum=5	5		5		5		5		5		5
			Total	Maximum=100	94.2		87.8		87.7		83.6		78.5		61.6
			TOTAL GROSS PRICE		$27,907.49		$37,301.10		$34,086.70		$41,449.39		$50,859.99		$46,780.74
			CASH DISCOUNT												
			TOTAL NET PRICE		$27,907.49		$37,301.10		$34,086.70		$41,449.39		$50,859.99		$46,780.74
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY												

NEXT LOW: N/A
LOW: N/A
SAVINGS: N/A

255 # IonWave Notifications
22 # IonWave HUBS
6 # Direct Contact HUBS
1 # HUBS Responded

All bids submitted for the designated project are reflected on this bid tab sheet. However, the listing of a bid on this sheet should not be construed as a comment on the responsiveness of such bid or as any indication that the city accepts such bid as responsive. The City will notify the successful bidder upon award of the contract and, according to the law, all bids received will be available for inspection at that time.

GARLAND
PURCHASING REPORT

City Council Regular Session Agenda **2. f.**

Meeting Date: 06/22/2021
Item Title: Shady Lane to Redbud Lane Channel Improvements
Submitted By: Michael Polocek, Engineering Director
Bid Number: 0799-21

Purchase Justification:

This request is to provide replacement construction of an existing concrete-lined channel T03, a tributary of Duck Creek, between Shady Lane and Redbud Lane.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Six (6) bids were received and evaluated with Klutz Construction, Inc., submitting the Straight Low Bid.

Award Recommendation:

Vendor	***Item***	***Amount***
Klutz Construction, Inc.	All	$747,609.00
	TOTAL:	**$747,609.00**

Basis for Award: Straight Low Bid
Purchase Requisition #: 45381

Fiscal Impact

Total Project/Account:	$2,998,628
Expended/Encumbered to Date:	898,336
Balance:	$2,100,292
This Item:	747,609
Proposed Balance:	$1,352,683
Account #:	261-4621-6051 and 653-1409-1485019-9017

Fund/Dept/Project – Description and Comments:

FY 2020-21 Operating Budget / Stormwater Management Fund / Local Flooding	-	$112,141
2021 Drainage CIP / Local Flooding Program	-	635,468
Total		**$747,609**

Attachments

Bid Recap

Location Map

Fiscal Reference:	
Budget Type:	Operating Budget CIP
Fiscal Year:	2021
Document Location:	Oper. Budget - Page 262 and CIP - Page 139

Budget Director Approval:	Allyson Bell Steadman	Approval Date:	06/09/2021
Purchasing Director Approval:	Gary L. Holcomb	Approval Date:	06/09/2021

CITY OF GARLAND - BID RECAP SHEET
OPENED: May 27, 2021
REQ. NO PR 45381
BID NO. 0799-21
PAGE: 1 of 1
BUYER: Teresa Smith

ITEM	QTY	UNIT	DESCRIPTION	Klutz Construction, LLC UNIT PRICE	Klutz Construction, LLC TOTAL	Iron T Construction, Inc. UNIT PRICE	Iron T Construction, Inc. TOTAL	Vescorp Construction, LLC . UNIT PRICE	Vescorp Construction, LLC . TOTAL	Davis Construction, Inc. UNIT PRICE	Davis Construction, Inc. TOTAL	Joe Funk Construction, Inc. UNIT PRICE	Joe Funk Construction, Inc. TOTAL	Tri-Con Services, Inc. UNIT PRICE	Tri-Con Services, Inc. TOTAL
1	1	Lt.	Base Bid		$729,909.00		$751,812.00		$735,036.00		$759,194.50		$920,989.05		$1,098,000.00
2	1	Lt.	Alternate Bid		$17,700.00		$7,500.00		$33,000.00		$25,500.00		$30,225.00		$47,250.00
			TOTAL GROSS PRICE		$747,609.00		$759,312.00		$768,036.00		$784,694.50		$951,214.05		$1,145,250.00
			CASH DISCOUNT												
			TOTAL NET PRICE		$747,609.00		$759,312.00		$768,036.00		$784,694.50		$951,214.05		$1,145,250.00
			F.O.B.		DELIVERED		DELIVERED		DELIVERED		DELIVERED		DELIVERED		DELIVERED
			DELIVERY												

NEXT LOW: $759,312.00
LOW: **$747,609.00**
SAVINGS: **$11,703.00**

1225 # IonWave Notifications
254 # IonWave HUBS
20 # Direct Contact HUBS
0 # HUBS Responded

All bids submitted for the designated project are reflected on this bid tab sheet. However, the listing of a bid on this sheet should not be construed as a comment on the responsiveness of such bid or as any indication that the city accepts such bid as responsive. The City will notify the successful bidder upon award of the contract and, according to the law, all bids received will be available for inspection at that time.

GARLAND
ENGINEERING

SHADY LANE CHANNEL

Scale: NTS
Date: 6/11/2020
Drawn: JW

File: ShadyLnChannel.mxd

Sheet 1 of 1

N

Not to Scale

GARLAND
PURCHASING REPORT

City Council Regular Session Agenda **2. g.**

Meeting Date: 06/22/2021
Item Title: Instrument Transformers & Surge Arrestors for GP&L Substations
Submitted By: Steve Martin, Transmission Director
Bid Number: 0745-21

Purchase Justification:
This request is for the purchase of instrument transformers and surge arrestors for use in GP&L substations. This approval is for a Term Agreement with four (4) optional renewals.

Evaluation:
A request for bids was issued in accordance with Purchasing procedures. Two (2) bids were received and evaluated with J.H. Davidson & Associates, LLC, submitting the Straight Low Bid.

Award Recommendation:

Vendor	***Item***	***Amount***
J.H. Davidson & Associates, LLC	All	$900,000.00
	TOTAL:	**$900,000.00**

Basis for Award: Straight Low Bid
Purchase Requisition #: 44950

Fiscal Impact

Total Project/Account: N/A
Expended/Encumbered to Date: N/A
Balance: N/A
This Item: $900,000
Proposed Balance: N/A
Account #: 451-6999
Fund/Dept/Project – Description and Comments:

Term Contract sets price but does not commit funds. Expenses will be charged to GP&L Substations Upgrades CIP and Operating accounts as incurred.

Attachments

Bid Recap

Fiscal Reference:	
Budget Type:	Operating Budget CIP
Fiscal Year:	2020-21
Document Location:	Oper. Budget - Page 233 and CIP - Page 290

Budget Director Approval:	Allyson Bell Steadman	Approval Date:	06/09/2021
Purchasing Director Approval:	Gary L. Holcomb	Approval Date:	06/09/2021

CITY OF GARLAND - BID RECAP SHEET
OPENED: 05/13/21
REQ. NO. 44950
BID NO. 0745-21
PAGE: 1 of 1
BUYER: Arturo Chavez

ITEM	QTY	UNIT	DESCRIPTION	J.H. Davidson & Associates, LLC UNIT PRICE	J.H. Davidson & Associates, LLC TOTAL	Stanford Precision, LLC UNIT PRICE	Stanford Precision, LLC TOTAL	. UNIT PRICE	. TOTAL	UNIT PRICE	TOTAL
1	1	Lt.	Instrument Transformers		$930,176.00		$944,788.69				
2	1	Lt.	Surge Arrestors		$14,456.90		$19,501.88				
			TOTAL GROSS PRICE		$944,632.90		$964,290.57				
			CASH DISCOUNT								
			TOTAL NET PRICE		$944,632.90		$964,290.57				
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY								

NEXT LOW: **$964,290.57**
LOW: **$944,632.90**
SAVINGS: **$19,657.67**

253 # IonWave Notifications
29 # IonWave HUBS
3 # Direct Contact HUBS
1 # HUBS Responded

All bids submitted for the designated project are reflected on this bid tab sheet. However, the listing of a bid on this sheet should not be construed as a comment on the responsiveness of such bid or as any indication that the city accepts such bid as responsive. The City will notify the successful bidder upon award of the contract and, according to the law, all bids received will be available for inspection at that time.

GARLAND
PURCHASING REPORT

City Council Regular Session Agenda **2. h.**

Meeting Date: 06/22/2021

Item Title: TMPA 138kV and 345kV Transmission Line As-Built Modeling and Clearance Verification

Submitted By: Steve Martin, Transmission Director

Bid Number: 0885-21

Purchase Justification:

This request is to obtain as-built and clearance verification studies in compliance with Texas House Bill 4150, relating to safety and inspections requirements for certain utilities. The selected firm's engineer will perform annual LiDAR data collections, modeling and analysis on TMPA 138kV and 345kV transmission lines. This approval is for a Term Agreement with four (4) optional renewals.

Evaluation:

Stanley Consultants was selected as the Most Qualified firm for this project from RFQ 0753-19. Stanley Consultants was selected based on their experience in LiDAR data mapping and analysis for other municipally-owned electric utilities.

Award Recommendation:

Vendor	***Item***	***Amount***
Stanley Consultants	All	$561,660.00
	TOTAL:	**$561,660.00**

Basis for Award: Most Qualified

Purchase Requisition #: 45407

Fiscal Impact

Total Project/Account: N/A

Expended/Encumbered to Date: N/A

Balance: N/A

This Item:	$561,660
Proposed Balance:	N/A
Account #:	211-3542-7101

Fund/Dept/Project – Description and Comments:

Term Contract sets price but does not commit funds. Expenses will be charged to the TMPA Transmission professional services account as incurred.

Attachments

Bid Recap

Fiscal Reference:	
Budget Type:	Operating Budget
Fiscal Year:	2020-21
Document Location:	Oper. Budget - Page 233

Budget Director Approval:	Allyson Bell Steadman	Approval Date:	06/10/2021
Purchasing Director Approval:	Gary L. Holcomb	Approval Date:	06/07/2021

CITY OF GARLAND - BID RECAP SHEET
OPENED:
REQ. NO. PR 45407
BID NO. 0885-21
PAGE: 1 of 1
BUYER: D. Gamero

ITEM	QTY	UNIT	DESCRIPTION	Stanley Consultants UNIT PRICE	Stanley Consultants TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	ea	1	TMPA 138kV & 345kV	$561,660.00	$561,660.00						
			Transmission Line As-Built								
			Modeling & Clearance Verification								
			TOTAL GROSS PRICE		$561,660.00						
			CASH DISCOUNT								
			TOTAL NET PRICE		$561,660.00						
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY								

NEXT LOW: **$0.00**
LOW: **$0.00**
SAVINGS: **$0.00**

IonWave Notifications
IonWave HUBS
Direct Contact HUBS
HUBS Responded

All bids submitted for the designated project are reflected on this bid tab sheet. However, the listing of a bid on this sheet should not be construed as a comment on the responsiveness of such bid or as any indication that the city accepts such bid as responsive. The City will notify the successful bidder upon award of the contract and, according to the law, all bids received will be available for inspection at that time.

GARLAND
PURCHASING REPORT

City Council Regular Session Agenda **2. i.**

Meeting Date: 06/22/2021
Item Title: Vesta 911 Training Equipment
Submitted By: Steven Niekamp, Chief Information Officer
Bid Number: 0969-21

Purchase Justification:

This request is to provide the Garland Police Department with additional training stations for new Public Safety Dispatchers. Recruiting and training high-quality Public Safety Dispatchers is a growing challenge for communities. These stations will create a more realistic training environment to better prepare Dispatchers for this critical role. The training environment will enable trainees to practice receiving 911 emergency and nonemergency calls on the training platform prior to answering live calls. Additionally, it will allow instructors to monitor performance, provide immediate feedback, and minimize risk to a caller during an actual emergency call. This project is vital to the successful recruitment, training, and retention of high-quality Public Safety Dispatchers who are often the first voice heard by community members in an emergency situation.

Evaluation:

Vesta Solutions, Inc., is the Sole Source provider for the necessary equipment, software and licensing needed in order to implement the functionality required for this project.

Award Recommendation:

Vendor	***Item***	***Amount***
Vesta Solutions, Inc.	All	$169,086.64
	TOTAL:	**$169,086.64**

Basis for Award: Sole Source
Purchase Requisition #: 45503

Fiscal Impact

Total Project/Account:	$180,500
Expended/Encumbered to Date:	0
Balance:	$180,500
This Item:	169,087
Proposed Balance:	$11,413
Account #:	415-4599-2345721-9029 & 411-4514-7121

Fund/Dept/Project – Description and Comments:

IT Project Fund / Dispatch Training *	System Implementation	$103,587
Information Technology Fund / Operations	Annual Service Contract	65,500
		$169,087

* The Dispatch Training project is a mid-year addition to the IT Project Fund and will be included in the FY 2020-21 Revised Budget.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2020-21

Document Location: Pages 313 & 317*

Budget Director Approval:	Allyson Bell Steadman	Approval Date:	06/10/2021
Purchasing Director Approval:	Gary L. Holcomb	Approval Date:	06/10/2021

CITY OF GARLAND - BID RECAP SHEET
OPENED:
REQ. NO. PR 45503
BID NO. 0969-21
PAGE: 1 of 1
BUYER: C. Sanders

				Vesta Solutions Inc.							
ITEM	**QTY**	**UNIT**	**DESCRIPTION**	**UNIT PRICE**	**TOTAL**	**UNIT PRICE**	**TOTAL**	**UNIT PRICE**	**TOTAL**	**UNIT PRICE**	**TOTAL**
1	ea	1	Vesta Training Equipment	$169,086.64	$169,086.64						
			TOTAL GROSS PRICE		$169,086.64						
			CASH DISCOUNT								
			TOTAL NET PRICE		$169,086.64						
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY								

NEXT LOW: **$0.00**
LOW: **$0.00**
SAVINGS: **$0.00**

IonWave Notifications
IonWave HUBS
Direct Contact HUBS
HUBS Responded

All bids submitted for the designated project are reflected on this bid tab sheet. However, the listing of a bid on this sheet should not be construed as a comment on the responsiveness of such bid or as any indication that the city accepts such bid as responsive. The City will notify the successful bidder upon award of the contract and, according to the law, all bids received will be available for inspection at that time.

GARLAND

CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda **3. a.**

Meeting Date: 06/22/2021

Item Title: Z 21-10 Spiars Engineering (District 1)

Submitted By: Will Guerin, Planning Director

Summary of Request/Problem

Zoning Ordinance Z 21-10 Spiars Engineering

Recommendation/Action Requested and Justification

Consider adoption of the attached ordinance.

Attachments

Z 21-10 Ordinance

Z 21-10 Exhibit A

Z 21-10 Exhibit B

Z 21-10 Exhibits C-E

ZONING FILE NO. Z 21-10

ORDINANCE NO. ____

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING A SPECIFIC USE PROVISION EXTENSION FOR A FUEL PUMPS, RETAIL USE ON A 1.094-ACRE TRACT OF LAND ZONED COMMUNITY RETAIL (CR) DISTRICT AND LOCATED AT 2602 LAVON DRIVE; PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; PROVIDING A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A NOTICE OF CONDITIONS OF COMPLIANCE CLAUSE; A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 10th day of May, 2021, the Plan Commission did consider and make recommendations on a certain request for approval of a Specific Use Provision extension for a Fuel Pumps, Retail Use made by **Spiars Engineering** ; 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 Specific Use Provision extension for a Fuel Pumps, Retail Use on a 1.094-acre tract of land zoned Community Retail (CR) District and located at 2602 Lavon Drive 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.

Section 7

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

ZONING FILE NO. Z 21-10

PASSED AND APPROVED this _____day of_____, 2021.

CITY OF GARLAND, TEXAS

By:

_____
Mayor

ATTEST:

_____
City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File Z 21-10

BEING a tract of land situated in the T.V. Griffin Survey, Abstract No. 528, City of Garland, Dallas County, Texas, being all of Lot 1, Block 1, RaceTrac Mars Addition, according to the plat recorded in Document Number 199602211311 of the Official Public Records, Dallas County, Texas, and containing approximately 1.094 acres.

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 21-10

2602 Lavon Drive

I. **Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Fuel Pumps, Retail Use.

II. **Statement of Effect:** This Specific Use Provision shall not affect any regulations found in the Garland Development Code, Ordinance No. 6773, as amended prior to the 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. **Development Plans:**

Site Layout: The site shall be in general conformance with the approved Site Plan labeled Exhibit C. In the event of conflict between the conditions and the site plan, the written conditions listed below are to apply.

V. **Specific Use Provision:**

A. SUP Time Period: The Specific Use Provision for Fuel Pumps, Retail shall be in effect for twenty-five (25) years.

B. Site Plan: The site shall be in conformance with the site layout in Exhibit C.

C. Number of Pump Islands: The number of gasoline pumps islands shall be limited to five (5) islands with each island containing two (2) dispensers for a total ten (10) dispensers.

D. Screening and Landscaping: Screening and Landscaping shall conform to Exhibit D.

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

F. Signage: Freestanding signage for the development shall be limited to one (1) monument sign. The

monument sign shall have an area no greater than fifty (50) square feet and a height not to exceed seven (7) feet.

EXHIBIT B

EXHIBIT C

Scale 1" = 20 ft

THIS PROPERTY LIES IN ZONE X AREAS OUTSIDE 500 YEAR FLOOD PLAIN AS SHOWN ON THE CITY OF GARLAND FLOOD INSURANCE RATE MAP, PANEL No 480471 0010 D DATED AUG 15, 1990

GENERAL NOTES:

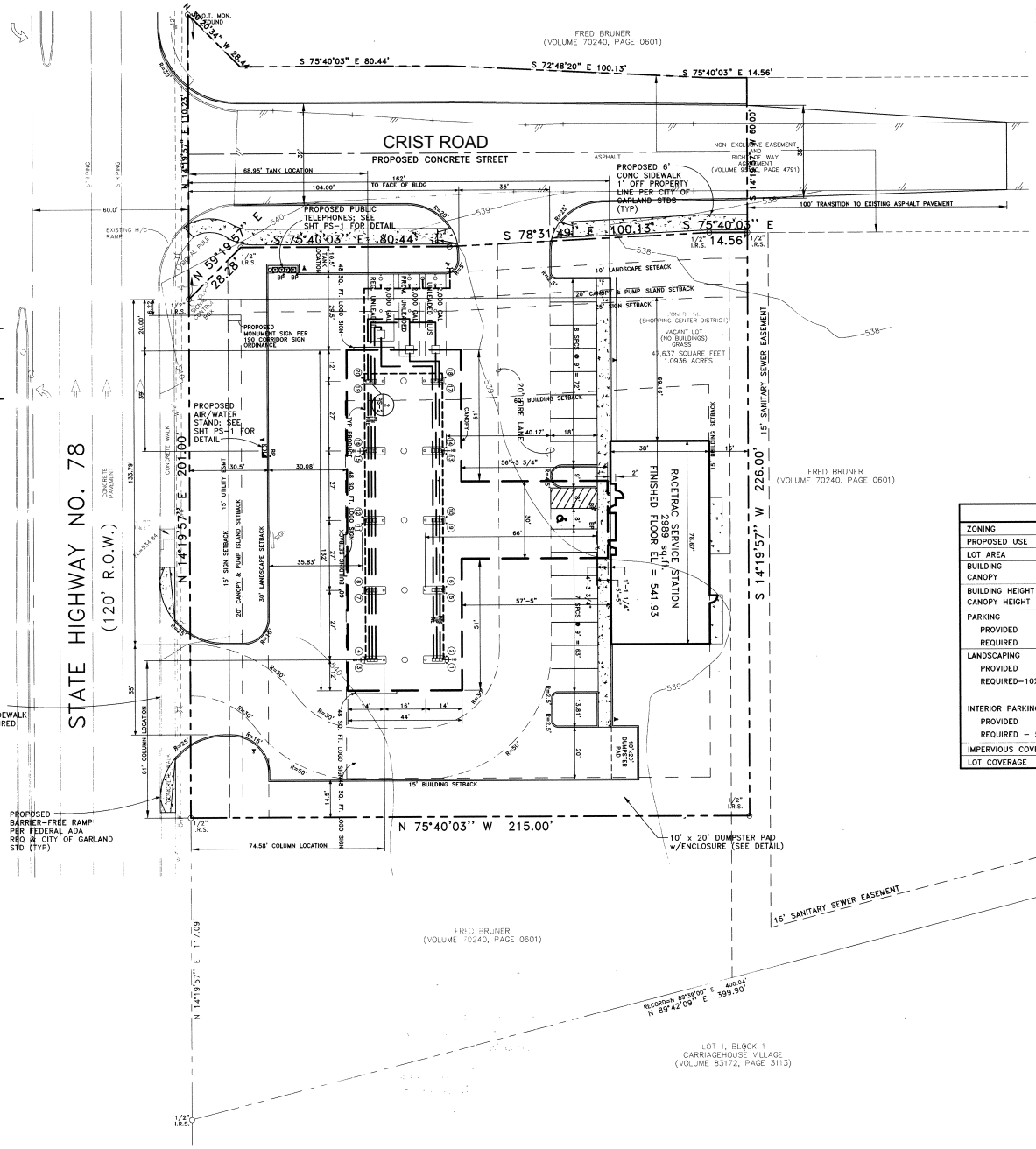
1 SEE SHEET C-8 FOR ADDITIONAL NOTES & DETAILS.

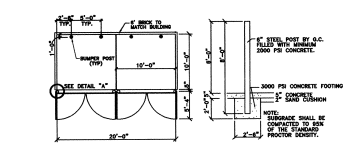
2 DIMENSIONS ARE SHOWN TO FACE OF CURB WHERE APPLICABLE UNLESS OTHERWISE NOTED.

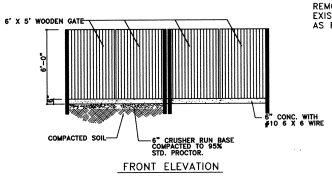
BENCHMARKS:

Square cut on railroad signal base on the North side of Crist Road @ West side of Highway 78. ELEVATION=542.28

Square cut in centerline of headwall on South side of Crist Road, 20'+ West of railroad tracks. ELEVATION=544.34

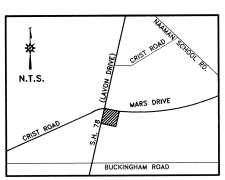






DUMPSTER PAD W/ENCLOSURE

NTS



VICINITY MAP

LEGEND

- PROPOSED CURB
- EXISTING CURB
- PROPOSED CANOPY
- PROPERTY LINE
- SETBACK LINE
- EDGE OF EXISTING PAVEMENT
- UNDERGROUND STORAGE TANK (SEE SHEET C-8 FOR DETAIL)
- 500 INDICATES EXISTING ELEVATIONS
- 500 PROPOSED FINISHED GRADES
- 500. SPOT ELEVATION AT FINISHED GRADE
- INDICATES TOP OF STRUCTURE
- INDICATES FLOW LINE ELEVATION
- W WATER LINE
- SS SANITARY SEWER LINE
- E BURIED ELECTRICAL SERVICE FROM NEAREST EXISTING UTILITY POLE
- T TELEPHONE SERVICE FROM NEAREST TELEPHONE POLE RUN UNDERGROUND IN CONDUIT
- CJ INDICATES CONSTRUCTION JOINT SEE DETAIL "A" SHT PS-1
- SC INDICATES SAW CUT (SEE SHEET PS-1)
- EJ INDICATES EXPANSION JOINT
- CONCRETE CURB (SEE SHEET PS-1)
- 2 DISPENSER NUMBER
- DISPENSER PRODUCT I.D.
- PROPOSED PUBLIC TELEPHONE (SEE SHT PS-1)
- WP WEATHERPROOF ELECTRICAL OUTLET
- HB HOSE BIBB LOCATION
- AREA LIGHT LOCATION (SEE ELECTRICAL SHT FOR DETAILS)
- REVISION INDICATOR
- H.P. HIGH POINT
- INDICATES PROPOSED CONCRETE AREA
- PROPOSED AIR/WATER STAND, AND TRASH CAN SEE SHEET PS-1
- B.P.= BUMPER POST (SEE SHEET PS-1)
- T.O.I. ELEVATION AT TOP OF ISLAND.
- EXISTING ELEMENTS
- PROPOSED ELEMENTS
- P.P. POWER POLE
- M.H. MANHOLE
- S.S. SANITARY SEWER
- S.P.M.H. SUBMERGED PUMP MANHOLE
- D.I. DROP INLET
- DRAINAGE AREA BOUNDARY
- SOIL BORING LOCATION
- X EROSION CONTROL SILT FENCE

SITE SUMMARY

ZONING	Community Retail
PROPOSED USE	CONVENIENCE STORE/GAS STATION
LOT AREA	1.0936 Ac± (47,637 SF)
BUILDING	2989 SF
CANOPY	8685 SF
BUILDING HEIGHT (1-STORY)	24'-0 3/8" (ABOVE FIN FLOOR)
CANOPY HEIGHT	16'-0" (ABOVE FIN GRADE)
PARKING	1:200 SF Required
PROVIDED	16 {15 (REG); 1 (H/C)}
REQUIRED	15 {14 (REG); 1 (H/C)}
LANDSCAPING	
PROVIDED	17,723 SF
REQUIRED-10% OF SITE	4764 SF
INTERIOR PARKING LOT LANDSCAPING	
PROVIDED	378 SF
REQUIRED - 5% of PRKNG	323 SF
IMPERVIOUS COVER	62.8% (29,914 SF)
LOT COVERAGE	24.5% (11,674 SF)

Case No 210311-2

Hickman Consulting Engineers, Inc.
1315 E 19th Street, Suite 2A
Plano, Texas 75074
(972) 508-4144 (972) 578-9844
(800) 579-4397
Surveyors
Planners
Engineers

SITE PLAN
RACETRAC PETROLEUM @ MARS RD
GARLAND, TEXAS
RACETRAC PETROLEUM, INC
300 TECHNOLOGY COURT
SMYRNA, GA 30082

scale: 1"=20
date: MAY 1996
dwn by: FCP
chk'd by: MHH
job no: 6019-19
file: MARSWD.DWG
drw 1-3-97(F)

revisions:

sheet
C-2

EXHIBIT D

Scale 1" = 20 ft

THIS PROPERTY LIES IN ZONE X AREAS OUTSIDE 500 YEAR FLOOD PLAIN AS SHOWN ON THE CITY OF GARLAND FLOOD INSURANCE RATE MAP, PANEL No 480471 0010 D DATED AUG 15, 1990

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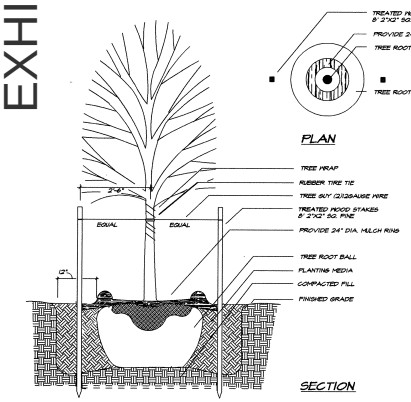
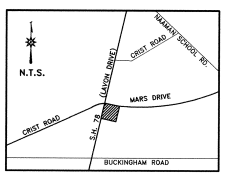
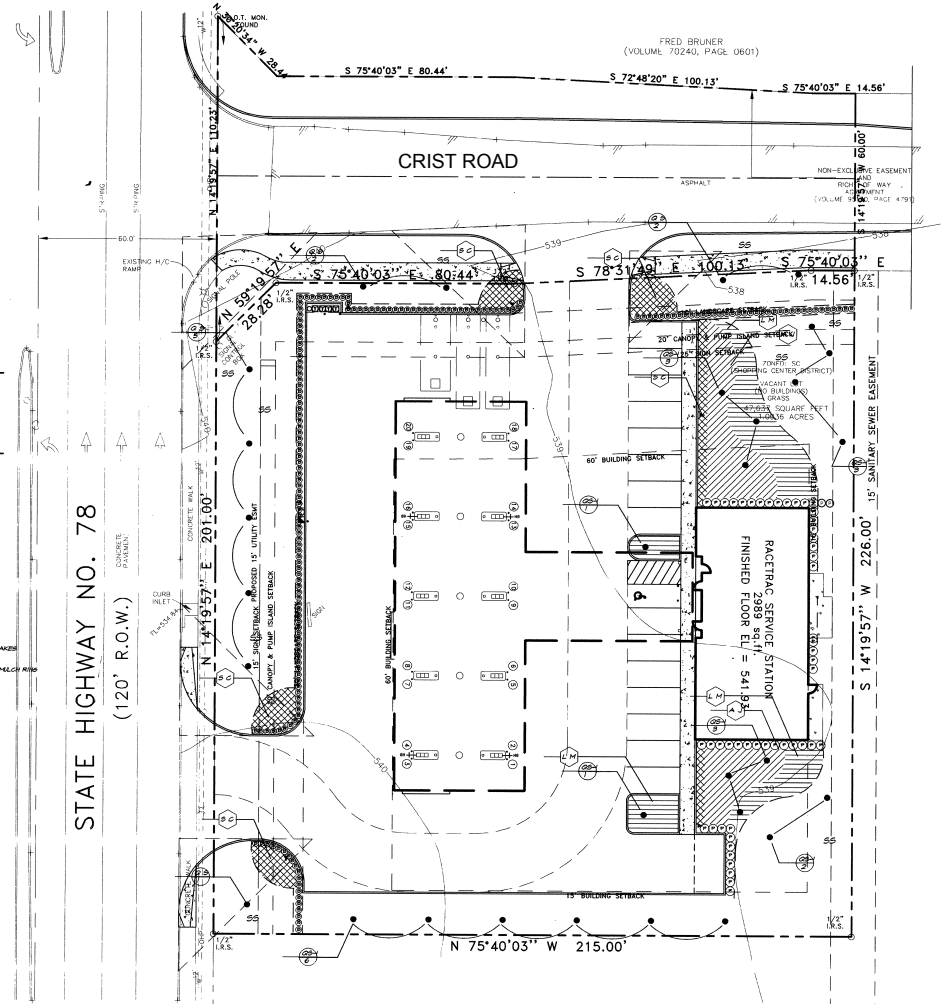


TREE PLANTING (TYPICAL) NOT TO SCALE



VICINITY MAP



PLANTING SCHEDULE

SYMBOL	QTY	BOTANICAL NAME/ COMMON NAME	SIZE/CAL	HEIGHT	SPREAD	ROOT	PLANTS PER S.F.	SPACING	REMARKS
TREES									
QS	10	QUERCUS SHUMARDII/ SHUMARD RED OAK	4"-6 1/2"	10'-12'	8'-10'	B&B	N/A	N/A	FULL MATCHED
QS-1	14	QUERCUS SHUMARDII/ SHUMARD RED OAK	3"-3 1/2"	8'-10'	6'-8'	B&B	N/A	N/A	FULL MATCHED
SHRUBS									
(B)	178	ILEX CORNUTA 'BURFORDII NANA'/ DWARF BURFORD HOLLY		24"	24"	5 GALLON	25	24"	FULL TRIANGULAR SPACING
(P)	50	PHOTINIA FRASERI/ RED TIP PHOTINIA		36"	30"	5 GALLON	12	36"	FULL TRIANGULAR SPACING
GROUNDCOVER									
SC		SEASONAL COLOR		6"	8"	4"	26	8"	FULL TRIANGULAR SPACING
LM		LIRIOPE MUSCARI/ BIG BLUE LIRIOPE		6"	8"	4"	26	8"	FULL TRIANGULAR SPACING
TA		TRACHELOSPERMUM ASIATICUM/ ASIAN JASMINE		8"	10"	4"	26	8"	FULL TRIANGULAR SPACING 8 RUNNERS MIN.
LAWN									
SS		1/2 COMMON BERMUDA							SOLID SOD

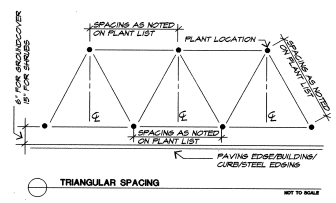
PLANTING LEGEND

- PROPOSED TREES
- PROPOSED MULTI-TRUNKED TREES
- PROPOSED SHRUB
- PROPOSED GROUNDCOVER
- PROPOSED SEASONAL COLOR
- STEEL EDGING
- GROUNDCOVER SYMBOL
- TREE SYMBOL
- QUANTITY
- CONTRACT LIMIT LINE(PROPERTY LINE)
- SS PROPOSED LAWN(SOLID SOD)

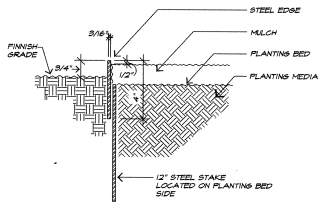
PLANTING NOTES

1. CONTRACTOR SHALL STAKE OUT TREE LOCATIONS AND BEDCONFIGURATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.
2. CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATION OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE OWNERS REPRESENTATIVE OF ANY CONDITION FOUND ON-SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE PLANS.
4. ALL SHRUB AND GROUNDCOVER BEDS SHALL HAVE (2") TWO INCH CYPRESS MULCH LAYER.
5. STEEL EDGING SHALL BE LOCATED AS NOTED ON PLAN.
6. LANDSCAPE CONTRACTOR SHALL PROVIDE A PLANTING MEDIA OF 4:1 TOP SOIL TO SAND AND WOOD RESIDUALS, PH 6.5-7.5, 18" MIN. DEPTH

NOTE:
SPACING DIAGRAM REFERS TO ALL PLANTING UNLESS NOTED OTHER WISE.



TRIANGULAR SPACING NOT TO SCALE



STEEL EDGING NOT TO SCALE

STEPHEN C. BERKENBILE & ASSOCIATES
LANDSCAPE ARCHITECTS
413 HYDE PARK PLACE
PLANO, TEXAS 75093
(214) 296-0724
FAX (214) 755-0948

Case No 210311-2

Hickman Consulting Engineers, Inc.
1315 E. 19th Street, Suite 2A
Plano, Texas 75074
(972) 509-1544 • (972) 578-0644
(800) 579-4387
Engineers Planners Surveyors

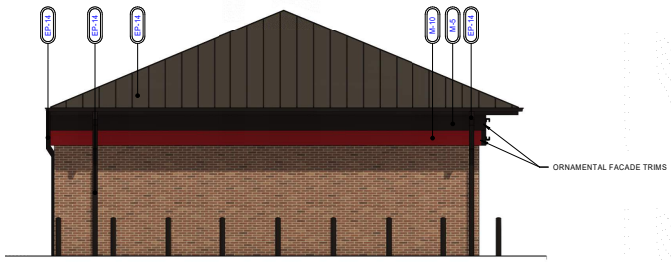
LANDSCAPE PLAN
RACETRAC PETROLEUM @ MARS RD
GARLAND, TEXAS
RACETRAC PETROLEUM, INC
300 TECHNOLOGY COURT
SMYRNA, GA 30082

scale: 1"=20'
date: MAY 1996
dwn by: SCB
ck'd by: SCB
job no: 6019-19
file: MARSLS.DWG
sheet size: 11-97(F)

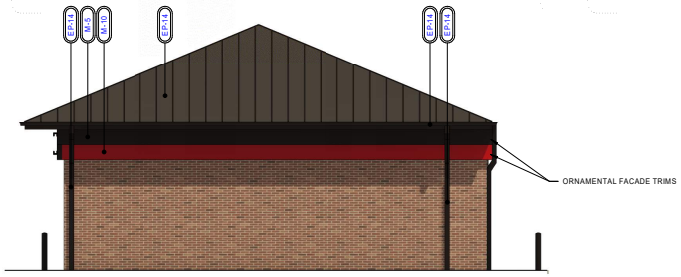
revisions:

sheet
C-7

EXHIBIT E

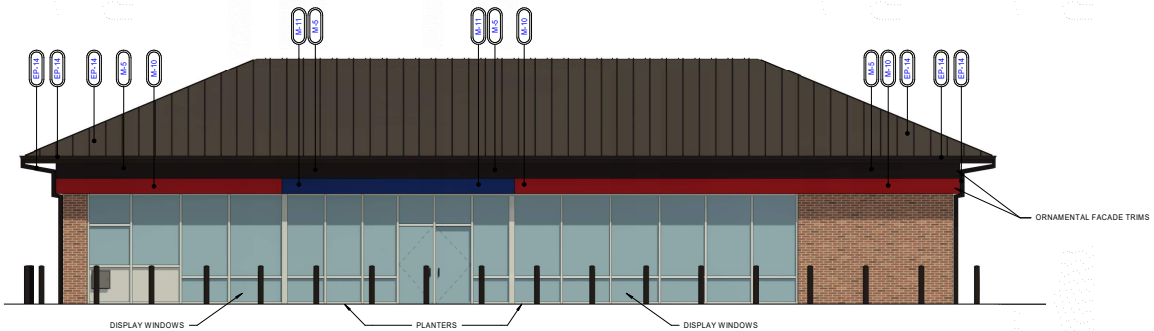


4 NORTH ELEVATION
3/16" = 1'-0"



3 SOUTH ELEVATION
3/16" = 1'-0"

2 EAST ELEVATION
3/16" = 1'-0"



1 WEST ELEVATION
3/16" = 1'-0"

"This submittal is for general informational purposes only and is preliminary in nature. As such, any other use or reliance is strictly prohibited."

CASE #210311-2

EXTERIOR MATERIAL SCHEDULE			
ID	MANUFACTURER	MATERIAL	COMMENTS
FIBER CEMENT BOARD			
HT-2	JAMES HARDIE	JAMES HARDIE - VENTED SMOOTH SOFFIT	PAINT EP-8. BLIND FASTEN PER MANUFACTURERS RECOMMENDATION. UTILIZE 24" WIDE PANELS AND CUT TO SIZE AS REQUIRED.
GLAZING			
GL-1		1" NON-IMPACT RATED INSULATED GLAZING	CLIMATE ZONES 2 OR 3. IGU AT STOREFRONT 0.28 U-FACTOR, SHGC PF>0.25=0.27 (1/4" PPG SOLARBAN 70-XL LOW-E #2 +1/2" AIR +1/4" CLEAR) OR APPROVED ALTERNATE
METAL			
M-5	REYNOBOND PE	COLORWELD 500 "CLASSIC BRONZE"	
M-10	REYNOBOND PE	RACETRAC RED	
M-11	REYNOBOND PE	RACETRAC BLUE	
PAINT			
EP-8	SHERWIN WILLIAMS	SW #6141 "SOFTER TAN"	
EP-14	SHERWIN WILLIAMS	DARK BRONZE TO MATCH M-5	SATIN FINISH

RaceTrac
COPYRIGHT NOTICE
THESE PLANS ARE SUBJECT TO FEDERAL COPYRIGHT LAWS: ANY USE OF SAME WITHOUT THE EXPRESSED WRITTEN PERMISSION OF RACETRAC PETROLEUM, INC. IS PROHIBITED. 2016 RACETRAC PETROLEUM INC.

DESIGN PROFESSIONALS

GPD GROUP
Professional Corporation
520 S. MAIN STREET, STE 2531
AKRON, OH 44311

GPD Group, Professional Corporation
Texas Registration No. 19819

ISSUE/REVISION RECORD

DATE	DESCRIPTION
04/12/2021	PRELIM PACKAGE

RaceTrac
RACETRAC PETROLEUM, INC.
200 GALLERIA PARKWAY SOUTHEAST
SUITE 900
ATLANTA, GEORGIA 30339
(770) 431-7600

PROJECT NAME
LAVON DR

GARLAND
TX 75040
2602 LAVON DR.

RACETRAC STORE NUMBER
#0582

PROTOTYPE SERIES
T31 FLUSH

PLAN MODIFICATION NOTICE

SPB NO.	DATE

STANDARD PLAN BULLETINS (SPB) MODIFY THE PROTOTYPE SERIES SET NOTED ABOVE. THE LISTED SPB REPRESENTS THE LATEST MODIFICATION INCORPORATED TO THIS PROTOTYPE SERIES SET AT ORIGINAL RELEASE. THE ISSUE/ REVISION RECORD COLUMN ABOVE LISTS ANY REVISIONS OR SPB INCORPORATED IN THIS SET AFTER THE ORIGINAL RELEASE. CONTACT RACETRAC ENGINEERING AND CONSTRUCTION FOR ANY SUBSEQUENT BULLETINS NOT INCORPORATED HEREIN.

PROFESSIONAL SEAL
REGISTERED ARCHITECT
FRANK S. SALZER
TEXAS
04/12/21

PROJECT NUMBER
2021227.14

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
300

GARLAND

CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda **4.**

Meeting Date: 06/22/2021

Item Title: Amendment to GDC Chapter 4, Article 5 regarding Historic Signs

Submitted By: Will Guerin, Planning Director

Summary of Request/Problem

An ordinance is brought forward following the June 7, 2021 City Council Work Session discussion regarding adding a Historic Signs section to the GDC, as recommended by the Development Services Committee.

Recommendation/Action Requested and Justification

Consider adoption of the attached ordinance.

Attachments

Draft Ordinance

ORDINANCE NO.

AN ORDINANCE AMENDING IN PART CHAPTER 4, ARTICLE 5, "SIGNS," OF THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY ADDING A SECTION 4.79, "HISTORIC SIGNS,"; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

Section 1

That Chapter 4, Article 5, "Signs," of the Garland Development Code of the City of Garland, Texas, is hereby amended by addition to read as follows:

"**Section 4.79 Historic Signs**

(A) Purpose. The City values and recognizes that historical signs foster civic pride in the history of the City, support and stimulate business and industry, strengthen the economy of the City, enhance the quality of life for all citizens, and contribute to the overall positive nature of the community. Therefore, upon application by the property owner or owner of the sign, and pursuant to the criteria and procedures set out within this Section 4.79, a sign may be designated as an historic sign. A sign designated as an historic sign shall be exempt from the general sign regulations of this Article 5, except for applicable safety requirements and regulations that are expressly applicable to historic signs.

(B) Permit Required. No sign shall be considered an historic sign for the purposes of this Section 4.79 without first being designated as an historic sign by City Council and subsequently issued an historic sign permit by the Building Official.

(C) Application for an Historic Sign Permit. For a sign to be designated as an historic sign and qualify for an historic sign permit, the applicant must file a written application with the Building Official, in a form provided by the City, and include a site plan, elevations of the sign, engineering drawings when determined necessary by the Building Official,

and any additional information necessary to determine if the proposed sign meets the minimum criteria to qualify as an historic sign.

(D) Criteria. In order to be designated as an historic sign, an applicant must provide sufficient evidence demonstrating that the sign meets all of the following criteria:

(1) *Materials, technology, and design*. The sign must be architecturally and aesthetically representative of a period of construction that existed fifty (50) years prior to the date of the time the application is submitted by the applicant. An historic sign may use newer technologies (e.g., LED lighting) so long as it retains its overall historic character.

(2) *Integrity.* The sign must retain the majority of its character-defining features (materials, technologies, structure, colors, shapes, symbols, text, and/or art) that have historical significance, or are integral to overall sign design, or convey historical or regional context. If character-defining features have been altered or removed, the majority of the features must have the potential to be restored to their historic function and appearance.

(3) *Safety*. The sign must be structurally safe or can be made safe without substantially altering its historical appearance.

(4) *Location*. The sign may not be a billboard, unless approved in accordance with subsection E.

(5) *Date of Construction*. The sign must have been originally constructed more than fifty (50) years before the date of application.

(E) Issuance of Historic Sign Permit. The Building Official is the responsible official for processing a historic sign application and issuing a sign permit upon recommendation of the Plan Commission and an affirmative vote for approval by 5 members of the City Council. The City Council may approve a sign that was originally constructed over twenty-five (25) years (but less than fifty (50) years) before the date of application as an historic sign with an affirmative vote of 7 members of the City Council.

(F) Fees. The non-refundable fee for an historic sign permit shall be the same for "Signs-New, repair or reface attached or detached," provided for in the Fee Schedule of Section 30.301 of the City Code.

(G) Improper Designation; Failure to Properly Maintain Historic Sign.

(1) *Suspension or Revocation of Sign Permit.*

(a) The Building Official may suspend or revoke any sign permit issued under the provisions of this article upon a determination that the permit was issued in error or on the basis of incorrect or false information, whenever the permit was issued in violation of any of the provisions of this article or any other ordinance of the City or any state or federal law, or when the historic sign no longer meets the criteria upon which the permit was issued.

(b) The suspension or revocation is effective immediately upon written notice being personally delivered or mailed to the person to whom the sign permit was issued at the address provided by the applicant in the respective sign permit application, to the owner or benefactor of the sign, or to the owner of the premises upon which the sign is located.

(c) If the sign approved as an historic sign has not been repaired, restored, constructed, or relocated within six (6) months after designation is granted, the designation and permit shall expire.

(d) Any sign installed under a revoked historic sign permit must be removed by the permit holder, sign owner, or property owner within fifteen calendar days following the mailing of the written notice of the revocation.

(e) If an historic sign permit is issued for a historic sign in existence on the date of

enactment of this Section, the permit will be valid for the life of the sign so long as the sign maintains compliance with requirement of this Section.

(2) *Appeal*. The owner of the sign or the owner of the premises upon which the sign is located may appeal the decision of the Building Official to revoke or suspend an historic sign permit to the City Council. The appeal must be in writing and filed with the Building Official within ten (10) business days of the Building Official sending notice of the revocation or suspension.

(H) Repairs and Restoration.

(1) An historic sign may be repaired, restored, and/or adaptively reused if there is sufficient surviving fabric or sufficient historical documentation (photographs, postcards, permits, or other records) on which to base the treatment concept. An existing historic sign may be repaired, restored, or rehabilitated either in place, or off-site and then re-erected on site.

(2) An historic sign may be repaired or restored to any past appearance prior to fifty (50) years before the date of application. If the owner of an historic sign can provide documentation or physical evidence that the original design included intermittent lighting features (e.g., flashing, blinking, chasing or sequentially lit elements which create the appearance of movement) or moving parts, those sign elements may be repaired and restored.

(3) An historic sign that will be adaptively reused must retain, repair, or restore the majority of the character-defining features (e.g., materials, technologies, structure, colors, shapes, symbols, text, typography and/or artwork) that have historical significance, or are integral to the overall design of the sign, or convey historical or regional context. Changes to character-defining text are not allowed; any or all text that is not character defining can be changed. Changes to text must either match or be compatible with existing text or the text being

replaced, in terms of materials, letter size, font, and color.

(I) Relocating an Historic Sign. An historic sign may only be relocated under the following conditions:

(1) Where the historic sign is being relocated:

(a) to another location on the same premises;

(b) to another location that houses the same or similar businesses;

(c) to areas of similar character within a one mile radius of the present location; or

(d) to the original location of the sign.

(2) An historic sign may not be relocated to property zoned residential.

(3) Relocated detached historic signs must be located no less than ten (10) feet from the property line.

(4) Relocated historic signs that project into the public right-of-way shall follow the rules and procedures of this Article, and shall follow the sign permitting process.

(J) A free-standing historic sign that was historically used to identify a multiple-building or multi-tenant shopping center, business park, or industrial, commercial, or office complex shall be treated as a Multi-tenant Complex Sign for calculating allowable sign face square footage on the premises.

Section 2

That Chapter 4 of the Garland Development Code of the City of Garland, Texas, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

Section 3

That 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

That the terms and provisions of this Ordinance are severable and are governed by Sec. 1.07 of the Garland Development Code of the City of Garland, Texas.

Section 5

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

Section 6

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

PASSED AND APPROVED this the _____ day of _____, 2021.

CITY OF GARLAND, TEXAS

_____
Mayor

ATTEST:

_____
City Secretary

GARLAND

CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda **5.**

Meeting Date: 06/22/2021

Item Title: Project Specific Agreement with Dallas County to Share Concrete Repair Project Costs

Submitted By: Steve Oliver, Streets Director

Summary of Request/Problem

The City of Garland and Dallas County entered into a Master Interlocal Agreement for maintenance of Type "B" roads on January 2, 2018. That agreement stipulates that Dallas County will participate in cost sharing up to 50% of the cost of certain street maintenance projects. Dallas County Public Works Department recently contacted the Street Department on behalf of Commissioner's District 1 Road and Bridge Office indicating that they had funds available for cost share on concrete street repair projects that could begin this year. The Street Department submitted three candidate concrete street repair projects located with Commissioner's District 1: Shiloh Road - Buckingham Road to W. Walnut Street; Oates Road - Broadway Boulevard to Garland/Mesquite City Limits; and Duck Creek Drive - Centerville Road to Broadway Boulevard.

Dallas County has agreed to fund a full 50% cost share for all three of these projects, and they have prepared the attached Project Specific Agreement (PSA), which has been reviewed by the City Attorney's Office. The estimated cost of the three projects as shown in the attached spreadsheet (Attachment A) is $3,900,000, with the City and and County's share each being $1,975,000. Funding for the City's share of these projects will come from the Infrastructure Fund. Once the PSA is fully executed, the Street Department's contractor will perform these concrete repairs. The anticipated start date for the first of these three projects (Shiloh Road) is September, with the other two projects to follow upon completion of the Shiloh Road project.

Recommendation/Action Requested and Justification

Staff recommends that the City Council approve the attached resolution, which authorizes the City Manager to execute a PSA with Dallas County to share the cost of concrete repairs on three Type "B" roads in Garland. The PSA is attached for Council's review.

Attachments

Attachment A - Project Cost Estimates

Attachment B - Projects Map

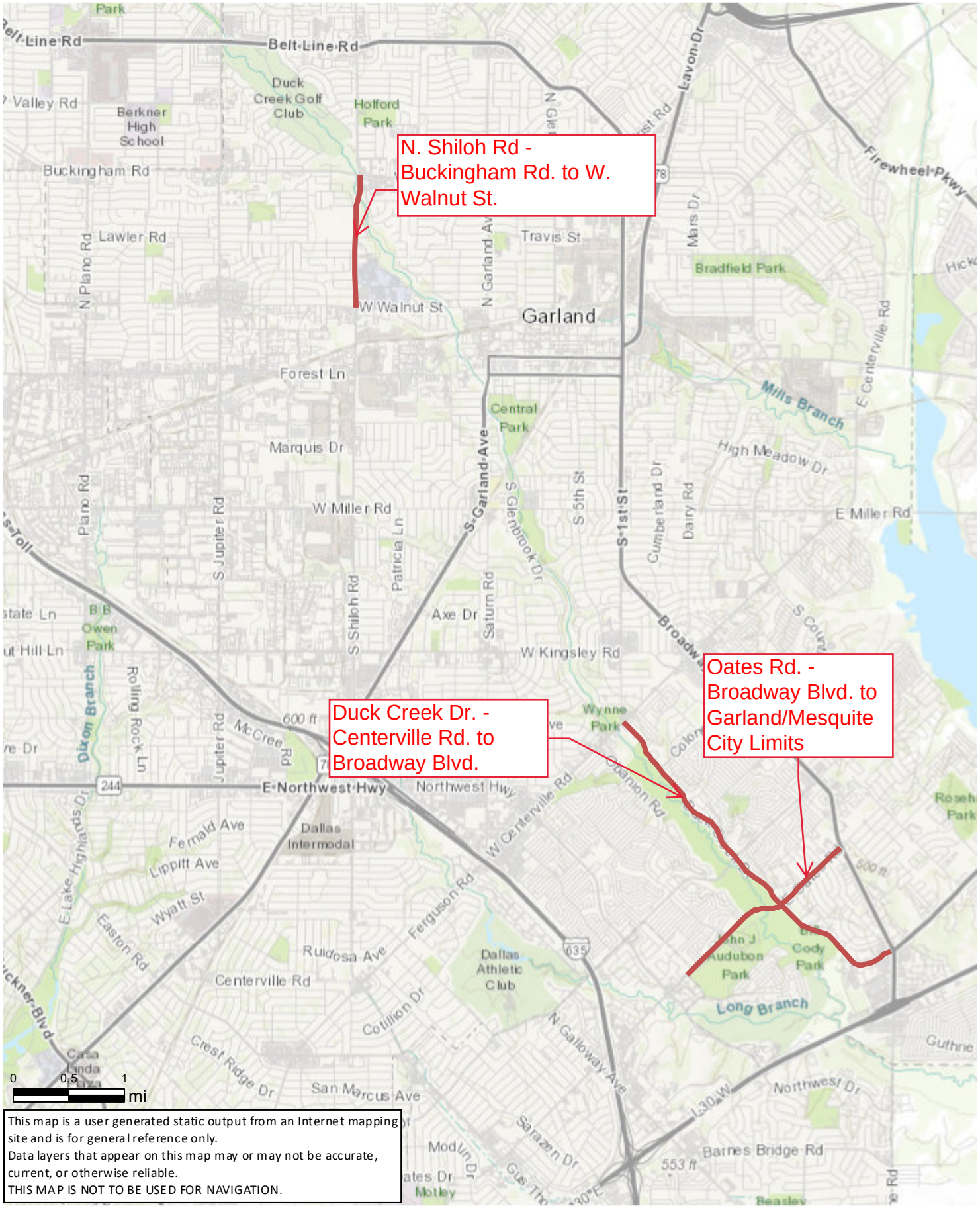
Resolution PSA Dallas County

ATTACHMENT A

City of Garland
Dallas County Type B Roads - FY 21 Cost Share Candidates

Block	Name	From Name	To Name	Pavement Type	Func Class	Lane Miles	OCI	Comissioner District	FY21 Maint. Plan	Cost
500-1900	Shiloh Rd.	Buckingham Rd.	W. Walnut St.	Concrete	Arterial	4.06	91.5	1	Concrete Repair	$ 1,000,000.00
100-800	Oates Rd.	Broadway Blvd.	Garland/Mesquite City Limits	Concrete	Arterial	6.54	91.9	1	Concrete Repair	$ 1,750,000.00
3700-6500	Duck Creek Dr.	Centerville Rd.	Broadway Blvd.	Concrete	Arterial	14.38	88.5	1	Concrete Repair	$ 1,200,000.00
									Subtotal	$ 3,950,000.00
									Total Project Cost	$ 3,950,000.00
									Dallas County Share	$ 1,975,000.00
									City of Garland Share	$ 1,975,000.00
									Total Project Costs	$ 3,950,000.00

ATTACHMENT B



RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A PROJECT SPECIFIC AGREEMENT WITH DALLAS COUNTY FOR TRANSPORTATION IMPROVEMENTS ON PORTIONS OF THE FOLLOWING THREE ROADS WITHIN THE CITY OF GARLAND, DALLAS COUNTY, TEXAS: SHILOH ROAD, FROM BUCKINGHAM TO WEST WALNUT; OATES ROAD, FROM BROADWAY TO THE GARLAND AND MESQUITE CITY LIMITS; AND DUCK CREEK DRIVE, FROM CENTERVILLE TO BROADWAY; AND PROVIDING AN EFFECTIVE DATE.

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

Section 1

That the City Manager is hereby authorized to execute a Project Specific Agreement with Dallas County for transportation improvements on Shiloh Road, from Buckingham to West Walnut; Oates Road, from Broadway to the Garland and Mesquite city limits; and Duck Creek Drive, from Centerville to Broadway, which is attached hereto as Exhibit "A" and incorporated herein by reference.

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 June, 2021.

CITY OF GARLAND, TEXAS

_____
Mayor

ATTEST:

_____
City Secretary

PROJECT SPECIFIC AGREEMENT
RE: VARIOUS ROADS, TYPE "B" PUBLIC ROADWAY MADE PURSUANT TO ROAD & BRIDGE MASTER INTERLOCAL AGREEMENT BETWEEN DALLAS COUNTY, TEXAS, AND THE CITY OF GARLAND, TEXAS

This Project Specific Agreement (hereinafter "PSA"), supplemental to the Master Interlocal Agreement is made by and between Dallas County, Texas (hereinafter "County") and the City of Garland, Texas (hereinafter "City"), acting by and through their duly authorized representatives and officials for the purpose of collaborating on road and bridge maintenance projects, repairs and improvements to be undertaken within the territorial limits and jurisdiction of the City of Garland, Texas, as more fully set forth and described in Attachment "A", which is attached hereto and incorporated herein by reference ("Project").

WHEREAS, Chapter 791 of the Texas Government Code and Chapters 251 and 472 of the Texas Transportation Code provide authorization for local governments to contract amongst themselves for the performance of governmental functions and services; and

WHEREAS, on or about January 2, 2018, County and City entered into a Master Interlocal Agreement (hereinafter "Master Agreement"), whereby County agreed to provide road and bridge improvements, maintenance, and repair on "Type B" and "Type E" roadways, situated within the territorial limits and jurisdiction of City; and

WHEREAS, City now desires County to perform such improvements, maintenance, and repairs, consisting of overlay and repair of public roadway situated in the City of Garland, Texas, as more fully described in Attachment "A".

NOW THEREFORE THIS PSA is made by and entered into by County and City, for the mutual consideration stated herein.

Witnesseth

Article I
Project Specific Agreement

This PSA is specifically intended to identify a Project authorized under the Master Agreement. This PSA sets forth the rights and responsibilities of each of the parties as set forth in the Master Agreement and additions thereto as incorporated herein. This PSA will be an addition to the Master Agreement and incorporates each term and condition thereof as if fully set forth herein. All terms of the Master Agreement remain in full force and effect, except as modified herein. In the event of any conflict between the Master Agreement and this PSA, this PSA shall control.

Article II
Incorporated Documents

This PSA incorporates, as if fully reproduced herein word for word and number for number, the following items:

1. Master Agreement authorized by County Commissioners Court Order 2018-0039 dated January 2, 2018, and additions thereto, are incorporated herein by reference.

2. The "Type B" Road List and Concrete Repair Estimate (Attachment "A"), which is attached hereto and incorporated herein by reference.
3. The Map of the proposed work sites (Attachment "B"), which is attached hereto and incorporated herein by reference.

Article III
Term of Agreement

This PSA becomes effective when signed by the last party whose signature makes the agreement fully executed and shall terminate upon the completion and acceptance of the Project by City or upon the terms and conditions in the Master Agreement.

Article IV
Project Description

This PSA is entered into by the parties for repair, maintenance, and improvements conducted on "Type B" public roadway within the City of Garland, Texas. The Project shall consist of repair and overlay on various roads in the City of Garland, Texas (hereinafter "Project"), and as more fully described in Attachment "A". The Project is authorized by the aforementioned Master Agreement, with the parties' obligations and responsibilities governed thereby, as well as by the terms and provisions of this PSA. The Project will facilitate the safe and orderly movement of public transportation to benefit both the City and County. The City has and does hereby give its approval for expenditure of County funds for the construction, improvement, maintenance or repair of a street located within the municipality.

Article V
Fiscal Funding

Notwithstanding anything to the contrary herein, this PSA is expressly contingent upon the availability of County funding for each item and obligation contained herein. City shall have no right of action against the County of Dallas as regards this PSA, specifically including any funding by County of the Project in the event that the County is unable to fulfill its obligations under this PSA as a result of the lack of sufficient funding for any item or obligation from any source utilized to fund this PSA or failure of any funding party to budget or authorize funding for this PSA during the current or future fiscal years. In the event of insufficient funding, or if funds become unavailable in whole or part, the County, at its sole discretion, may provide funds from a separate source or terminate this PSA. In the event that payments or expenditures are made, they shall be made from current funds as required by Chapter 791, Texas Government Code.

Notwithstanding anything to the contrary herein, this PSA is expressly contingent upon the availability of City funding for each item and obligation contained herein. County shall have no right of action against the City as regards this PSA, specifically including any funding by City of the Project in the event that the City is unable to fulfill its obligations under this PSA as a result of the lack of sufficient funding for any item or obligation from any source utilized to fund this PSA or failure of any funding party to budget or authorize funding for this PSA during the current or future fiscal years. In the event of insufficient funding, or if funds become unavailable in whole or part, the City, at its sole discretion, may provide funds from a separate source or terminate this PSA. In the event that payments or expenditures are made, they shall be made from current funds as required by Chapter 791, Texas Government Code.

Article VI
Agreements

I. City's Responsibilities:

1. City, at its own expense, shall be responsible for the following: (a) posting appropriate and required notices to inform the public of the proposed maintenance or construction activity regarding the Project and (b) remediating any hazardous or regulated materials, or other environmental hazard on or near the Project site.
2. City shall be responsible for maintaining the Project site when the Project is completed.
3. City shall be in compliance with the Manual on Uniform Traffic Control Devices ("MUTCD") standards in ensuring safety during operations as outlined in the scope of work in Attachment "A".

II. County Responsibilities:

1. County shall reimburse the City for proportionate Project Costs, as more fully set forth in Section III below.
2. County, its Auditor or its designated representative(s) shall have the unrestricted right to audit any and all accounting or other records regarding any funds paid or claimed under this PSA, including, but not limited to all books, records, reports, tickets, deposits, expenditures, budget or any item therein, supporting data, computer records and programs, and all items of hardware, software or firmware, or any other item utilized by the City regarding this PSA. City agrees that all related records shall be retained for a period not less than four (4) years from the date of termination of this PSA. Such records shall be provided to the County in Dallas County, Texas and available for any audit at any time upon request. The results of any audit may be furnished to the City for comment.

III. Funding:

County and City mutually agree that the initial and anticipated Project cost is approximately Three Million, Nine Hundred Fifty Thousand Dollars and no cents ($3,950,000.00), as set forth in Attachment "A". County and City mutually agree that City shall be responsible to pay a total of One Million, Nine Hundred Seventy-Five Thousand Dollars and no cents ($1,975,000.00) for its portion of the Type "B" roadwork. County and City further agree that the City shall be totally responsible for the construction, inspection, oversight, improvements, repairs, and maintenance of said Project, and that County shall only be responsible to the City for a financial contribution, in the form of reimbursements, in an amount not to exceed One Million, Nine Hundred Seventy-Five Thousand Dollars and no cents ($1,975,000.00) to be paid from Fund 105.2510.
City and County further agree as follows:

1. Should the final cost of the Project exceed the initial and anticipated Project costs, City agrees to either reduce the scope of the Project, or to seek additional funding to facilitate its completion. In either event, City shall be solely responsible for all such costs in excess thereof and County shall bear no additional responsibilities

beyond those contemplated herein.

2. City shall submit invoices to County, which invoices shall provide complete information and documentation to substantiate City's charges. County's acceptances of City's invoices are contingent upon City's compliance with County's invoicing procedures. County may withhold any disputed amounts until the underlying dispute is resolved to County's satisfaction, but shall pay all undisputed amounts timely.

Article VII
Miscellaneous:

I. **Indemnification. County and City agree that each shall be responsible for its own negligent acts or omissions or other tortious conduct in the course of performance of this Agreement, without waiving any governmental immunity available to County or City or their respective officials, officers, employees, or agents under Texas or other law and without waiving any available defenses under Texas or other law. Nothing in this paragraph shall be construed to create or grant any rights, contractual or otherwise, in or to any third persons or entities.**

II. No Third Party Beneficiaries. The terms and provisions of this PSA are for the benefit of the parties hereto and not for the benefit of any third party. It is the express intention of County and City that any entity other than County or City receiving services or benefits under this PSA shall be deemed an incidental beneficiary only. This PSA is intended only to set forth the contractual right and responsibilities of the parties hereto.

III. Applicable Law. This PSA is and shall be expressly subject to the County's and City's Sovereign Immunity and/or Governmental Immunity, pursuant to Title 5 of the Texas Civil Practice and Remedies Code, as amended, and all applicable federal and state laws. This PSA shall be governed by and construed in accordance with the laws of the State of Texas. Exclusive venue for any legal action regarding this PSA shall lie in Dallas County, Texas.

IV. Notice. All notices, requests, demands, and other communication under this PSA shall be tendered in writing and shall be deemed to have been duly given when either delivered in person, via e-mail, or via certified mail, postage prepaid, return receipt requested to the respective parties as follows:

COUNTY:

Director of Public Works
Dallas County
411 Elm Street, Suite 400
Dallas, Texas 75202

and

Commissioner Dr. Theresa Daniel
Road & Bridge District #1
411 Elm Street, Second Floor
Dallas, Texas 75202

CITY:

Steve Oliver
Director of Streets
City of Garland
200 North Fifth Street

Garland, Texas 75046

V. Assignment. This PSA may not be assigned or transferred by either party without the prior written consent of the other party.

VI. Binding Agreement; Parties Bound. Upon execution by the parties, this PSA shall constitute a legal, valid and binding obligation of the parties, their successors and permitted assigns.

VII. Amendment. This PSA may not be amended except in a written instrument specifically referring to this PSA and signed by the parties hereto.

VIII. Counterparts. This PSA may be executed in multiple counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument.

IX. Severability. If one or more of the provisions in this PSA shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality or unenforceability shall not cause this PSA to be invalid, illegal or unenforceable, but this PSA shall be construed as if such provision had never been contained herein, and shall not affect the remaining provisions of this PSA, which shall remain in full force and effect.

X. Entire Agreement. This PSA embodies the complete agreement of the parties, and except where noted, it shall supersede previous and/or contemporary agreements, oral or written, between the parties and relating to matters in the PSA.

XI. Contingent. This PSA is expressly subject to and contingent upon formal approval by the Dallas County Commissioners Court and by resolution of the City Council of the City of Garland.

XII. Effective Date. The PSA shall commence on the Effective Date. The effective Date of this PSA shall be the date it is executed by the last of the parties. Reference to the date of execution shall mean the Effective Date.

XIII. No Joint Enterprise/Venture. The parties agree that no party is an agent, servant, or employee of the other parties. The parties, including their agents, servants, or employees, are independent contractors, and not an agent, servant, joint enterprise/venture, or employee of any other party, and are responsible for their own acts, forbearance, negligence, and deeds, and for those of their agents, servants, or employees in conjunction with this PSA. No joint enterprise/venture exists between the parties.

(the remainder of the page intentionally left blank)

The City of Garland, State of Texas, has executed this PSA pursuant to duly authorized City Council Resolution _____, Minutes _____, dated the ___ day of _____, 2021.

The County of Dallas, State of Texas, has executed this PSA pursuant to Commissioners Court Order Number _____ and passed on the ____day of _____, 2021.

Executed this the _____ day of _____, 2021

CITY OF GARLAND:

_____
BRYAN BRADFORD
CITY MANAGER

ATTEST:

_____
CITY SECRETARY

APPROVED AS TO FORM:

_____
Stephen M. Hines
Sr. Asst. City Attorney

Executed this the _____ day of _____, 2021

COUNTY OF DALLAS:

_____
CLAY LEWIS JENKINS
COUNTY JUDGE

APPROVED AS TO FORM*:

DALLAS COUNTY
JOHN CREUZOT
DISTRICT ATTORNEY

_____
Jana Prigmore Ferguson
Assistant District Attorney

*By law, the District Attorney's Office may only advise or approve contracts or legal documents on behalf of its clients. It may not advise or approve a contract or legal document on behalf of other parties. Our review of this document was conducted solely from the legal perspective of our client. Our approval of this document was offered solely for the benefit of our client. Other parties should not rely on this approval, and should seek review and approval by their own respective attorney(s).

GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda **6.**

Meeting Date: 06/22/2021

Item Title: Amendments to Chapter 31, Article IX Construction and Repair of Sidewalks, Section 31.138 in the Coe of Ordinances

Submitted By: Michael Polocek, Engineering Director

Summary of Request/Problem

The Council Transportation, Infrastructure and Maintenance (TIM) Committee reviewed and recommended modifications to Chapter 31, Article IX Construction or Repair of Sidewalks, Section 31.138 of the Code of Ordinances. The modifications to the Ordinance focus on the participation requirements for City's Sidewalk Repair program concerning non-residential properties in the City of Garland. The City Council was briefed at the June 7, 2021 Work Session on this issue during the TIM Committee Update. Council directed staff to prepare an ordinance amendment to incorporate the proposed changes.

The attached ordinance incorporates the following for this section of the Code of Ordinances:

- Section 31.138 (A) the title was changed to read "Residential Properties" and the word "residential" was added to the verbiage of the first paragraph.
- Section 31.138 (B) Non-Residential Properties was added to the Ordinance.
- Section 31.138 (C) Independent School District was added to the Ordinance.

This item was considered by Council at the June 7, 2021 Work Session.

Recommendation/Action Requested and Justification

Approve the proposed amendments to Chapter 31, Article IX Construction or Repair of Sidewalks, Section 31.138 of the Code of Ordinances.

Attachments

Ordinance 31.138

ORDINANCE NO. _____

AN ORDINANCE AMENDING MULTIPLE PROVISIONS OF CHAPTER 31, ARTICLE IX, "CONSTRUCTION OR REPAIR OF SIDEWALKS," OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY UNDER THE PROVISIONS OF SECTION 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A SEVERABILITY CLAUSE; AND SETTING AN EFFECTIVE DATE.

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

Section 1

That Section 31.138 "City participation in sidewalk reconstruction", of Article IX, "Construction or Repair of Sidewalks", of Chapter 31 "Engineering," of the Code of Ordinances of the City of Garland, Texas, is hereby amended *in part* to read as follows:

"**Sec. 31.138 City participation in sidewalk reconstruction**

(A) Residential Properties. The City may participate in the reconstruction provided monies are available for this program from bond funds. If monies are available, City participation in the cost of improvements shall be shared with the abutting residential property owner on a 50/50 basis-shared with the abutting property owner as follows:

(1) Sidewalk improvements (when those costs are not included in a street improvement project): 50%;

(2) The property owner of a qualifying project may receive additional reductions to his/her participation amount based on the following criteria:

(a) Property owner's share may receive an additional reduction of fifteen percent (15%) if property has a homestead exemption as recorded in the Dallas Central Appraisal District (DCAD) database.

(b) Property owner's share may receive an additional reduction of fifteen percent (15%) if property is located within a Community

Development Block Grant (CDBG) geographical area as determined by the United States Department of Housing and Urban Development Community Development and current Census Data.

(c) Property owner's share may receive an additional reduction of ten percent (10%) if property owner is disabled or a person 65 years of age or older. Property owners claiming disability must provide a Social Security Administration Award letter to receive the ten (10%) reduction benefit.

(d) Property owner's share may receive a maximum benefit of a ninety percent (90%) City and ten percent (10%) Property Owner participation based on the total cost of the sidewalk repair/replacement costs should the property owner qualify for all three (3) reductions contained in subsection(A)(1)(a), (b), and (c).

(B) Non-Residential Properties. (Excluding Independent School Districts) The City may participate in the reconstruction provided monies are available for this program from bond funds. If monies are available, City participation in the cost of improvements shall be shared with the abutting property owner on a 90/10 basis-shared with the abutting property owner with the City's cost being 10% and the total aggregate cost of the City's share for all repairs/replacements not exceeding $25,000 per property.

(C) Independent School District. The City will not participate in the reconstruction of sidewalks located on Independent School District properties.

(D) If the property owner's share of the cost of improvements is equal to or greater than the amounts shown below, payment may be made in not more than the corresponding number of equal monthly payments for that amount as shown below at an interest rate not to exceed the maximum interest rate allowed by law.

..."

Section 2

That Chapter 31 of the Code of Ordinances for the City of Garland, Texas, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

Section 3

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

Section 4

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

Section 5

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

PASSED AND APPROVED this the _____ day of _____, 2021.

CITY OF GARLAND, TEXAS

_____
Mayor

ATTEST:

_____
City Secretary

PUBLISHED DATE:

_____

GARLAND

CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda **7.**

Meeting Date: 06/22/2021

Item Title: Colonel Parking Restriction Modifications

Submitted By: Paul Luedtke, Transportation Director

Summary of Request/Problem

The current time limited parking restrictions no longer match the school times. Modifications are necessary to adjust to the new times.

Recommendation/Action Requested and Justification

Adopt the attached ordinance for parking, standing and stopping prohibiting it on the north side of Colonel Drive from Broadway to Commonwealth Drive and on the south side of Colonel Drive between Broadway to Monticello Court during the hours of 6:30 AM to 3:30 PM on school days.

Attachments

Colonel Drive Street Parking Amendments

ORDINANCE NO. ____

AN ORDINANCE AMENDING CHAPTER 33, "TRANSPORTATION" OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; 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

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

Section 1

That Sec. 33.52(B) of Chapter 33, "Transportation", of the Code of Ordinances of the City of Garland, Texas, is hereby amended by deleting the following:

"Street	Extent	Side
"Colonel Drive	Broadway Boulevard to Monticello Court	South"

Section 2

That Sec. 33.49 of Chapter 33, "Transportation", of the Code of Ordinances of the City of Garland, Texas, is hereby amended by adding a new subsection (L) to read as follows:

"(L) Between 6:30 a.m. and 3:30 p.m. on school days only. When signs are erected giving notice thereof, no person shall stop, stand or park a vehicle at any time upon the designated sides of the following streets, from 6:30 a.m. to 3:30 p.m. on any day in which school is in session in the Garland Independent School District.

Street	Extent	Side
Colonel Drive	Broadway Boulevard to Monticello Court	South
Colonel Drive	Broadway Boulevard to Commonwealth Drive	North"

Section 3

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

Section 4

That Chapter 33, "Transportation", of the Code of Ordinances of the City of Garland, Texas, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

Section 5

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

Section 6

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

PASSED AND APPROVED this the ____ day of _____, 2021.

ATTEST:

_____
City Secretary

CITY OF GARLAND, TEXAS

_____
Mayor

PUBLISHED:

GARLAND
PLANNING REPORT

City Council Regular Session Agenda **8. a.**

Meeting Date: 06/22/2021

Item Title: Z 21-01 Civil Point Engineering, Inc. - Zoning (District 7)

Submitted By: Nabiha Ahmed, Development Planner

REQUEST

Approval of an Amendment to Planned Development (PD) District 17-52 for Multi-Family Use to allow Elder Care- Independent Living and Elder Care- Assisted Living.

Approval of a Detail Plan for Elder Care- Independent Living and Elder Care- Assisted Living.

LOCATION

2055 Arapaho Road

OWNER

Spring Creek Senior Living, LLC.

PLAN COMMISSION RECOMMENDATION

On May 24, 2021, the Plan Commission, by a vote of nine (9) to zero (0), recommended approval of an Amendment to Planned Development (PD) District 17-52 for Multi-Family Use to allow Elder Care- Independent Living and Elder Care- Assisted Living.

The Plan Commission, by a vote of nine (9) to zero (0), also recommended approval of a Detail Plan for Elder Care- Independent Living and Elder Care- Assisted Living.

STAFF RECOMMENDATION

Approval of an Amendment to Planned Development (PD) District 17-52 for Multi-Family Use to allow Elder Care- Independent Living and Elder Care- Assisted Living.

Approval of a Detail Plan for Elder Care- Independent Living and Elder Care- Assisted Living.

BACKGROUND

The subject property is currently unimproved. In 2017, the City Council approved Planned Development (PD) District 17-52 to allow Elder Care - Independent Living and Assisted Living Use on 34.5 acres. The applicant would like to amend Planned Development (PD) District 17-52 to allow Elder Care - Independent Living and Assisted Living Use. However, the proposed request is an entirely different site layout (Exhibit C) and approximately eleven (11) acres out of the 34.5 acres will be developed.

SITE DATA

The overall site consists of approximately 34.5 acres with 666.93 lineal feet of frontage along Arapaho Road. However, the area that will be developed with this request is only eleven (11) acres. The site plan (Exhibit C) shows two (2) access points from Arapaho Road.

USE OF PROPERTY UNDER CURRENT ZONING

The site is zoned Planned Development (PD) 17-52 for Multi-Family Use. More specifically, the current approved Detail Plan is for Elder Care- Independent Living and Elder Care- Assisted Living Use.

CONSIDERATIONS

1. Development and Site Plan

   The applicant requests the development of a 125,641 square-foot single building for Elder Care- Independent Living and Assisted Living that is designed to function as multiple buildings on an unimproved property. It features one-story Assisted Living oriented around outdoor living spaces and a two-story Independent Living building featuring a central courtyard with a swimming pool.

   The applicant intends to develop eleven (11) acres of the total site at this time. There are no plans for the remainder of the tract at this time; any future development will require Detail Plan approval. The site plan (Exhibit C) shows three (3) courtyards that can be used by all residents. The courtyards consist of various amenities such as water feature, festoon lighting, benches, a barbeque grill, pergola, and pool furniture.

   This proposed building is designed for use by the entire campus. The main entrance, conveniently located with access from the porte cochere, and between various neighborhoods is an approximately 3,497 square-foot clubhouse. Additionally, the proposed trail around the building will connect to the existing trail system.

Comparison Table:

Standards	**PD 17-52**	**Proposed (Z 21-01)**
Land Use	Multi-Family-Independent Living and Assisted Living	Multi-Family-Independent Living and Assisted Living
Acreage	34.5 acres	Total area of request: 34.5 acres Land area to be developed: 11 acres
Density	11.5 dwelling units per acre	For the full 34.5 acres: 3.48 dwelling units per acre For the 11 acres being developed: 10.9 dwelling units per acre

Number of Units	Total: 400 Assisted Living: 110 Independent Living: 290	Total: 120 Assisted Living: 46 Independent Living: 74
Building Height	55 feet	36 feet

2. Parking
   The GDC requires ninety (90) parking spaces for this proposal. The site layout shows a total of ninety-two (92) parking spaces. Additionally, the proposal satisfies the covered parking requirement.

3. Building Height
   The maximum height allowed for a multi-family development is fifty-five (55) feet per Planned Development (PD) District 17-52 and the applicant requests the maximum height to be thirty-six (36) feet.

4. Density
   The maximum density required per Planned Development (PD) District 17-52 is 11.5 dwelling units per acre. The applicant requests the density at 3.48 dwelling units per acre for both Assisted Living and Independent Living, complying with the density requirement.

5. Amenities

- **Clubhouse**: Section 2.39 (I) states that a minimum 2,500 square-foot clubhouse must be constructed on site and made available to all residents. The site plan (Exhibit C) notes a 3,497 square-foot clubhouse at the entrance.
- **Swimming Pool**: Planned Development (PD) 17-52 states that one (1) swimming pool having a minimum of one thousand (1,000) square feet of surface water must be provided for the senior living development. The applicant proposes a swimming pool with one thousand (1,000) square feet of surface water in the Independent Living courtyard.
- **Common Area**: The GDC requires indoor common or recreational areas must be provided at a ratio of at least one hundred square feet of gross floor area per dwelling unit. Examples of common areas are: common living and sitting rooms, dining rooms, libraries, game rooms, exercise rooms, dance floors, arts and crafts rooms, music rooms, and other age appropriate indoor recreational facilities. Per the calculation, a total of 12,000 square feet of common area is required and the applicant proposes 14,333 square feet.

  The site plan (Exhibit C) shows multiple indoor amenities such as a salon, spa, chapel and theater, arts and crafts room, dining room, conference room, mindful studio, and fitness room, laundry room and multiple gathering spaces.

6. Building Placement
   The GDC has special standards for Elder Care- Independent and Assistant Living. More specifically, buildings exceeding thirty feet in height that abut a residential district must be set back from the residential district line a minimum of 1.25 times the height of the highest point on the building above grade. The maximum height is thirty-six (36) feet. Therefore, the minimum setback from the southeast property must be forty-five (45) feet. The site plan (Exhibit C) conforms to this standard and all other setback requirements.

   Dwelling unit/mix
   Independent Living Facility:

The GDC requires the average minimum dwelling unit size for independent living facilities to be six hundred (600) square feet. One-bedroom units must have a minimum dwelling unit size of four hundred seventy-five (475) square feet. Two-bedroom units must have a minimum dwelling unit size of seven hundred twenty-five (725) square feet. No dwelling unit may contain more than two bedrooms. The applicant will conform with the above requirement. Additionally, the applicant requests to add five (5) studio units for the Independent Living Facility. The GDC does not have any regulations for studio units.

Average minimum dwelling unit size.

Required:	600 square feet
Proposed:	676 square feet
Total number Independent Living units:	74 units

Minimum dwelling unit size.

Required one- bedroom:	475 square feet
Proposed:	575 to 710 square feet
Number of units:	59 units
Required two-bedroom:	725 square feet
Proposed:	898 square feet and 997 square feet
Number of units:	10 units
Required studio units:	None
Proposed:	380 square feet and 461 square feet
Number of units:	5 units

Assisted Living Facility:
The GDC requires assisted living facilities to have dwelling units a minimum of two hundred (200) square feet. The applicant will conform to the dwelling size.

Minimum dwelling unit size.

Required:	200 square feet
Proposed:	338 to 467 square feet
Number of units:	46 units

8. Screening and Landscaping The GDC requires forty (40%) percent of the site to be landscaped. The landscape plan (Exhibit D) will complies with the applicable screening and landscaping standard.

   Perimeter fencing and landscaping is required along the property lines and access points to a senior living facility. The proposed perimeter fencing is placed around the developed area of the property, near the buildings, trails and amenity area. The trail system required of the larger community of the Planned Development established in 2015 extends through that area of the property with access to the northeast. The proposed perimeter fencing will wrap around the trail to the northwest of the development. Additionally, the front of the building along the Arapaho Road frontage is not fenced. The remainder of the property is contained within a six-foot minimum height, ornamental metal fence having masonry columns to match the site architecture.

9. Building Design
   The building design complies with the architectural elements and articulation requirements

of the GDC.

10. Signage
    No deviations were requested regarding signage.

11. Summary of Deviations:

Development Standards	Required	Proposed	Analysis
Independent Living-Studio Dwelling Units	Not available	Total units: 5 Dwelling size: 380 and 461 square feet	The GDC has regulations for 1-bedroom and 2-bedroom units, but not for studio units. The applicant requests to allow smaller studio units as a part of this development.
Perimeter screening	Per Section 2.52 (12)(f)(ii), perimeter fencing and landscaping is required along property lines and access points to a senior living facility.	The site plan (Exhibit C) shows the front of the building along the Arapaho Road frontage is not fenced. The remainder of the property is contained within a six-foot minimum height, ornamental metal fence having masonry columns to match the site architecture.	The applicant contends the fence along the frontage will block visibility and have a negative impact on the property.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Compact Neighborhoods for the subject site. Compact Neighborhoods provide areas for moderate increase in residential density, including single-family attached and single-family detached housing. It expands housing options through infill and redevelopment, while continuing walkable development patterns.

These areas provide transitions between traditional residential neighborhoods and higher density residential neighborhoods and non-residential developments. The Compact Neighborhood development type is primarily characterized as moderate residential between six (6) and twelve (12) dwelling units per acre.

The proposed development is compatible with the Comprehensive Plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

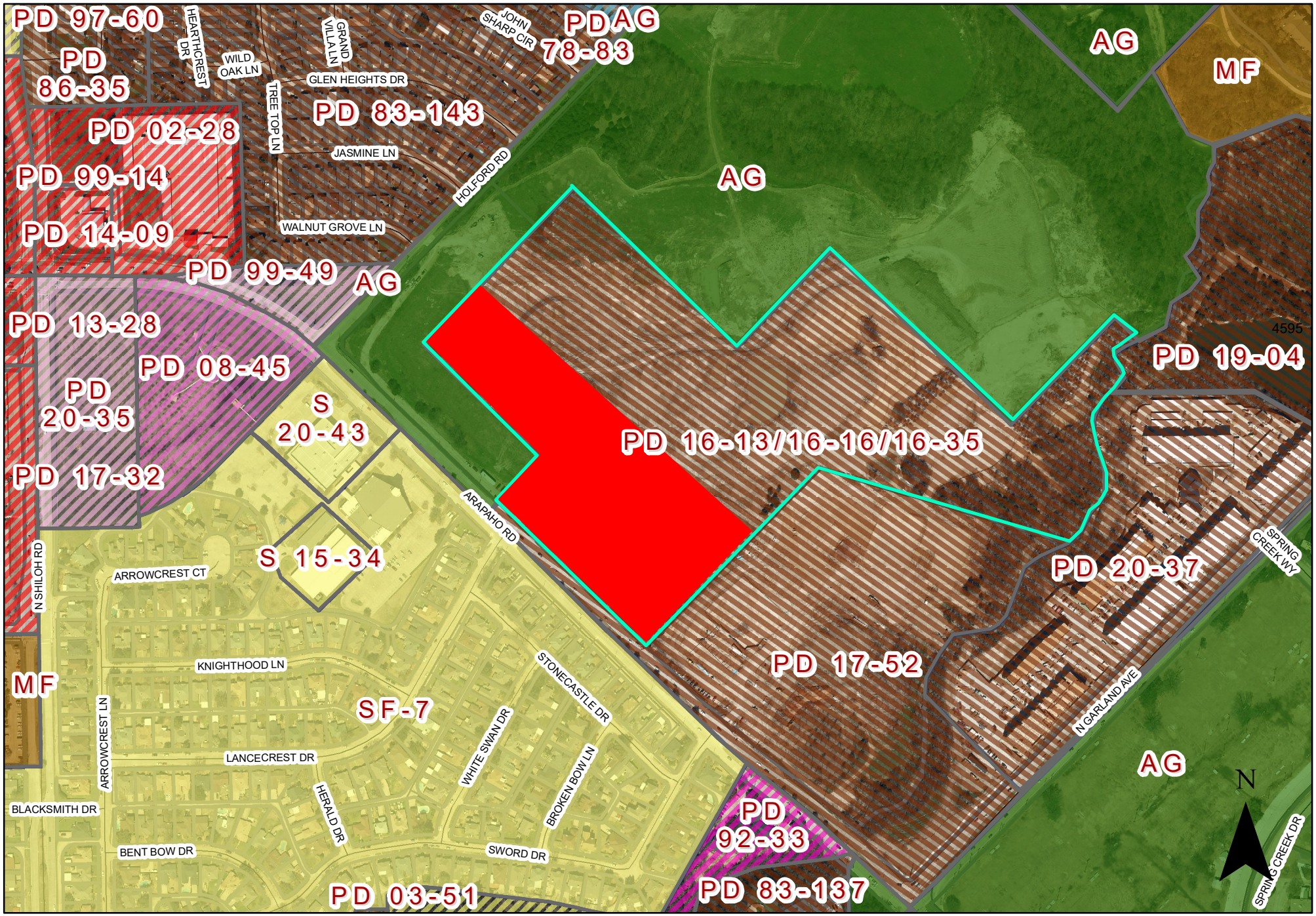
The property to the north is zoned Agricultural (AG) District and it is currently unimproved. Agricultural (AG) District zoning may include development of large estate lots, open spaces, or farming activities. The properties to the east are zoned Planned Development (PD) District 16-13 and Planned Development (PD) District 20-37 for Multi-Family uses. There are two (2) apartment complexes. The properties to the south, across Arapaho Road, are zoned Single-Family-7 (SF-7) District and developed with single-family homes. The property to the west is zoned Agricultural (AG) District; this property is undeveloped.

Attachments

Z 21-01 Civil Point Engineers, Inc (Zoning) Attachments

Z 21-01 Civil Point Engineering, Inc. Responses

Z 21-01 Civil Point Engineering Staff Presentation



0 275 550 Feet
1 inch = 403 feet

Zoning Map Z 21-01

SUBJECT SITE

INDICATES AREA OF REQUEST

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 21-01

2055 Arapaho Road

I. **Statement of Purpose:** The purpose of this Planned Development is to approve an Elder Care-Assisted Living and Elder Care-Independent Living development.

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 Multi-Family (MF) District and Special Standards of the Elder Care Living Facilities and Elder Care- Assisted Living as set forth in Chapter 2 of the Garland Development Code and Planned Development (PD) District 17-52 are included by reference and shall apply, except as otherwise specified by this ordinance.

IV. **Development Plans:**

Detail Plan: Development shall be in general conformance with the Detail Plan labeled Exhibit C through Exhibit E. In the event there is conflict between the approved Detail Plan and the Specific Regulations below, the Specific Regulations shall apply. Future Development on the subject property shall require Detail Plan approval.

V. **Specific Conditions:**

A. Permitted Uses: Only an Elder Care – Independent Living Facility and Elder Care – Assisted Living Facility shall be permitted on the subject property.

B. Site Plan: The site layout, building placement, parking and other development proposed shall be in general conformance with the approved Site Plan labeled Exhibit C.

C. Building Height: The maximum height shall be thirty-six (36) feet.

EXHIBIT B

D. Dwelling Units: A maximum of 120 dwelling units shall be permitted. Additionally, five (5) dwelling units for the Elder Care- Independent Living are allowed to be studio units. The minimum dwelling sizes for the Elder Care-Independent Living studio units shall be 380 square feet and 461 square feet. The remaining dwelling sizes shall be in accordance with the Garland Development Code.

E. Amenities: Amenities shall be provided as shown on the Exhibits C and D.

F. Landscape Plan: Screening and landscaping shall be in general conformance with the landscape plan labeled Exhibit D.

G. Trails: The proposed six (6)-foot trail alignment as shown on Exhibit C and Exhibit D shall be constructed and completed with this development.

H. Elevations: Building Elevations shall be in general conformance with the elevations labeled Exhibit E.

EXHIBIT B

REPORT & MINUTES

P.C. Meeting, May 24, 2021

Consideration of the application of **MVAH Partners**, requesting approval of a Change in Zoning from Community Office (CO) District and Industrial (IN) District to Multi-Family (MF) District. This property is located at 1102 North Shiloh Road. (District 8) (File Z 21-04 - Zoning)

Nabiha Ahmed, Development Planner, presented the staff report.

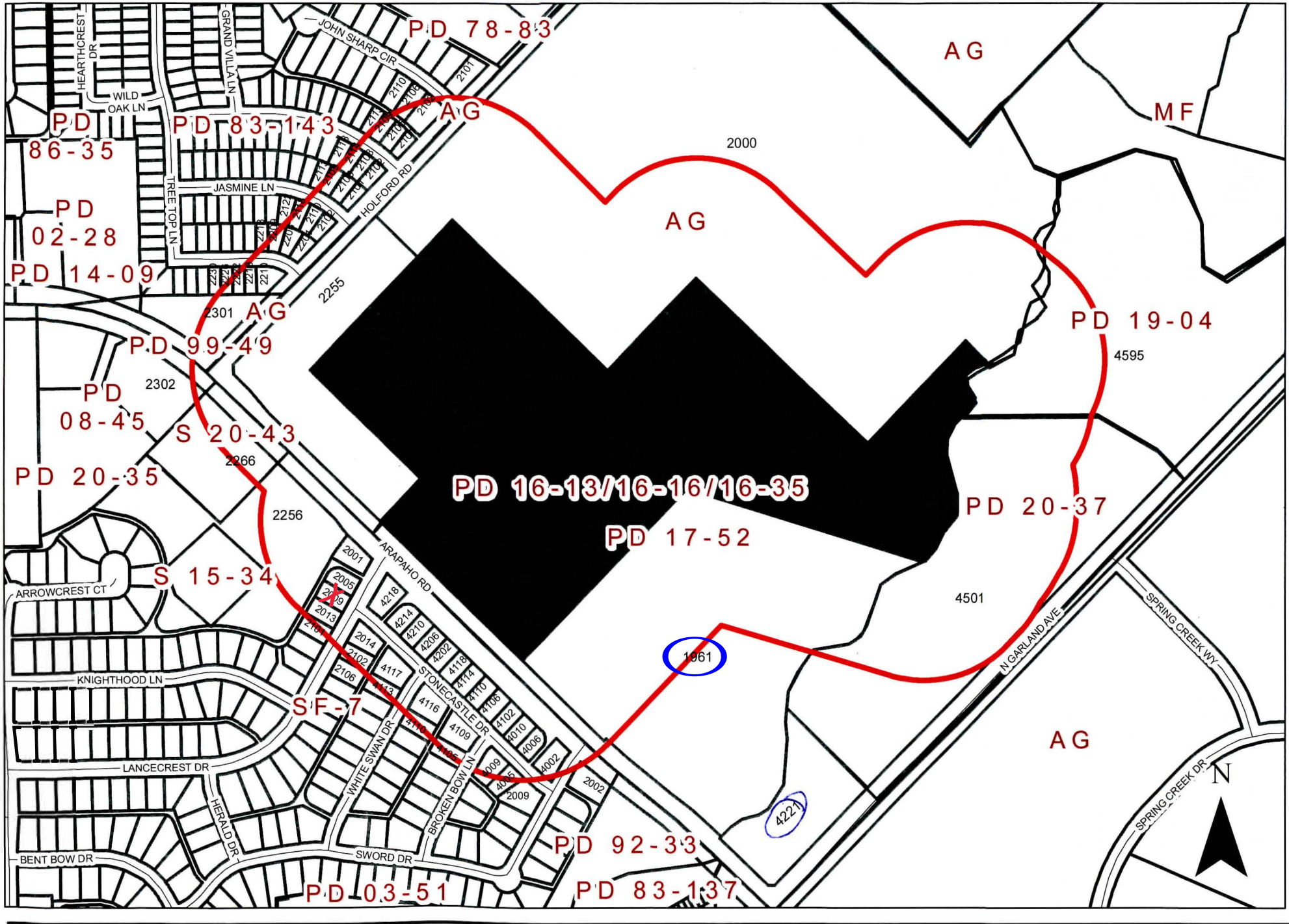
There was discussion among staff and the Plan Commission regarding density and the proposed development.

The applicant speakers included: Justin Gregory, 7773 Hartfield Place, Montgomery, Ohio, Megan Dougherty, 9100 Centre Pointe Drive, Suite 210, West Chester, Ohio, Kevin Banks, 9100 Centre Pointe Drive, Suite 210, West Chester, Ohio, and David Greer, 777 Main Street, Suite 1900, Fort Worth, Texas.

Mr. Gregory provided a brief overview of the request. There was additional conversation with the Plan Commission regarding proposed access points, future development of the outlying parcel, and discussion with the nearby Homeowners Association president.

Representing the neighboring church St. Barnabas Episcopal Church, Dennis Garcia, 1200 North Shiloh, Garland, Texas spoke in support of the request.

Motion was made by Commissioner Ott to close the public hearing and **approve** the request per staff recommendation. Seconded by Commissioner Jenkins. **Motion carried: 9** Ayes, **0** Nays



0 280 560 Feet
1 inch = 417 feet

Zoning Map Z 21-01

INDICATES AREA OF REQUEST

INDICATES NOTIFICATION AREA

2055 Arapaho Road

Comment Form
Case Z 21-01

Z 21-01 Civil Point Engineers, Inc. The applicant proposes a total of 120 dwelling units for Independent Living and Assisted Living. This request is an amendment to the previously approved site layout for Independent and Assisted Living. This site is located at 2055 Arapaho Road. (District 7)

Z 21-01 Civil Point Engineers, Inc. El solicitante propone un total de 120 unidades de vivienda para la vida independiente y la vida asistida. Esta solicitud es una enmienda al diseño del sitio previamente aprobado para la vida independiente y asistida. Este sitio está ubicado en 2055 Arapaho Road. (Distrito 7)

Z 21-01 Civil Point Engineers, Inc. Người nộp đơn đề xuất tổng cộng 120 căn hộ cho Sống độc lập và Sống có trợ giúp. Yêu cầu này là một sửa đổi đối với bố cục trang web đã được phê duyệt trước đó cho Sống độc lập và có hỗ trợ. Trang web này nằm ở 2055 Arapaho Road. (Quận 7) (xem bản đồ bao gồm)

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

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Michael Holigan - Manager

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

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

4221 N. Garland Ave.

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

Garland Tx

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính

Signature / Firma / Ch ữ ký

5/18/21

Date / Fecha / Ngày

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- [x] For / A Favor / Đúng
- [ ] Against / En Contra / Không

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ARBO Apartment Group I, LLC / Angus Rogers, Manager

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

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

1961 Arapaho Road

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

Garland, TX

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u Chính

Angus C Rogers

Signature / Firma / Ch ữ ký

May 19, 2021

Date / Fecha / Ngày

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Yefim Krut

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

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

2113 Glen Heights Dr.

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

Garland, TX

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u Chính

Signature / Firma / Ch ữ ký

Date / Fecha / Ngày MAY 25 '21 PM 2:37

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Ricky R. Allford Home Owner

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

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

2009 Lancecrest Dr.

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

Garland TX 75044

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u Chính

Ricky Allford

Signature / Firma / Ch ữ ký

6-7-2021

Date / Fecha / Ngày

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Comment Form Continued – Case Z 21-01

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

Las declaraciones a continuación reflejan mi (nuestra) opinión con respecto a las solicitudes propuestas.

Các tuyên bố dưới đây phản ánh quan điểm của tôi (chúng tôi) về (các) yêu cầu được đề xuất

We already have too many apt. buildings in this area.
We need single family homes.
The builder told us they were going to build resturants and ~~assite~~ assisted living structures - that was in 2019 - They lied! There only building apts. which means more traffic and crime

It seems as though the city of Garland is only interested in collecting property taxes!

No More Apts!!!

Comment Form
Case Z 21-01

Z 21-01 Civil Point Engineers, Inc. The applicant proposes a total of 120 dwelling units for Independent Living and Assisted Living. This request is an amendment to the previously approved site layout for Independent and Assisted Living. This site is located at 2055 Arapaho Road. (District 7)

Z 21-01 Civil Point Engineers, Inc. El solicitante propone un total de 120 unidades de vivienda para la vida independiente y la vida asistida. Esta solicitud es una enmienda al diseño del sitio previamente aprobado para la vida independiente y asistida. Este sitio está ubicado en 2055 Arapaho Road. (Distrito 7)

Z 21-01 Civil Point Engineers, Inc. Người nộp đơn đề xuất tổng cộng 120 căn hộ cho Sống độc lập và Sống có trợ giúp. Yêu cầu này là một sửa đổi đối với bố cục trang web đã được phê duyệt trước đó cho Sống độc lập và có hỗ trợ. Trang web này nằm ở 2055 Arapaho Road. (Quận 7) (xem bản đồ bao gồm)

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

☐ For / A Favor / Đúng

☒ Against / En Contra / Không

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

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

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

THE FRYEY'S / OWNER'S

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

2110 John Sharp Circle

City, State / Estado de la Ciudad / Thành bang

Garland, Texas

Zip Code / Código postal / Mã Bưu Chính

MAY 25 '21 PM 2:37

Signature / Firma / Chữ ký

5/19/2021

Date / Fecha / Ngày

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

Outside the Notification Area

Comment Form Continued –
Case Z 21-01

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

Las declaraciones a continuación reflejan mi (nuestra) opinión con respecto a las solicitudes propuestas.

Các tuyên bố dưới đây phản ánh quan điểm của tôi (chúng tôi) về (các) yêu cầu được đề xuất

We are surrounded by self fill apartments so we don't need any more! The traffic and pollution is getting worse, also, the crime.

The fire station would've been much needed in that location.

Outside the Notification Area

Comment Form
Case Z 21-01

Z 21-01 Civil Point Engineers, Inc. The applicant proposes a total of 120 dwelling units for Independent Living and Assisted Living. This request is an amendment to the previously approved site layout for Independent and Assisted Living. This site is located at 2055 Arapaho Road. (District 7)

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☐ Against / En Contra / Không

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Robert Whitten, property owner

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

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

2101 Lancecrest Dr.

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

Garland, TX 75044

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u Chính

06/09/21

Signature / Firma / Ch ữ ký

Date / Fecha / Ngày

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

Comment Form Continued – Case Z 21-01

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

Las declaraciones a continuación reflejan mi (nuestra) opinión con respecto a las solicitudes propuestas.

Các tuyên bố dưới đây phản ánh quan điểm của tôi (chúng tôi) về (các) yêu cầu được đề xuất

We approve the proposed zoning changes.

Z 21-01

The applicant proposes a total of 120 dwelling units for Independent Living and Assisted Living. This request is an amendment to the previously approved site layout for Independent and Assisted Living.

[Planned Development and Detail Plan for an Elder Care – Independent Living and an Elder Care – Assisted Living on a property zoned Planned Development (PD) District 17-52.]

City Council Meeting
June 22, 2021

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CASE INFORMATION

Location: 2055 Arapaho Road

Applicant: Civil Point Engineers, Inc.

Owner: Spring Creek Senior Living, LLC.

Acreage: 34.5 acres

Zoning: Planned Development (PD) District 17-52

Z 21-01

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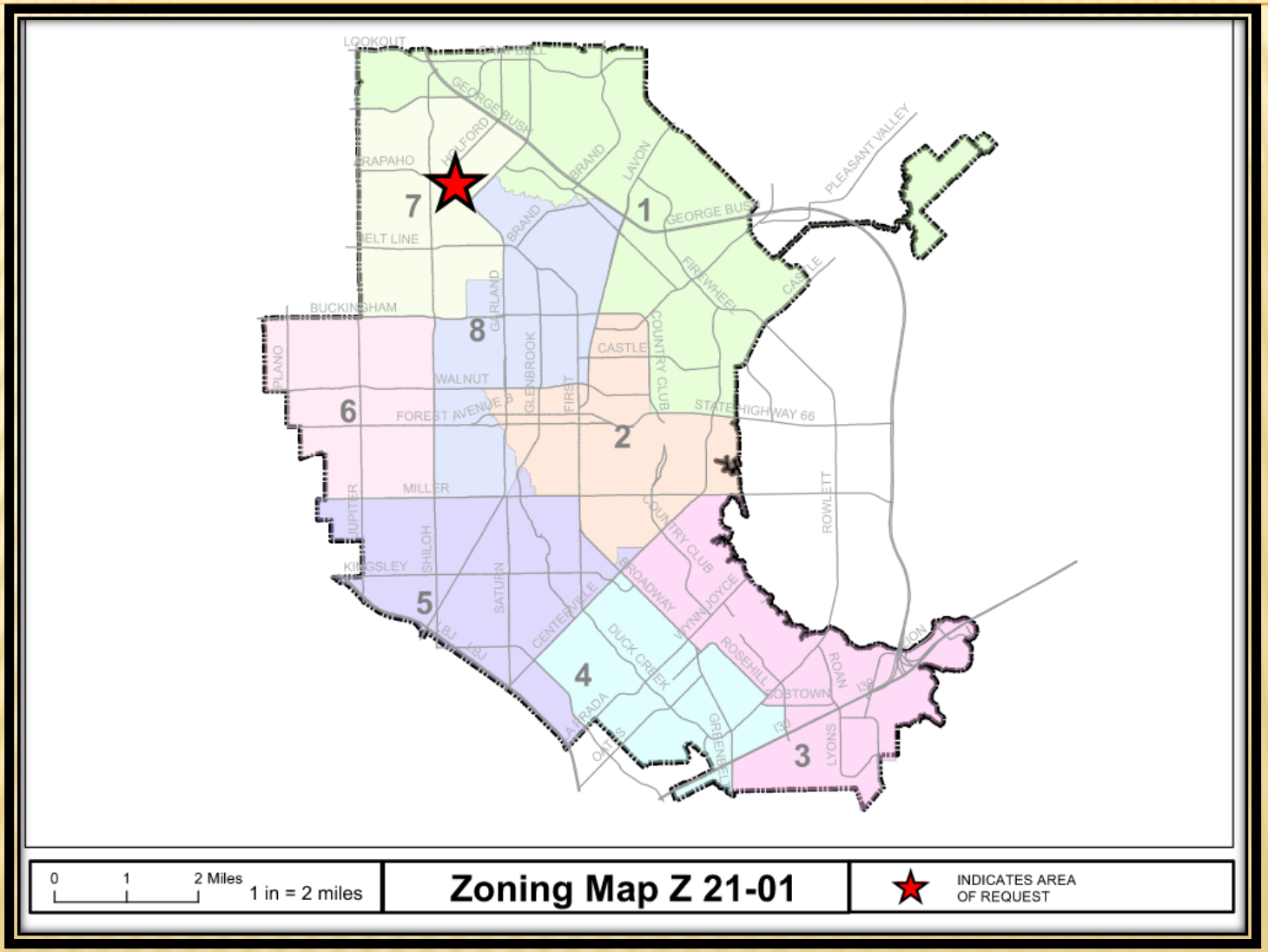
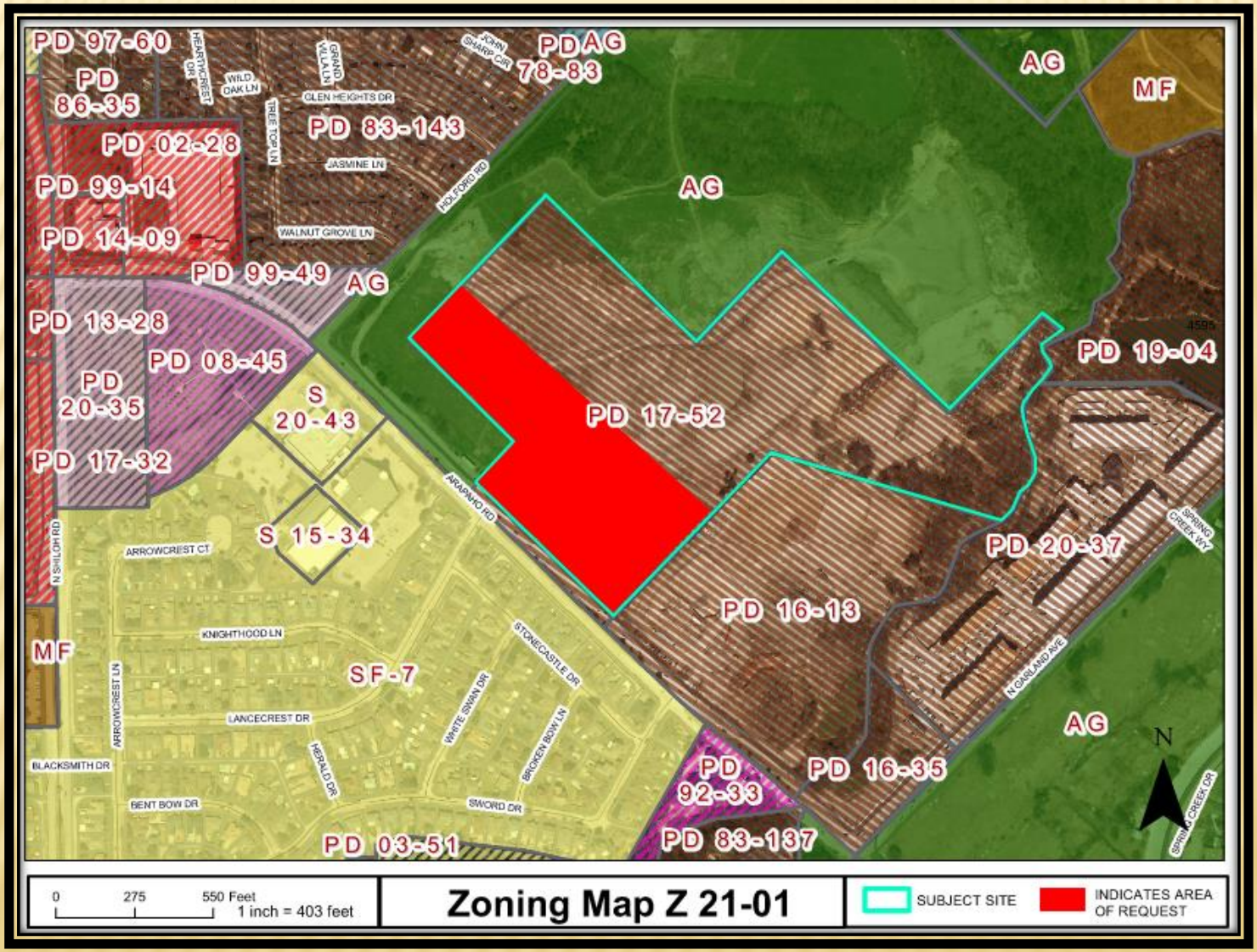
CITYWIDE LOCATION MAP



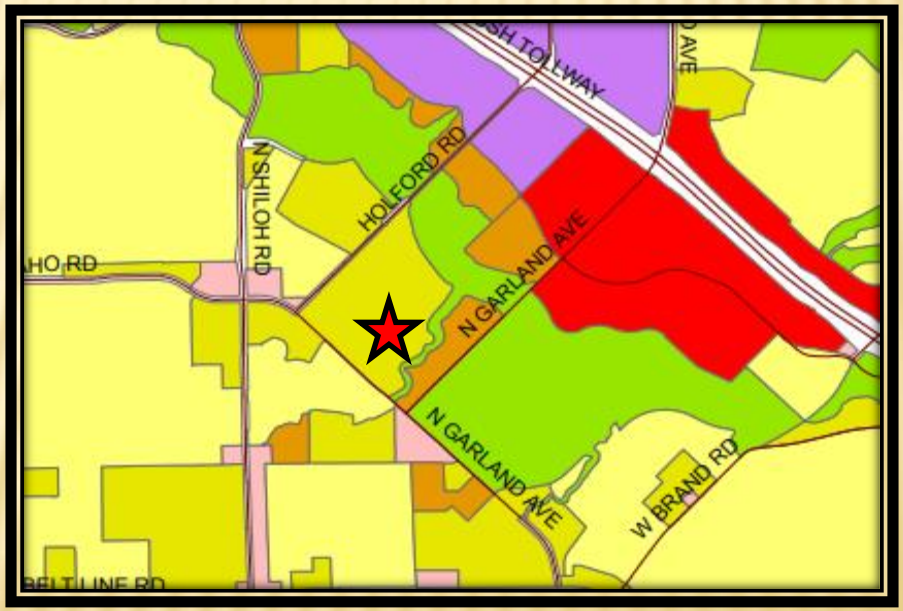
Z 21-01

LOCATION MAP



Z 21-01

COMPREHENSIVE PLAN



Z 21-01

COMPREHENSIVE PLAN

- The Future Land Use Map of the Envision Garland Plan recommends Compact Neighborhoods for the subject site. Compact Neighborhoods provide areas for moderate increase in residential density, including single-family attached and single-family detached housing. It expands housing options through infill and redevelopment, while continuing walkable development patterns.

- These areas provide transitions between traditional residential neighborhoods and higher density residential neighborhoods and non-residential developments. The Compact Neighborhood development type is primarily characterized as moderate residential between six (6) and twelve (12) dwelling units per acre.

- The proposed land use is compatible with the comprehensive plan.

PHOTOS

Z 21-01

View of the subject property from Arapaho Road

Looking south of the subject property from Arapaho Road

Looking east of the subject property from Arapaho Road

Looking west of the subject property

COMPARISON TABLE

Standards	PD 17-52	Proposed (Z 21-01)
Land Use	Multi-Family-Independent Living and Assisted Living	Multi-Family-Independent Living and Assisted Living
Acreage	34.5 acres	Total area of request: 34.5 acres Land area to be developed: 11 acres
Density	11.5 dwelling units per acre	For the full 34.5 acres: 3.48 dwelling units per acre For the 11 acres being developed: 10.9 dwelling units per acre
Number of Units	Total: 400 Assisted Living: 110 Independent Living: 290	Total: 120 Assisted Living: 46 Independent Living: 74
Building Height	55 feet	36 feet

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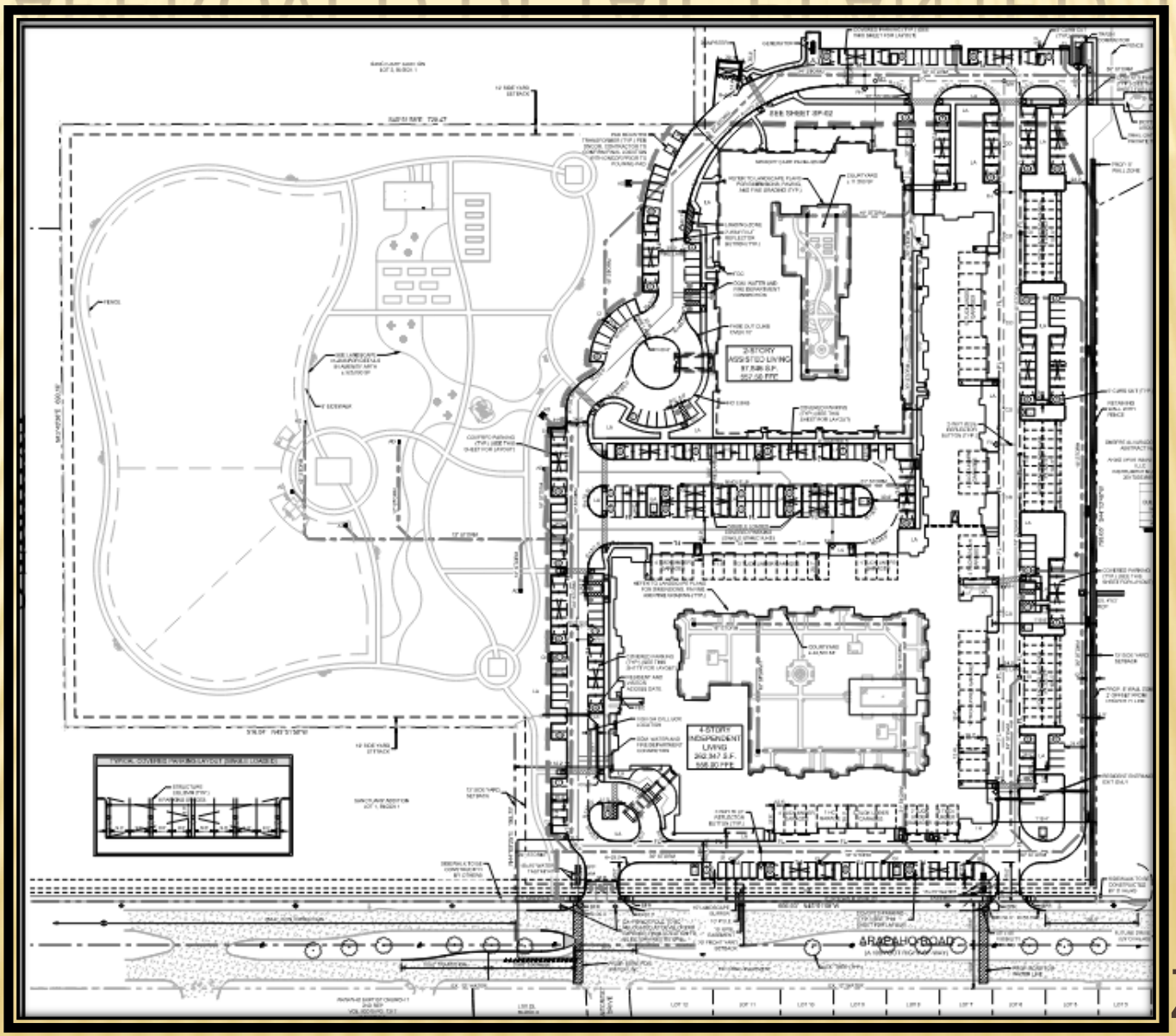
APPROVED DETAIL PLAN (PD 17-52)



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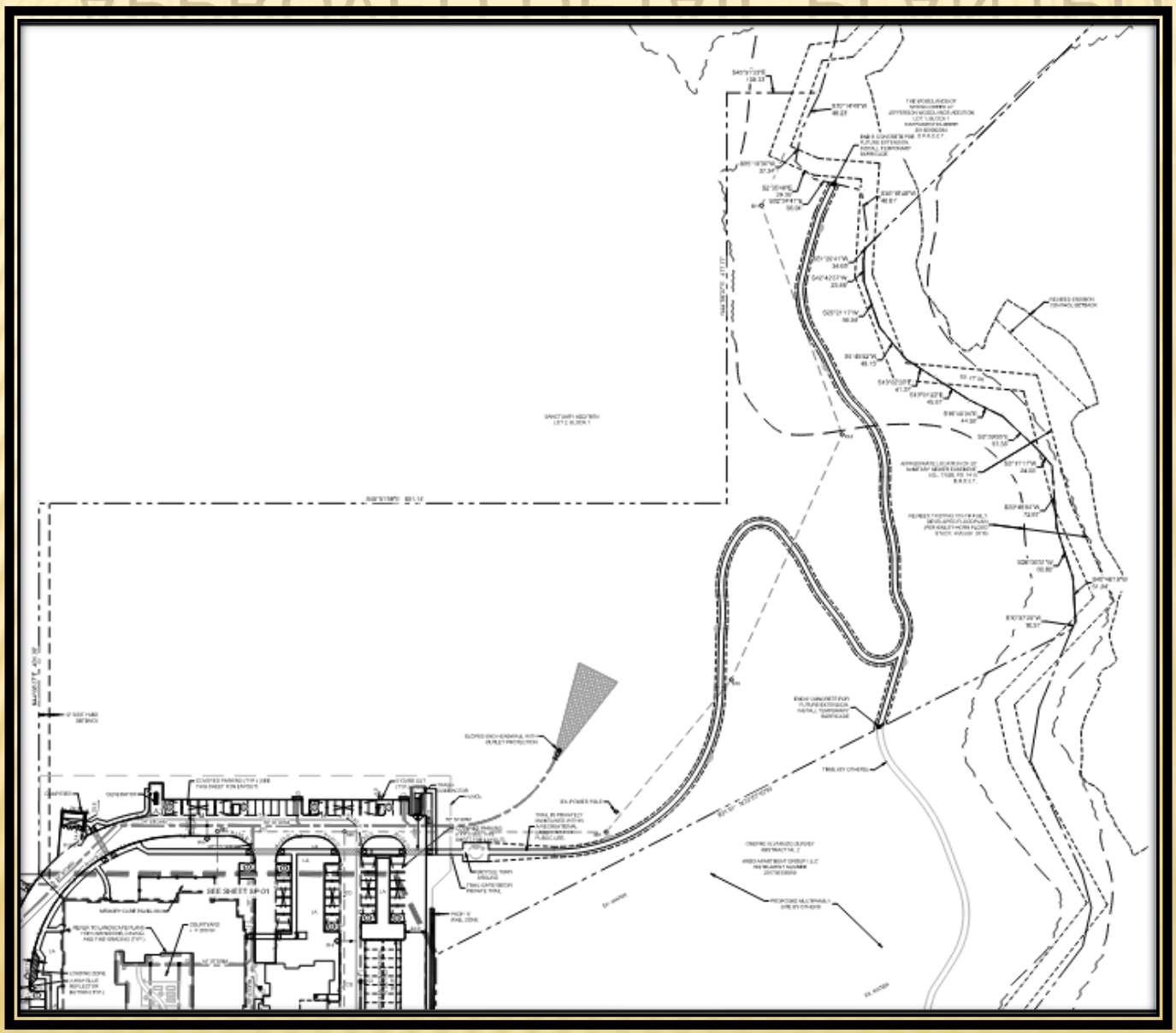
APPROVED DETAIL PLAN (PD 17-52)



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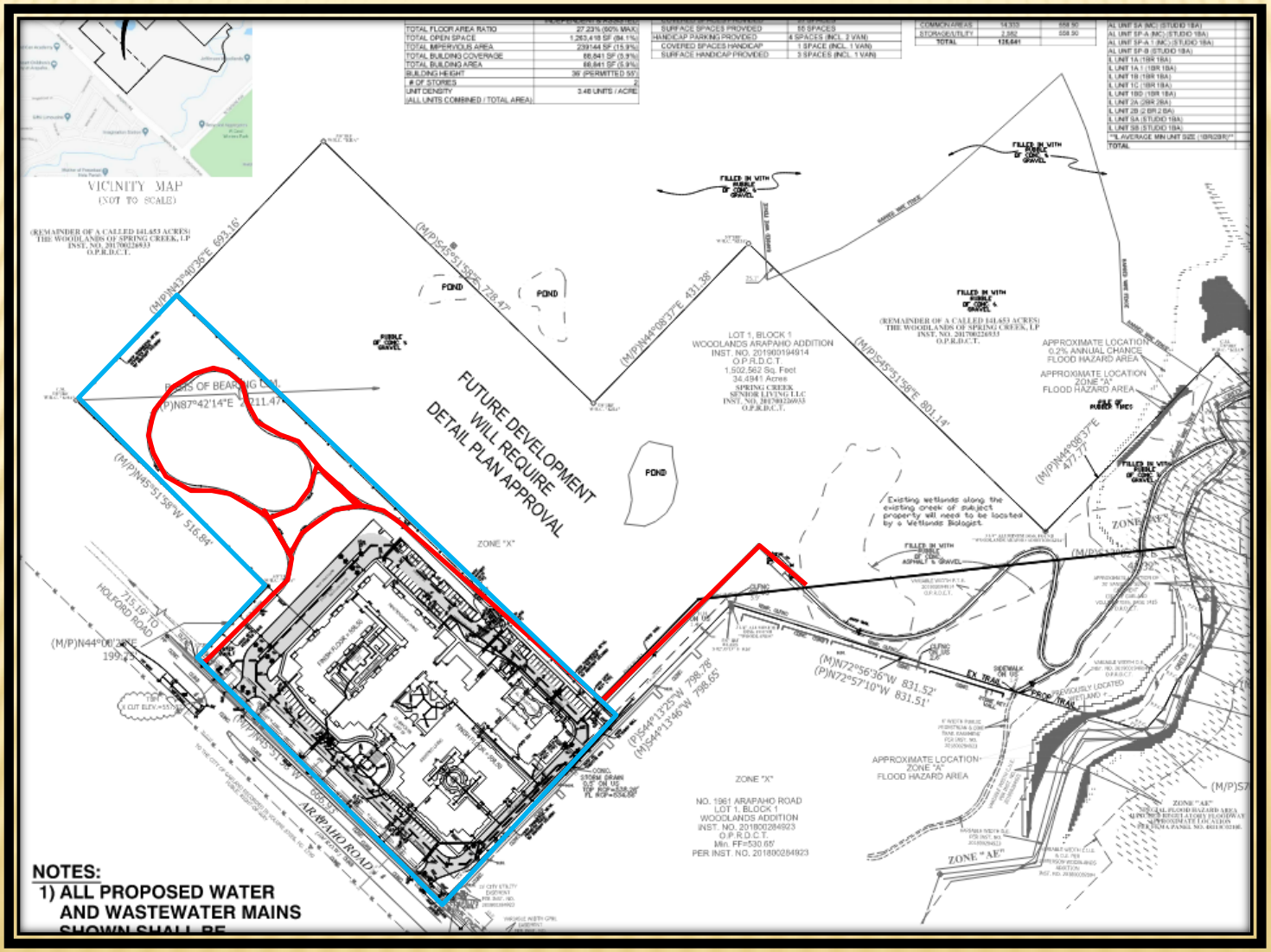
PROPOSED OVERALL SITE PLAN



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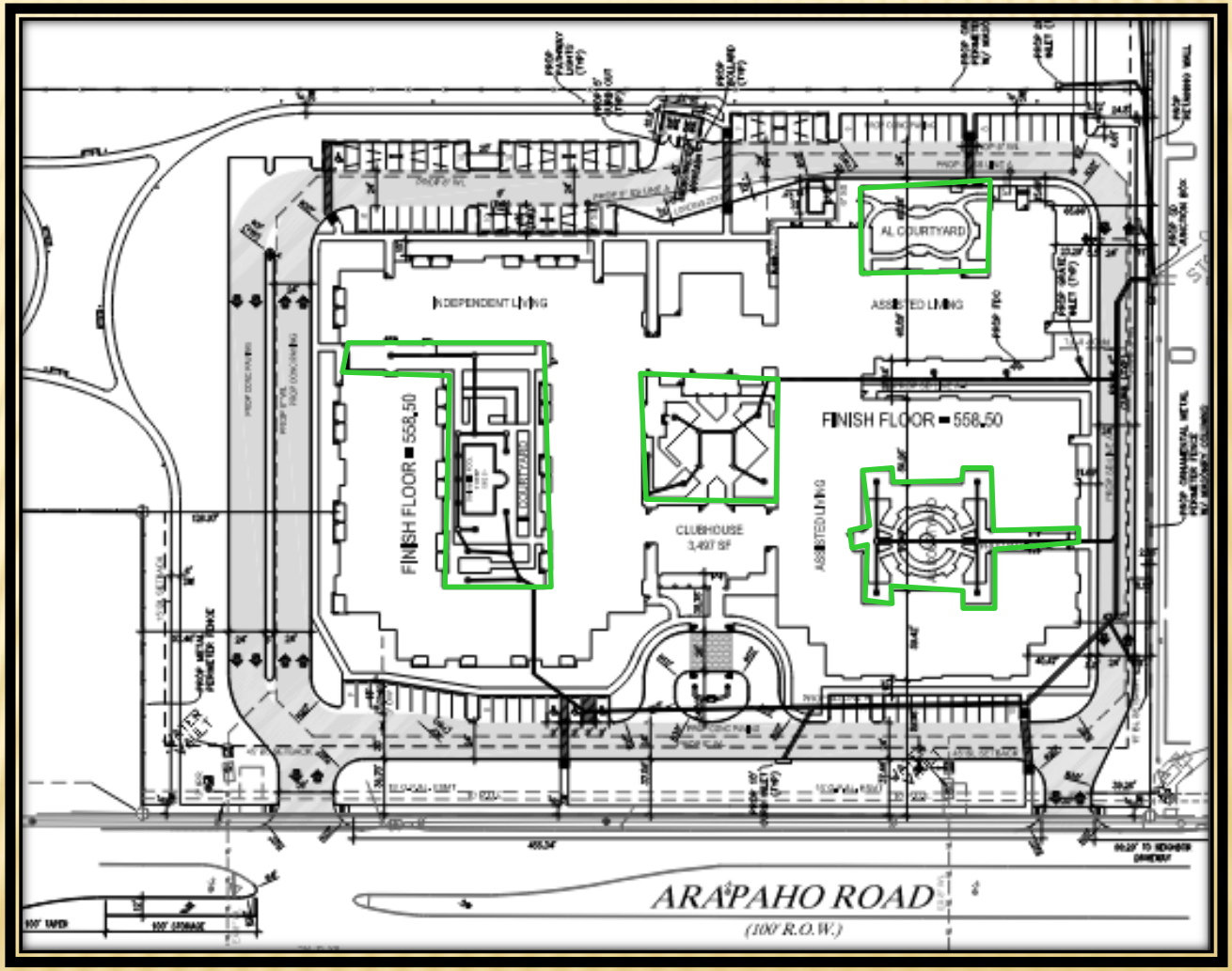
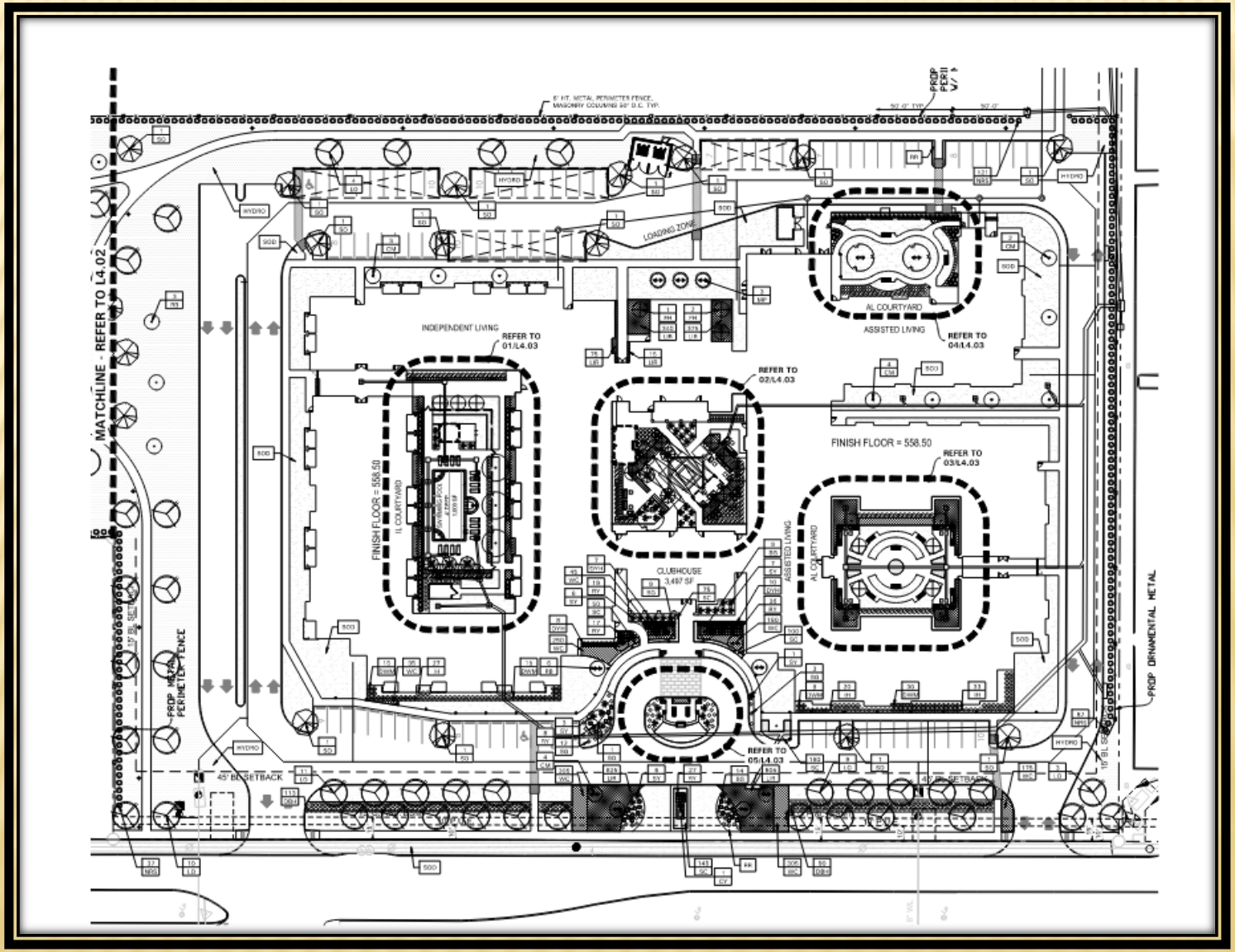
PROPOSED SITE PLAN



Z 21-01

PROPOSED LANDSCAPE PLAN



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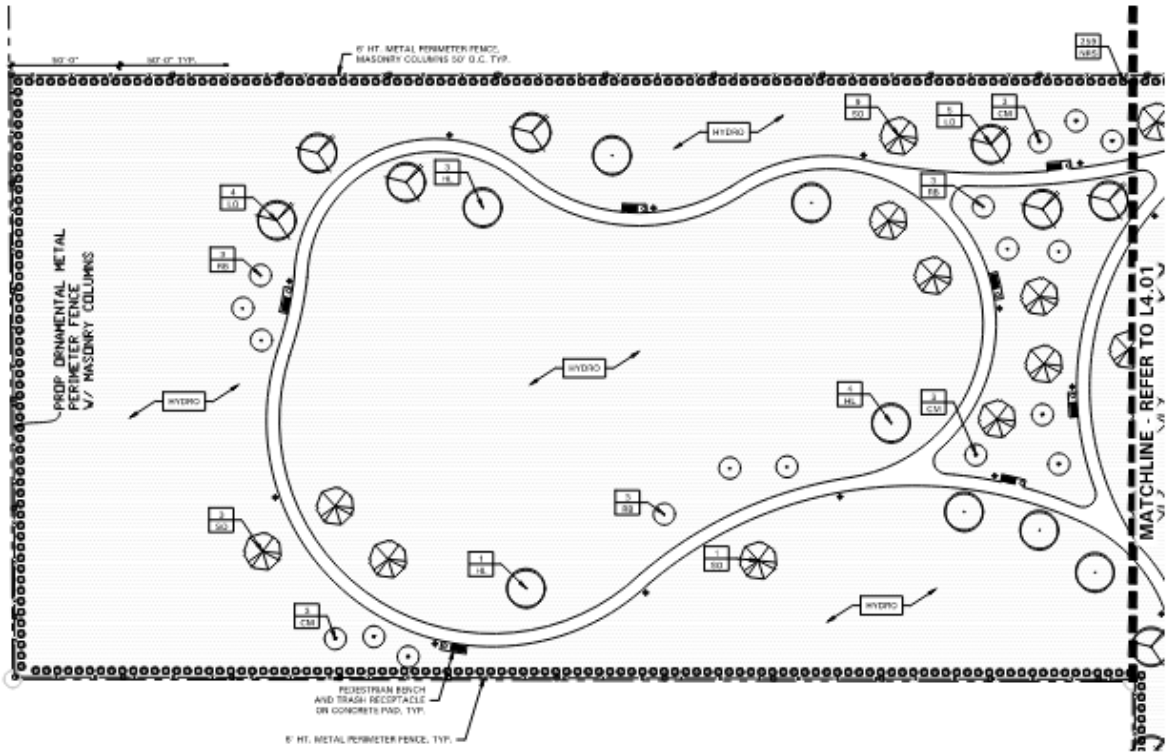

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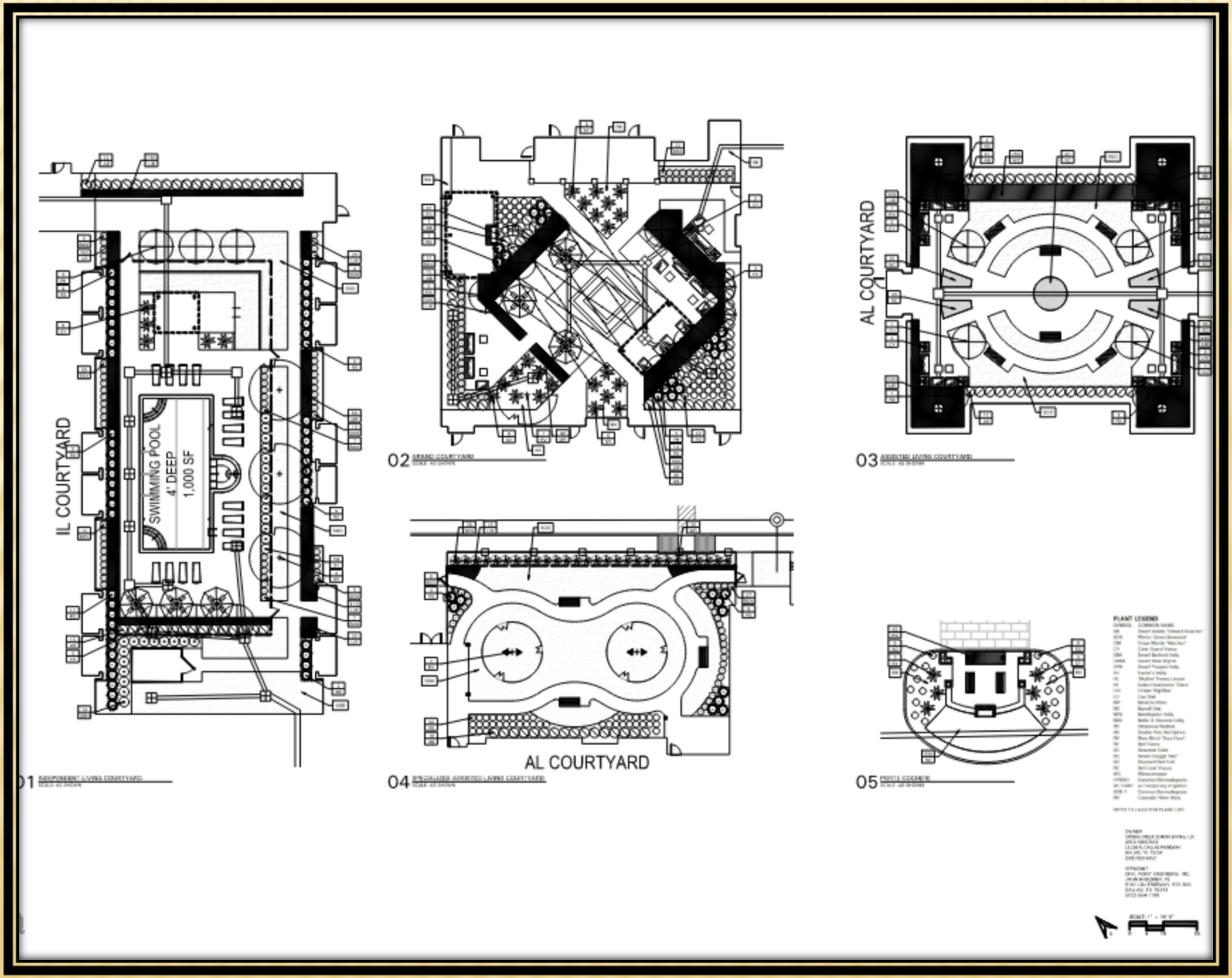
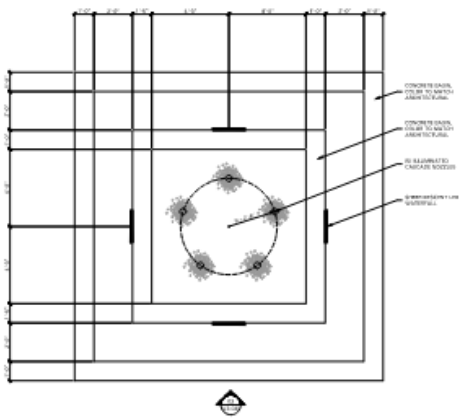
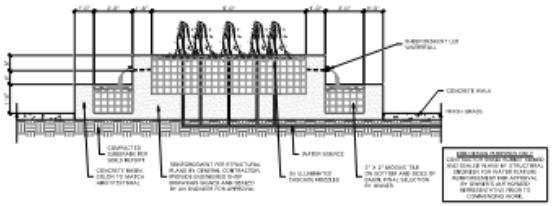


Z 21-01

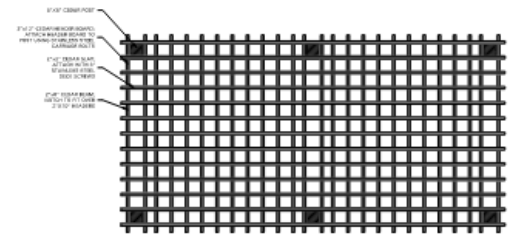
PROPOSED AMENITIES

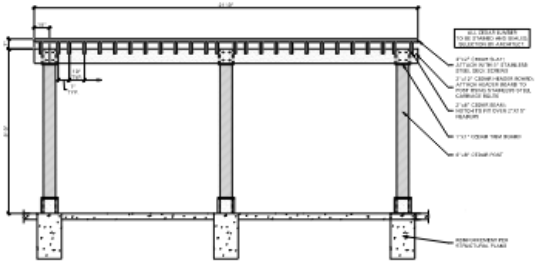


01 WATERFEATURE PLAN



02 WATERFEATURE SECTION





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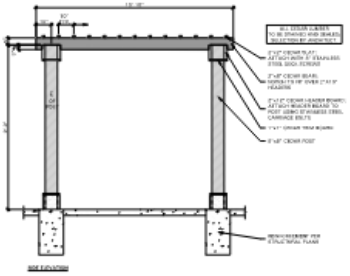

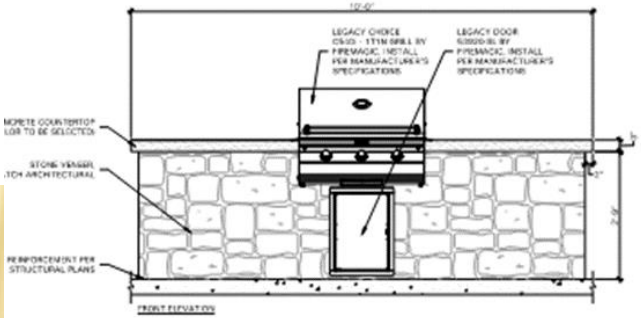

01 GRILLING STATION

MBE-0300-00026

.egacy # MLB300-MH

Z 21-01

PROPOSED BUILDING PLAN

Z 21-01

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PROPOSED BUILDING ELEVATIONS

Z 21-01

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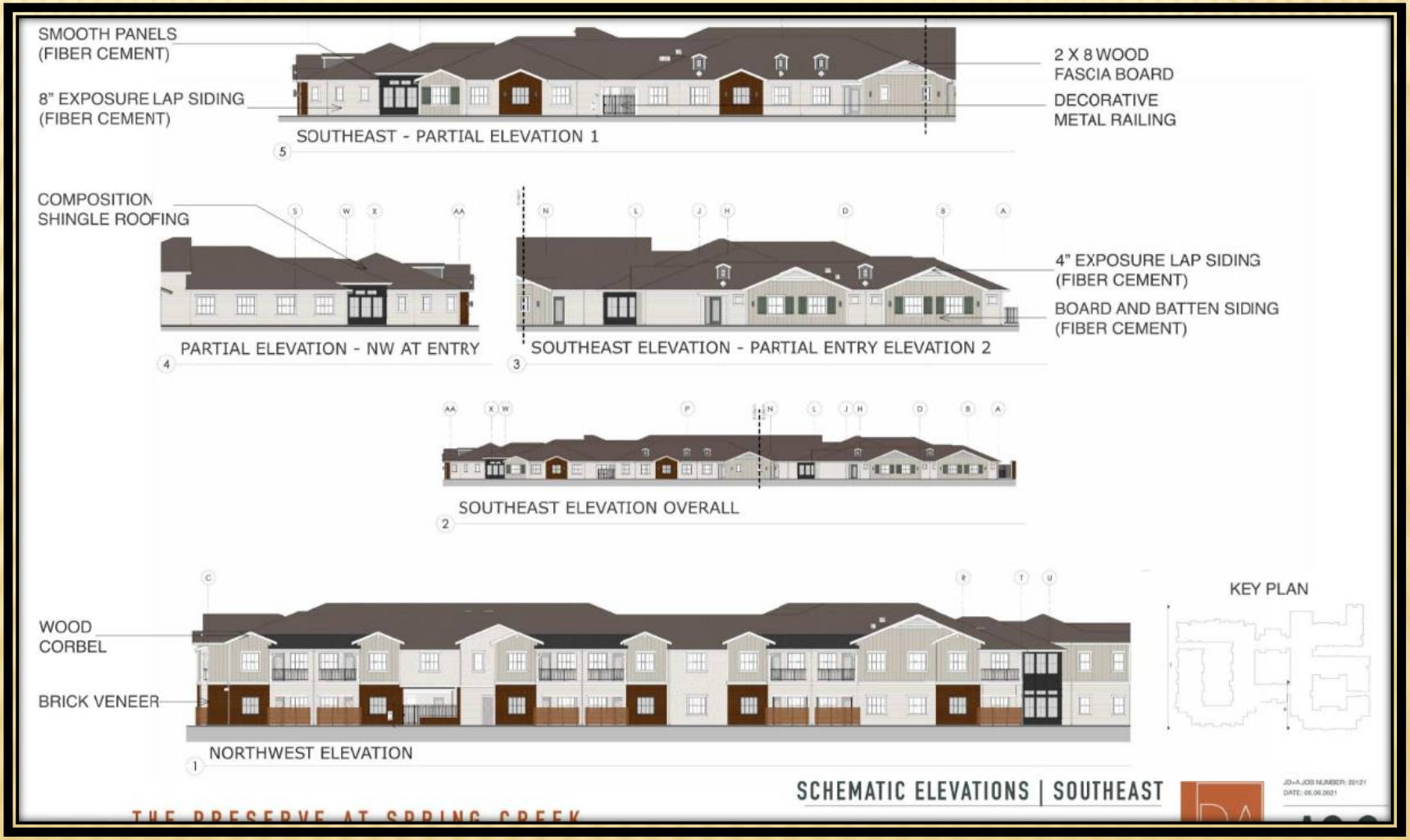
PROPOSED BUILDING ELEVATIONS



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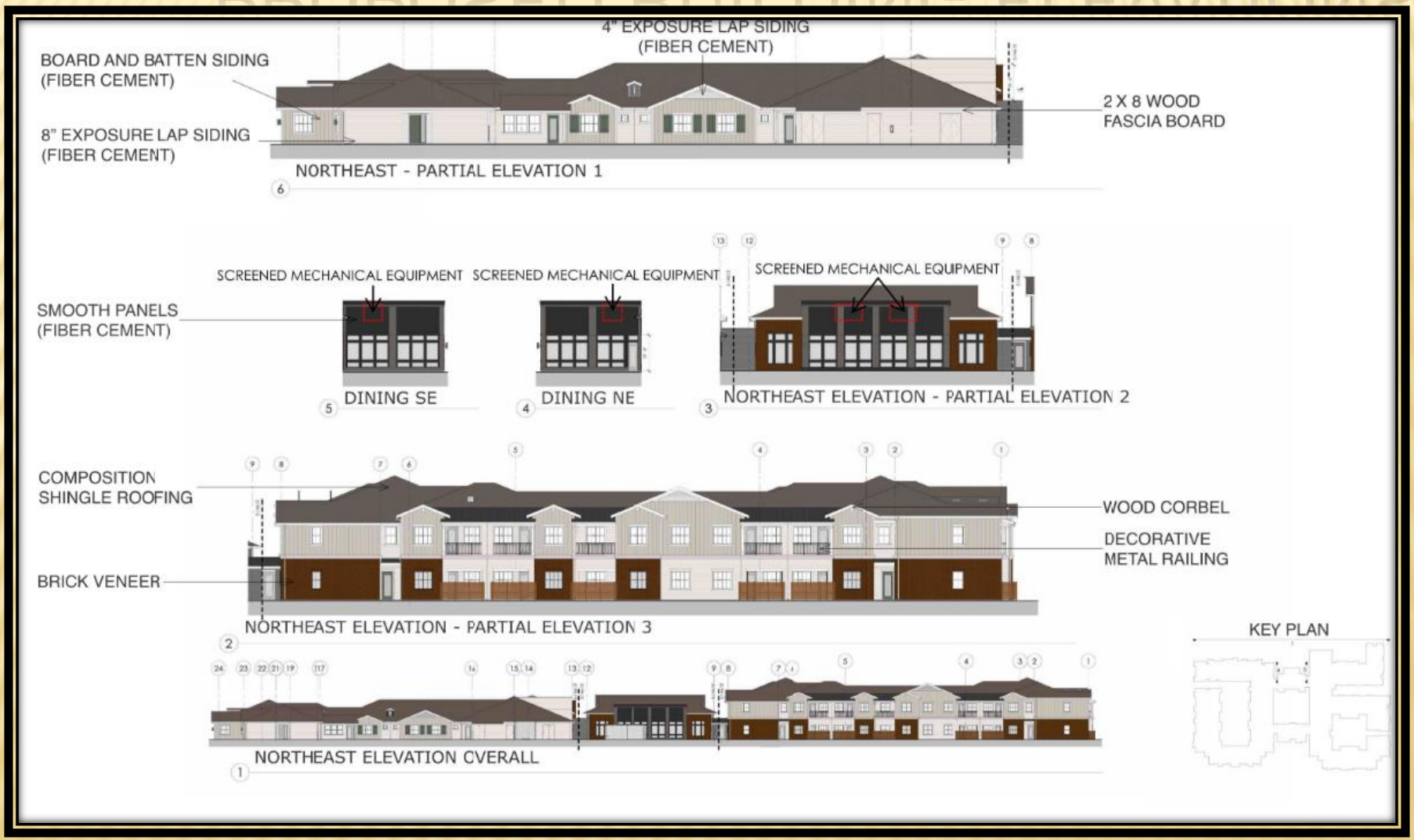
PROPOSED BUILDING ELEVATIONS



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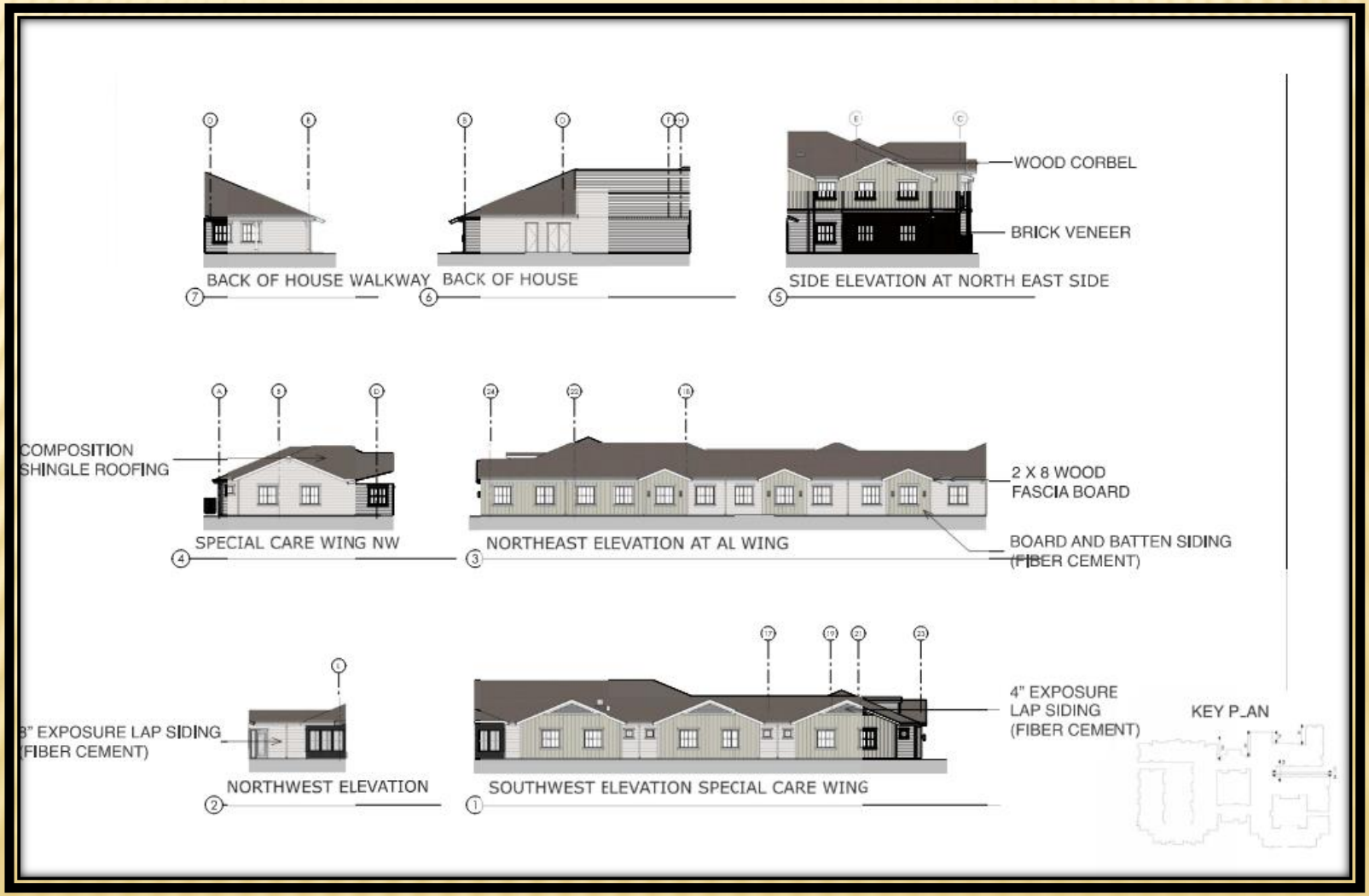

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PROPOSED BUILDING ELEVATIONS

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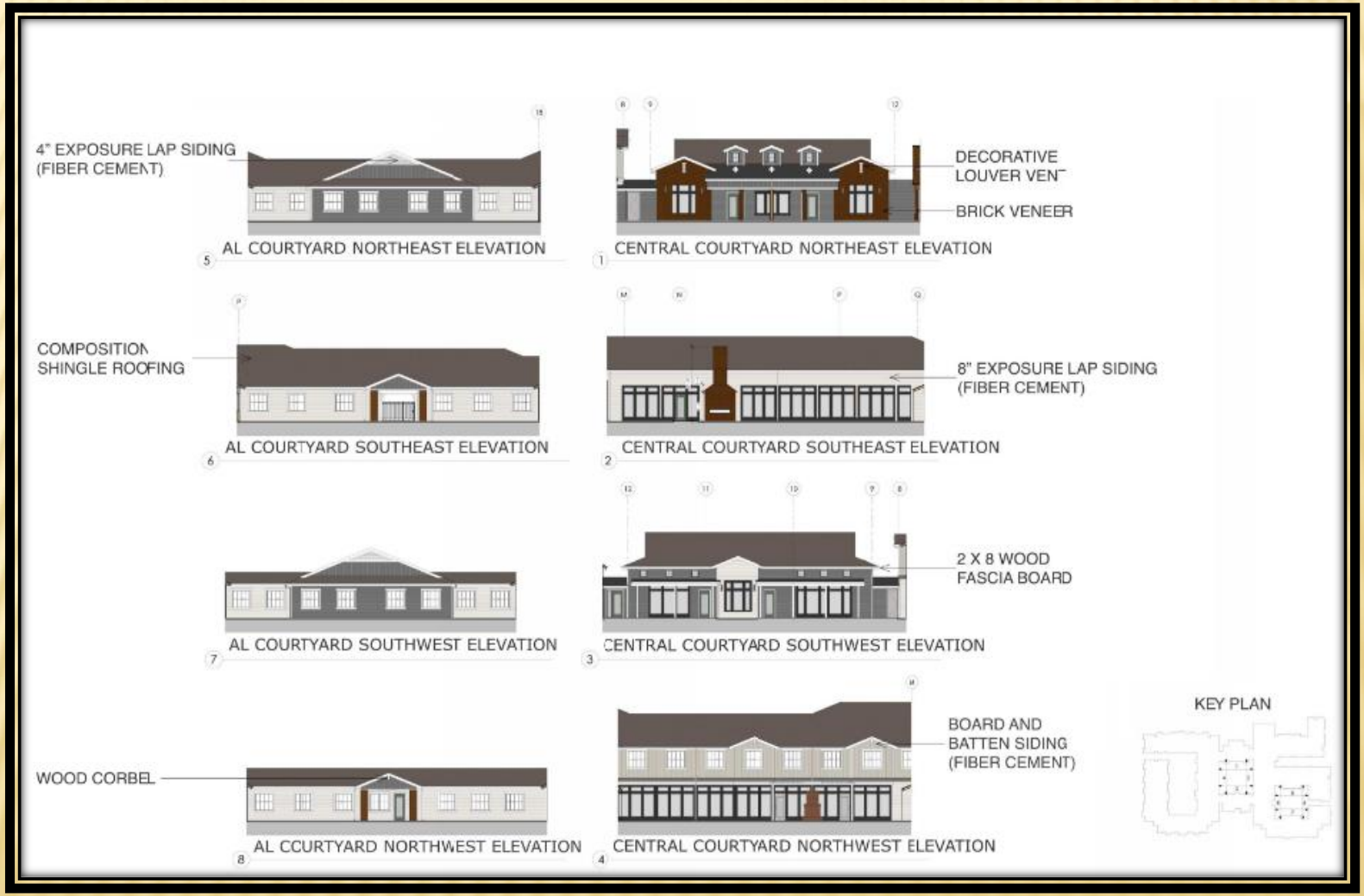
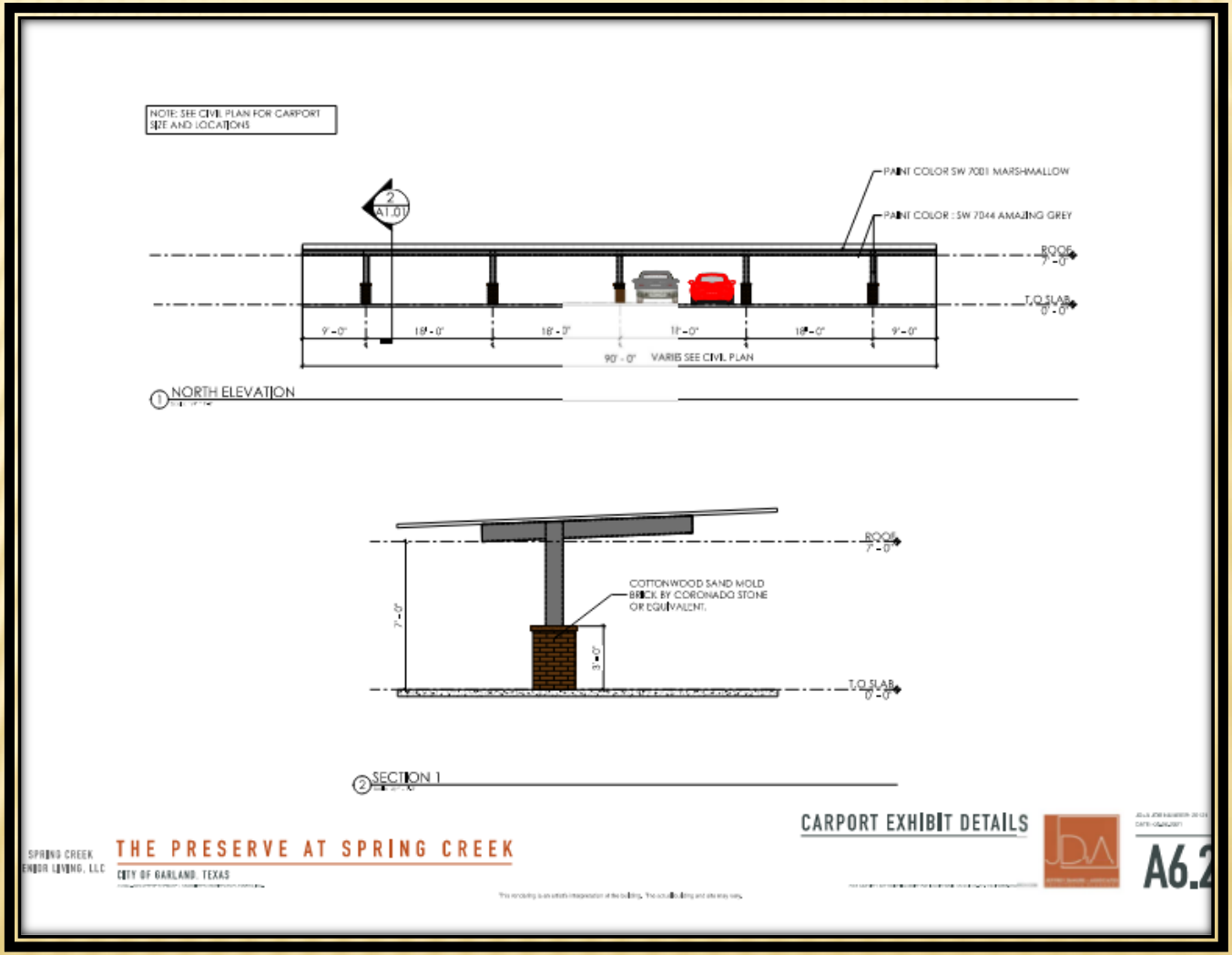


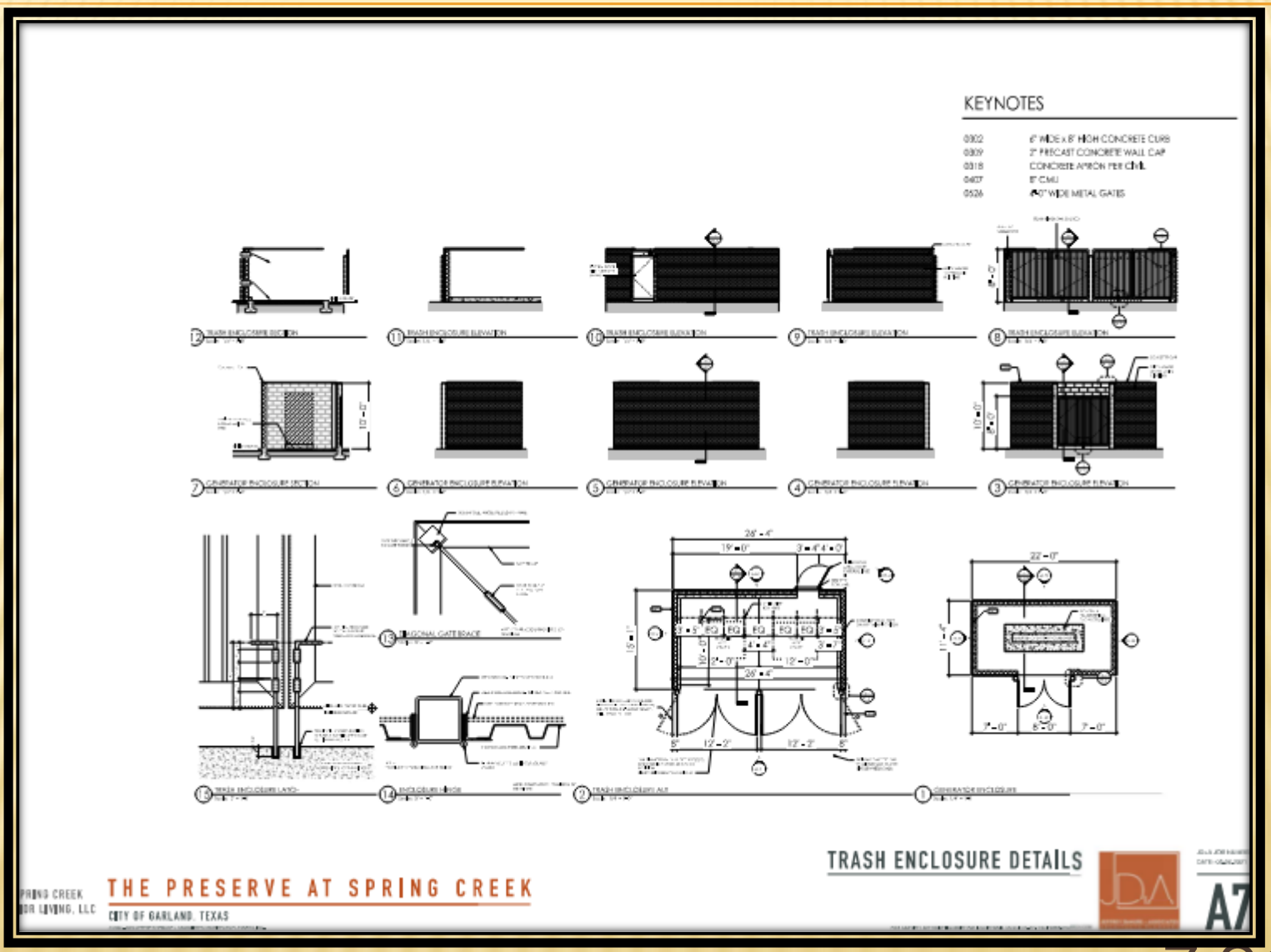
Z 21-06

CARPORT ELEVATIONS



Z 21-01

DUMPSTER ELEVATIONS



Z 21-01

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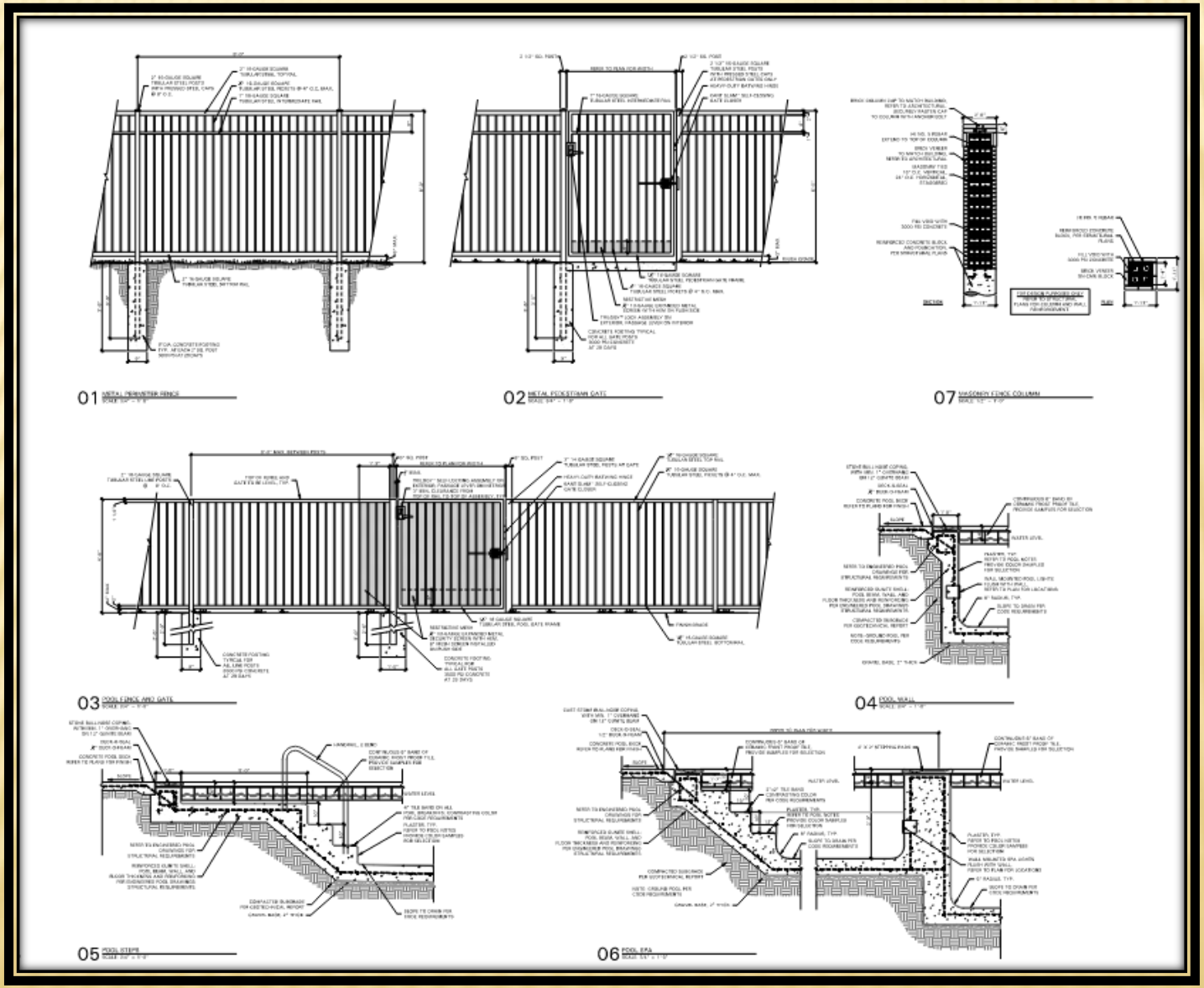
SCREENING WALL



Z 21-01

PORTE COCHERE

Z 21-01

SUMMARY TABLE

Development Standards	Required	Proposed	Analysis
Independent Living-Studio Dwelling Units	Not available	Total units: 5 Dwelling size: 380 and 461 square feet	The GDC has regulations for 1-bedroom and 2-bedroom units, but not for studio units. The applicant requests to allow smaller studio units as a part of this development.
Perimeter screening	Per Section 2.52 (12)(f)(ii), perimeter fencing and landscaping is required along property lines and access points to a senior living facility.	The site plan (Exhibit C) shows the front of the building along the Arapaho Road frontage is not fenced. The remainder of the property is contained within a six-foot minimum height, ornamental metal fence having masonry columns to match the site architecture.	The applicant contends that fence along the frontage will block visibility and have a negative impact on the property.

STAFF RECOMMENDATION

Approval of an Amendment to Planned Development (PD) District 17-52 for Multi-Family Use to allow Elder Care- Independent Living and Elder Care- Assisted Living

Approval of a Detail Plan for Elder Care- Independent Living and Elder Care- Assisted Living

Z 21-01

PLAN COMMISSION RECOMMENDATION

- On May 24, 2021, the Plan Commission, by a vote of nine (9) to zero (0), recommended approval of an Amendment to Planned Development (PD) District 17-52 for Multi-Family Use to allow Elder Care- Independent Living and Elder Care- Assisted Living.

- The Plan Commission, by a vote of nine (9) to zero (0), recommended approval of a Detail Plan for Elder Care- Independent Living and Elder Care- Assisted Living.

GARLAND
PLANNING REPORT

City Council Regular Session Agenda **8. b.**

Meeting Date: 06/22/2021

Item Title: Z 21-01 Civil Point Engineering, Inc. - Detail Plan (District 7)

Submitted By: Nabiha Ahmed, Development Planner

REQUEST

Approval of an Amendment to Planned Development (PD) District 17-52 for Multi-Family Use to allow Elder Care- Independent Living and Elder Care- Assisted Living.

Approval of a Detail Plan for Elder Care- Independent Living and Elder Care- Assisted Living.

LOCATION

2055 Arapaho Road

OWNER

Spring Creek Senior Living, LLC.

PLAN COMMISSION RECOMMENDATION

On May 24, 2021, the Plan Commission, by a vote of nine (9) to zero (0), recommended approval of an Amendment to Planned Development (PD) District 17-52 for Multi-Family Use to allow Elder Care- Independent Living and Elder Care- Assisted Living.

The Plan Commission, by a vote of nine (9) to zero (0), also recommended approval of a Detail Plan for Elder Care- Independent Living and Elder Care- Assisted Living.

STAFF RECOMMENDATION

Approval of an Amendment to Planned Development (PD) District 17-52 for Multi-Family Use to allow Elder Care- Independent Living and Elder Care- Assisted Living.

Approval of a Detail Plan for Elder Care- Independent Living and Elder Care- Assisted Living.

BACKGROUND

The subject property is currently unimproved. In 2017, the City Council approved Planned Development (PD) District 17-52 to allow Elder Care - Independent Living and Assisted Living Use on 34.5 acres. The applicant would like to amend Planned Development (PD) District 17-52 to allow Elder Care - Independent Living and Assisted Living Use. However, the proposed request is an entirely different site layout (Exhibit C) and approximately eleven (11) acres out of the 34.5 acres will be developed.

SITE DATA

The overall site consists of approximately 34.5 acres with 666.93 lineal feet of frontage along Arapaho Road. However, the area that will be developed with this request is only eleven (11) acres. The site plan (Exhibit C) shows two (2) access points from Arapaho Road.

USE OF PROPERTY UNDER CURRENT ZONING

The site is zoned Planned Development (PD) 17-52 for Multi-Family Use. More specifically, the current approved Detail Plan is for Elder Care- Independent Living and Elder Care- Assisted Living Use.

CONSIDERATIONS

1. Development and Site Plan

   The applicant requests the development of a 125,641 square-foot single building for Elder Care- Independent Living and Assisted Living that is designed to function as multiple buildings on an unimproved property. It features one-story Assisted Living oriented around outdoor living spaces and a two-story Independent Living building featuring a central courtyard with a swimming pool.

   The applicant intends to develop eleven (11) acres of the total site at this time. There are no plans for the remainder of the tract at this time; any future development will require Detail Plan approval. The site plan (Exhibit C) shows three (3) courtyards that can be used by all residents. The courtyards consist of various amenities such as water feature, festoon lighting, benches, a barbeque grill, pergola, and pool furniture.

   This proposed building is designed for use by the entire campus. The main entrance, conveniently located with access from the porte cochere, and between various neighborhoods is an approximately 3,497 square-foot clubhouse. Additionally, the proposed trail around the building will connect to the existing trail system.

Comparison Table:

Standards	**PD 17-52**	**Proposed (Z 21-01)**
Land Use	Multi-Family-Independent Living and Assisted Living	Multi-Family-Independent Living and Assisted Living
Acreage	34.5 acres	Total area of request: 34.5 acres Land area to be developed: 11 acres
Density	11.5 dwelling units per acre	For the full 34.5 acres: 3.48 dwelling units per acre For the 11 acres being developed: 10.9 dwelling units per acre

Number of Units	Total: 400 Assisted Living: 110 Independent Living: 290	Total: 120 Assisted Living: 46 Independent Living: 74
Building Height	55 feet	36 feet

2. Parking
   The GDC requires ninety (90) parking spaces for this proposal. The site layout shows a total of ninety-two (92) parking spaces. Additionally, the proposal satisfies the covered parking requirement.

3. Building Height
   The maximum height allowed for a multi-family development is fifty-five (55) feet per Planned Development (PD) District 17-52 and the applicant requests the maximum height to be thirty-six (36) feet.

4. Density
   The maximum density required per Planned Development (PD) District 17-52 is 11.5 dwelling units per acre. The applicant requests the density at 3.48 dwelling units per acre for both Assisted Living and Independent Living, complying with the density requirement.

5. Amenities

- **Clubhouse**: Section 2.39 (I) states that a minimum 2,500 square-foot clubhouse must be constructed on site and made available to all residents. The site plan (Exhibit C) notes a 3,497 square-foot clubhouse at the entrance.
- **Swimming Pool**: Planned Development (PD) 17-52 states that one (1) swimming pool having a minimum of one thousand (1,000) square feet of surface water must be provided for the senior living development. The applicant proposes a swimming pool with one thousand (1,000) square feet of surface water in the Independent Living courtyard.
- **Common Area**: The GDC requires indoor common or recreational areas must be provided at a ratio of at least one hundred square feet of gross floor area per dwelling unit. Examples of common areas are: common living and sitting rooms, dining rooms, libraries, game rooms, exercise rooms, dance floors, arts and crafts rooms, music rooms, and other age appropriate indoor recreational facilities. Per the calculation, a total of 12,000 square feet of common area is required and the applicant proposes 14,333 square feet.

  The site plan (Exhibit C) shows multiple indoor amenities such as a salon, spa, chapel and theater, arts and crafts room, dining room, conference room, mindful studio, and fitness room, laundry room and multiple gathering spaces.

6. Building Placement
   The GDC has special standards for Elder Care- Independent and Assistant Living. More specifically, buildings exceeding thirty feet in height that abut a residential district must be set back from the residential district line a minimum of 1.25 times the height of the highest point on the building above grade. The maximum height is thirty-six (36) feet. Therefore, the minimum setback from the southeast property must be forty-five (45) feet. The site plan (Exhibit C) conforms to this standard and all other setback requirements.

   Dwelling unit/mix
   Independent Living Facility:

The GDC requires the average minimum dwelling unit size for independent living facilities to be six hundred (600) square feet. One-bedroom units must have a minimum dwelling unit size of four hundred seventy-five (475) square feet. Two-bedroom units must have a minimum dwelling unit size of seven hundred twenty-five (725) square feet. No dwelling unit may contain more than two bedrooms. The applicant will conform with the above requirement. Additionally, the applicant requests to add five (5) studio units for the Independent Living Facility. The GDC does not have any regulations for studio units.

Average minimum dwelling unit size.

Required:	600 square feet
Proposed:	676 square feet
Total number Independent Living units:	74 units

Minimum dwelling unit size.

Required one- bedroom:	475 square feet
Proposed:	575 to 710 square feet
Number of units:	59 units
Required two-bedroom:	725 square feet
Proposed:	898 square feet and 997 square feet
Number of units:	10 units
Required studio units:	None
Proposed:	380 square feet and 461 square feet
Number of units:	5 units

Assisted Living Facility:
The GDC requires assisted living facilities to have dwelling units a minimum of two hundred (200) square feet. The applicant will conform to the dwelling size.

Minimum dwelling unit size.

Required:	200 square feet
Proposed:	338 to 467 square feet
Number of units:	46 units

8. Screening and Landscaping The GDC requires forty (40%) percent of the site to be landscaped. The landscape plan (Exhibit D) will complies with the applicable screening and landscaping standard.

   Perimeter fencing and landscaping is required along the property lines and access points to a senior living facility. The proposed perimeter fencing is placed around the developed area of the property, near the buildings, trails and amenity area. The trail system required of the larger community of the Planned Development established in 2015 extends through that area of the property with access to the northeast. The proposed perimeter fencing will wrap around the trail to the northwest of the development. Additionally, the front of the building along the Arapaho Road frontage is not fenced. The remainder of the property is contained within a six-foot minimum height, ornamental metal fence having masonry columns to match the site architecture.

9. Building Design
   The building design complies with the architectural elements and articulation requirements

of the GDC.

10. Signage
    No deviations were requested regarding signage.

11. Summary of Deviations:

Development Standards	Required	Proposed	Analysis
Independent Living-Studio Dwelling Units	Not available	Total units: 5 Dwelling size: 380 and 461 square feet	The GDC has regulations for 1-bedroom and 2-bedroom units, but not for studio units. The applicant requests to allow smaller studio units as a part of this development.
Perimeter screening	Per Section 2.52 (12)(f)(ii), perimeter fencing and landscaping is required along property lines and access points to a senior living facility.	The site plan (Exhibit C) shows the front of the building along the Arapaho Road frontage is not fenced. The remainder of the property is contained within a six-foot minimum height, ornamental metal fence having masonry columns to match the site architecture.	The applicant contends the fence along the frontage will block visibility and have a negative impact on the property.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Compact Neighborhoods for the subject site. Compact Neighborhoods provide areas for moderate increase in residential density, including single-family attached and single-family detached housing. It expands housing options through infill and redevelopment, while continuing walkable development patterns.

These areas provide transitions between traditional residential neighborhoods and higher density residential neighborhoods and non-residential developments. The Compact Neighborhood development type is primarily characterized as moderate residential between six (6) and twelve (12) dwelling units per acre.

The proposed development is compatible with the Comprehensive Plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

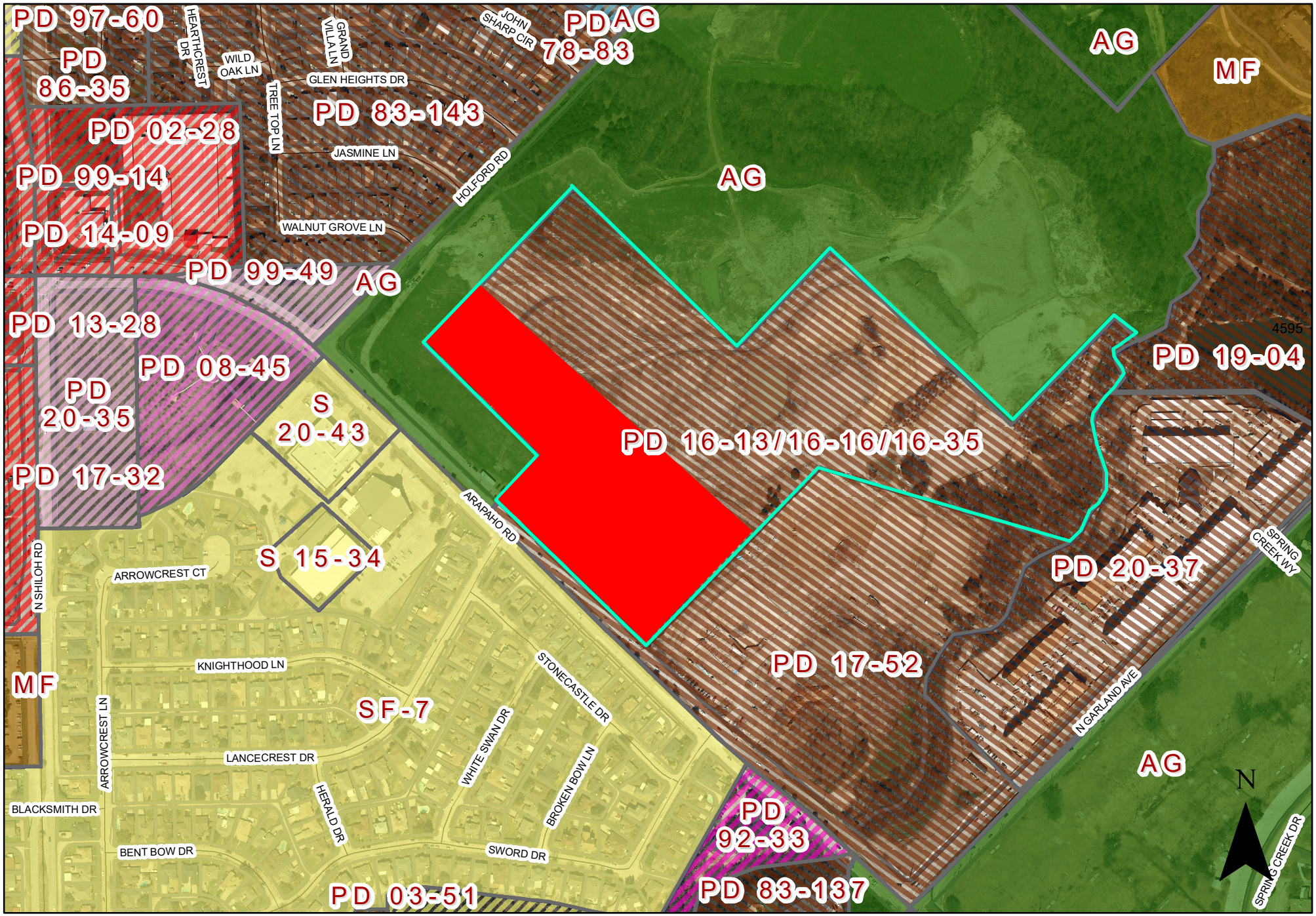
The property to the north is zoned Agricultural (AG) District and it is currently unimproved. Agricultural (AG) District zoning may include development of large estate lots, open spaces, or farming activities. The properties to the east are zoned Planned Development (PD) District 16-13 and Planned Development (PD) District 20-37 for Multi-Family uses. There are two (2) apartment complexes. The properties to the south, across Arapaho Road, are zoned Single-Family-7 (SF-7) District and developed with single-family homes. The property to the west is zoned Agricultural (AG) District; this property is undeveloped.

Attachments

Z 21-01 Civil Point Engineers, Inc. (Detail Plan) Attachments

Z 21-01 Civil Point Engineering, Inc. Responses

Z 21-01 Civil Point Engineers, Inc. Staff Presentation



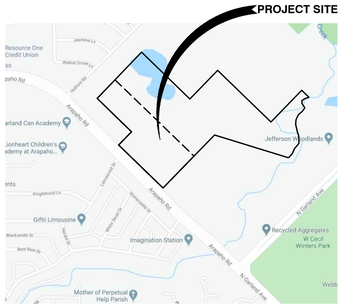
0 275 550 Feet
1 inch = 403 feet

Zoning Map Z 21-01

SUBJECT SITE

INDICATES AREA OF REQUEST

EXHIBIT C



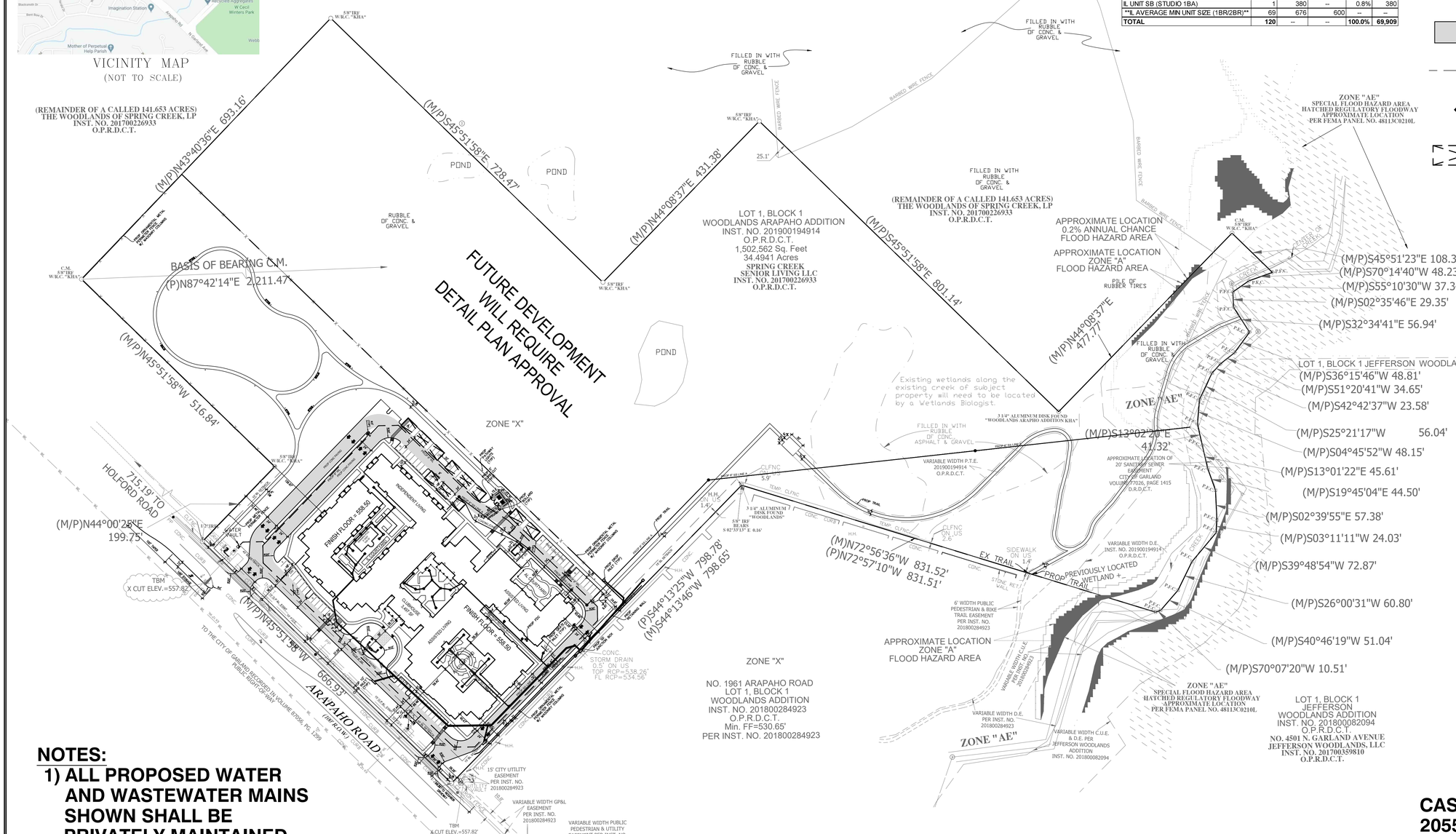
VICINITY MAP
(NOT TO SCALE)

SITE DATA SUMMARY TABLE	
TOTAL AREA OF SITE	34.5 ACRES (1,502,562 SF)
AREA TO BE DEVELOPED (INCLUDES PROP TRAIL)	11.0 ACRES (478,165 SF)
PROPOSED USE	SENIOR LIVING: INDEPENDENT & ASSISTED
TOTAL FLOOR AREA RATIO	27.23% (60% MAX)
TOTAL OPEN SPACE	1,263,418 SF (84.1%)
TOTAL IMPERVIOUS AREA	239144 SF (15.9%)
TOTAL BUILDING COVERAGE	88,841 SF (5.9%)
TOTAL BUILDING AREA	88,841 SF (5.9%)
BUILDING HEIGHT	36' (PERMITTED 55')
# OF STORIES	2
UNIT DENSITY (ALL UNITS COMBINED / TOTAL AREA)	3.48 UNITS / ACRE

PARKING DATA SUMMARY TABLE	
TOTAL PARKING REQUIRED	90 SPACES
INDEPENDENT LIVING (74 UNITS)	74 SPACES
ASSISTED LIVING (46 UNITS)	16 SPACES
TOTAL PARKING PROVIDED	92 SPACES
COVERED SPACES PROVIDED	37 SPACES
SURFACE SPACES PROVIDED	55 SPACES
HANDICAP PARKING PROVIDED	4 SPACES (INCL. 2 VAN)
COVERED SPACES HANDICAP	1 SPACE (INCL. 1 VAN)
SURFACE HANDICAP PROVIDED	3 SPACES (INCL. 1 VAN)

BUILDING SUMMARY TABLE		
BUILDING TYPE	TOTAL GROSS AREA	FINISHED FLOOR ELEVATION
IL	67,702	558.50
AL	31,534	558.50
BUSINESS	9,490	558.50
COMMON AREAS	14,333	558.50
STORAGE/UTILITY	2,582	558.50
TOTAL	**125,641**	

UNIT SCHEDULE					
UNIT TYPE	COUNT	SF / UNIT	MIN AREA (SF)	%	TOTAL GROSS
AL UNIT 1A (1BR 1BA)	4	467	200	3.3%	1,868
AL UNIT 1B (1BR 1BA)	19	507	200	15.8%	9,633
AL UNIT 2A (2 BR 2BA)	4	776	200	3.3%	3,104
AL UNIT SA (MC) (STUDIO 1BA)	3	362	200	2.5%	1,086
AL UNIT SP-A (MC) (STUDIO 1BA)	3	327	200	2.5%	981
AL UNIT SP-A 1 (MC) (STUDIO 1BA)	1	337	200	0.8%	337
AL UNIT SP-B (STUDIO 1BA)	12	338	200	10.0%	4,056
IL UNIT 1A (1BR 1BA)	4	575	475	3.3%	2,300
IL UNIT 1A.1 (1BR 1BA)	1	560	475	0.8%	560
IL UNIT 1B (1BR 1BA)	6	611	475	5.0%	3,666
IL UNIT 1C (1BR 1BA)	40	621	475	33.3%	24,840
IL UNIT 1BD (1BR 1BA)	8	710	475	6.7%	5,680
IL UNIT 2A (2BR 2BA)	6	997	775	5.0%	5,982
IL UNIT 2B (2 BR 2 BA)	4	898	775	3.3%	3,592
IL UNIT SA (STUDIO 1BA)	4	461	--	3.3%	1,844
IL UNIT SB (STUDIO 1BA)	1	380	--	0.8%	380
IL AVERAGE MIN UNIT SIZE (1BR/2BR)	69	676	600	--	--
TOTAL	**120**	--	--	**100.0%**	**69,909**



LEGEND

- FIRELANE
- EXPANSION JOINT
- TRAFFIC FLOW DIRECTION
- COVERED PARKING

NOTES:

1) ALL PROPOSED WATER AND WASTEWATER MAINS SHOWN SHALL BE PRIVATELY MAINTAINED.
2) 6' TRAIL TO BE PRIVATELY MAINTAINED

CASE# 200402-2
2055 Arapaho Road
EX. ZONING - PD 17-52

OWNER

SPRING CREEK SENIOR LIVING LLC
JEFF MCKENNEY
14114 N DALLAS PKWY, STE 240
DALLAS, TX 75254
214-729-5755
JEFF@JAMPRE.COM

9101 LBJ FREEWAY, STE 300
DALLAS, TX 75243
972-554-1100 (Office)
1-866-682-8129 (Fax)
TBPE Firm #: 9723
CIVIL POINT ENGINEERS

PROJECT NAME:
THE PRESERVE AT SPRING CREEK
GARLAND, TX

SHEET TITLE:
OVERALL SITE PLAN

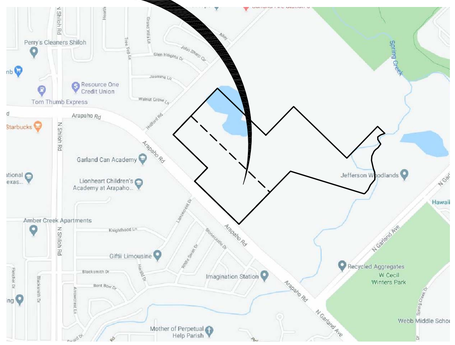
PRELIMINARY
NOT FOR CONSTRUCTION

JOHN H BEZNER
PE # 98469

DATE	5-7-21
SCALE	1" = 100'
SHEET	3
OF	17

EXHIBIT C

PROJECT SITE



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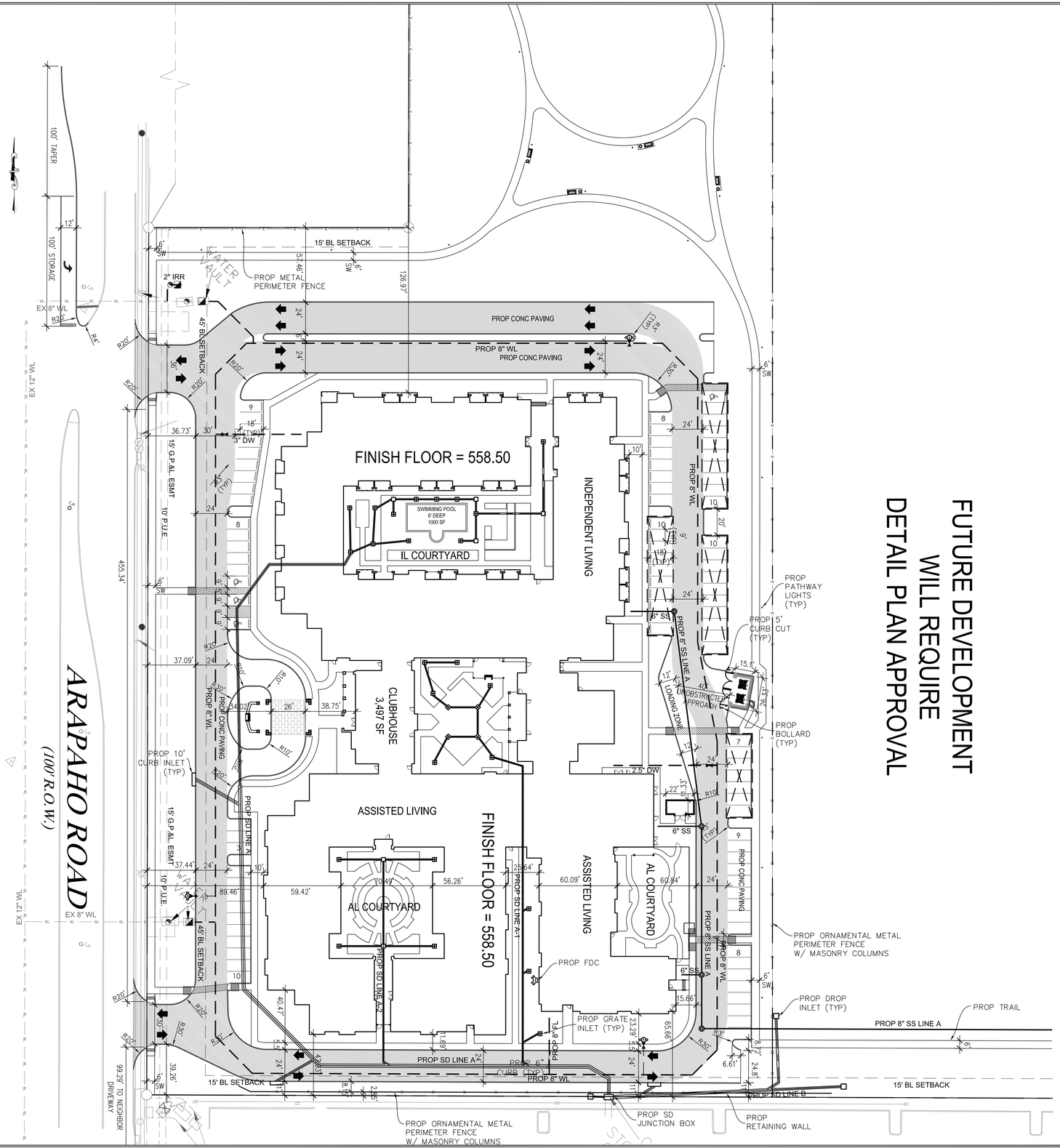


SCALE: 1" = 40'

LEGEND

- FIRELANE
- EXPANSION JOINT
- TRAFFIC FLOW DIRECTION
- COVERED PARKING

CASE# 200402-2
2055 Arapaho Road
EX. ZONING - PD 17-52

OWNER
SPRING CREEK SENIOR LIVING LLC
JEFF MCKENNEY
14114 N DALLAS PKWY, STE 240
DALLAS, TX 75254
214-729-5755
JEFF@JAMPRE.COM

FUTURE DEVELOPMENT WILL REQUIRE DETAIL PLAN APPROVAL

9101 LBJ FREEWAY, STE 300
DALLAS, TX 75243
972-554-1100 (Office)
1-866-682-8129 (Fax)
TBPE Firm #: 9723
CIVIL POINT ENGINEERS

PROJECT NAME:
THE PRESERVE AT SPRING CREEK
GARLAND, TX

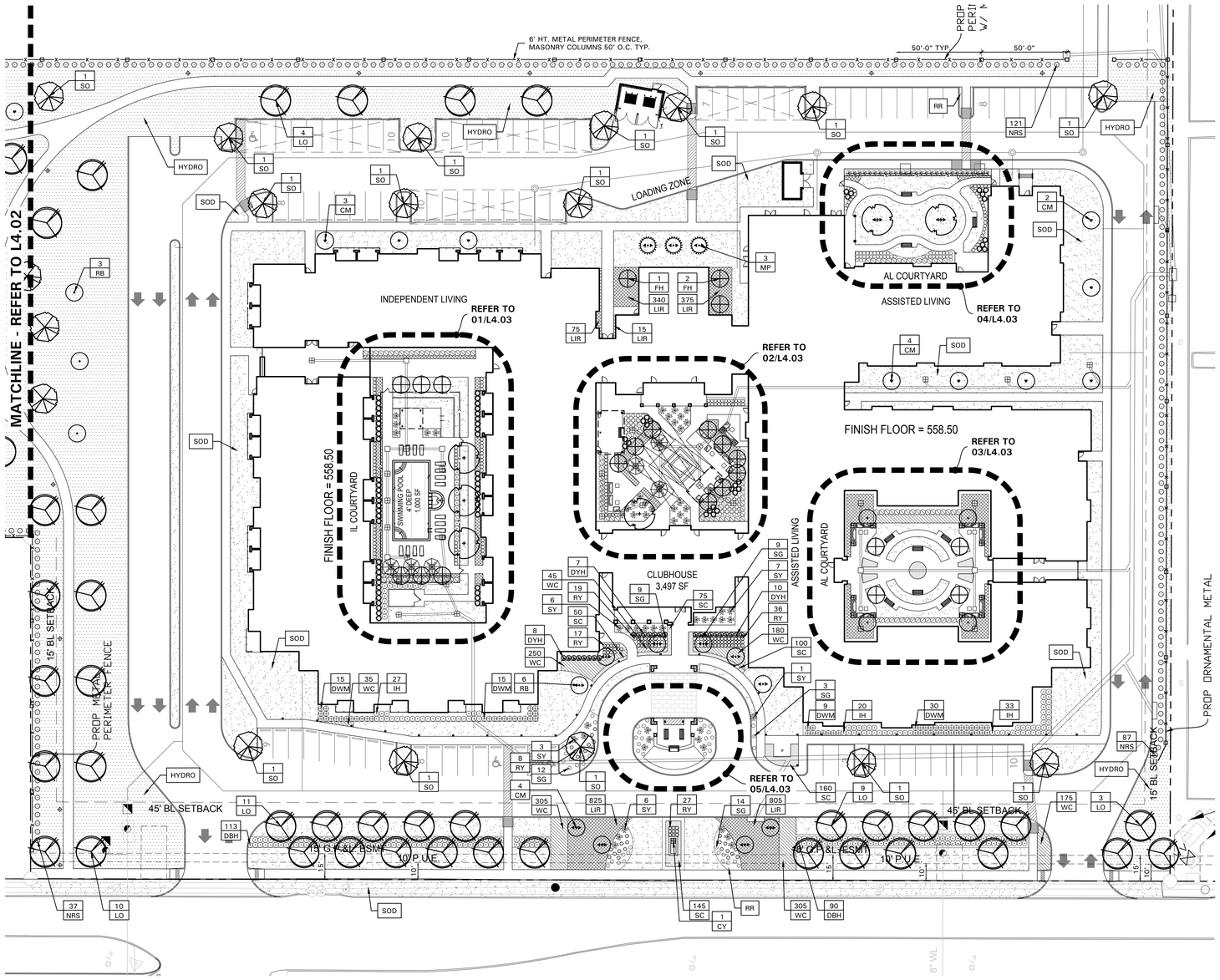
SHEET TITLE:
SITE PLAN

PRELIMINARY
NOT FOR CONSTRUCTION

JOHN H BEZNER
PE # 98469

DATE	5-7-21
SCALE	1" = 40'
SHEET	**2**
OF	**17**

EXHIBIT D



VICINITY MAP
NOT TO SCALE

PLANT LEGEND

SYMBOL	COMMON NAME
AB	Dwarf Abelia 'Edward Goucher'
BOX	Winter Green Boxwood
CM	Crepe Myrtle 'Natchez'
CY	Color Guard Yucca
DBH	Dwarf Burford Holly
DWM	Dwarf Wax Myrtle
DYH	Dwarf Yaupon Holly
FH	Foster's Holly
HL	'Skyline' Honey Locust
IH	Indian Hawthorne 'Clara'
LIR	Liriope 'Big Blue'
LO	Live Oak
MP	Mexican Plum
NO	Nuttall Oak
NPH	Needlepoint Holly
NRS	Nellie R. Stevens Holly
RB	Oklahoma Redbud
RS	Double Play Red Spirea
RV	River Birch 'Dura Heat'
RY	Red Yucca
SC	Seasonal Color
SG	Salvia Greggii 'Red'
SO	Shumard Red Oak
SY	Soft Leaf Yucca
WC	Wintercreeper
HYDRO	Common Bermudagrass
W/ TEMP	w/ Temporary Irrigation
SOD-1	Common Bermudagrass
RR	Colorado' River Rock

REFER TO L4.02 FOR PLANT LIST

LANDSCAPE TABULATIONS
THE CITY OF GARLAND, TEXAS

TOTAL LANDSCAPE AREA (Senior Living)
1. A min. 40% landscape area for senior living and related developments.

Total Site: 346,116 s.f.

Required	Provided
138,447 s.f. (40%)	138,953 s.f. (40%)

LANDSCAPE BUFFERS
1. 15' landscape buffer adjacent to thoroughfare Type A through D.
2. One (1) tree and seven (7) shrubs per 30 l.f. in buffer areas adjacent to thoroughfare Type AA through D.
3. 75% max. turf in landscape buffer areas.

Arapaho Road Road: 667 l.f.
Area: 3,721 s.f.

Required	Provided
15' landscape buffer	15' landscape buffer
(22) trees, 3" cal.	(22) trees, 3" cal.
(156) shrubs	(237) shrubs
7,503 s.f. max turf (75%)	2,644 s.f. (71%)

PARKING AREA LANDSCAPING
1. 5% of parking area covered in living landscape.
2. One (1) large canopy tree within 65 feet of all parking spaces.
3. One (1) large canopy tree per 10 spaces.
4. Screen parking with a continuous row of shrubs.

Parking Area: 16,190 s.f.
Parking spaces: 92

Required	Provided
810 s.f. (5%)	1,288 s.f. (8%)
(9) trees, 3" cal.	(9) trees, 3" cal.

*All parking spaces are within 65 feet of a large canopy tree

NOTE: NO LANDSCAPING SUCH AS TREES, HEDGES OR STRUCTURES ABOVE AND UNDERGROUND SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHTS OF WAY WITHOUT AN APPROVED REAL PROPERTY AGREEMENT OR LICENSE AGREEMENT AS APPLICABLE.

OWNER
SPRING CREEK SENIOR LIVING, LLC
GREG RODERICK
14114 N. DALLAS PARKWAY
DALLAS, TX. 75254
(503) 819-3452

APPLICANT
CIVIL POINT ENGINEERS, INC.
JOHN H BEZNER, PE
9101 LBJ FREEWAY, STE 300
DALLAS, TX 75243
(972) 554-1100

N
SCALE: 1" = 30'-0"
0 15 30 60

BELLE FIRMA
4245 North Central Expy
Suite 501
Dallas, Texas 75205
214.865.7192 office

REGISTERED LANDSCAPE ARCHITECT
BRIAN ANN FAIRLEY
2246
STATE OF TEXAS
5/06/21

The Preserve at Spring Creek

Garland, Texas

CASE NUMBER
200915-2

Project Number:	20125
Issue Date:	01.07.2021
Drawn By:	KAH
Checked By:	KAH

Revisions

No:	Date:	Detail:
1.	2/10/21	City Comments
2.	3/31/21	City Comments
3.	4/27/21	City Comments
4.	5/06/21	City Comments

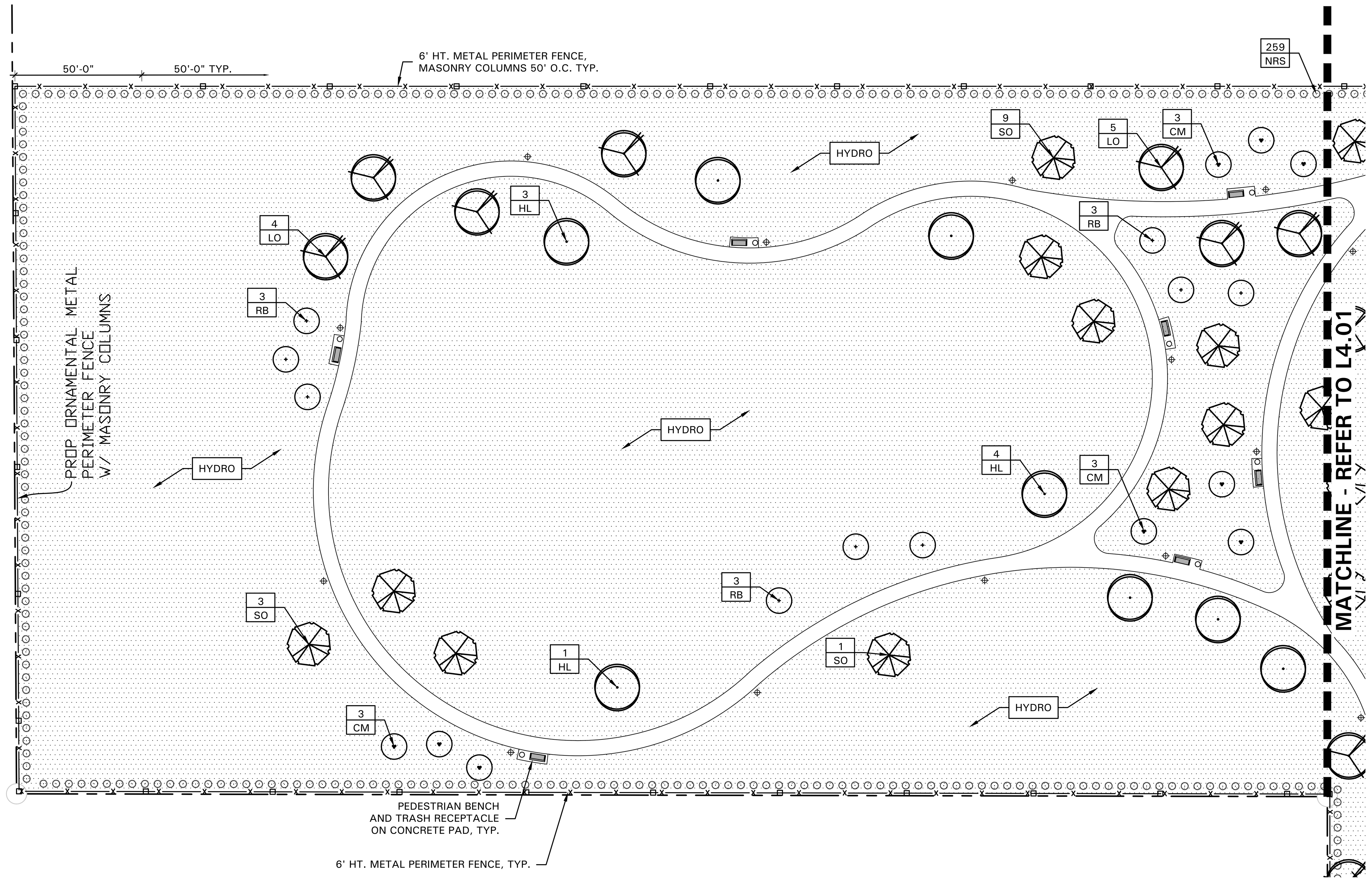
Sheet Title:

LANDSCAPE PLAN

Sheet Number:

L4.01

EXHIBIT D



VICINITY MAP
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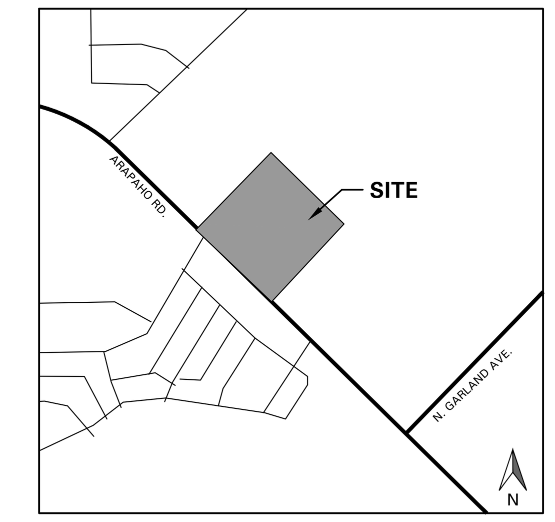


BELLE FIRMA

4245 North Central Expy
Suite 501
Dallas, Texas 75205
214.865.7192 office

REGISTERED LANDSCAPE ARCHITECT LORI ANN HAUG 2246 STATE OF TEXAS
5/06/21

The Preserve at Spring Creek

Garland, Texas

LANDSCAPE NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
3. CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
4. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
5. ALL PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS, OR CURBS. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
6. TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
7. ALL LAWN AREAS SHALL BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
8. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
9. CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

MAINTENANCE NOTES

1. THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
2. ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO LANDSCAPE MAINTENANCE.
3. ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THIS PLAN.
4. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
5. ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
6. CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE.

GENERAL LAWN NOTES

1. CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
2. CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
3. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED ON CIVIL PLANS. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
4. ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
5. CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. PRIOR TO PLACING TOPSOIL AND LAWN INSTALLATION.
6. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
7. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

SOLID SOD NOTES

1. PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
2. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
3. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
4. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, OVER-SEED BERMUDAGRASS SOD WITH WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

HYDROMULCH NOTES

1. CONTRACTOR SHALL SCARIFY, RIP AND LOOSEN ALL AREAS TO BE HYDROMULCHED TO A MINIMUM DEPTH OF 4" PRIOR TO TOPSOIL AND HYDROMULCH INSTALLATION.
2. BERMUDAGRASS SEED SHALL BE EXTRA HULLED AND TREATED LAWN TYPE, SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL MEET STATE LAW REQUIREMENTS.
3. FIBER SHALL BE ONE HUNDRED PERCENT (100%) WOOD CELLULOSE FIBER, DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AS MANUFACTURED BY 'CONWEB' OR EQUAL.
4. FIBER TACK SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL BE 'TERRO-TACK ONE', AS MANUFACTURED BY GROWERS, INC. OR EQUAL.
5. HYDROMULCH WITH BERMUDAGRASS SEED AT A RATE OF TWO (2) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.
6. USE A 4'X8' BATTER BOARD AGAINST ALL BED AREAS.
7. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MAY 1, ALL HYDROMULCH AREAS TO BE WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET. CONTRACTOR SHALL BE REQUIRED TO RE-HYDROMULCH WITH BERMUDAGRASS THE FOLLOWING GROWING SEASON AS PART OF THIS CONTRACT.
8. ALL LAWN AREAS TO BE HYDROMULCHED SHALL HAVE ONE HUNDRED PERCENT (100%) COVERAGE PRIOR TO FINAL ACCEPTANCE.
9. INSTALL CURLEX 1 ON ALL HYDROMULCH LAWN AREAS WITH 4:1 SLOPES AND STEEPER.

PRUNING AND TRIMMING NOTES

1. CONTRACTOR SHALL PRUNE ALL EXISTING TREES ON-SITE USING THE FOLLOWING GUIDELINES.
2. ALL TREES SHALL BE TRIMMED SO THAT NATURAL SHAPES OF THE PLANTS ARE RETAINED.
3. DO NOT 'TOP' OR 'HEAD' TREES. DO NOT 'BALL' OR 'SHEAR' TREES; HEDGES SHALL BE AVOIDED.
4. IF BALLING OR SHEARING OF TREES HAS OCCURRED IN THE PAST, DISCONTINUE THIS PRACTICE AND ALLOW PLANTS TO GROW INTO NATURAL SHAPE.
5. REMOVE SUCKERS, DEAD, DYING, DISEASED, BROKEN AND / OR WEAK BRANCHES FROM ALL TREES ALONG THE MAIN TRUNK STRUCTURE AND WITHIN THE BRANCHING AREA.
6. CONTRACTOR SHALL PRUNE EXISTING DECIDUOUS HARDWOOD AND ORNAMENTAL TREES BY REMOVING LOWER LIMBS TO RAISE THE CANOPY. THE BOTTOM OF THE CANOPY SHALL BE RAISED TO 12'-0" ABOVE GRADE FOR DECIDUOUS HARDWOOD TREES AND 8'-0" HEIGHT ABOVE GRADE FOR ORNAMENTAL TREES, WHEN POSSIBLE. THE INTEGRITY OF THE CANOPY AND STRUCTURE OF THE TREE SHALL BE MAINTAINED. DO NOT CUT OR PRUNE CENTRAL LEADERS.
7. CONTRACTOR SHALL THIN THE CANOPY BY ONE-FOURTH. PRUNE TREE TO EVENLY SPACE BRANCHES WITHIN THE CANOPY WHENEVER POSSIBLE. REMOVE THOSE LIMBS THAT CROSS OTHERS, DOUBLE LEADERS AND THOSE THAT EXCESSIVELY EXTEND BEYOND THE NATURAL CROWN OF THE TREE.
8. CONTRACTOR SHALL PROVIDE DEEP ROOT FEEDING AND INVIGORATION OF EXISTING TREES. THIS SHALL BE ORGANIC BASED NUTRIENTS BASED FOR ROOT GROWTH AND LEAF GROWTH STIMULATION.
9. CONTRACTOR SHALL BE REQUIRED TO CHIP ALL REMOVED BRANCHES, LEAFS, ETC.

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
	TREES				
CM	*Lagerstroemia indica 'Natchez'*	Crepe Myrtle 'Natchez'	22	15 gal.	container grown, 3-5 trunk, no cross canes, 6' ht., 4' spread, matching
FH	*Ilex x attenuata 'Fosteri'*	Foster's Holly	22	15 gal.	container grown, tree form, 8' ht., 3' spread, matching
HL	*Gleditsia triacanthos 'Skyline'*	'Skyline' Honey Locust	8	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
LO	*Quercus virginiana*	Live Oak	46	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
MP	*Prunus mexicana*	Mexican Plum	3	15 gal.	container grown, 6' ht. min., 5' spread, 5' branching ht., matching
RB	*Cercis canadensis 'Oklahoma'*	Oklahoma Redbud	22	15 gal.	container grown, 6' ht., 4' spread min.
RV	*Betula nigra 'Dura Heat'*	River Birch 'Dura Heat'	6	65 gal.	container grown, 12' ht., 5' spread min., 3 trunks, 5' branching ht.
SO	*Quercus shumardii*	Shumard Red Oak	28	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
	SHRUBS/GROUNDCOVER				
AB	*Abelia grandiflora 'Edward Goucher'*	Dwarf Abelia 'Edward Goucher'	137	3 gal.	container full, 24" spread, 36" o.c.
BOX	*Buxus microphylla 'Winter Green'*	Winter Green Boxwood	137	1 gal.	container full, 24" spread, 24" o.c.
CY	*Yucca filamentosa 'Color Guard'*	Color Guard Yucca	15	3 gal.	container full
DBH	*Ilex cornuta 'Dwarf Burford'*	Dwarf Burford Holly	217	5 gal.	container full, 24" spread, 36" o.c.
DWM	*Myrica pusilla*	Dwarf Wax Myrtle	69	5 gal.	container full, 20" spread, 36" o.c.
DYH	*Ilex vomitoria 'Nana'*	Dwarf Yaupon Holly	25	5 gal.	container full, 20" spread, 36" o.c.
IH	*Raphiolepsis indica 'Clara'*	Indian Hawthorne 'Clara'	94	5 gal.	container full, 20" spread, 36" o.c.
LIR	*Liriope muscari 'Big Blue'*	Liriope 'Big Blue'	5,025	4" pots	container full top of container, 12" o.c.
NPH	*Ilex cornuta 'Needlepoint'*	Needlepoint Holly	28	5 gal.	container full, 24" spread, 36" o.c.
NRS	*Ilex spp. 'Nellie R. Stevens'*	Nellie R. Stevens Holly	504	7 gal.	container full to base, 36" ht., 60" o.c.
RS	*Spiraea japonica 'SMNSJMFR'*	Double Play Red Spirea	80	5 gal.	container full, 20" spread, 36" o.c.
RY	*Hesperaloe parvifolia*	Red Yucca	107	3 gal.	container full
SC		Seasonal Color	1,080	4" pots	container full, 12" o.c., selection by Owner
SG	*Salvia greggii 'Red'*	Salvia Greggii 'Red'	149	1 gal.	container full, 20" spread
SY	*Yucca recurvifolia*	Softleaf Yucca	56	5 gal.	container full
WC	*Euonymus fortunei 'Coloratus'*	Wintercreeper	1,595	4" pots	container (3) 12" runners min., 12" o.c.
HYDRO	*Cynodon dactylon*	Common Bermudagrass			hydromulch, refer to notes
W/ TEMP		w/ Temporary Irrigation			temporary irrigaiton until 100% establishment
SOD-1	*Cynodon dactylon*	Common Bermudagrass			solid sod, refer to notes
	MISCELLANEOUS				
RR		Colorado' River Rock			2" - 4" dia., 4" depth

NOTE: ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES.
PLANT LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN.
ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.

NOTE: NO LANDSCAPING SUCH AS TREES, HEDGES OR STRUCTURES ABOVE AND UNDERGROUND SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHTS OF WAY WITHOUT AN APPROVED REAL PROPERTY AGREEMENT OR LICENSE AGREEMENT AS APPLICABLE.

OWNER
SPRING CREEK SENIOR LIVING, LLC
GREG RODERICK
14114 N. DALLAS PARKWAY
DALLAS, TX. 75254
(503) 819-3452

APPLICANT
CIVIL POINT ENGINEERS, INC.
JOHN H BEZNER, PE
9101 LBJ FREEWAY, STE 300
DALLAS, TX 75243
(972) 554-1100

N
SCALE: 1" = 30'-0"
0 15 30 60

CASE NUMBER
200915-2

Project Number:	20125
Issue Date:	01.07.2021
Drawn By:	KAH
Checked By:	KAH

Revisions

No:	Date:	Detail:
1.	2/10/21	City Comments
2.	3/31/21	City Comments
3.	4/27/21	City Comments
4.	5/06/21	City Comments

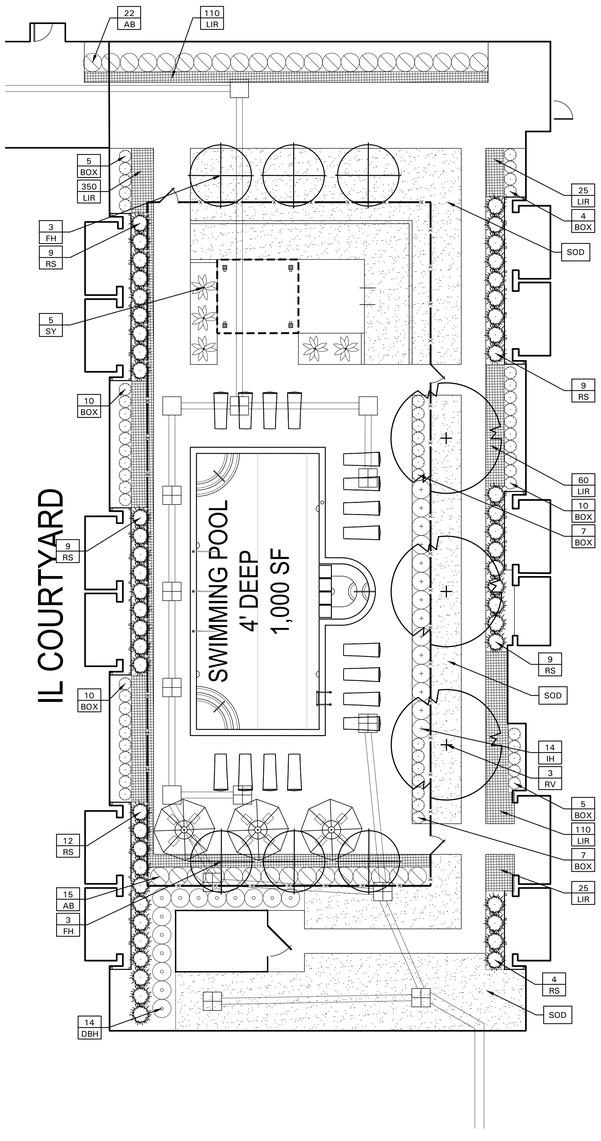
Sheet Title:

LANDSCAPE PLAN

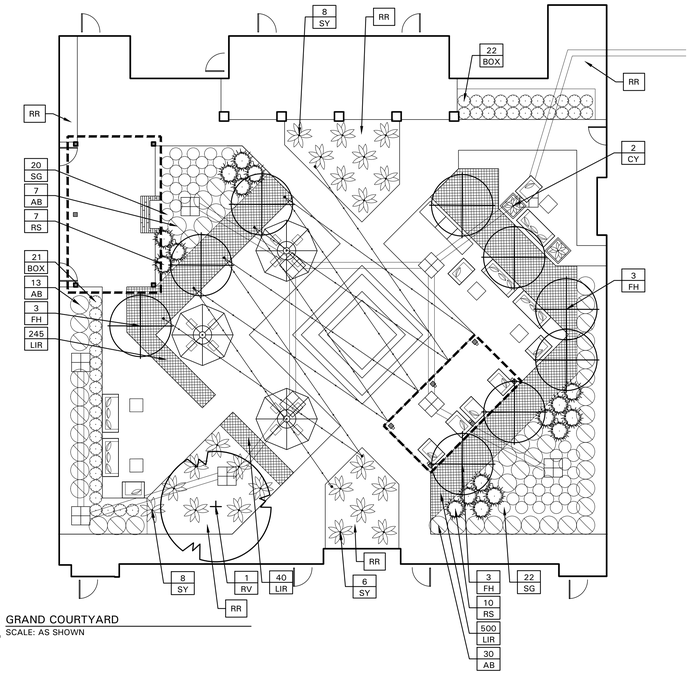
Sheet Number:

L4.02

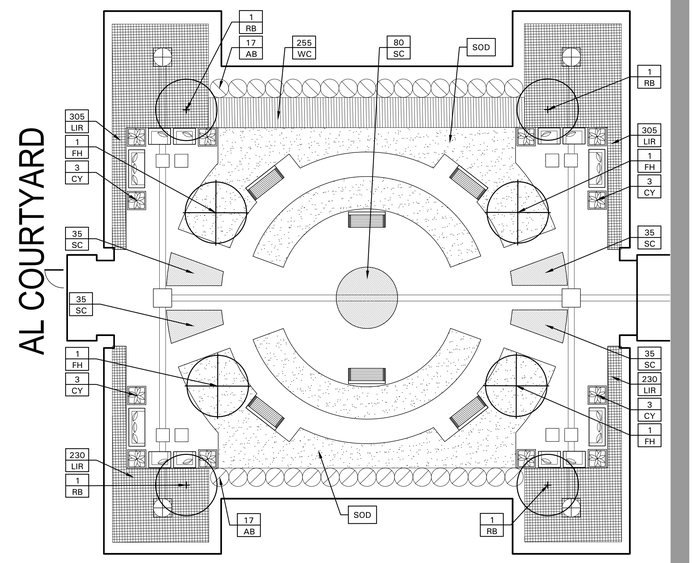
EXHIBIT D



01 INDEPENDENT LIVING COURTYARD
SCALE: AS SHOWN



02 GRAND COURTYARD
SCALE: AS SHOWN



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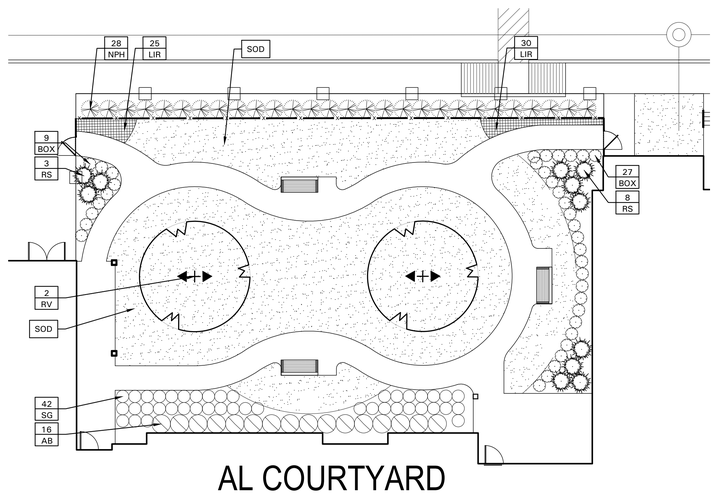

04 SPECIALIZED ASSISTED LIVING COURTYARD
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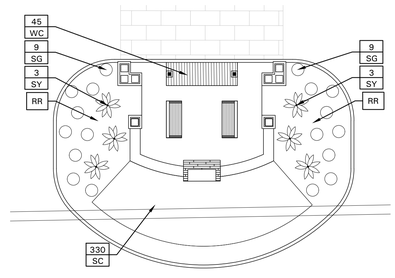

05 PORTE COCHERE
SCALE: AS SHOWN

PLANT LEGEND

SYMBOL	COMMON NAME
AB	Dwarf Abelia 'Edward Goucher'
BOX	Winter Green Boxwood
CM	Crepe Myrtle 'Natchez'
CY	Color Guard Yucca
DBH	Dwarf Burford Holly
DWM	Dwarf Wax Myrtle
DYH	Dwarf Yaupon Holly
FH	Foster's Holly
HL	'Skyline' Honey Locust
IH	Indian Hawthorne 'Clara'
LIR	Liriope 'Big Blue'
LO	Live Oak
MP	Mexican Plum
NO	Nuttall Oak
NPH	Needlepoint Holly
NRS	Nellie R. Stevens Holly
RB	Oklahoma Redbud
RS	Double Play Red Spirea
RV	River Birch 'Dura Heat'
RY	Red Yucca
SC	Seasonal Color
SG	Salvia Greggii 'Red'
SO	Shumard Red Oak
SY	Soft Leaf Yucca
WC	Wintercreeper
HYDRO	Common Bermudagrass
W/ TEMP	w/ Temporary Irrigation
SOD-1	Common Bermudagrass
RR	Colorado' River Rock

REFER TO L4.02 FOR PLANT LIST

OWNER
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N

SCALE: 1" = 10'-0"
0 5 10 20

BELLE FIRMA
4245 North Central Expy
Suite 501
Dallas, Texas 75205
214.865.7192 office

REGISTERED LANDSCAPE ARCHITECT
TERRI ANN KAY
2246
STATE OF TEXAS
5/06/21

The Preserve at Spring Creek
Garland, Texas

CASE NUMBER
200915-2

Project Number:	20125
Issue Date:	01.07.2021
Drawn By:	KAH
Checked By:	KAH

Revisions

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3.	4/27/21	City Comments
4.	5/06/21	City Comments

Sheet Title:
LANDSCAPE ENLARGEMENT PLAN

Sheet Number:
L4.03

EXHIBIT D

SECTION 32 9300 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

A. Refer to Landscape Plans, notes, details, bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

A. Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:

1. Planting (trees, shrubs and grasses)
2. Bed preparation and fertilization
3. Notification of sources
4. Water and maintenance until final acceptance
5. Guarantee

1.3 REFERENCE STANDARDS

A. American Standard for Nursery Stock published by American Association of Nurserymen: 27 October 1980, Edition; by American National Standards Institute, Inc. (Z60.1) – plant material

B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.

C. Texas Association of Nurserymen, Grades and Standards

D. Hortis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

A. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, crushed stone, steel edging and tree stakes. Samples shall be approved by Owner's Authorized Representative before use on the project.

1.5 JOB CONDITIONS

A. General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3") inches below final finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the final finish grade of sidewalks, drives and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.

B. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

A. Maintenance:

1. The Landscape Contractor shall be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show healthy growth and satisfactory foliage conditions.

2. Maintenance shall include watering of trees and plants, cultivation, weeding spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.

3. A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by the Owner's Authorized Representative will be completed prior to written acceptance.

B. Guarantee:

1. Trees, shrubs and groundcover shall be guaranteed for a twelve (12) month period after final acceptance. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry have been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.

a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.

b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.

c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and re-inspected for full compliance with the contract requirements. All replacements are to be included under "Work" of this section.

2. The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.

3. The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.

4. Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a complete, undamaged condition and there is a stand of grass in all lawn areas. At that time, the Owner will assume maintenance on the accepted work.

C. Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting. In the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense to the Landscape Contractor.

1.7 QUALITY ASSURANCE

A. General: Comply with applicable federal, state, county and local regulations governing landscape materials and work.

B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.

C. Selection of Plant Material:

1. Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will ensure the purchased materials will meet and / or exceed project specifications.

2. Substitutions: Do not make plant material substitutions. If the specified landscape material is not obtainable, submit proof of non-availability to Landscape Architect, together with proposal for use of equivalent material. At the time bids are submitted, the Contractor is assumed to have located the materials necessary to complete the job as specified.

3. Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.

4. Measurements: Measure trees with branches and trunks or canes in their normal position. Do not prune to obtain required sizes. Take caliper measurements six inches above ground for trees up to and including 4" caliper size, and twelve inches above ground for larger sizes. Measure main body of all plant material of height and spread dimensions, do not measure from branch or root tip-to-tip.

5. Owner's Authorized Representative shall inspect all plant material with requirements for genus, species, cultivar / variety size and quality.

6. Owner's Authorized Representative retains the right to further inspect all plant material upon arrival to the site and during installation for size and condition of root balls and root systems, limbs, branching habit, insects, injuries and latent defects.

7. Owner's Authorized Representative may reject unsatisfactory or defective material at any time during the process work. Remove rejected materials immediately from the site and replace with acceptable material at no additional cost to the Owner. Plants damaged in transit or at job site shall be rejected.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

A. Preparation:

1. Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape and future development.

2. Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

B. Delivery:

1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored on site.

2. Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site.

3. Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24 hours of delivery.

4. Protect plants during delivery to prevent damage to root balls or desiccation of leaves. Keep plants moist at all times. Cover all materials during transport.
5. Notify Owner's Authorized Representative of delivery schedule 72 hours in advance job site.

6. Remove rejected plant material immediately from job site.

7. To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems.

PART 2 - PRODUCTS

2.1 PLANTS

A. General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Owner's Authorized Representative and his decision as to their acceptability shall be final.

B. Quantities: The drawings and specifications are complimentary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.

C. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae, and are to be of specimen quality.

D. Approval: All plants which are found unsuitable in growth, or are in any unhealthy, badly shaped or undersized condition will be rejected by the Owner's Authorized Representative either before or after planting and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plant as specified at no additional cost to the Owner.

E. Trees shall be healthy, full-branched, well-shaped, and shall meet the minimum trunk and diameter requirements of the plant schedule. Balls shall be firm, neat, slightly tapered and well wrapped in burlap. Any tree loose in the ball or with a broken root ball at time of planting will be rejected. Balls shall be ten (10") inches in diameter for each one (1") inch of trunk diameter, measured six (6") inches above ball. (Nomenclature confirms to the customary nursery usage. For clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.)

F. Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect prior to final acceptance, shall be executed by the Landscape Contractor at no additional cost to the Owner.

2.2 SOIL PREPARATION MATERIALS

A. Sandy Loam:

1. Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nutgrass shall be rejected.

2. Physical properties as follows:
   a. Clay – between 7-27 percent
   b. Silt – between 15-25 percent
   c. Sand – less than 52 percent

3. Organic matter shall be 3%-10% of total dry weight.

4. If requested, Landscape Contractor shall provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.

B. Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of course and fine textured material.

C. Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.

D. Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.

E. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.

F. Organic Fertilizer: Fertilaid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.

G. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulfur and 4% iron, plus micronutrients.

H. Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

2.3 MISCELLANEOUS MATERIALS

A. Steel Edging: All steel edging shall be 3/16" thick x 4" deep x 16' long with 6 stakes per section, painted black at the factory as manufactured by The J.D. Russell Company and under its trade name DURAEDGE Heavy Duty Steel.

B. Staking Material for Shade Trees: refer to details.

C. Gravel: Washed native pea gravel, graded 1 inch to 1-1/2 inch.

D. Filter Fabric: 'Mirafi Mirascape' by Mirafi Construction Products available at Lone Star Products, Inc., (469) 523-0444 or approved equal.

E. River Rock: 'Colorado' or native river rock, 2" - 4" dia.

F. Decomposed Granite: Base material shall consist of a natural material mix of granite aggregate not to exceed 1/8" diameter in size and shall be composed of various stages of decomposed earth base.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.

B. All planting areas shall be conditioned as follows:

1. Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per Manufacturer's recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.

2. All planting areas shall receive a two (2") inch layer of specified mulch.

3. Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.

C. Grass Areas:

1. Blocks of sod should be laid joint to joint (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.

3.2 INSTALLATION

A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.

B. Plant materials shall be delivered to the site only after the beds are prepared and areas are ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.

C. Position the trees and shrubs in their intended location as per plan.

D. Notify the Owner's Authorized Representative for inspection and approval of all positioning of plant materials.

E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that,when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.

F. Shrub and tree pits shall be no less than twenty-four (24") inches wider than the lateral dimension of the earth ball and six (6") inches deeper than it's vertical dimension. Remove and haul from site all rocks and stones over three-quarter (¾") inch in diameter. Plants should be thoroughly moist before removing containers.

G. Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or glazed.

H. Percolation Test: Fill the hole with water. If the water level does not percolate within 24 hours, the tree needs to move to another location or have drainage added. Install a PVC stand pipe per tree planting detail as approved by the Landscape Architect if the percolation test fails.

I. Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top ⅓ of the ball, as well as all nylon, plastic string and wire. Container trees will usually be root bound, if so follow standard nursery practice of 'root scoring'.

J. Do not wrap trees.

K. Do not over prune.

L. Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least two (2") inches of specified mulch.

M. All plant beds and trees to be mulched with a minimum settled thickness of two (2") inches over the entire bed or pit.

N. Obstruction below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3') feet below grade and no less than six (6") inches below the bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.

O. Trees and large shrubs shall be staked as site conditions require. Position stakes to secure trees against seasonal prevailing winds.

P. Pruning and Mulching: Pruning shall be directed by the Landscape Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by the National Arborist Association.

1. Dead wood, suckers, broken and badly bruised branches shall be removed. General tipping of the branches is not permitted. Do not cut terminal branches.

2. Pruning shall be done with clean, sharp tools.

3. Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This limit of the organic material for trees shall be the diameter of the plant pit.

Q. Steel Curbing Installation:

1. Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to installation.

2. All steel curbing shall be free of kinks and abrupt bends.

3. Top of curbing shall be ½" maximum height above final finished grade.

4. Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.

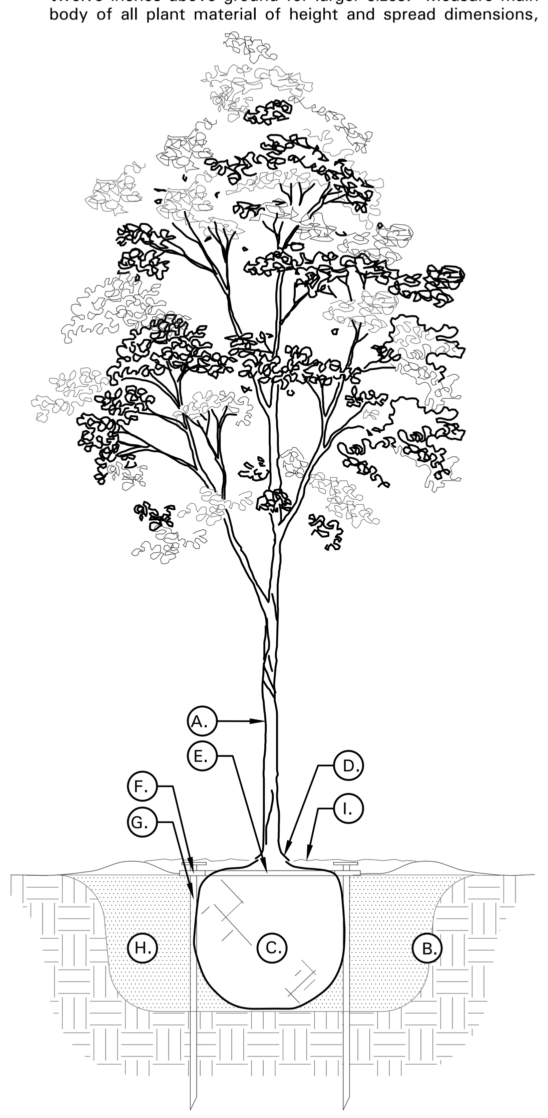
5. Do not install steel edging along sidewalks or curbs.

6. Cut steel edging at 45 degree angle where edging meets sidewalks or curbs.

3.3 CLEANUP AND ACCEPTANCE

A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized so that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing them at end of each work day.

END OF SECTION



01 TREE PLANTING DETAIL
NOT TO SCALE

TREE PLANTING DETAIL LEGEND AND NOTES

A. TREE: TREES SHALL CONFORM WITH LATEST AMERICAN STANDARD FOR NURSERY STOCK. www.anla.org

B. TREE PIT: WIDTH TO BE AT LEAST TWO (2) TIMES THE DIAMETER OF THE ROOT BALL CENTER TREE IN HOLE & REST ROOT BALL ON UNDISTURBED NATIVE SOIL.

C. ROOT BALL: REMOVE TOP ⅓ BURLAP AND ANY OTHER FOREIGN OBJECT; CONTAINER GROWN STOCK TO BE INSPECTED FOR GIRDLING ROOTS.

D. ROOT FLARE: ENSURE THAT ROOT FLARE IS EXPOSED, FREE FROM MULCH, AND AT LEAST TWO INCHES ABOVE GRADE. TREES SHALL BE REJECTED WHEN GIRDLING ROOTS ARE PRESENT & ROOT FLARE IS NOT APPARENT.

E. ROOTBALL ANCHOR RING: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. PLACE ROOTBALL ANCHOR RING ON BASE OF ROOTBALL, TRUNK SHOULD BE IN THE CENTER OF THE RING.

F. ROOT ANCHOR BY TREE STAKE SOLUTIONS.

G. NAIL STAKE: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. INSTALL NAIL STAKES WITH HAMMER OR MALLET FIRMLY INTO UNDISTURBED GROUND. DRIVE NAIL STAKES FLUSH WITH "U" BRACKET ADJACENT TO ROOTBALL (DO NOT DISTURB ROOTBALL).

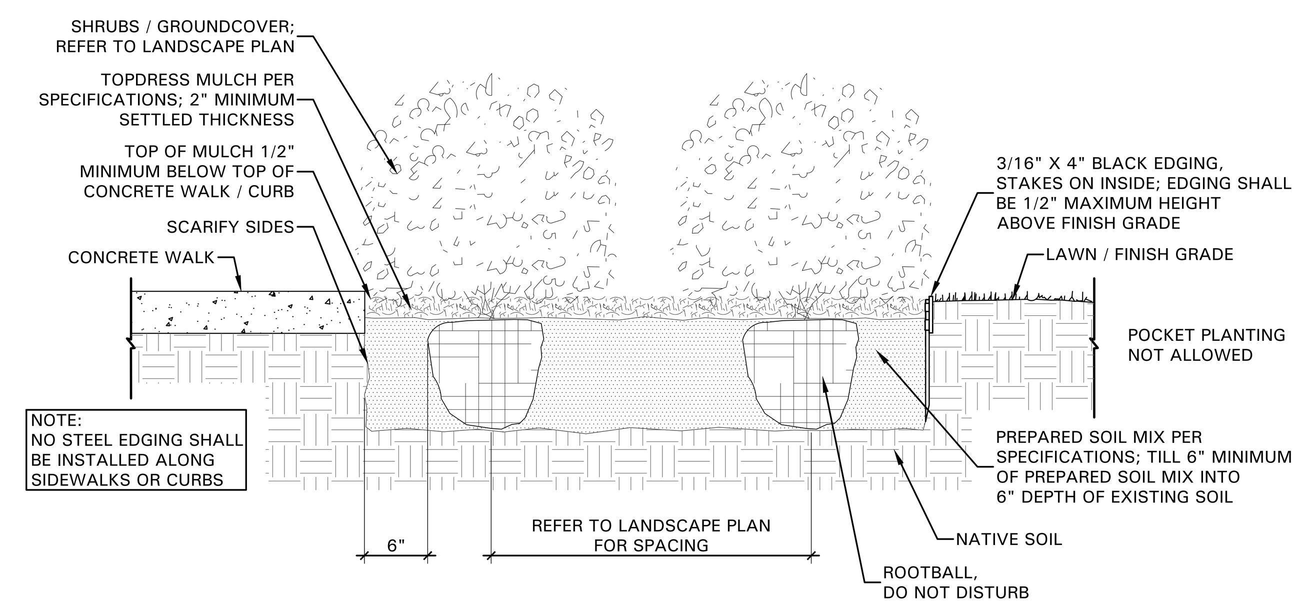
H. BACKFILL: USE EXISTING NATIVE SOIL (no amendments) WATER THOROUGHLY TO ELIMINATE AIR POCKETS.

I. MULCH: DOUBLE SHREDDED HARDWOOD MULCH 2 INCH SETTLED THICKNESS, WITH 2" HT. WATERING RING; ENSURE THAT ROOT FLARE IS EXPOSED. BELOW GROUND STAKE SHOULD NOT BE VISIBLE.

J. TREE STAKES:
TREE STAKE SOLUTIONS 'SAFETY STAKE' BELOW GROUND MODEL AVAILABLE FROM:
Tree Stake Solutions
ATTN: Jeff Tuley
(903) 676-6143
jeff@treestakesolutions.com
www.treestakesolutions.com

OR APPROVED EQUAL. TREES SHALL BE STAKED BELOW GROUND WHERE NECESSARY; ABOVE GROUND STAKING IS EXPRESSLY PROHIBITED.

K. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN A COPY OF THE MANUFACTURER'S SPECIFICATIONS PRIOR TO INSTALLATION OF TREE STAKES. CONTRACTOR SHALL ADHERE TO MANUFACTURER'S INSTALLATION GUIDELINES, SPECIFICATIONS, AND OTHER REQUIREMENTS FOR TREE STAKE INSTALLATION.



02 SHRUB / GROUNDCOVER DETAIL
NOT TO SCALE

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REGISTERED LANDSCAPE ARCHITECT
LORI ANN HAUG
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STATE OF TEXAS
5/06/21

The Preserve at Spring Creek

Garland, Texas

CASE NUMBER
200915-2

Project Number:	20125
Issue Date:	01.07.2021
Drawn By:	KAH
Checked By:	KAH

Revisions

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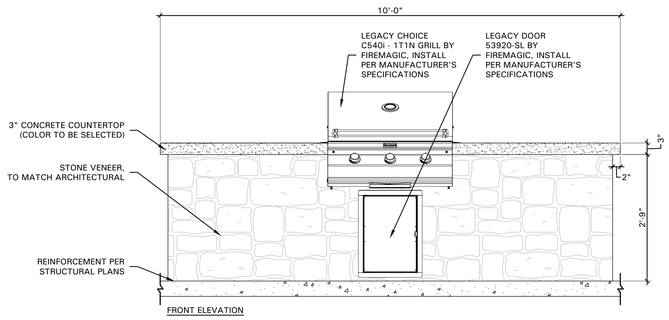
4.	5/06/21	City Comments

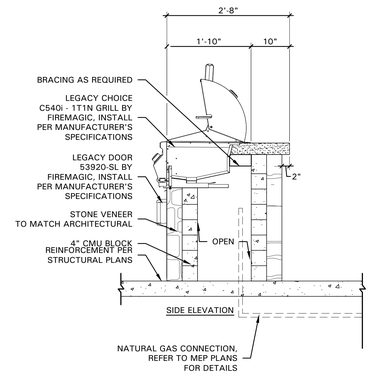
Sheet Title:

LANDSCAPE SPECIFICATIONS AND DETAILS

Sheet Number:

L4.04



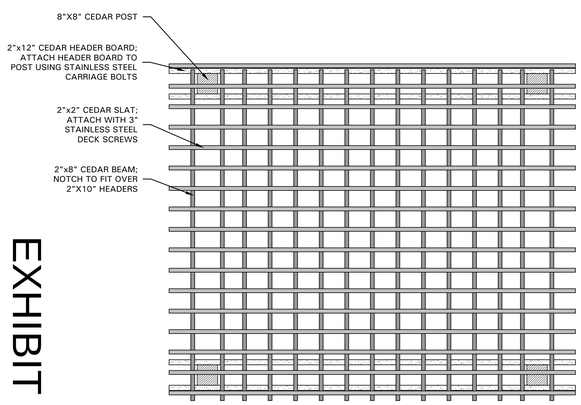


GRILL STATION NOTES

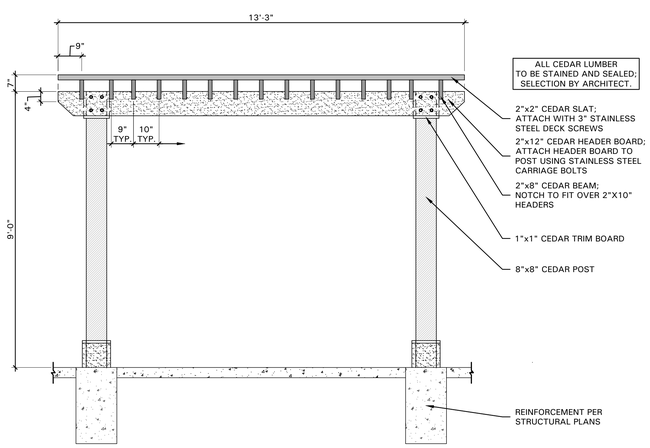
1. CONTRACTOR TO PROVIDE 4" WIDE CMU CORE TO SUPPORT VENEER
2. CONTRACTOR TO VENT GRILL AS PER MANUFACTURERS SPECIFICATION.
3. CONTRACTOR TO PRESENT OWNER WITH VARIOUS OPTIONS REGARDING GRILL, INCLUDING; ALL SAFETY FEATURES, TIMERS, IGNITERS, EMERGENCY CUT OFF VALVES, INSTRUCTIONAL SIGNAGE, ETC.
4. GRILL AND ENCLOSURE SHALL MEET THE CONSUMER PRODUCTS SAFETY STANDARDS AND HEARTH, PATIO, AND BARBEQUE ASSOCIATION GUIDELINES FOR CONSTRUCTION AND USE.
5. REFER TO OWNERS MANUAL FOR ADDITIONAL INSTALLATION AND SAFETY INFORMATION.
6. GRILL CONTROLS SHALL NOT REQUIRE TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE.
7. CONTRACTOR SHALL PROVIDE GAS SERVICE FOR GRILL. REFER TO MEP PLANS FOR CONNECTION.

01 GRILLING STATION
SCALE: 3/4" = 1'-0"

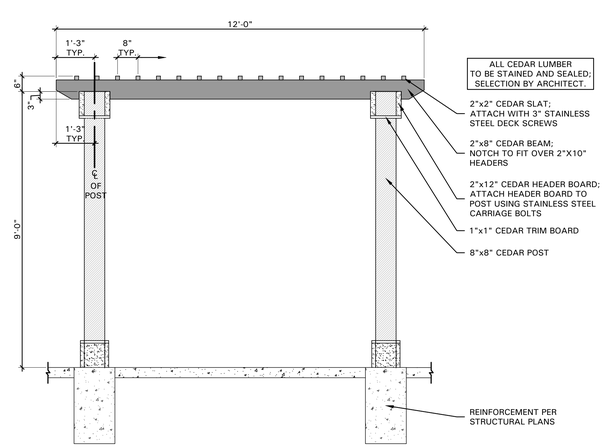
EXHIBIT D



PLAN VIEW



FRONT ELEVATION



SIDE ELEVATION

02 PERGOLA 'A'
SCALE: 1/2" = 1'-0"

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REGISTERED LANDSCAPE ARCHITECT
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5/06/21

The Preserve at Spring Creek

Garland, Texas

CASE NUMBER
200915-2

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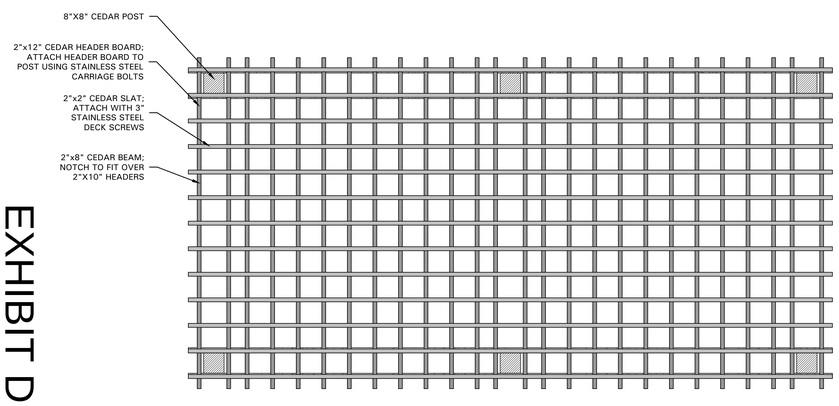
L3.03

EXHIBIT D



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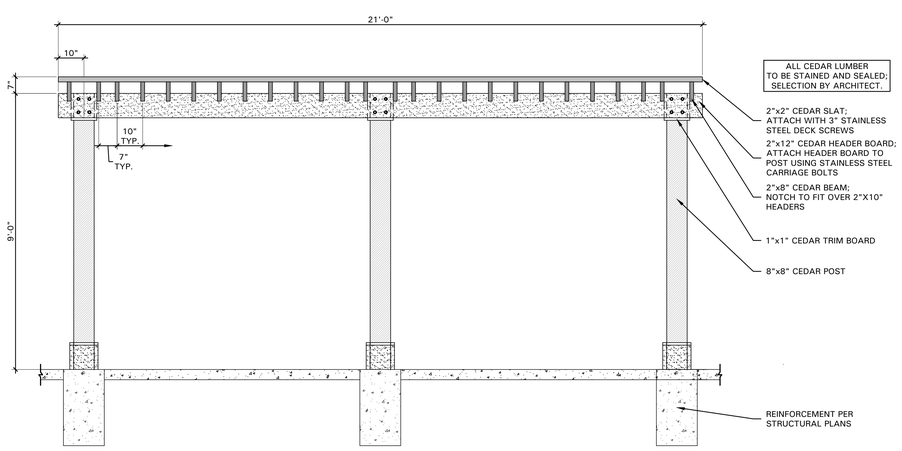

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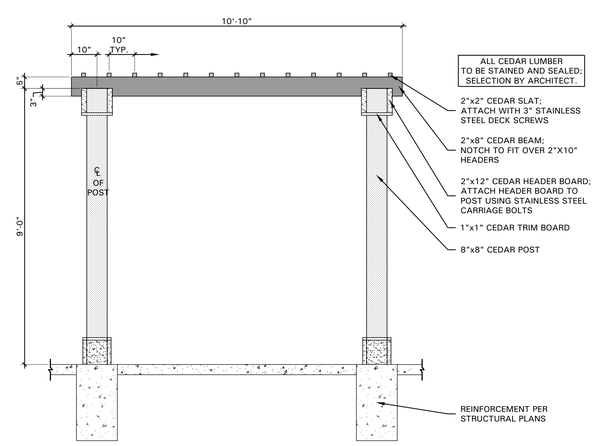

SIDE ELEVATION

01 PERGOLA 'B'
SCALE: 1/2" = 1'-0"

BELLE FIRMA

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REGISTERED LANDSCAPE ARCHITECT
BRIAN ANN KAHLE
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STATE OF TEXAS
5/06/21

The Preserve at Spring Creek

Garland, Texas

CASE NUMBER
200915-2

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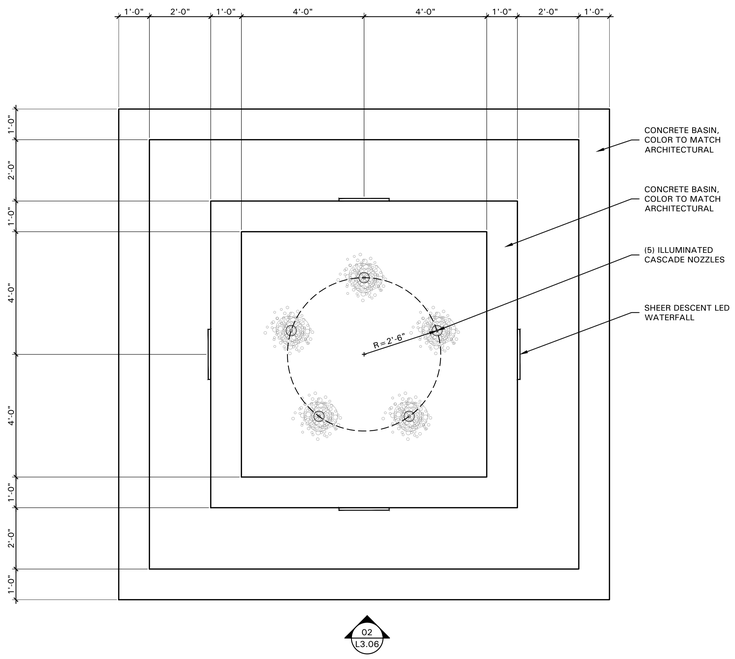
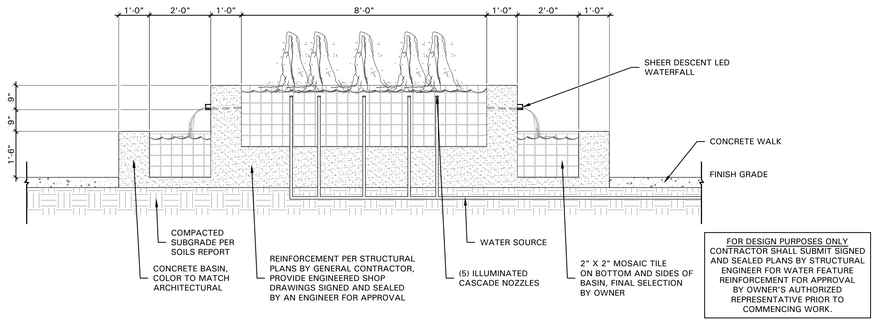
L3.04

EXHIBIT D



01 WATER FEATURE PLAN
SCALE: 1/2" = 1'-0"



FOR DESIGN PURPOSES ONLY
CONTRACTOR SHALL SUBMIT SIGNED AND SEALED PLANS BY STRUCTURAL ENGINEER FOR WATER FEATURE REINFORCEMENT FOR APPROVAL BY OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCING WORK.

02 WATER FEATURE SECTION
SCALE: 1/2" = 1'-0"

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BRIAN ANN HAYNES
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5/06/21

The Preserve at Spring Creek

Garland, Texas

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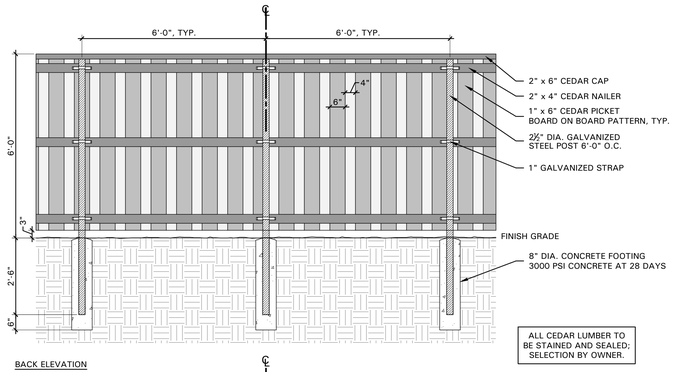
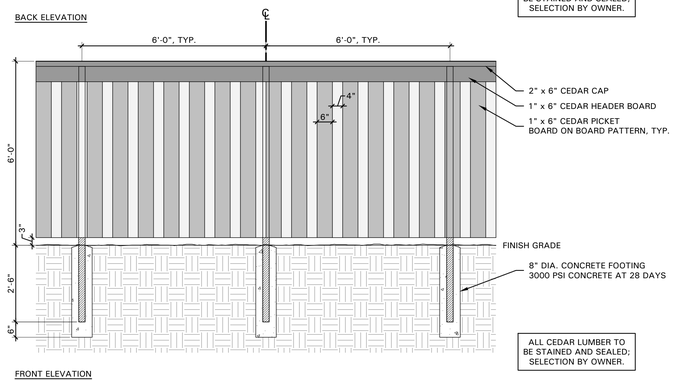
L3.06



BACK ELEVATION



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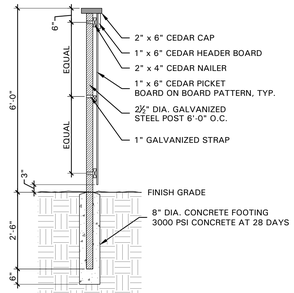
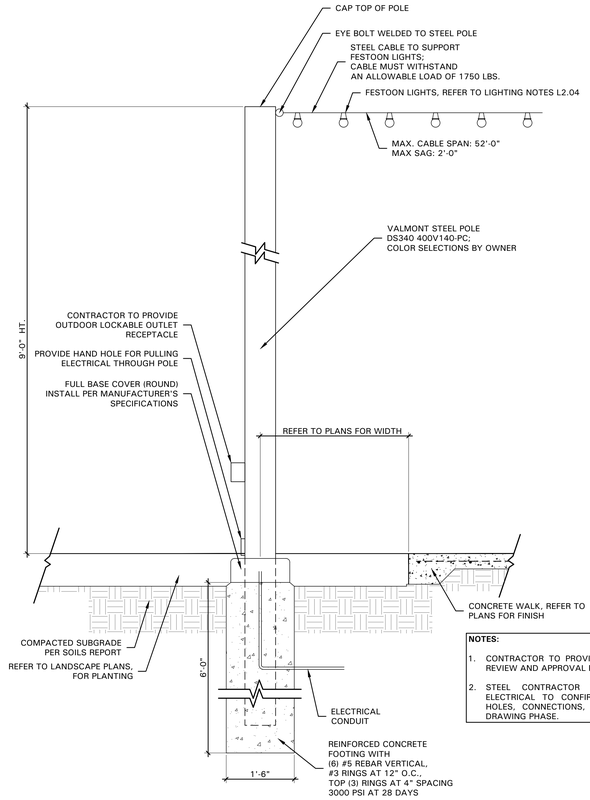


SECTION

01 WOOD FENCE
SCALE: 1/2" = 1'-0"



NOTES:

1. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
2. STEEL CONTRACTOR TO COORDINATE WITH ELECTRICAL TO CONFIRM ALL REQUIRED HAND HOLES, CONNECTIONS, ETC. DURING THE SHOP DRAWING PHASE.

02 FESTOON LIGHTS
SCALE: 3/4" = 1'-0"

EXHIBIT D

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REGISTERED LANDSCAPE ARCHITECT
KARI ANN HAYES
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5/06/21

The Preserve at Spring Creek

Garland, Texas

CASE NUMBER
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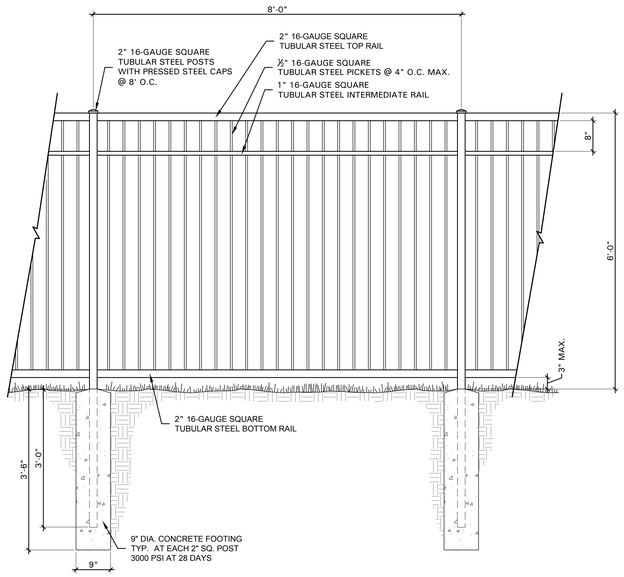
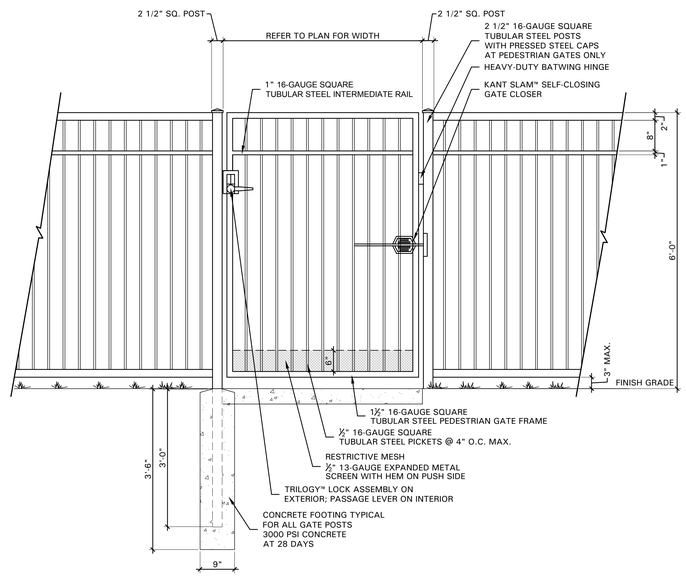
L3.02

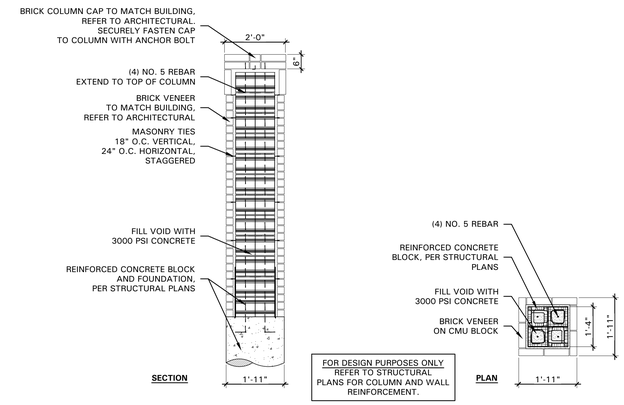
EXHIBIT D



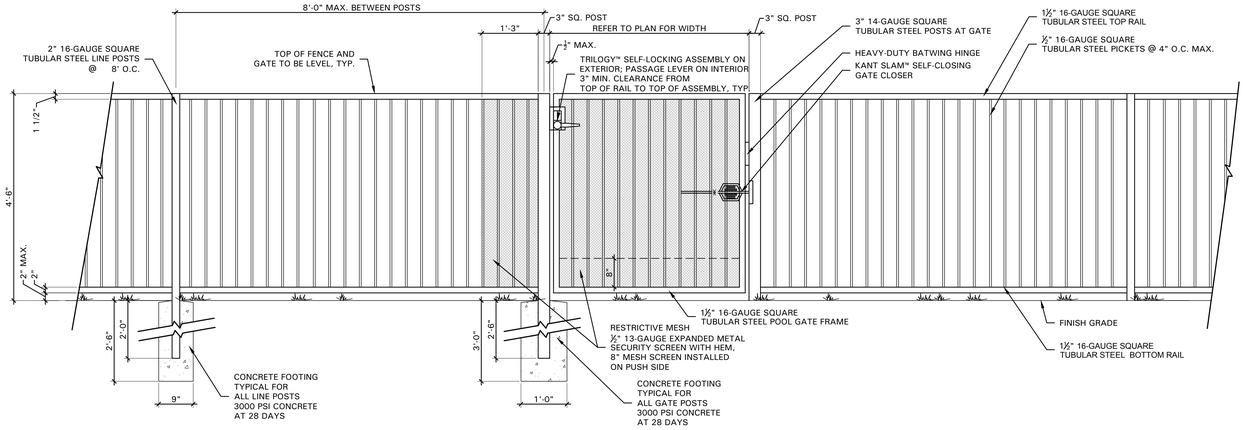
01 METAL PERIMETER FENCE
SCALE: 3/4" = 1'-0"



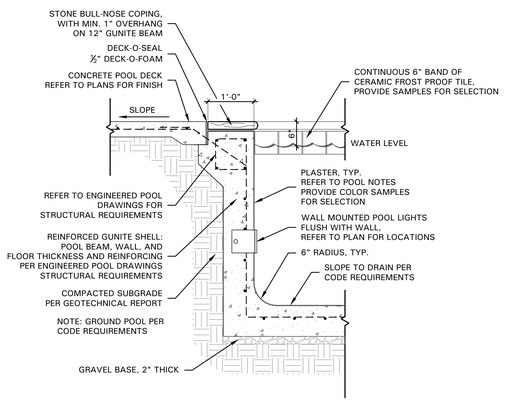
02 METAL PEDESTRIAN GATE
SCALE: 3/4" = 1'-0"



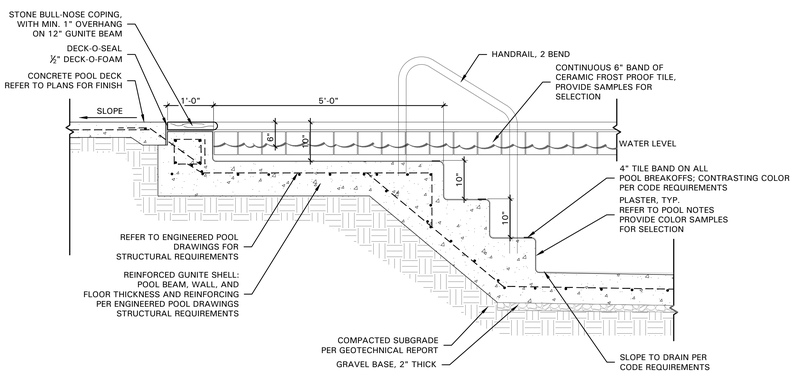
07 MASONRY FENCE COLUMN
SCALE: 1/2" = 1'-0"



03 POOL FENCE AND GATE
SCALE: 3/4" = 1'-0"



04 POOL WALL
SCALE: 3/4" = 1'-0"



05 POOL STEPS
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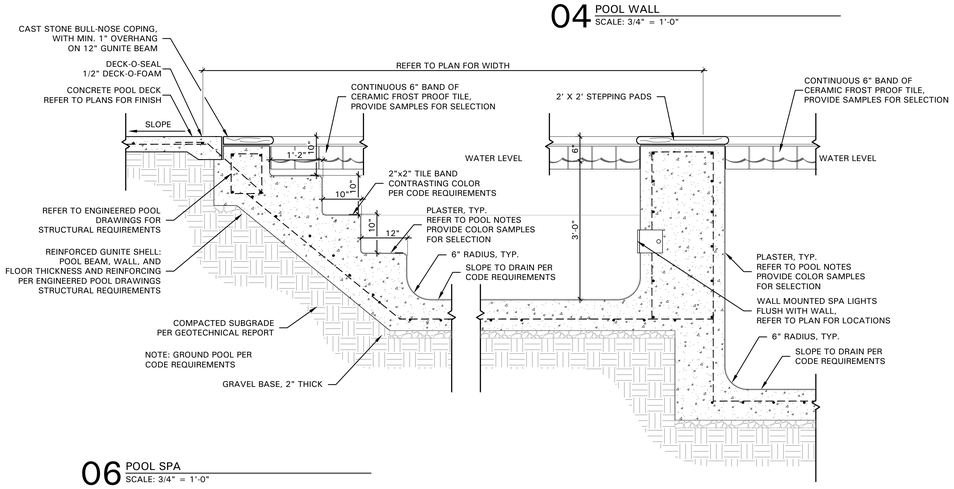

06 POOL SPA
SCALE: 3/4" = 1'-0"

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REGISTERED LANDSCAPE ARCHITECT
BRIAN ANN HARRIS
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5/06/21

The Preserve at Spring Creek

Garland, Texas

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DETAILS

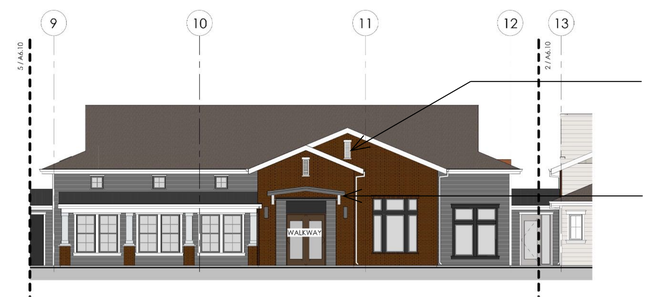
Sheet Number:

L3.01

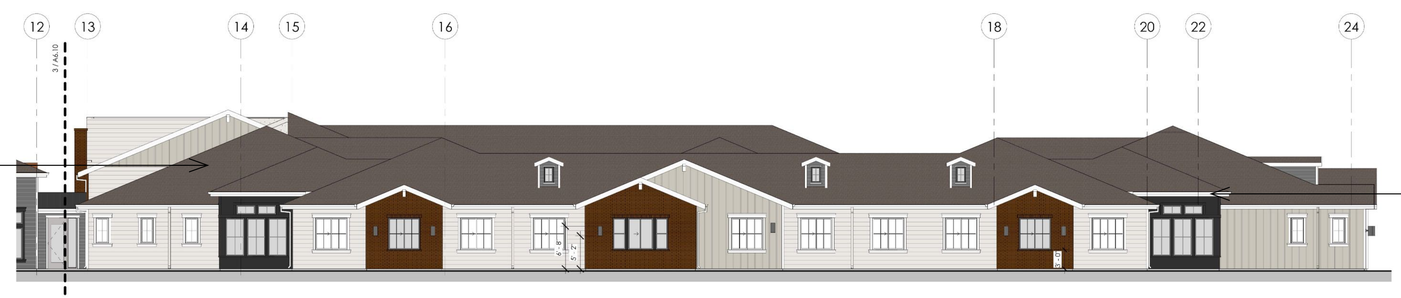
EXHIBIT E

5 SOUTHWEST - PARTIAL ELEVATION 2

4 PARTIAL ELEVATION - SOUTHEAST AT ENTRY



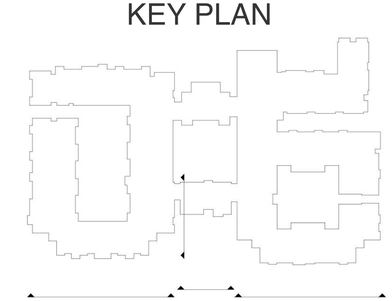
3 SOUTHWEST ELEVATION - ENTRY ELEVATION



2 SOUTHWEST - PARTIAL ELEVATION 1

1 OVERALL SOUTHWEST ELEVATION

KEY PLAN



SCHEMATIC ELEVATIONS | SOUTHWEST

JD+A JOB NUMBER: 20121
DATE: 05.06.2021

A3.1

SPRING CREEK
SENIOR LIVING, LLC

THE PRESERVE AT SPRING CREEK

CITY OF GARLAND, TEXAS

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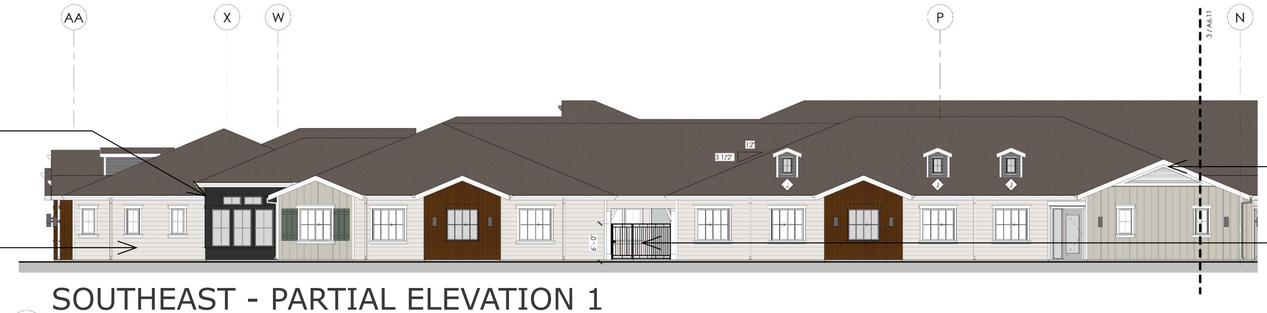
5905 GRANITE LAKE DRIVE I GRANITE BAY I CALIFORNIA, 95746 I 916.783.3700 I WWW.JDAARCH.COM
JEFFREY DeMURE + ASSOCIATES
ARCHITECTS PLANNERS

This rendering is an artist's interpretation of the building. The actual building and site may vary.

EXHIBIT E

SMOOTH PANELS
(FIBER CEMENT)

8" EXPOSURE LAP SIDING
(FIBER CEMENT)



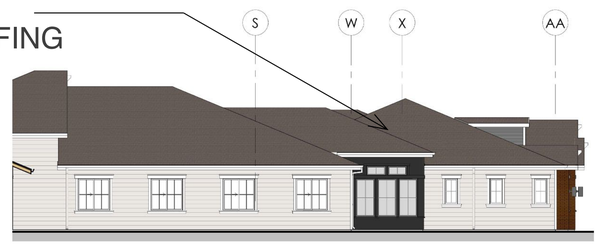
2 X 8 WOOD
FASCIA BOARD

DECORATIVE
METAL RAILING

SOUTHEAST - PARTIAL ELEVATION 1

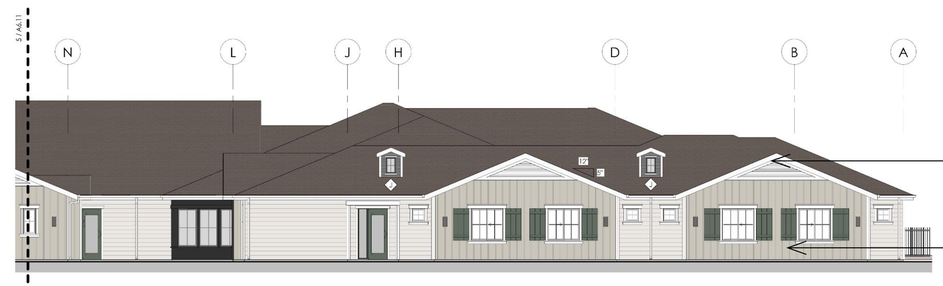
5

COMPOSITION
SHINGLE ROOFING



PARTIAL ELEVATION - NW AT ENTRY

4

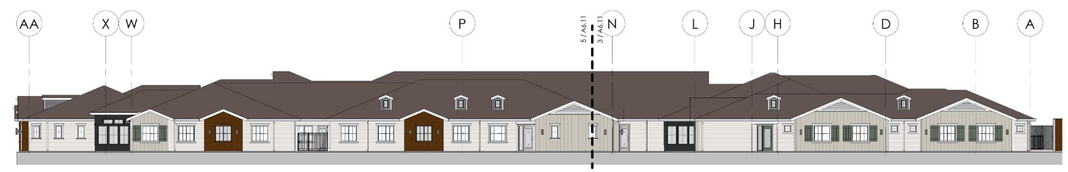


4" EXPOSURE LAP SIDING
(FIBER CEMENT)

BOARD AND BATTEN SIDING
(FIBER CEMENT)

SOUTHEAST ELEVATION - PARTIAL ENTRY ELEVATION 2

3



SOUTHEAST ELEVATION OVERALL

2

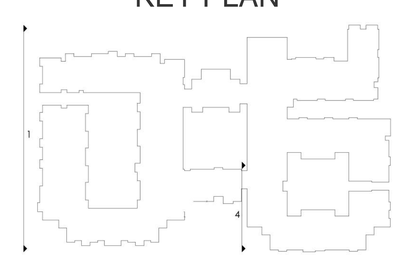
WOOD
CORBEL

BRICK VENEER

NORTHWEST ELEVATION

1

KEY PLAN



SCHEMATIC ELEVATIONS | SOUTHEAST

JD+A JOB NUMBER: 20121
DATE: 05.06.2021

A3.3

SPRING CREEK
SENIOR LIVING, LLC

THE PRESERVE AT SPRING CREEK

CITY OF GARLAND, TEXAS

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ARCHITECTS PLANNERS
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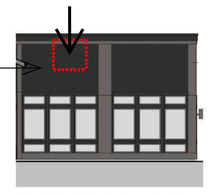
NORTHEAST - PARTIAL ELEVATION 1

6

SCREENED MECHANICAL EQUIPMENT

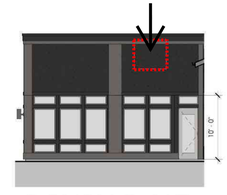
SMOOTH PANELS
(FIBER CEMENT)



DINING SE

5

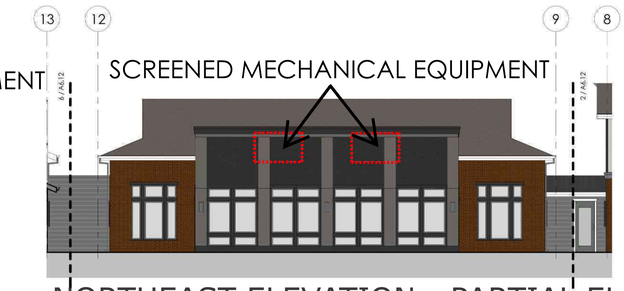
SCREENED MECHANICAL EQUIPMENT



DINING NE

4

SCREENED MECHANICAL EQUIPMENT



NORTHEAST ELEVATION - PARTIAL ELEVATION 2

3

EXHIBIT E

COMPOSITION
SHINGLE ROOFING

BRICK VENEER

WOOD CORBEL

DECORATIVE
METAL RAILING

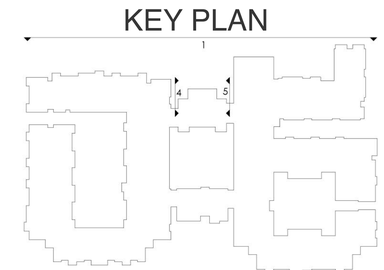
NORTHEAST ELEVATION - PARTIAL ELEVATION 3

2

NORTHEAST ELEVATION OVERALL

1

KEY PLAN



SCHEMATIC ELEVATIONS | NORTHEAST

JD+A JOB NUMBER: 20121
DATE: 05.06.2021

A3.5

SPRING CREEK
SENIOR LIVING, LLC

THE PRESERVE AT SPRING CREEK

CITY OF GARLAND, TEXAS

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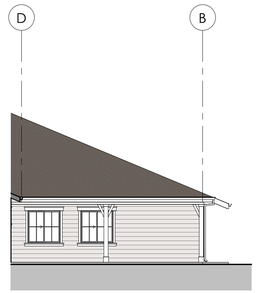
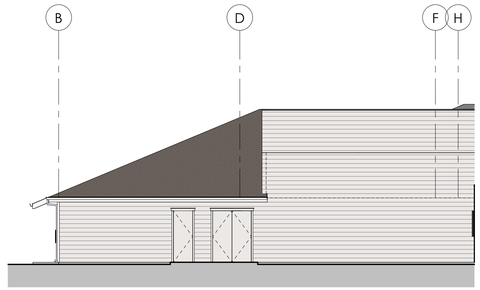
EXHIBIT E



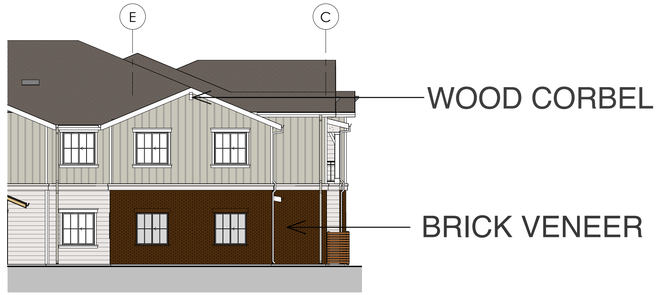
BACK OF HOUSE WALKWAY

7



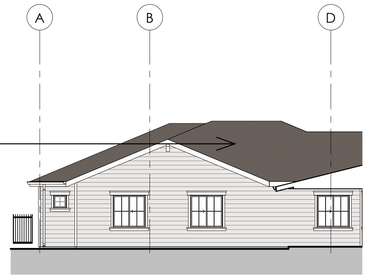
BACK OF HOUSE

6



SIDE ELEVATION AT NORTH EAST SIDE

5

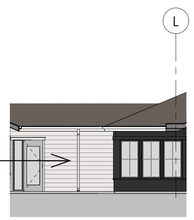


SPECIAL CARE WING NW

4

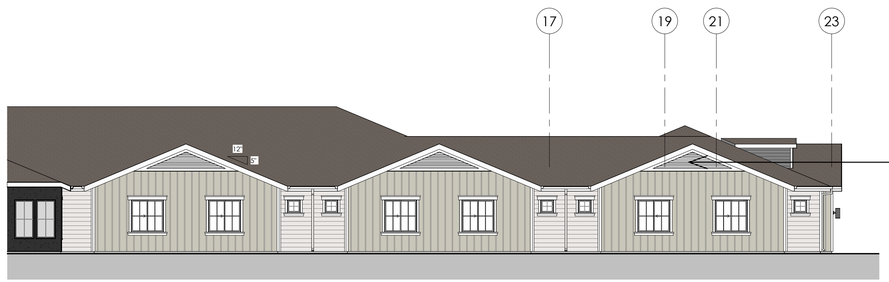
NORTHEAST ELEVATION AT AL WING

3



NORTHWEST ELEVATION

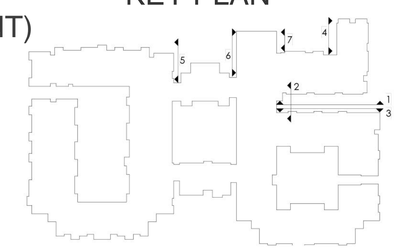
2



SOUTHWEST ELEVATION SPECIAL CARE WING

1

KEY PLAN



SCHEMATIC ELEVATIONS | SPECIAL CARE & AL

SPRING CREEK
SENIOR LIVING, LLC

THE PRESERVE AT SPRING CREEK

CITY OF GARLAND, TEXAS

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ARCHITECTS PLANNERS

JD+A JOB NUMBER: 20121
DATE: 05.06.2021

A3.7

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EXHIBIT E

BOARD AND BATTEN SIDING
(FIBER CEMENT)

8" EXPOSURE LAP SIDING
(FIBER CEMENT)

WOOD CORBEL

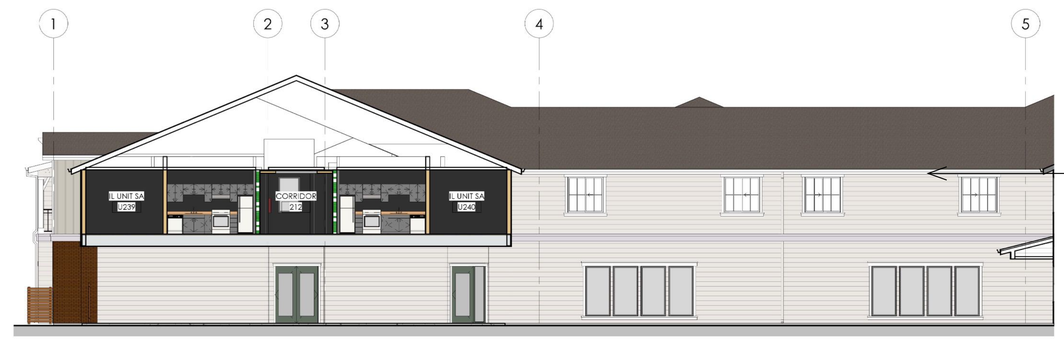
DECORATIVE
METAL RAILING

IL COURTYARD - NORTHWEST

4

IL COURTYARD - NORTHWEST

3



2 X 8 WOOD
FASCIA BOARD

IL COURTYARD - NORTHEAST

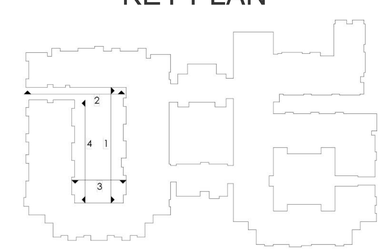
2

COMPOSITION
SHINGLE ROOFING

IL COURTYARD - SOUTHEAST

1

KEY PLAN



SCHEMATIC ELEVATIONS | IL COURTYARD

JD+A JOB NUMBER: 20121
DATE: 05.06.2021

A3.9

SPRING CREEK
SENIOR LIVING, LLC

THE PRESERVE AT SPRING CREEK

CITY OF GARLAND, TEXAS

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ARCHITECTS PLANNERS

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EXHIBIT E

4” EXPOSURE LAP SIDING
(FIBER CEMENT)

5 AL COURTYARD NORTHEAST ELEVATION

DECORATIVE
LOUVER VENT

BRICK VENEER

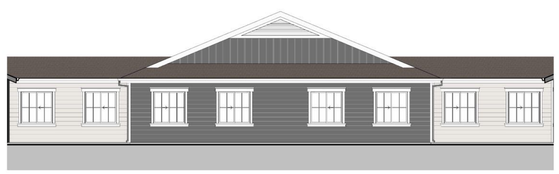
1 CENTRAL COURTYARD NORTHEAST ELEVATION

COMPOSITION
SHINGLE ROOFING

6 AL COURTYARD SOUTHEAST ELEVATION

8” EXPOSURE LAP SIDING
(FIBER CEMENT)

2 CENTRAL COURTYARD SOUTHEAST ELEVATION



7 AL COURTYARD SOUTHWEST ELEVATION

2 X 8 WOOD
FASCIA BOARD

3 CENTRAL COURTYARD SOUTHWEST ELEVATION

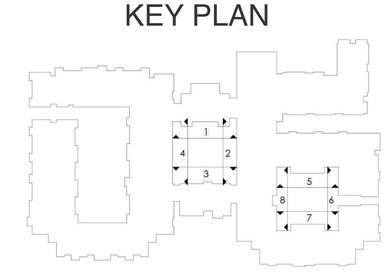
WOOD CORBEL

8 AL COURTYARD NORTHWEST ELEVATION

BOARD AND
BATTEN SIDING
(FIBER CEMENT)

4 CENTRAL COURTYARD NORTHWEST ELEVATION

KEY PLAN



SCHEMATIC ELEVATIONS | AL & CENTRAL COURTYARD

SPRING CREEK
SENIOR LIVING, LLC

THE PRESERVE AT SPRING CREEK

CITY OF GARLAND, TEXAS

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JD+A JOB NUMBER: 20121
DATE: 05.06.2021

A3.11

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EXHIBIT E

SPRING CREEK
SENIOR LIVING, LLC

THE PRESERVE AT SPRING CREEK

CITY OF GARLAND, TEXAS

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RENDERING | PORTE COCHERE

JEFFREY DeMURE + ASSOCIATES
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JD+A JOB NUMBER: 20121
DATE: 05.06.2021

A8.1

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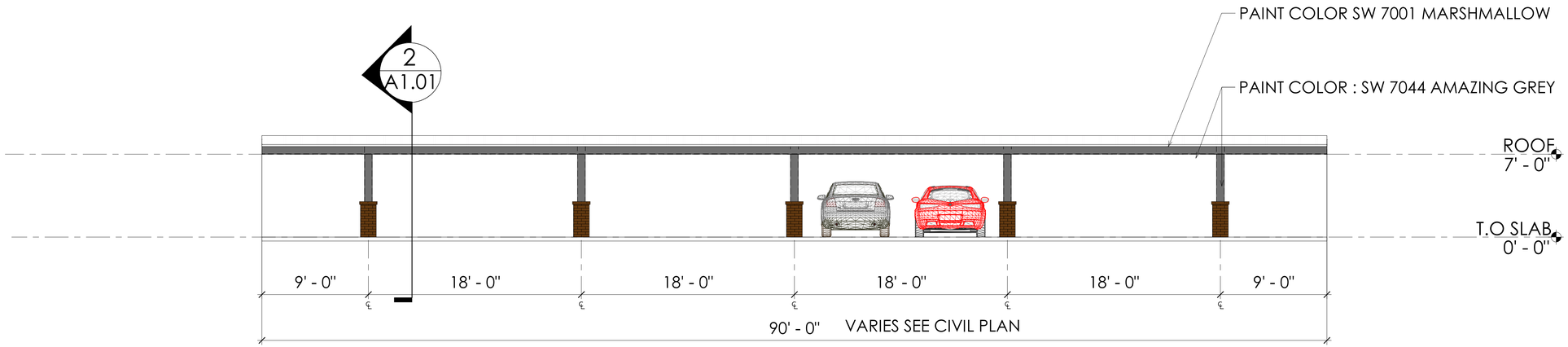
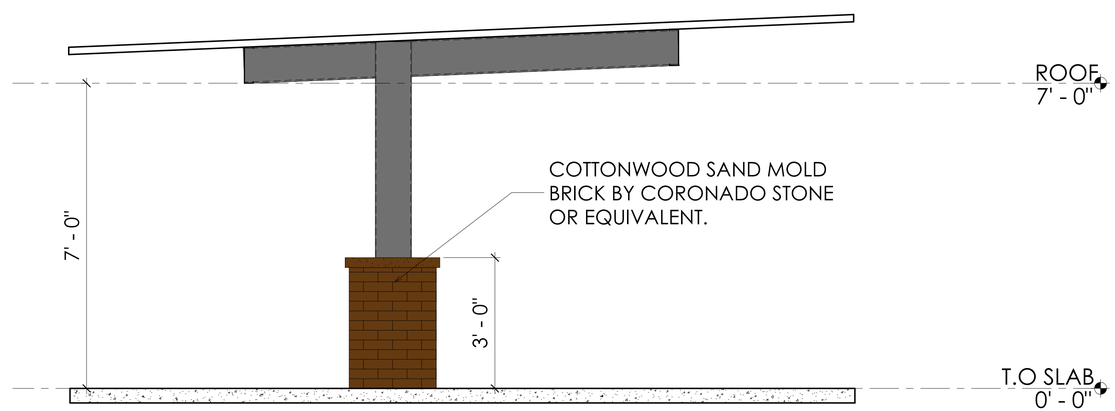
NOTE: SEE CIVIL PLAN FOR CARPORT SIZE AND LOCATIONS



1 NORTH ELEVATION
Scale: 1/4" = 1'-0"

EXHIBIT E



2 SECTION 1
Scale: 3/4" = 1'-0"

CARPORT EXHIBIT DETAILS

JD+A JOB NUMBER: 20121
DATE: 05.06.2021

A6.2

SPRING CREEK
SENIOR LIVING, LLC

THE PRESERVE AT SPRING CREEK

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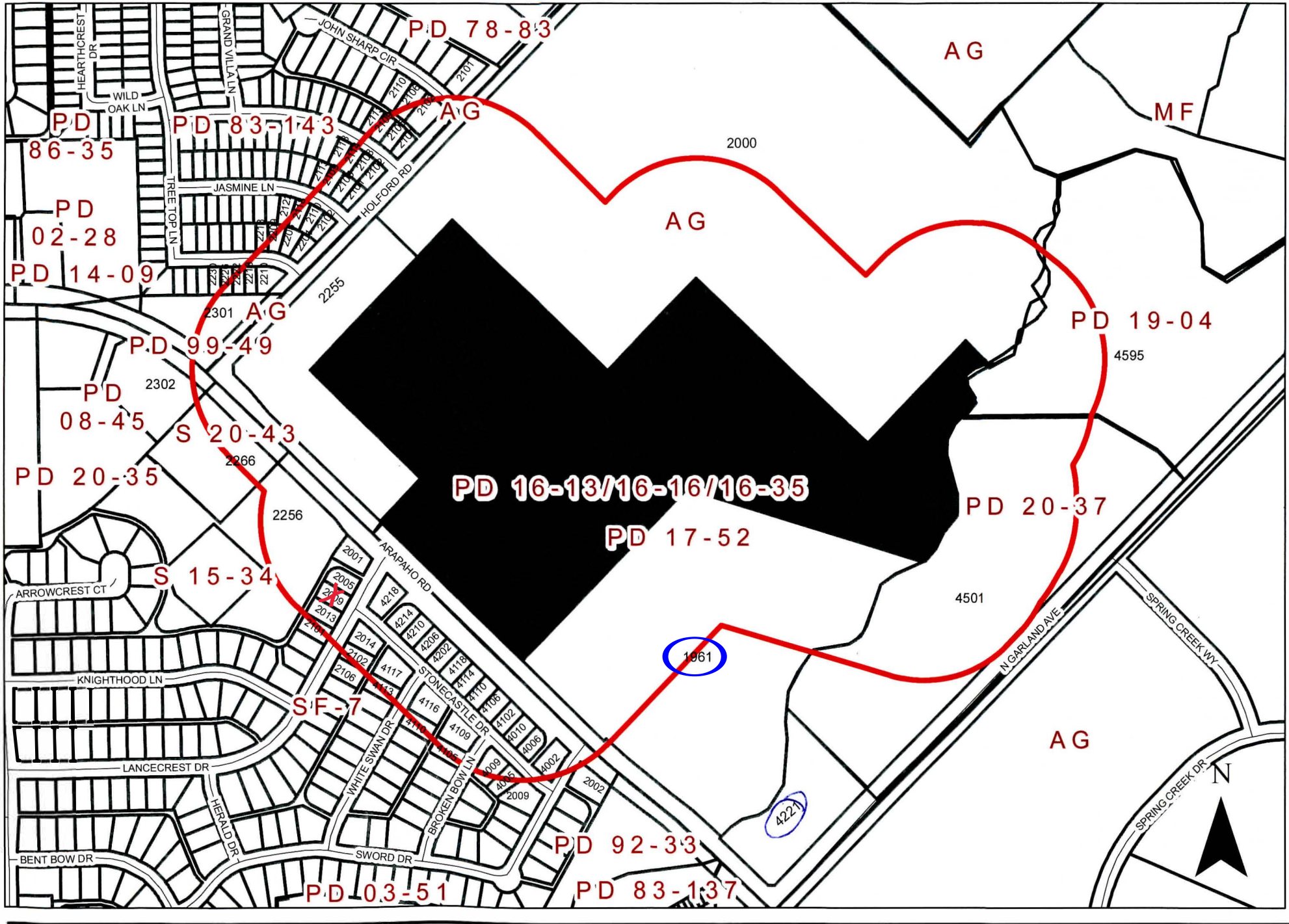
REPORT & MINUTES

P.C. Meeting, May 24, 2021

Consideration of the application of **Civil Point Engineering**, Inc., requesting approval of a Detail Plan for Elder Care - Independent Living and Elder Care - Assisted Living. This property is located at 2055 Arapaho Road. (District 7) (File Z 21-01 - Detail Plan)

Motion was made by Commissioner Jenkins to **approve** the request as presented Seconded by Commissioner Williams. **Motion carried: 9** Ayes, **0** Nays.



0 280 560 Feet
1 inch = 417 feet

Zoning Map Z 21-01

INDICATES AREA OF REQUEST

INDICATES NOTIFICATION AREA

2055 Arapaho Road

Comment Form
Case Z 21-01

Z 21-01 Civil Point Engineers, Inc. The applicant proposes a total of 120 dwelling units for Independent Living and Assisted Living. This request is an amendment to the previously approved site layout for Independent and Assisted Living. This site is located at 2055 Arapaho Road. (District 7)

Z 21-01 Civil Point Engineers, Inc. El solicitante propone un total de 120 unidades de vivienda para la vida independiente y la vida asistida. Esta solicitud es una enmienda al diseño del sitio previamente aprobado para la vida independiente y asistida. Este sitio está ubicado en 2055 Arapaho Road. (Distrito 7)

Z 21-01 Civil Point Engineers, Inc. Người nộp đơn đề xuất tổng cộng 120 căn hộ cho Sống độc lập và Sống có trợ giúp. Yêu cầu này là một sửa đổi đối với bố cục trang web đã được phê duyệt trước đó cho Sống độc lập và có hỗ trợ. Trang web này nằm ở 2055 Arapaho Road. (Quận 7) (xem bản đồ bao gồm)

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

☑ For / A Favor / Đúng

☐ Against / En Contra / Không

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

Michael Holigan - Manager

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

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

4221 N. Garland Ave.

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

Garland Tx

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính

Signature / Firma / Ch ữ ký

5/18/21

Date / Fecha / Ngày

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

Comment Form
Case Z 21-01

Z 21-01 Civil Point Engineers, Inc. The applicant proposes a total of 120 dwelling units for Independent Living and Assisted Living. This request is an amendment to the previously approved site layout for Independent and Assisted Living. This site is located at 2055 Arapaho Road. (District 7)

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

- [x] For / A Favor / Đúng
- [ ] Against / En Contra / Không

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ARBO Apartment Group I, LLC / Angus Rogers, Manager

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

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

1961 Arapaho Road

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

Garland, TX

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u Chính

Angus C Rogers

Signature / Firma / Ch ữ ký

May 19, 2021

Date / Fecha / Ngày

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

Comment Form
Case Z 21-01

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

☑ For / A Favor / Đúng

☐ Against / En Contra / Không

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Yefim Krut

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

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

2113 Glen Heights Dr.

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

Garland, TX

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u Chính

Signature / Firma / Ch ữ ký

Date / Fecha / Ngày MAY 25 '21 PM 2:37

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

Comment Form
Case Z 21-01

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Ricky R. Allford Home Owner

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

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

2009 Lancecrest Dr.

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

Garland TX 75044

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u Chính

Ricky Allford

Signature / Firma / Ch ữ ký

6-7-2021

Date / Fecha / Ngày

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

Comment Form Continued – Case Z 21-01

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

Las declaraciones a continuación reflejan mi (nuestra) opinión con respecto a las solicitudes propuestas.

Các tuyên bố dưới đây phản ánh quan điểm của tôi (chúng tôi) về (các) yêu cầu được đề xuất

We already have too many apt. buildings in this area.
We need single family homes.
The builder told us they were going to build resturants and ~~assite~~ assisted living structures - that was in 2019 - They lied! There only building apts. which means more traffic and crime

It seems as though the city of Garland is only interested in collecting property taxes!

No More Apts!!!

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THE FRYEY'S / OWNER'S

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

2110 John Sharp Circle

City, State / Estado de la Ciudad / Thành bang

Garland, Texas

Zip Code / Código postal / Mã Bưu Chính

MAY 25 '21 PM 2:37

Signature / Firma / Chữ ký

5/19/2021

Date / Fecha / Ngày

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

Outside the Notification Area

Comment Form Continued –
Case Z 21-01

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We are surrounded by self fill apartments so we don't need any more! The traffic and pollution is getting worse, also, the crime.

The fire station would've been much needed in that location.

Outside the Notification Area

Comment Form
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Robert Whitten, property owner

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

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Garland, TX 75044

City, State / Estado de la Ciudad / Thành bang

75044

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06/09/21

Signature / Firma / Ch ữ ký

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We approve the proposed zoning changes.

Z 21-01

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[Planned Development and Detail Plan for an Elder Care – Independent Living and an Elder Care – Assisted Living on a property zoned Planned Development (PD) District 17-52.]

City Council Meeting
June 22, 2021

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CASE INFORMATION

Location: 2055 Arapaho Road

Applicant: Civil Point Engineers, Inc.

Owner: Spring Creek Senior Living, LLC.

Acreage: 34.5 acres

Zoning: Planned Development (PD) District 17-52

Z 21-01

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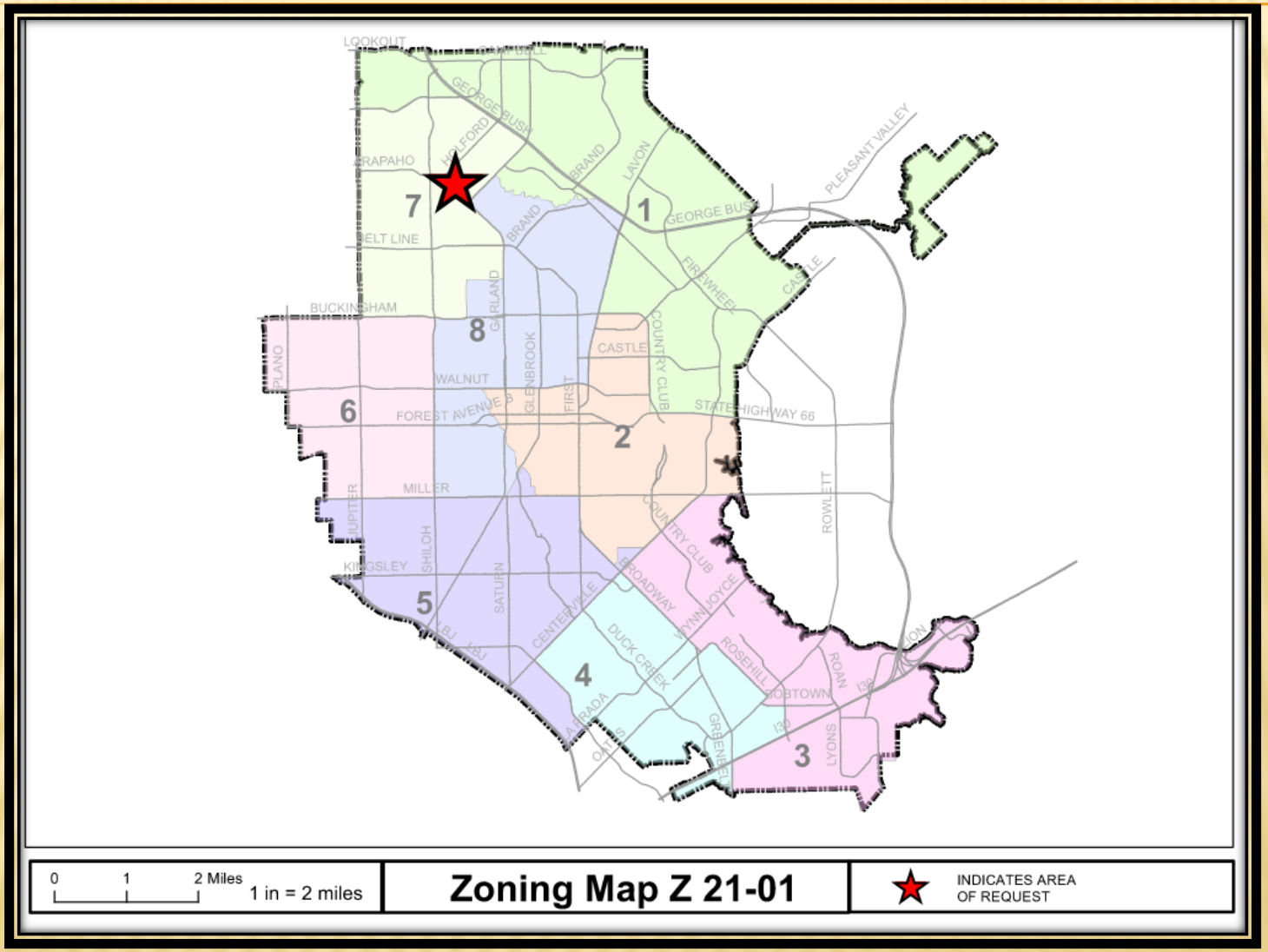
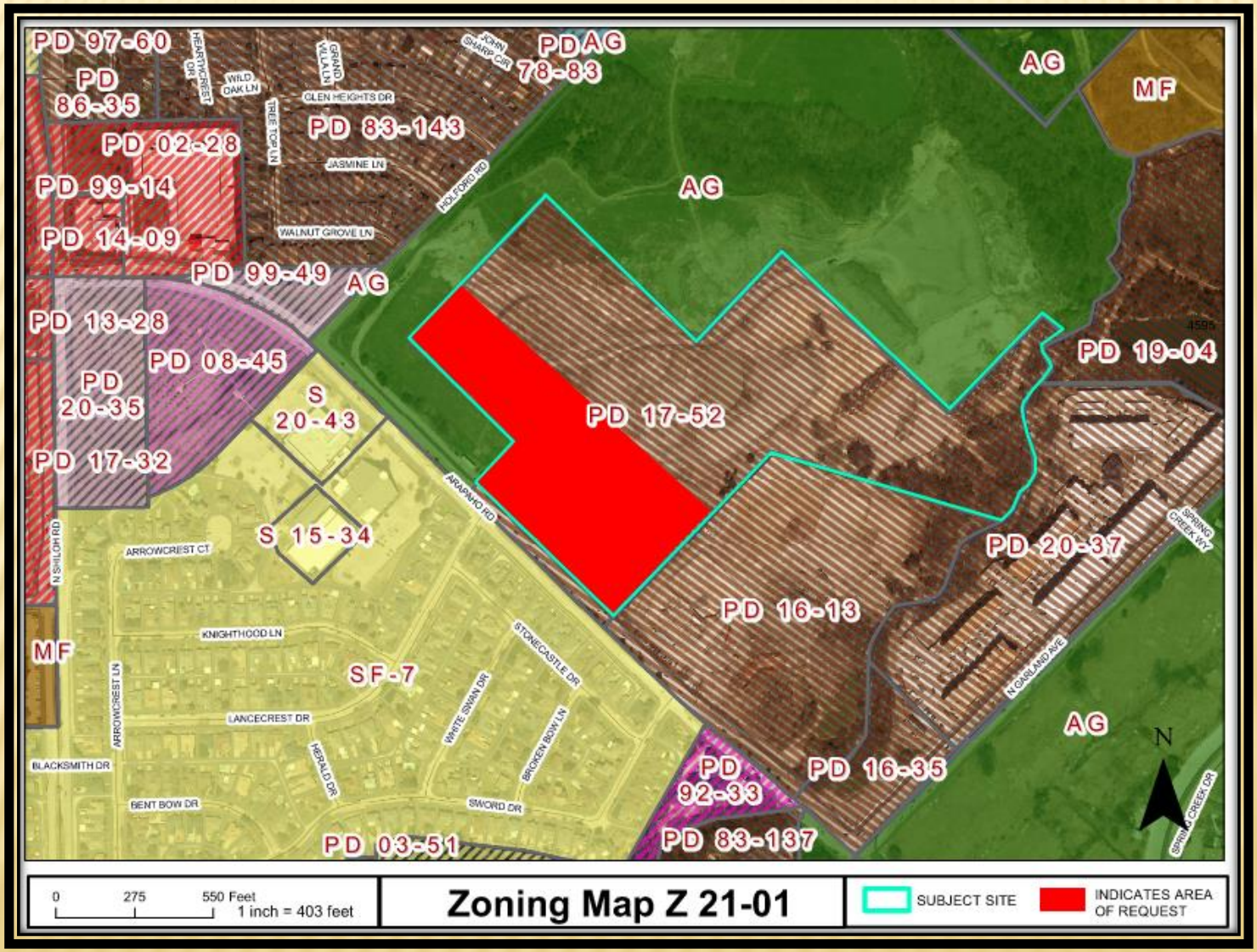
CITYWIDE LOCATION MAP



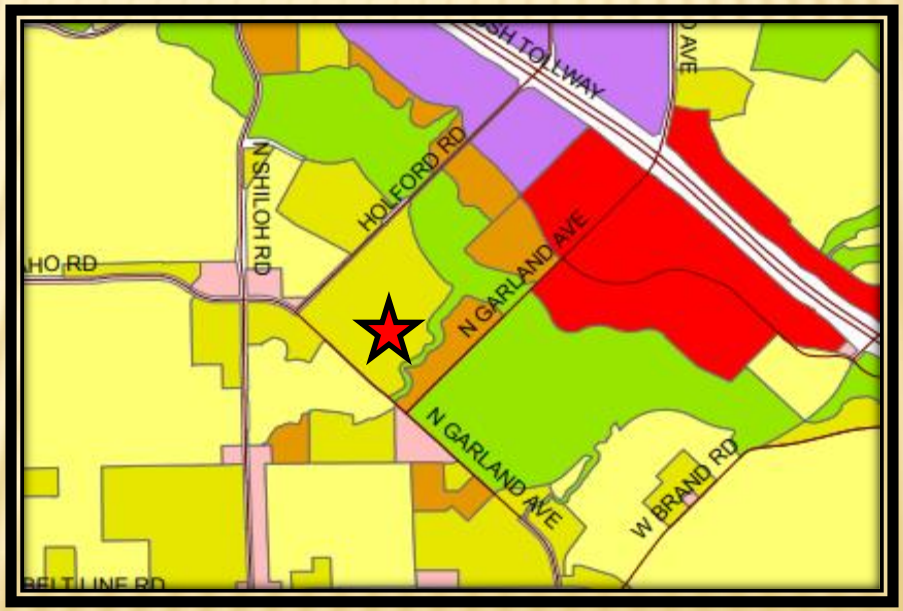
Z 21-01

LOCATION MAP



Z 21-01

COMPREHENSIVE PLAN



Z 21-01

COMPREHENSIVE PLAN

- The Future Land Use Map of the Envision Garland Plan recommends Compact Neighborhoods for the subject site. Compact Neighborhoods provide areas for moderate increase in residential density, including single-family attached and single-family detached housing. It expands housing options through infill and redevelopment, while continuing walkable development patterns.

- These areas provide transitions between traditional residential neighborhoods and higher density residential neighborhoods and non-residential developments. The Compact Neighborhood development type is primarily characterized as moderate residential between six (6) and twelve (12) dwelling units per acre.

- The proposed land use is compatible with the comprehensive plan.

PHOTOS

Z 21-01

View of the subject property from Arapaho Road

Looking south of the subject property from Arapaho Road

Looking east of the subject property from Arapaho Road

Looking west of the subject property

COMPARISON TABLE

Standards	PD 17-52	Proposed (Z 21-01)
Land Use	Multi-Family-Independent Living and Assisted Living	Multi-Family-Independent Living and Assisted Living
Acreage	34.5 acres	Total area of request: 34.5 acres Land area to be developed: 11 acres
Density	11.5 dwelling units per acre	For the full 34.5 acres: 3.48 dwelling units per acre For the 11 acres being developed: 10.9 dwelling units per acre
Number of Units	Total: 400 Assisted Living: 110 Independent Living: 290	Total: 120 Assisted Living: 46 Independent Living: 74
Building Height	55 feet	36 feet

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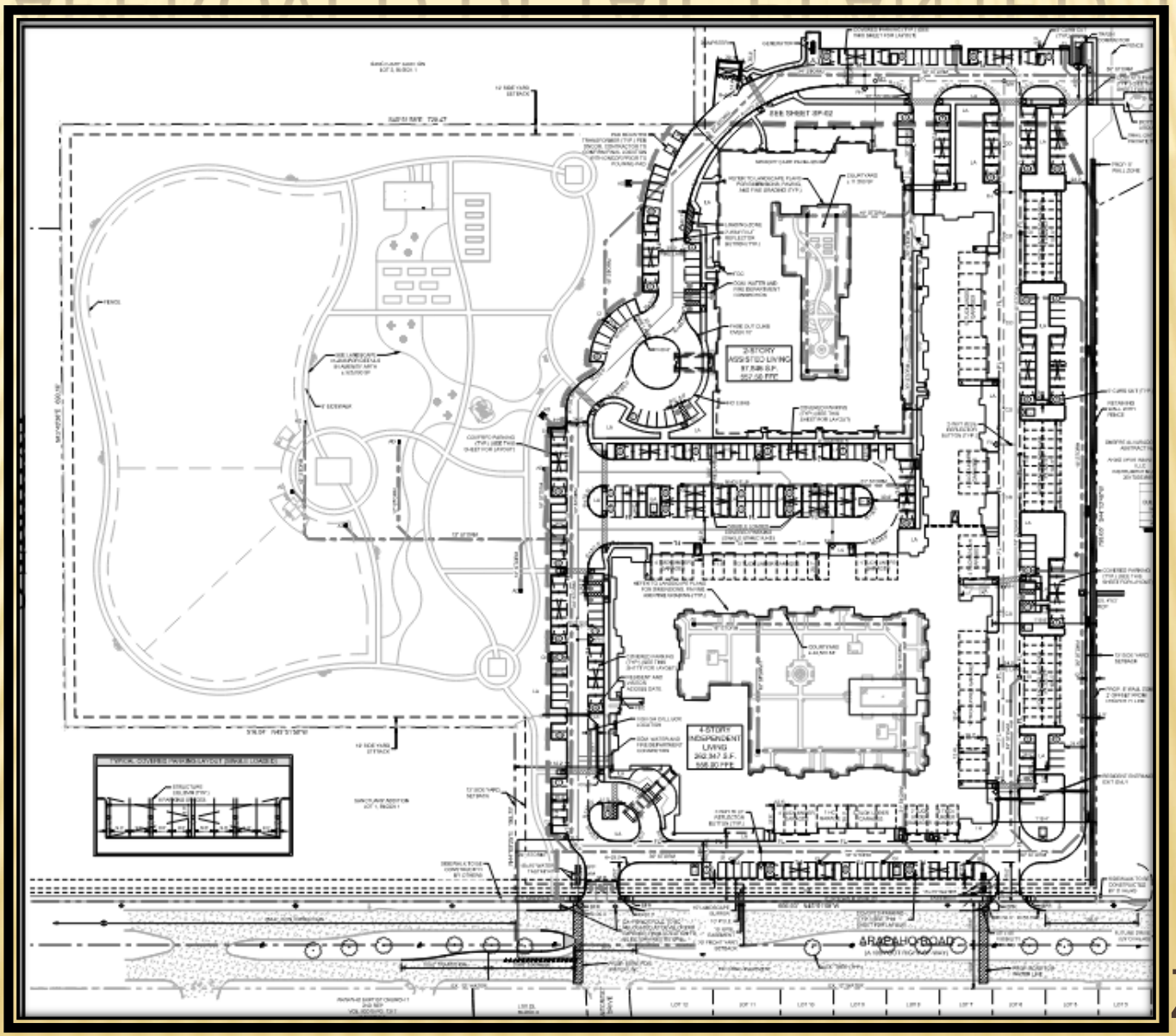
APPROVED DETAIL PLAN (PD 17-52)



Z 21-01

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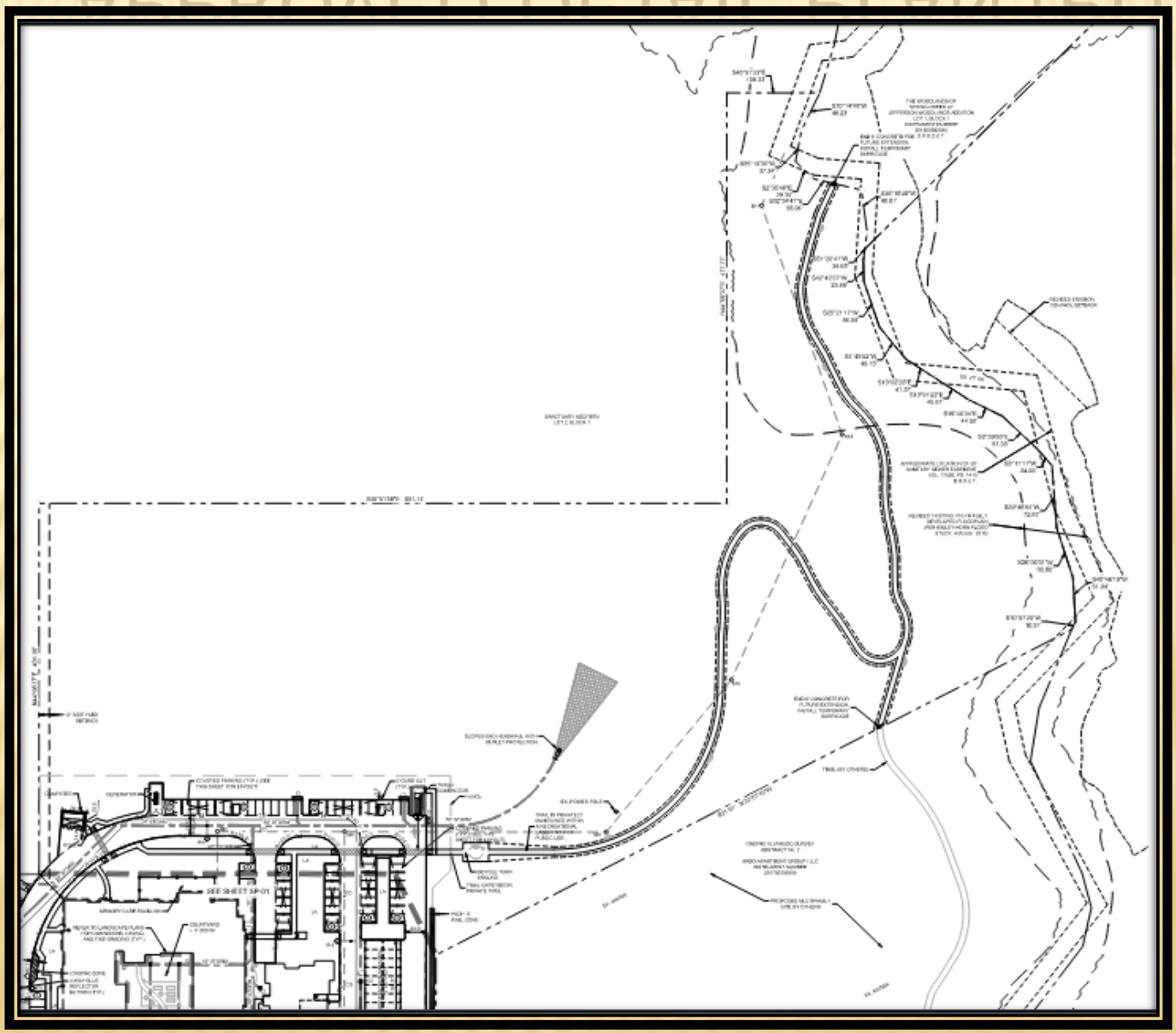
APPROVED DETAIL PLAN (PD 17-52)



Z 21-01

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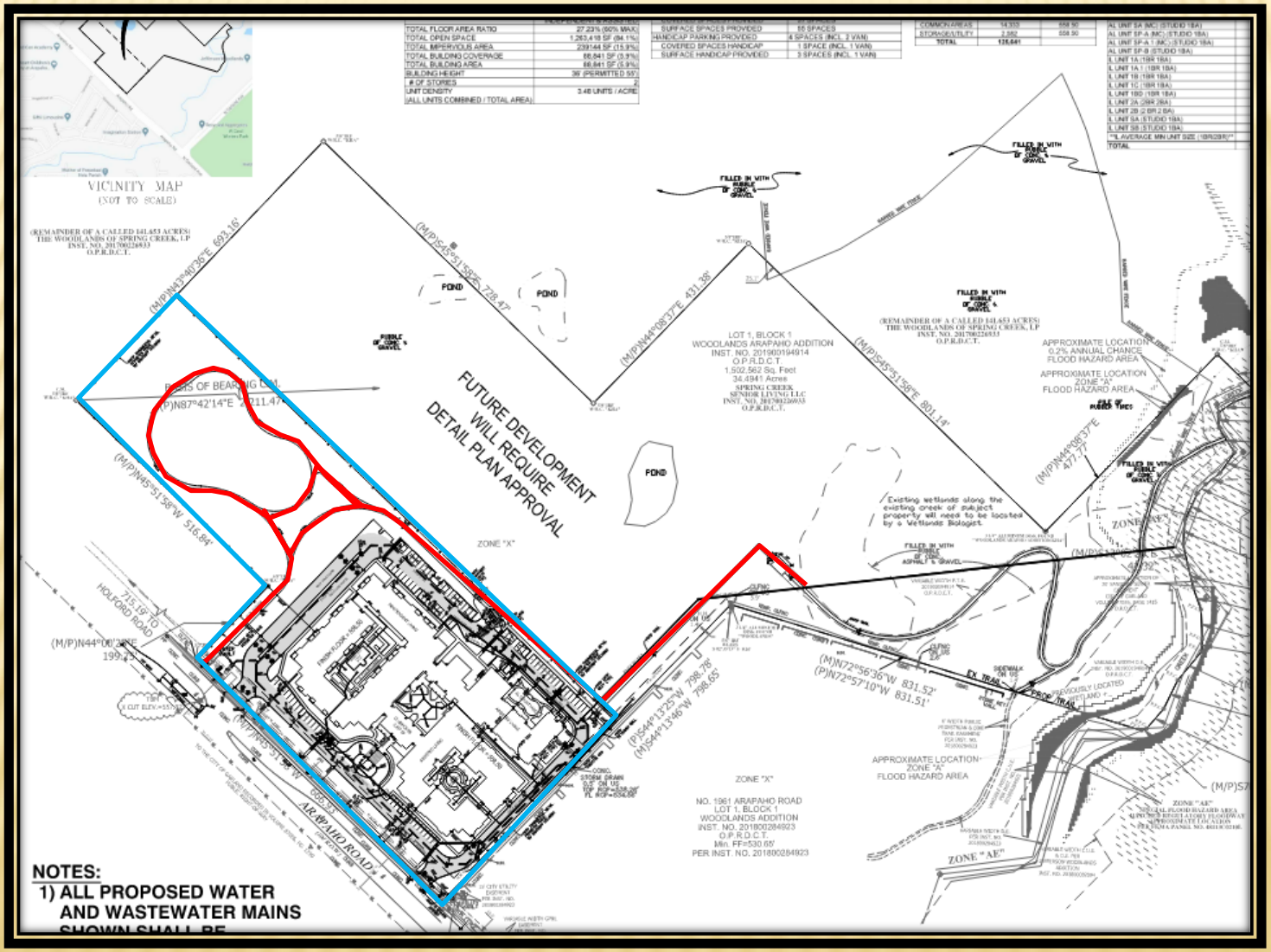
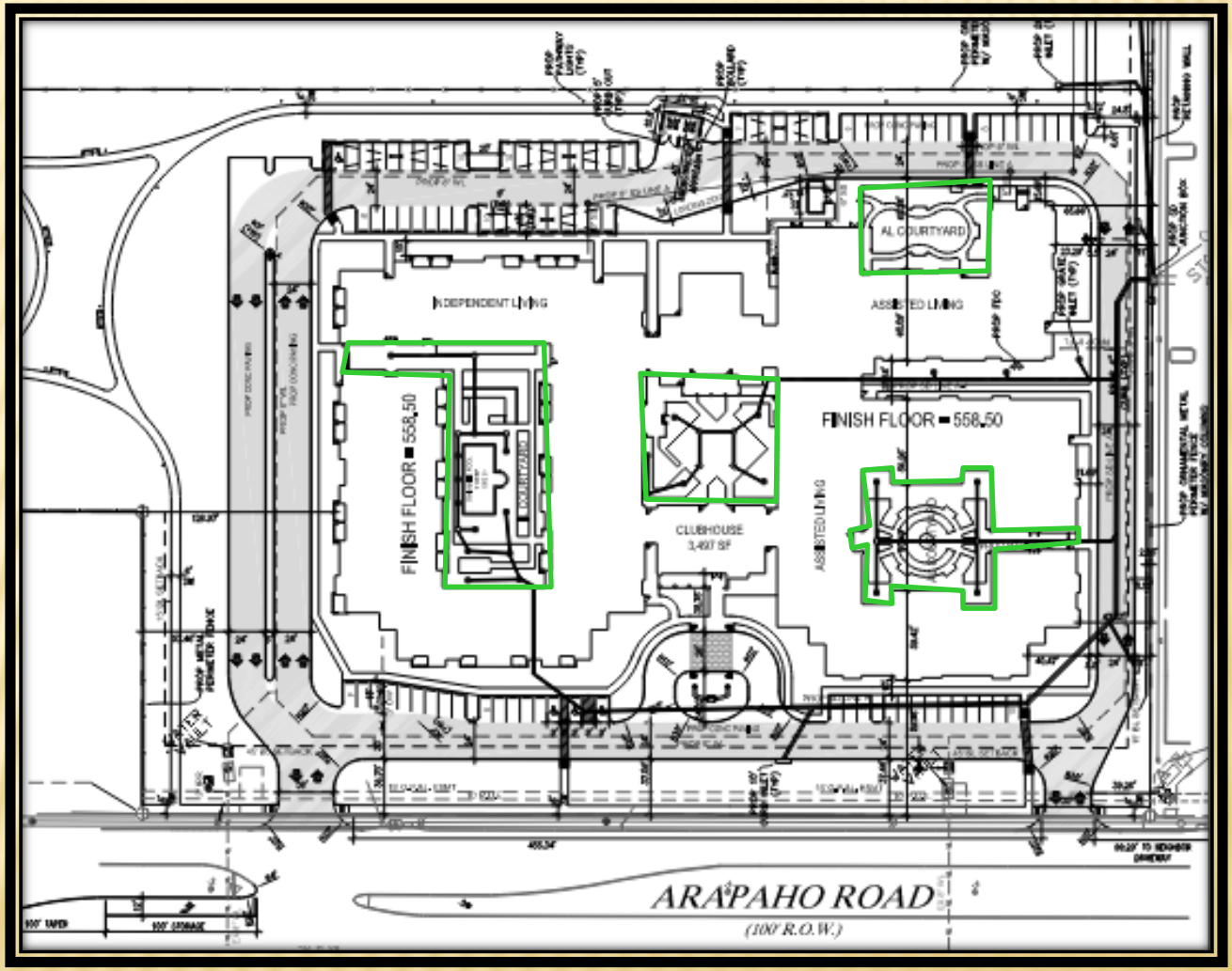
PROPOSED OVERALL SITE PLAN



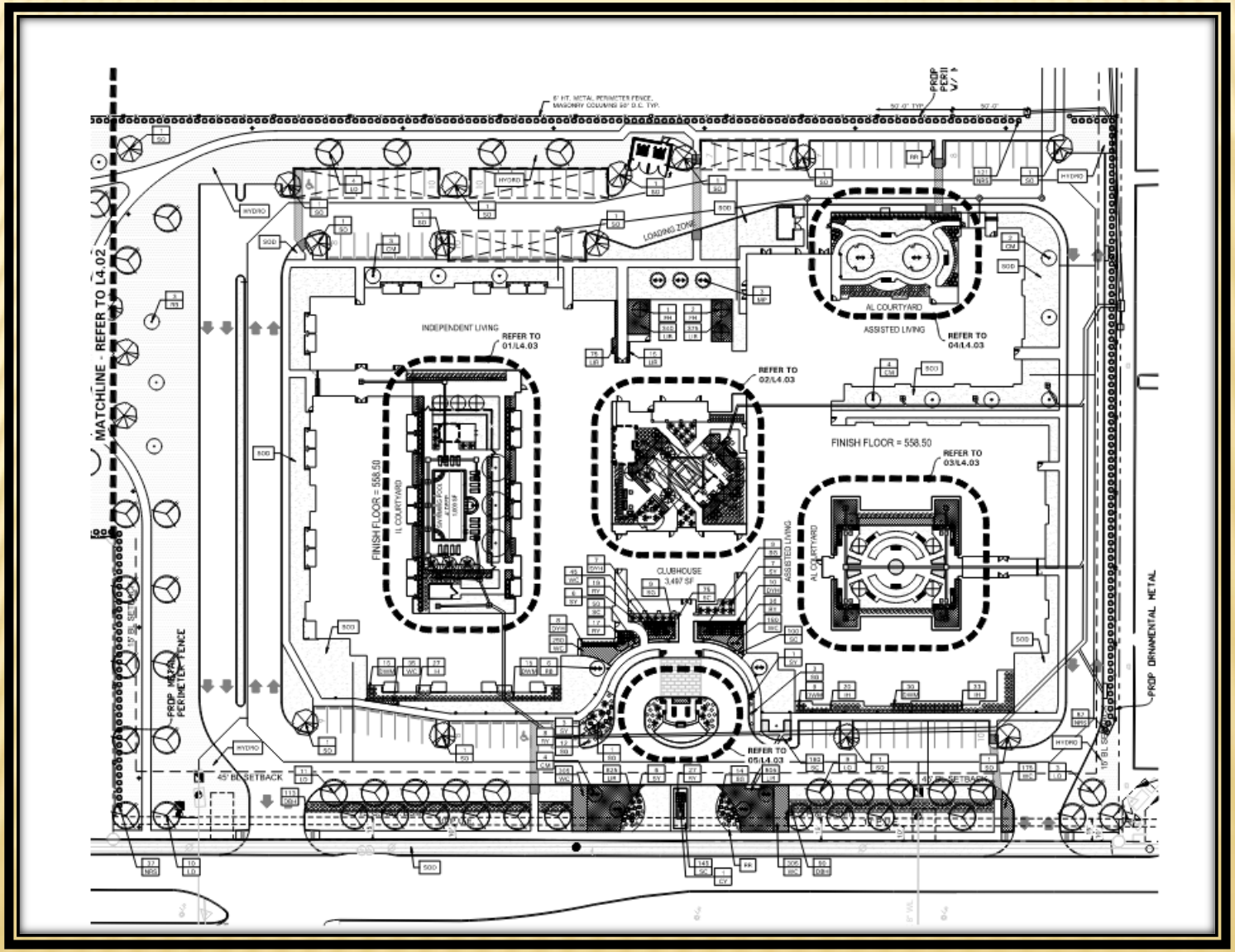
Z 21-01

PROPOSED SITE PLAN



Z 21-01

PROPOSED LANDSCAPE PLAN



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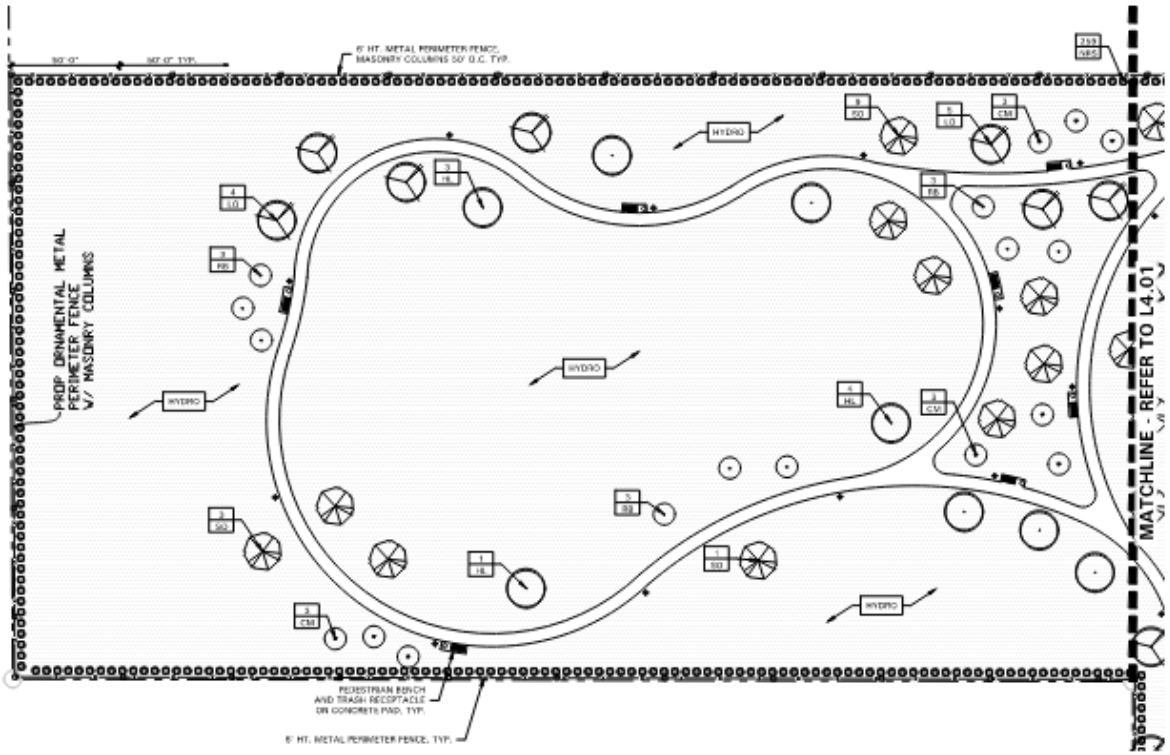

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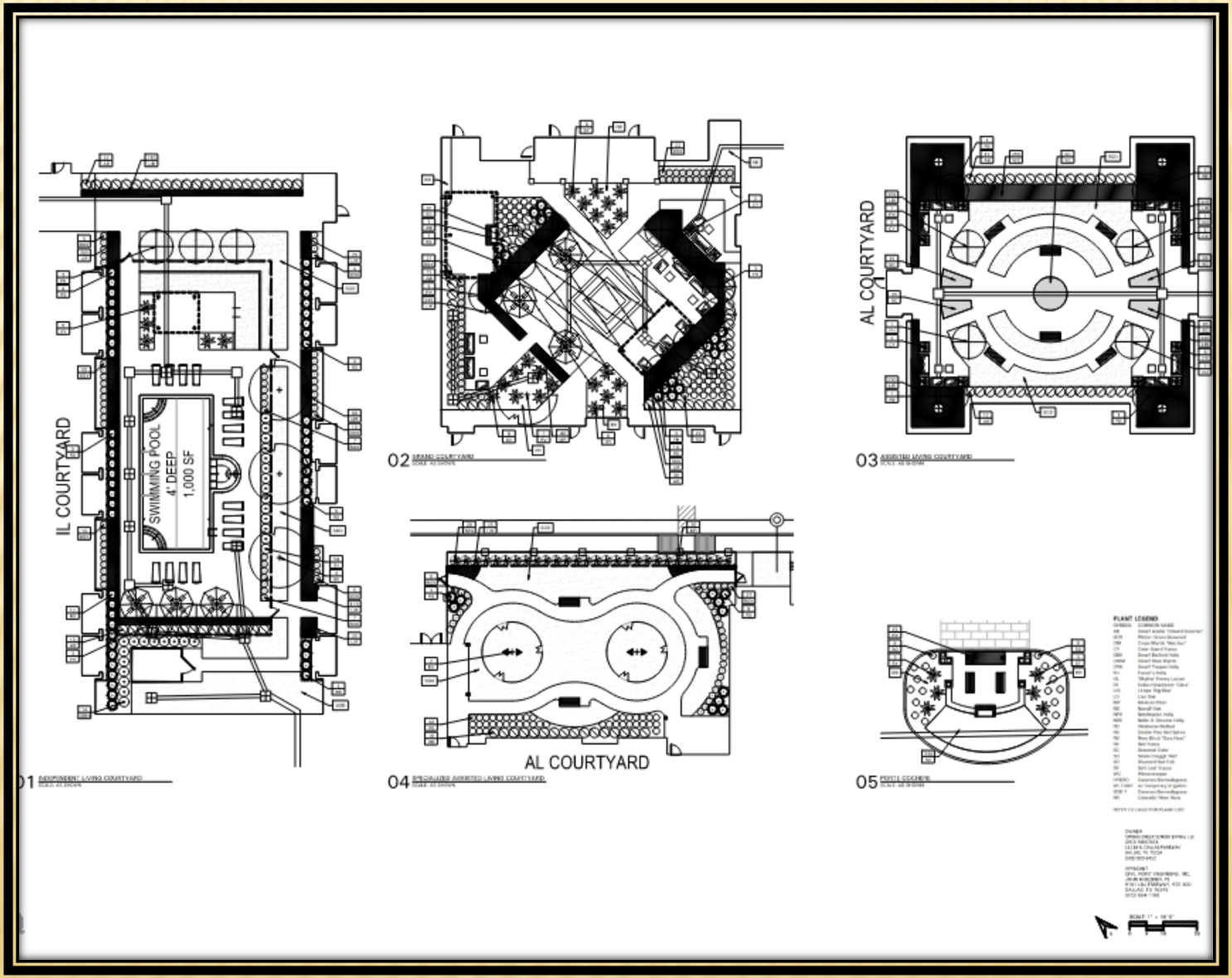
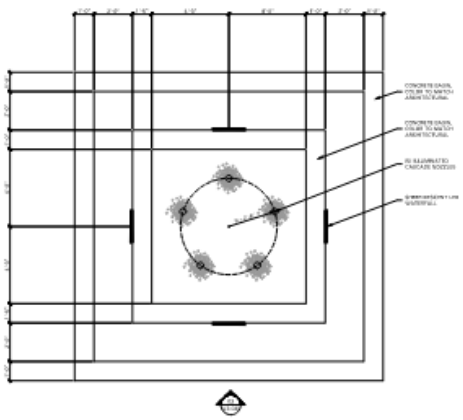
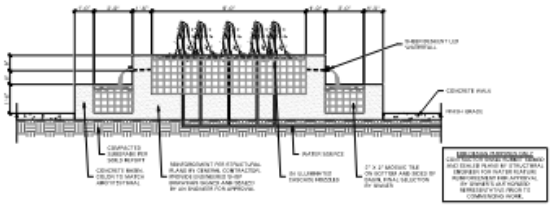


Z 21-01

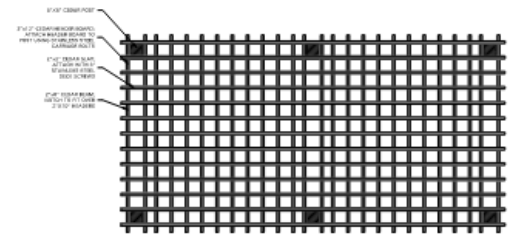
PROPOSED AMENITIES

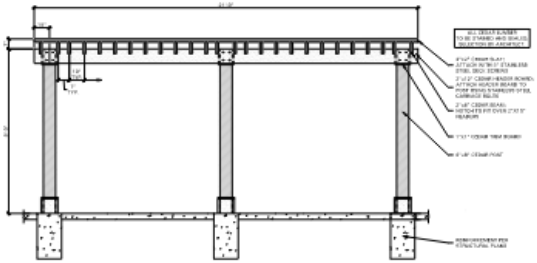


01 WATERFEATURE PLAN



02 WATERFEATURE SECTION





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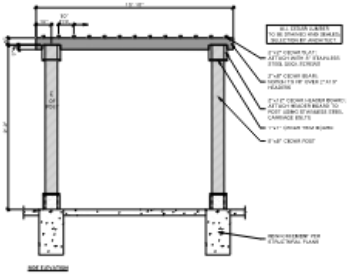

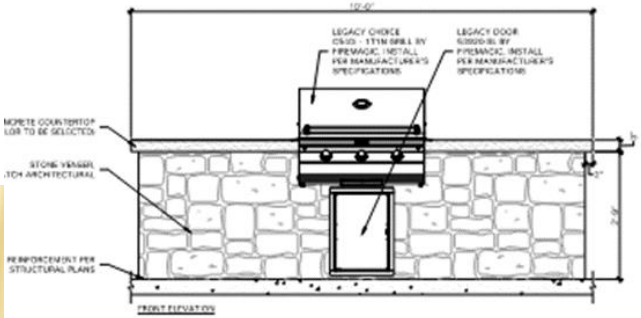

01 GRILLING STATION

MBE-0300-00026

.egacy # MLB300-MH

Z 21-01

PROPOSED BUILDING PLAN

Z 21-01

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PROPOSED BUILDING ELEVATIONS

Z 21-01

GARLAND
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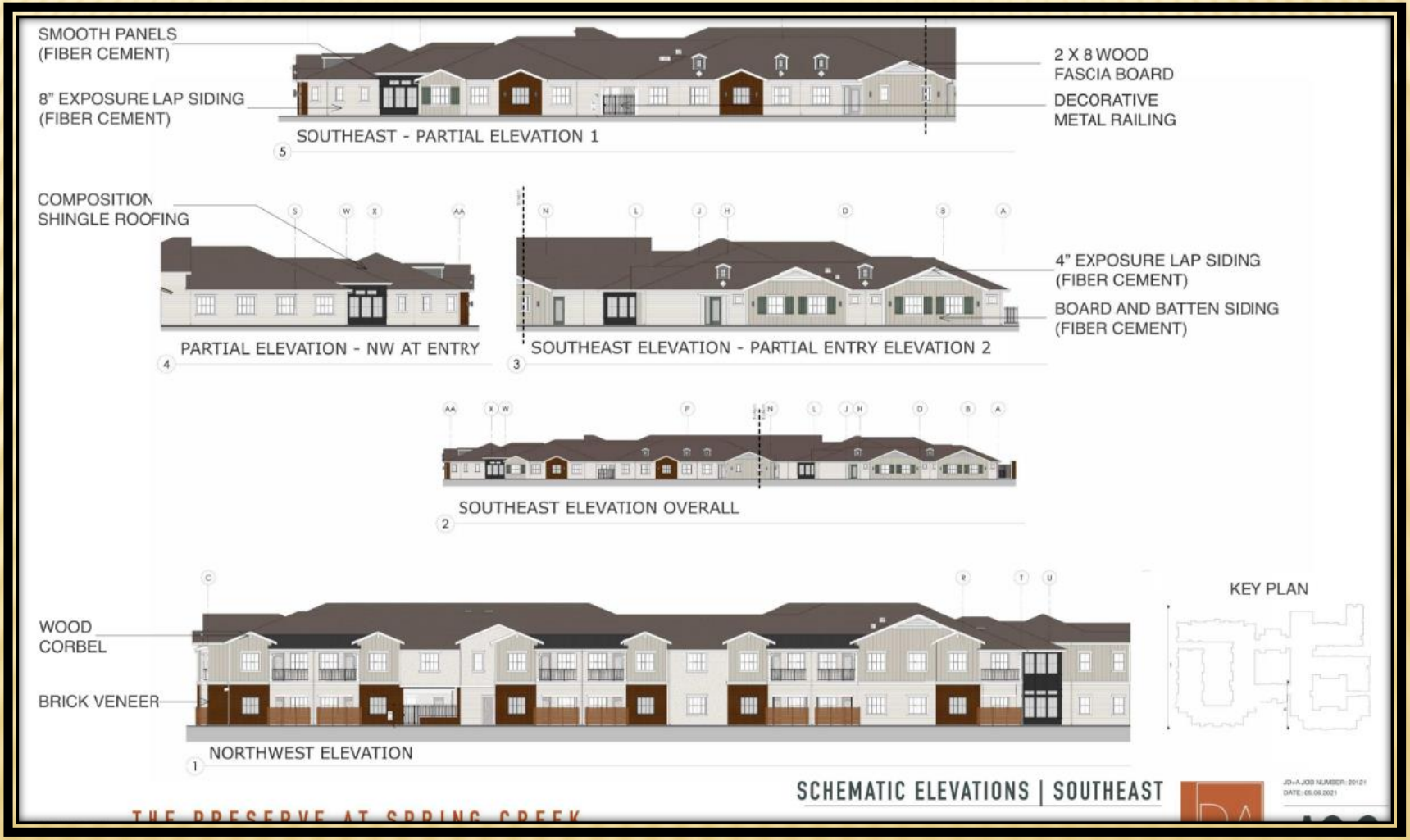
PROPOSED BUILDING ELEVATIONS



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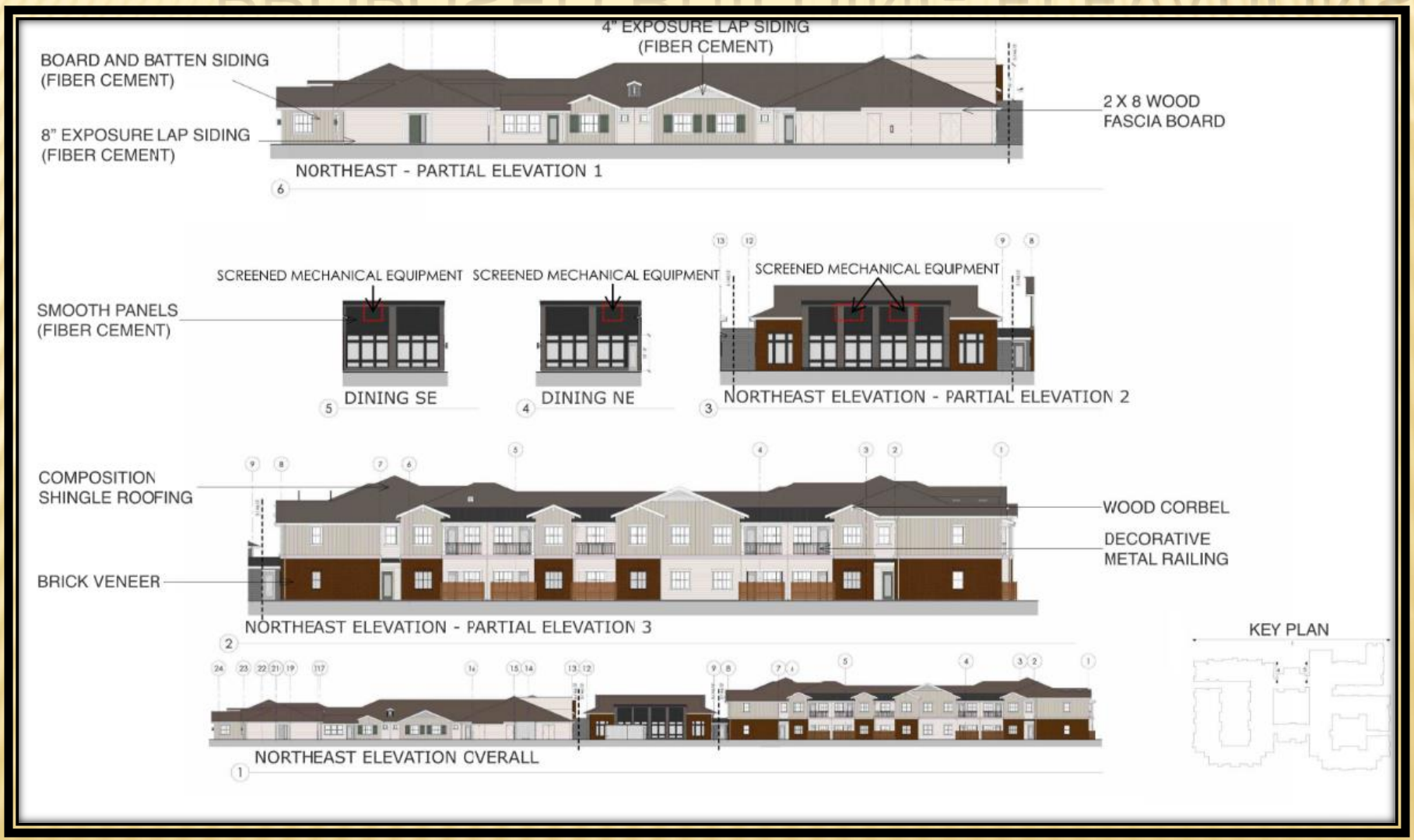
PROPOSED BUILDING ELEVATIONS



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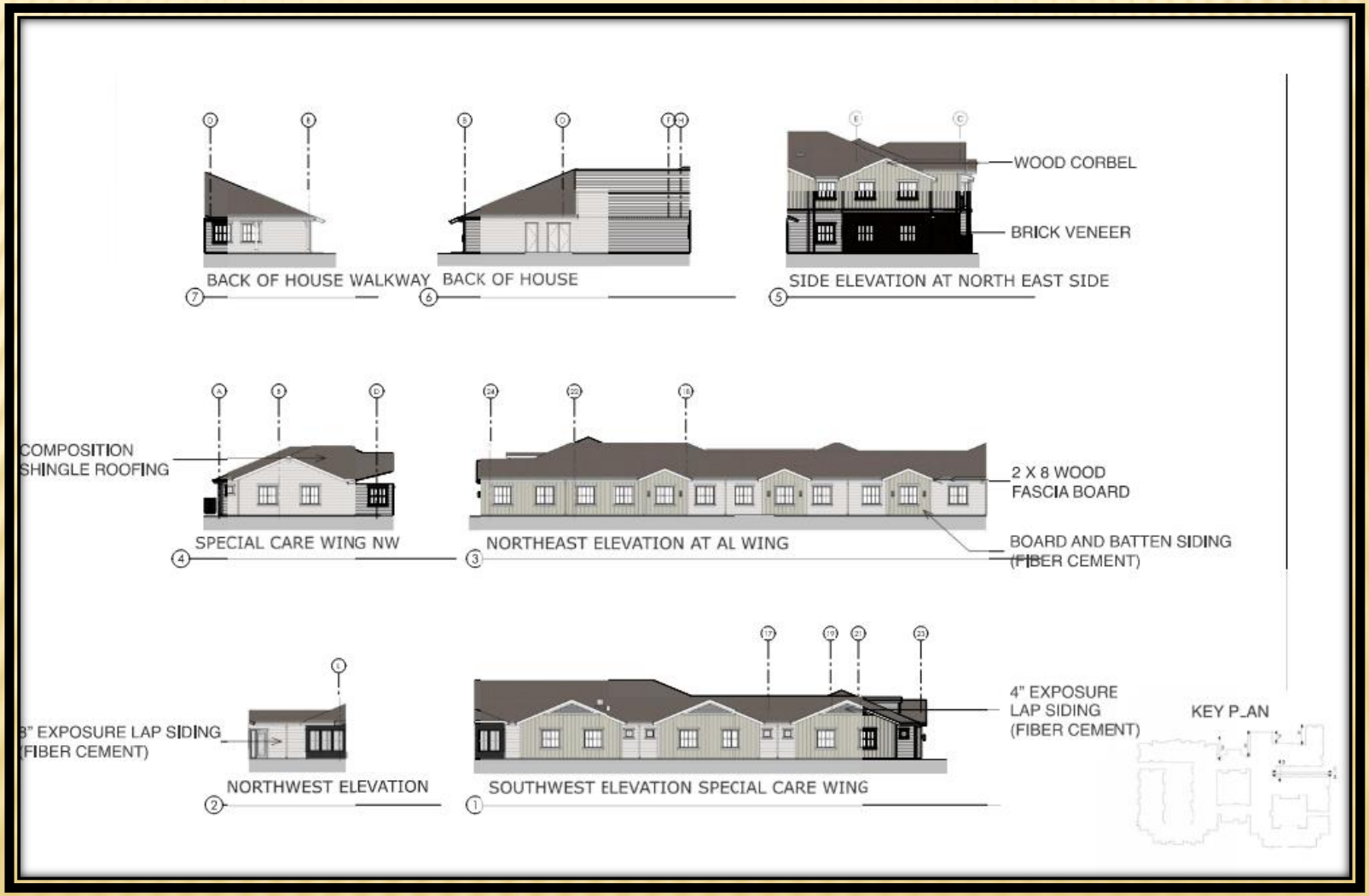
PROPOSED BUILDING ELEVATIONS



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PROPOSED BUILDING ELEVATIONS

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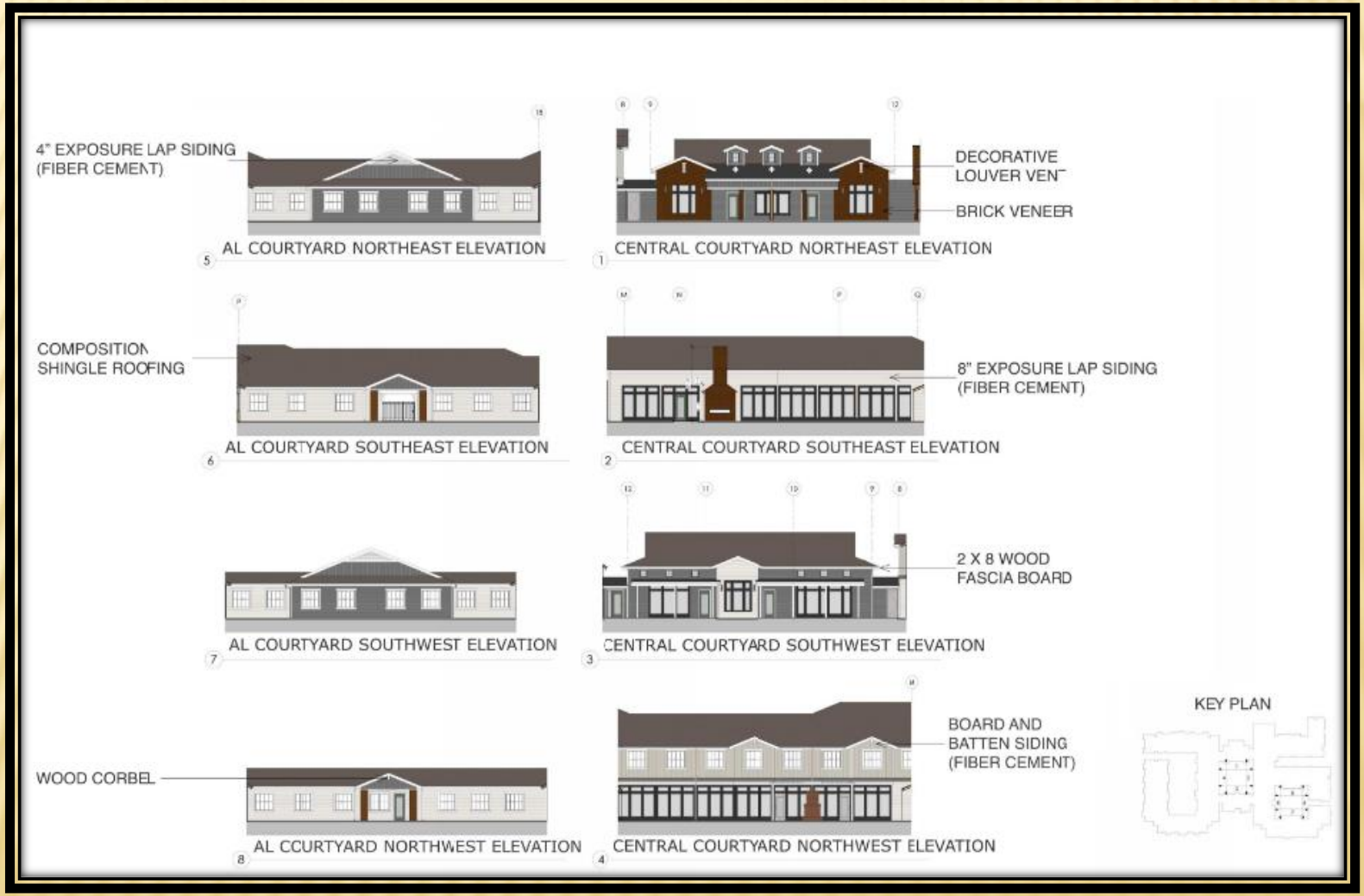
PROPOSED BUILDING ELEVATIONS



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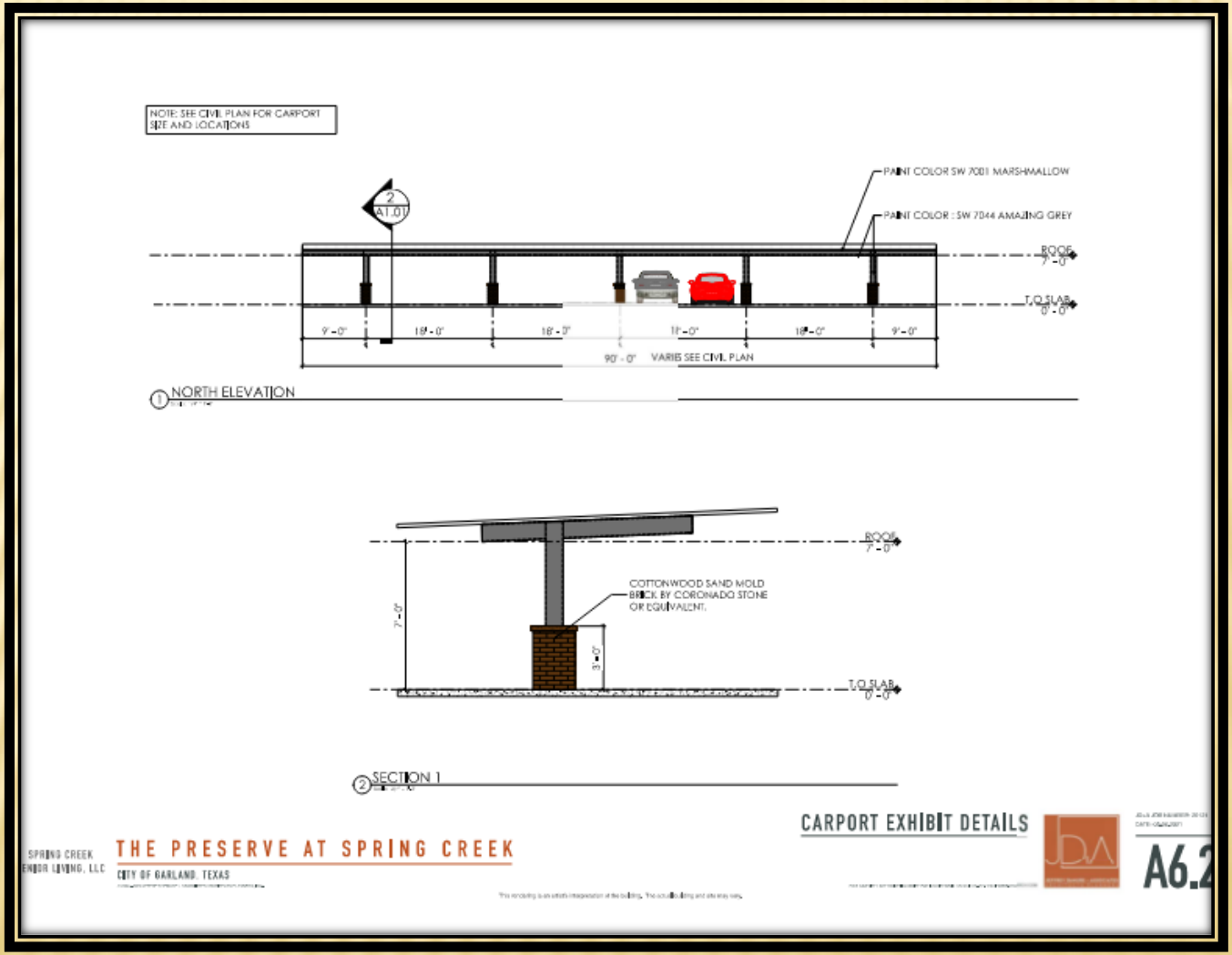
CARPORT ELEVATIONS



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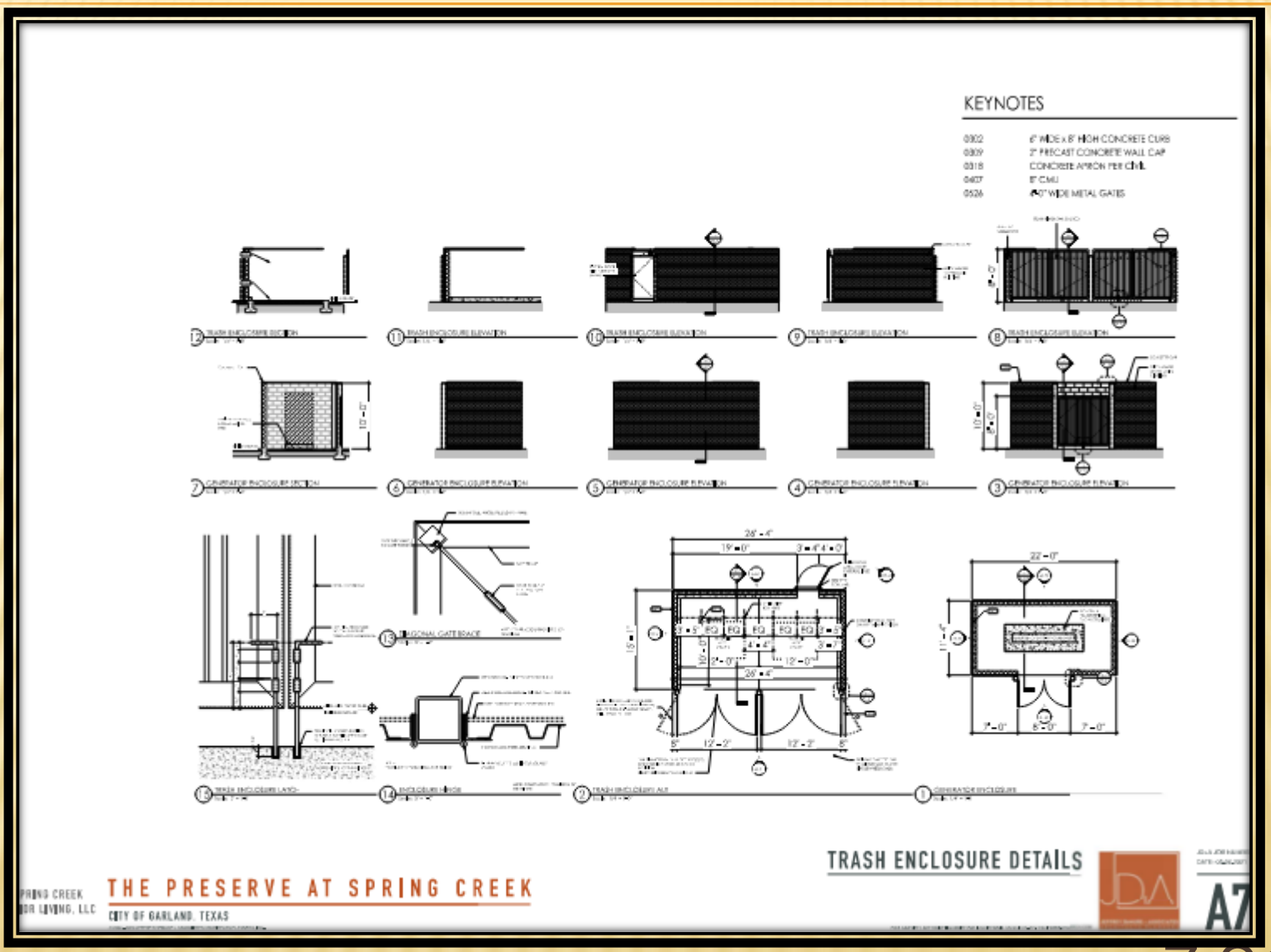
DUMPSTER ELEVATIONS



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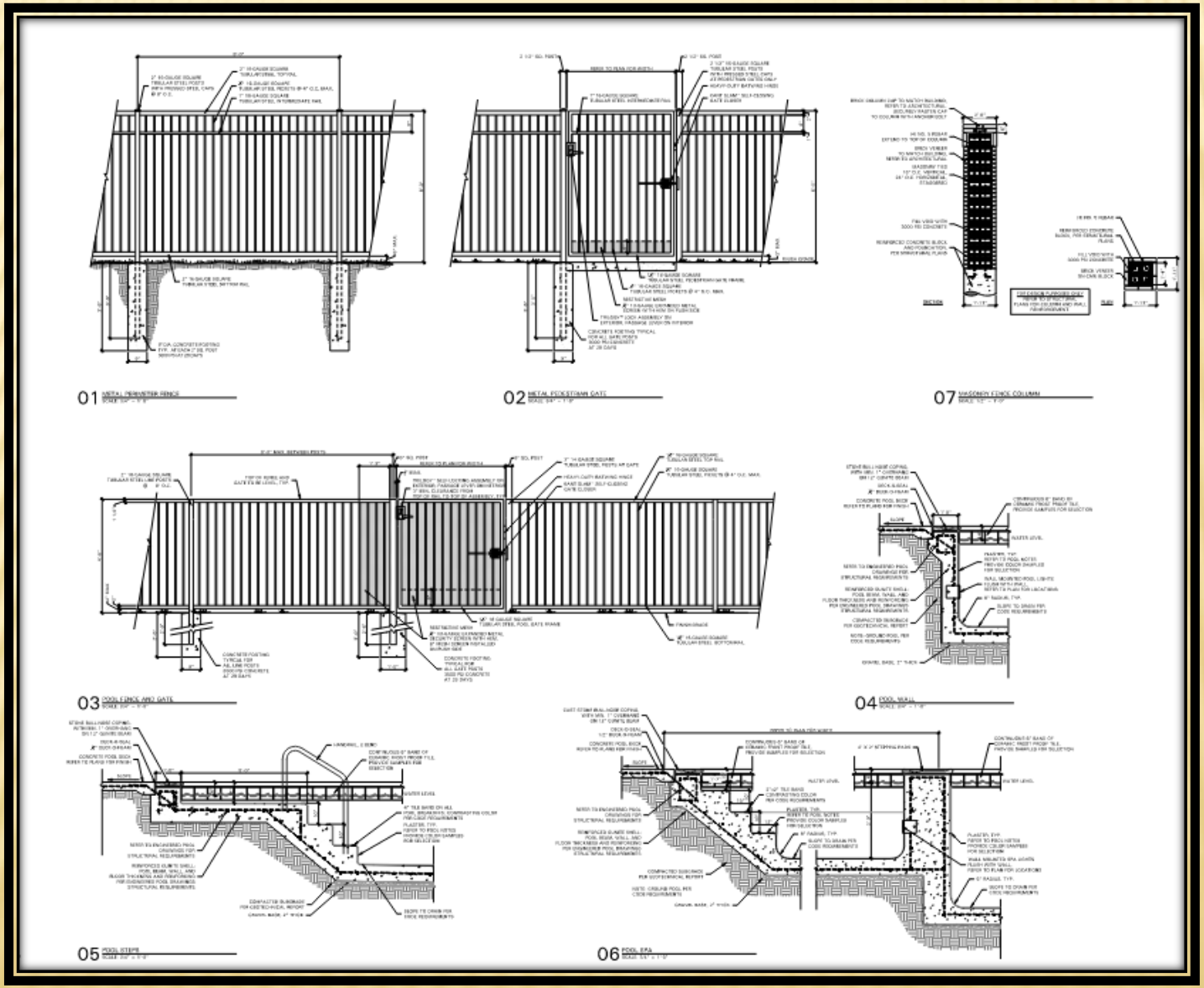
SCREENING WALL



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PORTE COCHERE

Z 21-01

SUMMARY TABLE

Development Standards	Required	Proposed	Analysis
Independent Living-Studio Dwelling Units	Not available	Total units: 5 Dwelling size: 380 and 461 square feet	The GDC has regulations for 1-bedroom and 2-bedroom units, but not for studio units. The applicant requests to allow smaller studio units as a part of this development.
Perimeter screening	Per Section 2.52 (12)(f)(ii), perimeter fencing and landscaping is required along property lines and access points to a senior living facility.	The site plan (Exhibit C) shows the front of the building along the Arapaho Road frontage is not fenced. The remainder of the property is contained within a six-foot minimum height, ornamental metal fence having masonry columns to match the site architecture.	The applicant contends that fence along the frontage will block visibility and have a negative impact on the property.

STAFF RECOMMENDATION

Approval of an Amendment to Planned Development (PD) District 17-52 for Multi-Family Use to allow Elder Care- Independent Living and Elder Care- Assisted Living

Approval of a Detail Plan for Elder Care- Independent Living and Elder Care- Assisted Living

Z 21-01

PLAN COMMISSION RECOMMENDATION

- On May 24, 2021, the Plan Commission, by a vote of nine (9) to zero (0), recommended approval of an Amendment to Planned Development (PD) District 17-52 for Multi-Family Use to allow Elder Care- Independent Living and Elder Care- Assisted Living.

- The Plan Commission, by a vote of nine (9) to zero (0), recommended approval of a Detail Plan for Elder Care- Independent Living and Elder Care- Assisted Living.

GARLAND

City Council Regular Session Agenda
Meeting Date: 06/22/2021
Item Title: Board and Commission Appointment
Submitted By: Courtney Vanover, Department Coordinator I, City Secretary

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Summary:
Council Member Dylan Hedrick

- John "Chip" VanPelt - Cultural Arts Commission

Attachments

John "Chip" VanPelt - Cultural Arts

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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: 5/28/2021

Name: JOHN "CHIP" VANPELT Phone: [redacted] (Home)

Address: 3425 RIDGE OAK DR. Phone: (Other)

City, State, Zip: GARLAND TX 75044 Email: [redacted]

Resident of Garland for 37 years Resident of Texas for 66 years

Dallas County Voter Registration Number [redacted] Garland City Council District Number 7

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.
BACHELOR OF FINE ARTS; AWARD-WINNING ADVERTISING CREATIVE DIRECTOR/GRAPHIC DESIGNER; FINE ARTIST; MUSICIAN (FRONT MAN/LEADER OF BAND); ACTED IN GARLAND CIVIC THEATRE PRODUCTIONS; PHOTOGRAPHER (SHOWN IN RICHARDSON GALLERY); PUBLISHED POET

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

List civic or community endeavors with which you have been involved.
SERVED ON THE BOARD OF THE GARLAND CIVIC THEATRE IN 1990s; MEMBER OF GARLAND CHAMBER OF COMMERCE (2002-2016); HELPED FOUND "FRESH CONNECTIONS" COMMUNITY GARDEN IN 2013; ART INSTITUTE OF DALLAS ADVERTISING DEPT. ADVISORY BOARD

What is your educational background?
BACHELOR OF FINE ARTS, WEST TEXAS A&M UNIVERSITY

What is your occupational experience?
CREATIVE DIRECTOR / GRAPHIC DESIGNER / ADVERTISING ART DIRECTOR FOR THE PAST 45 YEARS

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

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
1 Garland Cultural Arts Commission		___ Unified Building Standards Commission

***Garland Youth Council has a separate application*

FOR OFFICE USE ONLY

Ad Valorem Tax Status Current ✓ Past Due ___
Utility Account Status Current ✓ Past Due ___
CSO Suit/Claim Filed Yes ___ No ✓
Clerk Signature & Date Courtney Vanover 6.1.21

Date Appointed ___
Appointed By ___
Date Notified ___

Revised 03/2018