



GARLAND

AGENDA

REGULAR MEETING OF THE CITY COUNCIL

**City of Garland
Duckworth Building, Goldie Locke Room
217 North Fifth Street
Garland, Texas
June 7, 2016
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.

The Duckworth Building is wheelchair accessible. Special parking is available on the north side of the building on Austin Street and may be accessed by a sloped ramp from the street to the door facing Fifth Street. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services must contact the City Secretary's Office at (972) 205-2404 at least two working days prior to the meeting so that appropriate arrangements can be made. **BRaille IS NOT AVAILABLE.**

CITY COUNCIL GOALS 2020

(Adopted by Resolution No. 9402 on December 20, 2005)

- **Sustainable quality development and redevelopment**
- **Financially stable government with tax base that supports community needs**
- **Defends rightful powers of municipalities**
- **Fully informed and engaged citizenry**
- **Consistent delivery of reliable City services**
- **Safe, family-friendly neighborhoods**
- **Embrace diversity**

CONSENT AGENDA

All items under this section are recommended for approval by a single motion of Council, without discussion. Council has been briefed on 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.

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.

1. Consider approval of the minutes of the May 17, 2016 Regular Meeting.
2. Consider approval of the following bids:
 - a. **Raw Water Lift Pump** **Bid No. 6595-16**

Xylem Water Solution **\$128,002.48**

This request is to purchase a replacement raw water lift pump to be used by the Rowlett Creek Wastewater Treatment plant for pumping raw water through the treatment system.
 - b. **Brush Trailers for Environmental Waste Services** **Bid No. 6501-16**

Texoma Mfg., LLC **\$66,581.00**

This request is for a Change Order to amend the awarded amount from \$103,750.00 to the correct amount of \$170,331.00. This item was originally awarded at the May 17, 2016 City Council Meeting.

C. Internal Screw Pump Replacement

Bid No. 6623-16

Evoqua Water Technologies, LLC

\$260,599.00

This request is to purchase an internal screw pump used at the Rowlett Creek Wastewater Treatment Plant for pumping activated sludge through the treatment system.

3. Public hearings were previously conducted for the following zoning cases. Council approved the requests and instructed staff to bring forth the following ordinances for consideration.

a. Zoning File No. Z 16-10, Masterplan

Consider an Ordinance requesting approval of 1) a zoning change from Industrial (IN) District to Planned Development (PD) District for Industrial Uses including Retail Store, 2) a Detail Plan for Convenience Store; Fuel Pumps, Retail; Retail Store; Restaurant, Drive-Through and Car Wash, Automated/Rollover, and 3) a Specific Use Provision for Restaurant, Drive-Through. This property is located at the northeast corner of West Miller Road and South Jupiter Road.

4. Consider an ordinance approving a negotiated settlement between the ATMOS Energy Corp., Mid-Tex Division regarding the company's 2016 rate review mechanism filings; declaring existing rates to be unreasonable; adopting tariffs that reflect rate adjustments consistent with the negotiated settlement; finding the rates to be set by the settlement tariffs to be just and reasonable and in the public interest; requiring the company to reimburse ACSC's reasonable ratemaking expenses; determining that this ordinance was passed in accordance with the requirements of the Texas open meetings act; adopting a Savings Clause; declaring an effective date; and requiring delivery of this ordinance to the company and the ACSC's legal counsel.

At the May 16, 2016 Work Session, Council considered approval of the Settlement Agreement with Atmos Energy Mid-Tex Division ("Atmos Mid-Tex") and the resulting rate change under the RRM tariff.

5. 2016 Justice Assistance Grant

Council is requested to consider a resolution authorizing the submission and acceptance of an application to the Bureau of Justice assistance for grant under the 2016 Edward Byrne Memorial Justice Assistance Grant Program; and providing an effective date.

6. 2016 CIP Budget Amendment No. 1

Council is requested to authorize an amendment to the 2016 Capital Improvement Program (2016 CIP Amendment No. 1), providing for the supplemental appropriation of funds in the Electric Utility Program; and providing an effective date.

7. 505 Kaiser Street Resolution to Sell City Property

Council is requested to consider a resolution approving the sale of real property, 505 Kaiser (The "Property"); authorizing the Mayor of the City of Garland to execute a deed conveying the property to Kaiser Street Baptist Church ("The Buyer"); and providing an effective date.

8. Consider an ordinance confirming and ratifying the Council District boundaries established in Section 10.10 of the Code of Ordinances of the City of Garland, Texas; providing a Savings Clause and a Severability Clause; and providing an effective date.

Council is requested to consider an ordinance confirming and ratifying the Council District boundaries.

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.

9. Hold public hearings on:

- a. Consider the application of OM Housing, LLC requesting approval of a 1) amended Concept Plan and Planned Development (PD) and 2) a Detail Plan for Multi-Family on property zoned Planned Development (PD) 11-32 for Multi-Family and Community Retail Uses. This property is located north of Marketplae Drive and West of Saturn Road. (This case was postponed from the May 17, 2016 City Council Meeting) (File No. Z 16-01, District 5).**

The applicant requested that this zoning case be postponed until the June 21, 2016 Regular Meeting.

This request is to amend Planned Development (PD) 11-32, amend the Concept Plan and establish a Detail Plan for the development of a 262-unit apartment

complex. The Detail Plan will establish a future commercial site.

- b. Consideration of the application of Mark Russell, requesting approval of a Specific Use Provision for Truck/Bus Repair on a property zoned Industrial (IN) District. This property is located at 2605 Oakland Street. (District 5) (File Z 16-14)**

The applicant is requesting approval of a Specific Use Provision to operate a truck/bus repair shop from a developed site.

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 Verizon 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

Agenda Item 1.

Meeting Date: June 7, 2016

Item Title:

Submitted By: Elisa Morales, Management Services Coordinator , Administration

Summary:

Consider approval of the minutes of the May 17, 2016 Regular Meeting.

Attachments

Minutes for May 17, 2016

The City Council of the City of Garland convened in regular session at 7:00 p.m. on Tuesday, May 17, 2016, in the Goldie Locke Room at The Duckworth Building, 217 North Fifth Street, Garland, Texas, with the following members present:

COUNCIL PRESENT:

Mayor	Douglas Athas
Mayor Pro Tem	B. J. Williams
Deputy Mayor Pro Tem	Lori Dodson
Council Member	Marvin 'Tim' Campbell
Council Member	Anita Goebel
Council Member	Stephen Stanley
Council Member	Billy Mack Williams
Council Member	Scott LeMay
Council Member	James Cahill

STAFF PRESENT:

City Manager	Bryan L. Bradford
City Attorney	Brad Neighbor
City Secretary	Eloyce René Dowl

CALL TO ORDER:

The meeting was called to order by Mayor Douglas Athas. Council Member Tim Campbell led the pledge and invocation.

CEREMONIALS:

The Mayor presented a proclamation to Jennifer Nguyen and Anand Krishnaswamy, President of the DFW Asian American Citizens Council, proclaiming May 2016 Asian American Pacific Heritage month.

The Mayor also recognized Scout Troop 440.

CONSENT AGENDA:

All items marked with asterisks (**) on the Consent Agenda were voted on at the beginning of the meeting. Mayor Athas read those items into the record. Motion was made by Council Member Campbell seconded by Council Member Cahill, to approve items 1, 2a, 2b, 2c, 2d, 2e, 2f, 2g, 2h, 2i, 2j, 2k, 2l, 3, 4, 5, 6, 7, and 8. Council Member Billy Mack Williams did not vote on items 2d and 2l to avoid any conflict of interest. Motion carried, 9 ayes, 0 nays.

1. APPROVED**

Approval of the Minutes of the May 3, 2016 Regular Meeting.

2a. APPROVED**

Bid No. 6537-16 to Ft. Worth Freightliner in the amount of \$347,289.00, Bond Equipment for \$1,317,058.00, Chastang Ford for \$319,214.00, Heil of Texas for \$1,211,533.00,

Freightliner of Austin for \$136,344.00, Four Bros. Outdoor Power for \$74,088.00 and Holt Caterpillar for \$1,054,090.00 for a total bid of \$4,513,616.00 for various EWS and Landfill Trucks and Equipment.

This request is to purchase eighteen replacement trucks and pieces of equipment to be used by Environmental Waste Services and the Landfill in their daily operations.

2b. APPROVED**

Bid No. 6356-16 to Tucker & Associates Public Relations in the amount of \$158,980.00 for Image Promotion Strategy.

The responding public relations, communications, and consulting firms were evaluated based on published selection criteria and references were checked. Tucker & Associates Public Relations and its sub-consulting team was selected as the most qualified respondent for the Image Promotion Strategy.

2c. APPROVED**

Bid No. 6512-16 to Dell in the amount of \$142,893.13 for 2016 Water Department Replacement Computers.

This request is to support the replacement of aging Information Technology equipment at the Water Department.

2d. APPROVED**

Bid No. 6561-16 to R-Delta Engineers in the amount of \$107,700.00, which includes an optional contingency of \$10,770.00, for a total bid of \$118,470.00 for Engineering Services for GP&L Lookout / Raging Wire Substation.

This request is to provide engineering services for the GP&L Lookout Raging Wire Substation. An Optional Contingency is included for any unforeseen additional work that may be required.

2e. APPROVED**

Bid No. 6538-16 to Holt Caterpillar in the amount of \$318,484.00 for Caterpillar Motor Grader for the Street Department.

This request is to purchase one Caterpillar Motor Grader to be used by the Street Department for their daily operations.

2f. APPROVED**

Bid No. 6076-16 to Binkley & Bardfield C&P, Inc. in the amount of \$96,000.00 for Bridge Repairs.

This request is to provide additional design services to the bridge repair contract approved at the December 15, 2015 City Council Meeting.

2g. APPROVED**

Bid No. 6501-16 to Texoma MFG., LLC in the amount of \$103,750.00 for Brush Trailers.

This request is to purchase three Brush Trailers to be utilized by Environmental Waste Services in their daily operations.

2h. APPROVED**

Bid No. 6293-16 to Front Line Power Construction in the amount of \$1,245,538.80 for the GP&L Wylie Switchyard Substation Construction.

This request is for the substation construction of the GP&L Wylie Switchyard.

2i. APPROVED**

Bid No. 6441-16 to ABB, Inc. in the amount of \$950,000.00 for the GP&L Substation Instrument Transformers & Surge Arrestors.

This request is to provide for the purchase of as-needed instrument transformers and surge arrestors for use in GP&L Substations. This will be a term contract with four optional renewals.

2j. APPROVED**

Bid No. 6259-16 to Sunbelt Pools, Inc. in the amount of \$103,991.20 for Bradfield Swimming Pool Repair.

This request is to provide additional necessary Swimming Pool Repairs for Bradfield Park.

2k. APPROVED**

Bid No. 6564-16 to Power Generation Services in the amount of \$247,000.00 for GP&L Emergency Retrofit of Generators.

This request is to provide emergency retrofit of generators at Broadway, Firewheel, Wallace, and Duck Creek to bring them

into compliance with the recent D. C. Circuit Court of Appeals decision concerning the local environmental generator regulator (TCEQ) and reporting requirements for the EPA compliant operation of generators.

2I. APPROVED**

Bid No. 4693-16 to R-Delta Engineers in the amount of \$159,220.00, which includes an optional contingency of \$10,000.00, for a total bid of \$169,220.00 for Professional Engineering Services.

This request is to provide additional engineering services to accommodate a change in design scope requested by GP&L for replacing all exiting transmission structures in order to rebuild the transmission line instead of reconductoring the line as was indicated in the original scope of work.

3. APPROVED**

Ordinance No. 6834 amending the Garland Development Code of the City of Garland, Texas by approving a Specific Use Provision for fuel pumps, retail on a 0.774-acre tract zoned Community Retail (CR) District and located at 775 West Buckingham Road; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a savings clause and a severability clause; and providing an effective date. (Zoning File No. Z-16-09, Asm Ferozur Rahman, District 8)

4. APPROVED**

Ordinance No. 6835 amending Chapter 30, "Building Inspection," 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.

The City Council is asked to consider changing the City's ordinances regarding the display of addresses on the rear of residential properties. Currently, rear address numbers are required on virtually all residential properties. Address numbers are important for several reasons, including public safety, but are not necessarily useful if the rear of the property has no meaningful access. Rather than a

categorical requirement, the proposed ordinance will require rear addresses on residences where (1) the owner has maintenance responsibilities at the rear of the residential property; and (2) where required for public safety purposes.

5. APPROVED**

Resolution No. 10244 adopting and approving the Consolidated Plan and One Year Plan of Action for the 2016/2017 Community Development Block Grant, Home Investment Partnership and, Emergency Solutions Grant Programs; and approving an effective date.

At the April 5, 2016 Regular Meeting, Council conducted a public hearing to receive comment on the 2016—2017 CDBG, HOME and ESG Funding. Council is requested to adopt the resolution adopting and approving the 2016-2017 CDBG, HOME and ESG Funding.

6. APPROVED**

Ordinance No. 6836 creating a tax-exempt variable rate direct drawdown loan with Wells Fargo Bank, N. A.

At the February 29, 2016 Work Session, Council directed staff to proceed with acquiring interim financing for the construction of the City's portion of the Houston Import Project. Wells Fargo, N. A. was selected, through a competitive RFP process, to provide interim funding.

7. APPROVED**

Resolution No. 10245 approving and funding a 2014-2015 Cycle 2 Neighborhood Vitality Matching Grant Project.

At the May 3, 2016 Work Session, Council was briefed regarding the proposed updates to the Neighborhood Vitality Matching Grants.

8. APPROVED**

Minute action appointing Jack L. May as the City of Garland representative to the North Texas Municipal Water District Board of Directors.

At the May 16, 2016 Work Session, Council was scheduled to interview the candidate interested in being appointed as the City of Garland's representative to the North Texas Municipal Water District for a two-year term beginning June 1, 2016.

SWEARING IN

Mayor Athas presented a plaque and City of Garland flag to outgoing Council Members Campbell and Billy Mack Williams.

Re-elected Council Member in District 2, Anita Goebel was sworn in by Pat Olson.

Re-elected Council Member in District 4, B. J. Williams was sworn in by Chonda Williams.

Newly elected Council Member in District 1, David Gibbons was sworn in by J. Mark Wilson standing with him was Mr. Wilson's sister Jenay Puckett; his Council pin was presented by Council Member Campbell.

Newly elected Council Member in District 5, Richard E. Aubin was sworn in by the Honorable Eric V. Moyé, Judge of the 14th Judicial District Court for Dallas County, standing with him were his wife Kara Aubin, Sister-in law Anna Rose Wallace, daughters: Antoinette, Olivia, Eleanor, and Genevieve Aubin; his Council pin was presented by Council Member Billy Mack Williams.

9a. POSTPONED

Consider the application of OM Housing, LLC requesting approval of a 1) amended Concept Plan and Planned Development (PD) and 2) a Detail Plan for Multi-Family on property zoned Planned Development (PD) 11-32 for Multi-Family and Community Retail Uses. This property is located north of Marketplace Drive and West of Saturn Road. (This case was postponed from the May 3, 2016 City Council Meeting) (File No. Z 16-01, District 5).

The applicant requested that this zoning case be postponed until the June 7, 2016 Regular Meeting.

This request is to amend Planned Development (PD) 11-32, amend the Concept Plan and establish a Detail Plan for the development of a 262-unit apartment complex. The Detail Plan will establish a future commercial site.

Mayor Athas opened the hearing at 7:49 p.m. the speaker on this item was Will Guerin, Director of Planning. Motion was

made by Council Member Aubin to postpone this item until the

June 7, 2016 Regular Meeting, seconded by Deputy Mayor Pro Tem Lori Dodson to close the hearing at 7:50 p.m. Motion carried 8 ayes, 0 nays, and 1 abstention (Mayor Pro Tem B. J. Williams).

9b. APPROVED

Consider the application of Masterplan, requesting approval of 1) a zoning change from Industrial (IN) District to Planned Development (PD) District for Industrial Uses including Retail, 2) a Detail Plan for Convenience Store; Fuel Pumps, Retail; Retail Store; Restaurant, Drive-Through and Car Wash, Automated/Rollover, and 3) a Specific Use Provision for Restaurant, Drive-Through. This property is located at the northeast corner of West Miller Road and South Jupiter Road. (File No. Z 16-10, District 6)

The applicant proposed to develop this tract of land with multi-tenant building with a convenience store, retail and a restaurant with a drive-through. Additionally, the site will be developed with fuel pumps for the sale of fuel for motor vehicle cars including commercial trucks and an automated car wash structure.

Mayor Athas opened the hearing at 7:51p.m. Speakers on this item were Will Guerin, Director of Planning, Karen Wunsch, Masterplan, Eric Grabowski, Ricky Rockets Fuel Center, and Craig Phelps, Bluestone (representing Raytheon). Motion was made by Deputy Mayor Pro Tem Dodson to approve the request, based on the Plan Commission recommendation, seconded by Council Member Goebel to close the hearing at 8:25 p.m. Motion carried 9 ayes, 0 nays.

10. CITIZEN COMMENTS: Shirley Tullos

11. ADJOURN: There being no further business to come before the City Council, Mayor Athas adjourned the meeting at 8:26 p.m.

CITY OF GARLAND, TEXAS

/s/ Douglas Athas, Mayor

/s/ Eloyce René Dowl, City Secretary



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

Agenda Item 2. a.

Meeting Date: June 7, 2016

Item Title: Rowlett Creek Wastewater Treatment Plant Raw Water Lift Pump Replacement

Submitted By: Wes Kucera, Managing Director

PURCHASE JUSTIFICATION:

The purpose of this contract is to purchase a replacement Raw Water Lift Pump to be used by the Rowlett Creek Wastewater Treatment Plant for pumping raw water through the treatment system. Xylem Water Solutions is the original equipment manufacturer and sole source provider of the necessary replacement pump.

AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Xylem Water Solutions	1	\$128,002.48
TOTAL:		\$128,002.48

Fiscal Impact

Total Project/Account: \$3,234,859

Expended/Encumbered to Date: 2,549,413

Balance: \$685,446

This Item: 128,002

Proposed Balance: \$557,444

Account #: 235-4229-3302900-9007

Fund/Agency/Project – Description and Comments:

Wastewater Cash CIP / Wastewater Treatment / Rowlett Creek WWTP Replacements/Mods.

Attachments

Bid Recap 6595-16

Executive Summary

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2016

Document Location: Page WW17

Budget Director **Approval Date:**
Approval: 06/01/2016
Ron Young

Purchasing Director **Approval Date:**
Approval: 05/26/2016
Gary L. Holcomb

City Manager Approval: **Approval Date:**
Bryan L. Bradford



GARLAND
PURCHASING EXECUTIVE SUMMARY
Bid 6595-16
Raw Water Lift Pump

Recommended Vendor:

Xylem Water Solutions

Total Recommended Award:

\$128,002.48

Basis for Award:

Sole Source

Purpose:

The purpose of this contract is to purchase a replacement raw water lift pump to be used by the Rowlett Creek Wastewater Treatment plant for pumping raw water through the treatment system.

Evaluation:

Xylem Water Solutions is the original equipment manufacturer and sole source provider of the necessary replacement pump.

Recommendation:

Staff recommends awarding the Raw Water Lift Pump to Xylem Water Solutions.

Funding Information:

235-4229-33029009007

Department Director:

Wes Kucera, Managing Director Water Utilities , 972-205-2874



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

Agenda Item 2. b.

Meeting Date: June 7, 2016

Item Title: Brush Trailers for EWS

Submitted By: Terry Anglin, Fleet Services Director

PURCHASE JUSTIFICATION:

The purpose of this Change Order is to amend the Bid Award #6501-16 amount from \$103,750.00 to the correct amount of \$170,331.00. This item was originally awarded at the May 17, 2016, City Council Meeting. The contract is to purchase three (3) Brush Trailers to be utilized by Environmental Waste Services in their daily operations. These items were approved as a part of the 2016 CIP.

AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Texoma MFG, LLC	1	\$66,581.00
TOTAL:		\$66,581.00

Fiscal Impact

Total Project/Account: \$290,000
Expended/Encumbered to Date: 212,450
Balance: \$77,550
This Item: 66,581
Proposed Balance: \$10,969
Account #: 246-4319-2107400-9007
Fund/Agency/Project – Description and Comments:
EWS CO-Funded CIP / EWS Group - Delivery / Replacement of Brush Trailers

Attachments

6501-16 Bid Recap

Fiscal Reference:

Budget Type: CIP
Fiscal Year: 2016
Document Location: Page M06

Budget Director	Approval Date:
Approval:	06/01/2016
Ron Young	

Purchasing Director	Approval Date:
Approval:	05/26/2016
Gary L. Holcomb	

City Manager Approval:	Approval Date:
Bryan L. Bradford	06/02/2016



GARLAND
PURCHASING EXECUTIVE SUMMARY
Bid 6501-16

Brush Trailers for Environmental Waste Services

Recommended Vendor:

Texoma MFG., LLC

Total Recommended Award:

\$66,581.00

Basis for Award:

Change Order

Purpose:

The purpose of this Change Order is to amend the awarded amount from \$103,750.00 to the correct amount of \$170,331.00. This item was originally awarded at the May 17, 2016 City Council Meeting.

Evaluation:

Requests for bids were issued in accordance with Purchasing procedures. Due to the specific application of the trailers, only one (1) bid was received and evaluated. Texoma MFG., LLC met all requirements of the specifications and was within budget.

Recommendation:

Staff recommends the approval of Change Order #1 to Bid 6501-16.

Funding Information:

246-4319-2107400-9007

Department Director:

Terry Anglin, Fleet Director, 972-205-3524



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

Agenda Item 2. c.

Meeting Date: June 7, 2016

Item Title: Rowlett Creek Wastewater Treatment Plant Internal Screw Pump Replacement

Submitted By: Wes Kucera, Managing Director

PURCHASE JUSTIFICATION:

The purpose of this contract is to replace an internal screw pump used at the Rowlett Creek Wastewater

Treatment Plant for pumping activated sludge through the treatment system. Evoqua Water Technologies, LLC is the original equipment manufacturer and sole provider of the necessary replacement pump.

AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Evoqua Water Technologies, LLC	1	\$260,599.00
TOTAL:		\$260,599.00

Fiscal Impact

Total Project/Account: 3,234,859
Expended/Encumbered to Date: 2,288,814
Balance: 946,045
This Item: 260,599
Proposed Balance: 685,446
Account #: 230-4229-3302900-9007

Fund/Agency/Project – Description and Comments:

Wastewater Commercial Paper CIP / Wastewater Treatment Plant / Rowlett Creek WWTP Replacements & Mods.

Attachments

Bid Recap 6623-16
Executive Summary

Fiscal Reference:

Budget Type: CIP
Fiscal Year: 2016
Document Location: Page WW17

Budget Director	Approval Date:
Approval:	05/31/2016
Ron Young	

Purchasing Director	Approval Date:
Approval:	05/26/2016
Gary L. Holcomb	

City Manager Approval:	Approval Date:
Bryan L. Bradford	06/02/2016



GARLAND
PURCHASING EXECUTIVE SUMMARY
Bid 6623-16
Internal Screw Pump Replacement

Recommended Vendor:

Evoqua Water Technologies, LLC

Total Recommended Award:

\$260,599.00

Basis for Award:

Sole Source

Purpose:

The purpose of this contract is to replace an internal screw pump used at the Rowlett Creek Wastewater Treatment Plant for pumping activated sludge through the treatment system.

Evaluation:

Evoqua Water Technologies, LLC is the original equipment manufacturer and sole provider of the necessary replacement pump.

Recommendation:

Staff recommends awarding the contract for the internal screw pump to Evoqua Water Technologies, LLC.

Funding Information:

230-4229-33029009007

Department Director:

Wes Kucera, Managing Director Water Utilities, 972-205-2874



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

Agenda Item 3. a.

Meeting Date: June 7, 2016

Item Title: Zoning Ordinance

Submitted By: Will Guerin, Planning Director

Summary of Request/Problem

Zoning Ordinance Z 16-10 Masterplan

Recommendation/Action Requested and Justification

Consider adoption of attached ordinance.

Attachments

Z 16-10 Masterplan Ordinance

Z 16-10 Masterplan Attachments

City Manager Approval:

Bryan L. Bradford

Approval Date:

06/02/2016

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING 1) A ZONING CHANGE FROM INDUSTRIAL (IN) DISTRICT TO PLANNED DEVELOPMENT (PD) DISTRICT FOR INDUSTRIAL USES INCLUDING RETAIL STORE, 2) A DETAIL PLAN FOR CONVENIENCE STORE; FUEL PUMPS, RETAIL; RETAIL STORE; RESTAURANT, DRIVE-THROUGH AND CAR WASH, AUTOMATED/ROLLOVER, AND 3) A SPECIFIC USE PROVISION FOR RESTAURANT, DRIVE-THROUGH ON AN 8.526-ACRE TRACT LOCATED ON THE NORTHEAST CORNER OF WEST MILLER ROAD AND SOUTH JUPITER ROAD; PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; PROVIDING A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, at its regular meeting held on the 25th day of April, 2016, the Plan Commission did consider and make recommendations on a certain request for a zoning change made by **Masterplan**; 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 1) a zoning change from Industrial (IN) District to Planned Development (PD) District for Industrial Uses Including Retail Store, 2) a Detail Plan for Convenience Store; Fuel Pumps, Retail; Retail Store; Restaurant, Drive-Through and Car Wash, Automated/Rollover, and 3) a Specific Use Provision for Restaurant, Drive-Through on an 8.526-acre tract located on the northeast corner of West Miller Road and South Jupiter Road and being more particularly

ZONING FILE NO.Z 16-10

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

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 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 _____day of_____, 2016.

CITY OF GARLAND, TEXAS

Mayor

ZONING FILE NO. Z 16-10

ATTEST:

City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File Z 16-10

Being approximately an 8.526 acre parcel of land situated in the Benjamin Dye Survey, Abstract No. 415, City of Garland, Dallas County, Texas, said tract being part of that 315.63 acre tract conveyed to LTV Electrosystems Inc. by General Warranty Deed dated December 6, 1965 and recorded in Volume 709, Page 1851 of the Deed Records Dallas County, Texas, said tract parcel being more particularly described as follows:

BEGINNING at Northwest end of a right-of-way corner clip at the intersection of the East right-of-way line of Jupiter Road (a 100-foot wide right-of-way) and the North right-of-way line of Miller Road (an 80 foot wide right-of-way)

THENCE North $00^{\circ}40'56''$ West with the said East right-of-way line for a distance of 440.86 feet to the Southwest corner of Lot 1, Block 1, E-Systems Garland, an addition to the City of Garland, Dallas County, Texas according to the plat thereof recorded in Volume 82246, Page 1085 Deed Records Dallas County, Texas;

THENCE North $89^{\circ}21'24''$ East departing said East right-of-way line and with the South line of said Lot 1 for a distance of 320.00 feet;

THENCE North $00^{\circ}38'36''$ West, for a distance of 100.00 feet;

THENCE North $89^{\circ}21'24''$ East, for a distance of 406.52 feet to a point;

THENCE South $00^{\circ}32'41''$ East, 555.88 feet to a point in the said North right-of-way line of Miller Road;

THENCE South $89^{\circ}21'24''$ West with said North right-of-way line for a distance of 710.25 feet to the Southeast end of said right-of-way corner clip;

THENCE North $45^{\circ}39'46''$ West with said right-of-way corner clip for a distance of 21.22 feet to the POINT OF BEGINNING,

CONTAINING 371,398 square feet or 8.526 acres or land, more or less.

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 16-10

- I. Statement of Purpose:** The purpose of this Planned Development is to permit the development of Convenience Store; Fuel Pumps, Retail; Retail Store; Restaurant, Drive-Through and Car Wash, Automated/Rollover subject to conditions.
- 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 Industrial (IN) District as set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Detail Plan:** Development shall be in general conformance with the Detail Plan labeled Exhibit C. In the event there is conflict between the approved Detail Plan and the Specific Regulations below, the Specific Regulations shall apply.
- V. Specific Regulations:**
 - A. Permitted Uses:** Only those uses as permitted in the Industrial (IN) District. Additionally, Retail Store shall be permitted by right.
 - B. Screening and Landscaping:** Screening and landscaping shall be in general conformance with the landscape plan labeled Exhibit D.
 - C. Elevations:** Building elevations shall be in general conformance with the elevations labeled Exhibit E.
 - D. Convenience Store:** The convenience store is permitted to exceed 5,000 square feet.
 - E. Signage:** Freestanding signage and attached signage shall comply with the applicable regulations in the Garland Development Code.

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 16-10

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to permit the development of Restaurant, Drive-Through.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Industrial (IN) District as set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Specific Regulations:**
 - A. Specific Use Provision:** The Specific Use Provision shall be effective for a period of 20 years.

NOTES:
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
2. ALL DRIVE ASLE RADI ARE A MINIMUM OF 10'.
3. HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS.
4. FIRE LINES SHALL BE PROVIDED IN ACCORDANCE WITH GARLAND REQUIREMENTS AND SHALL HAVE A MIN. RIGID TURNING RADIUS OF 27'.
5. ALL SCREENING WALLS WILL BE PROVIDED IN ACCORDANCE WITH GARLAND REQUIREMENTS.
6. ALL DRIVEWAY APPROACHES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF GARLAND SPECIFICATIONS.
7. PUBLIC RIGHT OF WAY EASEMENTS AND COMMON AREAS MUST BE STABILIZED WITH PERMANENT VEGETATION OR FULLY ESTABLISHED WITH 100% COVERAGE OR OTHER APPROVED STABILIZATION METHOD.
8. NO LANDSCAPING SUCH AS TREES, HEDGES, ARBORES AND UNDERGROUND STRUCTURES SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS, DRAINAGE EASEMENTS AND RIGHT OF WAY.
9. POND MUST BE OPERATIONAL PRIOR TO PAVING.
10. REFER TO PRELIMINARY CIVIL DRAWINGS DATED 05/08/19 BY KIMLEY HORN FOR EXISTING AND PROPOSED DRAINAGE CONDITIONS.
11. BACKFLOW PREVENTION DEVICE TO BE LOCATED WITHIN BUILDING.

PROJECT TABLE

ZONING:	INDUSTRIAL
PROPERTY AREA:	8.52 ACRES
BUILDING AREA:	17,916 SF
BUILDING HEIGHT:	23'
SETBACKS:	15' LANDSCAPE SETBACK 20' BUILDING SETBACK
PARKING REQUIRED:	83 SPACES
PARKING PROVIDED:	83 SPACES
FLOOR AREA RATIO:	0.047
IMPERVIOUS AREA:	215,622 SF
% IMPERVIOUS:	58%

ACCESSIBILITY NOTES

1. ALL ACCESSIBLE SPACES AND ACCESSIBLE ROUTES SHALL COMPLY WITH THE TEXAS ACCESSIBILITY STANDARDS (TAS) AND THE CITY OF GARLAND REQUIREMENTS.
2. PARKING SPACES AND ACCESSIBLE ROUTES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 1:50 (2%) IN ALL DIRECTIONS. CURB RAMPS COMPLYING WITH TAS SECTION 409 SHALL BE PROVIDED AT ALL PASSENGER LOADING ZONES.
3. EACH ACCESSIBLE PARKING SPACE SHALL BE DESIGNATED AS RESERVED BY A VERTICALLY MOUNTED OR SUSPENDED SIGN SHOWING THE SYMBOL OF ACCESSIBILITY WITH TAS SECTION 205. SPACES COMPLYING WITH TAS SECTION 205 SHALL HAVE AN ADDITIONAL SIGN "VAN ACCESSIBLE" MOUNTED BELOW THE SYMBOL OF ACCESSIBILITY.
4. CHARACTERS AND SYMBOLS ON TRUCK SIGNS SHALL BE LOCATED 6" (152.5 MM) MINIMUM ABOVE THE GROUND FLOOR OR PAVING SURFACE SO THEY CANNOT BE OBLSCURED BY A VEHICLE PARKED IN THE SPACE.
5. SIGNS LOCATED WITHIN AN ACCESSIBLE ROUTE SHALL COMPLY WITH TAS SECTION 307.

6. CHARACTERS AND SYMBOLS ON OVERHEAD SIGNS SHALL COMPLY WITH TAS SECTION 703.5.5.
7. SLOPES OF CURB RAMPS SHALL COMPLY WITH TAS SECTION 409. TRANSITIONS FROM RAMPS TO VALEYS, DUTTERIES, OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT CHANGES. MAXIMUM SLOPES OF ADJOINING DUTTERIES, ROAD SURFACES IMMEDIATELY ADJACENT TO THE CURB RAMP, OR ACCESSIBLE ROUTE SHALL NOT EXCEED 1:20.
8. SURFACES OF CURB RAMPS SHALL COMPLY WITH TAS SECTION 402.2.
9. TEXTURES SHALL CONSIST OF EXPOSED CRUSHED STONE AGGREGATE, REGRINDED CONCRETE, RUBBER RAISED ABRASIVE STRIPS, OR GROOVES EXTENDING THE FULL WIDTH AND DEPTH OF THE CURB RAMP. SURFACES THAT ARE RAISED, ETCHED, OR GROOVED IN A MANNER THAT WOULD ALLOW WATER TO ACCUMULATE ARE PROHIBITED.
10. IF FOR PURPOSES OF WARNING, THE FULL WIDTH AND DEPTH OF CURB RAMPS SHALL HAVE A LIGHT REFLECTIVE VALUE AND TEXTURE THAT SIGNIFICANTLY CONTRASTS WITH THAT OF ADJOINING PEDESTRIAN ROUTES.

WARNING: CONTRACTOR TO
VERIFY PRESENCE AND EXACT
LOCATION OF ALL UTILITIES
PRIOR TO CONSTRUCTION.

STOP!
CALL BEFORE YOU DIG
DIG TISS
1-800-180-1133
(at least 72 hours prior to digging)

BENCH MARK LIST

BMM1	PRIMARY CITY OF GARLAND MONUMENT FOUND AT THE SOUTHEAST CORNER OF A CONCRETE STORM DRAIN INLET IN THE EASTERLY LINE OF JUPITER ROAD, BEING APPROXIMATELY 10' NORTH OF THE CENTERLINE INTERSECTIONS OF JUPITER ROAD AND MILLER ROAD. ELEV=590.35
BMM2	SECONDARY "X" MARKED IN CONCRETE APPROACH BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, OF THE REPLAT OF E-SYSTEMS GARLAND, SAME BEING IN THE NORTHERLY MONUMENTED LINE OF MILLER ROAD, SAID "X" ALSO BEING APPROXIMATELY 627' EAST OF THE INTERSECTION OF MILLER ROAD AND JUPITER ROAD. ELEV=593.81

CASE# 160211-1

SITE PLAN

SHEET NUMBER
SP-01

BLUESTONE GARLAND

DALLAS COUNTY

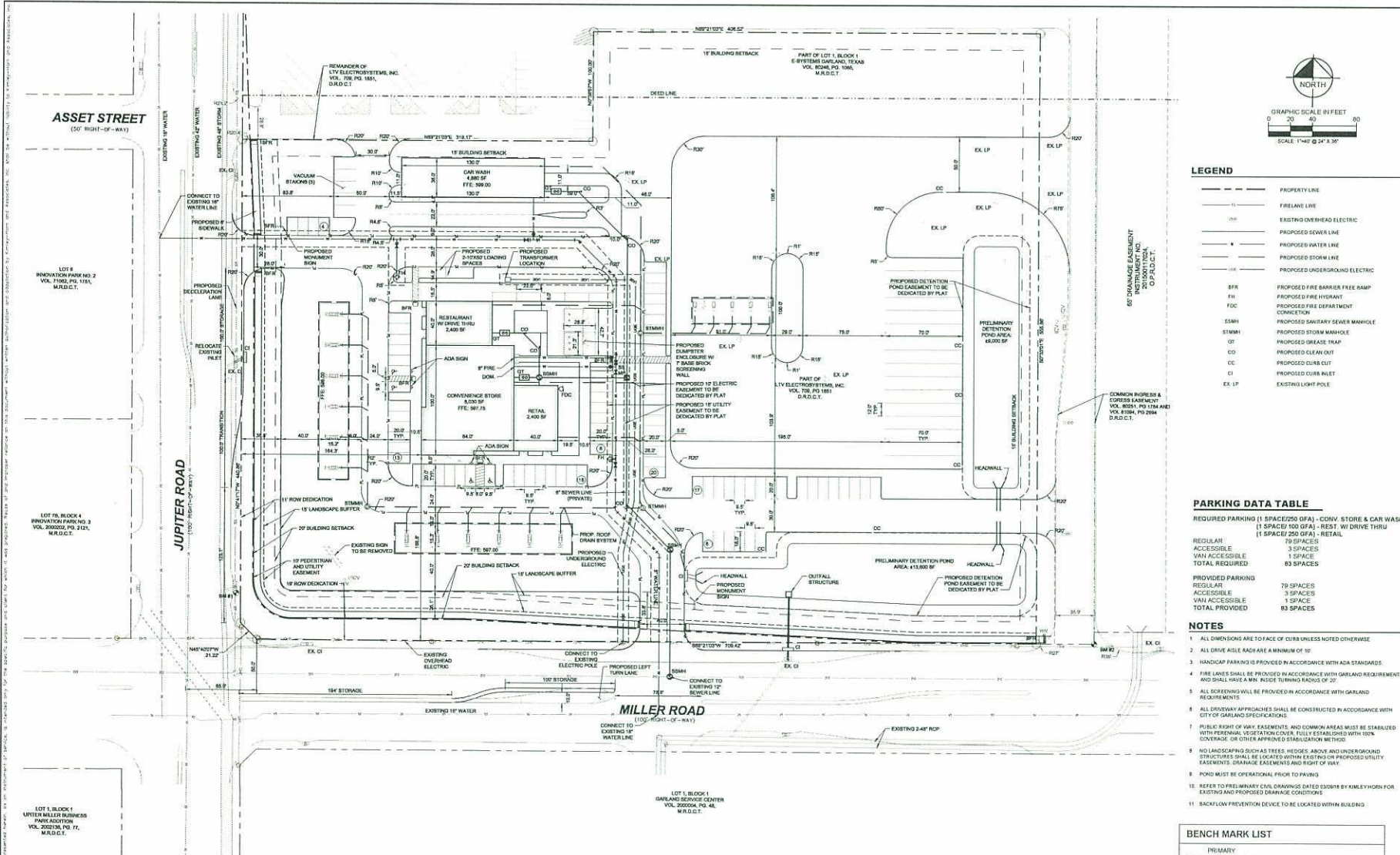
EXHIBIT C

Kimley»Horn

2500 W. WILSON AVE., SUITE 200
DALLAS, TEXAS 75241
PHONE: 972-770-1300 FAX: 972-230-3420
WWW.KIMLEY-HORN.COM TX 4220

PROJECT
DALLAS
KIMLEY HORN
SCALE: AS SHOWN
DATE: 05/08/19

NO.	REVISIONS	DATE	BY



LEGEND

---	PROPERTY LINE
---	FIRELAME LINE
---	EXISTING OVERHEAD ELECTRIC
---	PROPOSED SEWER LINE
---	PROPOSED WATER LINE
---	PROPOSED STORM LINE
---	PROPOSED UNDERGROUND ELECTRIC
---	PROPOSED FIRE BARRIER FREE RAMP
---	PROPOSED FIRE HYDRANT
---	PROPOSED FIRE DEPARTMENT CONNECTION
---	PROPOSED SANITARY SEWER MANHOLE
---	PROPOSED STORM MANHOLE
---	PROPOSED DRAINAGE TRAP
---	PROPOSED ELEVATION
---	PROPOSED CURB CUT
---	PROPOSED CURB INLET
---	EXISTING LIGHT POLE

PARKING DATA TABLE

REQUIRED PARKING (1 SPACE/250 GFA) - CONV. STORE & CAR WASH (1 SPACE/100 GFA) - REST. W/ DRIVE THRU (1 SPACE/200 GFA) - RETAIL	
REGULAR	79 SPACES
ACCESSIBLE	3 SPACES
VAN ACCESSIBLE	1 SPACE
TOTAL REQUIRED	83 SPACES

PROVIDED PARKING	79 SPACES
REGULAR	79 SPACES
ACCESSIBLE	3 SPACES
VAN ACCESSIBLE	1 SPACE
TOTAL PROVIDED	83 SPACES

NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
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10. REFER TO PRELIMINARY CIVIL DRAWINGS DATED 05/08/19 BY KIMLEY HORN FOR EXISTING AND PROPOSED DRAINAGE CONDITIONS.
11. BACKFLOW PREVENTION DEVICE TO BE LOCATED WITHIN BUILDING.



- ### PLANT SCHEDULE

THICK	CODE	QTY	BOTANICAL NAME / COMMON NAME	SPECIFICATIONS	REMARKS
	MG	8	Magnolia grandiflora 'Little Gem' / Dwarf Southern Magnolia	3" cal. 8" H, 4" sp	Full to Bush, Straight, Single
	PJ3	8	Platanus chinensis / Chinese Plane	3" cal. 10" H, 5" sp	Full, Straight, Single Leader
	GV	12	Quercus virginiana / Southern Live Oak	3" cal. 10" H, 5" sp	Full, Straight, Single Leader
	TD	17	Taxodium distichum / Bald Cypress	3" cal. 10" H, 5" sp	Full, Straight, Single Leader
	LC	13	Ulmus crassifolia / Cedar Elm	3" cal. 10" H, 5" sp	Full, Straight, Single Leader
UNIVERSITY TREE	CODE	QTY	BOTANICAL NAME / COMMON NAME	SPECIFICATIONS	REMARKS
	CO	8	Cercis canadensis 'Oklahoma' / Oklahoma Redbud	3" cal. 10" H, 4" sp	Standard, Full
SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SPECIFICATIONS	REMARKS
	ABE	101	Abies x grandifolia / Glensy Abies	30" H, 20" sp, 24" cal	Full
	BES	188	Berberis buxifolia 'Atropurpurea Nana' / Dwarf Redleaf Japanese Barberry	30" H, 24" sp, 20" cal	Full
	BCK	220	Baccharis gracilis 'Bonsai Ambler' / Black Gram	24" H, 18" sp, 24" cal	Full
	HES	57	Hamamelis parviflora / Red Yucca	24" H, 18" sp, 24" cal	Full
	HE	80	Box cornuta / Chinese Holly	24" H, 18" sp, 24" cal	Full
	JUT	128	Juniperus horizontalis / Fern Juniper	30" H, 20" sp, 24" cal	Full
	LEF	20	Leucophyllum thomense / Texas Sage	30" H, 24" sp, 20" cal	Full
	MCH	183	Malvastrum coccineum / Pink Shrub	24" H, 18" sp, 24" cal	Full
	RHA	73	Rhus glabra India / Indian Hawthorn	24" H, 18" sp, 24" cal	Full
GROUND COVERS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SPECIFICATIONS	REMARKS
	ELR	829	Eurythrae luteum / Wintercreeper	Installed	12" o.s. Full, 1 gallon min.
	LIR	352	Liriodendron tulipifera / Liriodendron	Installed	18" o.s. Full, 1 gallon min.
	RCP	863	Ruscus aculeatus 'Prostratus' / Dwarf Rosemary	Installed	12" o.s. Full, 1 gallon min.
	TRA	861	Tradescantia virginiana 'Atascadero' / Atascadero Jasmine	Installed	12" o.s. Full, 1 gallon min.
MFG	CODE	QTY	BOTANICAL NAME / COMMON NAME	SPECIFICATIONS	REMARKS
	BOO	220	Cynodon dactylon / Bermuda Grass	Sold, rolled light sand filled bags. 100% weed, pest, and disease free.	
	ROCK	220	River Rock		
	MULCH	220	Hardwood	3" depth, all sizes within and around Arise mulches a 4" diameter mulch ring.	

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

NOTE: PLANTS ARE SPECIFIED BY HEIGHT AND SPREAD, NOT CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.

CASE# 160211-1

CITY OF GARLAND LANDSCAPE REQUIREMENTS			
SITE:	REQUIRED	PROPOSED	
16.2 ACRES/37,131 SF ZONE: INDUSTRIAL			
TOTAL LANDSCAPE: 10% MIN. LANDSCAPE	10% / 37,131 SF	46% / 180,340 SF	
BUFFER REQUIREMENT: 15' TREE/15' SOIL 15' TREE/15' SOIL MILLER ROAD 724' (L) 724' (R) = 144' (L) + 144' (R) 1,244' (24' X 34 1/2' X 166 1/2' BUFFER) LANDSCAPE 458' (L) (100% = 16.3' TREE) (100% = 16.3' TREE) (2' BUFFER)	15' FT WIDTH TURF GRASS/15' 100% SF MILLERS 26 TREES 100% ARTURIS: 16 TREES 100% TURF GRASS	15' FT WIDTH TURF GRASS/15' 100% SF MILLERS 26 TREES 100% ARTURIS: 16 TREES 100% TURF GRASS	
PARKING LANDSCAPE REQUIREMENT: 4% OF TOTAL AREA = 1,488 SF 20,000 SF (10' X 200' X 6') TREE PER ROW: 15' TREE/10 SPACES (SEE PARKING SPACES = 8 TREES) EVENLY PARKING SPACE WITHIN 66 FT OF A TREE PARKING SCREEN 24" @ 100% L, 3 FT WITHIN 2 YEARS	1% / 3,000 SF 4 TREES PARKING WITHIN 66 FT OF A TREE/ 15' TREE SCREEN: YES	4% / 1,003 SF 30 TREES WITHIN 66 FT OF A TREE/ 15' TREE SCREEN: YES	

Kimley»Horn

Kimley»H

KWA PROJECT	DATE	SCALE	AS SHOWN
064486400	03/08/16		

BLUESTONE GARLAND

OVERALL LANDSCAPE
PLAN

SHEET NUMBER
L1.01

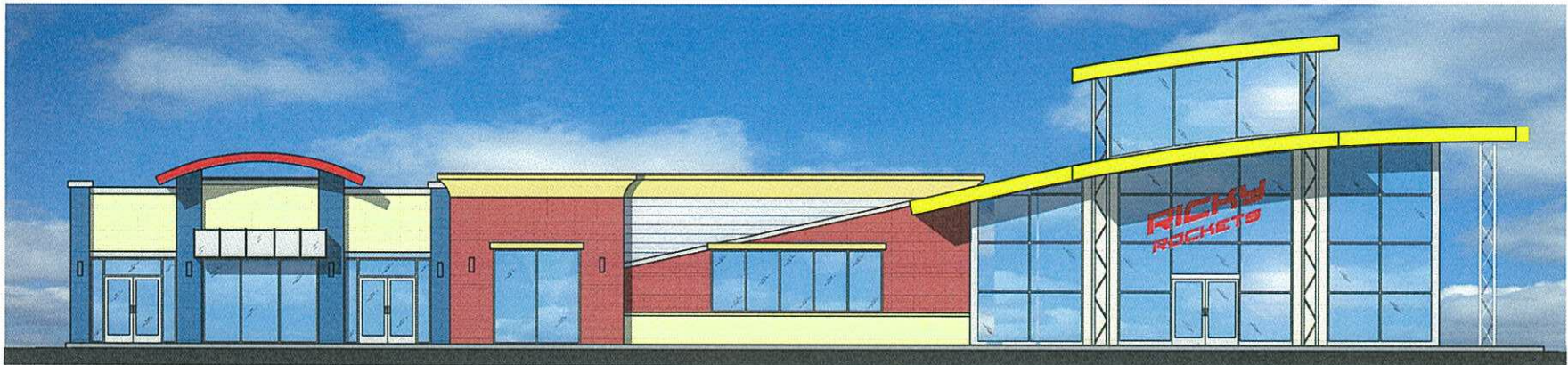
EXHIBIT D

3

DALLAS COUNTY



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



2 WEST ELEVATION
SCALE: 3/16" = 1'-0"

NO.	REVISIONS	DATE	BY
1	ISSUED FOR ZONING	03/11/16	AP/JF
2	ZONING COMMENTS	4/11/16	RT
3	ZONING COMMENTS	4/21/16	RT
4	ZONING COMMENTS	4/21/16	RT
5	ZONING COMMENTS	5/11/16	RT

CORPORATE
DESIGN & DEVELOPMENT
GROUP, LLC
ARCHITECTS, LANDSCAPE
PLANNERS, ENGINEERS
10000 W. 10th Avenue, Suite 100
Denver, CO 80202
Tel: 303.733.8800
Fax: 303.733.8801
www.cddgroup.com



RICKY ROCKETS
ER RD

EXTERIOR
ELEVATIONS

START DATE: 02-25-2016
SCALE: AS SHOWN
DRAWN: AP/JF
CHECK: RT
JOB: D160015
SHEET: A201



1 NORTH ELEVATION
SCALE: 3/16" = 1'-0"



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

NO.	REVISIONS	DATE	BY
1	ISSUED FOR ZONING	03/05/16	AP/FP
2	REVISIONS	04/15/16	RT
3	ZONING COMMENTS	04/15/16	RT
4	ZONING COMMENTS	04/15/16	RT

CORPORATE
DESIGN + DEVELOPMENT
RICKY ROCKETS
NE.C. MILLER RD. # 1111111111
RICKY ROCKETS
RICKY ROCKETS
RICKY ROCKETS

EXHIBIT E

EXTERIOR
ELEVATIONS

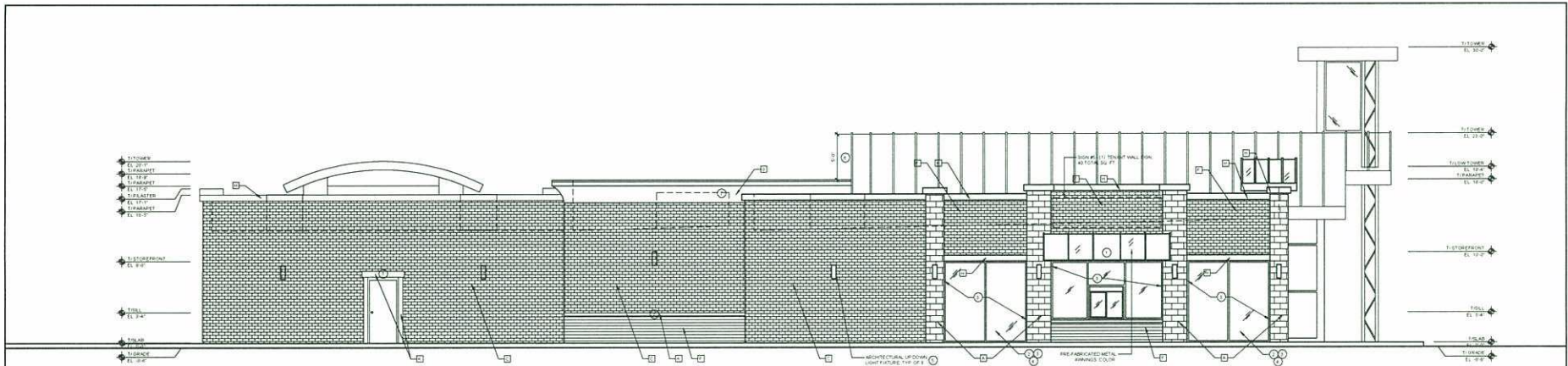
START DATE	03-25-2016
SCALE	AS SHOWN
DESIGN	AP/FP
CHECK	RT
JOB	D16015
SHEET	A202



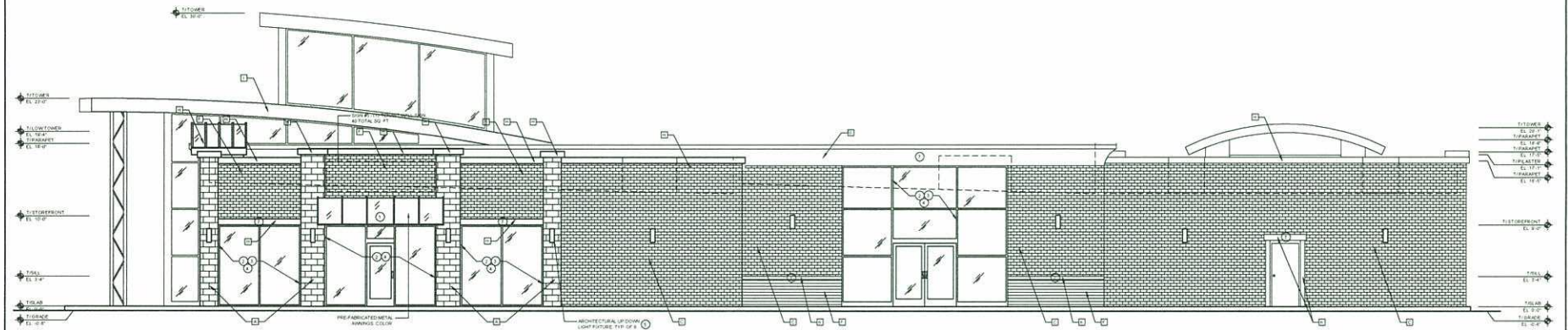
NO.	REVISIONS	DATE	BY
1	ISSUED FOR PERMIT	4/10/18	RT
2	ZONING COMMENTS	4/10/18	RT
3	ZONING COMMENTS	4/10/18	RT
4	ZONING COMMENTS	5/11/18	RT

CORPORATE DESIGN & DEVELOPMENT GROUP, LLC 1000 N. 10TH AVE. SUITE 100 DENVER, CO 80202 TEL: 303.733.1111 WWW.CDD-LLC.COM	RICKY ROCKET'S N.E.C. MILLER RD & JUPITER RD DENVER, CO 80202
--	--

START DATE 02-25-2018 SCALE AS SHOWN DRAWN AP/EP CHECK RT JOB D16015 SHEET A201	EXTERIOR ELEVATIONS
--	----------------------------



1 NORTH ELEVATION
SCALE: 3/8" = 1'-0"



2 EAST ELEVATION
SCALE: 3/8" = 1'-0"

KEYNOTES
ARCHITECTURAL FEATURES

- ① AWNINGS OR CANOPIES
- ② DISPLAY WINDOWS
- ③ COVERED LIGHT WINDOWS
- ④ ENERGY EFFICIENT WINDOWS
- ⑤ DISTINCTIVE LIGHT FEATURES
- ⑥ VARIOUS ROOF HEIGHTS
- ⑦ ORNAMENTAL FACADE TREATMENTS

KEYNOTES
MATERIALS

- ① COUNTY MATERIALS CORPORATION (OR APPROVED EQUAL) 8" x 16" SPALL FACE BRICK - COLOR: LIGHT ASTRAL BLUE
- ② ROOF USED
- ③ GLASSER BRICK (OR APPROVED EQUAL) 8" x 16" SPALL FACE BRICK - COLOR: CLASSIC RED
- ④ A.C.M. ARCHITECTURAL METAL ALUMINUM OR APPROVED EQUAL ALUMINUM COMPOSITE MATERIAL - COLOR: CLEAR ANODIZED REVEALS TO BE BOTTLE BRUSH
- ⑤ A.C.M. ARCHITECTURAL METAL (OR APPROVED EQUAL) ALUMINUM COMPOSITE MATERIAL - COLOR: CLEAR ANODIZED REVEALS TO BE BOTTLE BRUSH
- ⑥ COUNTY MATERIALS CORPORATION (OR APPROVED EQUAL) 8" x 16" PRIMER GLAZED FACE BRICK - COLOR: LIGHT CARPENTERS
- ⑦ STONE CORNICES / LINTELS - COLOR TO MATCH CLAYBERRY
- ⑧ STONE CORNICES / LINTELS - COLOR TO MATCH CLAYBERRY
- ⑨ A.C.M. ARCHITECTURAL METAL (OR APPROVED EQUAL) METAL STANDING SEAM ROOF - COLOR: MISTY GRAY
- ⑩ A.C.M. ARCHITECTURAL METAL - FACIAL MATCH - COLOR: MATCHING RED STAIN
- ⑪ A.C.M. ARCHITECTURAL METAL - FACIAL MATCH - COLOR: MATCHING RED STAIN
- ⑫ STONE LINTEL - COLOR: BERRY
- ⑬ A.C.M. ARCHITECTURAL METAL - FACIAL MATCH - COLOR: MISTY GRAY

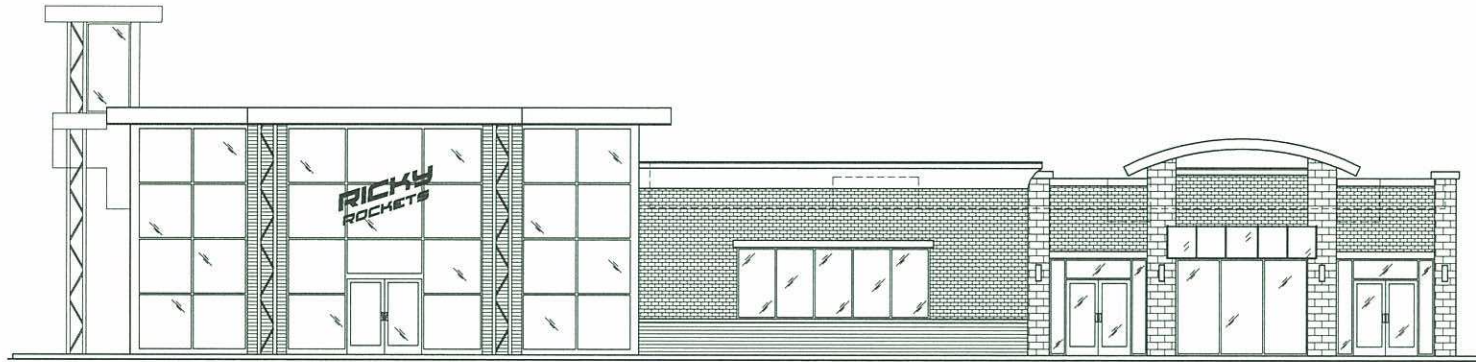
DATE	BY	REVISIONS	DATE	BY	REVISIONS
4/10/18	AP	ISSUES FOR COMMENTS	4/10/18	RT	ISSUES FOR COMMENTS
4/10/18	RT	ZONING COMMENTS	4/10/18	RT	ZONING COMMENTS
4/10/18	RT	ZONING COMMENTS	4/10/18	RT	ZONING COMMENTS

CORPORATE DESIGN & DEVELOPMENT
GROUP, LLC
10000 N. 10TH AVE., SUITE 100
DENVER, CO 80231
TEL: 303.733.8888
WWW.CDDGROUP.COM

RICKY ROCKET'S
N.E.C. MILLER RD & JUPITER RD

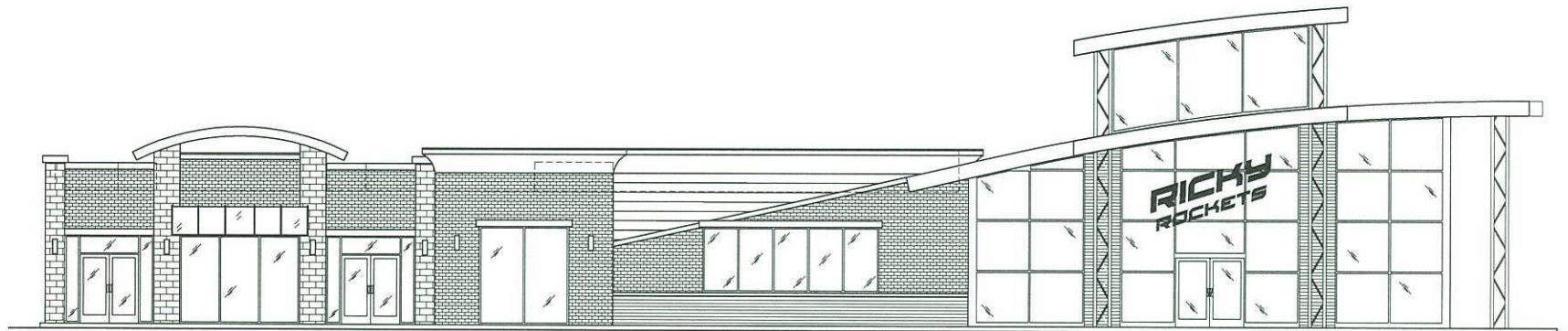
EXTERIOR ELEVATIONS
START DATE: 03-25-2018
SCALE: AS SHOWN
DRAWN: AP/FP
CHECK: RT
JOB: D18015
SHEET: A202

EXHIBIT E



4" FACE BRICK	-	25.30%	-	308.22 SF	ALL TYPES MASONRY = 89.73%
4" GLAZED FACE BRICK	-	38.27%	-	466.18 SF	
8" TEXTURE C.M.U.	-	13.27%	-	161.67 SF	
STONE SILLS/INTELS/CORNICES	-	12.95%	-	157.73 SF	
ALUMINUM COMPOSITE MATERIAL	-	10.21%	-	124.46 SF	
TOTAL	-	100%	-	1,218.26 SF	

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



4" FACE BRICK	-	24.84%	-	369.69 SF	ALL TYPES MASONRY = 81.19%
4" GLAZED FACE BRICK	-	31.31%	-	485.99 SF	
8" TEXTURE C.M.U.	-	10.84%	-	161.38 SF	
STONE SILLS/INTELS/CORNICES	-	14.20%	-	211.41 SF	
ALUMINUM COMPOSITE MATERIAL	-	18.80%	-	279.81 SF	
TOTAL	-	100%	-	1,488.28 SF	

2 WEST
SCALE 3/16" = 1'-0"

NO.	REVISIONS	DATE	BY
1	ISSUED FOR ZONING	03/09/18	AP/FP
2	FOR ZONING REVIEW	04/10/18	RT
3	ZONING COMMENTS	04/10/18	RT
4	ZONING COMMENTS	04/10/18	RT
5	ZONING COMMENTS	04/10/18	RT

CORPORATE
DESIGN + DEVELOPMENT
LLC
101 N. W. 10th Ave., Suite 100
Fort Lauderdale, FL 33304
Phone: 754.222.1111
www.cddllc.com

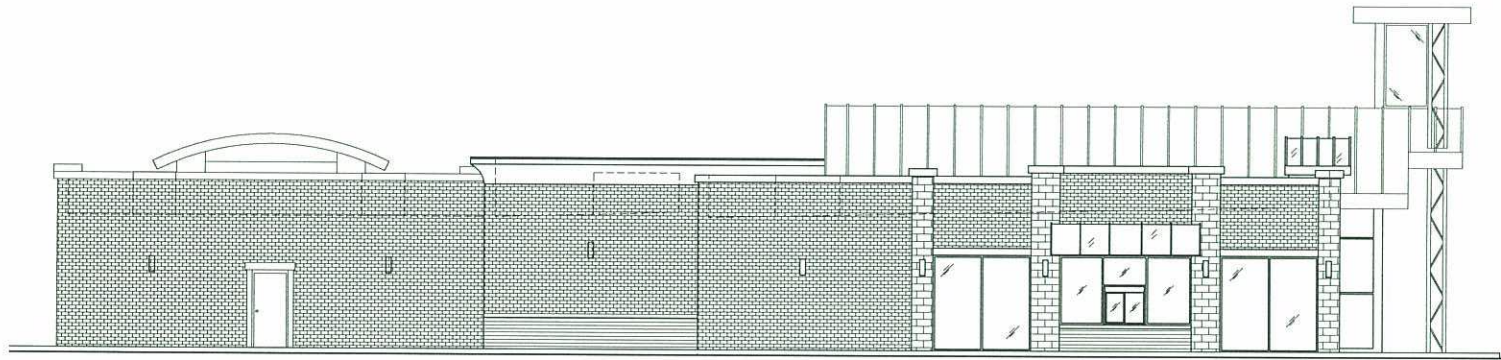


RICKY ROCKETS
N.E.C. MILLER RD & JUPITER RD

EXTERIOR
ELEVATIONS -
MATERIALS EXHIBIT

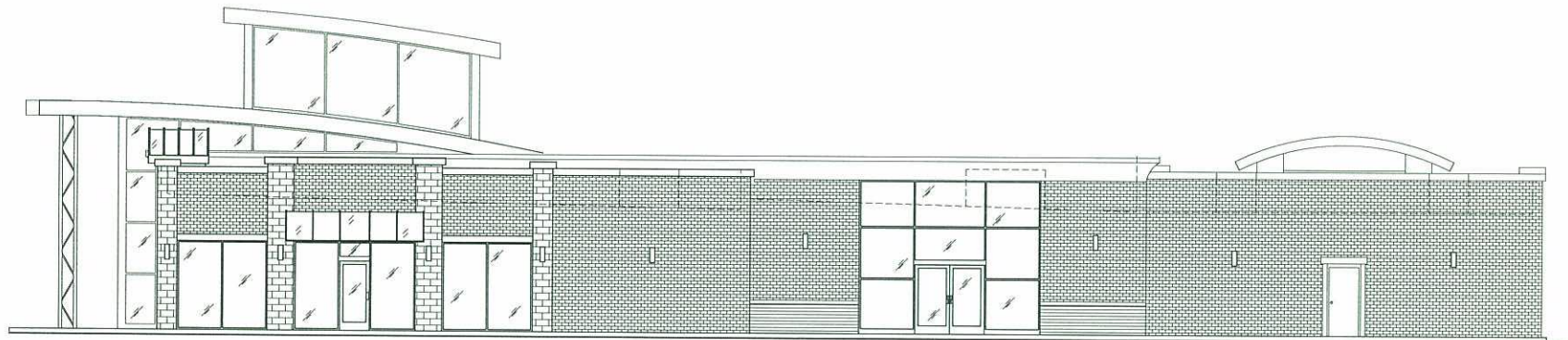
START DATE: 02-25-2018
SCALE: AS SHOWN
DRAWN: AP/FP
CHECK: RT
JOB: D16015
SHEET:

EX1



4" FACE BRICK	-	66.50%	-	1,138.46 SF	ALL TYPES MASONRY = 96.99%
4" GLAZED FACE BRICK	-	13.77%	-	235.68 SF	
8" TEXTURE C.M.U.	-	10.20%	-	174.52 SF	
STONE SILLS & LINTELS	-	6.52%	-	111.52 SF	
EIFS	-	3.01%	-	51.45 SF	
TOTAL	-	100%	-	1711.63 SF	

1 NORTH ELEVATION
SCALE: 3/16" = 1'-0"



4" FACE BRICK	-	65.96%	-	1,158.62 SF	ALL TYPES MASONRY = 94.23%
4" GLAZED FACE BRICK	-	13.70%	-	240.68 SF	
8" TEXTURE C.M.U.	-	8.42%	-	147.81 SF	
STONE SILLS & LINTELS	-	6.15%	-	108.01 SF	
EIFS	-	5.77%	-	101.33 SF	
TOTAL	-	100%	-	1,756.45 SF	

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

REVISIONS	DATE	BY
ISSUED FOR ZONING	02/25/2018	BP/FP
ZONING COMMENTS	4/1/18	RT
ZONING COMMENTS	4/1/18	RT
ZONING COMMENTS	4/2/18	RT

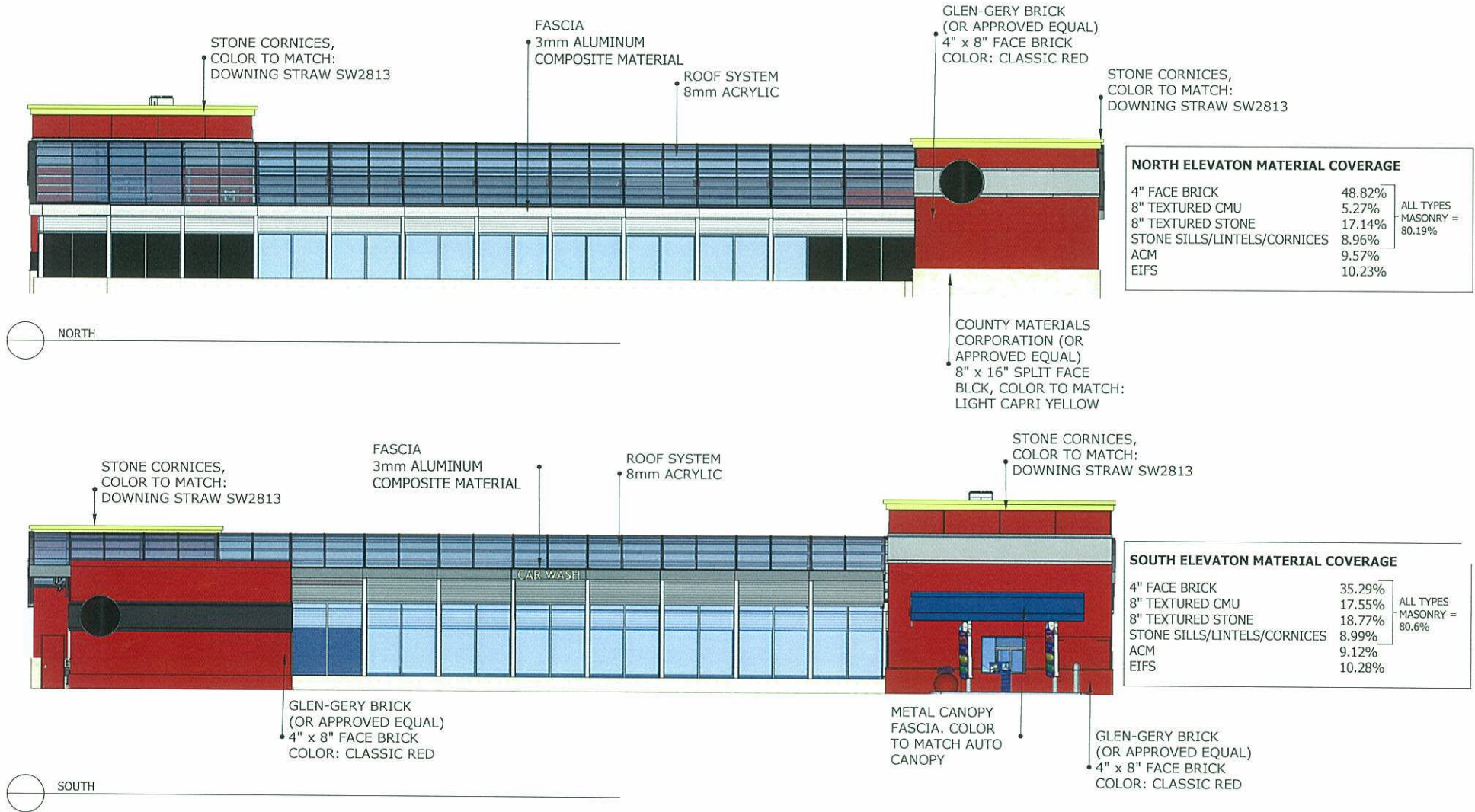
CORPORATE
DESIGN + DEVELOPMENT
GROUP, LLC
1401 JUPITER RD., SUITE 100
JUPITER, FL 33411
407.741.1111
WWW.CDDG.COM
ARCHITECTURAL, ENGINEERING, INTERIOR

RICKY ROCKET'S
1 RD & JUPITER RD
AND, TEXAS

EXTERIOR
ELEVATIONS -
MATERIALS EXHIBIT

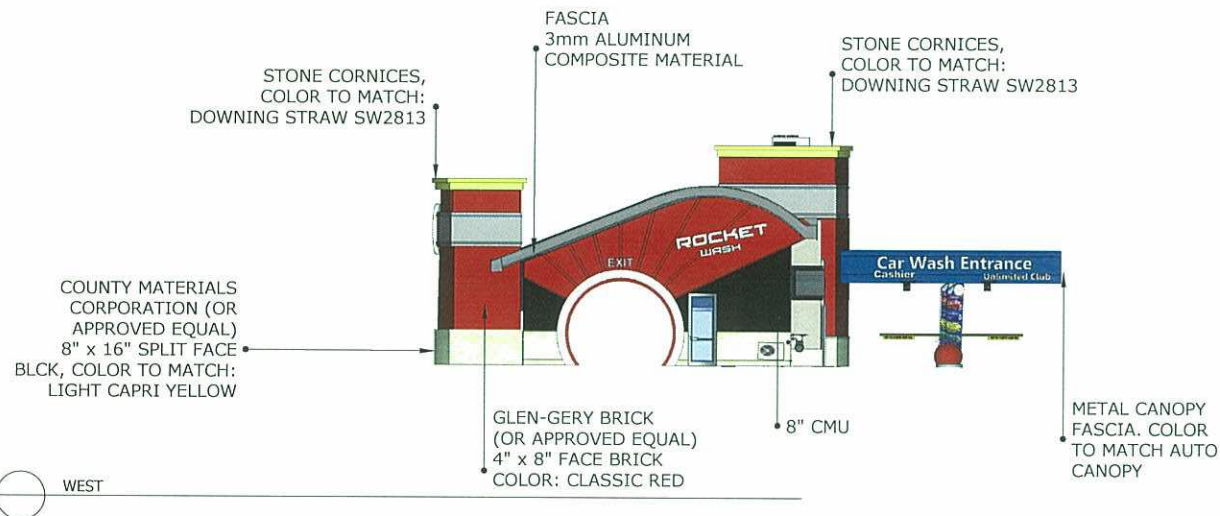
START DATE: 02-25-2018
SCALE: AS SHOWN
DRAWN: BP/FP
CHECK: RT
JOB: D16015
SHEET: EX2

© COPYRIGHT 2018 CORPORATE DESIGN + DEVELOPMENT, LLC



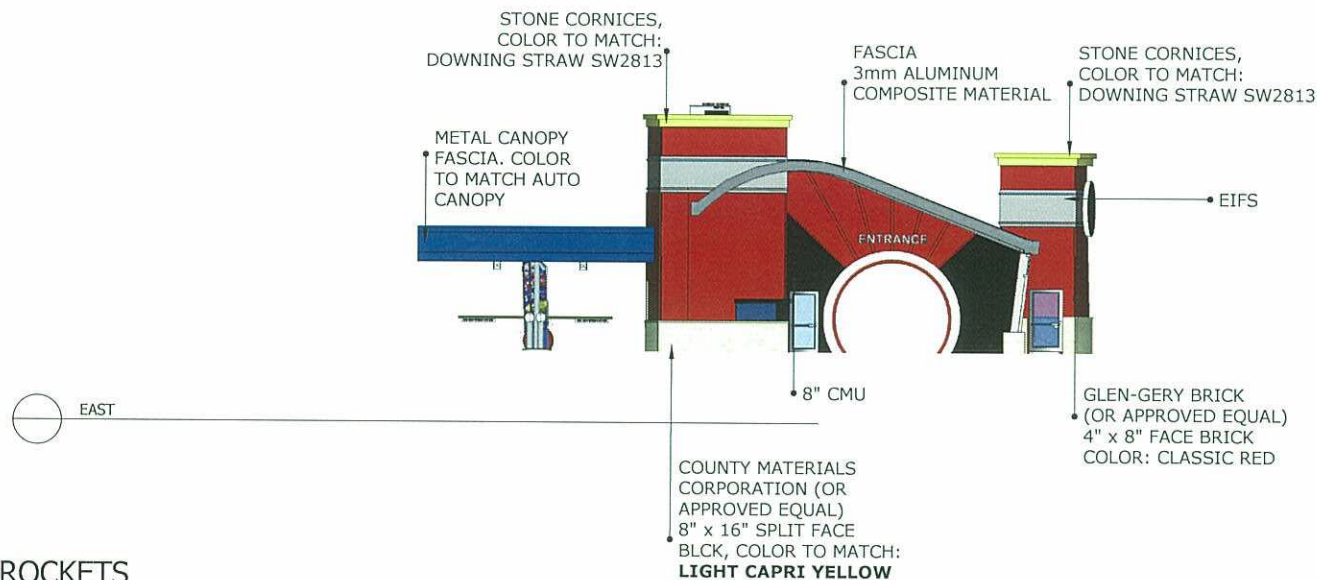
RICKY ROCKETS
CAR WASH
GARLAND, TX





WEST ELEVATION MATERIAL COVERAGE

4" FACE BRICK	48.2%	ALL TYPES MASONRY = 91.53%
8" TEXTURED CMU	38.90%	
8" TEXTURED STONE	0.33%	
STONE SILLS/LINTELS/CORNICES	4.10%	
ACM	3.78%	
EIFS	4.69%	

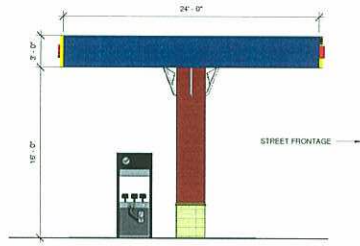


EAST ELEVATION MATERIAL COVERAGE

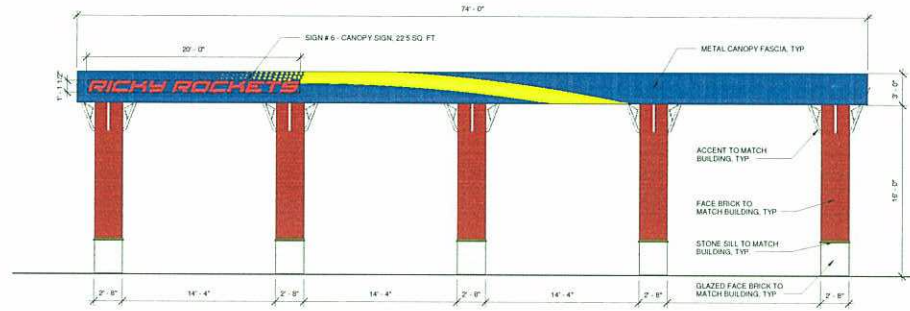
4" FACE BRICK	45.04%	ALL TYPES MASONRY = 86.53%
8" TEXTURED CMU	37.78%	
8" TEXTURED STONE	0.28%	
STONE SILLS/LINTELS/CORNICES	3.43%	
ACM	3.17%	
EIFS	10.30%	

RICKY ROCKETS
CAR WASH
GARLAND, TX





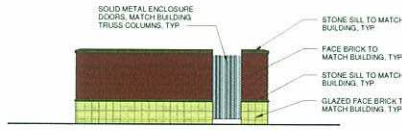
4 Diesel Canopy Elevation Short Side
3/16" = 1'-0"



3 Diesel Canopy Elevation Long Side
3/16" = 1'-0"



2 Fuel Canopy Elevation Short Side
3/16" = 1'-0"



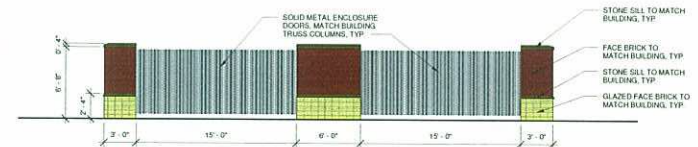
8 Trash Enclosure - North
3/16" = 1'-0"



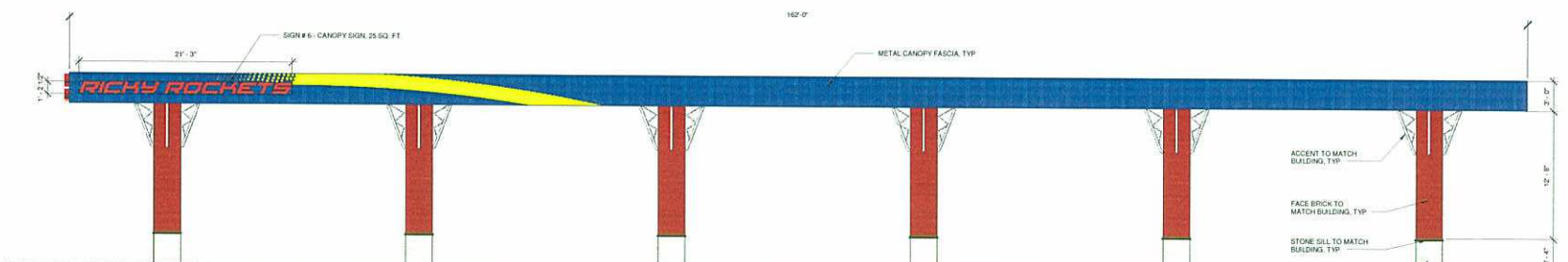
7 Trash Enclosure - West
3/16" = 1'-0"



6 Trash Enclosure - South
3/16" = 1'-0"



5 Trash Enclosure - East
3/16" = 1'-0"



1 Fuel Canopy Elevation Long Side
3/16" = 1'-0"

DIESEL CANOPY

TRASH ENCLOSURE

AUTO CANOPY

NO.	REVISION	DATE	BY
1	DESIGN	02/25/2018	RT
2	REVISION	02/25/2018	RT
3	REVISION	02/25/2018	RT
4	REVISION	02/25/2018	RT
5	REVISION	02/25/2018	RT
6	REVISION	02/25/2018	RT
7	REVISION	02/25/2018	RT
8	REVISION	02/25/2018	RT



RICKY ROCKETS
N.E.C. MILLER RD. & JUPITER RD.

COLOR CANOPY
ELEVATION

DATE	02/25/2018
SCALE	3/16" = 1'-0"
DRAWN	AP, FP
CHECK	RT
JOB	D16015
SHEET	

A206

EXHIBIT E



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

Agenda Item 4.

Meeting Date: June 7, 2016

Item Title: Atmos Settlement Agreement

Submitted By: Steve Anderson, Interim Chief Financial Officer

Summary of Request/Problem

The City, along with other similarly situated cities served by Atmos Energy Corp., Mid-Tex Division ("Atmos"), is a member of the Atmos Cities Steering Committee ("ACSC"). On March 1, 2016, Atmos made a filing requesting \$35.4 million additional revenue on a system-wide basis.

ACSC and Atmos have reached an agreement to reduce the Atmos's revenue increase from \$35.4 million to an increase of \$29.9 million on a system wide basis. The ACSC Executive Committee and its designated legal counsel and consultants recommend that all Cities adopt the attached Ordinance.

Recommendation/Action Requested and Justification

Staff requests the approval, by Ordinance, the negotiated Atmos rate increase (shown as "Attachment A" to the Ordinance).

Attachments

Ordinance

Attachments to Ordinance

City Manager Approval:
Bryan L. Bradford

Approval Date:
06/02/2016

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS, APPROVING A NEGOTIATED SETTLEMENT BETWEEN THE ATMOS CITIES STEERING COMMITTEE ("ACSC") AND ATMOS ENERGY CORP., MID-TEX DIVISION REGARDING THE COMPANY'S 2016 RATE REVIEW MECHANISM FILINGS; DECLARING EXISTING RATES TO BE UNREASONABLE; ADOPTING TARIFFS THAT REFLECT RATE ADJUSTMENTS CONSISTENT WITH THE NEGOTIATED SETTLEMENT; FINDING THE RATES TO BE SET BY THE SETTLEMENT TARIFFS TO BE JUST AND REASONABLE AND IN THE PUBLIC INTEREST; REQUIRING THE COMPANY TO REIMBURSE ACSC'S REASONABLE RATEMAKING EXPENSES; DETERMINING THAT THIS ORDINANCE WAS PASSED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS OPEN MEETINGS ACT; ADOPTING A SAVINGS CLAUSE; DECLARING AN EFFECTIVE DATE; AND REQUIRING DELIVERY OF THIS ORDINANCE TO THE COMPANY AND THE ACSC'S LEGAL COUNSEL.

WHEREAS, the City of Garland, Texas ("City") is a gas utility customer of Atmos Energy Corp., Mid-Tex Division ("Atmos Mid-Tex" or "Company"), and a regulatory authority with an interest in the rates and charges of Atmos Mid-Tex; and

WHEREAS, the City is a member of the Atmos Cities Steering Committee ("ACSC"), a coalition of similarly-situated cities served by Atmos Mid-Tex ("ACSC Cities") that have joined together to facilitate the review of, and response to, natural gas issues affecting rates charged in the Atmos Mid-Tex service area; and

WHEREAS, ACSC and the Company worked collaboratively to develop a new Rate Review Mechanism ("RRM") tariff that allows for an expedited rate review process by ACSC Cities as a substitute to the Gas Reliability Infrastructure Program ("GRIP") process instituted by the Legislature, and that will establish rates for the ACSC Cities based on the system-wide cost of serving the Atmos Mid-Tex Division; and

WHEREAS, on March 1, 2016, Atmos Mid-Tex filed its 2016 RRM rate request with ACSC Cities; and

WHEREAS, ACSC coordinated its review of the Atmos Mid-Tex 2016 RRM filing through its Executive Committee, assisted by ACSC's

attorneys and consultants, to resolve issues identified in the Company's RRM filing; and

WHEREAS, the Executive Committee, as well as ACSC's counsel and consultants, recommend that ACSC Cities approve an increase in base rates for Atmos Mid-Tex of \$29.9 million on a system-wide basis; and

WHEREAS, the attached tariffs implementing new rates are consistent with the recommendation of the ACSC Executive Committee, are agreed to by the Company, and are just, reasonable, and in the public interest; and

WHEREAS, the RRM Tariff contemplates reimbursement of ACSC's reasonable expenses associated with RRM applications;

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

Section 1

That the findings set forth in this Ordinance are hereby in all things approved.

Section 2

That the City Council finds that the settled amount of an increase in revenues of \$29.9 million on a system-wide basis represents a comprehensive settlement of gas utility rate issues affecting the rates, operations, and services offered by Atmos Mid-Tex within the municipal limits arising from Atmos Mid-Tex's 2016 RRM filing is in the public interest, and is consistent with the City's authority under Section 103.001 of the Texas Utilities Code.

Section 3

That the existing rates for natural gas service provided by Atmos Mid-Tex are unreasonable. The new tariffs attached hereto and incorporated herein as Attachment A, are just and reasonable, and are designed to allow Atmos Mid-Tex to recover annually an additional \$29.9 million in revenue over the amount allowed under currently approved rates, as shown in the Proof of Revenues attached hereto and incorporated herein as Attachment B; such tariffs are hereby adopted.

Section 4

That the ratemaking treatment for pensions and other post-employment benefits in Atmos Mid-Tex's next RRM filing shall be as set forth on Attachment C, attached hereto and incorporated herein.

Section 5

That Atmos Mid-Tex shall reimburse the reasonable ratemaking expenses of the ACSC in processing the Company's 2016 RRM filing.

Section 6

That to the extent any resolution or ordinance previously adopted by the Council is inconsistent with this Ordinance, it is hereby repealed.

Section 7

That the meeting at which this Ordinance was approved was in all things conducted in strict compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.

Section 8

That if any one or more sections or clauses of this Ordinance is adjudged to be unconstitutional or invalid, such judgment shall not affect, impair, or invalidate the remaining provisions of this Ordinance, and the remaining provisions of the Ordinance shall be interpreted as if the offending section or clause never existed.

Section 9

That consistent with the City Ordinance that established the RRM process, this Ordinance shall become effective from and after its passage with rates authorized by attached tariffs to be effective for bills rendered on or after June 1, 2016.

Section 10

That a copy of this Ordinance shall be sent to Atmos Mid-Tex, care of Chris Felan, Vice President of Rates and Regulatory Affairs Mid-Tex Division, Atmos Energy Corporation, 5420 LJB Freeway, Suite 1862, Dallas, Texas 75240, and to Geoffrey Gay,

General Counsel to ACSC, at Lloyd Gosselink Rochelle & Townsend,
P.C., 816 Congress Avenue, Suite 1900, Austin, Texas 78701.

PASSED AND APPROVED this _____ day of May, 2016.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

Attachment A
RRC Tariff No:

RATE SCHEDULE:	R – RESIDENTIAL SALES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION EXCEPT THE CITY OF DALLAS AND UNINCORPORATED AREAS	
EFFECTIVE DATE:	Bills Rendered on or after 06/01/2016	PAGE: 12

Application

Applicable to Residential Customers for all natural gas provided at one Point of Delivery and measured through one meter.

Type of Service

Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate

Customer's monthly bill will be calculated by adding the following Customer and Ccf charges to the amounts due under the riders listed below:

Charge	Amount
Customer Charge per Bill	\$ 19.10 per month
Rider CEE Surcharge	\$ 0.02 per month ¹
Total Customer Charge	\$ 19.12 per month
Commodity Charge – All Ccf	\$0.11378 per Ccf

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Weather Normalization Adjustment: Plus or Minus an amount for weather normalization calculated in accordance with Rider WNA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Agreement

An Agreement for Gas Service may be required.

Notice

Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

¹Reference Rider CEE - Conservation and Energy Efficiency as approved in GUD 10170. Surcharge billing effective July 1, 2015.

RATE SCHEDULE:	C – COMMERCIAL SALES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION EXCEPT THE CITY OF DALLAS AND UNINCORPORATED AREAS	
EFFECTIVE DATE:	Bills Rendered on or after 06/01/2016	PAGE: 13

Application

Applicable to Commercial Customers for all natural gas provided at one Point of Delivery and measured through one meter and to Industrial Customers with an average annual usage of less than 30,000 Ccf.

Type of Service

Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate

Customer's monthly bill will be calculated by adding the following Customer and Ccf charges to the amounts due under the riders listed below:

Charge	Amount
Customer Charge per Bill	\$ 41.75 per month
Rider CEE Surcharge	\$ 0.02 per month ¹
Total Customer Charge	\$ 41.77 per month
Commodity Charge – All Ccf	\$ 0.08494 per Ccf

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Weather Normalization Adjustment: Plus or Minus an amount for weather normalization calculated in accordance with Rider WNA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Agreement

An Agreement for Gas Service may be required.

Notice

Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

¹ Reference Rider CEE - Conservation and Energy Efficiency as approved in GUD 10170. Surcharge billing effective July 1, 2015.

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

Attachment A
RRC Tariff No:

RATE SCHEDULE:	I – INDUSTRIAL SALES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION EXCEPT THE CITY OF DALLAS AND UNINCORPORATED AREAS	
EFFECTIVE DATE:	Bills Rendered on or after 06/01/2016	PAGE: 14

Application

Applicable to Industrial Customers with a maximum daily usage (MDU) of less than 3,500 MMBtu per day for all natural gas provided at one Point of Delivery and measured through one meter. Service for Industrial Customers with an MDU equal to or greater than 3,500 MMBtu per day will be provided at Company's sole option and will require special contract arrangements between Company and Customer.

Type of Service

Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate

Customer's monthly bill will be calculated by adding the following Customer and MMBtu charges to the amounts due under the riders listed below:

Charge	Amount
Customer Charge per Meter	\$ 738.00 per month
First 0 MMBtu to 1,500 MMBtu	\$ 0.3096 per MMBtu
Next 3,500 MMBtu	\$ 0.2267 per MMBtu
All MMBtu over 5,000 MMBtu	\$ 0.0486 per MMBtu

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Curtailment Overpull Fee

Upon notification by Company of an event of curtailment or interruption of Customer's deliveries, Customer will, for each MMBtu delivered in excess of the stated level of curtailment or interruption, pay Company 200% of the midpoint price for the Katy point listed in *Platts Gas Daily* published for the applicable Gas Day in the table entitled "Daily Price Survey."

Replacement Index

In the event the "midpoint" or "common" price for the Katy point listed in *Platts Gas Daily* in the table entitled "Daily Price Survey" is no longer published, Company will calculate the applicable imbalance fees utilizing a daily price index recognized as authoritative by the natural gas industry and most closely approximating the applicable index.

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

Attachment A
RRC Tariff No:

RATE SCHEDULE:	I – INDUSTRIAL SALES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION EXCEPT THE CITY OF DALLAS AND UNINCORPORATED AREAS	
EFFECTIVE DATE:	Bills Rendered on or after 06/01/2016	PAGE: 15

Agreement

An Agreement for Gas Service may be required.

Notice

Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

Special Conditions

In order to receive service under Rate I, Customer must have the type of meter required by Company. Customer must pay Company all costs associated with the acquisition and installation of the meter.

RATE SCHEDULE:	T – TRANSPORTATION	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION EXCEPT THE CITY OF DALLAS AND UNINCORPORATED AREAS	
EFFECTIVE DATE:	Bills Rendered on or after 06/01/2016	PAGE: 16

Application

Applicable, in the event that Company has entered into a Transportation Agreement, to a customer directly connected to the Atmos Energy Corp., Mid-Tex Division Distribution System (Customer) for the transportation of all natural gas supplied by Customer or Customer's agent at one Point of Delivery for use in Customer's facility.

Type of Service

Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate

Customer's bill will be calculated by adding the following Customer and MMBtu charges to the amounts and quantities due under the riders listed below:

Charge	Amount
Customer Charge per Meter	\$ 738.00 per month
First 0 MMBtu to 1,500 MMBtu	\$ 0.3096 per MMBtu
Next 3,500 MMBtu	\$ 0.2267 per MMBtu
All MMBtu over 5,000 MMBtu	\$ 0.0486 per MMBtu

Upstream Transportation Cost Recovery: Plus an amount for upstream transportation costs in accordance with Part (b) of Rider GCR.

Retention Adjustment: Plus a quantity of gas as calculated in accordance with Rider RA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Imbalance Fees

All fees charged to Customer under this Rate Schedule will be charged based on the quantities determined under the applicable Transportation Agreement and quantities will not be aggregated for any Customer with multiple Transportation Agreements for the purposes of such fees.

Monthly Imbalance Fees

Customer shall pay Company the greater of (i) \$0.10 per MMBtu, or (ii) 150% of the difference per MMBtu between the highest and lowest "midpoint" price for the Katy point listed in *Platts Gas Daily* in the table entitled "Daily Price Survey" during such month, for the MMBtu of Customer's monthly Cumulative Imbalance, as defined in the applicable Transportation Agreement, at the end of each month that exceeds 10% of Customer's receipt quantities for the month.

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

Attachment A
RRC Tariff No:

RATE SCHEDULE:	T – TRANSPORTATION	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION EXCEPT THE CITY OF DALLAS AND UNINCORPORATED AREAS	
EFFECTIVE DATE:	Bills Rendered on or after 06/01/2016	PAGE: 17

Curtailment Overpull Fee

Upon notification by Company of an event of curtailment or interruption of Customer's deliveries, Customer will, for each MMBtu delivered in excess of the stated level of curtailment or interruption, pay Company 200% of the midpoint price for the Katy point listed in *Platts Gas Daily* published for the applicable Gas Day in the table entitled "Daily Price Survey."

Replacement Index

In the event the "midpoint" or "common" price for the Katy point listed in *Platts Gas Daily* in the table entitled "Daily Price Survey" is no longer published, Company will calculate the applicable imbalance fees utilizing a daily price index recognized as authoritative by the natural gas industry and most closely approximating the applicable index.

Agreement

A transportation agreement is required.

Notice

Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

Special Conditions

In order to receive service under Rate T, customer must have the type of meter required by Company. Customer must pay Company all costs associated with the acquisition and installation of the meter.

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RIDER:	WNA – WEATHER NORMALIZATION ADJUSTMENT	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION EXCEPT THE CITY OF DALLAS AND UNINCORPORATED AREAS	
EFFECTIVE DATE:	Bills Rendered on or after 11/01/2016	PAGE: 41

Provisions for Adjustment

The Commodity Charge per Ccf (100 cubic feet) for gas service set forth in any Rate Schedules utilized by the cities of the Mid-Tex Division service area for determining normalized winter period revenues shall be adjusted by an amount hereinafter described, which amount is referred to as the "Weather Normalization Adjustment." The Weather Normalization Adjustment shall apply to all temperature sensitive residential and commercial bills based on meters read during the revenue months of November through April. The five regional weather stations are Abilene, Austin, Dallas, Waco, and Wichita Falls.

Computation of Weather Normalization Adjustment

The Weather Normalization Adjustment Factor shall be computed to the nearest one-hundredth cent per Ccf by the following formula:

$$WNAF_i = R_i \frac{(HSF_i \times (NDD-ADD))}{(BL_i + (HSF_i \times ADD))}$$

Where

i = any particular Rate Schedule or billing classification within any such particular Rate Schedule that contains more than one billing classification

$WNAF_i$ = Weather Normalization Adjustment Factor for the i^{th} rate schedule or classification expressed in cents per Ccf

R_i = Commodity Charge rate of temperature sensitive sales for the i^{th} schedule or classification.

HSF_i = heat sensitive factor for the i^{th} schedule or classification divided by the average bill count in that class

NDD = billing cycle normal heating degree days calculated as the simple ten-year average of actual heating degree days.

ADD = billing cycle actual heating degree days.

BL_i = base load sales for the i^{th} schedule or classification divided by the average bill count in that class

The Weather Normalization Adjustment for the j th customer in i th rate schedule is computed as:

$$WNA_j = WNAF_i \times q_{ij}$$

Where q_{ij} is the relevant sales quantity for the j th customer in i th rate schedule.

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RIDER:	WNA – WEATHER NORMALIZATION ADJUSTMENT	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION EXCEPT THE CITY OF DALLAS AND UNINCORPORATED AREAS	
EFFECTIVE DATE:	Bills Rendered on or after 11/01/2016	PAGE: 42

Base Use/Heat Use Factors

Weather Station	<u>Residential</u>		<u>Commercial</u>	
	Base use <u>Ccf</u>	Heat use <u>Ccf/HDD</u>	Base use <u>Ccf</u>	Heat use <u>Ccf/HDD</u>
Abilene	10.09	0.1392	98.01	0.6440
Austin	11.21	0.1551	203.36	0.8564
Dallas	13.72	0.2048	189.83	0.9984
Waco	9.89	0.1411	129.75	0.6695
Wichita Falls	11.49	0.1506	122.35	0.5967

Weather Normalization Adjustment (WNA) Report

On or before June 1 of each year, the company posts on its website at atmosenergy.com/mtx-wna, in Excel format, a *Weather Normalization Adjustment (WNA) Report* to show how the company calculated its WNAs factor during the preceding winter season. Additionally, on or before June 1 of each year, the company files one hard copy and an Excel version of the *WNA Report* with the Railroad Commission of Texas' Gas Services Division, addressed to the Director of that Division.

Attachment B
Proof of Revenues

File Date: March 1, 2016

ATMOS ENERGY CORP., MID-TEX DIVISION
PROPOSED TARIFF STRUCTURE (BEFORE RATE CASE EXPENSE RECOVERY)
TEST YEAR ENDING DECEMBER 31, 2015

	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)
1 Proposed Change In Rates:			\$ 29,603,205		Schedule A						
2 Proposed Change In Rates without Revenue Related Taxes:			\$ 27,447,850		Ln 1 divided by factor on WP_F-5 1						
3											
4											
5											
6											
7 Residential		Revenue Requirements	Allocations								
8 Commercial		\$ 338,431,486	77.95%		Per GUD 10170 Final Order						
9 Industrial and Transportation		84,223,622	19.40%		Per GUD 10170 Final Order						
10 Net Revenue Requirements GUD No. 10170		11,490,316	2.65%		Per GUD 10170 Final Order						
		<u>\$ 434,145,424</u>									

11											
12											
13											
14											
15											
16	With Proportional Increase all classes but Residential and a 40% residential base charge increase										
17											
18											
19											
20			Current	Prospective	Revenues						
21	Residential Base Charge	\$	18.56	\$ 0.48	\$ 8,558,622	Residential Base Charge	\$	0.52	\$ 9,335,278	\$ 19.08	\$ 339,813,673
22	Residential Consumption Charge	\$	0.09931	\$ 0.01540	12,837,933	Residential Consumption Charge	\$	0.01447	12,061,297	\$ 0.11378	94,839,970
23	Commercial Base Charge	\$	39.87	\$ 1.81	2,862,423	Commercial Base Charge	\$	1.83	2,897,162	\$ 41.70	61,390,268
24	Commercial Consumption Charge	\$	0.08020	\$ 0.00480	2,862,423	Commercial Consumption Charge	\$	0.00474	2,826,475	\$ 0.08494	47,065,984
25	I&T Base Charge	\$	897.35	\$ 38.03	363,224	I&T Base Charge	\$	39.65	378,728	\$ 737.00	7,039,815
26	I&T Consumption Charge Tier 1 MMBTU	\$	0.2937	\$ 0.0166	172,167	I&T Consumption Charge Tier 1 MMBTU	\$	0.0159	165,150	\$ 0.3098	3,215,747
27	I&T Consumption Charge Tier 2 MMBTU	\$	0.2151	\$ 0.0121	139,070	I&T Consumption Charge Tier 2 MMBTU	\$	0.0116	132,888	\$ 0.2287	2,597,042
28	I&T Consumption Charge Tier 3 MMBTU	\$	0.0481	\$ 0.0026	51,088	I&T Consumption Charge Tier 3 MMBTU	\$	0.0025	49,955	\$ 0.0486	971,117
29					<u>\$ 27,447,850</u>			<u>\$ 27,446,633</u>			<u>\$ 556,933,616</u>

File Date: March 1, 2016

**ATMOS ENERGY CORP., MID-TEX DIVISION
PENSIONS AND RETIREE MEDICAL BENEFITS ADJUSTMENT
TEST YEAR ENDING DECEMBER 31, 2015**

Line No.	Description (a)	Shared Services		Mid-Tex Direct			Adjustment Total (g)
		Pension Account Plan ("PAP") (b)	Post-Retirement Medical Plan ("FAS 106") (c)	Pension Account Plan ("PAP") (d)	Supplemental Executive Benefit Plan ("SERP") (e)	Post-Retirement Medical Plan ("FAS 106") (f)	
1	Fiscal Year 2016 Towers Watson Report as adjusted (1), (3)	\$ 5,101,680	\$ 2,896,450	\$ 7,840,683	\$ 150,433	\$ 4,466,430	
2	O&M Expense Factor (2)	96.41%	96.41%	37.42%	20.77%	37.42%	
3	Fiscal Year 2016 Actuarially Determined O&M Benefits (Ln 1 x Ln 2)	\$ 4,918,540	\$ 2,792,473	\$ 2,933,599	\$ 31,249	\$ 1,671,119	
4	Allocation to Mid-Tex (2)	40.56%	40.56%	71.52%	100.00%	71.52%	
5	Mid-Tex Benefits Expense Included in Rates - Proposed (Ln 3 x Ln 4)	\$ 1,995,016	\$ 1,132,659	\$ 2,098,222	\$ 31,249	\$ 1,195,248	\$ 6,452,393
6							
7	Mid-Tex Benefits Expense per GUD 10359 and RRM Test Year Ending December 31, 2014 Benchmark (4)	\$ 2,831,859	\$ 2,013,260	\$ 2,925,600	\$ 34,809	\$ 2,695,721	\$ 10,501,250
8							
9	Test Year Adjustment (Line 5 minus Line 7)	\$ (836,844)	\$ (880,601)	\$ (827,379)	\$ (3,561)	\$ (1,500,472)	\$ (4,048,856)
10							
11	Adjustment Summary:						
12	Account 922	\$ (836,844)	\$ (880,601)	\$ -	\$ -	\$ -	\$ (1,717,445)
13	Account 926	-	-	(827,379)	(3,561)	(1,500,472)	(2,331,412)
14	Total (Ln 12 plus Ln 13)	\$ (836,844)	\$ (880,601)	\$ (827,379)	\$ (3,561)	\$ (1,500,472)	\$ (4,048,856)
15							
16							

Notes:

1. Studies not applicable to Mid-Tex or Shared Services are omitted.
2. The factors on Lines 2 and 4 are based on the factors in 2016 RRM (Test Year Ending December 31, 2015).
3. SSU amounts exclude cost centers which do not allocate to Mid-Tex for rate making purposes.
4. GUD No. 10359 is the benchmark for January-May which is the same benchmark as used in the RRM TYE December 31, 2014 for June-December.

**ATMOS ENERGY CORP., MID-TEX DIVISION
PENSIONS AND RETIREE MEDICAL BENEFITS FOR CITIES APPROVAL
TEST YEAR ENDING DECEMBER 31, 2015**

Line No.	Description	Shared Services		Mid-Tex Direct			Adjustment Total
		Pension Account Plan ("PAP")	Post-Retirement Medical Plan ("FAS 106")	Pension Account Plan ("PAP")	Supplemental Executive Benefit Plan ("SERP")	Post-Retirement Medical Plan ("FAS 106")	
	(a)	(b)	(c)	(d)	(e)	(f)	(g)
1	Fiscal Year 2016 Towers Watson Report (excluding Removed Cost Centers)	\$ 5,101,680	\$ 2,896,450	\$ 7,840,683	\$ 150,433	\$ 4,466,430	
2	Allocation to Mid-Tex	40.56%	40.56%	71.52%	100.00%	71.52%	
3	FY16 Towers Watson Benefit Costs (excluding Removed Cost Centers) Allocated to MTX (Ln 1 x Ln 2)	\$ 2,069,299	\$ 1,174,833	\$ 5,607,955	\$ 150,433	\$ 3,194,561	
4	O&M and Capital Allocation Factor	100.00%	100.00%	100.00%	100.00%	100.00%	
5	FY16 Towers Watson Benefit Costs To Approve (excluding Removed Cost Centers) (Ln 3 x Ln 4)	\$ 2,069,299	\$ 1,174,833	\$ 5,607,955	\$ 150,433	\$ 3,194,561	\$ 12,197,081
6							
7							
8	Summary of Costs to Approve:						
9							
10	Total Pension Account Plan ("PAP")	\$ 2,069,299		\$ 5,607,955			\$ 7,677,254
11	Total Post-Retirement Medical Plan ("FAS 106")		\$ 1,174,833			\$ 3,194,561	4,369,394
12	Total Supplemental Executive Retirement Plan ("SERP")				\$ 150,433		150,433
13	Total (Ln 10 + Ln 11 + Ln 12)	\$ 2,069,299	\$ 1,174,833	\$ 5,607,955	\$ 150,433	\$ 3,194,561	\$ 12,197,081
14							
15							
16	O&M Expense Factor	96.41%	96.41%	37.42%	20.77%	37.42%	
17							
18	Expense Portion (Ln 13 x Ln 16)	\$ 1,995,016	\$ 1,132,659	\$ 2,098,222	\$ 31,249	\$ 1,195,248	\$ 6,452,393
19							
20	Capital Factor	3.59%	3.59%	62.58%	79.23%	62.58%	
21							
22	Capital Portion (Ln 13 x Ln 20)	\$ 74,283	\$ 42,174	\$ 3,509,733	\$ 119,184	\$ 1,999,313	\$ 5,744,687
23							
24	Total (Ln 18 + Ln 22)	\$ 2,069,299	\$ 1,174,833	\$ 5,607,955	\$ 150,433	\$ 3,194,561	\$ 12,197,081



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

Agenda Item 5.

Meeting Date: June 7, 2016

Item Title: 2016 Justice Assistance Grant

Submitted By: Mitch Bates, Chief of Police

Summary of Request/Problem

The Director of the Bureau of Justice Assistance has made funds available to units of local government under the 2016 Edward Byrne Memorial Justice Assistance Grant program for the purpose of reducing crime and improving public safety. If submission of the grant application is approved by the federal government, it will pay an estimated \$29,586.65. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the June 7, 2016 Regular Meeting.

Recommendation/Action Requested and Justification

Council is requested to consider a resolution authorizing the submission and acceptance of an application to the Bureau of Justice Assistance for a grant under the 2016 Edward Byrne Memorial Justice Assistance Grant (JAG) program; and providing an effective date.

Attachments

2016 JAG Grant Resolution

City Manager Approval:
Bryan L. Bradford

Approval Date:
06/02/2016

RESOLUTION NO.

A RESOLUTION AUTHORIZING THE SUBMISSION AND ACCEPTANCE OF AN APPLICATION TO THE BUREAU OF JUSTICE ASSISTANCE FOR GRANT UNDER THE 2016 EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT PROGRAM; AND PROVIDING AN EFFECTIVE DATE.

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

Section 1

That the City of Garland Police Department, by and through Police Chief Mitch Bates, is hereby authorized to submit an application to, and subsequently accept a grant from, the Bureau of Justice Assistance under the 2016 Edward Byrne Memorial Justice Assistance Grant Program, for an estimated net amount of \$29,586.65.

Section 2

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

PASSED AND APPROVED this the 7th day of June, 2016.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

Agenda Item 6.

Meeting Date: June 7, 2016

Item Title: 2016 CIP Budget Amendment No. 1

Submitted By: Ron Young, Budget Director

Summary of Request/Problem

At the June 6th Work Session, the City Council reviewed a Policy Report recommending the amendment of the 2016 Adopted CIP. For Council's consideration is an ordinance amending the 2016 Adopted CIP to appropriate funds for the expansion of the Swindell Substation in the amount of \$7,219,300.

GP&L will seek recovery of its investment plus a return on the Swindell Substation through the Public Utility Commission of Texas Transmission Cost-of-Service (TCOS) rate process.

Recommendation/Action Requested and Justification

Approval of an ordinance amending the 2016 Capital Improvement Program.

Attachments

CIP Ordinance - 2016 BA No. 1

Policy Report - 2016 CIP BA No. 1

ORDINANCE NO.

AN ORDINANCE AUTHORIZING AN AMENDMENT TO THE 2016 CAPITAL IMPROVEMENT PROGRAM (2016 CIP AMENDMENT NO. 1), PROVIDING FOR THE SUPPLEMENTAL APPROPRIATION OF FUNDS IN THE ELECTRIC UTILITY PROGRAM; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council approved the 2016 Capital Improvement Program and appropriated the necessary funds for the improvements of the City; and

WHEREAS, the City Charter provides that the City Council may approve any amendments and supplements to the CIP Budget as deemed necessary; and

WHEREAS, Council has reviewed and concurred with a Policy Report that establishes the need for changes to appropriations in the Electric Utility Program;

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

Section 1

The City Council of the City of Garland, Texas, hereby authorizes and approves an amendment to the 2016 Capital Improvement Program in the amount of \$7,219,300 as shown in Exhibit "A" (Policy Report), attached hereto and incorporated herein by reference.

Section 2

The City Council of the City of Garland, Texas, hereby amends Ordinance No. 6823, Section 1 (N), adjusting appropriations of \$7,219,300 for the purposes specified in Exhibit "A" (Policy Report), attached hereto.

Section 3

This ordinance shall be and become effective immediately upon and after its adoption and approval.

PASSED AND APPROVED this the 7th day of June, 2016.

THE CITY OF GARLAND, TEXAS

By: _____
Mayor

ATTEST:

City Secretary



Policy Report

2016 CIP BUDGET AMENDMENT NO. 1

ISSUE

Amend the 2016 Capital Improvement Program (CIP) to appropriate \$7,219,300 in Commercial Paper for construction of the transmission portion of the Swindell Substation.

OPTIONS

- (A) Approve CIP Budget Amendment No. 1 as proposed.
- (B) Do not approve CIP Budget Amendment No. 1.

RECOMMENDATION

Option (A) – Approve CIP Budget Amendment No. 1 as proposed. An ordinance amending the 2016 Adopted CIP has been placed on the June 7th Regular Council Meeting Agenda for consideration.

COUNCIL GOAL

“Financially Stable Government with Tax Base that Supports Community Needs”

Budget amendments allow the City to respond to changing situations and needs in a manner that permits flexibility while ensuring financial integrity and controls.

BACKGROUND

The Swindell Substation is located between GP&L's Olinger Generation Facilities and the City of Greenville. Sharyland Utilities (Sharyland) is experiencing load growth in its service territory in the Greenville vicinity. Sharyland owns and operates the Distribution portion of the Swindell Substation, which provides distribution level service to this area. Texas Municipal Power Agency (TMPA) owns and operates the Transmission portion of the Swindell Substation. To accommodate this growth, Sharyland is expanding and upgrading the Distribution portion of the Substation. As part of this expansion, improvements will need to be made to the Transmission portion of the Substation. The TMPA Board has approved to allow Garland to construct, own, and operate the improvements to the Transmission portion of the Substation.

The initial plans for reconstruction of the Swindell Substation were to commence in 2017; however, subsequent to its plan for expansion, Sharyland experienced a failure of a transformer at the Substation. This failure has expedited the need for the expansion of the Substation with an in-service goal of February 2017. Currently, Sharyland is using a mobile transformer at the Substation site.

GP&L will seek recovery of its investment plus a return on the Swindell Substation through the Public Utility Commission of Texas Transmission Cost-of-Service (TCOS) rate process.

CONSIDERATION

Staff seeks the Council's concurrence for increasing GP&L's 2016 CIP appropriation by \$7,219,300 for the Swindell Substation capital project.

ATTACHMENT(S)

Submitted By:

Ron Young
Director
Budget & Research

Date: June 6, 2016

Approved By:

Bryan L. Bradford
City Manager

Date: June 6, 2016



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

Agenda Item 7.

Meeting Date: June 7, 2016

Item Title: 505 Kaiser Street Resolution to Sell City Property

Submitted By: Mona Woodard, Neighborhood Services Administrator

Summary of Request/Problem

At the May 16, 2016 Work Session, Council considered the sale of the City Property located at 505 Kaiser Street in the Christian Addition to the Kaiser Street Baptist Church. Council approval is required to authorize the Mayor to execute a deed without warranty conveying the property to the buyer.

Recommendation/Action Requested and Justification

Consider a resolution authorizing the Mayor to execute a deed without warranty to convey the property located at 505 Kaiser Street to the Kaiser Street Baptist Church.

Attachments

505 Kaiser Street Resolution

RESOLUTION NO. _____

A RESOLUTION APPROVING THE SALE OF REAL PROPERTY, 505 KAISER (THE "PROPERTY"); AUTHORIZING THE MAYOR OF THE CITY OF GARLAND TO EXECUTE A DEED CONVEYING THE PROPERTY TO KAISER STREET BAPTIST CHURCH ("THE BUYER"); AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City acquired certain real property, commonly known as 505 Kaiser, through tax foreclosure proceedings in Cause No. TX08-40859-T-E, 16th day of November 2011, in the 101st Judicial District Court, Dallas County, Texas.

WHEREAS, the Buyer has offered to purchase the Property for greater than or equal to the market value of the Property specified in the judgment of the tax foreclosure suit.

WHEREAS, the City has determined that selling the property is in the public's best interest because it allows the Buyer to develop the Property and it eliminates the City's expenses associated with maintaining the Property.

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

Section 1

That the sale and conveyance of real property, 505 Kaiser Street, by the City of Garland to the Buyer is hereby approved.

Section 2

That the Mayor is hereby authorized to execute a Deed Without Warranty, the form and substance of which is attached as Exhibit "A" and incorporated herein by reference, conveying the Property to the Buyer.

Section 3

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

PASSED AND APPROVED this the ____ day of _____,
2016.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

Agenda Item 8.

Meeting Date: June 7, 2016

Item Title: Council District Boundaries

Submitted By: Will Guerin, Planning Director

Summary of Request/Problem

Council is requested to confirm and ratify the existing City Council District Boundaries.

Recommendation/Action Requested and Justification

Council is requested to consider an ordinance approving the City Council District Boundaries.

Attachments

Council District Boundaries Ordinance

City Manager Approval:
Bryan L. Bradford

Approval Date:
06/02/2016

ORDINANCE NO.

AN ORDINANCE CONFIRMING AND RATIFYING THE COUNCIL DISTRICT BOUNDARIES ESTABLISHED IN SECTION 10.10 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Article III, Section 1 of the Garland City Charter provides that the City Council must redivide and readjust by ordinance the boundaries of the eight council districts of the City for the purpose of keeping such districts as nearly equal in population as is practical" on a continuing five year schedule, following the finalization of census data for such purposes;

WHEREAS, available census data indicates that the existing council districts as established in Section 10.10 of the Code of Ordinances provide a distribution of population between and among the eight council districts as nearly as equal as practicable;

WHEREAS, the City Council desires to confirm and ratify those district boundaries consistent with the mandate of the Garland City Charter;

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

Section 1

That the City Council hereby confirms and ratifies the council district boundaries established in Section 10.10 of Chapter 10, "Administration" of the Code of Ordinances of the City of Garland, Texas.

Section 2

That Chapter 10, "Administration" of the Code of Ordinances of the City of Garland, Texas, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

Section 3

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

Section 4

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

PASSED AND APPROVED this the _____ day of _____, 2016.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary



GARLAND PLANNING REPORT

City Council Regular Session Agenda

Agenda Item 9. a.

Meeting Date: June 7, 2016

Item Title: Z 16-01 OM Housing, LLC

Submitted By: Will Guerin, Planning Director

REQUEST

Approval of a 1) an amended Concept Plan and Planned Development (PD) and 2) a Detail Plan for Multi-Family on property zoned Planned Development (PD) 11-32 for Multi-Family and Community Retail Uses.

OWNER

Garland Eastgate, LP

PLAN COMMISSION RECOMMENDATION

On April 11, 2016, the Plan Commission by a vote of seven (7) to zero (0) recommended approval of 1) an amended Concept Plan and Planned Development (PD) District and 2) a Detail Plan for Multi-Family on property zoned Planned Development (PD) 11-32 District for Multi-Family and Community Retail Uses.

STAFF RECOMMENDATION

Staff recommendation is to approve the Concept Plan amendment to reduce the number of dwelling units, density and parking spaces. Staff recommends to approve the additional commercial pad site with the condition that each commercial pad establishes a Detail Plan to guide development.

Staff recommendation is to approve the Detail Plan for a 262-unit multi-family development. Staff finds the development consistent with the intent of the Concept Plan, and compatible with the overall redevelopment strategy of the Centerville Marketplace Catalyst Area.

BACKGROUND

In 2012, City Council approved a change in zoning from Planned Development (PD) Districts 06-37 and 07-07 for Freeway Uses to a Planned Development (PD) District for Multi-Family and Freeway Uses, and a Concept Plan for Multi-Family Uses and Community Retail Uses for the development of approximately 380 dwelling units. Development variances to roof pitch and vaulted ceilings, multi-family building placement and landscape buffers along thoroughfares were approved. The Concept Plan reflects the development of two commercial pad sites. The multi-family and future commercial use are intended to contribute to a more comprehensive redevelopment and revitalization of the surrounding area.

The applicant requests approval of an amendment to the Concept Plan and a Detail Plan for the development of the "Marketplace Village" multi-family development containing approximately 262 dwelling units. The request also establishes an additional commercial pad site along Marketplace Drive.

SITE DATA

The subject property contains approximately 15 undeveloped acres; 11.12 acres are dedicated for the multi-family development. The property fronts along Saturn Road for approximately 415 feet and approximately 245 feet along Marketplace Drive. The multi-family development is one of five tracts identified for development: three non-residential tracts, the multi-family tract and a tract located at the northwest corner and identified as "lot 5." "Lot 5" will remain undeveloped but under common management with the multi-family development.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Planned Development (PD) District 11-32 for Multi-Family and Community Retail Uses. Uses are as permitted within the conditions of Planned Development (PD) 11-32 District.

CONSIDERATIONS

1. The Concept Plan for PD 11-32 reflects the development of seven urban-style three-story multi-family buildings containing approximately 380 dwelling units. The development is configured with a pedestrian-oriented design of sidewalks along Saturn Road and internal driveways with minimized walks between buildings. The Concept Plan provides a central access drive oriented north and south through the development. The central access drive represents the first stage of a conceptual corridor connecting Marketplace Drive with a parcel immediately to the north and ultimately to Northwest Highway. The multi-family buildings are oriented length-wise along the access drive, generally within twenty-feet (20) of the roadway to frame the pedestrian and automotive corridor common to urban-style developments.

The Concept Plan designates two tracts as commercial pad sites, located at the Saturn Road and Marketplace Drive entrances. An existing Wells Fargo bank is located at the northwest corner of Saturn Road and Marketplace Drive. The Wells Fargo bank is not part of the overall development of the complex. The development criteria and correlated site layout of the Concept Plan was congruent with a larger redevelopment strategy.

2. **Detail Plan.** The proposed Detail Plan reflects a substantive update to the Concept Plan. Specifically, it introduces the creation of an additional commercial pad site in the place

where the pool, common area and club house were proposed along Marketplace Drive. The applicant indicates that a deed restriction prohibits two-story buildings within 150 feet of Marketplace Drive. The height restriction inhibits the ability to construct a viable multi-family building along Marketplace Drive consistent with the design goals of the development. As an alternative to another undeveloped tract, the applicant proposes the development of additional commercial pad site. The additional pad increases the site's overall retail designation from 1.8 acres to approximately 3.3 acres. The decrease of available area due to site constraints prompted the subsequent reconfiguration and reduction of the multi-family buildings and units. The dwelling units decreased from 380 to 262, contained within six (6) buildings instead of seven (7). Off-street parking space subsequently reduced from 635 to 456 spaces. The site will provide access points from Saturn Road to Marketplace Drive. All vehicular entrances into the development from the access drives are controlled. Notwithstanding the additional commercial pad and dwelling unit reduction, the proposed Detail Plan is generally consistent with the approved Concept Plan.

a. **Unit Mix.** The proposed Detail Plan is consistent with the unit mix established by the Concept Plan. The Planned Development maximum is thirty (30) units per acre. As proposed the development expects to provide approximately twenty-four (24) units per acre; Marketplace Village will contain the following unit mix percentages and average sizes:

- One-bedroom units: 68 units- 26%, average unit size equals 721 square feet.
- Two-bedroom units: 111 units- 42%, average unit size equals 1,020 square feet.
- Three-bedroom units: 83 units- 32%, average unit size equals 1,199 square feet

The combined average unit size is approximately 980 square feet, exceeding the minimum average unit size of 725 square feet set forth in the Multi-Family (MF) District Standards in Chapter 2 of the GDC. The proposed Detail Plan (Exhibit C) provides a detailed matrix of apartment building sizes and unit mix and sizes.

3. **Building Design.** As proposed, less than 25% of the development faces a thoroughfare; therefore, a majority of the architecture will only be visible from within the development. Nonetheless, it is essential that the architecture of the six (6) proposed buildings are consistent with the design standards set forth in Chapter 4, Article 6 and PD 11-32 where applicable. Accordingly, each building provides at least six (6) architectural elements, (including but not limited to transoms, recessed entries and ornamental window headers), four-sided façade articulations, and rhythmic color and material patterns. Balconies, awnings, varied roof heights and building step backs create depth and a visually interesting urban aesthetic. The applicant proposes building elevations containing a minimum of 80% masonry materials consisting of a mixture of masonry products, stucco and brick (burnished and non-burnished), and non-masonry cementitious siding typically found in accent quantities within the building facades and more prominently in the balconies.

4. **Landscaping and Screening.** The previously approved Concept Plan reflects a variance of the minimum area devoted to landscaping and open space from the multi-family development standard 40% to 25%. The reduced landscape and open space was considered consistent with urban multi-family layouts. The Concept Plan also reflects a decreased landscape buffer depth to accommodate the linear orientation of the street-fronting buildings. Conversely, the proposed Detail Plan illustrates an increase to the reduced landscaping area from 25% to 38% in response to an alternative building orientation. The increased landscape area will be primarily dedicated to onsite recreation facilities and amenities. The proposed Detail Plan also reflects a twenty-foot (20) landscape buffer containing an approximately 247-foot curvilinear row of ornamental grasses and nine (9) large canopy trees along Saturn Road. The portion of the site adjacent to Marketplace Drive primarily consists of the detention area. Mid to low level vegetation will border the detention area, but will also contain eight (8) large canopy trees.

Along the interior property lines, the applicant intends to enclose the site with fencing and low level vegetation. The fence is intended to help define the site from the adjacent non-residential parking. Staff supports the combination screening but also recommends the applicant provide gates of a type and frequency to accommodate on-site pedestrian transit to nearby goods and services. The remainder of the periphery will contain fencing but the development will contain a row of low to mid-level vegetation along property lines adjacent to non-residential. It is expected that with successful redevelopment of the surrounding area, the perimeter fencing will be eliminated, lending the development to integration with adjacent sites.

5. **Resident Services and Amenities.** Building 1 will contain 6,530 square feet of leasing and club area; the site will also provide a pool and playground area. The applicant maintains that the proposal will be in compliance with the Multi-Family (MF) District resident services and amenities requirements.
6. **Off-Street Parking.** The previous Concept Plan illustrates 380 dwelling units, and reflects a ratio of 1.67 parking spaces per dwelling unit, whereas the code at the time required a ratio of 2 parking spaces per dwelling unit. The 1.67:1 ratio was consistent with industry standards utilized in neighboring communities. The proposed Detail Plan modifies the parking provided in response to the reduced number of dwelling units. According to the requirements of PD 11-32, 262 dwelling units would yield 438 parking spaces based at a 1.67 ratio. The applicant proposes 456 parking spaces, increasing the rate to 1.74 spaces per unit.
7. **Storage Facilities.** Section 2.39 (I) (1) requires that each dwelling unit have corresponding and conveniently located enclosed storage facility. The storage facilities must contain at least twenty-five (25) square feet and no less than 175 cubic feet. The development will provide storage facilities; however, the applicant has requested to allow the storage units be detached from the dwelling units and be placed in separate areas within the hallways and that the storage placed within the units be less than twenty-five (25) square feet. These spaces will generally range between seven (7) and twelve (12) square feet. The exterior storage facilities are provided at a rate of one (1) storage facility for every 3.44 dwelling units and will contain an average size of 36.12 square feet. The applicant has indicated that additional space within the dwelling units, typically found in closets, will mitigate the loss of storage facility space. Staff finds that an increase in

dwelling area is an appropriate alternative to the loss of size and convenience of attached storage space. However, there should be a greater quantity of on-site storage area to help mitigate the overall loss of storage spaces.

COMPREHENSIVE PLAN

The Envision Garland Future Land Use Map depicts the subject property as a Community Center within the Activity Center Building Block. Community Centers are described as areas with compact development, primarily non-residential, serving a collection of neighborhoods. This type of development consists of a mix of uses including retail, services, office use, multi-family residential and entertainment. In addition, the Envision Garland Plan identifies this property as part of the Centerville Marketplace Catalyst Area and states that the City's overall strategy for this area is to redevelop underutilized properties to increase density and quality. From a redevelopment perspective, the proposed multi-family development is consistent with the vision and recommendations set forth by the Envision Garland Plan. The Concept Plan as approved was an illustration of the City's desire to nurture a budding redevelopment trend in the area. The City's strategy for redevelopment of this portion of Saturn Road, as described in the Centerville Marketplace Revitalization Strategy, includes the development of a "spine" road connecting Marketplace and Northwest Highway. Buildings along the spine road will create the block edges and house the pedestrian environment. Pedestrian transit is given greater credence in this environment. As the leading edge of the "spine" and subsequent street edge, the subject site is the lynchpin of the redevelopment strategy. As proposed, the Detail Plan follows the guidance of the Concept Plan to fulfill the City's redevelopment goals specifically with the development of the "spine" road element. This feature positively impacts the overall feasibility of area revitalization.

The amended Concept Plan reflects an additional commercial pad. This portion of the site has no immediate development plans. The general area currently contains several thousand square feet of vacant land and vacant retail space. The introduction of additional vacant land without defined uses may undermine the City's efforts to encourage the reuse of existing retail space and hinder local redevelopment. A collective effort is recommended to discourage incompatible uses and incoherent design as development of the commercial and retail sites becomes more imminent. The amendment to the Concept Plan reflects the additional commercial pad site; the Detail Plan encompasses the multi-family portion of the site. Development of the commercial sites must be accompanied with a Detail Plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The subject property is located within a large area of established and developing retail, restaurant and personal and professional service uses, and has proximity to existing and proposed multi-family residential development. It has frontage along a major thoroughfare (Saturn Road) which provides direct access to IH 635, making the site highly accessible to visitors entering Garland. The proposed use is compatible with the surrounding zoning and land uses.

Attachments

#1 Z 16-01 OM Housing Attachments

#2 Z 16-01 OM Housing Notification Letter and Responses
Z 16-01 OM Housing Application Presentation

City Manager Approval:
Bryan L. Bradford

Approval Date:
05/13/2016



0 100 200 Feet

1 inch = 200 feet

ZONING

Z 16-01



INDICATES AREA
OF REQUEST

PLANNED DEVELOPMENT CONDITIONS

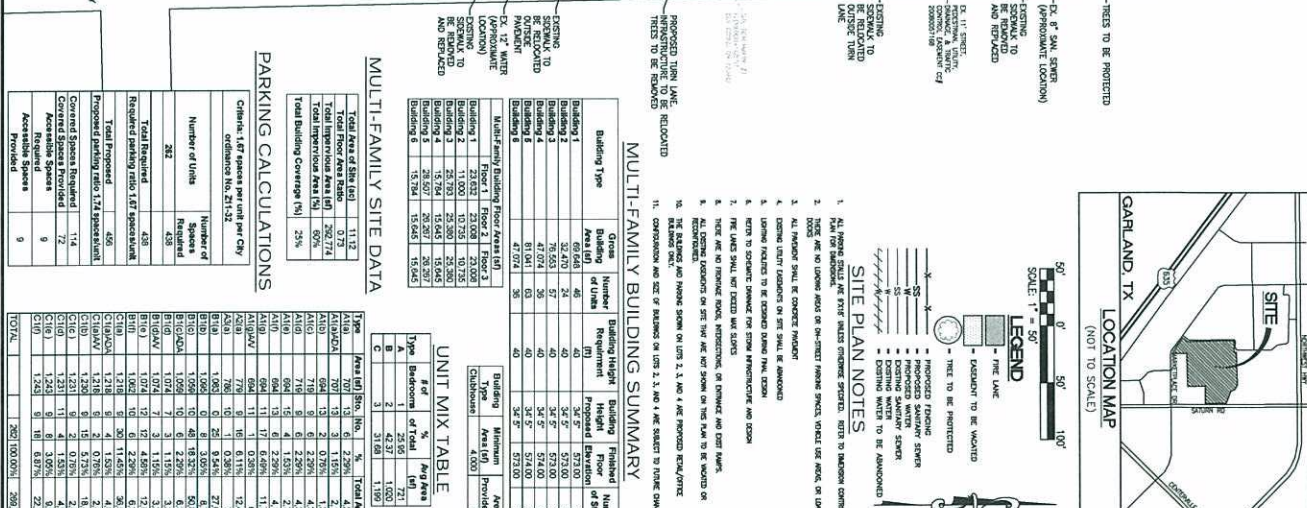
ZONING FILE Z 16-01

North of Marketplace Drive and West of Saturn Road

- I. Statement of Purpose:** The purpose of this Planned Development is to permit the development of Multi-Family Uses subject to conditions.
- 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 Planned Development (PD) District 11-32 for Multi-Family Uses are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
 - A. Detail Plan: Development shall be in general conformance with the Detail Plan set forth in Exhibit C. Any conflicts between the Detail Plan and the following conditions, the conditions shall prevail.
- V. Specific Regulations:**
 - A. Permitted Uses: Dwelling, Multi-Family.
 - B. Parking: Parking shall be generally located as shown on the Detail Plan (Exhibit C) and provided at a ratio of 1.74 parking spaces per dwelling unit.
 - C. Screening and Landscaping: The screening and landscaping shall be generally provided as shown on the Landscape Plan identified as Exhibit D.
 - D. Building Elevations: Building elevations shall be in conformance with Exhibit E.
 - E. Storage Facilities: Storage facilities are not required to be directly accessed from each unit. Storage facilities shall be provided within corridors at a minimum size of twenty-five (25) square feet, no less than 175 cubic feet. The site shall provide seventy-five percent of the required storage facilities or one (1) storage facility per every one and a half (1.5) dwelling units.

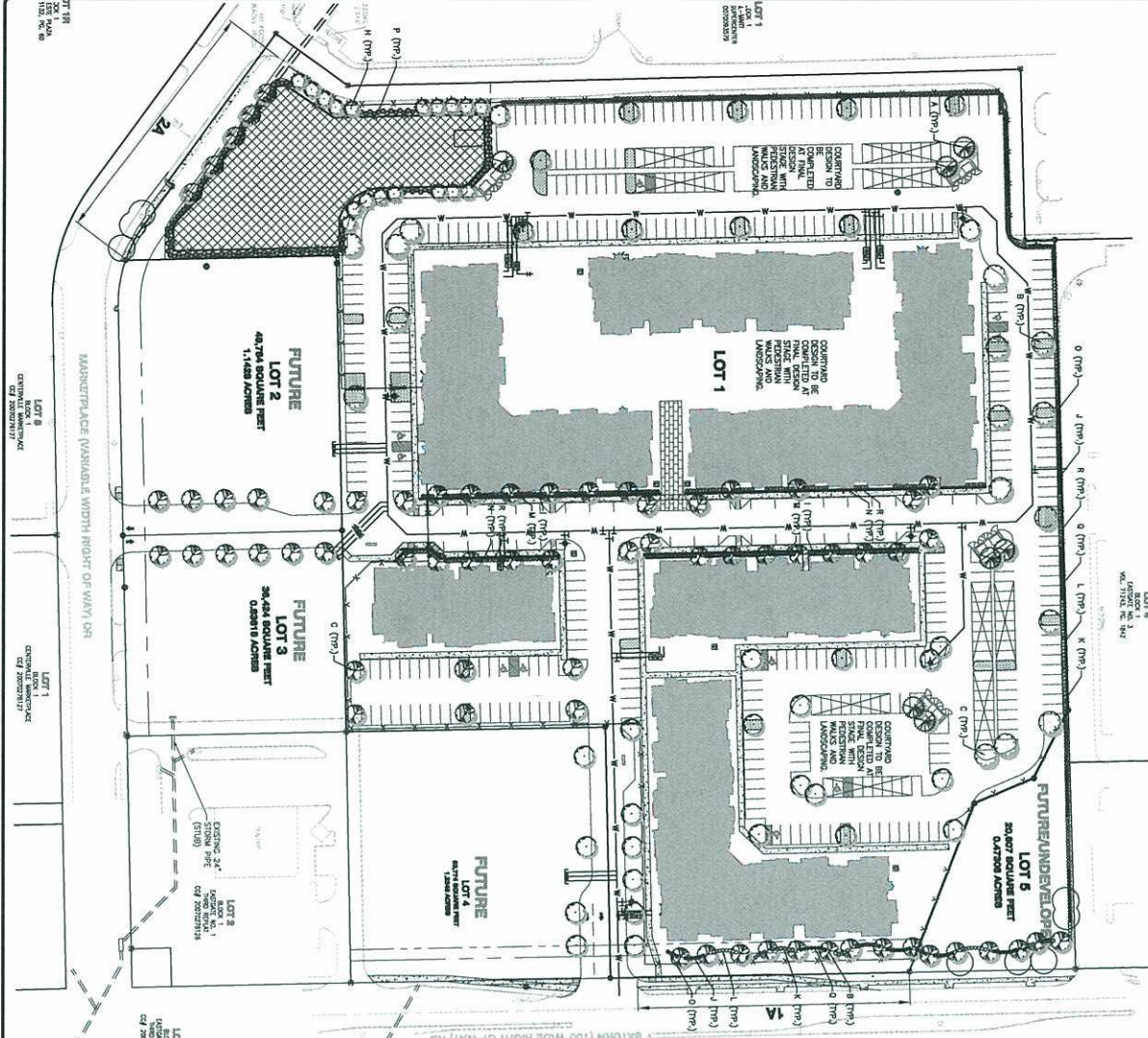
EXHIBIT B

- F. Green Building: The development shall conform to certifiable standards as determined by the U.S. Green Building Council.



1 OF 2 DATE: 04/02/2016 Drawn: [Name] 15-01123 Job Number		cole [®] + DALLAS 1715 South Street Suite 367 Frisco, TX 75034 972-683-0000 MARKETPLACE VILLAGE Northwest corner of Solom Rd & Marketplace Dr Girard, TX 75041 SANJUAN STEPHENS 894-843 DEVELOPER: CM HOUSING, LLC 7028 MINNOSA LANE DALLAS, TX 75230 214-432-7610	
		SITE PLAN DATE: 04/02/2016	

EXHIBIT C



PLANT SCHEDULE

CODE	QTY	GENUS	SPECIES	COMMON NAME	SIZE	COND.	MATURE HT./WIDTH
A	25	QUERCUS	VIRGINICA, HYBRID	WHITE OAK	12" CAL. MIN.	BARB	40-50'/70'-100'
B	10	QUERCUS	LAURIFOLIA	LAUREL OAK	12" CAL. MIN.	BARB	40-50'/70'-100'
C	10	QUERCUS	LAURIFOLIA	LAUREL OAK	12" CAL. MIN.	BARB	40-50'/70'-100'
D	10	QUERCUS	LAURIFOLIA	LAUREL OAK	12" CAL. MIN.	BARB	40-50'/70'-100'
E	10	QUERCUS	LAURIFOLIA	LAUREL OAK	12" CAL. MIN.	BARB	40-50'/70'-100'
F	10	QUERCUS	LAURIFOLIA	LAUREL OAK	12" CAL. MIN.	BARB	40-50'/70'-100'
G	10	QUERCUS	LAURIFOLIA	LAUREL OAK	12" CAL. MIN.	BARB	40-50'/70'-100'
H	10	QUERCUS	LAURIFOLIA	LAUREL OAK	12" CAL. MIN.	BARB	40-50'/70'-100'
I	10	QUERCUS	LAURIFOLIA	LAUREL OAK	12" CAL. MIN.	BARB	40-50'/70'-100'
J	10	QUERCUS	LAURIFOLIA	LAUREL OAK	12" CAL. MIN.	BARB	40-50'/70'-100'
K	10	QUERCUS	LAURIFOLIA	LAUREL OAK	12" CAL. MIN.	BARB	40-50'/70'-100'
L	10	QUERCUS	LAURIFOLIA	LAUREL OAK	12" CAL. MIN.	BARB	40-50'/70'-100'
M	10	QUERCUS	LAURIFOLIA	LAUREL OAK	12" CAL. MIN.	BARB	40-50'/70'-100'
N	10	QUERCUS	LAURIFOLIA	LAUREL OAK	12" CAL. MIN.	BARB	40-50'/70'-100'
O	10	QUERCUS	LAURIFOLIA	LAUREL OAK	12" CAL. MIN.	BARB	40-50'/70'-100'
P	10	QUERCUS	LAURIFOLIA	LAUREL OAK	12" CAL. MIN.	BARB	40-50'/70'-100'
Q	10	QUERCUS	LAURIFOLIA	LAUREL OAK	12" CAL. MIN.	BARB	40-50'/70'-100'
R	10	QUERCUS	LAURIFOLIA	LAUREL OAK	12" CAL. MIN.	BARB	40-50'/70'-100'
S	10	QUERCUS	LAURIFOLIA	LAUREL OAK	12" CAL. MIN.	BARB	40-50'/70'-100'
T	10	QUERCUS	LAURIFOLIA	LAUREL OAK	12" CAL. MIN.	BARB	40-50'/70'-100'
U	10	QUERCUS	LAURIFOLIA	LAUREL OAK	12" CAL. MIN.	BARB	40-50'/70'-100'
V	10	QUERCUS	LAURIFOLIA	LAUREL OAK	12" CAL. MIN.	BARB	40-50'/70'-100'
W	10	QUERCUS	LAURIFOLIA	LAUREL OAK	12" CAL. MIN.	BARB	40-50'/70'-100'
X	10	QUERCUS	LAURIFOLIA	LAUREL OAK	12" CAL. MIN.	BARB	40-50'/70'-100'
Y	10	QUERCUS	LAURIFOLIA	LAUREL OAK	12" CAL. MIN.	BARB	40-50'/70'-100'
Z	10	QUERCUS	LAURIFOLIA	LAUREL OAK	12" CAL. MIN.	BARB	40-50'/70'-100'

GENERAL NOTES:

1. REFER TO SPEC. 15-0123 OF ARCHITECTURAL, PLANS FOR FURTHER INSTRUCTIONS.
2. PLANTING SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
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20. PLANTING SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

STREET FRONTAGE LANDSCAPE REQUIREMENTS

CODE	REQUIREMENT	RECOMMENDED LANDSCAPE	PROPOSED LANDSCAPE
1A	1. TREE PER 30' OF STREET FRONTAGE	1. TREE PER 30' OF STREET FRONTAGE	1. TREE PER 30' OF STREET FRONTAGE
2A	2. TREE PER 30' OF STREET FRONTAGE	2. TREE PER 30' OF STREET FRONTAGE	2. TREE PER 30' OF STREET FRONTAGE
3A	3. TREE PER 30' OF STREET FRONTAGE	3. TREE PER 30' OF STREET FRONTAGE	3. TREE PER 30' OF STREET FRONTAGE
4A	4. TREE PER 30' OF STREET FRONTAGE	4. TREE PER 30' OF STREET FRONTAGE	4. TREE PER 30' OF STREET FRONTAGE
5A	5. TREE PER 30' OF STREET FRONTAGE	5. TREE PER 30' OF STREET FRONTAGE	5. TREE PER 30' OF STREET FRONTAGE
6A	6. TREE PER 30' OF STREET FRONTAGE	6. TREE PER 30' OF STREET FRONTAGE	6. TREE PER 30' OF STREET FRONTAGE
7A	7. TREE PER 30' OF STREET FRONTAGE	7. TREE PER 30' OF STREET FRONTAGE	7. TREE PER 30' OF STREET FRONTAGE
8A	8. TREE PER 30' OF STREET FRONTAGE	8. TREE PER 30' OF STREET FRONTAGE	8. TREE PER 30' OF STREET FRONTAGE
9A	9. TREE PER 30' OF STREET FRONTAGE	9. TREE PER 30' OF STREET FRONTAGE	9. TREE PER 30' OF STREET FRONTAGE
10A	10. TREE PER 30' OF STREET FRONTAGE	10. TREE PER 30' OF STREET FRONTAGE	10. TREE PER 30' OF STREET FRONTAGE
11A	11. TREE PER 30' OF STREET FRONTAGE	11. TREE PER 30' OF STREET FRONTAGE	11. TREE PER 30' OF STREET FRONTAGE
12A	12. TREE PER 30' OF STREET FRONTAGE	12. TREE PER 30' OF STREET FRONTAGE	12. TREE PER 30' OF STREET FRONTAGE
13A	13. TREE PER 30' OF STREET FRONTAGE	13. TREE PER 30' OF STREET FRONTAGE	13. TREE PER 30' OF STREET FRONTAGE
14A	14. TREE PER 30' OF STREET FRONTAGE	14. TREE PER 30' OF STREET FRONTAGE	14. TREE PER 30' OF STREET FRONTAGE
15A	15. TREE PER 30' OF STREET FRONTAGE	15. TREE PER 30' OF STREET FRONTAGE	15. TREE PER 30' OF STREET FRONTAGE
16A	16. TREE PER 30' OF STREET FRONTAGE	16. TREE PER 30' OF STREET FRONTAGE	16. TREE PER 30' OF STREET FRONTAGE
17A	17. TREE PER 30' OF STREET FRONTAGE	17. TREE PER 30' OF STREET FRONTAGE	17. TREE PER 30' OF STREET FRONTAGE
18A	18. TREE PER 30' OF STREET FRONTAGE	18. TREE PER 30' OF STREET FRONTAGE	18. TREE PER 30' OF STREET FRONTAGE
19A	19. TREE PER 30' OF STREET FRONTAGE	19. TREE PER 30' OF STREET FRONTAGE	19. TREE PER 30' OF STREET FRONTAGE
20A	20. TREE PER 30' OF STREET FRONTAGE	20. TREE PER 30' OF STREET FRONTAGE	20. TREE PER 30' OF STREET FRONTAGE

PARKING LOT LANDSCAPE REQUIREMENTS

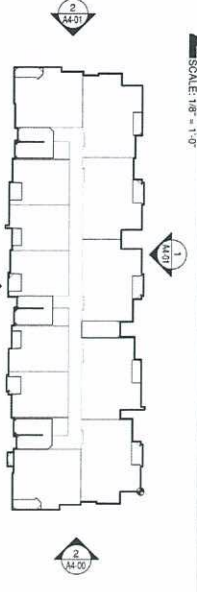
CODE	REQUIREMENT	RECOMMENDED LANDSCAPE	PROPOSED LANDSCAPE
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2	2. TREE PER 30' OF PARKING SPACE	2. TREE PER 30' OF PARKING SPACE	2. TREE PER 30' OF PARKING SPACE
3	3. TREE PER 30' OF PARKING SPACE	3. TREE PER 30' OF PARKING SPACE	3. TREE PER 30' OF PARKING SPACE
4	4. TREE PER 30' OF PARKING SPACE	4. TREE PER 30' OF PARKING SPACE	4. TREE PER 30' OF PARKING SPACE
5	5. TREE PER 30' OF PARKING SPACE	5. TREE PER 30' OF PARKING SPACE	5. TREE PER 30' OF PARKING SPACE
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10	10. TREE PER 30' OF PARKING SPACE	10. TREE PER 30' OF PARKING SPACE	10. TREE PER 30' OF PARKING SPACE
11	11. TREE PER 30' OF PARKING SPACE	11. TREE PER 30' OF PARKING SPACE	11. TREE PER 30' OF PARKING SPACE
12	12. TREE PER 30' OF PARKING SPACE	12. TREE PER 30' OF PARKING SPACE	12. TREE PER 30' OF PARKING SPACE
13	13. TREE PER 30' OF PARKING SPACE	13. TREE PER 30' OF PARKING SPACE	13. TREE PER 30' OF PARKING SPACE
14	14. TREE PER 30' OF PARKING SPACE	14. TREE PER 30' OF PARKING SPACE	14. TREE PER 30' OF PARKING SPACE
15	15. TREE PER 30' OF PARKING SPACE	15. TREE PER 30' OF PARKING SPACE	15. TREE PER 30' OF PARKING SPACE
16	16. TREE PER 30' OF PARKING SPACE	16. TREE PER 30' OF PARKING SPACE	16. TREE PER 30' OF PARKING SPACE
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19	19. TREE PER 30' OF PARKING SPACE	19. TREE PER 30' OF PARKING SPACE	19. TREE PER 30' OF PARKING SPACE
20	20. TREE PER 30' OF PARKING SPACE	20. TREE PER 30' OF PARKING SPACE	20. TREE PER 30' OF PARKING SPACE



1 BUILDING 'A' ELEVATION - BLDG #5 & 6 EAST
SCALE: 1/8" = 1'-0"



2 BUILDING 'A' ELEVATION - BLDG #5 & 6 NORTH
SCALE: 1/8" = 1'-0"



3 KEY PLAN
NTS

	11-1 BRICK PERFORATED BRICK 11" x 11" x 8" (2.5" thick) 100% PERFORATED
	11-2 BRICK PERFORATED BRICK 11" x 11" x 8" (2.5" thick) 100% PERFORATED
	11-3 BRICK PERFORATED BRICK 11" x 11" x 8" (2.5" thick) 100% PERFORATED
	11-4 BRICK PERFORATED BRICK 11" x 11" x 8" (2.5" thick) 100% PERFORATED
	11-5 BRICK PERFORATED BRICK 11" x 11" x 8" (2.5" thick) 100% PERFORATED
	11-6 BRICK PERFORATED BRICK 11" x 11" x 8" (2.5" thick) 100% PERFORATED
	11-7 BRICK PERFORATED BRICK 11" x 11" x 8" (2.5" thick) 100% PERFORATED
	11-8 BRICK PERFORATED BRICK 11" x 11" x 8" (2.5" thick) 100% PERFORATED
	11-9 BRICK PERFORATED BRICK 11" x 11" x 8" (2.5" thick) 100% PERFORATED
	11-10 BRICK PERFORATED BRICK 11" x 11" x 8" (2.5" thick) 100% PERFORATED
	11-11 BRICK PERFORATED BRICK 11" x 11" x 8" (2.5" thick) 100% PERFORATED
	11-12 BRICK PERFORATED BRICK 11" x 11" x 8" (2.5" thick) 100% PERFORATED
	11-13 BRICK PERFORATED BRICK 11" x 11" x 8" (2.5" thick) 100% PERFORATED
	11-14 BRICK PERFORATED BRICK 11" x 11" x 8" (2.5" thick) 100% PERFORATED
	11-15 BRICK PERFORATED BRICK 11" x 11" x 8" (2.5" thick) 100% PERFORATED
	11-16 BRICK PERFORATED BRICK 11" x 11" x 8" (2.5" thick) 100% PERFORATED
	11-17 BRICK PERFORATED BRICK 11" x 11" x 8" (2.5" thick) 100% PERFORATED
	11-18 BRICK PERFORATED BRICK 11" x 11" x 8" (2.5" thick) 100% PERFORATED
	11-19 BRICK PERFORATED BRICK 11" x 11" x 8" (2.5" thick) 100% PERFORATED
	11-20 BRICK PERFORATED BRICK 11" x 11" x 8" (2.5" thick) 100% PERFORATED

EXHIBIT E

REVISIONS

MARKETPLACE VILLAGE

APARTMENTS IN GARLAND, TEXAS FOR OM HOUSING

ISSUED FOR: SITE PLAN SUBMITTAL

12-08-15

12-09-15

DATE

15136

PROJECT

12-09-15

DATE

15136

PROJECT

12-09-15

DATE

15136

PROJECT



REVISIONS	MARKETPLACE VILLAGE APARTMENTS IN GARLAND, TEXAS FOR OM HOUSING	ISSUED FOR SITE PLAN SUBMITTAL 12-09-15	 BGO architects 4422 Briarway Drive Dallas, TX 75244 (214) 520-8878 http://bgoarchitects.com	DATE 12-09-15 PROJECT 15136	SHEET NUMBER A4-10 BUILDING 3B ELEVATION
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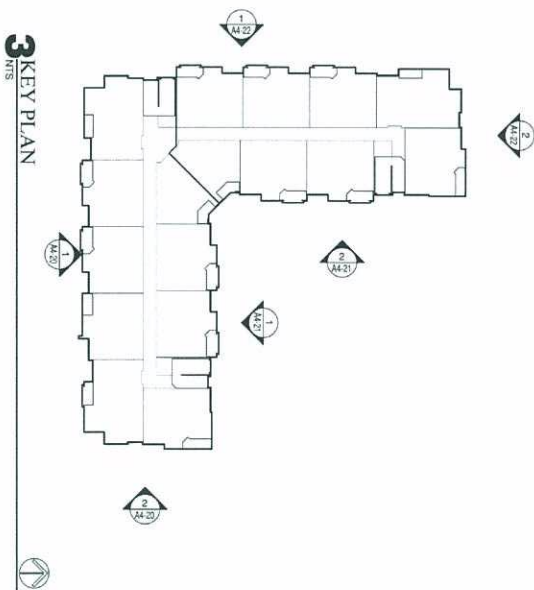
SCALE: 1/8" = 1'-0"



SCALE: 1/8" = 1'-0"



NTS

**EXHIBIT E**

REVISIONS	MARKETPLACE VILLAGE APARTMENTS IN GARLAND, TEXAS FOR OH HOUSING		ISSUED FOR SITE PLAN SUBMITTAL 12-09-15 BGO architects 42422 Danbury Drive Dallas, TX 75244 214.360.0878 bgoarchitects.com	DATE 12-09-15 PROJECT 15136	SHEET NUMBER A4-20 BUILDING 02 ELEVATION
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1 BUILDING 'B2' ELEVATION - BLDG #4 NORTH
SCALE: 1/8" = 1'-0"



2 BUILDING 'B2' ELEVATION - BLDG #4 EAST
SCALE: 1/8" = 1'-0"

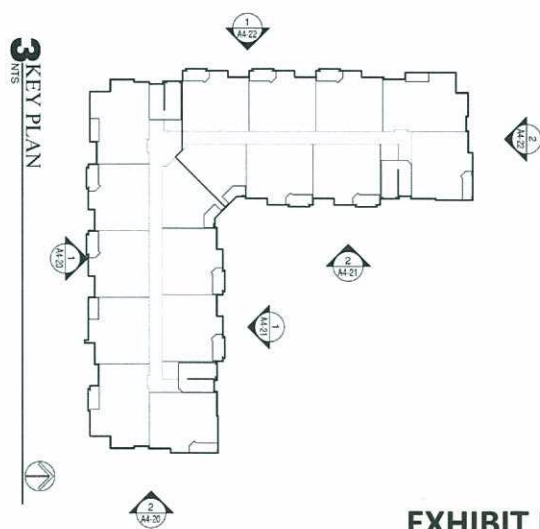


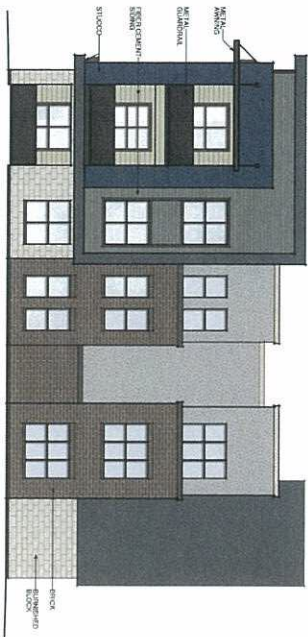
EXHIBIT E

 BGO architects 44322 Embassy Drive #141000 66978 bgoarchitects.com		DATE 12-09-15	SHEET NUMBER A4-21
PROJECT 15136		ISSUED FOR SITE PLAN INITIAL 12-09-15	BUILDING B2 ELEVATION
REVISIONS		MARKETPLACE VILLAGE APARTMENTS IN GARLAND, TEXAS FOR OM HOUSING	



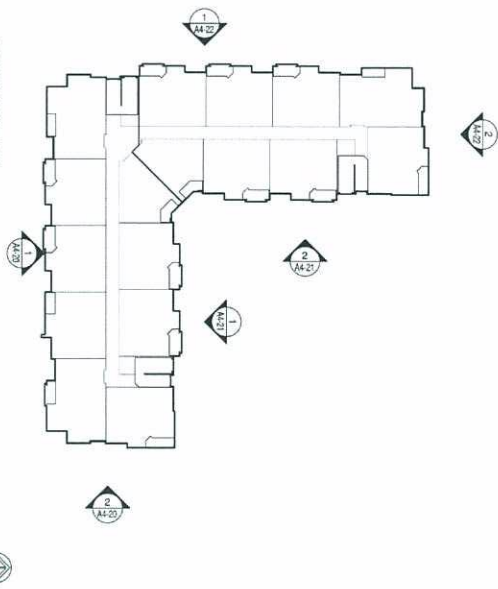
1 BUILDING 'B2' ELEVATION - BLDG #4 WEST
SCALE: 1/8" = 1'-0"

C1 - CURB CONCRETE FINISH COLOR: 100% GRAY TEXTURE: 100% GRAY APPLY TO: CURB	M1 - BRICK CLAY BRICK FINISH COLOR: 100% RED TEXTURE: 100% RED APPLY TO: BRICK	P1 - PAINT PAINT FINISH COLOR: 100% WHITE TEXTURE: 100% WHITE APPLY TO: PAINT	P2 - PAINT PAINT FINISH COLOR: 100% WHITE TEXTURE: 100% WHITE APPLY TO: PAINT	P3 - PAINT PAINT FINISH COLOR: 100% WHITE TEXTURE: 100% WHITE APPLY TO: PAINT	P4 - PAINT PAINT FINISH COLOR: 100% WHITE TEXTURE: 100% WHITE APPLY TO: PAINT	P5 - PAINT PAINT FINISH COLOR: 100% WHITE TEXTURE: 100% WHITE APPLY TO: PAINT	S1 - SIDING SHINGLES FINISH COLOR: 100% GRAY TEXTURE: 100% GRAY APPLY TO: SIDING	M2 - WINDOWS WINDOWS FINISH COLOR: 100% WHITE TEXTURE: 100% WHITE APPLY TO: WINDOWS	M3 - METAL METAL FINISH COLOR: 100% GRAY TEXTURE: 100% GRAY APPLY TO: METAL
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2 BUILDING 'B2' ELEVATION - BLDG #4 NORTH
SCALE: 1/8" = 1'-0"

3 KEY PLAN
NTS



MARKETPLACE VILLAGE		ISSUED FOR: SITE PLAN SUBMITTAL 12-09-15		 BGO ARCHITECTS 4202 BRAWLEY DRIVE DALLAS, TEXAS 75243 214.350.8878 bgoarchitects.com		DATE 12-09-15		PROJECT 15136		SHEET NUMBER A4-22	
APARTMENTS IN GARLAND, TEXAS FOR OM HOUSING										BUILDING 'B2' ELEVATION	

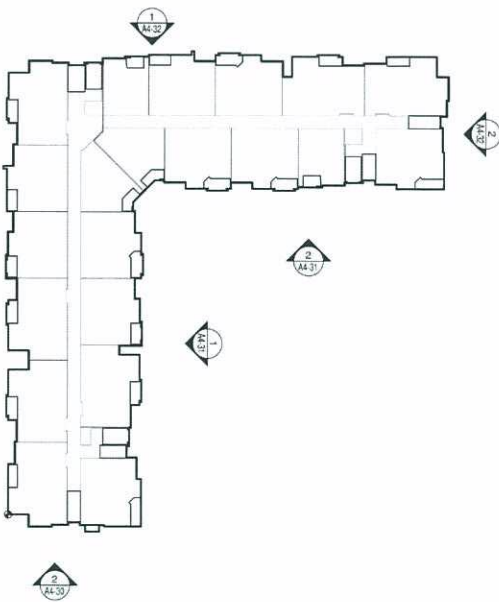


1 BUILDING 'C' ELEVATION - BLDG #2 EAST
SCALE: 1/8" = 1'-0"

C1 - BRICK CLAY BRICK 1/2" x 4" x 8" BURNED OR RICK	B1 - BRICK CLAY BRICK 1/2" x 4" x 8" BURNED OR RICK	P1 - PLANT METAL ANVING 1/2" x 4" x 8" BURNED OR RICK	P2 - PLANT METAL ANVING 1/2" x 4" x 8" BURNED OR RICK	P3 - PLANT METAL ANVING 1/2" x 4" x 8" BURNED OR RICK	P4 - PLANT METAL ANVING 1/2" x 4" x 8" BURNED OR RICK	P5 - PLANT METAL ANVING 1/2" x 4" x 8" BURNED OR RICK	S1 - STUCCO CLAY STUCCO 1/2" x 4" x 8" BURNED OR RICK	M1 - METAL METAL ANVING 1/2" x 4" x 8" BURNED OR RICK	M2 - METAL METAL ANVING 1/2" x 4" x 8" BURNED OR RICK
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2 BUILDING 'C' ELEVATION - BLDG #2 NORTH
SCALE: 1/8" = 1'-0"

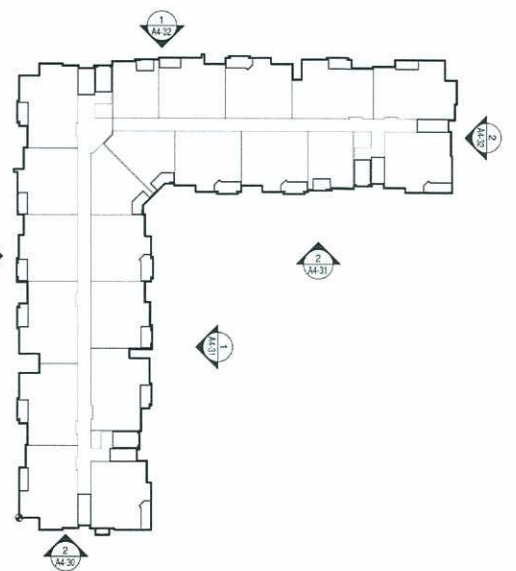


3 KEY PLAN
SCALE: 1/8" = 1'-0"

REVISIONS		MARKETPLACE VILLAGE		ISSUED FOR:		BGO architects		DATE		SHEET NUMBER	
		APARTMENTS IN GARLAND, TEXAS FOR OM HOUSING		SITE PLAN AND INITIAL		12-09-15		PROJECT		A4-30	
				12-09-15		4202 Gateway Drive		15136		BUILDING 'C' ELEVATION	
				12-09-15		Dallas, TX 75247					
				12-09-15		bgoarchitects.com					

3 KEY PLAN

CONTENTS



APARTMENTS IN GARLAND, TEXAS FOR
OM HOUSING

REVISIONS



BGO
architects

DATE SHEET NUMBER

DATE _____

12-09-15

A4-31

15136

BUILDING 'C'
ELEVATION

REPORT & MINUTES

P.C. Meeting, April 11, 2016 (7 Members Present)

Consideration of the application of OM Housing, LLC, requesting approval of 1) an amended Concept Plan and Planned Development (PD) and 2) a Detail Plan for Multi-Family on property zoned Planned Development (PD) 11-32 for Multi-Family and Community Retail Uses. This property is located north of Marketplace Drive and West of Saturn Road. (District 5) (File Z 16-01) (This item was postponed from the March 28, 2016 Plan Commission Meeting).

Representing the applicant Michael Clark, 6750 Hillcrest Plaza #325, Dallas, TX, provided a brief overview of the request.

Representing the applicant Jason Lain, 2601 S. Glenbrook Dr. Garland, TX, gave a presentation outlining the specifics of the request and further explained LEEDs Certified project.

Representing the applicant Erik Earnshaw, 4202 Beltway Rd, Addison, TX, provided additional information regarding the building design, parking requirements and proposed storage.

Representing the applicant Sandy Stephens, 6175 Main Street, Frisco, TX provided information regarding the site plan.

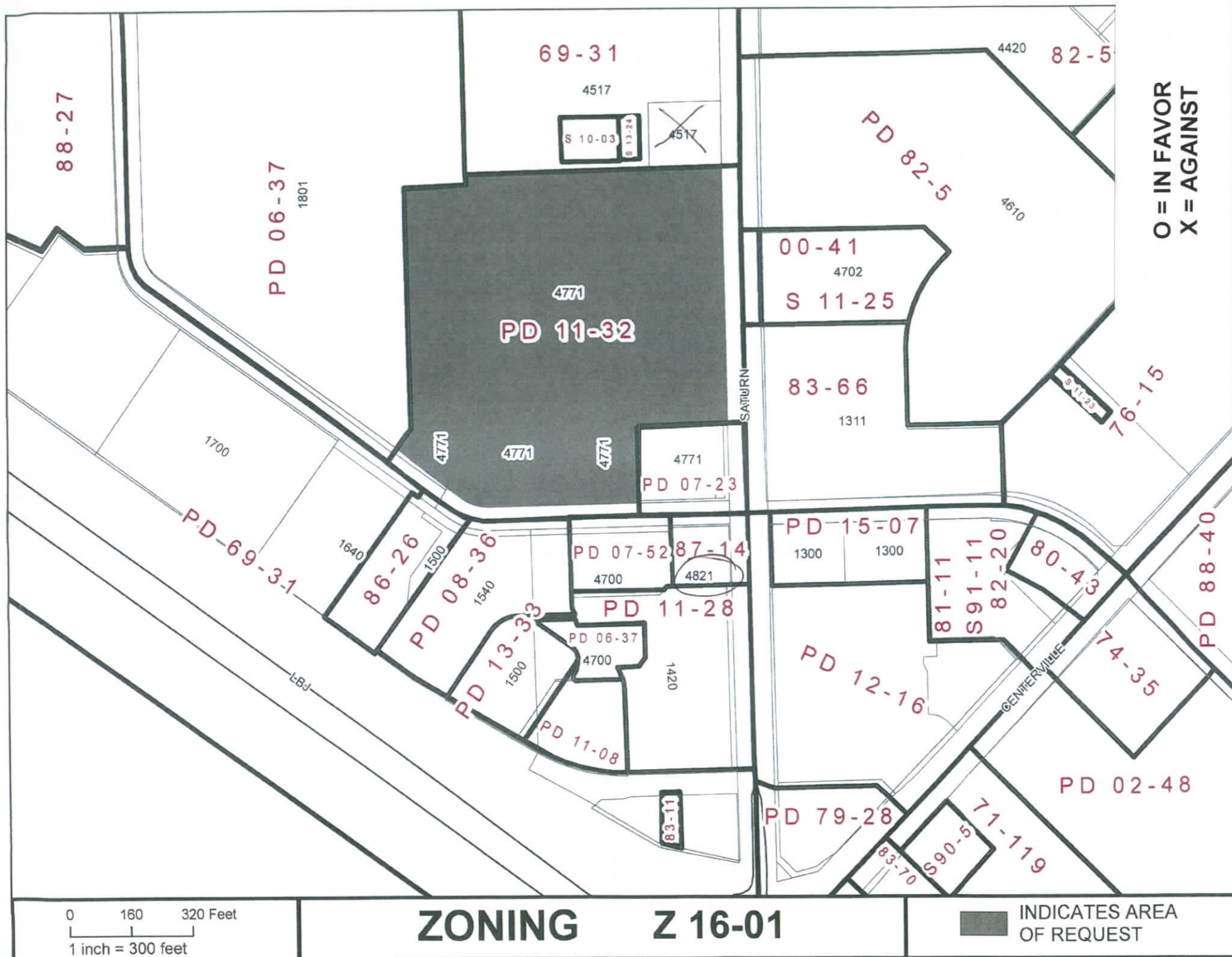
Commissioner Welborn inquired if the Retail Pads have already been leased.

Commissioner Luckie provided information to the panel regarding the style and category of project being proposed.

The applicant Deepak Sulakhe, 7328 Mimosa Lane, Dallas, TX 75230, provided information to the breakdown of 1, 2, and 3-bedroom apartments.

Speaking in support of the request Kimberly Rose Gardono, 800 W. Campbell Rd., Richardson, TX commented on design and LEED Certified building.

Motion was made by Commissioner Welborn, seconded by Commissioner Moore to close the Public Hearing and **approve** the request per staff recommendation. **Motion carried: 7 Ayes, 0 Nays.**





GARLAND

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

March 17, 2016

HEARING DATE/TIME: Plan Commission: March 28, 2016 - 7:00 PM

APPLICANT: OM Housing, LLC

File: Z 16-01

Dear Property Owner:

A public hearing will be held by the Plan Commission of the City of Garland, Texas, at 7:00 P.M. Monday, March 28, 2016, in the Goldie Locke Room of the Duckworth City Services Building, 217 North Fifth Street, to consider the application of **OM Housing, LLC**, requesting approval of 1) an amended Planned Development (PD) 11-32 and Concept Plan; 2) a variance to section 2.39 (I) (1) of the Garland Development Code regarding storage space size, location and quantity; and 3) a Detail Plan for Multi-Family Use on property zoned Planned Development (PD) 11-32 Multi-Family and Community Retail Uses. The property is shown on the enclosed sketch and is described as follows:

BEING an approximate 11.1228-acre tract of land located in the Soloman Dixon Survey, Abstract No. 408, being part of Lot 1R2, Block 1, part of Lot 2 and Lot 5, Block 1 and all of Lot 6, Block 1 of Eastgate No. 1 Fourth Replat, an addition to the City of Garland, Texas according to the plat thereof under County Clerk File No. 200857168, Map 1. This property is located north of Marketplace Drive and west of Saturn Road (District 5).

Note: The request is to amend Planned Development (PD) 11-32, amend the Concept Plan and establish a Detail Plan for the development of a 262-unit apartment complex including a variance to reduce the size, location and quantity of on-site storage facilities. The Detail Plan will establish a future retail site.

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return to City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002 or by fax to 972-205-2474. Should you have any questions, please contact Isaac Williams at 972-205-2445.

(Please Check One Below)

☒ I am in favor of the request.

☐ I am opposed to the request.

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

Your Property Address

(Please complete the following information)

Printed Name

Address

City, State

Zip

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

Signature

Date

Title



GARLAND

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

March 17, 2016

HEARING DATE/TIME: Plan Commission: March 28, 2016 – 7:00 PM

APPLICANT: OM Housing, LLC

File: Z 16-01

Dear Property Owner:

A public hearing will be held by the Plan Commission of the City of Garland, Texas, at 7:00 P.M. Monday, March 28, 2016, in the Goldie Locke Room of the Duckworth Utility Services Building, 217 North Fifth Street, to consider the application of **OM Housing, LLC**, requesting approval of 1) an amended Planned Development (PD) 11-32 and Concept Plan; 2) a variance to Section 2.39 (I) (1) of the Garland Development Code regarding storage space size, location and quantity; and 3) a Detail Plan for Multi-Family Use on property zoned Planned Development (PD) 11-32 for Multi-Family and Community Retail Uses. The property is shown on the enclosed sketch and is described as follows:

BEING an approximate 11.1228-acre tract of land located in the Solomon Dixon Survey, Abstract No. 408, being part of Lot 1R2, Block 1, part of Lot 2 and Lot 5, Block 1 and all of Lot 6, Block 1 of Eastgate No. 1 Fourth Replat, an addition to the City of Garland, Dallas County, Texas according to the plat thereof under County Clerk File No. 200857168, Map Records, Dallas County, Texas. This property is located north of Marketplace Drive and west of Saturn Road (District 5).

Note: The request is to amend Planned Development (PD) 11-32, amend the Concept Plan and establish a Detail Plan for the development of a 262-unit apartment complex including a variance to reduce the size, location and quantity of on-site storage facilities. The Detail Plan will establish a future retail site.

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return to **City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002** or by fax to **972-205-2474**. Should you have any questions, please contact Isaac Williams at 972-205-2445.

(Please Check One Below)

☐ I am in favor of the request.

☒ I am opposed to the request.

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

There are already our crowded retail center which are vacant over 10 years. It looks like a ghost town. Apartment complex itself will be a great idea.

(Please complete the following information)

Your Property Address

Bikal Thakral (NEW LAX INVESTMENT)
Printed Name
4517 Saturn Rd *Garland TX* *75041*
Address City, State Zip

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

[Signature] *OWNER*
Signature Title
Date: *03/24/16*



PROPOSED
VILLAS AT MARKETPLACE
A Mixed-Use Development



PROJECT DESCRIPTION
OM HOUSING





VILLAS AT MARKETPLACE SCHEMATIC SITE PLAN

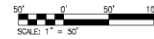
GARLAND, TEXAS

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15336
04.11.2016
04.11.2016

PROPOSED DEVELOPED CONDITIONS



LEGEND

- DRAINAGE AREA BOUNDARY
- PROPOSED SHEET FLOW
- EXISTING SHEET FLOW
- EXISTING FLOW TO CURB OPENING
- DRAINAGE AREA DESIGNATION AND SIZE (ACRES)

RUNOFF VARIABLES

Dallas County			
	3-in	15-in	100-in
S	0.10	0.15	0.20
W	0.10	0.15	0.20
X	0.10	0.15	0.20
Y	0.10	0.15	0.20

DEVELOPED RUNOFF CALCULATIONS

Drainage Area Designation	Total Area (ac)	Runoff Coefficient	Rainfall Intensity (in/hr)			Flowrate (cfs)			Drains to:
			1-in/hr	1.5-in/hr	2-in/hr	Q ₁ -C ₁	Q ₂ -C ₂	Q ₃ -C ₃	
I	0.36	0.50	10.00	4.80	0.54	0.27	0.60	1.40	2.16
II	0.05	0.30	10.00	4.80	0.54	0.27	0.60	1.28	1.78
III	0.28	0.40	10.00	4.80	0.54	0.27	0.60	1.40	2.16
IV	0.08	0.80	10.00	4.80	0.54	0.27	0.60	0.51	0.74
V	0.08	0.80	10.00	4.80	0.54	0.27	0.60	0.51	0.74
VI	1.07	0.30	20.00	3.45	4.90	1.11	1.87	2.28	Marketplace Curve Inlet 1 (East)
VII	0.04	0.30	20.00	3.45	4.90	1.11	1.87	2.28	Under 1st
VIII	1.13	0.30	20.00	3.45	4.90	1.11	1.87	2.28	Saturn Curve Inlet 1 (East)
IX	0.07	0.80	10.00	4.80	0.54	0.27	0.60	0.33	Marketplace Curve Inlet 1 (East)
X	0.10	0.50	10.00	4.80	0.54	0.27	0.60	0.32	Saturn Curve Inlet 1 (East)
XI-a	0.17	0.30	10.00	4.80	0.54	0.27	0.60	1.40	Walmart Drive
XI-b	0.10	0.50	10.00	4.80	0.54	0.27	0.60	0.33	Walmart Drive

*Average Runoff Coefficient based on 15.0% "max" value

SITE DATA

SIZE OF DEVELOPMENT: 11.12 ACRES
IMPERVIOUS COVER: 30%

NOTES

- PROPOSED TOTAL RUNOFF RELEASE RATE SHALL NOT EXCEED EXISTING CONDITIONS.
- EXISTING 18" AND 24" STORM PIPES SHALL REMAIN FULLY FUNCTIONAL AFTER PROPOSED DEVELOPMENT.
- THERE IS NO FLOODPLAIN ON THIS SITE.
- THOSE ARE NOT SPECIAL DAMAGES, STORM DRAINAGE, OR OTHER DAMAGES OF THIS SITE.
- FOR WAREHOUSE PLANS, SEE DRAWING 15, THE ALLOWABLE FLOW TO THE EXISTING 24" STORM PIPE INLET IN THE SOUTHWEST CORNER IS 4.00 CFS.
- FOR WAREHOUSE PLANS, SEE DRAWING 15, THE ALLOWABLE FLOW TO THE EXISTING 24" STORM PIPE INLET IS 15.00 CFS.

CONCEPT ONLY

DALLAS COUNTY, TEXAS
 OFFICE OF THE COUNTY ENGINEER
 1500 WEST 10TH STREET, SUITE 100
 DALLAS, TEXAS 75201
 PHONE: (214) 670-1234
 FAX: (214) 670-1235
 EMAIL: COUNTYENGINEER@DALLAS.TX.GOV

DATE: 03/30/2016

BY: JAS

PROJECT: 15-0123

2 OF 4

DALLAS COUNTY, TEXAS
 OFFICE OF THE COUNTY ENGINEER
 1500 WEST 10TH STREET, SUITE 100
 DALLAS, TEXAS 75201
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BY: JAS

PROJECT: 15-0123

2 OF 4





GARLAND PLANNING REPORT

City Council Regular Session Agenda

Agenda Item 9. b.

Meeting Date: June 7, 2016

Item Title: Z 16-14 Mark Russell CC Planning Report

Submitted By: Will Guerin, Planning Director

REQUEST

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

OWNER

Mark Russell

PLAN COMMISSION RECOMMENDATION

On May 9, 2016 the Plan Commission, by a vote of nine (9) to zero (0), recommended approval of a Specific Use Provision for Truck/Bus Repair for a period of 20 years.

STAFF RECOMMENDATION

Approval of a Specific Use Provision for Truck/Bus Repair for a period of 20 years.

BACKGROUND

The applicant requests approval of a Specific Use Provision that will allow the applicant to operate a truck/bus repair shop from the subject property. The Garland Development Code defines Truck/Bus Repair as an establishment that provides major and minor repairs to trucks, buses, trailers, and other heavy load vehicles for a fee. The term includes no outside storage except the parking of vehicles being repaired, which may remain on-site for no longer than ninety calendar days.

SITE DATA

The subject property contains approximately 1.64 acres with 150 lineal feet of frontage along Oakland Street. The site is accessed from Oakland Street.

USE OF PROPERTY UNDER CURRENT ZONING

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

CONSIDERATIONS

1. The subject property is developed with a 6,400-square foot, 1-story building that was previously used as a warehouse. The applicant proposes to operate a truck/bus repair shop from the subject property. The shop would operate Monday through Friday from 8:00 a.m. to 5:00 p.m.
2. Neither the building nor the parking will be expanded; therefore, landscape requirements will not apply to this Specific Use Provision request.
3. The Garland Development Code allows the outdoor parking of vehicles waiting to be repaired or to be collected for a period of no longer than ninety calendar days. The applicant has indicated that all parking of vehicles waiting to be repaired will be behind the building and an existing 6-foot tall chain link fence. The applicant will add slats to the section of the chain link fence that extends from the front wall of the building to the west property line to further screen the trucks and trailers from the public right-of-way.
4. The proposed use requires a minimum of 11 parking spaces for employees and customers. The subject property will provide 12 parking spaces.
5. The applicant requests the Specific Use Provision for a period of 20 years.

COMPREHENSIVE PLAN

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

range in scale and intensity based on the surrounding vicinity and may consist of one or more buildings. This development type includes a variety of primary and secondary uses that support the industry employment sector.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The subject property is located within an area that is primarily zoned Industrial (IN) District and developed with buildings that are currently utilized for manufacturing, light industrial and heavy commercial uses.

The nature of the surrounding area is currently primarily heavy commercial and industrial; therefore, the subject property is suitable for the operation of a truck/auto repair shop.

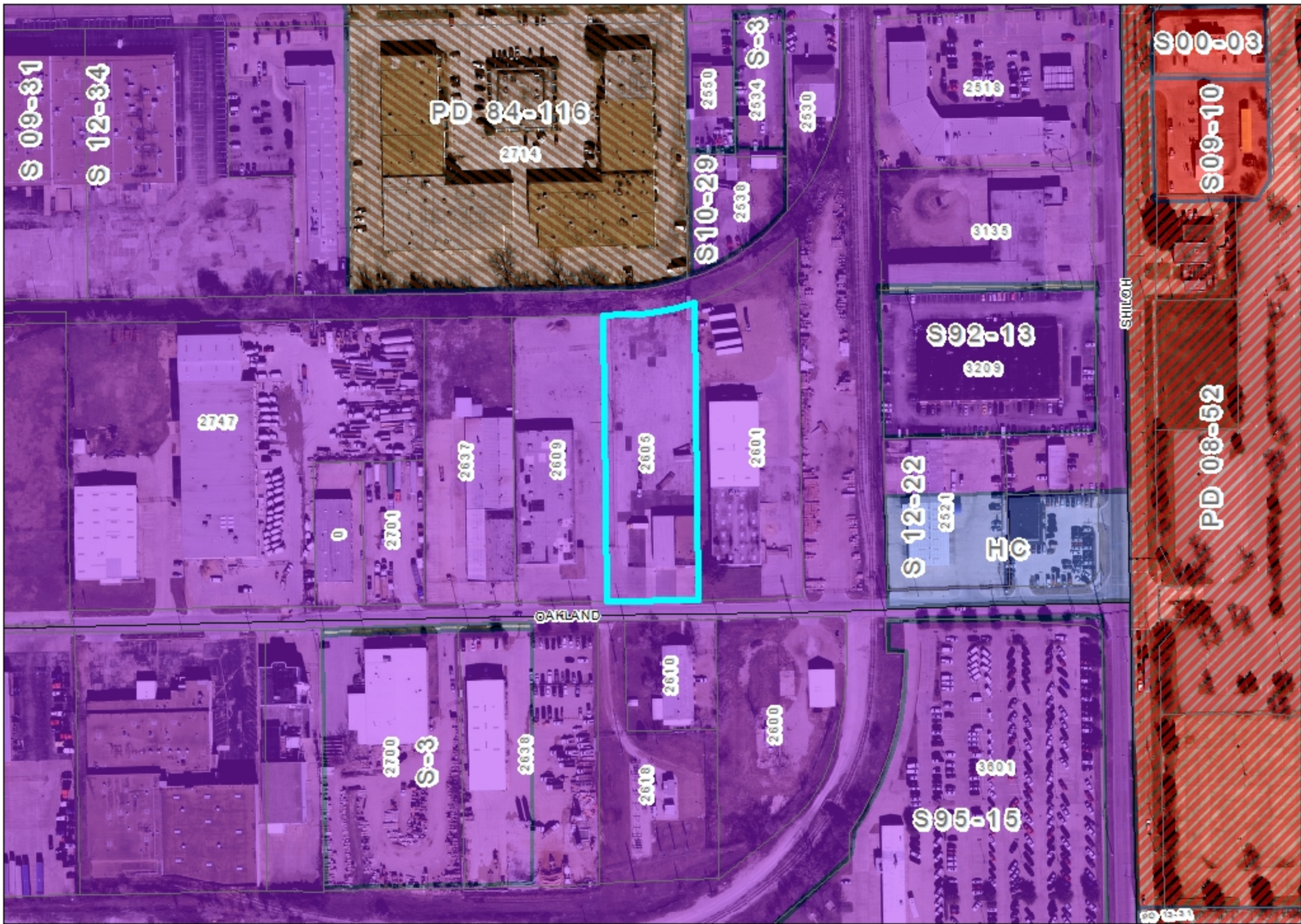
Attachments

Z 16-14 Mark Russell Attachments

Z 16-14 Mark Russell Responses

City Manager Approval:
Bryan L. Bradford

Approval Date:
06/02/2016



SPECIFIC USE PROVISION CONDITIONS

ZONING FILE 16-14

2605 Oakland Street

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to permit a Truck/Bus Repair subject to conditions.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Industrial (IN) District as set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.
- V. Specific Regulations:**
 - A. Time Period:** The Specific Use Provision shall be in effect for period of 20 years.
 - B. Site Plan:** Development shall be in general conformance with the site plan labeled Exhibit C.
 - C. Outdoor Parking:** Outdoor parking of vehicles waiting to be repaired or to be collected shall not exceed a period of ninety calendar days.

REPORT & MINUTES

P.C. Meeting, March 14, 2016 (7 Members Present)

Consideration of the application of Mark Russell, requesting approval of a Specific Use Provision for Truck/Bus Repair on a property zoned Industrial (IN) District. This property is located at 2605 Oakland Street. (District 5) (File Z 16-14)

The applicant Mark Russell, 2920 Industrial, Garland, TX provided a brief overview of the request and clarified the type of vehicle to be repaired at this location.

Commissioners spoke in favor of the request and discussed the length of the Specific Use Provision request.

Motion was made by Commissioner **Welborn**, seconded by Commissioner **O'Hara** to **approve** the request with a ten (10) year Specific Use Provision. **Motion failed: 2 Ayes, 7 Nays** from Chairman Roberts and Commissioner Luckie, Moore, Dalton, Vera, Fisher and Ott.

Motion was made by Commissioner Welborn, seconded by Commissioner O'Hara to approve the application with a twenty (20) year Specific Use Provision per staff recommendation. **Motion carried: 9 Ayes, 0 Nay.**

KINGSLEY

PD 96-40

CR CR

SIF-7

S 09-31

S 12-34

PD 84-116

2714

S10-29

2550

S-3

2534

2530

2538

2518

3135

S92-13

3209

S 12-22

2521

H/C

PD 08-52

S09-10

S00-03

SHILOH

2747

0

2701

2637

2609

2605

2601

2700

S-3

2638

2618

2610

2600

S95-15

3601

OAKLAND

0 100 200 Feet
1 inch = 200 feet

ZONING

Z 16-14

INDICATES AREA
OF REQUEST

We did not receive any responses for this case.