



GARLAND

AGENDA

REGULAR MEETING OF THE CITY COUNCIL

**City of Garland
Council Chambers, City Hall
William E. Dollar Municipal Building
200 North Fifth Street
Garland, Texas
June 6, 2017
7:00 p.m.**

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

Garland City Hall and Council Chambers is wheelchair accessible. Special parking is available on the east side of City Hall and on Austin & State Street west of City Hall. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services must contact the City Secretary's Office at (972) 205-2404 at least two working days prior to the meeting so that appropriate arrangements can be made. **BRAILLE IS NOT AVAILABLE.**

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**

LEGISLATIVE PRAYER AND PLEDGE OF ALLEGIANCE

It is the custom and tradition of the members of the City Council to have an invocation and recital of the Pledge of Allegiance prior to the beginning of the meeting.

Members of the audience are invited to participate. However, members of the audience are not required to participate. The decision to participate is strictly a matter of personal choice and has no bearing on matters to be considered by the City Council and will not affect the decisions to be made during the meeting.

MAYORAL PROCLAMATIONS, RECOGNITIONS AND ANNOUNCEMENTS

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

CONSENT AGENDA

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

1. Consider approval of the minutes of the May 26, 2017 Regular Meeting.
2. Consider approval of the following bids:
 - a. **HR and Payroll Records Management System** **Bid No. 0757-17**
Upgrade and Hosting Services

Highline Corporation

\$276,984.00

Information Technology, in partnership with Human Resources and Finance, will be performing an upgrade of the City's Human Resources and Payroll Records Management System to the latest available version. The project was reviewed and approved by the City's Information Technology Board as a project for the 2017 fiscal year. The upgrade is required in order to maintain vendor support of the system and will also provide additional features and functionality that will contribute to efficient operations in Human Resources and Finance. The project scope includes additional licensing, configuration, and training.

b. GP&L Dent Road 138kV Transmission Line CCN Bid No. 0310-17

Burns & McDonnell \$1,050,000.00

The purpose of the Change Order is to provide additional services to support the Certificate of Convenience and Necessity (CCN) application for a 138kV transmission line from the Dent Road Substation to the Shelby Substation. Additional transmission and substation engineering is required to support an increase to the number of proposed transmission routes related to Phase I of the application. Phase II of the project includes ongoing support and management of the CCN application process from filing preparation to final approval by the Public Utility Commission of Texas. The Phase III partial release provides right-of-way acquisition services including detailed substation engineering for the new Dent Road Substation as well as environmental services and permitting. The remaining portion of Phase III, which is scheduled for release next year, will include detailed engineering design for required additions to the Shelby Substation and transmission line components.

c. Rowlett Sewer Interceptor Rehabilitation Bid No. 0624-17

Insituform Technologies, LLC \$807,650.75

This request is to provide trenchless rehabilitation of a 48-inch sanitary sewer interceptor that is 47 years old. This project will reline approximately 1,865 feet of sewer line in the Rowlett Creek Basin from Castle Drive to Heather Ridge Road, on the east side of Centerville Road. Closed circuit television and laser analysis indicates major degradation to this section of pipeline due to hydrogen sulfide gas.

d. Engagement and Digital Advertising Services Bid No. 0582-17

Development Counsellors International (DCI)	\$65,160.00
Pyro, a division of The Richards Group	<u>85,000.00</u>
TOTAL	\$150,160.00

This request is to implement recommendations for enhancing Garland's image and competitiveness in the Dallas/Fort Worth area by creating a digital ambassador program, an e-Newsletter for commercial and residential brokers, hosting broker roundtable events, conducting detailed research into Garland's positioning in national rankings, implementing a digital advertising campaign, and providing marketing services.

e. Various Heavy Equipment

Bid No. 0768-17

Alliance Bus Group, Inc.	\$64,280.00
Holt Texas, Ltd.	155,539.80
Bruckner Truck Sales, Inc.	<u>1,173,641.00</u>
TOTAL	\$1,393,460.80

This request is to purchase one replacement passenger bus, four replacement end-dump trailers, four replacement tractor trucks, and five replacement dumping platform trucks to be used by various City departments in their daily operations.

f. Light Duty Trucks

Bid No. 0769-17

Caldwell Country Chevrolet	\$306,002.30
Caldwell Country Ford	<u>173,418.00</u>
TOTAL	\$479,420.30

This request is to purchase fifteen (15) light duty trucks to be used by various City departments in their daily operations.

g. Tractors and Mowers

Bid No. 0770-17

Landmark Equipment, Inc.	\$93,188.00
John Deere (Deere and Company)	<u>117,740.00</u>
TOTAL	\$210,928.00

This request is to purchase five replacement tractors and mowers to be used by the Parks, Recreation & Cultural Arts and Stormwater Management Departments in their daily operations.

**h. Materials for Phase IIB - Olinger Wylie East
Circuit Transmission Project**

Bid No. 0691-17

Techline, Inc.	\$172,298.44
Optional Contingency	<u>18,000.00</u>
TOTAL	\$190,298.44

This request is to provide insulators, conductor, static line, optical ground wire, and accompanying materials needed for the crossing of Lake Lavon associated with Phase IIB of the Olinger Wylie East Circuit transmission project. This project increases the capacity and reliability of the transmission network. Due to the complex nature of the project, an Optional Contingency is included for any additional materials that may be required.

- i. **GP&L Firewheel to Lookout Transmission Line Reconstruction Engineering Services** **Bid No. 0773-17**

R-Delta Engineers **\$232,680.00**

This request is to provide electrical, civil, structural, geotechnical, and surveying services for the upgrade of the GP&L Firewheel to Lookout 138kV transmission line.

- j. **Steel Distribution Poles** **Bid No. 0651-17**

Techline, Inc. **\$106,370.00**

This request is to purchase steel distribution poles for Warehouse Inventory. These poles are used to support GP&L's Electric Distribution operations.

- k. **Street Department Asset and Work Management System** **Bid No. 0203-17**

Avtex Solutions, LLC **\$44,420.00**

The purpose of this Change Order is to provide additional services for the development and implementation of an Asset and Work Management System for the Street Department. This will replace an internally developed and out-of-date Asset Management System with a Work Management System that includes mobile workforce capabilities. This Change Order reflects a 45% increase to the original PO amount of \$98,000.00.

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

- a. **Zoning File No. Z 17-04 Skorborg Company (District 1)**

Consider an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving 1) a Change of Zoning from Planned Development (PD) District 01-03 for Limited Community Retail Uses to a Planned Development (PD) District for Single-Family Attached (Townhouse) Uses, 2) a Detail Plan for Dwelling, Single-Family Attached (Townhouse) and 3) an Alley Waiver on a 12.777-acre tract of land located to the east of Lavon Drive, between Foster Road and Crist 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.

4. **Consider an ordinance amending Section 33.48(A) of Chapter 33, "Transportation", of the Code of Ordinances of the City of Garland, Texas; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Savings Clause and a Severability Clause; and providing an effective date.**

Council is requested to approve the attached ordinance restricting parking adjacent to Valley Creek Apartments.

5. **Consider 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 2017 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 reconciliation and rate adjustments if federal income tax rates change; terminating the RRM process for 2018 pending renegotiation of RRM terms and conditions; 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 15, 2017 Work Session, Council considered approval of the Settlement Agreement with Atmos Energy Mid-Tex Division and the resulting rate change under the RRM tariff.

6. **Consider a resolution approving and funding the 2016-2017 Cycle 1 Neighborhood Vitality Matching Grant Projects.**

The Community Services Committee (CSC) met on April 17, 2017 to review four Neighborhood Vitality applications. The CSC is recommending that the applications be approved Council.

7. **Consider a resolution rescheduling the July 3, 2017 meeting of the City Council; and providing an effective date.**

At the June 5th Work Session, Council considered rescheduling the July 3rd Work Session and Regular Meeting to July 5th to allow staff and Council the opportunity to attend the "Star Spangled Fourth" celebration at Firewheel Town Center. This item was considered at the June 5, 2017 Work Session.

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

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

8. Hold a public hearing on:

- a. Consider the application of Nexmetro Development, requesting approval of 1) a Change in Zoning from Planned Development (PD) District 85-50 to Planned Development (PD) District for Multi-Family (MF) District Uses, 2) a Concept Plan, and 3) a Detail Plan for Multi-Family (MF) Uses. This property is located at the southeast corner of North Shiloh Road and West Campbell Road. (File No. Z 17-05, District 7) (This item was postponed from the May 16, 2017 City Council Regular Meeting).

BEING a 12.794-acre tract or parcel of land, situated in the P.H. Rice Survey, Abstract Number 1241, Dallas County, Texas, being part of a called 95.14-acre tract of land conveyed to Peter W. Baldwin, Trustee by Deed thereof recorded in Volume 69079, Page 483, Deed Records, Dallas County, Texas. This property is located at the southeast corner of North Shiloh Road and West Campbell Road. Approval of the request will allow for a multi-family development consisting of approximately 114 units.

9. 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.

10. Adjourn.

All Regular Council meetings are broadcast live on CGTV, Time Warner Cable Channel 16, and Frontier FIOS TV 44. Meetings are rebroadcast at 9:00 a.m. and 7:00 p.m. on Wednesday-Sunday and at 7:30 p.m. on Thursday. Live streaming and on-demand videos of the meetings are also available online at www.garlandtx.gov. Copies of the meetings can be purchased through the City Secretary's Office – audio CD's are \$1 each and DVD's are \$3 each.



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

1.

Meeting Date: June 6, 2017

Item Title: May 16 Minutes

Submitted By: Rene Dowl, City Secretary

Summary of Request/Problem

Consider approval of the minutes of the May 26, 2017 Regular Meeting.

Recommendation/Action Requested and Justification

Attachments

May 16 Minutes

Minutes of the Garland City Council Regular Meeting

The City Council of the City of Garland convened in regular session at 7:00 p.m. on Tuesday, May 16, 2017 in the Council Chambers at City Hall, 200 North Fifth Street, Garland, Texas, with the following members present:

COUNCIL PRESENT:	Mayor Mayor Pro Tem Council Member Council Member Council Member Council Member Council Member Council Member Council Member Council Member	Douglas Athas Scott LeMay David Gibbons Anita Goebel Stephen Stanley B. J. Williams Rich Aubin Lori Dodson James Cahill
STAFF PRESENT:	City Manager City Attorney City Secretary	Bryan L. Bradford Brad Neighbor Eloyce René Dowl
CEREMONIALS:	Mayor Athas presented a proclamation to the Safety & Awareness Outpost COCI DFW2 declaring May 2017 as Motorcycle Safety Awareness Month. Mayor Athas presented a proclamation to Jennifer and Tom Nguyen declaring May 2017 as Asian American and Pacific Islander Heritage month. Mayor Athas and the CENAC board presented a special recognition and plaque to Terri Tunnell and Abbett Elementary School for their Abbett Patch Garden. Mayor Athas recognized City of Garland employees for winning the HEB It's Time Texas Community Challenge award for a second year and receiving a grant award for \$1,800.	
CALL TO ORDER:	The meeting was called to order by Mayor Douglas Athas.	
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 David Gibbons, seconded by Council Member Goebel, to approve items 1, 2a, 2c, 2d, 2e, 3a, 4, 5, 7, 8, 9, 10, 12, 13, 14, and, 15. Motion carried 9 ayes, 0 nays.	

Items 2b, 6, and 11 were pulled for individual consideration.

1. APPROVED**

Approval of the Minutes of the May 2, 2017 Regular Meeting.

2a. APPROVED**

Bid No. 0389-17 awarded to Martin Marietta Materials, Inc. in the amount of \$277,500.00 for Liquefied Suspended Cement Slurry.

This request is to purchase bulk cement that is pneumatically mixed to produce cement slurry. Street Department employees use the cement slurry to stabilize base material used on construction projects. This is a term agreement with two optional renewals.

The purpose of this Change Order is to incorporate additional architectural and engineering services for the Carver Complex renovation as discussed during the 2017 CIP process.

2c. APPROVED**

Bid No. 0694-17 awarded to Burns & McDonnell in the amount of \$448,350.00 for the GP&L Electromechanical Relay Replacement.

This request is to provide professional engineering and design services for Phase I of GP&L's electromechanical transmission relay replacement program.

2d. APPROVED**

Bid No. 0592-17 awarded to Techline, Inc. in the amount of \$912,651.88, to include an optional contingency of \$91,250.00, for a total bid of \$1,003,901.88 for the GP&L Wylie to Firewheel 138kV Reconstruction Phase I and III Material.

This request is to purchase optical ground wire material, insulators, conductor, terminal jumpers, and all associated hardware for Phases I and III of the Wylie Switchyard to Firewheel 138kV Transmission Line. The reconstruction of this line will not only increase transfer capacity for the transmission network but also improve reliability to the North Garland load growth corridor. Due to the complex nature of

the project, an optional contingency is included for any additional materials that may be needed.

2e. APPROVED**

Bid No. 0617-17 awarded to Tri-Con Services, Inc. in the amount of \$614,000.00 for the 2017 Garland Alley Improvements – Phase 1A.

This request is to reconstruct four alleys, including drive approaches.

3. APPROVED**

Ordinance No. 6906 amending the Garland Development Code of the City of Garland, Texas, by approving a Specific Use Provision for a Kiosk, Self-Service: Retail (Water and Ice) on a 9.472-acre tract of land zoned Community Retail (CR) District and located east of the northeast corner of South First Street and East Kingsley Road; providing for conditions, restrictions, and regulations; providing for a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland; providing a Savings Clause and a Severability Clause; and providing an effective date. (File No. Z 17-10, Rick Kelly, District 5)

4. APPROVED**

Resolution No. 10282 adopting and approving the Garland Housing Agency's Second Year Update on the 2015-2019 Five Year Plan; and providing an effective date.

Council approved a resolution approving the Garland Housing Agency's second year on the five-year plan for submission to HUD.

5. APPROVED**

Resolution No. 10283 approving the City of Garland Housing Agency Administrative Plan for the Housing Choice Voucher Program and providing an effective date.

7. APPROVED**

Resolution No. 10284 approving the sale of approximately 9.213 acres of real estate property, generally located at 1851 State Highway 66; authorizing the Mayor of the City of Garland to execute a Deed conveying the property to Micropac Industries, Inc.; and providing an effective date.

Council accepted the offer and adopted the resolution which authorizes the Mayor to execute a Deed to convey the property.

8. APPROVED**

Ordinance No. 6907 amending Chapter 52, "Sanitation" of the Code of Ordinances of the City of Garland, Texas by repealing Sections 52.01 through Section 52.34 thereof; adding a new Section 52.01 through 52.62, providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, providing a Savings Clause and a Severability Clause; and providing an effective date.

9. APPROVED**

Ordinance No. 6908 amending Ordinance No. 6858 by amending the number of positions in certain classifications of service within the Police Department; ratifying Ordinance No. 6858 as amended; and providing an effective date.

Council approved the revised Civil Service Ordinance to comply with Chief Bates' request for increasing the number of authorized Police Captain positions by one while decreasing the number of sworn Police Officer positions by one. The total number of sworn authorized positions will remain unchanged at 337 positions. This mid-year change can be accomplished without a financial impact to the current 2016-2017 Budget due to salary savings from 10 percent sworn Police Officer vacancies (with 2 to 3 more retirements anticipated by the end of the budget year).

10. APPROVED**

Ordinance No. 6909 approving a First Amendment to Loan Agreement between the City of Garland, Texas and Wells Fargo Bank, National Association; and resolving other matters incident and related thereto.

Council approved the First Amendment to the Electric Utility System Notes, Series 2016 Loan Agreement.

12. APPROVED**

Ordinance No. 6910 authorizing the issuance of "City of Garland, Texas, General Obligation Refunding Bonds, Series 2017."

At the April 17, 2017 Work Session, Council considered authorizing a refunding of \$30,005,000 of General Obligation Refunding Bonds (GO), Series 2008A, \$5,420,000 of Certificates of Obligation (CO), Series 2008, and \$10,000,000 General Obligation Commercial Paper Notes, Series 2015. The purpose of the refunding transaction is to generate savings in debt service.

13. APPROVED**

Ordinance No. 6911 authorizing the issuance of “City of Garland, Texas, Water and Sewer Utility System Revenue Refunding Bonds, Series 2017.”

At the April 17, 2017 Work Session, Council considered authorizing a refunding of \$24,010,000 of Water and Sewer Utility System Revenue Bonds, Series 2008. The purpose of this refunding is to generate savings in debt service cost.

14. APPROVED**

Ordinance No. 6912 approving the sale of Certificates of Obligation, Series 2017 to fund a portion of the approved 2017 CIP.

At the March 20, 2017 Work Session, Council considered authorizing a Certificates of Obligation (CO) bond sale in the approximate amount of \$20 million to fund a portion of the approved 2017 CIP.

ITEMS FOR INDIVIDUAL CONSIDERATION

2b. APPROVED

Bid No. 5758-15 awarded to GSR Andrade Architects in the amount of \$104,900.00 for Professional Services for Carver Complex Renovation.

The staff report was presented by Ginny Holliday, Director of Facilities Management. There was discussion by the Council. Motion was made by Council Member Goebel to approve the item, seconded by Council Member Stanley. Motion carried 9 ayes, 0 nays.

6. APPROVED

Resolution No. 10285 adopting and approving the One Year Plan of Action for the 2017-2018 Community Development

Block Grant, Home Investment Partnership and, Emergency Solutions Grant Programs; and approving an effective date.

The staff report was presented by Mona Woodard, Neighborhood Services Administrator. There was consensus by the Council to accept the allocation spreadsheet as presented by staff. There was discussion by the Council.

Motion was made by Council Member Aubin to amend the non-profit allocations on the spreadsheet, equally distributing excess funds (\$7,174.00) between the 9 non-profits and to fund the Matthew 25:40 Project in the amount of \$5000.00, seconded by Mayor Pro Tem LeMay. Motion carried 7 ayes, 2 nays (Council Members Goebel and Williams).

Motion was made by Council Member Cahill to amend the spreadsheet to lower the Visiting Nurse Association amount from \$6,599.00 to \$6,000.00, distributing \$599.00 equally between the 9 non-profits, seconded by Council Member Dodson. Motion carried 7 ayes, 2 nays (Council Members Goebel and Williams).

Motion was made by Council Member Aubin to approve the motion on the spreadsheet as amended, seconded by Council Member Dodson. Motion carried 7 ayes, 2 nays (Council Members Goebel and Williams).

11. NO ACTION TAKEN Consider a resolution rescheduling the June 2017 and July 2017 Meetings of the City Council; and providing an effective date.

At the May 15, 2017 Work Session, Council considered rescheduling the June 5 Work Session to June 12, June 6 Regular Meeting to June 13, June 19 Work Session to June 26, June 20 Regular Meeting to June 27, July 3, Work Session and Regular Meeting to July 10 and July 11, July 17 Work Session to July 24, and July 18 Regular Meeting to July 25.

There was discussion by the Council. No action was taken.

15. APPOINTED

Resolution No. 10286 of the City Council of the City of Garland, Texas appointing a member to serve on the North Texas Municipal Water District's Board of Directors; and providing an effective date.

Don Gordon was nominated by Council Member to the North Texas Municipal Water District. Mr. Gordon was appointed by a vote of 9 ayes, 0 nays.

16. APPROVED

Consider the application of Skorborg Company, requesting approval of 1) a change of zoning from Planned Development (PD) District 01-03 for Limited Community Retail Uses to a Planned Development (PD) District for Single-Family Attached (Townhouse) Uses, 2) a Detail Plan for Dwelling, Single-Family Attached (Townhouse) and 3) an Alley Waiver. This property is located to the east of Lavon Drive, between Foster Road and Crist Road. (Zoning File No. Z 17-04, District 1)

This item was postponed from the May 2, 2017 Regular City Council meeting.

BEING a 12.777-acre tract of land situated in the Thacker V. Griffin Survey, Abstract No. 528, in the City of Garland, Dallas County, Texas, being part of a 15.501-acre tract, as described in Vol. 2001229 Pg. 10037 in the Deed Records of the Official Public Records, Dallas County, Texas. The property is located to the east of Lavon Drive, between Foster Road and Crist Road. The applicant seeks approval of a zoning change to allow the construction of a townhouse development.

The staff report was presented by Josue De La Vega, Development Planner, Will Guerin, Director of Planning, and Rick Vasquez, Assistant City Manager. Speakers on this item were: Noah Flabiano, Skorborg Company, John Arnold, Skorborg Company, and Marcie Adame. There was discussion by the Council. Motion was made by Council Member Gibbons to approve the request with the following conditions: 1) a six-foot solid masonry wall along the back of

lots 1-42 and Foster Road, 2) mature plantings around the transformers with appropriate CCRs in the HOA, 3) Brad Neighbor, City Attorney will work with staff and the applicant to develop language to address multiple levels of design variety, and 4) board on board patio fences in the step-down design, seconded by Council Member Goebel.

Motion was made by Council Member Cahill to amend the main motion changing the fence design from step down design to six-foot board on board, seconded by Council Member Dodson. Amendment carried 5 ayes, 4 nays (Council Members Gibbons, Stanley, Williams, and Aubin)

A vote was cast on the main motion as amended. Motion carried 9 ayes, 0 nays.

17. APPROVED

Ordinance No. 6913 canvassing the results of the General Election held for the purpose of electing candidates to the office of the City Council of the City of Garland, Texas for an election having been held on May 6, 2017; declaring the results of that election; and providing an effective date. Results are as follow:

NAMES OF CANDIDATES	TOTAL VOTES	PERCENTAGE OF VOTES
<u>MAYOR</u>		
Douglas Athas	3,094	68.83%
Leala H. Green	1,401	31.17%
<u>COUNCIL MEMBER DISTRICT 3</u>		
Jerry A. Nickerson	435	46.23%
Ed Moore	281	29.86%
Patricia M. Anthony	225	23.91%
<u>COUNCIL MEMBER DISTRICT 6</u>		
Bao Vinh (Nhat-Nam N. Pham)	125	26.37%
Robert Vera	260	54.85%
Eric Elmore	89	18.78%
<u>COUNCIL MEMBER DISTRICT 7</u>		
Scott LeMay	463	100%

COUNCIL MEMBER DISTRICT 8

James Scot Sullivan	97	10.97%
Jack Blackshear	222	25.11%
Terry Kaliney	52	5.88%
Robert John Smith	513	58.03%

Council Member Aubin made a motion to approve Ordinance No. 6913 canvassing the results of the General Election held May 6, 2017, seconded by Council Member Stanley. Motion carried 9 ayes, 0 nays.

NEW MEMBERS

SWORN IN:

Mayor Elect Douglas Athas was sworn into office by his son William Athas, also standing with him was his wife Robyn Athas.

Council Member Elect Scott LeMay, District 7, was sworn into office by his Mother Kay Gomez. Also standing with him were his wife Tiffany LeMay, daughters Caitlyn LeMay, Reagan LeMay, Morgan LeMay, and Ray Gomez.

Mayor Athas presented a service plaque and Garland City Flag to outgoing Council Member Dodson. Council Member Dodson provided some final words regarding her tenure on Council.

Council Member Elect Robert Vera, District 6, was sworn into office by his wife Jeanne Vera. He received his council pin from Council Member Dodson.

Mayor Athas presented a service plaque and Garland City Flag to outgoing Council Member Cahill. Council Member Cahill provided some final words regarding his tenure on Council.

Council Member Elect Robert John Smith, District 8, was sworn into office by his wife April M. Smith. He received his council pin from Council Member Cahill.

Newly elected Council Members took their places at the Dais.

RECESS

Mayor Athas recessed the meeting for 10 minutes at 9:35 p.m.

RECONVENED

Mayor Athas reconvened the meeting at 9:45 p.m.

RECOGNITION

Brandon Day of the Garland Fire Fighters Association gave words of appreciation to retiring Council Members Dodson and Cahill for their six years of service. To incoming Council Members Vera and Smith he pledged cooperation and support to make Garland a safe place to live and work. He congratulated Mayor Athas and Mayor Pro Tem LeMay on their reelection.

18a. APPROVED

Consider the application of Taco Bodega, requesting approval of a variance to Section 2.55 of the Garland Development Code regarding the distance to a church, public school, or public school from an establishment that sells or serves alcoholic beverages. This property is located at 2334 West Buckingham Road, Suite 370. (Zoning File No. BW 17-02, District 8)

BEING a part of Lot 2, a 9.890-acre tract, in Block 1 of the Winn Dixie Center Final Plat, according to the map thereof, recorded in Volume 97109, Page 2903 Deed Records of Dallas County, Texas. This property is located t 2334 West Buckingham Road, Suite 370. The applicant requests a variance to reduce the minimum distance requirement between an establishment that sells alcoholic beverages and a school. This proposal would allow for the addition of beer and wine to the restaurant's menu beverage selection.

The staff report was presented by Kira Wauwie, Principal Development Planner. Speaker on this item was: Peter To. There was discussion by the Council. Motion was made by

Council Member Smith to approve the request, seconded by Council Member Aubin. Motion carried 9 ayes, 0 nays.

18b. POSTPONED

Consider the application of Nexmetro Development, requesting approval of 1) a Change in Zoning from Planned Development (PD) District 85-50 to Planned Development (PD) District for Multi-Family (MF) District Uses, 2) a Concept Plan, and 3) a Detail Plan for Multi-Family (MF) Uses. This property is located at the southeast corner of North Shiloh Road and West Campbell Road. (Zoning File No. Z 17-05, District 7)

BEING a 12.794-acre tract or parcel of land, situated in the P. H. Rice Survey, Abstract Number 1241, Dallas County, Texas, being part of a called 95.14-acre tract of land conveyed to Peter W. Baldwin, Trustee by Deed thereof recorded in Volume 69079, Page 483, Deed Records, Dallas County, Texas. This property is located at the southeast corner of North Shiloh Road and West Campbell Road. Approval of the request will allow for a multi-family development consisting of approximately 114 units.

The staff report was presented by Kira Wauwie, Principal Development Planner. Speakers on this item were: Jon Van De Voorde and Bill Dahlstrom, applicant and Marcie Adame. There was discussion by the Council. Motion was made by Mayor Pro Tem LeMay to postpone the case until the June 6, 2017 Regular Meeting, seconded by Council Member Vera. Motion carried 9 ayes, 0 nays.

19. CITIZEN COMMENTS: Mary Ann Wickersham

20. ADJOURN

There being no further business to come before the City Council, Mayor Athas adjourned the meeting at 11:52 p.m.

/s/ Douglas Athas, Mayor

/s/ Eloyce René Dowl, City Secretary



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.a.

Meeting Date: June 6, 2017

Item Title: HR and Payroll Records Management System Upgrade and Hosting Services

Submitted By: Steven Niekamp, Chief Information Officer

PURCHASE JUSTIFICATION:

Information Technology, in partnership with Human Resources and Finance, will be performing an upgrade of the City's Human Resources and Payroll Records Management System to the latest available version. The project was reviewed and approved by the City's Information Technology Board as a project for the 2017 fiscal year. The upgrade is required in order to maintain vendor support of the system and will also provide additional features and functionality that will contribute to efficient operations in Human Resources and Finance. The project scope includes additional licensing, configuration, and training. As part of this upgrade project, the system will be hosted by the vendor's storage infrastructure. Human Resources and Finance will be taking advantage of enhanced functionality available with this version of the software. This purchase includes \$176,100 in one-time costs and \$100,884 in ongoing annual costs.

AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Highline Corporation	All	\$276,984.00
TOTAL:		\$276,984.00

Basis for Award: Sole Source

Fiscal Impact

Total Project/Account:	\$525,000
Expended/Encumbered to Date:	249,364
Balance:	\$275,636
This Item:	176,100
Proposed Balance:	\$99,536
Account #:	415-4599-2336017-9029

Fund/Agency/Project – Description and Comments:

IT Project Fund / HR / Finance Payroll Upgrade Project

Total Project/Account: \$2,164,306
Expended/Encumbered to Date: 1,862,716
Balance: \$301,590
This Item: 100,884
Proposed Balance: \$200,706
Account #: 411-4513-7121

Fund/Agency/Project – Description and Comments:

IT Fund / Application Services / Service Contracts

Attachments

Bid Recap
Executive Summary

Fiscal Reference:

Budget Type: Operating Budget
Fiscal Year: 2016-17
Document Location: Pages 138 & 238

Budget Director Approval: **Approval Date:**
Ron Young 05/25/2017

Purchasing Director Approval: **Approval Date:**
Gary L. Holcomb 05/23/2017



GARLAND
PURCHASING EXECUTIVE SUMMARY

Bid 0757-17
HR and Payroll Records Management System Upgrade and Hosting Services

Recommended Vendor:
High Line Corporation

Total Recommended Award:
\$276,984.00

Basis for Award:
Sole Source

Purpose:
Information Technology, in partnership with Human Resource and Finance, will be performing an upgrade of the City's Human Resource and Payroll Records Management System to the latest available version. The project was reviewed and approved by the City's Information Technology Board as a project for the 2017 fiscal year. The upgrade is required in order to maintain vendor support of the system and will also provide additional features and functionality that will contribute to efficient operations in Human Resource and Finance. The project scope includes additional licensing, configuration, and training. As part of this upgrade project, the system will be hosted by the vendor's storage infrastructure. Human Resources and Finance will be taking advantage of enhanced functionality available with this version of the software. This purchase includes \$176,100 in one-time costs and \$100,884 in ongoing annual costs.

Evaluation:
High Line Corporation is the City's incumbent Human Resource and Payroll Records Management vendor. The current version reaches end of support with the vendor in July, 2018. The latest version provides several enhancements including workflow automation, process improvements, and improved timekeeping capabilities.

Recommendation:
Staff recommends that High Line Corporation be awarded the system upgrade as well as the ongoing annual costs.

Funding Information:
Funding for this purchase is available in the FY17 Information Technology Project Fund.

Department Director:
Steven Niekamp, Chief Information Officer, 972-781-7205



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.b.

Meeting Date: June 6, 2017

Item Title: GP&L Dent Road 138kV Transmission Line CCN

Submitted By: Ross Owen, Director of Transmission & Distr

PURCHASE JUSTIFICATION:

The purpose of the Change Order is to provide additional services to support the Certificate of Convenience and Necessity (CCN) application for a 138kV transmission line from the Dent Road Substation to the Shelby Substation. Additional transmission and substation engineering is required to support an increase to the number of proposed transmission routes related to Phase I of the application. Phase II of the project includes ongoing support and management of the CCN application process from filing preparation to final approval by the Public Utility Commission of Texas. The Phase III partial release provides right-of-way acquisition services including detailed substation engineering for the new Dent Road Substation as well as environmental services and permitting. The remaining portion of Phase III, which is scheduled for release next year, will include detailed engineering design for required additions to the Shelby Substation and transmission line components.

AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Burns & McDonnell	All	\$1,050,000.00
TOTAL:		\$1,050,000.00

Basis for Award: Change Order

Fiscal Impact

Total Project/Account:	\$7,396,352
Expended/Encumbered to Date:	556,732
Balance:	\$6,839,620
This Item:	1,050,000
Proposed Balance:	\$5,789,620

Account #: 210-3799-3177401-7111, 210-3599-3143401-7111,
215-3542-3125801-7111

Fund/Agency/Project – Description and Comments:

Electric CIP / Transmission Lines

Attachments

Bid Recap
Executive Summary

Fiscal Reference:

Budget Type: CIP
Fiscal Year: 2017
Document Location: Page E01

Budget Director	Approval Date:
Approval:	05/25/2017
Ron Young	

Purchasing Director	Approval Date:
Approval:	05/24/2017
Gary L. Holcomb	



GARLAND
PURCHASING EXECUTIVE SUMMARY

Bid 0310-17

GP&L Dent Road 138kV Transmission Line
Certificate of Convenience and Necessity

Recommended Vendor:

Burns & McDonnell

Total Recommended Award:

\$1,050,000.00

Basis for Award:

Change Order

Purpose:

The purpose of the Change Order is to provide additional services to support the Certificate of Convenience and Necessity (CCN) application for a 138kV transmission line from the Dent Road Substation to the Shelby Substation. Additional transmission and substation engineering is required to support an increase to the number of proposed transmission routes related to Phase I of the application. Phase II of the project includes ongoing support and management of the CCN application process from filing preparation to final approval by the Public Utility Commission of Texas. The Phase III partial release provides right-of-way acquisition services including detailed substation engineering for the new Dent Road Substation as well as environmental services and permitting. The remaining portion of Phase III, which is scheduled for release next year, will include detailed engineering design for required additions to the Shelby Substation and transmission line components.

Evaluation:

Burns & McDonnell was selected as the most qualified firm for this project based on a short list of respondents evaluated and ranked by criteria published in Request for Qualifications 5771-15. Phases I and II were approved at the February 2, 2017, City Council Meeting in the amount of \$485,000.

Recommendation:

Staff recommends the approval of Addendum #1 to the Burns & McDonnell PO 25428.

Funding Information:

210-3799-3177401-7111; 210-3599-3143401-7111; 215-3542-3125801-7111

Department Director:

Ross Owen, Transmission & Distribution Director, 972-205-3532



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.c.

Meeting Date: June 6, 2017

Item Title: Rowlett Sewer Interceptor Rehabilitation

Submitted By: Wes Kucera, Managing Director

PURCHASE JUSTIFICATION:

The purpose of this award is to provide trenchless rehabilitation of a 48-inch sanitary sewer interceptor that is 47 years old. This project will reline approximately 1,865 feet of sewer line in the Rowlett Creek Basin from Castle Drive to Heather Ridge Road, on the east side of Centerville Road. Closed circuit television and laser analysis indicates major degradation to this section of pipeline due to hydrogen sulfide gas.

AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Insituform Technologies, LLC	All	\$807,650.75
TOTAL:		\$807,650.75

Basis for Award: Cooperative Purchase

Fiscal Impact

Total Project/Account:	\$2,290,305
Expended/Encumbered to Date:	1,440,920
Balance:	\$849,385
This Item:	807,651
Proposed Balance:	\$41,734
Account #:	237-4149-3218400-7111; 230-4149-3218400-7111

Fund/Agency/Project – Description and Comments:

Wastewater Collection CIP / Rowlett Sewer Interceptor Rehabilitation

Attachments

Bid Recap

Executive Summary

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2017

Document Location: Page WW13

Budget Director

Approval:

Ron Young

Approval Date:

05/24/2017

Purchasing Director

Approval:

Gary L. Holcomb

Approval Date:

05/23/2017



GARLAND
PURCHASING EXECUTIVE SUMMARY

Executive Summary

Bid 0624-17
Rowlett Sewer Interceptor Rehabilitation

Recommended Vendor:

Insituform Technologies, LLC

Total Recommended Award:

\$807,650.75

Basis for Award:

Cooperative Purchase

Purpose:

The purpose of this award is to provide trenchless rehabilitation of a 48-inch sanitary sewer interceptor that is 47 years old. This project will reline approximately 1,865 feet of sewer line in the Rowlett Creek Basin from Castle Drive to Heather Ridge Road, on the east side of Centerville Road. Closed circuit television and laser analysis indicates major degradation to this section of pipeline due to hydrogen sulfide gas.

Evaluation:

The requested interceptor rehabilitation is being provided by Insituform Technologies, LLC, through the BuyBoard Cooperative Purchasing Contract 462-14.

Recommendation:

Staff recommends awarding the interceptor rehabilitation to Insituform Technologies, LLC.

Funding

237-4149-3218400-7111; 230-4149-3218400-7111

Department Director:

Wes Kucera, Managing Director of Water and Wastewater, 972-205-3283



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.d.

Meeting Date: June 6, 2017

Item Title: Engagement and Digital Advertising Services

Submitted By: Becky King, Managing Director

PURCHASE JUSTIFICATION:

The purpose of this award is to implement recommendations for enhancing Garland's image and competitiveness in the Dallas/Fort Worth area by creating a digital ambassador program, an e-Newsletter for commercial and residential brokers, hosting broker roundtable events, conducting detailed research into Garland's positioning in national rankings, implementing a digital advertising campaign, and providing marketing services.

AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Development Counsellors International (DCI)	1	\$ 65,160.00
Pyro, a division of The Richards Group	2	85,000.00
TOTAL:		\$150,160.00

Basis for Award: Best Value

Fiscal Impact

Total Project/Account: \$250,000
Expended/Encumbered to Date: 20,087
Balance: \$229,913
This Item: 150,160
Proposed Balance: \$79,753
Account #: 104-1522-7101, 104-1522-7613
Fund/Agency/Project – Description and Comments:
Economic Development / Image Management Project

Attachments

Bid Recap

Executive Summary

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2016-17

Document Location: Page 179

Budget Director Approval:	Approval Date:
Ron Young	05/26/2017

Purchasing Director Approval:	Approval Date:
Gary L. Holcomb	05/26/2017



GARLAND
PURCHASING EXECUTIVE SUMMARY

Bid 0582-17
Engagement and Digital Advertising Services

Recommended Vendor:

Development Counsellors International (DCI)	\$65,160.00
Pyro, a division of The Richards Group	\$85,000.00

Total Recommended Award:
\$150,160.00

Basis for Award:
Best Value

Purpose:

The purpose of this award is to implement recommendations for enhancing Garland's image and competitiveness in the Dallas/Fort Worth area by creating a digital ambassador program, an e-Newsletter for commercial and residential brokers, hosting broker roundtable events, conducting detailed research into Garland's positioning in national rankings, implementing a digital advertising campaign, and providing marketing services.

Evaluation:

Requests for proposals were issued in accordance with Purchasing procedures. Three (3) proposals were received and evaluated based on the published evaluation criteria. The two (2) most qualified candidates were short-listed and asked to provide detailed proposals regarding scopes of services. Development Counsellors International (DCI) was selected as providing the best value for the digital advertising component of the engagement. Pyro, a division of The Richards Group, was selected as providing the best value for the marketing services related to the engagement.

Recommendation:

Staff recommends awarding the digital advertising campaign to Development Counsellors International (DCI) and awarding the marketing services to Pyro, a division of The Richards Group.

Funding Information:

Funding was approved in the FY 2016-17 Operating Budget and will be charged to Accounts 104-1522-7101 and 104-1522-7613.

Department Director:

Becky King, Managing Director of Strategic Initiatives, 972-205-2893



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.e.

Meeting Date: June 6, 2017

Item Title: Various Heavy Equipment

Submitted By: Terry Anglin, Fleet Services Director

PURCHASE JUSTIFICATION:

The purpose of this award is to purchase one (1) replacement passenger bus, four (4) replacement end-dump trailers, four (4) replacement tractor trucks, and five (5) replacement dumping platform trucks to be used by various City departments in their daily operations.

AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Alliance Bus Group, Inc.	1	\$ 64,280.00
Holt Texas, Ltd.	2	155,539.80
Bruckner Truck Sales, Inc.	3-7	1,173,641.00
TOTAL:		\$1,393,460.80

Basis for Award: Cooperative Purchase

Fiscal Impact

Total Project/Account: \$3,386,193
Expended/Encumbered to Date: 1,564,265
Balance: \$1,821,928
This Item: 1,393,461
Proposed Balance: \$428,467
Account #: 444-2721-9009; 831-4693-9007; 692-4699-3981115-9009;
692-4699-3981900-9009
Fund/Agency/Project – Description and Comments:

Equipment Replacement Fund

444-2721-9009 - Parks Recreation Activities - \$64,280

Infrastructure Repair & Replacement Fund

831-4693-9007 - Street Department - \$371,811

2017 Capital Improvement Program

692-4699-3981115-9009 - Street Infrastructure Equipment - \$675,492

692-4699-3981900-9009 - Stormwater Maintenance Equipment - \$281,878

Attachments

Bid Recap

Executive Summary

Fiscal Reference:

Budget Type: Operating Budget
 CIP

Fiscal Year: 2016-17

Document Location: Operating - Pages 100 & 124; 2017 CIP
 - Pages MF12 & M15

Budget Director Approval: **Approval Date:**
Ron Young 05/24/2017

Purchasing Director Approval: **Approval Date:**
Gary L. Holcomb 05/23/2017

CITY OF GARLAND - BID RECAP SHEET OPENED: 05/22/17 REQ. NO. PR 38157, 38193 BID NO. 0768-17 PAGE: 1 of 1 BUYER: T. Smith				Alliance Bus Group, Inc.		Holt Texas, Ltd.		Bruckner Truck Sales, Inc.			
ITEM	QTY	UNIT	DESCRIPTION	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	1	ea.	Ford E-450 w/ 2016 Aerotech 220, 12-Passenger and 2-wheelchair Shuttlebus	\$64,280.00	\$64,280.00						
2	4	ea.	2017 End Dump Trailer - 26 yard Load King RH3226			\$38,884.95	\$155,539.80				
3	2	ea.	New, 5-yard Mack MP7-345C Dump Truck					\$124,634.00	\$249,268.00		
4	2	ea.	New, 12-yard Mack MP8-445C Dump Truck					\$140,739.00	\$281,478.00		
5	4	ea.	New, Mack MP8-415C Tractor Trucks					\$129,988.00	\$519,952.00		
6	1	ea.	New, 5-yard Mack MP7-345C Dump Truck					\$122,543.00	\$122,543.00		
7	1	ea.	BuyBoard Fee					\$400.00	\$400.00		
			TOTAL GROSS PRICE	\$64,280.00		\$155,539.80		\$1,173,641.00			
			CASH DISCOUNT								
			TOTAL NET PRICE	\$64,280.00		\$155,539.80		\$1,173,641.00			
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY								
NEXT LOW: _____ LOW: _____ SAVINGS: \$0.00											
n/a # IonWave Notifications n/a # IonWave HUBS n/a # Direct Contact HUBS n/a # HUBS Responded											
All bids submitted for the designated project are reflected on this bid tab sheet. However, the listing of a bid on this sheet should not be construed as a comment on the responsiveness of such bid or as any indication that the city accepts such bid as responsive. <u>The City will notify the successful bidder upon award of the contract and, according to the law, all bids received will be available for inspection at that time.</u>											



GARLAND
PURCHASING EXECUTIVE SUMMARY

Bid 0768-17
Various Heavy Equipment

Recommended Vendors:

Alliance Bus Group, Inc.	\$64,280.00
Holt Texas, Ltd.	\$155,539.80
Bruckner Truck Sales, Inc.	\$1,173,641.00

Total Recommended Award:
\$1,393,460.80

Basis for Award:
Cooperative Purchase

Purpose:
The purpose of this award is to purchase one (1) replacement passenger bus, four (4) replacement end-dump trailers, four (4) replacement tractor trucks, and five (5) replacement dumping platform trucks to be used by various City departments in their daily operations.

Evaluation:
The passenger bus is being provided by Alliance Bus Group, Inc., through the HGACBUY Cooperative Contract BT-01-17. The end-dump trailers are being provided by Holt Texas, Ltd., through the BuyBoard Cooperative Contract 516-16. The tractor trucks and dumping platform trucks are being provided by Bruckner Truck Sales, Inc., through the BuyBoard Cooperative Contract 21-16.

Recommendation:
Staff recommends awarding the purchase of the various heavy equipment to Alliance Bus Group, Inc., Holt Texas, Ltd., and Bruckner Truck Sales, Inc.

Funding Information:
444-2721-9009; 692-4699-3981115-9009; 831-4693-9007; 692-4699-3981900-9009

Department Director:
Terry Anglin, Fleet Director ,972-205-3524



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.f.

Meeting Date: June 6, 2017

Item Title: Light Duty Trucks

Submitted By: Terry Anglin, Fleet Services Director

PURCHASE JUSTIFICATION:

The purpose of this award is to purchase fifteen (15) light duty trucks to be used by various City departments in their daily operations.

AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Caldwell Country Chevrolet	1-3	\$306,002.30
Caldwell Country Ford	4	173,418.00
TOTAL:		\$479,420.30

Basis for Award: Cooperative Purchase

Fiscal Impact

Total Project/Account:	\$1,581,716
Expended/Encumbered to Date:	768,900
Balance:	\$812,816
This Item:	479,420
Proposed Balance:	\$333,396
Account #:	444-2412-9009, 444-4693-9009, 444-4911-9009, 444-4931-9009, 831-4693-9009

Fund/Agency/Project – Description and Comments:

Equipment Replacement Fund

444-2412-9009	Parks Maintenance	\$ 27,185
444-4693-9009	Street Department	\$199,270
444-4911-9009	Customer Service	\$ 49,548
444-4931-9009	Customer Service	\$123,870

Infrastructure Repair & Replacement Fund

831-4693-9009 Street Department \$ 79,547

Attachments

Bid Recap

Executive Summary

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2016-17

Document Location: Page 100 and 124

Budget Director Approval:	Approval Date:
Ron Young	05/24/2017

Purchasing Director Approval:	Approval Date:
Gary L. Holcomb	05/23/2017



**GARLAND
PURCHASING EXECUTIVE SUMMARY**

Bid 0769-17
Light Duty Trucks

Recommended Vendors:

Caldwell Country Chevrolet	\$306,002.30
Caldwell Country Ford	\$173,418.00

Total Recommended Award:

\$479,420.30

Basis for Award:

Cooperative Purchase

Purpose:

The purpose of this award is to purchase fifteen (15) light duty trucks to be used by various City departments in their daily operations.

Evaluation:

These trucks are being provided by Caldwell Country Chevrolet through the BuyBoard Cooperative Purchasing Contract 521-16 and Caldwell Country Ford through the TxSmartBuy Cooperative Purchasing Contract 072-A1.

Recommendation:

Staff recommends awarding the purchase of these trucks to Caldwell Country Chevrolet and Caldwell Country Ford.

Funding Information:

444-4931-9009; 444-4911-9009; 444-2412-9009; 444-4693-9009; 831-4693-9009

Department Director:

Terry Anglin, Fleet Director, 972-205-3524



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.g.

Meeting Date: June 6, 2017

Item Title: Tractors and Mowers

Submitted By: Terry Anglin, Fleet Services Director

PURCHASE JUSTIFICATION:

The purpose of this award is to purchase five (5) replacement tractors and mowers to be used by the Parks, Recreation & Cultural Arts and Stormwater Management Departments in their daily operations.

AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Landmark Equipment, Inc.	1 and 2	\$ 93,188.00
John Deere (Deere and Company)	3-5	117,740.00
TOTAL:		----- \$210,928.00

Basis for Award: Cooperative Purchase

Fiscal Impact

Total Project/Account: \$1,581,590
Expended/Encumbered to Date: 1,233,967
Balance: \$347,623
This Item: 210,928
Proposed Balance: \$136,695
Account #: 100-2412-9007; 692-4699-3981900-9009

Fund/Agency/Project – Description and Comments:

Parks, Recreation & Cultural Arts

100-2412-9007 - Park Ground Maintenance - \$93,188

2017 Capital Improvement Program

692-4699-3981900-9009 - Stormwater Maintenance Equipment - \$117,740

Attachments

Bid Recap
Executive Summary

Fiscal Reference:

Budget Type: Operating Budget
CIP
Fiscal Year: 2016-17
Document Location: 2016-17 Operating Budget - Page 250;
2017 CIP - Page M15

Budget Director Approval: Ron Young
Approval Date: 05/24/2017

Purchasing Director Approval: Gary L. Holcomb
Approval Date: 05/23/2017



**GARLAND
PURCHASING EXECUTIVE SUMMARY**

Bid 0770-17
Tractors and Mowers

Recommended Vendors:

Landmark Equipment, Inc.	\$ 93,188.00
John Deere (Deere and Company)	\$117,740.00

Total Recommended Award:

\$210,928.00

Basis for Award:

Cooperative Purchase

Purpose:

The purpose of this award is to purchase five (5) replacement tractors and mowers to be used by the Parks, Recreation & Cultural Arts and Stormwater Management Departments in their daily operations.

Evaluation:

These tractors and mowers are being provided through the BuyBoard Cooperative Purchasing Contracts 447-14 and 15-16.

Recommendation:

Staff recommends awarding the purchase of the tractors and mowers to Landmark Equipment, Inc., and John Deere (Deere and Company).

Funding Information:

100-2412-9007; 692-4699-3981900-9009

Department Director:

Terry Anglin, Fleet Director, 972-205-3524



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.h.

Meeting Date: June 6, 2017

Item Title: Materials for Phase IIB - Olinger Wylie East Circuit Transmission Project

Submitted By: Ross Owen, Director of Transmission & Distr

PURCHASE JUSTIFICATION:

The purpose of this bid is to provide insulators, conductor, static line, optical ground wire, and accompanying materials needed for the crossing of Lake Lavon associated with Phase IIB of the Olinger Wylie East Circuit transmission project. This project increases the capacity and reliability of the transmission network. Due to the complex nature of the project, an Optional Contingency is included for any additional materials that may be required.

AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Techline, Inc.	All	\$172,298.44
Optional Contingency		18,000.00
TOTAL:		\$190,298.44

Basis for Award: Straight Low Bid

Fiscal Impact

Total Project/Account: \$8,170,874
Expended/Encumbered to Date: 632,500
Balance: \$7,538,374
This Item: 190,298
Proposed Balance: \$7,348,076
Account #: 210-3599-3140901-6051
Fund/Agency/Project – Description and Comments:
Electric CIP / Transmission Lines

Attachments

Bid Recap

Executive Summary

Fiscal Reference:

Budget Type: CIP
Fiscal Year: 2017
Document Location: Page E01

Budget Director

Approval:

Ron Young

Approval Date:

05/24/2017

Purchasing Director

Approval:

Gary L. Holcomb

Approval Date:

05/23/2017



GARLAND
PURCHASING EXECUTIVE SUMMARY

Bid 0691-17
Materials for Phase IIB - Olinger Wylie East Circuit Transmission Project

Recommended Vendor:

Techline, Inc.

Total Recommended Award:

\$190,298.44

Basis for Award:

Straight Low Bid

Purpose:

The purpose of this award is to provide insulators, conductor, static line, optical ground wire, and accompanying materials needed for the crossing of Lake Lavon associated with Phase IIB of the Olinger Wylie East Circuit transmission project. This project increases the capacity and reliability of the transmission network.

Evaluation:

Requests for bids were issued in accordance with Purchasing procedures. One (1) bid was received and evaluated from Techline, Inc. Their bid was within budget and met all requirements of the specifications.

Recommendation:

Staff recommends awarding the bid award to Techline, Inc.

Funding Information:

210-3599-3140901-6051

Department Director:

Ross Owen, Transmission & Distribution Director, 972-205-3532



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.i.

Meeting Date: June 6, 2017

Item Title: GP&L Firewheel to Lookout Transmission Line Reconstruction Engineering Services

Submitted By: Ross Owen, Director of Transmission & Distr

PURCHASE JUSTIFICATION:

The purpose of this award is to provide electrical, civil, structural, geotechnical, and surveying services for the upgrade of the GP&L Firewheel to Lookout 138kV transmission line. Line reconstruction will be approximately 1.1 miles in length with fourteen (14) new steel structures from the existing Lookout dead end to the Firewheel dead end. The reconstruction will include three phases of ACSS/TW 1926.6 Cumberland conductor with one optical ground wire (OPGW). The rebuild of this line will increase transfer capacity for the transmission network and improve reliability to the North Garland load growth corridor.

AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
R-Delta Engineers	All	\$232,680.00
TOTAL:		\$232,680.00

Basis for Award: Most Qualified

Fiscal Impact

Total Project/Account: \$308,000
Expended/Encumbered to Date: 23,866
Balance: \$284,134
This Item: 232,680
Proposed Balance: \$51,454
Account #: 210-3599-3143501-7111
Fund/Agency/Project – Description and Comments:
Electric CIP / Transmission Lines

Attachments

Bid Recap
Executive Summary

Fiscal Reference:

Budget Type: CIP
Fiscal Year: 2017
Document Location: Page E01

Budget Director	Approval Date:
Approval:	05/24/2017
Ron Young	
Purchasing Director	Approval Date:
Approval:	05/23/2017
Gary L. Holcomb	



**GARLAND
PURCHASING EXECUTIVE SUMMARY**

Bid 0773-17

GP&L Firewheel to Lookout Transmission Line Reconstruction Engineering Services

Recommended Vendor:

R-Delta Engineers

Total Recommended Award:

\$232,680.00

Basis for Award:

Most Qualified

Purpose:

The purpose of this award is to provide electrical, civil, structural, geotechnical, and surveying services for the upgrade of the GP&L Firewheel to Lookout 138kV transmission line. Line reconstruction will be approximately 1.1 miles in length with fourteen (14) new steel structures from the existing Lookout dead end to the Firewheel dead end. The reconstruction will include three phases of ACSS/TW 1926.6 Cumberland conductor with one optical ground wire (OPGW). The rebuild of this line will increase transfer capacity for the transmission network and improve reliability to the North Garland load growth corridor.

Evaluation:

R-Delta Engineers was selected as the most qualified firm for this project based on a short list of respondents evaluated and ranked by criteria published in Request for Qualifications 5771-15.

Recommendation:

Staff recommends awarding the engineering services to R-Delta Engineers.

Funding Information:

210-3599-3143501-7111

Department Director:

Ross Owen, Transmission & Distribution Director, 972-205-3532



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.j.

Meeting Date: June 6, 2017

Item Title: Steel Distribution Poles

Submitted By: Gary Holcomb, Purchasing Director

PURCHASE JUSTIFICATION:

The purpose of this award is to purchase steel distribution poles for Warehouse Inventory. These poles are used to support GP&L's Electric Distribution operations.

AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Techline, Inc.	All	\$106,370.00
TOTAL:		\$106,370.00

Basis for Award: Lowest Responsible Bid

Fiscal Impact

Total Project/Account: N/A
Expended/Encumbered to Date: N/A
Balance: N/A
This Item: \$106,370
Proposed Balance: N/A
Account #: 451-6999
Fund/Agency/Project – Description and Comments:
Electric CIP / Distribution Lines - Overhead
Electric Operating Fund

Poles will be expensed to appropriate Operating and/or CIP accounts when issued from Inventory.

Attachments

Bid Recap
Executive Summary

Fiscal Reference:

Budget Type: Operating Budget
CIP
Fiscal Year: 2016-17
Document Location: Operating Budget - Page 216; CIP -
Page E07

Budget Director Approval: Ron Young
Approval Date: 05/25/2017

Purchasing Director Approval: Gary L. Holcomb
Approval Date: 05/23/2017



GARLAND
PURCHASING EXECUTIVE SUMMARY

Bid 0651-17
Steel Distribution Poles

Recommended Vendor:
Techline, Inc.

Total Recommended Award:
\$106,370.00

Basis for Award:
Lowest Responsible Bid

Purpose:
The purpose of this award is to purchase steel distribution poles for Warehouse Inventory. These poles are used to support GP&L's electric distribution operations.

Evaluation:
Requests for bids were issued in accordance with Purchasing procedures. Seven (7) bids were received and evaluated. The apparent low bidder for line item 2 quoted the poles by the pound rather than by the each as requested, deeming their bid for that item non-responsive. Techline, Inc. offered the lowest responsive and responsible bid.

Recommendation:
Staff recommends awarding the steel distribution poles to Techline, Inc.

Funding Information:
Warehouse Inventory Account 451-1300. Poles will be expensed to the appropriate operating and capital accounts when issued from inventory.

Department Director:
Gary L. Holcomb, Director of Procurement, 972-205-2425



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.k.

Meeting Date: June 6, 2017

Item Title: Street Department Asset and Work Management System

Submitted By: Steven Niekamp, Chief Information Officer

PURCHASE JUSTIFICATION:

The purpose of this Change Order is to provide additional services for the development and implementation of an Asset and Work Management System for the Street Department. This will replace an internally developed and out-of-date Asset Management System with a Work Management System that includes mobile workforce capabilities. This Change Order reflects a 45% increase to the original PO amount of \$98,000.00.

AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Avtex Solutions, LLC		\$44,420.00
TOTAL:		\$44,420.00

Basis for Award: Change Order

Fiscal Impact	
Total Project/Account:	\$178,416
Expended/Encumbered to Date:	98,000
Balance:	\$80,416
This Item:	44,420
Proposed Balance:	\$35,996
Account #:	415-4599-2336617-9029
Fund/Agency/Project – Description and Comments:	
IT Project Fund / Street Asset and Work Management Project	

Attachments

Bid Recap

Executive Summary

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2016-17

Document Location: Page 138

Budget Director Approval:	Approval Date:
Ron Young	05/25/2017

Purchasing Director Approval:	Approval Date:
Gary L. Holcomb	05/24/2017



GARLAND
PURCHASING EXECUTIVE SUMMARY

Bid 0203-17
Street Department Asset and Work Management System

Recommended Vendor:
Avtex Solutions, LLC

Total Recommended Award:
\$44,420.00

Basis for Award:
Change Order

Purpose:
The purpose of this Change Order is to provide additional services for the development and implementation of an Asset and Work Management System for the Street Department. This will replace an internally-developed and out-of-date Asset Management System with a Work Management System that includes mobile workforce capabilities. This Change Order reflects a 45% increase to the original PO amount of \$98,000.00.

Evaluation:
Avtex Solutions, LLC, is the incumbent vendor for Microsoft Dynamics CRM solutions for the City of Garland, having performed a number of successful development and implementation projects.

Recommendation:
Staff recommends the approval of Change Order #1 to the Avtex Solutions, LLC, PO 25144.

Funding Information:
Funding for this purchase is available in the Information Technology Project Fund,
Account No. 415-4599-2336617-9029.

Department Director:
Steven Niekamp, CIO, 972-781-7205



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

3.a.

Meeting Date: June 6, 2017

Item Title: Z 17-04 Skorburg (District 1)

Submitted By: Josue De La Vega, Development Planner

Summary of Request/Problem

Zoning Ordinance Z 17-04 Skorburg

Recommendation/Action Requested and Justification

Consider adoption of attached ordinance.

Attachments

Z 17-04 Ordinance

Z 17-04 Exhibit A

Z 17-04 Exhibit B

Z 17-04 Exhibits C-F

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING 1) A CHANGE OF ZONING FROM PLANNED DEVELOPMENT (PD) DISTRICT 01-03 FOR LIMITED COMMUNITY RETAIL USES TO A PLANNED DEVELOPMENT (PD) DISTRICT FOR SINGLE-FAMILY ATTACHED (TOWNHOUSE) USES, 2) A DETAIL PLAN FOR DWELLING, SINGLE-FAMILY ATTACHED (TOWNHOUSE) AND 3) AN ALLEY WAIVER ON A 12.777-ACRE TRACT OF LAND LOCATED TO THE EAST OF LAVON DRIVE, BETWEEN FOSTER ROAD AND CRIST 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 10th day of April, 2017, the Plan Commission did consider and make recommendations on a certain request for approval of 1) a change of zoning, 2) a Detail Plan and 3) an Alley Waiver made by **Skorburg Company**; 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 change of zoning from Planned Development (PD) District 01-03 for Limited Community Retail Uses to a Planned Development (PD) District for Single-Family Attached (Townhouse) Uses, 2) a Detail Plan for Dwelling, Single-Family Attached (Townhouse) and 3) an Alley Waiver on a 12.777-acre tract of land located to the east of Lavon Drive, between Foster Road and Crist Road and being

ZONING FILE NO. Z 17-04

more particularly described in Exhibit A, attached hereto and made a part hereof.

Section 2

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

Section 3

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

Section 4

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_____,
2017.

CITY OF GARLAND, TEXAS

ZONING FILE NO. Z 17-04

Mayor

ATTEST:

City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File Z 17-04

BEING, a tract of land situated in the Thacker V. Griffin Survey, Abstract No. 528, in the City of Garland, Dallas County, Texas, being part of a 15.501 acre tract, as described in Vol. 2001229 Pg. 10037 in the Deed Records of the Official Public Records, Dallas County, Texas, being more particularly described as follows:

BEGINNING, at an "X" cut found at the most westerly northwest corner of Whispering Oaks, an addition to the City of Garland, Texas, as described in Vol. 2002131, Pg. 00071, in the Plat Records of Dallas County, Texas, same being the southwest corner of said 15.501 acre tract;

THENCE, North 08°27'48" East, along the west line of said 15.501 acre tract, for a distance of 31.86 feet, to a 5/8 inch iron rod found at the southeast corner of Lot 1 Block A of Walgreens-Crist Addition, an addition to the City of Garland, as described in Vol. 97102, Pg. 02450 in said Plat Records;

THENCE, North 14°17'59" East, continuing along the west line of said 15.501 and the east line of said Lot 1 Block A of Walgreens-Crist Addition, at 169.49, passing a 5/8

inch iron rod found at the northeast corner of said Lot 1 Block A of Walgreens-Crist Addition and being an ell corner of said 15.501 acre tract and continuing for a total distance of 797.47 feet, to a ½ inch iron rod set in the north line of said 15.501 acre tract, being in the south line of Crist Road (Variable R.O.W.);

THENCE, North 44°29'06" East, along the south line of said Crist Road and the north line of said 15.501 acre tract, for a distance of 718.57 feet, to a PK nail set at the northeast corner of said 15.501 acre tract being in the west line of said Whispering Oaks, being on a curve to the left, having a radius of 425.00 feet, a central angle of 24°17'00", and a tangent of 91.44 feet;

THENCE, along the east line of said 15.501 acre tract and the west line of said Whispering Oaks and with said curve to the left for an arc distance of 180.13 feet (Chord Bearing South 10°51'10" West - 178.78 feet), to a ½ inch iron rod set at the point of tangency;

THENCE, South 01°17'20" East, continuing along said west and east lines, for a distance of 719.91 feet, to a ½ inch iron rod set at the point of curvature of a curve to the right, having a radius of 425.00 feet, a central angle of 90°27'58", and a tangent of 428.47 feet;

THENCE, continuing along said lines and with said curve to the right for an arc distance of 671.05 feet (Chord

Bearing South $43^{\circ}56'38''$ West - 603.48 feet), to an "X" cut found at the point of tangency;

THENCE, South $89^{\circ}10'35''$ West, continuing along said lines, for a distance of 150.30 feet, to an "X" cut found at the point of curvature of a curve to the right, having a radius of 425.00 feet, a central angle of $15^{\circ}11'18''$, and a tangent of 56.66 feet;

THENCE, continuing along said lines and with said curve to the right, for an arc distance of 112.66 feet (Chord North $83^{\circ}13'47''$ West - 112.33 feet), to an "X" cut found at the point of tangency;

THENCE, North $75^{\circ}38'09''$ West, continuing along said lines, for a distance of 7.32 feet, to the POINT OF BEGINNING and containing 12.777 acres of land. This property is located to the east of Lavon Drive, between Foster Road and Crist Road.

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 17-04

- I. Statement of Purpose:** The purpose of this Planned Development is to approve a Detail Plan for Dwelling, Single-Family Attached (Townhouse).
- 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 Single-Family Attached (Townhouse) (SF-A) 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. Development Plans:**

Detail Plan: Development shall conform to the Detail Plan set forth in Exhibit C; however, in the event of conflict between the Detail Plan and the written conditions contained in this ordinance, the written conditions shall control.

- V. Specific Conditions:**

- A. Permitted Uses:** Only Dwelling, Single-Family Attached (Townhouse) uses are permitted.
- B. Minimum Lot Area:** The minimum lot area is 2,200 square feet.
- C. Minimum Lot Width:** The minimum lot width is twenty-five (25) feet for internal lots and thirty (30) feet for end lots.
- D. Garages/Alleys:** Front-entry garages are allowed. Alleys are not required with this development.
- E. Special Setback:**
 - Front yard: twenty (20) feet.
 - Rear yard: ten (10) feet.

- F. Minimum Dwelling Unit Size: The minimum dwelling unit size is 1,400 square feet.
- G. Exterior Materials: Building materials on each elevation of the exterior walls and chimneys (excluding doors, windows and gables) shall be composed of at least eighty (80) percent brick or stone, or a combination of brick and stone.
- H. Front Façade Setbacks: Street-facing garages are not required to be set back from the main façade. The main façade shall may be set back a maximum of five (5) feet from the face of a garage.
- I. Driveways: "J" drives are not required for front-entry garages.
- J. Additional Architectural Elements for Garages: Each garage shall incorporate the following architectural elements:
- Decorative overhangs above garage doors
 - Columns flanking garage doors
 - Decorative bandings or moldings
- K. Architectural Relief: Subject to the other requirements contained in this ordinance, architectural relief as stipulated in Section 4.84(C)(3)(a) of the Garland Development Code is not required.
- L. Minimum Number Of Elevations: The front façade variations stipulated in Section 4.84(C)(3)(b) of the Garland Development Code are not required provided, however, the front building elevation of a building (townhome structure) may not be duplicated on any of the three adjacent buildings to either side of a building, or on any of the four buildings directly across the street. The Director of Planning may waive this requirement if the Director of Planning determines that the building materials and the architectural elements (such as windows, dormers, façade offsets, or overhangs) of a proposed building will make the front façade of the proposed building significantly and substantially different from but

compatible with that of neighboring buildings.

The above condition is illustrated as an example on Exhibit F.

M. Elevations and Color Schemes: Building elevations, including color schemes, shall be in substantial conformance with the elevations set forth in Exhibit E.

N. Screening From Non-Residential Zoned Properties: A masonry wall having a height of not less than six feet or more than eight feet shall be built, placed, kept, and maintained along the rear property lines of Lots 2 through 42 of Block A. The wall shall be constructed of brick or stone in accordance with the City's Technical Standards, or may be constructed of a simulated product with the appearance of hand-laid brick or stone provided the wall will have the same structural integrity of the City's standard screening wall details. The brick and/or stone on the masonry screening wall shall match the brick and/or stone on the masonry columns that are part of the screening along Crist Road.

Additionally, a six-foot tall, board-on-board wood fence with steel posts shall be built, placed, kept, and maintained along the rear of Lots 2 through 25 and 27 through 41 on Block A.

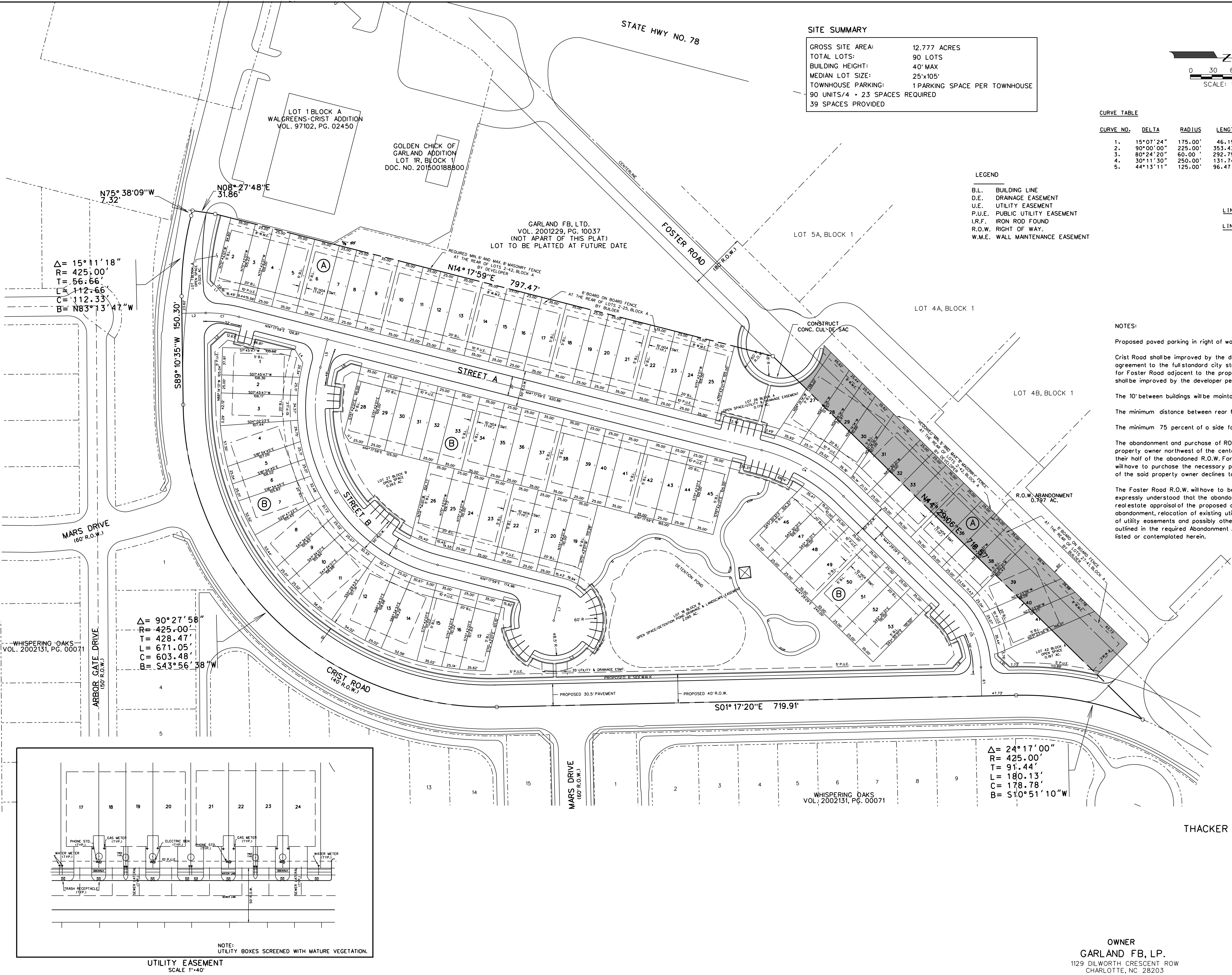
O. Screening and Landscaping: Screening and landscaping shall be in general conformance with the Landscape Plan set forth in Exhibit D.

P. Screening of Utility Boxes: Utility boxes shall be screened with mature shrubs compatible with the landscaping standards of the Garland Development Code. A rule establishing a maximum amount of time in which the homeowners association shall replace dead or dying utility box screening shrubs shall be included in the homeowners association bylaws and/or covenants, conditions, and restrictions.

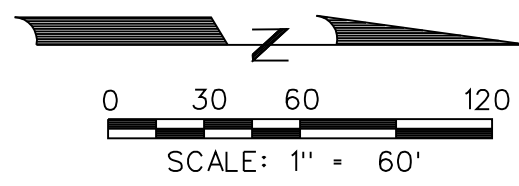
Q. Homeowners Association: A homeowners association shall be incorporated and each lot/homeowner shall be a mandatory member. The bylaws of the association

shall establish a system of payment of dues; a system of enforcement of its rules and regulations; shall establish a clear and distinct definition of the responsibility of each member; and other provisions as appropriate to establish and maintain a sound and stable association having the authority and financial capacity to comply with the applicable responsibilities provided by the Garland Development Code and this ordinance.

- R. Maintenance of Open/Common Space, Landscaped Areas, Entry Features, Access Easements, Screening Fences in HOA Lots or Fence Maintenance Easements and Amenities in HOA Lots: Maintenance of open/common space, landscaped areas, entry features, access easements, screening walls and fences in HOA lots or fence maintenance easements and amenities in HOA lots shall be the responsibility of the homeowners association.



SITE SUMMARY	
GROSS SITE AREA:	12.777 ACRES
TOTAL LOTS:	90 LOTS
BUILDING HEIGHT:	40' MAX
MEDIAN LOT SIZE:	25'x105'
TOWNHOUSE PARKING:	1 PARKING SPACE PER TOWNHOUSE
90 UNITS/4	23 SPACES REQUIRED
39 SPACES PROVIDED	



CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD
1.	15°07'24"	175.00'	46.19'	23.23'	46.06'
2.	90°00'00"	225.00'	353.43'	225.00'	318.20'
3.	80°24'20"	60.00'	292.79'	---	177.46'
4.	30°11'30"	250.00'	131.74'	67.44'	130.22'
5.	44°13'11"	125.00'	96.47'	50.78'	94.10'
					N06°44'17"E
					N59°17'59"E
					N25°54'12"W
					N29°23'44"E
					N66°36'04"E

- LEGEND
- B.L. BUILDING LINE
 - D.E. DRAINAGE EASEMENT
 - U.E. UTILITY EASEMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - I.R.F. IRON ROD FOUND
 - R.O.W. RIGHT OF WAY
 - W.M.E. WALL MAINTENANCE EASEMENT

LINE TABLE		
LINE NO.	BEARING	DISTANCE
1.	S 47°19'50" W	29.10'
2.	N 00°49'25" W	33.22'
3.	S 42°26'25" E	26.75'
4.	N 59°17'59" E	21.21'
5.	S 75°42'01" E	40.00'
6.	S 30°42'01" E	21.21'
7.	S 75°42'01" E	35.00'
8.	S 48°32'00" E	20.43'
9.	S 88°42'40" W	40.00'
10.	S 42°18'38" W	21.75'
11.	S 59°17'59" W	14.14'

NOTES:

Proposed paved parking in right of way shall be maintained by the HOA.

Crist Road shall be improved by the developer per the existing executed developer's agreement to the full standard city street cross section. One-half of the road improvements for Foster Road adjacent to the property, not to exceed the developer's proportional share, shall be improved by the developer per the standard city street cross sections.

The 10' between buildings will be maintained by the HOA.

The minimum distance between rear facades of residential structures is 30'.

The minimum 75 percent of a side facade of attached units functioning as common (shared) wall.

The abandonment and purchase of ROW is subject to approval of the City Council. If approved, the property owner northwest of the centerline of Foster R.O.W. abandonment has the right to purchase their half of the abandoned R.O.W. For this Detail Plan to work, the Hidden Oaks Developer will have to purchase the necessary portion from said property owner or purchase from the City of the said property owner declines to purchase the abandoned portion from the City.

The Foster Road R.O.W. will have to be abandoned as shown for this Detail Plan to Work. It is expressly understood that the abandonment approval for Foster Road would also require a real estate appraisal of the proposed abandonment area, consideration for the proposed abandonment, relocation of existing utilities (water, sewer, overhead electric, etc.) dedication of utility easements and possibly other requirement. Furthermore, there are other requirements outlined in the required Abandonment Application and there may also be other requirements not listed or contemplated herein.

PROJECT *161129-3

GARLAND FB, LP.

DETAIL PLAN OF

HIDDEN OAKS

SITUATED IN THE

THACKER V. GRIFFIN SURVEY ABSTRACT NO. 528

IN THE

CITY OF GARLAND

DALLAS COUNTY, TEXAS

PREPARED BY

CORWIN ENGINEERING, INC.

200 W. BELMONT, SUITE E

ALLEN, TEXAS 75013

972-396-1200

APPLICANT

SKORBURG COMPANY

8214 WESTCHESTER DRIVE, SUITE 710

DALLAS, TEXAS 75225

FEBRUARY 2017 SCALE 1" = 60'

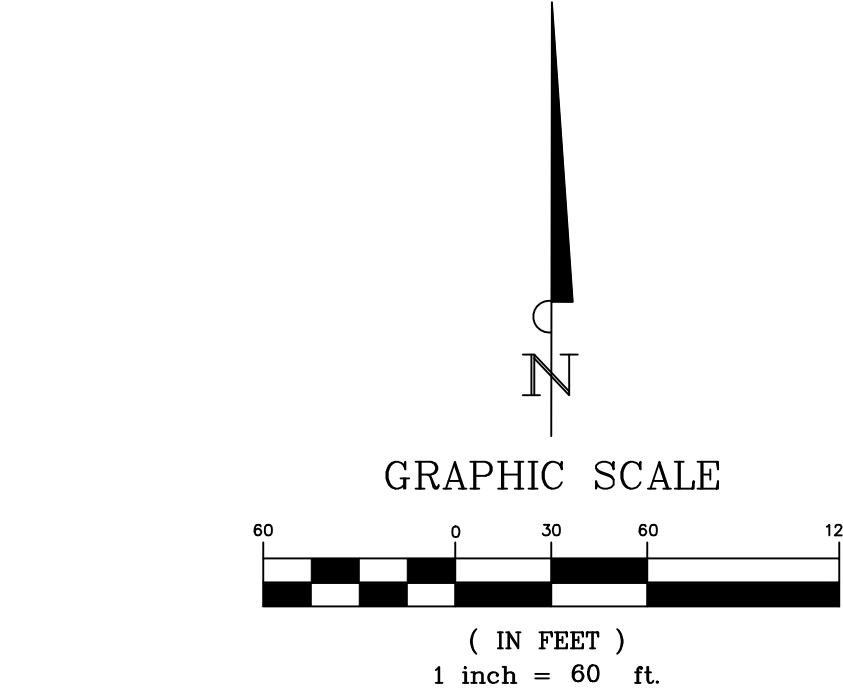
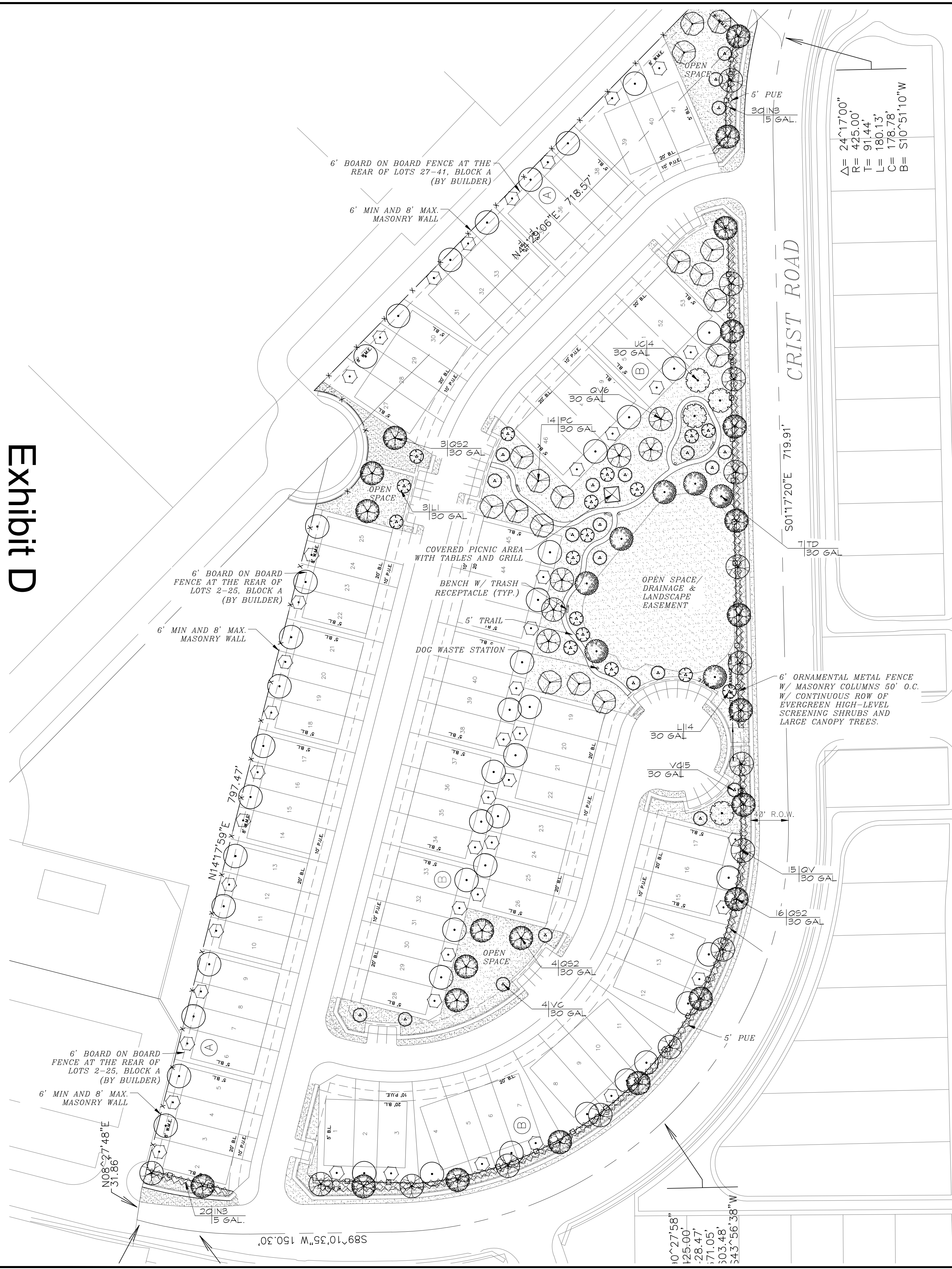
OWNER

GARLAND FB, LP.

1129 DILWORTH CRESCENT ROW

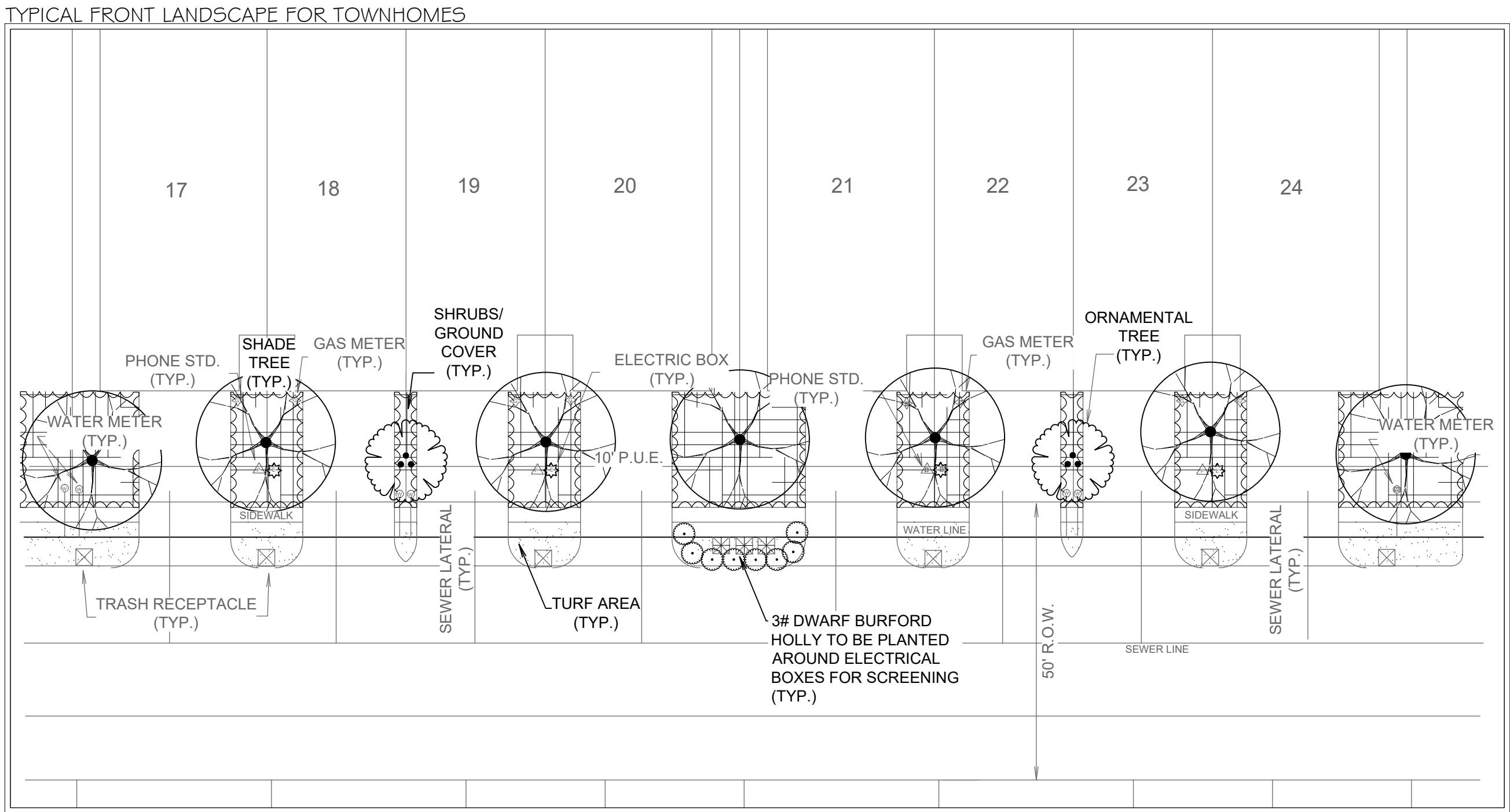
CHARLOTTE, NC 28203

Exhibit D



LANDSCAPE TABULATIONS:	
1 TREE PER 2,500 SF OPEN SPACE AREAS: 24,625 SF	10 TREES
PROVIDED:	10 SHADE TREES
	10 ORNAMENTAL TREES
PARK TREES REQUIRED 1/1,250 SF: 76,035	61 TREES
PROVIDED:	31 SHADE TREES
	30 ORNAMENTAL TREES
1 TREE PER 50 L.F. OF STREET FRONTAGE: 1,535 L.F.	31 TREES
PROVIDED:	31 SHADE TREES

PLANT_SCHEDULE								
TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	NOTES		
	90	One shade tree to be installed per lot by builder	30 GAL	3"	12' HT.	SYMMETRICAL	MATCHING	FULL
	17	Lagerstroemia indica / Crape Myrtle	30 GAL	3"	8' HT.	SYMMETRICAL	MATCHING	FULL
	17	Pistacia chinensis / Chinese Pistache	30 GAL	3"	12' HT.	SYMMETRICAL	MATCHING	FULL
	23	Quercus shumardii / Shumard Red Oak	30 GAL	3"	12' HT.	SYMMETRICAL	MATCHING	FULL
	21	Quercus virginiana / Southern Live Oak	30 GAL	3"	12' HT.	SYMMETRICAL	MATCHING	FULL
	7	Taxodium distichum / Bald Cypress	30 GAL	3"	12' HT.	SYMMETRICAL	MATCHING	FULL
	4	Ulmus crassifolia / Cedar Elm	30 GAL	3"	12' HT.	SYMMETRICAL	MATCHING	FULL
	22	Vitex agnus-castus / Chaste Tree	30 GAL	3"	8' HT.	SYMMETRICAL	MATCHING	FULL
SHRUB AREAS	QTY	BOTANICAL NAME / COMMON NAME	CONT	SPACING				
	340	Ilex x 'Nellie R Stevens' / Nellie Stevens Holly	5 GAL.	60" O.C.				
GROUND COVERS	QTY	BOTANICAL NAME / COMMON NAME	CONT					
	PER PLAN	Cynodon dactylon 'Tif 419' / Bermuda Grass	SOD					





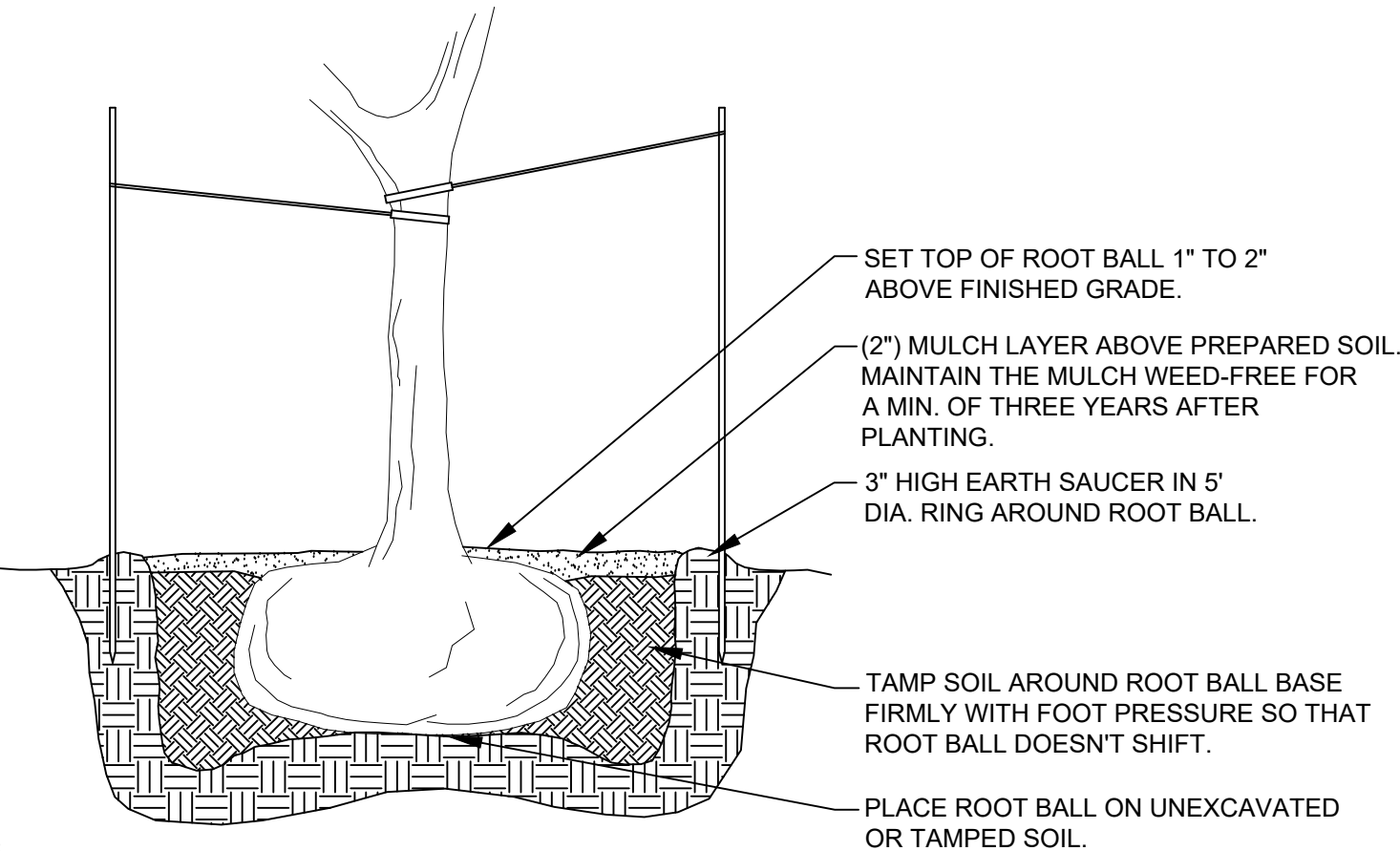
**Know what's below.
Call before you dig.**
(@ least 48 hours prior to digging)

INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.

No.	Date	Revision Description

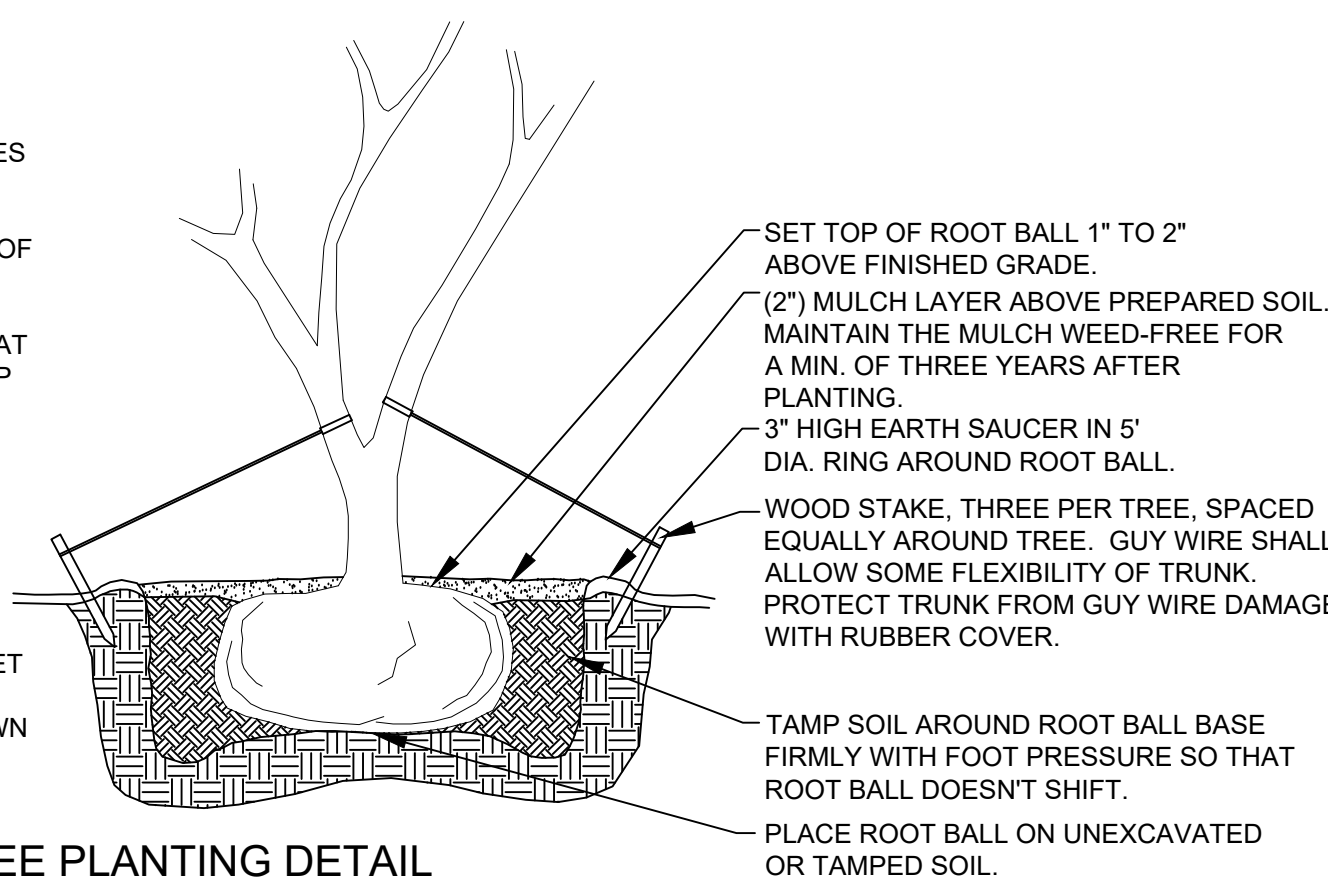
1. Locate all utilities prior to digging. Contractor shall be responsible for all damage incurred by his/her work.
2. Contractor shall advise the Owner and Landscape Architect of any condition found on site which prohibits installation as shown on these plans.
3. If a discrepancy between drawings and plant schedule is found, the drawings shall take precedent over the plant schedule.
4. Plant material shall comply with all sizing and grading standards of the latest edition of 'American Standard for Nursery Stock.'
5. Contractor shall stake out tree locations and bed configuration for approval by Owner prior to installation.
6. Substitutions shall not be made without prior written authorization from the Owner or Landscape Architect.
7. All disturbed areas not indicated as planting beds shall be sodded or seeded by Contractor to provide an established turf area.
8. Contractor shall remove reasonable amount of stones, dead roots, detritus and other undesirable material from existing soil.
9. If rocks are encountered, remove to a depth of 3" and add 3" of friable fertile topsoil to all sodded areas. Contractor to ensure that site is graded according to the Engineer's grading plan.
10. Lawn areas shall have 3" minimum friable topsoil and be treated with fertilizer applied at a rate of 20 pounds per 1,000 square feet.
11. Soil preparation for planting beds shall be as follows:
 - 3" of organic compost
 - 20 pounds of organic fertilizer / 1,000 sf of bed area
 - Till bed to a depth of 6" to 8"
 - Check soil acidity. Soil acidity should range from 5.0 to 7.0 pH. Regulate if necessary.
12. All plant beds shall be top dressed with a minimum 3" of Native Hardwood Mulch.
13. Provide steel edge between all plant beds and lawn areas unless indicated differently on plans.
14. Tree planting pits shall be cleared of undesirable material and backfilled with prepared top soil. Place 1" of compost and 3" of shredded hardwood mulch on top of root ball.
15. The Contractor will be held liable for any damage caused to trees due to improper staking methods, including absence of staking throughout the warranty period.
16. Trees shall be planted at least 2.5 feet from any right-of-way line, curb, walk or fire hydrant, and outside all utility easements.
17. Trees shall be planted at least 8 feet from any public utility line where possible. In the event this is not possible, Contractor shall install a root barrier, per the detail(s) noted on this sheet.
18. Trees overhanging walks and parking areas shall have a clear trunk height of 7 feet from finish surface grade.
19. Contractor shall warranty plant material to remain alive and healthy for a period of one year after the final acceptance. All plant material shall be maintained in a healthy condition in accordance with the season. Dead, damaged or destroyed plant material shall be replaced in kind within thirty days. Warranty shall not include damage for loss of plant material due to natural causes, acts of vandalism or negligence on the part of the owner.
20. Landscape areas shall be kept free of trash, litter and weeds.
21. An automatic irrigation system shall be provided to maintain all landscape areas. Overspray on non-permeable surfaces is prohibited.
22. Installing contractor to maintain landscaping for 30 days from owner occupancy to establish plants and grass, mowing and trimming to be included.
23. All areas disturbed by construction shall be fine graded and re-established by sod. These areas shall be irrigated and maintained until permanent stand of grass is achieved with a minimum of 70% coverage. This is to include all areas to the back of curb around the property.

1. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
2. EACH TREE MUST BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
3. REMOVE ALL TWINE, ROPE, WIRE AND BURLAP FROM TOP HALF OF ROOT BALL.
4. IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND ROOT BALL, CUT THE WIRE BASKET IN FOUR PLACES AND FOLD DOWN 8" INTO PLANTING HOLE.

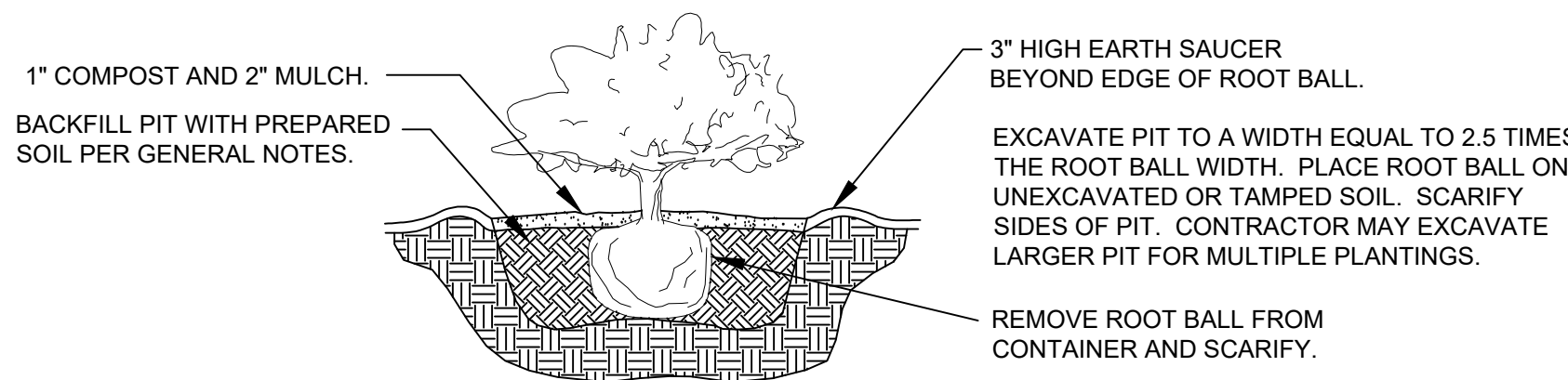


NOT TO SCALE

1. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME MAJOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
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NOT TO SCALE



NOT TO SCALE



**Know what's below.
Call before you dig.**
(@ least 48 hours prior to digging)

INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.

BANISTER
ENGINEERING
240 N. Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

HIDDEN OAKS TOWN HOMES

GARLAND, TEXAS

LANDSCAPE NOTES

[illegible]

PRELIMINARY
FOR REVIEW ONLY

THESE DOCUMENTS ARE FOR
REVIEW ONLY AND NOT
INTENDED FOR CONSTRUCTION,
BIDDING, OR PERMITTING. THEY
HAVE BEEN PREPARED BY OR
UNDER THE SUPERVISION OF:

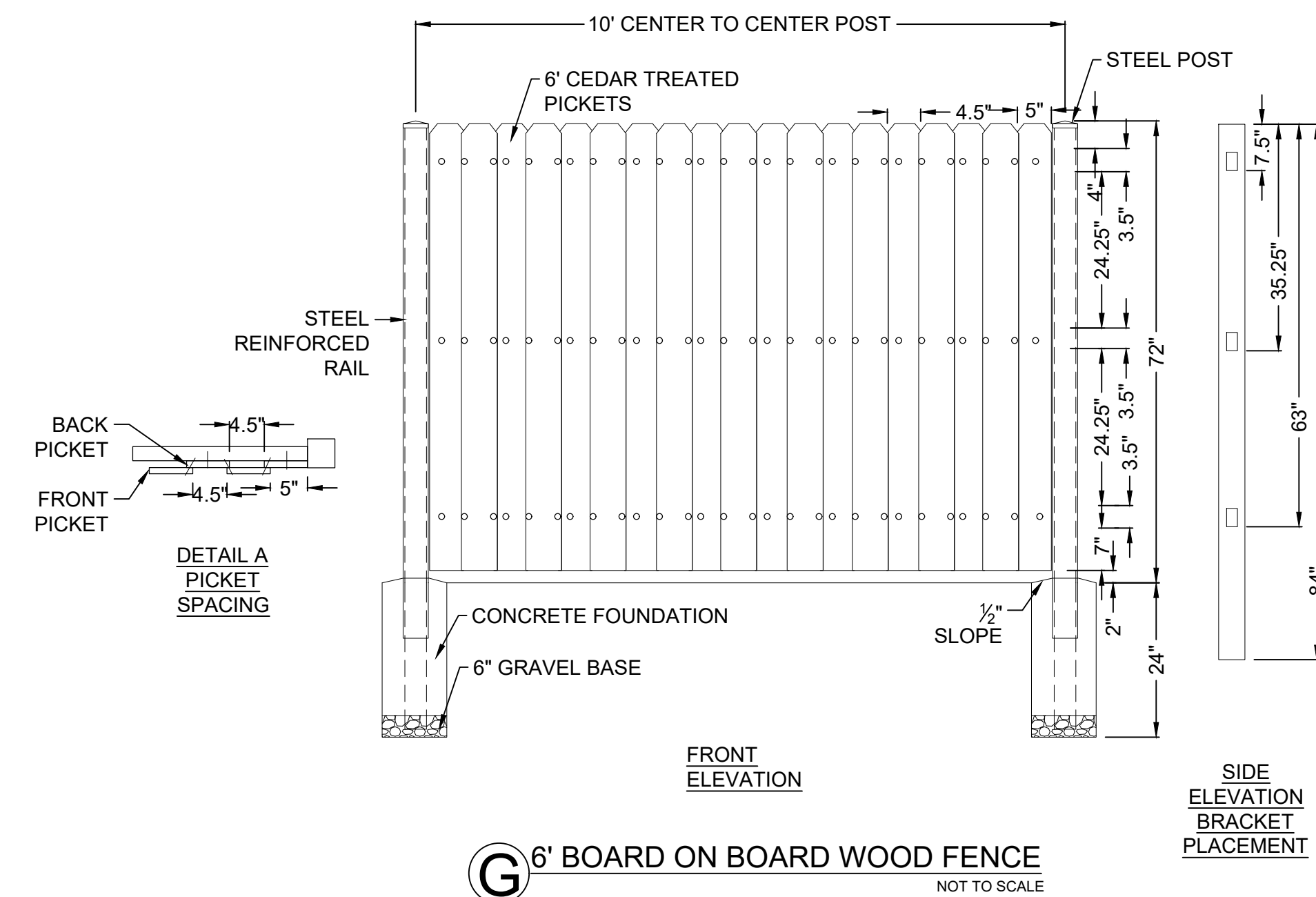
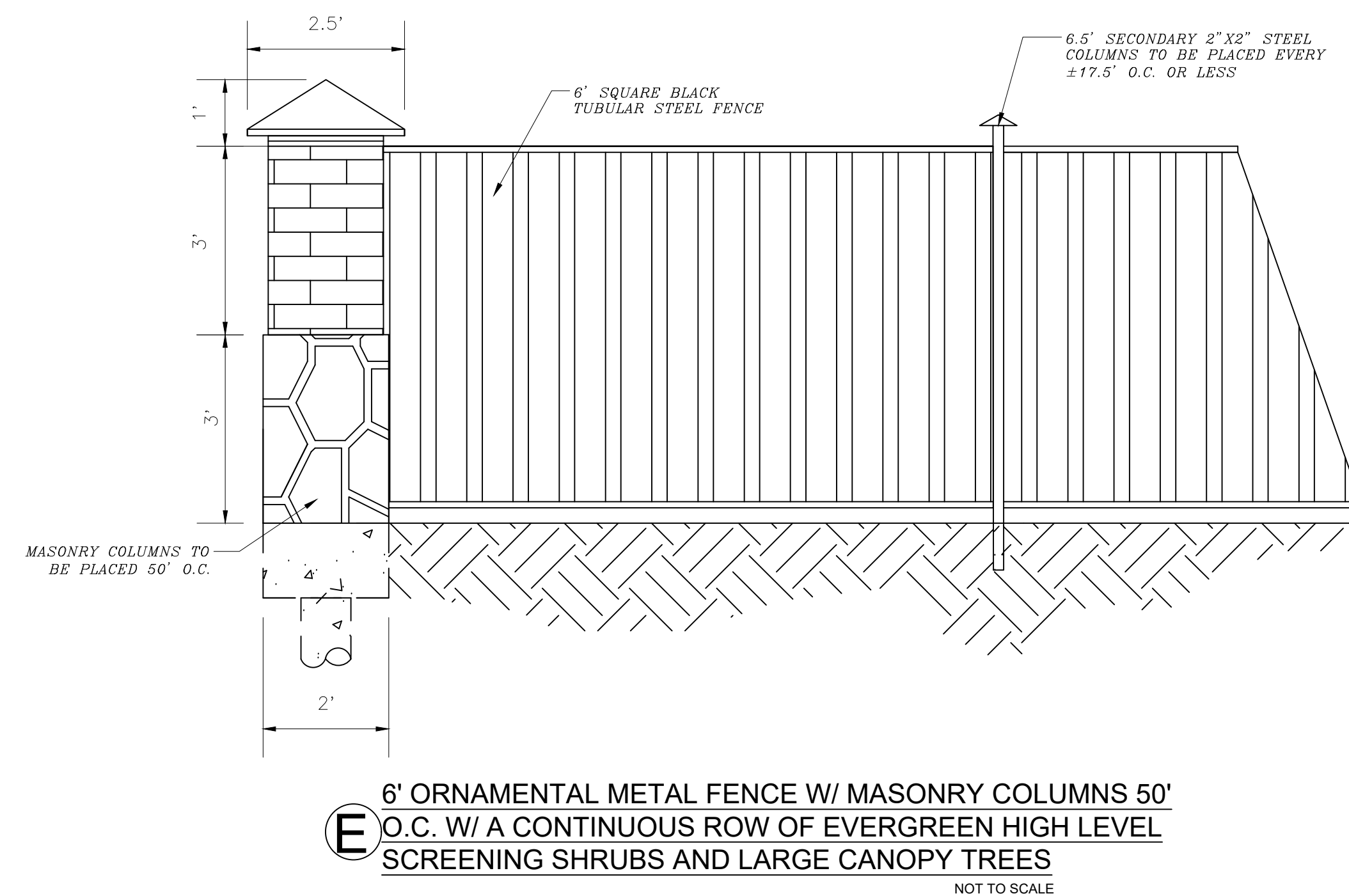
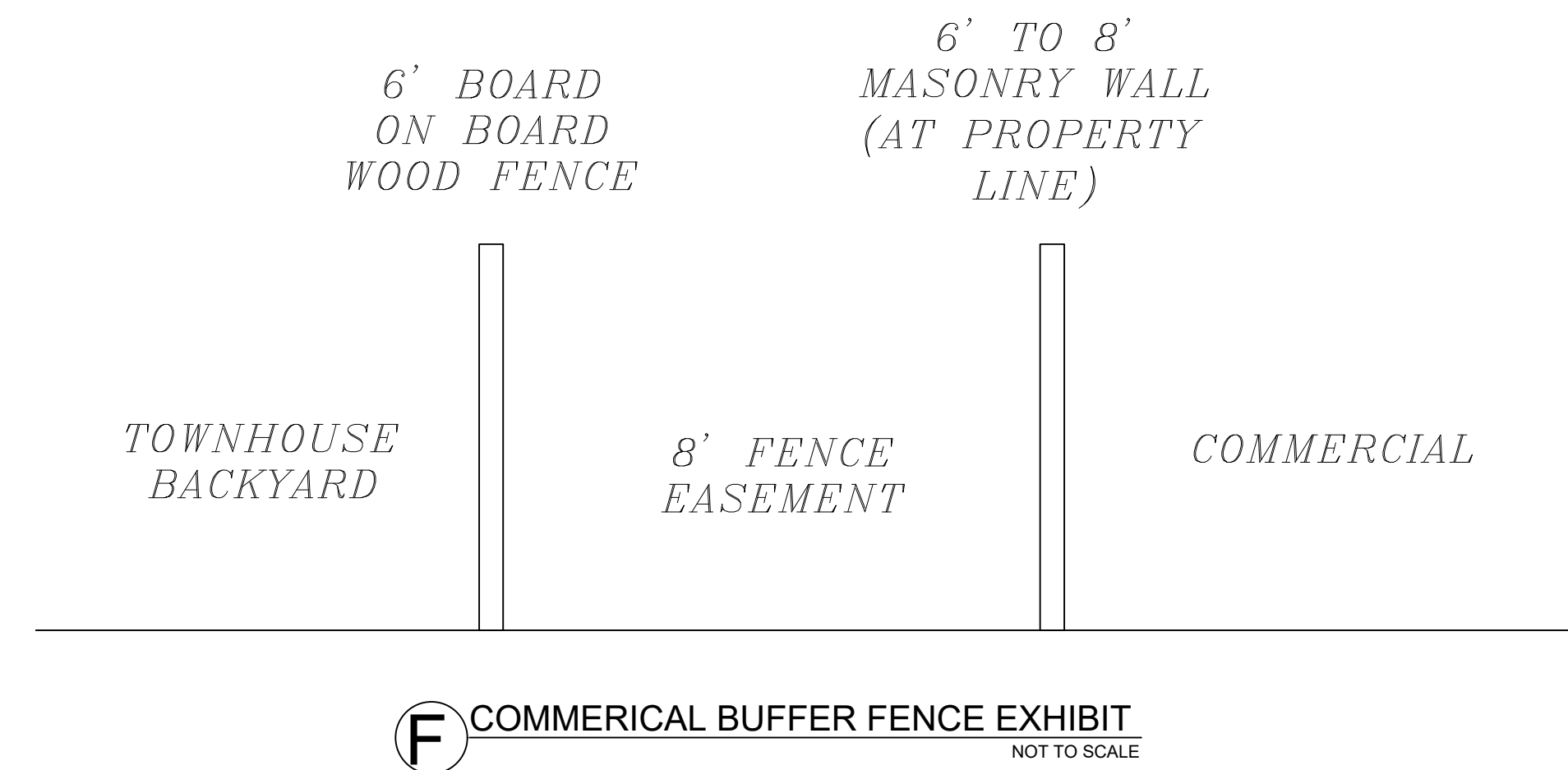
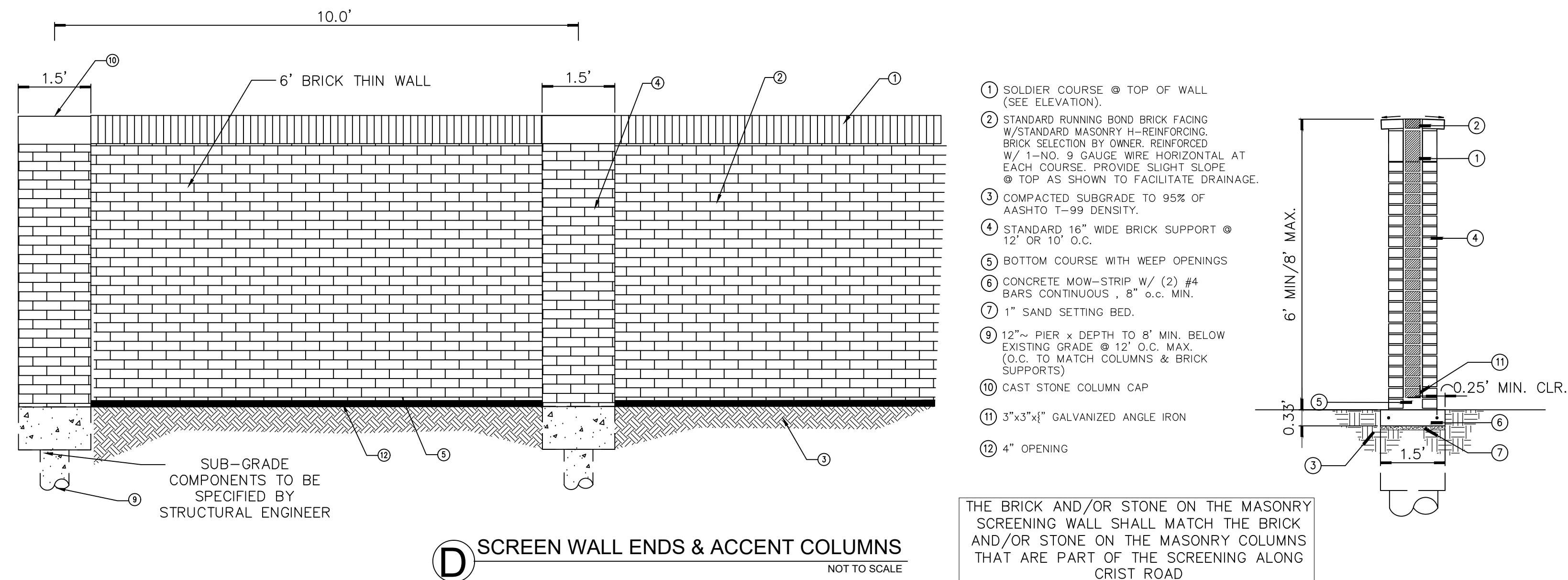
Architect: DREW J. DUBOCO

SHEET NO.

L-1.1

PROJECT NO: 090-17-03	
-----------------------	--

Exhibit D



**Know what's below.
Call before you dig.**
(at least 48 hours prior to digging)

INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.

EBANISTER
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240 N. Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

HIDDEN OAKS TOWN HOMES

GARLAND, TEXAS

LANDSCAPE DETAILS

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INTENDED FOR CONSTRUCTION.
THESE DOCUMENTS HAVE
NOT BEEN PREPARED BY OR
UNDER THE SUPERVISION OF:

 DRAWN BY: DUBOCCO
 DATE: 05/24/2017

PROJECT NO.: 090-17-03

SHEET NO.

-1.2

Exhibit E



Exhibit E



Exhibit E



Exhibit E



Exhibit E



Exhibit E



A

B

A

B



C

D

C

D



E

F

E

F



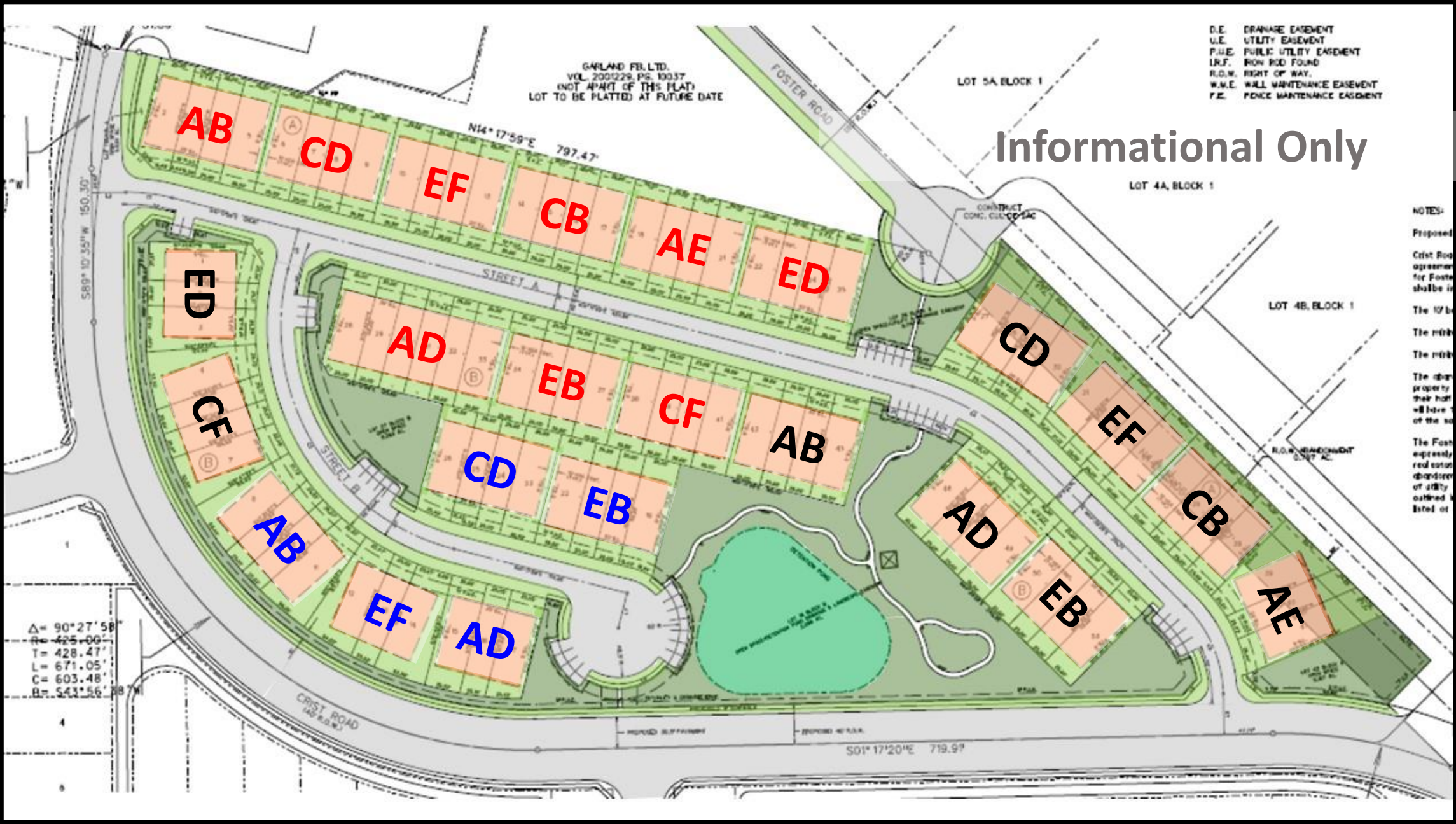
Exhibit F

Possible Combinations for Elevations

A	B	A	B
A	D	A	D
A	F	A	F

C	B	C	B
C	D	C	D
C	F	C	F

E	B	E	B
E	D	E	D
E	F	E	F





**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

4.

Meeting Date: June 6, 2017

Item Title: No Parking on Guthrie Road

Submitted By: Paul Luedtke, Transportation Director

Summary of Request/Problem

Parking will need to be restricted as part of the reconfiguration of Guthrie Road in order to provide a two-way left turn lane and bike lanes. This item was considered at the May 15, 2017 Work Session.

Recommendation/Action Requested and Justification

Approve attached ordinance restricting parking adjacent to Valley Creek Apartments.

Attachments

Parking Restrictions Map

No Parking Policy Report

Parking Restrictions Ordinance





GARLAND

POLICY REPORT

City Council Work Session Agenda

Work Session Item 2.d.

Meeting Date: May 15, 2017

Item Title: Guthrie Road Bike Lane and Parking Restrictions

Submitted By: Paul Luedtke, Transportation Director

Council Goal: Safe, Family-Friendly Neighborhoods

ISSUE

Parking will need to be restricted as part of the restriping of Guthrie Road in order to provide a two-way left turn lane and bike lanes.

RECOMMENDATION

Prohibit parking on Guthrie Lane from Cedar Elm Lane to Green Valley Drive

BACKGROUND

Background

- The Transportation, Planning and Parks Departments have been working together to implement bike lanes and bike routes throughout the city. Guthrie Road was recently resurfaced from Broadway to Dumas Trail. This provided the opportunity to add bike lanes to this section as part of the striping plan for this roadway.
- Due to the proximity of parking along Guthrie Road to some of the units of the Valley Creek Apartments, there are some residents that park along the roadway instead of within the complex. After completion of the bike lane, parked cars would block the bike lane. Therefore parking in this section would need to be prohibited.
- Guthrie Road is 44 feet wide and carries approximately 2300 motor vehicles per day. It has traditionally been striped with only a double yellow centerline forming two 22 feet wide lanes.
- Complaints have been received at the Transportation Department over the past several years regarding the ambiguity presented by these wide lanes. Cars will occasionally travel in the middle of this wide lane as impatient drivers try to get around them either on the right or the left.
- A neighborhood meeting was held on April 12, 2017 to receive input regarding adding a bike lane to this roadway. Unfortunately only 3 people attended. All three were in favor of adding bike lanes.
- A survey was placed on social media to solicit further input and 24 responses were received with 18 in favor of adding bike lanes. The remaining 6 were supportive of other types of bike facilities (shared lanes or a combination)
- Only one person has expressed a preference for something other than bike lanes; however, they did consider the new striping a significant improvement.

- Parking along Guthrie Road between Broadway and Dumas Trail has only been witnessed in the proximity of the Valley Creek Apartment complex on the south side of Guthrie Road.
- There is sufficient parking available in the apartment complex for the residents of the apartments.

CONSIDERATION

- The residents in the neighborhoods along Guthrie Road have expressed support for the addition of a bike lane along Guthrie Road.
- A two-way left turn lane would provide a means for left turning vehicles to move out of the through lane prior to slowing and turning.
- One resident has expressed a preference for something other than a bike lane.
- The positive definition of the more standard lane width will provide better direction to all motorists improving traffic operations along Guthrie Road.
- A bike facility along Guthrie Road was included in the long range bike plan presented to the City Council during the Thoroughfare process in 2014.
- Residents of Valley Creek Apartments will have to park within the apartment complex.

Attachments

Map

ORDINANCE NO.

AN ORDINANCE AMENDING SECTION 33.48(A) OF CHAPTER 33, "TRANSPORTATION", OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

Section 1

That Section 33.48(A), "Prohibited at all Times" of Article IV, "Stopping, Standing and Parking" of Chapter 33, "Transportation", of the Code of Ordinances of the City of Garland, Texas, is hereby amended in part by *adding* the following designated area to read as follows:

<u>"Street</u>	<u>Extent</u>	<u>Side</u>
Guthrie Rd.	Cedar Elm Ln. to the west intersection with Green Valley Dr.	South

Section 2

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

Section 3

That Section 33.48, "Prohibited at all Times" of Article IV, "Stopping, Standing and Parking" of Chapter 33, "Transportation", of the Code of Ordinances of the City of Garland, Texas, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

Section 4

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

Section 5

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

PASSED AND APPROVED this the _____ day of _____, 2017.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

5.

Meeting Date: June 6, 2017

Item Title: Atmos Settlement Agreement

Submitted By: Matt Watson, Finance Director

Summary of Request/Problem

At the May 15, 2017 Work Session, Council considered approval of the Settlement Agreement with Atmos Energy Mid-Tex Division and the resulting rate change under the RRM tariff.

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, 2017, Atmos made a filing requesting \$57.4 million additional revenues on a system-wide basis. ACSC and Atmos have reached an agreement to reduce the Atmos revenue increase from \$57.4 million to an increase of \$48 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 with its attachments approving the negotiated rate settlement resolving the 2017 RRM filing, and implementing the rate change.

Recommendation/Action Requested and Justification

Council is requested to consider approving the Settlement Agreement.

Attachments

Atmos Settlement Ordinance 2017

Atmos Settlement Ordinance Attachments

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 2017 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 RECONCILIATION AND RATE ADJUSTMENTS IF FEDERAL INCOME TAX RATES CHANGE; TERMINATING THE RRM PROCESS FOR 2018 PENDING RENEGOTIATION OF RRM TERMS AND CONDITIONS; 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, 2017, Atmos Mid-Tex filed its 2017 RRM rate request with ACSC Cities; and

WHEREAS, ACSC coordinated its review of the Atmos Mid-Tex 2017 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 \$48 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; and

WHEREAS, the Company and ACSC have agreed that rates should be adjusted if any change in federal income tax rates is implemented during the period that rates approved herein remain in place; and

WHEREAS, because ACSC believes that certain provisions of the current terms and conditions of the RRM tariff are inconsistent with market conditions, the City expects renegotiation of the current RRM tariff in the Summer of 2017.

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 \$48 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 2017 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 \$48 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.

Consistent with Texas Utilities Code Section 104.055(c), Atmos Energy's recovery of federal income tax expense through the Rider RRM has been computed using the statutory income tax rate. In the event that a change in the statutory income tax rate is implemented during the Rider RRM Rate Effective Date, Atmos Energy shall reconcile the difference between the amount of federal income tax expense included in the Rider RRM calculation for the Rate Effective Date with the amount of federal income tax expense authorized under the new statutory income tax rate. The reconciliation period shall be from the date on which any new statutory income tax rate is implemented through the Rate Effective Date. An interest component calculated at the customer deposit interest rate then in effect as approved by the Railroad Commission of Texas shall be applied to the federal income tax expense reconciliation. Further, any required reconciliation of federal income tax expense shall be included as part of Atmos Mid-Tex's next annual RRM filing and shall be returned to or recovered from customers as a one-time credit or surcharge to the customer's bill.

Section 6.

The City requires renegotiation of RRM tariff terms and conditions during the Summer of 2017. If an agreed renegotiated RRM tariff cannot be achieved, the City will terminate the RRM process and consider initiation of a traditional rate case to reduce the Company's authorized return on equity.

Section 7.

That Atmos Mid-Tex shall reimburse the reasonable ratemaking expenses of the ACSC in processing the Company's 2017 RRM filing.

Section 8.

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

Section 9.

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 10.

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 11.

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, 2017.

Section 12.

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 _____,
2017.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

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 06/01/2017	PAGE:

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	\$ 19.60 per month
Rider CEE Surcharge	\$ 0.02 per month ¹
Total Customer Charge	\$ 19.62 per month
Commodity Charge – All Ccf	\$0.14427 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, 2016.

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 06/01/2017	PAGE:

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	\$ 44.70 per month
Rider CEE Surcharge	\$ 0.08 per month ¹
Total Customer Charge	\$ 44.78 per month
Commodity Charge – All Ccf	\$ 0.09279 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, 2016.

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 06/01/2017	PAGE:

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	\$ 799.75 per month
First 0 MMBtu to 1,500 MMBtu	\$ 0.3374 per MMBtu
Next 3,500 MMBtu	\$ 0.2470 per MMBtu
All MMBtu over 5,000 MMBtu	\$ 0.0530 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 06/01/2017	PAGE:

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.

**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 06/01/2017	PAGE:

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	\$ 799.75 per month
First 0 MMBtu to 1,500 MMBtu	\$ 0.3374 per MMBtu
Next 3,500 MMBtu	\$ 0.2470 per MMBtu
All MMBtu over 5,000 MMBtu	\$ 0.0530 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.

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 06/01/2017	PAGE:

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 11/01/2017	PAGE:

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 11/01/2017	PAGE:

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	9.79	0.1347	93.16	0.6060
Austin	10.37	0.1483	190.68	0.9069
Dallas	13.36	0.2089	180.35	1.0191
Waco	9.64	0.1348	124.37	0.5791
Wichita Falls	11.20	0.1412	107.96	0.5571

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.

File Date: March 1, 2017

ATMOS ENERGY CORP., MID-TEX DIVISION
 PROPOSED TARIFF STRUCTURE (BEFORE RATE CASE EXPENSE RECOVERY)
 TEST YEAR ENDING DECEMBER 31, 2016

	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)
1	Proposed Change In Rates:		\$ 48,000,000		Schedule A						
2	Proposed Change In Rates without Revenue Related Taxes:		\$ 44,800,457		Ln 1 divided by factor on WP_F-5.1						
3											
4											
5											
6		Revenue Requirements		Allocations							
7	Residential	\$ 338,431,486		77.95%	Per GUD 10170 Final Order						
8	Commercial	84,223,622		19.40%	Per GUD 10170 Final Order						
9	Industrial and Transportation	11,490,316		2.65%	Per GUD 10170 Final Order						
10	Net Revenue Requirements GUD No. 10170	<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		Current	Prospective	Revenues			Proposed Change	Proposed Change In Revenues	Proposed Rates	Proposed Revenues	
19											
20	Residential Base Charge	\$ 19.08	\$ 0.77	\$ 13,969,407			\$ 0.52	\$ 9,385,859	\$ 19.60	\$ 353,851,897	
21	Residential Consumption Charge	\$ 0.11378	\$ 0.02502	20,954,111			\$ 0.03049	25,534,444	\$ 0.14427	120,821,718	
22	Commercial Base Charge	\$ 41.70	\$ 2.96	4,345,614			\$ 3.00	4,409,676	\$ 44.70	65,707,365	
23	Commercial Consumption Charge	\$ 0.08494	\$ 0.00797	4,345,614			\$ 0.00785	4,280,326	\$ 0.09279	50,595,093	
24	I&T Base Charge	\$ 737.00	\$ 62.70	592,856			\$ 62.75	593,364	\$ 799.75	7,562,427	
25	I&T Consumption Charge Tier 1 MMBTU	\$ 0.3096	\$ 0.0278	279,522			\$ 0.0278	279,726	\$ 0.3374	3,394,949	
26	I&T Consumption Charge Tier 2 MMBTU	\$ 0.2267	\$ 0.0203	225,635			\$ 0.0203	225,178	\$ 0.2470	2,739,848	
27	I&T Consumption Charge Tier 3 MMBTU	\$ 0.0486	\$ 0.0044	87,699			\$ 0.0044	88,488	\$ 0.0530	1,065,879	
28				<u>\$ 44,800,457</u>				<u>\$ 44,797,060</u>		<u>\$ 605,739,177</u>	
29											

**ATMOS ENERGY CORP., MID-TEX DIVISION
PENSIONS AND RETIREE MEDICAL BENEFITS FOR CITIES APPROVAL
TEST YEAR ENDING DECEMBER 31, 2016**

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 2017 Willis Towers Watson Report as adjusted (1), (3)	\$ 5,004,862	\$ 2,864,121	\$ 8,234,627	\$ 194,941	\$ 4,375,142	
2	Allocation to Mid-Tex	45.03%	45.03%	71.23%	100.00%	71.23%	
	Fiscal Year 2017 Actuarially Determined O&M Benefits (Ln 1 x Ln 2)						
3		\$ 2,253,477	\$ 1,289,592	\$ 5,865,537	\$ 194,941	\$ 3,116,420	
4	O&M and Capital Allocation Factor	100.00%	100.00%	100.00%	100.00%	100.00%	
	Fiscal Year 17 Willis Towers Watson Benefit Costs To Approve (excluding Removed Cost Centers) (Ln 3 x Ln 4)	\$ 2,253,477	\$ 1,289,592	\$ 5,865,537	\$ 194,941	\$ 3,116,420	\$ 12,719,968
6							
7							
8	Summary of Costs to Approve:						
9							
10	Total Pension Account Plan ("PAP")	\$ 2,253,477		\$ 5,865,537			\$ 8,119,015
11	Total Post-Retirement Medical Plan ("FAS 106")		\$ 1,289,592			\$ 3,116,420	4,406,012
12	Total Supplemental Executive Retirement Plan ("SERP")				\$ 194,941		194,941
13	Total (Ln 10 + Ln 11 + Ln 12)	\$ 2,253,477	\$ 1,289,592	\$ 5,865,537	\$ 194,941	\$ 3,116,420	\$ 12,719,968
14							
15							
16	O&M Expense Factor	74.05%	74.05%	37.75%	20.00%	37.75%	
17							
18	Expense Portion (Ln 13 x Ln 16)	\$ 1,668,700	\$ 954,943	\$ 2,214,432	\$ 38,988	\$ 1,176,551	\$ 6,053,614
19							
20	Capital Factor	25.95%	25.95%	62.25%	80.00%	62.25%	
21							
22	Capital Portion (Ln 13 x Ln 20)	\$ 584,777	\$ 334,649	\$ 3,651,105	\$ 155,953	\$ 1,939,870	\$ 6,666,354
23							
24	Total (Ln 18 + Ln 22)	\$ 2,253,477	\$ 1,289,592	\$ 5,865,537	\$ 194,941	\$ 3,116,420	\$ 12,719,968



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

6.

Meeting Date: June 6, 2017

Item Title: Neighborhood Vitality Grants

Submitted By: Scott Bollinger, Neighborhood Resource Manager

Summary of Request/Problem

Council was briefed at the May 15th Work Session regarding the following Neighborhood Vitality Matching Grant applications.

1. Brentwood Village HOA
2. Pecan Grove Neighborhood Association
3. Meadow Creek Village Residents' Association
4. Gatewood Homeowners Association Inc.

The Community Services Committee has previously reviewed these projects and has recommended approval. Council directed that a Resolution be brought forward to fund these projects.

Recommendation/Action Requested and Justification

Consider adoption of attached resolution.

Attachments

Neighborhood Vitality Grants Attachment

RESOLUTION NO. _____

**A RESOLUTION APPROVING AND FUNDING THE 2016-2017 CYCLE 1
NEIGHBORHOOD VITALITY MATCHING GRANT PROJECTS.**

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

Section 1

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

Section 2

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

PASSED AND APPROVED this the 6th day of June, 2017.

THE CITY OF GARLAND, TEXAS

**BY: _____
Mayor**

ATTEST:

City Secretary

EXHIBIT A

2016-17 NEIGHBORHOOD VITALITY MATCHING GRANT PROJECTS Cycle 1

Neighborhood	Project	Fund Request	Council District
Brentwood Village HOA	Sign Toppers, Entryway Landscaping with Irrigation and New Safety Lighting in Community Park Area	\$ 20,733.62	7
Pecan Grove Neighborhood Association	Neighborhood Entry Sign	\$9,000	5
Meadow Creek Village Residents' Association	Pergola, Seating for the Pergola, 2 Barbeque Grills, and Path to Pergola for Community Gathering and Events	\$9,000	4
Gatewood Homeowners Association Inc.	Neighborhood Entry Signage – 2 Monument Signs	\$4,500	4



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

7.

Meeting Date: June 6, 2017

Item Title: Rescheduling July 3rd Work Session & Regular Meeting to July 5th

Summary of Request/Problem

At the June 5th Work Session, Council considered rescheduling the July 3rd Work Session and Regular Meeting to July 5th to allow staff and Council the opportunity to attend the "Star Spangled Fourth" celebration at Firewheel Town Center.

Recommendation/Action Requested and Justification

Approve the attached resolution.

Attachments

Meeting Change July 2017

RESOLUTION NO.

**A RESOLUTION RESCHEDULING THE JULY 3, 2017 MEETING OF THE CITY COUNCIL;
AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, Sec. 8, Article V of the City Charter requires the City Council to prescribe by ordinance or resolution the time for its regular meetings;

WHEREAS, Sec. 10.14 of the Code of Ordinances provides that regular meetings of the City Council shall be held on the first and third Tuesdays of each month;

WHEREAS, the City Council previously rescheduled the first regular meeting for July, 2017 due to the Independence Day holidays to July 3rd, 2017; and

WHEREAS, because celebrations of Independence Day will also take place on July 3rd, the revised schedule for the first meeting of the City Council in July is impracticable;

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

Section 1

That the City Council establishes July 5, 2017 as the date of its first work session and first regular meeting for the month of July, 2017.

Section 2

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

PASSED AND APPROVED this the _____ day of June, 2017.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary



GARLAND PLANNING REPORT

City Council Regular Session Agenda

8.a.

Meeting Date: June 6, 2017

Item Title: Z 17-05 Nexmetro (District 7)

Submitted By: Kira Wauwie, Principal Development Planner

REQUEST

Approval of 1) a Change in Zoning from Planned Development (PD) District 85-50 to Planned Development (PD) District for Multi-Family (MF) District Uses; 2) a Concept Plan; and 3) a Detail Plan for Multi-Family (MF) Uses.

OWNER

Outer Loop Ventures

PLAN COMMISSION RECOMMENDATION

On April 24, 2017 the Plan Commission, by a vote of four (4) to three (3), recommended approval of 1) a Change in Zoning from Planned Development (PD) District 85-50 to Planned Development (PD) District for Multi-Family (MF) District Uses; 2) a Concept Plan; and 3) a Detail Plan for Multi-Family (MF) Uses with the following Planned Development (PD) Conditions:

- The monument signs at the entrances to the site shall be no more than ten (10) feet in height.
- Carport support poles shall be brick clad.
 - Buffers shall include seven ornamental trees or ornamental grasses for every thirty lineal feet of landscape buffer.
 - Parking lot landscaping if not provided in the parking lot areas shall be provided in other areas of the site.

STAFF RECOMMENDATION

Denial of 1) a Change in Zoning from Planned Development (PD) District 85-50 to Planned Development (PD) District for Multi-Family (MF) District Uses; 2) a Concept Plan; and 3) a Detail Plan for Multi-Family (MF) Uses.

The subject property is generally acceptable for Multi-Family (MF) District zoning, and a variety of other zoning districts for development including the existing retail, potential employment, and other districts supported by the Envision Garland Plan policies and its Urban Neighborhoods Land Use designation. This proposal would offer an alternative type of residential community. A Planned Development (PD) District should encourage flexible and creative planning, ensure

compatible uses, allow for adjustment of changing demands to meet the current needs of the community and to result in higher quality development for the community than would result from the use of standard zoning districts. It is the final portion of the purpose that gives pause to a favorable recommendation. The Multi-Family (MF) District includes in its uses the ability to develop single-family and two-family dwellings as discussed in this report. The number of deviations from development standards creates a highly compact development, though not in an urban style more commonly found today. An example of deviation is the lack of landscaping provided for parking areas due to the need for utility and fit of project elements. The internal streets are lined with parking that includes minimal landscaping and views of garages or side building elevations. While a Planned Development (PD) District seeks to modify standards, those modifications should be embraced with higher levels of quality. Such components, using the parking area as an example, could include internal streets that focus parking to less visible areas, front the buildings along streets creating a boulevard effect and walkable front yards along the dwelling units.

Several recommendations have been stated in the analysis within this report should the request be approved.

BACKGROUND

In 1985 City Council approved Planned Development (PD) District 85-50 and a Concept Plan (Exhibit H) to allow the development of a shopping center on Tract 1, subject to approval of a subsequent Detail Plan. However, a Detail Plan has not been proposed and the shopping center has not been built. The applicant proposes a Change in Zoning to a Planned Development (PD) District along with a Detail Plan that would allow the construction of a multi-family residential development on the subject property.

On May 16, 2017 the City Council, by a vote of nine (9) to zero (0) postponed the request to the June 6, 2017 City Council meeting to allow additional consideration of the proposal, including time for visits to view the existing Nexmetro development in Plano, Texas.

No new information has been submitted.

SITE DATA

Currently the subject property consists of approximately 12.79 gross acres and 11.91 net acres. The site has approximately 955 linear feet of frontage along West Campbell Road and approximately 567 linear feet of frontage along North Shiloh Road. The development would be accessed from both roads.

USE OF PROPERTY UNDER CURRENT ZONING

Planned Development (PD) District 85-50 limits the list of allowable land uses on the subject property to uses similar to those in the Community Retail (CR) District. Residential use is not currently permitted; therefore, a Change of Zoning is required.

CONSIDERATIONS

1. This proposal is for a Multi-Family (MF) District development. The residential dwelling types proposed include single-family detached dwellings and two-family (duplex) dwellings. The Multi-Family (MF) District Section 2.39 (K) of the Garland Development Code includes these residential types as uses permitted. However, the uses are associated to specified district standards. Single-family development must comply with the Single-Family-5 (SF-5) District standards. Two-family (duplex) homes must comply with the Single-Family-2 (SF-2) District standards. The development concept is intended to create a unique community consisting of single-family detached homes and duplex homes in a setting that more closely resembles a Multi-Family (MF) District development, as the proposal is a single-ownership tract and the dwelling units are to be rented. Therefore, the application requests Multi-Family (MF) District uses and standards with some deviations from the Multi-Family (MF) District standards.
2. The proposed development will consist of one-hundred fourteen (114) residential dwelling units in a gated multi-family dwelling community. In addition to the dwelling units the proposal includes a leasing office, pool, shaded amenity and open common area with a walking path and benches. The dwelling units are not traditional multi-unit buildings but consist of individual buildings containing one (a single-dwelling unit) or two units (a duplex). The unit count includes:

a. One Bedroom Units (single-dwelling unit)	34
b. Two Bedroom Units (duplex)	41
c. Three Bedroom Units (single-dwelling unit)	<u>39</u>
Total Number of Units	114
3. The development results in a density of 9.57 units per net acre, which is compatible with the surrounding area. The nearby single-family attached townhome and multi-family residential zoned densities include:

a. East	Shoal Creek townhomes	7.78 units per acre
b. North	Seven Oaks multi-family	16.0 units per acre
c. South	Equinox on the Park multi-family	17.0 units per acre
4. A number of development standard deviations are proposed with the Multi-Family (MF) District as the base district. The following is a comparison of the Multi-Family (MF) District standards established by the Garland Development Code (GDC) Table 2-4 Residential District Standards, and the proposed standards (**differences are in bold**):

STANDARD	MULTI-FAMILY (MF) DISTRICT	PROPOSED
Maximum Density	18 units per acre	10 units per acre
Minimum Yard Setback		
Adjacent to Street		
Front	20-feet	20-feet
Side	20-feet	20-feet
Rear	20-feet	20-feet
Not Adj. to Street		
Side	12-feet	10-feet
Rear	12-feet	10-feet
Minimum Dwelling Unit Area		
One Bedroom	650 square feet	650 square feet
Two Bedroom	800 square feet	1,000 square feet
Three Bedroom	950 square feet	1,200 square feet

Average	725 square feet	946 square feet
Minimum Lot Width	75-feet	500-feet
Minimum Lot Depth	100-feet	500-feet
Maximum Lot Coverage	60 percent	40 percent
Maximum Building Height	40-feet	20-feet

In summary, the site layout results in lower density, less height, larger unit sizes for two and three-bedroom units, larger lot width and depth, and less lot coverage. In addition, non-residential structures will not be higher than 20-feet.

The standards proposed at less than the Multi-Family (MF) District requirement are side and rear setbacks not adjacent to the street. The proposal would reduce those setbacks from twelve (12) feet to ten (10) feet. These setbacks occur along the south property line adjacent to the Equinox on the Park multi-family development which is improved with landscaping and parking along approximately seventy-five percent of the common property line, and the remaining area is improved with landscaping and two large multi-unit buildings. Along this property line the proposed site design places a row of single-dwelling units with a duplex unit at the east and west ends of the row. Except the easternmost duplex, all of the proposed single and duplex unit backyards face towards the Equinox on the Park's side yard landscaping and parking areas.

5. Section 2.34 Regulations Applicable to all Residential Districts. (E) Yard Setbacks in all Residential Districts. (1) Yards Adjacent to Streets. (e) Garage Doors Facing Street or Alley. The application proposes to deviate from this standard. Garage doors facing the project's interior drive would be set at the drive edge, with no setback. However, the GDC requires a minimum setback of twenty (20) feet from the street or alley right-of-way line. The intent of a twenty (20) foot garage setback is to establish a street face with landscaped open areas in front of dwellings and to minimize views of residential service and storage areas. However, this project is proposed as a multi-family residential development; twenty foot setbacks to garage faces are not typical of multi-family developments.
6. Section 2.34 Regulations Applicable to all Residential Districts. (F) Height Limits in all Residential Districts. (2) Height of Non-Occupied Structures. The GDC allows structures a greater height up to fifty feet above the average grade of the building with a setback of an additional one foot for each foot greater than the district's height limit. As discussed above, the proposal would limit all non-occupied structures to no more than 20-feet in height.
7. Section 2.34 Regulations Applicable to all Residential Districts. (G) Parking in all Residential Districts. (1) Required Off-Street Parking, (2) Garages Required, and (3) Minimum Driveway Length. For single-family detached and two-family dwellings (duplex) off-street parking must be located within an enclosed garage. This project offers garage parking as an option with each unit and the overall ratio of garages is 0.34 per dwelling unit. Specifically, there are 226 parking spaces with the following distribution:

Garage spaces*	40	18%
Covered carport spaces	88	39%
Surface spaces uncovered	<u>98</u>	<u>43%</u>
TOTAL	226	100%

*One garage space is dedicated to serve as the site's maintenance garage.

Chapter 4 of the GDC, Article 2 Parking and Loading contains additional off-street parking provisions for multi-family developments. In compliance, this proposal offers fifty percent of the required parking spaces are in either an enclosed garage or a covered parking structure. Chapter 4 requires garage parking to be attached to the dwelling. This proposal deviates from the parking standard of attached garage parking. One-hundred twenty eight parking spaces are covered, meeting the requirement of one covered parking space for each dwelling unit (there are 114 dwelling units). The detached covered parking and detached garage parking are within one hundred (100) feet of the dwelling being served. However, dwelling units in the northeastern portion of the site are further than one hundred (100) feet to a covered or detached garage parking space. According to the GDC, detached covered parking must be within one hundred (100) feet of the dwelling unit served.

The proposed quantity of parking, 226 spaces, exceeds the GDC requirement for multi-family dwelling parking which is 211 spaces. The excess parking is seven percent (7%) greater than the GDC maximum parking allowance.

In addition to parking, the project designates a loading space. This feature is not commonly included in single-family or two-family (duplex) residential developments. The loading area was recommended by staff for inclusion due to the compact site layout and observed deficiencies for loading space in existing multi-family communities.

8. Section 2.38 2F, Two-Family (Duplex) District. The Multi-Family (MF) District allows two family (duplex) dwellings provided the development conforms to the 2F, Two-Family (Duplex) District standards. This proposal would implement the duplex two-family dwelling unit with unique standards as proposed under the Multi-Family (MF) District deviations contained in the project application and described throughout this report.
9. Section 3.39. MF, Multi-Family District (G) Building Placement. The site layout proposes buildings aligned parallel and at ninety (90) degree angles to the street frontages. However, the GDC compels development with fifty (50) percent of the structures located within 100 feet of or visible from a public right-of-way to be positioned with the facades set at an angle of least thirty (30) degrees to the street right-of-way. Angled positioning of multi-story apartment buildings is typically enforced as a means of minimizing the visual impact of towering buildings on the streetscape, particularly in suburban areas. This development proposes single-story buildings of no more than twenty (20) feet in height along the streets. In addition, proposed are solid eight-foot high masonry walls, or wood fences and ornamental metal fences, with landscaping separate the right-of-way and the buildings. The dimension between the right-of-way and the buildings along Shiloh Road varies from thirty-six (36) feet to thirty-three (33) feet on the north end of the property to forty-four (44) feet to forty-two (42) feet on the south end of the property, depending upon the placement of patio roof covers,. Along Campbell Road the distance between the right-of-way and the buildings is twenty-four (24) feet at the west end and twenty (20) feet on the east end of the property. The size and height of the buildings, as well as the larger distance to the buildings along Shiloh Road alleviates the angle requirement.
10. Section 3.39. MF, Multi-Family District (G) (2) Building Separation. The GDC requires

buildings be placed twenty (20) feet minimum between each other. This proposal minimizes that to six (6) feet. In review of safety considerations, the residential units will be fire sprinkled. Therefore, the residential units may be placed, for safety considerations, with six (6) foot separations as requested. The spacing between residential units and garages, however, will maintain a separation of ten (10) feet as required by fire safety limitations. In addition to safety considerations, the GDC establishes separations between buildings in order to provide light, air, and open spaces. However, this development conceives a compact community evoking an old-country atmosphere. This development proposes one-story buildings and features alley-like walkways with courtyard landscaping between buildings. Such compact communities typically lack substantial landscaping between buildings, though the one-story construction will allow light and air to penetrate to the ground level.

11. Section 3.39. MF, Multi-Family District (H) Exterior Construction requires exterior design of structures to comply with GDC Chapter 4 Article 6 – Building Design. Due to the proposed Multi-Family (MF) District zoning, it would be expected that the design components of Section 4.83 Nonresidential & Multi-Family Building Materials and Design be implemented. However, the proposal consists of one-story, ranch-style dwellings more characteristic of single and two-family construction. Therefore, the application elects to use Section 4.84 Residential Building Materials & Design which is applicable to non-multi-family dwellings.

Masonry and Non-Masonry. The masonry construction materials and percentages are satisfied in the proposed application materials. However, the use of hardboard is proposed for portions of the building facades. Hardboard is allowed as nonmasonry construction (twenty (20) percent or less of the façade area) for nonresidential and multi-family building materials and design. Further, residential design allows consideration of hardboard with a Planned Development (PD) zoning.

Design Standards.

Garages are not only regulated by the GDC as described in #5 and #7 above, but also are addressed in Chapter 4 Article 6 – Building Design.

- The garage construction is proposed of like and similar materials to that of the primary structures.
- As a result of the proposed development having no driveways or attached garages for the dwelling units, the provisions for garage door at rear entry, “J” drives, “Swing” drives, and offset front entry are not provided.

Architectural Relief. Architectural requirements for dwellings includes architectural relief for street facing facades to contain offsets. The proposed development is internalized and consists of one-story buildings. The elevations that would be visible to the Shiloh Road frontage will be limited in visibility as a result of landscaping and a six (6) foot high masonry screen wall. The majority of the elevations visible to Campbell Road will be limited from view through placement of landscaping. The dwellings proposed will, however, have more exposure to the Campbell Road frontage. The visible portions of the buildings are the side facades which would be composed of brick walls, windows, pitched roofs, and open porches. The application proposes that the architectural relief not be required for this development and justifies the deviation due to the interior orientation of the buildings, perimeter screening, hardscape and landscaping.

Elevation Variation. The project does propose to meet the minimum number of elevations. However, an Elevation Distribution Plan was submitted which demonstrates deviation from the standard.

In accordance with the Garland Development Code, the applicant has requested a Building Official waiver of the strict reading of the GDC for consideration that the variations of the elevations are satisfactory and the elevation plan is acceptable.

Along Shiloh Road, the elevation distribution plan shows that three (3) variations required by the GDC are not met. However, it should be noted that those street facing elevations are rear elevations of buildings which face the front yard. Further, the solid masonry wall and landscaping along Shiloh Road, combined with the low twenty (20) foot total building height, alleviate some elevation visibility along Shiloh Road.

A similar condition exists along Campbell Road where the side elevations of dwelling units repeats with two (2) elevations rather than three (3) variations. Although along Campbell Road in front of these elevations there is a view (metal ornamental) fence.

The front yard designation for this project is due to the Multi-Family (MF) District development standards. The elevation distribution requirement is contained in the design standards for single-family, two-family, and townhouse residential buildings.

The elevation distribution standards serve to prevent the “cookie cutter” effect, where the facades in a residential development lack distinguishing characteristics. The standards prevent duplication of three adjacent dwelling units on both sides, or on the four dwelling units directly across the street.

In the interior of the development, the primary building view is of the sides of dwelling units, where these are visible between parking garages and structures. Some units have exposure of the dwelling unit front doors and backyards facing onto the interior street

Design Elements. The development concept proposes the use of three (3) design elements per the GDC. These include:

- Multiple pane windows featuring either divided light or simulated divided light
- Split garage doors with separate doors for each vehicle bay
- Front covered porch with a minimum of forty (40) square feet useable space and a minimum depth of five (5) feet.

In addition, the project includes front porches with minimum six (6) inch columns and optional enclosed railing of at least thirty inches of height.

Windows and doors comprise more than twenty-five (25) percent of the wall area of the building front faces.

Carport support columns would deviate from the masonry column standard. The support columns are proposed as metal poles. Other applications for various types of development have implemented the use of various masonry column wrap. It is recommended to maintain the GDC standard and require that the metal poles be finished with a masonry material.

Patio Covers. In addition to the requisite building design considerations for materials and architectural elements, staff requested that patio covers be incorporated for the backyard porches. Although the backyards are small (at ten (10) and eight (8) feet wide and extending the entire length of the unit), shade is an important consideration contributing to cooling environments for outdoor entertaining and recreation. In response, the applicant is proposing six (6) shaded patios for residential units along Shiloh Road. Plan notes indicate these are optional due to the uncertainty of which units the patio covers will pair with. These shade structures would project into the front yard setback along with the backyard fences which are addressed below; staff recommends a condition that would allow both the backyard fences and the patio covers in the front yard setback. It is recommended that additional patio covers be included throughout the project, preferably for each dwelling unit.

12. The GDC Section 2.39 MF, Multi-Family District (H) (2) Roofscapes requires the implementation of tile or architectural composition shingles. The elevations indicate asphalt roof shingles for the main roofing material on the gable roofs. The lean-to roofs (also identified as shed roof) above the front porches and rear patios are proposed as metal roofs. It is recommended that the roofing material of the lean-to roofs (shed roofs) be composed of asphalt roof shingles to match the main roofing material.

This section also regulates the placement of rooftop equipment, requiring that it be screened. Mechanical equipment will be contained in building attics, and air conditioner condensers will be ground-mounted and screened with landscaping. Other mechanical equipment and utility units will be ground-mounted throughout the development and screened from view where possible. Due to the compact site layout, these will be placed in areas otherwise intended for landscaping. Please refer to considerations below for parking lot landscaping and general area open space landscaping.

13. Section 3.39. MF, Multi-Family District (I) Other Considerations.

Storage space will be provided within the individual units as part of the bedroom closet storage and utility room storage, by unit types the areas are

Unit Type 1: 33 square feet (includes storage in closet and in utility area)

Unit Type 2: 72 square feet (includes storage in closet, but no storage in utility area)

Unit Type 3: 62 square feet (includes storage in closet, but no storage in utility area)

As a practice, combining utility (water heater, furnace, etc.) and storage spaces has been discouraged. In this proposal, eliminating the calculation of utility room storage from the proposed square feet of storage space would not reduce the area below the standard twenty-five (25) square foot requirement.

A clubhouse is required to be constructed on-site and available to all residents of the development. Furthermore, a development with a minimum of two-hundred (200) dwelling units or less must have a clubhouse that is a minimum 2,500 square feet in size. This proposal features centralized amenities including a leasing office building which is comprised of two offices, a reception area, and two restrooms access from the exterior of the leasing office building. This building is not intended as a clubhouse and no clubhouse is proposed for the community.

Swimming pool(s) are required for multi-family developments. The swimming pools are required to have a surface water area of at least 800 square feet for projects with less than 250 dwelling units. This proposal includes a 1,000 square-foot surface area pool with a sun deck and spa.

Leisure areas are proposed as depicted on the Detail Plan (Exhibit C). These include a shade structure with seating near the leasing office/restrooms and pool as well as a passive trail that meanders through open space at the center of the project. Stone seating benches are proposed along the trail at intervals of approximately 100 feet. A bicycle rack to accommodate 7 bicycles is provided along the trail near the pool and cedar pergola (arbor) amenity. The leisure area improvements specified by the GDC include:

- 1,000 square-foot area (over 18,000 square feet is proposed),
- Two (2) pieces of play equipment (none proposed), or
- Other outdoor amenities: such as, picnic areas with tables, barbeque pits, arbors, or gazebos (pergola amenity with seating and passive open space area with trail and seating benches are proposed).

14. Street improvements. A Traffic Impact Analysis was not required; however, the Transportation Department requires street improvements including, on Shiloh Road a variable width right-of-way dedication with a maximum width of nineteen (19) feet for the purpose of a right-turn lane at Campbell Road. Also, additional right-of-way dedication with a variable width at a maximum of eight (8) feet along Campbell Road extending east from Shiloh Road is required. In addition, at the site entrance on Campbell Road a new median break would allow left turn movement into the development. The project would implement these requirements. A right-turn lane is not required for the project at either of its entrances.
15. Six (6) foot high wood fences surround the backyards of the dwelling units. Along the south property line the wood backyard fence serves a dual function as a perimeter fence. In addition, along Shiloh Road the six (6) foot high perimeter screening masonry wall functions as the dwelling unit backyard fence with returns to the dwelling unit consisting of six (6) foot high wood fencing. The same condition is proposed for the western seventy-five (75) feet along Campbell Road. Front yard fences are allowed provided they are no more than three and one-half (3 ½) feet in total height. It is reasonable to allow the fences as proposed for two reasons. First, the positioning of the unit faces the dwelling units' backyards towards the overall project's front yard. In addition, the solid masonry wall obscures visibility into the front yard. The project perimeter fences constructed of ornamental metal fence at a height of seven (7) feet are also located within the front setback. These fences connect to perimeter fencing required of the project by the GDC Chapter 4 landscape and screening requirements.
16. GDC Chapter 4 Article 3 – Screening & Landscaping, Section 4.34. Exceptions to these GDC provisions are proposed.
Section 4.34 (A) requires multi-family development with forty (40) percent of the site to be landscaped and the site layout proposes forty (40) percent of the site area in landscape area. A significant portion of the site's landscape area is contained in a creek bed and associated flood plain. The site design places an internal street and the leasing office/amenity area along the open space area offering a view of the undisturbed portion of

the site.

Section 4.34 (B) requires landscape buffers of minimum fifteen (15) feet in depth along major thoroughfares for multi-family developments. These buffers are satisfied along both Campbell Road with a fifteen (15) foot buffer and Shiloh Road is proposed with a twenty-one (21) foot variable width buffer that widens to over thirty (30) feet at its south end.

The plantings in these buffers is required with one large canopy tree for every thirty feet of frontage along with seven shrubs or ornamental grasses. On sites with large frontages of more than one hundred and twenty feet, large canopy trees may be substituted with small ornamental trees at a rate of one large canopy tree equals three small ornamental trees.

The development proposed along Shiloh Road makes use of the equivalency for small ornamental trees. Thus that buffer incorporates twenty-two (22) large canopy trees (including six (6) small ornamental trees). The development landscaping along Campbell Road is required to include 26 large canopy trees and these are provided in total.

However, the buffers are also required to include seven ornamental trees or ornamental grasses for every thirty lineal feet of landscape buffer. The applicant's intent is to comply with the GDC and no deviation is requested of this GDC standard although these plants are not shown on the landscape plans. Staff suggests that a condition be included to assure these planting requirements.

The landscape plan includes supplemental landscaping at the corner of Shiloh Road and Campbell Road and at the site entrances.

Also, the planter zone for the trees is required at six (6) feet in total width. However, there are multiple easements that restrict it, along with the demands of the site layout; therefore, the planter width is reduced. A four (4) foot planter is proposed along Shiloh Road and a five (5) foot planter is proposed along Campbell Road. The development proposal includes this planter zone width as a deviation from standards for the PD District.

17. Parking lot landscaping is required per Chapter 4 Article 3. Though the landscape plans show some landscaping scattered throughout the parking areas, the application proposes to deviate from parking lot landscaping requirements. In compliance, one large canopy tree is provided for every ten (10) parking spaces.

The deviation is requested for the remainder of the parking lot landscaping requirements contained in Section 4.34 (A) and (B). Except, the requirement of up to thirty-five (35) percent of the required large canopy trees may substitute with small ornamental trees would be modified to up to fifty (50) percent. This is requested due to the compact style of development and associated need for meters, transformers, phone pedestals, sidewalks. The deviation justification indicates that if required, the parking area landscape requirements would be provided in other areas of the site. Landscaping is provided in other areas of the site including in the open spaces, at the entrances, and along the sidewalks between dwelling units.

18. Chapter 4 Article 3 Division 5 Section 4.39 requires screening between multi-family and single-family attached developments. A deviation is proposed for the area of the east property line where a thick tree stand, contained in a flood plain and adjacent to a creek,

provide a natural screen between this property and the adjacent attached townhome development. The trees are proposed to remain in place to provide screening as shown on the Detail Plan.

19. Perimeter Screening Between Residential Development and Thoroughfares is required by GDC Chapter 4 Article 3 Division 5 Section 4.40. The screening is in addition to the above mentioned landscape buffer. Along the north side of the property a six (6) foot high ornamental fence will be installed. At the west end of the north boundary, the ornamental fence transitions to a solid masonry fence also at a height of six (6) feet, placed where dwelling unit backyards face the street. Along the west side of the site a six (6) foot high brick masonry wall extends to the south entrance where a six (6) foot high ornamental fence encloses the site.

In addition, at the south side of the property the six (6) foot high ornamental fence extends east from the frontage of Shiloh Road to the first dwelling unit along the site's south property line. At that point, the ornamental fence terminates and the dwelling unit backyard's six (6) foot high wood cedar fence provides screening. The backyard fencing continues eastward to the east side of the eastern-most dwelling unit's backyard. From that point the fencing reverts to a six (6) foot high ornamental fence that extends to the west edge of a sanitary sewer line and extends north to join with a proposed retaining wall in the open space at the east side of the property.

The ornamental view fence is consistent with fencing of property in the area. The solid fencing and masonry wall is also consistent with the character of the general area and the masonry wall serves to screen the backyards of dwelling units along the street.

20. Refuse enclosures are provided throughout the development. The refuse enclosures are to comply with the GDC standards of Chapter 4 Article 3. The materials on the enclosure walls will be consistent with the building exteriors.
21. Three monument signs are proposed for the development. One is placed at the corner of Shiloh Road and Campbell Road integrated with the proposed brick perimeter wall. That sign conforms to the GDC sign requirements. The two other monument signs are located at each of the site's entrances. The project narrative proposes that these signs be allowed a total height of fifteen (15) feet. However, the plans show the signs are monument signs with a proposed height of fourteen (14) feet whereas the maximum GDC height for monument signs is seven (7) feet. The applicant has indicated that the additional one (1) foot of height proposed in the narrative will allow for adjustments if greater height need is discovered during construction. All signs meet the other sign requirements including a five foot minimum setback.
22. The Multi-Family (MF) District accommodates single-family detached dwelling units with development standards per the Single-Family-5 (SF-5) District and two-family (duplex) dwelling units per the 2F, Two-Family (Duplex) District. The resulting character of development of the SF-5 District would consist of a subdivision style development with individual lots being 5,000 square feet or 4,750 square feet on average. These developments would also have street frontages for each lot, five (5) foot setbacks between buildings, ten (10) foot rear yards, minimum dwelling sizes of 1,500 square feet, a maximum fifty (50) percent lot coverage, and a maximum building height of thirty-five (35) feet. The 2F District would exhibit similar characteristics, except with two-family (duplex)

dwellings. Other requirements apply such as building materials and elements. The GDC includes the two-family and single-family as an option to develop a traditional subdivision within a Multi-Family (MF) District.

However, the subject application seeks to deviate from the GDC and proposes single- and two-family dwelling units in a multi-family regime with modified standards of development that include both multi-family and single-family standards. The proposal introduces a concept not included in the GDC which was crafted and adopted in 2015. Deliberative and focused analysis was undertaken to craft the GDC in response to the Envision Garland Plan as well as community values desires and needs. A key area of which is to elevate the quality and aesthetic of Garland development. Consideration should be given as to whether this project achieves this.

In balance, the GDC offers flexible opportunities for deviations from its standards and development requirements. It is recognized that Garland's zoning environment contains multiple Planned Development Districts each with their own unique uses and standards. However, each one stands independent on its own merits.

COMPREHENSIVE PLAN

Located within the Vital Neighborhoods Building Block, the Envision Garland Plan designates the subject property as Urban Neighborhoods.

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

Urban Neighborhoods are characterized by moderate to high density single-family attached and multifamily residential units, greater than twelve (12) dwelling units per acre. Developments within this category generally are predominantly residential, but may include compatible non-residential uses.

The Vital Neighborhoods Building Block recognizes that neighborhoods are an important asset in creating the community's desired future. The "Urban Neighborhoods" neighborhood type is one of three neighborhood types identified by the Envision Garland plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the east, northeast and to the south of the subject property are zoned and developed for attached residential units including apartments and townhomes. At the northeast corner of Shiloh Road and Campbell Road is a commercial development consisting of a bank, minor automobile repair, and a shopping center anchored by a Kroger grocery store/supermarket. The proposed development's residents would likely bring additional customers to those commercial establishments, though the longer-term effect on the commercial center may depend on how the development ages over time.

The proposal is for single-story, one and two-dwelling units. The nearby and adjacent residential development consists of two-story single-family attached townhomes; and two separate three-story multi-family apartment developments. The densities of the townhome

development is slightly less than the proposed development. However, the townhome and proposed development are separated by a creek with substantial tree and under-story growth which visually obscures any potential impacts. The densities of the multi-family apartments are over one and one-half times that of the proposed development. In sum, the proposed height and density characteristic of the proposed development is not incompatible with the existing development.

The Multi-Family (MF) District is intended for attached residential dwellings in livable, sustainable, and compact residential communities at a maximum density of eighteen dwelling units per acre. This district allows low-rise to mid-rise multiple-family dwellings that are renter-occupied or owner occupied (condominiums). The character of the proposed development represents a compact horizontal rather than vertical development; minimizes distances between buildings; and eliminates multiple streets and alleyways between dwelling units. The development is intended to offer dwellings that are renter-occupied.

Attachments

Z 17-05 Nexmetro Attachments

Z 17-05 Nexmetro Responses



0 200 400 Feet
1 inch = 378 feet

ZONING Z 17-05



INDICATES AREA
OF REQUEST

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 17-05

- I. Statement of Purpose:** The purpose of this Planned Development is to approve an amended Concept Plan and a Detail Plan for Dwelling, Multi-Family.
- II. Statement of Effect:** This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Multi-Family (MF) District 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. Development Plans:**

Concept Plan: Development shall be in general conformance with the Concept Plan set forth in Exhibit C; however, in the event of conflict between the Concept Plan and the written conditions, the written conditions shall apply.

Detail Plan: Development shall conform to the Detail Plan set forth in Exhibit D; however, in the event of conflict between the Detail Plan and the written conditions, the written conditions shall apply. Approval of a Detail Plan is required prior to any development on any of the tracts reflected on the Concept Plan.

V. Specific Regulations to the Detail Plan:

- A. Permitted Uses: All uses are prohibited except Multi-Family Uses as shown on the Detail Plan.
- B. Maximum Density: Ten (10) units per net acre.
- C. Maximum Building Height: The maximum building height shall be limited to twenty (20) feet.
- D. Minimum Yard Setback, Not Adjacent to a Street:
- Side ten (10) feet
 - Rear ten (10) feet

- E. Minimum Dwelling Unit Type and Area. The following are the specified dwelling unit number of bedrooms and areas. Efficiency units shall not be allowed and the maximum number of bedrooms per dwelling unit shall be three. Each dwelling unit type shall meet the following minimum dwelling unit area, however larger dwelling unit areas are allowed:
- One Bedroom 650 square feet
 - Two Bedroom 1,000 square feet
 - Three Bedroom 1,200 square feet
- F. Minimum Lot Width and Minimum Lot Depth. The development shall be on one lot as shown on the Detail Plan.
- G. Maximum Lot Coverage. The maximum lot coverage shall be forty (40) percent.
- H. Yard setbacks in all Residential Districts. Yards adjacent to Streets. Garage Doors Facing Street or Alley. Garage doors facing the internal street shall be allowed with no setback from the street.
- I. Structures in Front Yards. Backyard fences and patio covers shall be allowed in the front yards. In addition, perimeter fencing shall be allowed in the front yards.
- J. Height limits in all Residential Districts. Height of Non-Occupied Structures. Non-occupied structures are allowed to a maximum height of 20-feet.
- K. Garage Parking (Enclosed Parking). Garage parking shall be provided as an option for the dwellings and shall be provided at a minimum ratio of 0.3 garage spaces per dwelling unit.
- L. Building Placement: Building placement is allowed with the building facades parallel to the adjacent street frontage.
- M. Building Separation: Except where greater separation is required for public safety standards, buildings shall be no closer than six (6) feet to one-another.
- N. Elevations: Building elevations shall be in general conformance with approved elevations set forth in Exhibit E.

- Architectural relief is not required.
- Elevation variation shall be allowed as shown on the Elevation Distribution Plan (Exhibit F)
- Front porches shall be allowed with the option of an enclosed railing of at least thirty inches of height.
- Carport support columns shall be brick clad.
- Six of the units along Shiloh Road shall include backyard patio covers.

O. Amenities: The property amenities shall be provided as shown on the Detail Plan (Exhibit D) and Landscape Plan (Exhibit G) and shall include:

- A leasing office and two restrooms,
- A swimming pool with a minimum 1,000 square feet of water surface area,
- A leisure area with shade pergola structure, seating, bicycle parking, and
- An open space area with walking path/trail and seating benches.

P. Buffer Planter Zone Width:

- The width of the planter zone along Shiloh Road shall be no less than four (4) feet.
- The width of the planter zone along Campbell Road shall be no less than five (5) feet.

Q. Buffer Landscaping:

- In addition to large canopy trees shown on the Landscape Plan in Exhibit G, the buffers shall include seven ornamental trees or ornamental grasses for every thirty lineal feet of landscape buffer.

R. Parking Lot Landscaping:

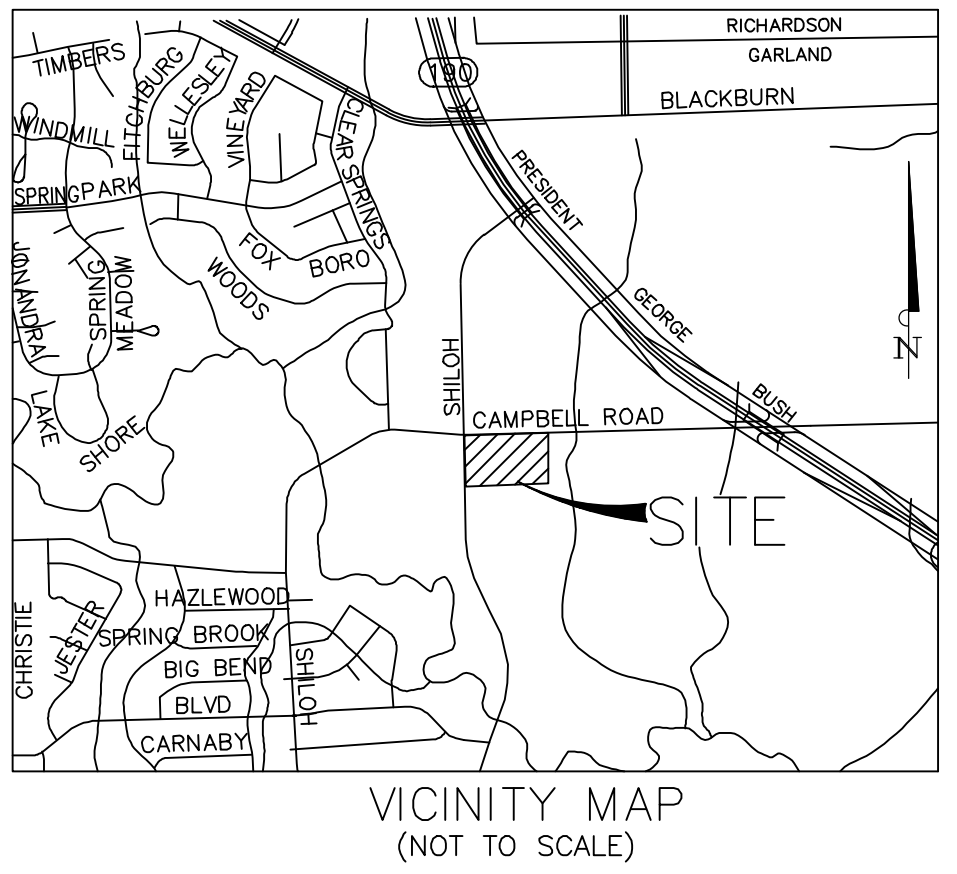
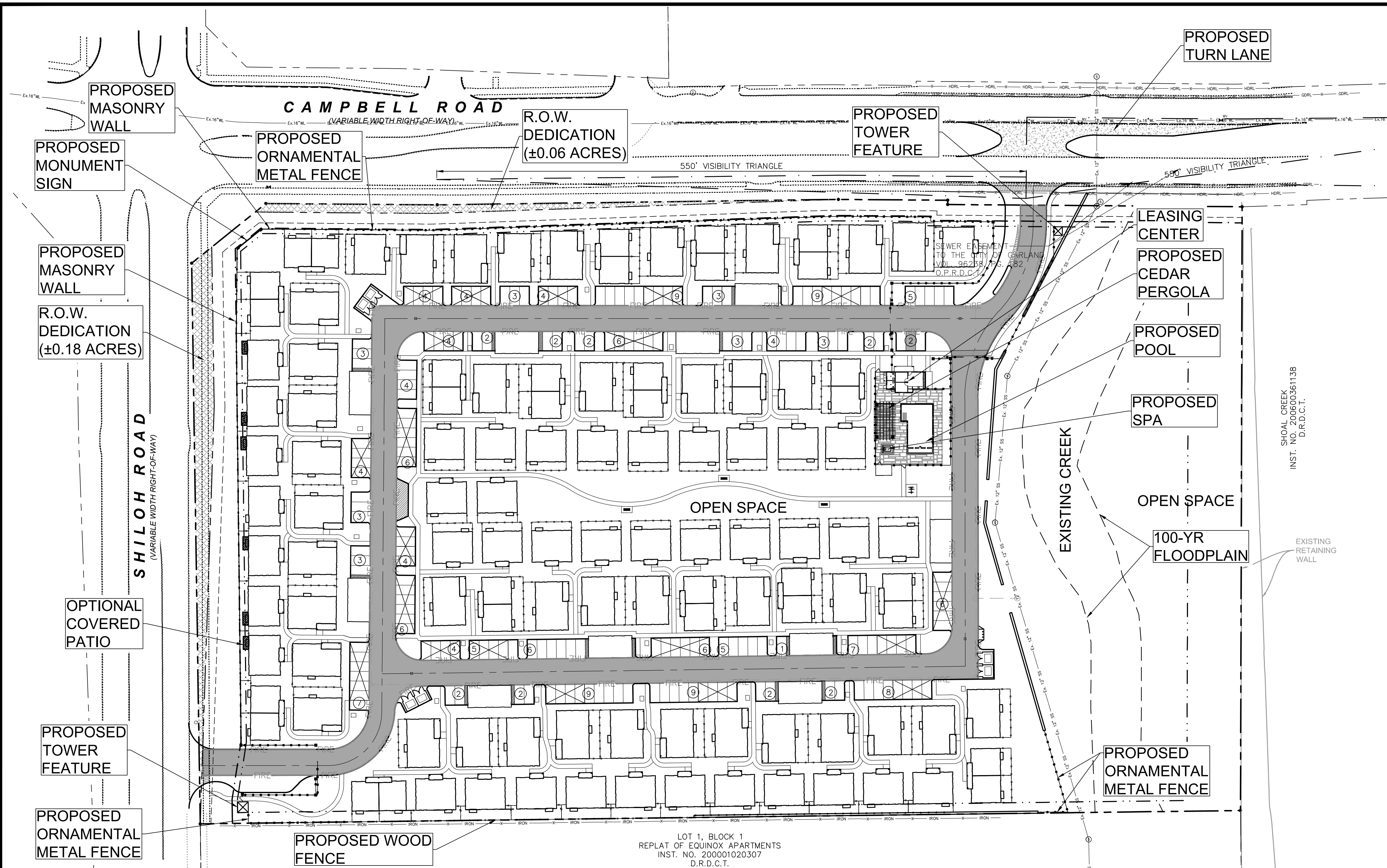
- One large canopy tree shall be provided for every ten (10) parking spaces.
- Fifty (50) percent of the required large canopy trees may substitute with small ornamental trees.
- If parking lot landscaping is not provided within parking areas, then that landscaping shall be provided in other areas of the site rather than the parking lot.

S. Screening From Single-Family Attached Residential

District: The existing natural vegetation shall serve as screening between the proposed multi-family development and the single-family attached residential development located to the east of the subject site.

T. Landscaping. Except as provided in these conditions, landscaping shall be in general conformity to the Landscape Plan in Exhibit G.

U. Signs. One monument sign shall be allowed at each entrance to the development. The maximum height of the monument signs shall be ten (10) feet. Signs shall be placed as shown on the Detail Plan Exhibit D.



CONCEPT PLAN
for
Avilla Creekside
557,328 s.f. out of P.H. Rice
Survey
Abstract Number 1241
City of Garland
Dallas County, Texas
1 of 1



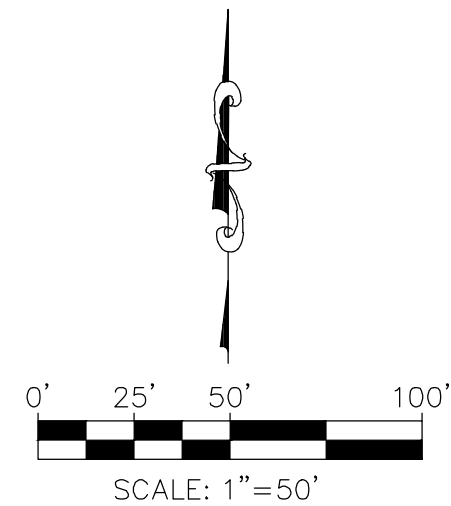
BGE, Inc.
500 West 7th St., Suite 1800
Forth Worth, TX 76102
Tel: 972-887-6130 • www.bgeinc.com
TBPE Registration No. F-1046
Contact: David Greer
Tel: 817-872-6005

OWNER:
PETER W. BALDWIN
9400 N. CENTRAL EXPRESSWAY
SUITE 320
DALLAS, TX 75213

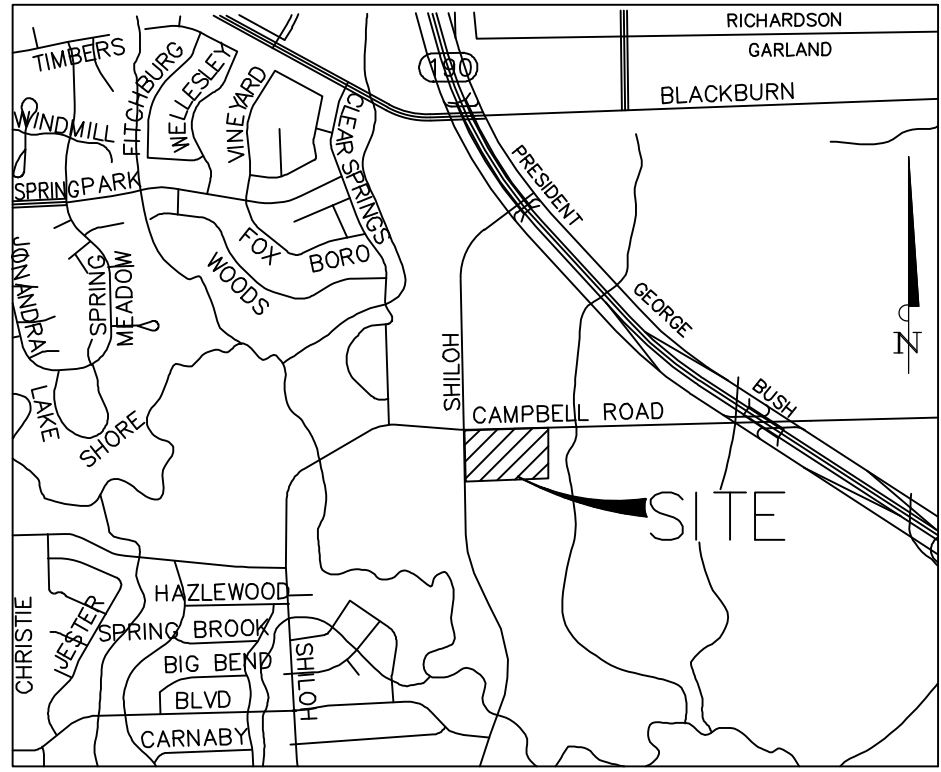
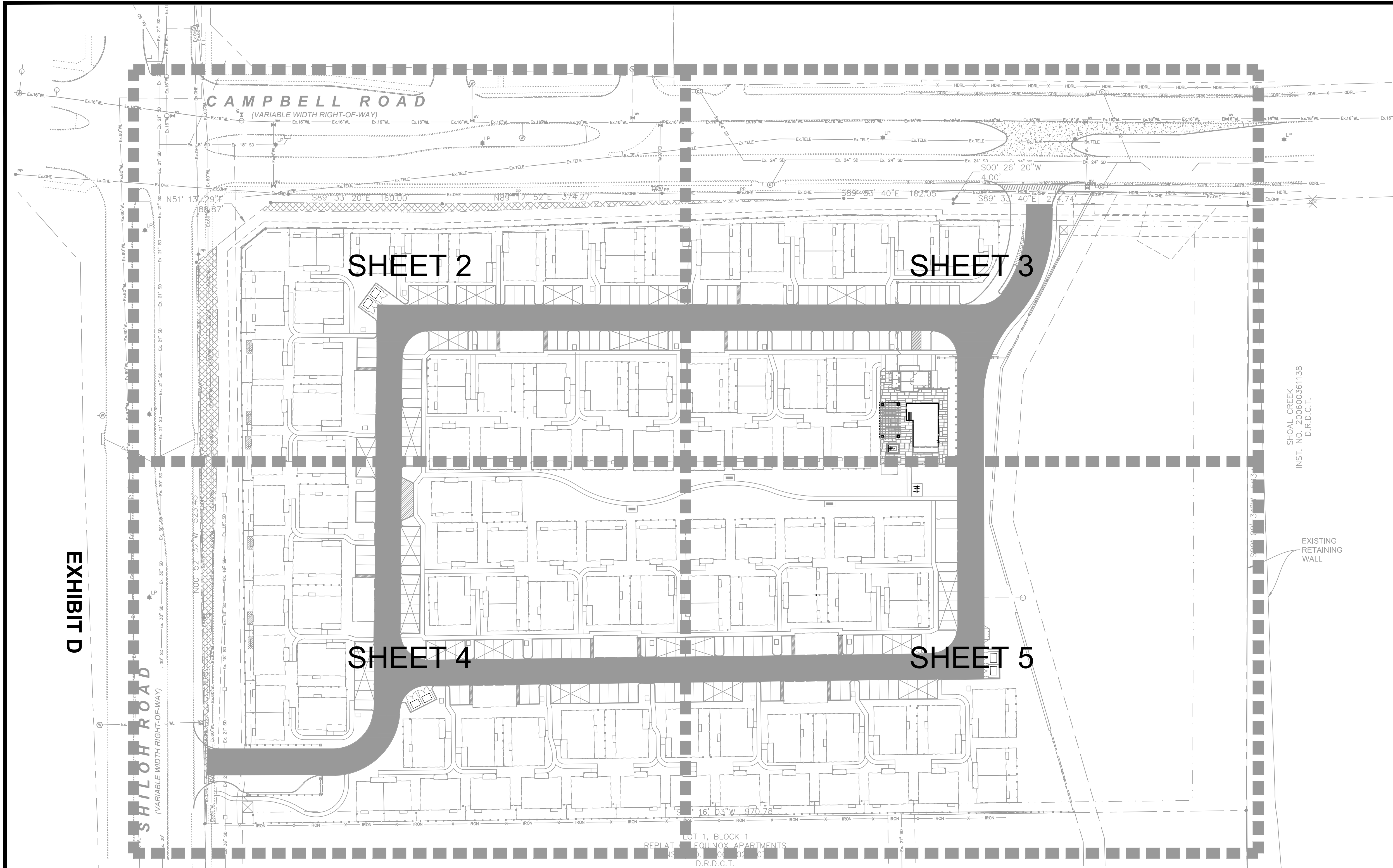
ENGINEER:
BGE, INC.
500 WEST 7TH ST., SUITE 1800
FORT WORTH, TX 76102
(817) 872-6005
CONTACT: DAVID GREER

DEVELOPER:
NEXMETRO COMMUNITIES
THREE ENERGY SQUARE
6688 N. CENTRAL EXPRESSWAY
SUITE, 278
DALLAS, TX 75206
(972) 795-00391

- 1-BEDROOM UNIT
- 2-BEDROOM UNIT
- 3-BEDROOM UNIT
- 4 CAR GARAGE
- COVERED PARKING (CARPORT)
- DUMPSTER ENCLOSURE
(6' MASONRY SCREENING WALL
TO MATCH BUILDING WITH 6'
SOLID METAL GATES)
- FIRE LANE (CONCRETE)



BENCHMARKS	
PRIMARY BENCHMARK	
CITY OF GARLAND MONUMENT #60	
N: 7044539.63	E: 2527286.32
ELEV. = 584.25	
ON-SITE BENCHMARKS	
BM#1:	
SANITARY SEWER MANHOLE, APPROX.	
350 L.F. N.W. OF S.E. PROPERTY CORNER	
N: 7042293.90	E: 2531866.48
ELEV. = 538.75	



SITE DATA SUMMARY TABLE

GENERAL SITE DATA			
ZONING - CURRENT	PD-85-50 (RETAIL)		
ZONING - CHANGE	PD WITH MF BASE		
LAND USE	RESIDENTIAL		
GROSS LOT AREA (SQUARE FEET / ACRES)	557,328	12.79	
NET LOT AREA MINUS ROW DEDICATION (SQUARE FEET / ACRES)	546,874	12.55	
BUILDING FOOTPRINT AREA (SQUARE FEET)			
1 BEDROOM	34	664	22,576
2 BEDROOM	41	1,041	42,681
3 BEDROOM	39	1,237	48,243
LEASING CENTER		624	624
TOTAL (UNITS / SQUARE FEET)	114		114,124
BUILDING HEIGHT (STORIES)			
RENTAL UNITS			1
LEASING CENTER			1
BUILDING HEIGHT (FEET - DIST. TO TALLEST BUILDING ELEMENT)			
RENTAL UNITS			20
LEASING CENTER			30
FLOOR AREA RATIO			0.2087:1
SITE COVERAGE (REFERENCE LANDSCAPE PLAN)			
PARKING COUNT			
REQUIRED PARKING RATIO (PER MF STANDARDS)			
1.5 SPACES PER 1 BEDROOM UNITS			51 SPACES
2 SPACES PER 2 BEDROOM UNITS OR LARGER			160 SPACES
TOTAL REQUIRED PARKING			211 SPACES
PROVIDED PARKING			
GARAGE SPACES (INCLUDING 1 MAINTENANCE BAY)			40 (18%)
COVERED SPACES			88 (39%)
SURFACE SPACES			96 (43%)
TOTAL PARKING PROVIDED*			224 SPACES
ACCESSIBLE / VAN REQUIRED			1
ACCESSIBLE / VAN PROVIDED			2
LOADING AREA (11'x30') PROVIDED			1
* PROVIDED PARKING SHALL MEET THE MINIMUM REQUIRED. ADDITIONAL SPACES IN EXCESS OF MINIMUM REQUIRED MAY BE CONVERTED TO OPEN SPACE AS NEEDED DURING PERMIT PHASE.			

EXHIBIT D



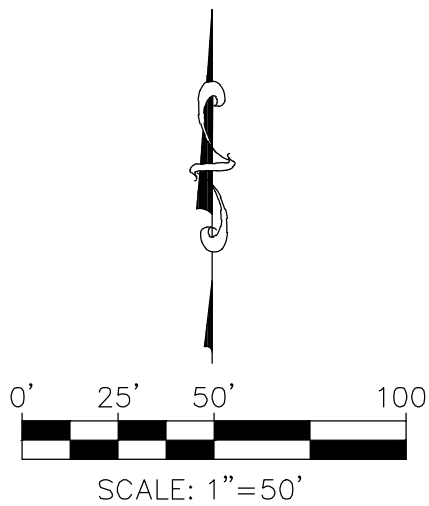
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TO MATCH BUILDING WITH 6'
SOLID METAL GATES)
- FIRE LANE (CONCRETE)
- R.O.W. DEDICATION



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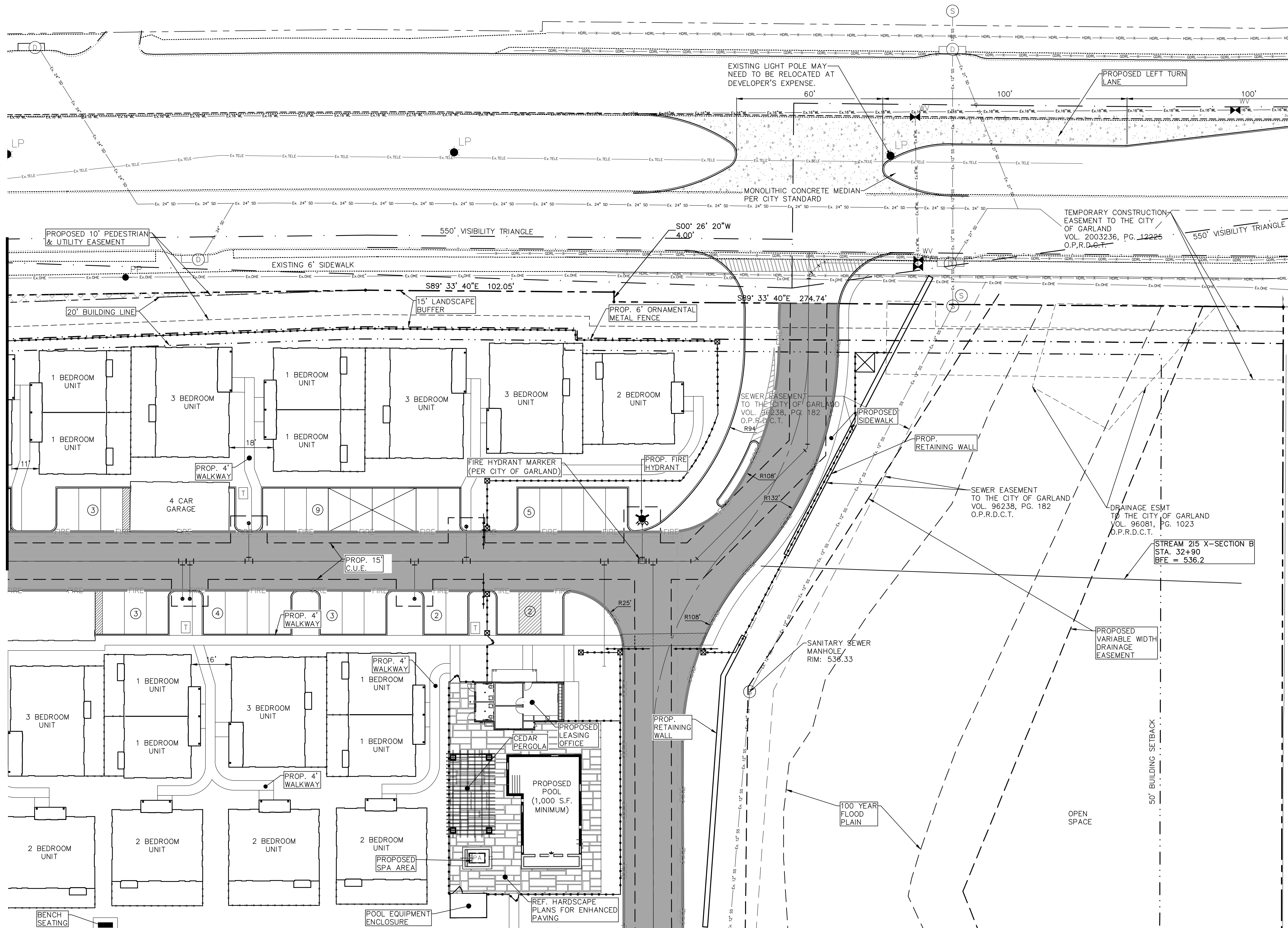
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DATE: 04-03-2017



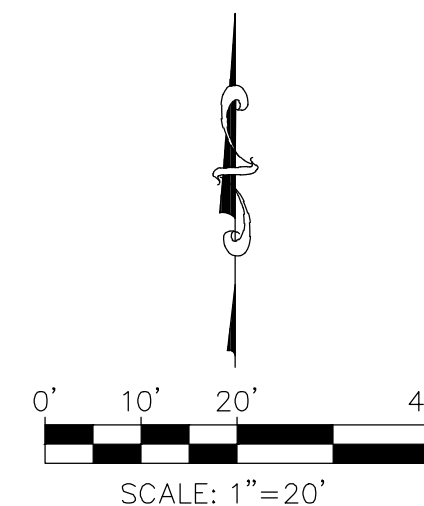
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CONTACT: DAVID GREER

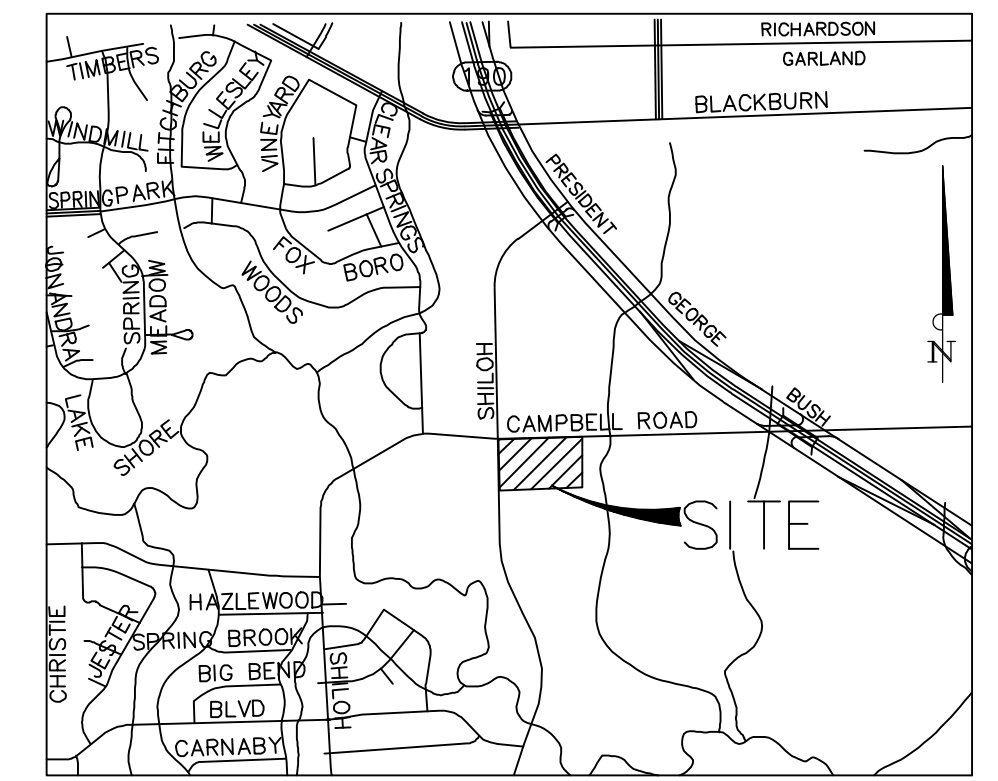
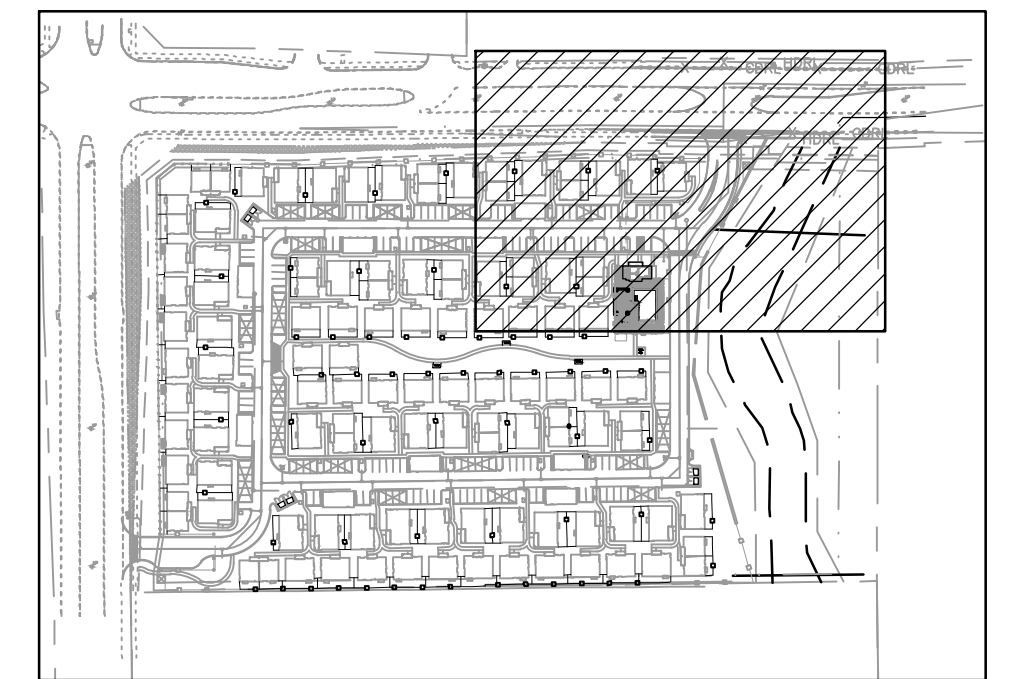
DEVELOPER
NEXMETRO COMMUNITIES
THREE ENERGY SQUARE
6688 N. CENTRAL EXPRESSWAY
SUITE, 278
DALLAS, TX 75206
(972) 795-00391



MATCH LINE SHEET 5



<u>BENCHMARKS</u>	
<u>PRIMARY BENCHMARK</u>	
CITY OF GARLAND MONUMENT #60	
N: 7044539.63	
E: 2527286.32	ELEV. = 584.2
<u>ONSITE BENCHMARKS</u>	
BM#1:	
SATISFACTORY SEWER MANHOLE, APPROX.	
350 L.F. N.W. OF S.E. PROPERTY CORNER	
N: 7042293.90	
E: 2531866.48	ELEV. = 538.7

VICINITY MAP
(NOT TO SCALE)

KEY MAP
N.T.S.

-
- 1-BEDROOM UNIT
- 2-BEDROOM UNIT
- 3-BEDROOM UNIT
- 4 CAR GARAGE
- COVERED PARKING (CARPORT)
- DUMPSTER ENCLOSURE
(6' MASONRY SCREENING WALL
TO MATCH BUILDING WITH 6'
SOLID METAL GATES)
- FIRE LANE (CONCRETE)
- R.O.W. DEDICATION

DETAIL PLAN for Avilla Creekside

557,328 s.f. out of P.H. Rice Survey
Abstract Number 1241
City of Garland
Dallas County, Texas

CITY CASE NUMBER: 160920-1
DATE: 04-03-2017

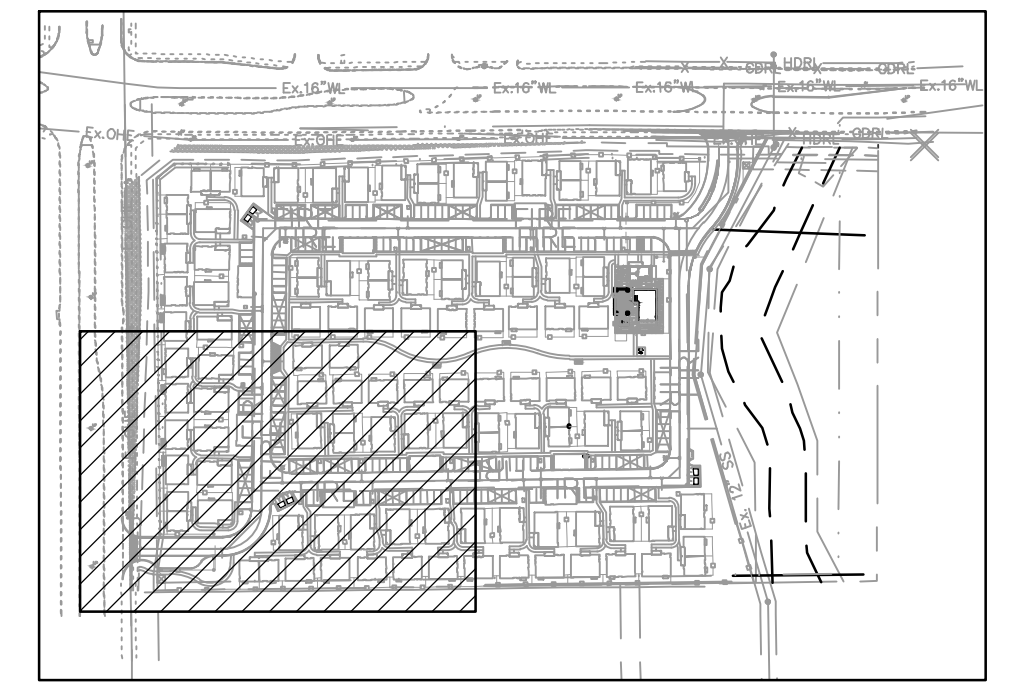
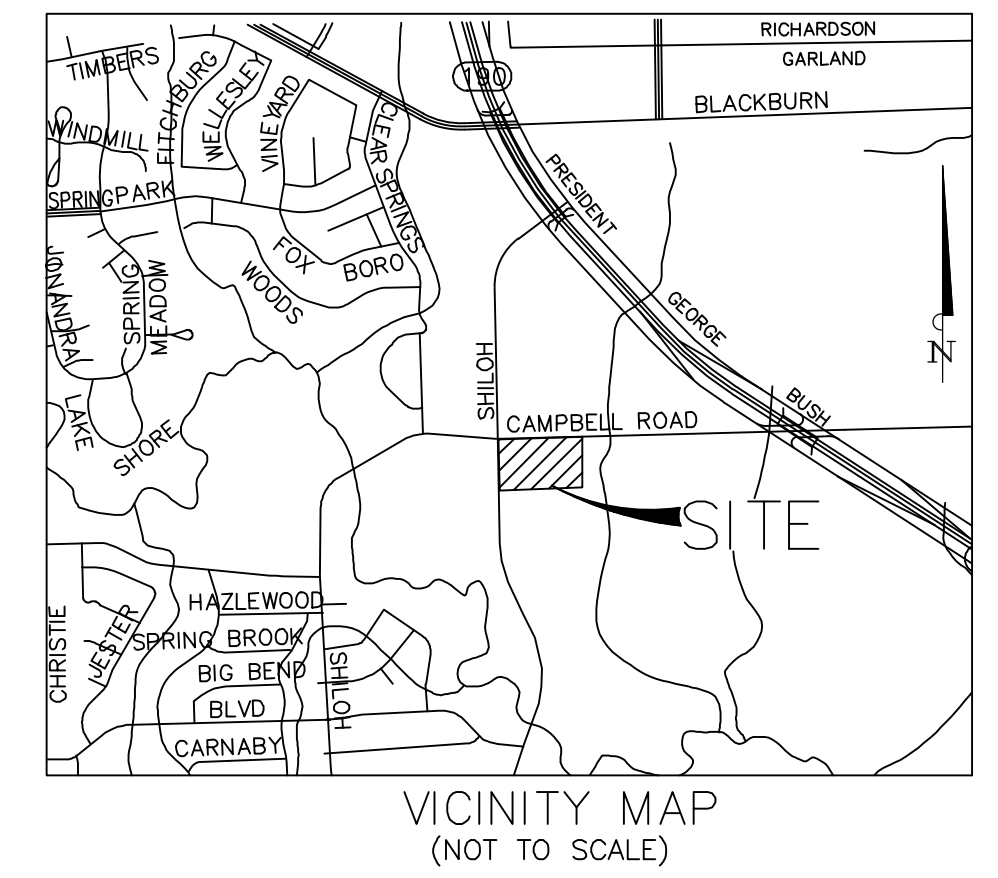


OWNER
PETER W. BALDWIN
9400 N. CENTRAL EXPRESSWAY
SUITE 320
DALLAS, TX 75213

ENGINEER:
BGE, INC.
500 WEST 7TH ST., SUITE 1800
FORT WORTH, TX 76102
(817) 872-6005
CONTACT: DAVID GREER

DEVELOPER
NEXMETRO COMMUNITIES
THREE ENERGY SQUARE
6688 N. CENTRAL EXPRESSWAY
SUITE, 278
DALLAS, TX 75206
(972) 795-00391

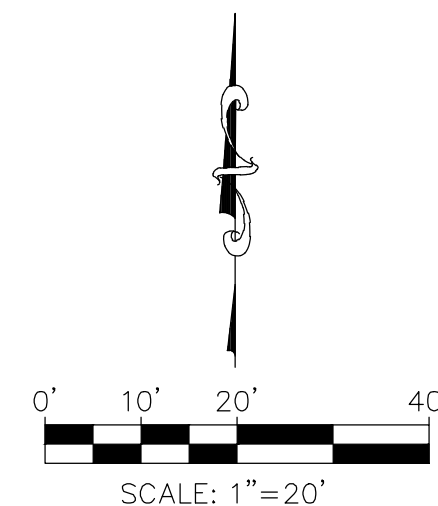
DETAIL PLAN
for
Avilla Creekside
557,328 s.f. out of P.H. Rice Survey
Abstract Number 1241
City of Garland
Dallas County, Texas
4 of 5



- 1-BEDROOM UNIT
- 2-BEDROOM UNIT
- 3-BEDROOM UNIT
- 4 CAR GARAGE
- COVERED PARKING (CARPORT)
- DUMPSTER ENCLOSURE
(6' MASONRY SCREENING WALL
TO MATCH BUILDING WITH 6'
SOLID METAL GATES)
- FIRE LANE (CONCRETE)
- R.O.W. DEDICATION
- OPTIONAL COVERED PATIO

LOT 1, BLOCK 1
REPLAT OF EQUINOX APARTMENTS
INST. NO. 200001020307
D.R.D.C.T.

<u>BENCHMARKS</u>	
<u>PRIMARY BENCHMARK</u>	
CITY OF GARLAND MONUMENT #60	
N: 7044539.63	
E: 2527286.32	ELEV.=584.25
<u>ONSITE BENCHMARKS</u>	
BM#1:	
SANITARY SEWER MANHOLE, APPROX.	
350 L.F. N.W. OF S.E. PROPERTY CORNER	
N: 7042293.90	
E: 2531866.48	ELEV.=538.75

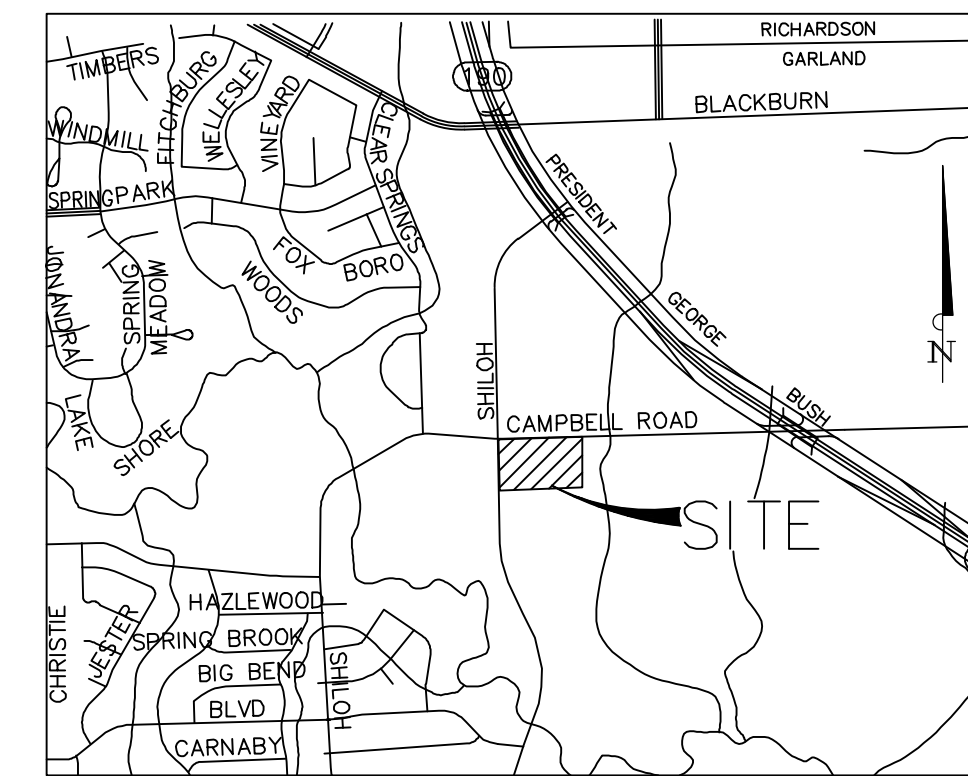
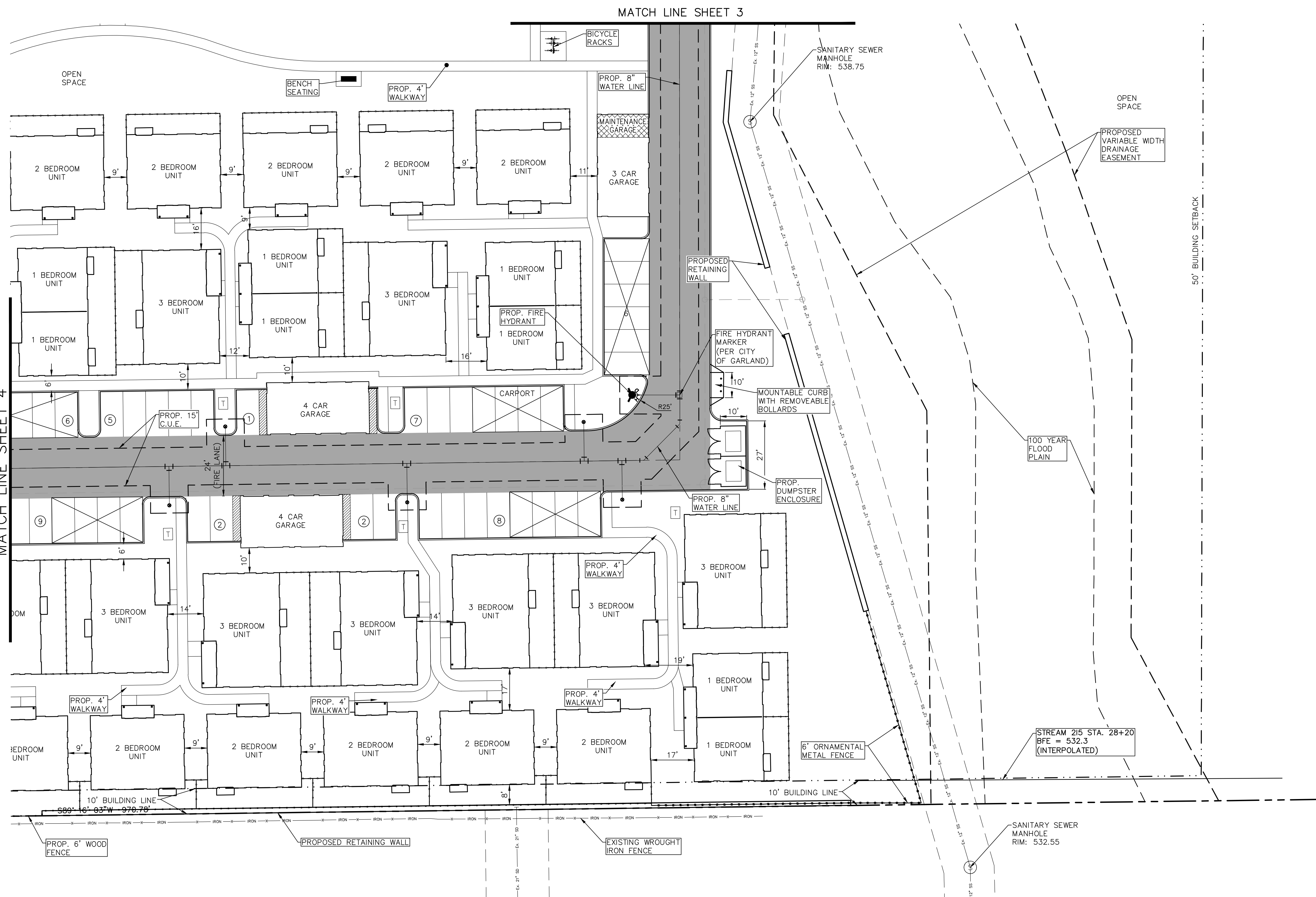


BGE, Inc.
500 West 7th St., Suite 1800
Forth Worth, TX 76102
Tel: 972-887-6130 • www.bgeinc.com
TBPE Registration No. F-1046
Contact: David Greer
Tel: 817-872-6005

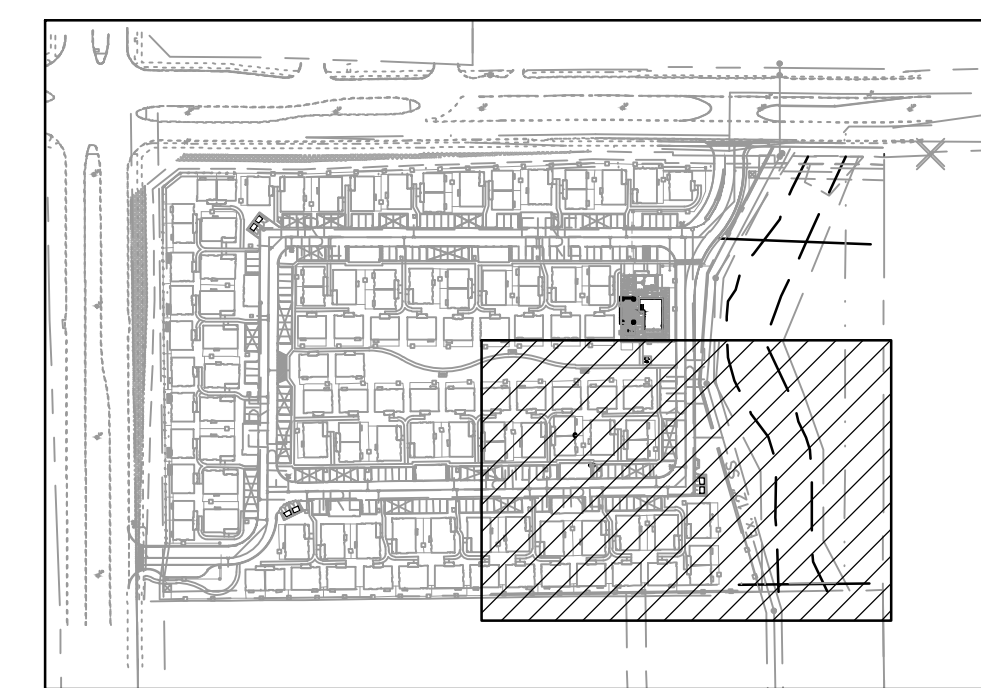
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VICINITY MAP
(NOT TO SCALE)

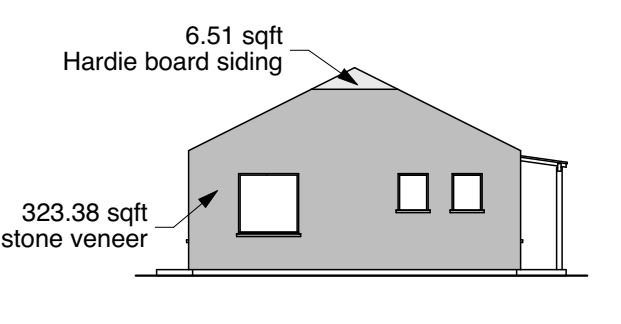


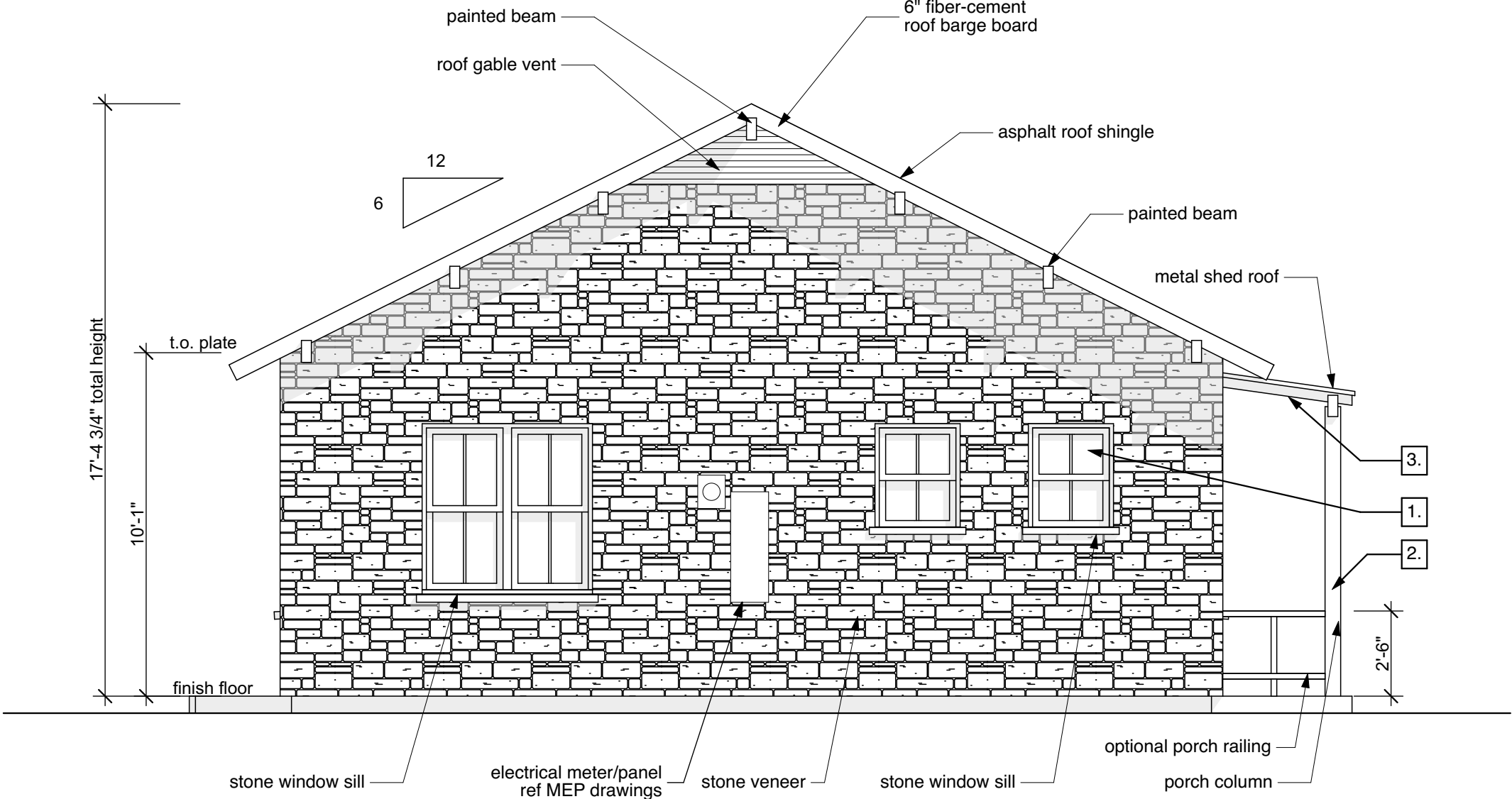
KEY MAP
N.T.S.

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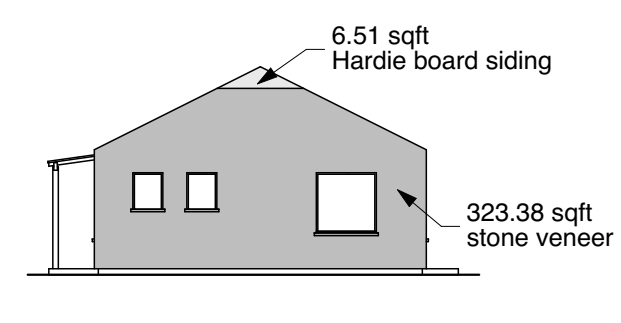
DETAIL PLAN
for
Avilla Creekside
557,328 s.f. out of P.H. Rice Survey
Abstract Number 1241
City of Garland
Dallas County, Texas
5 of 5

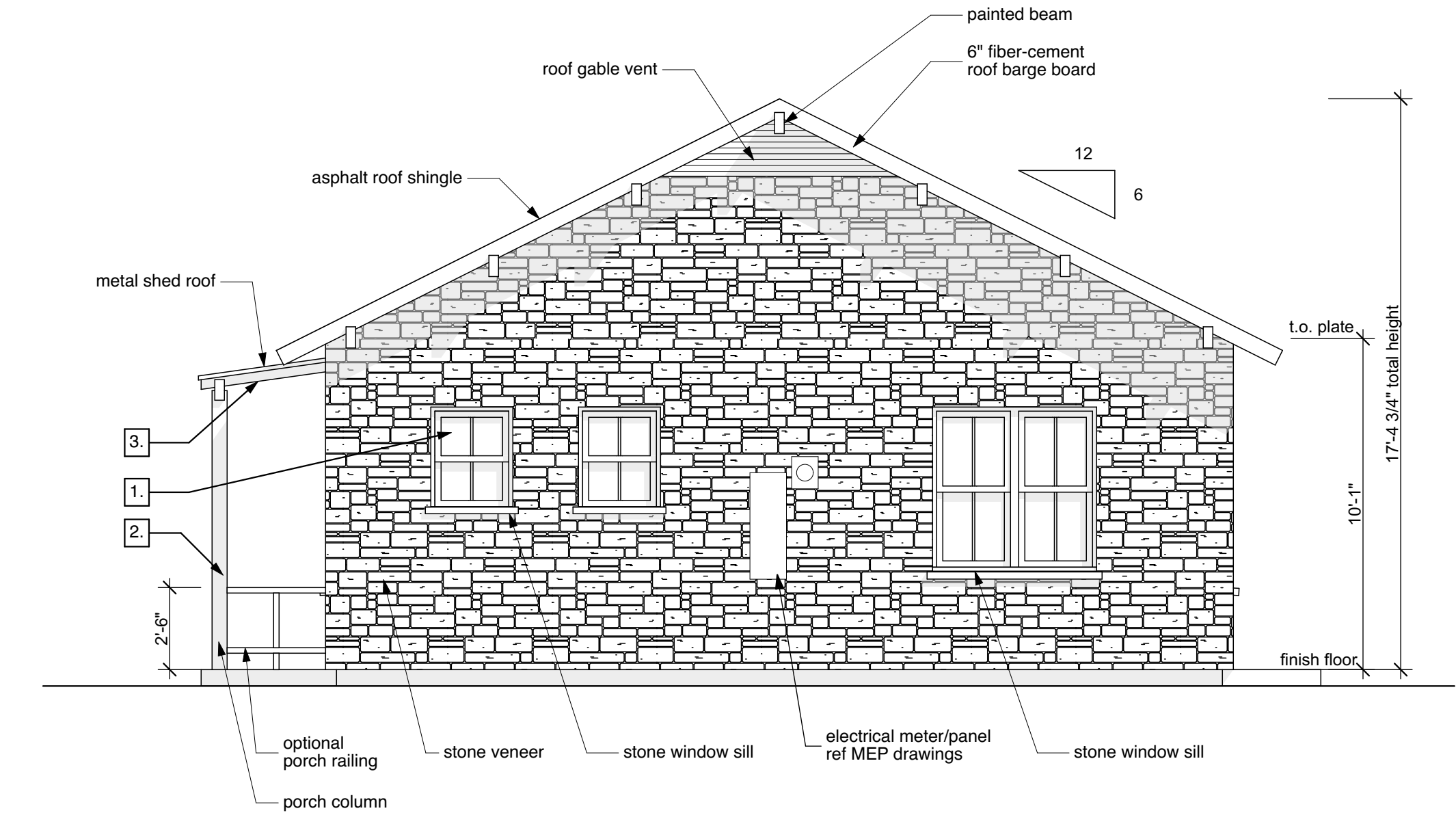
CITY CASE NUMBER: 160920-1
DATE: 04-03-2017

Architectural Elements Table - 1A		Facade Materials Table - 1A			
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%	
1.	Multiple pane windows	stone veneer	323.38 sqft	98%	
2.	Front porch w/ decorative columns & optional railing	brick veneer	NA	NA	
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	6.51 sqft	2%	
SUM TOTAL			329.89 sqft	100%	

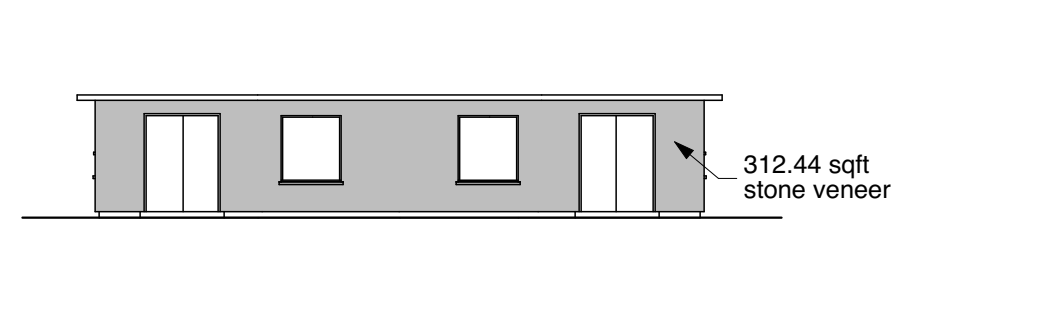


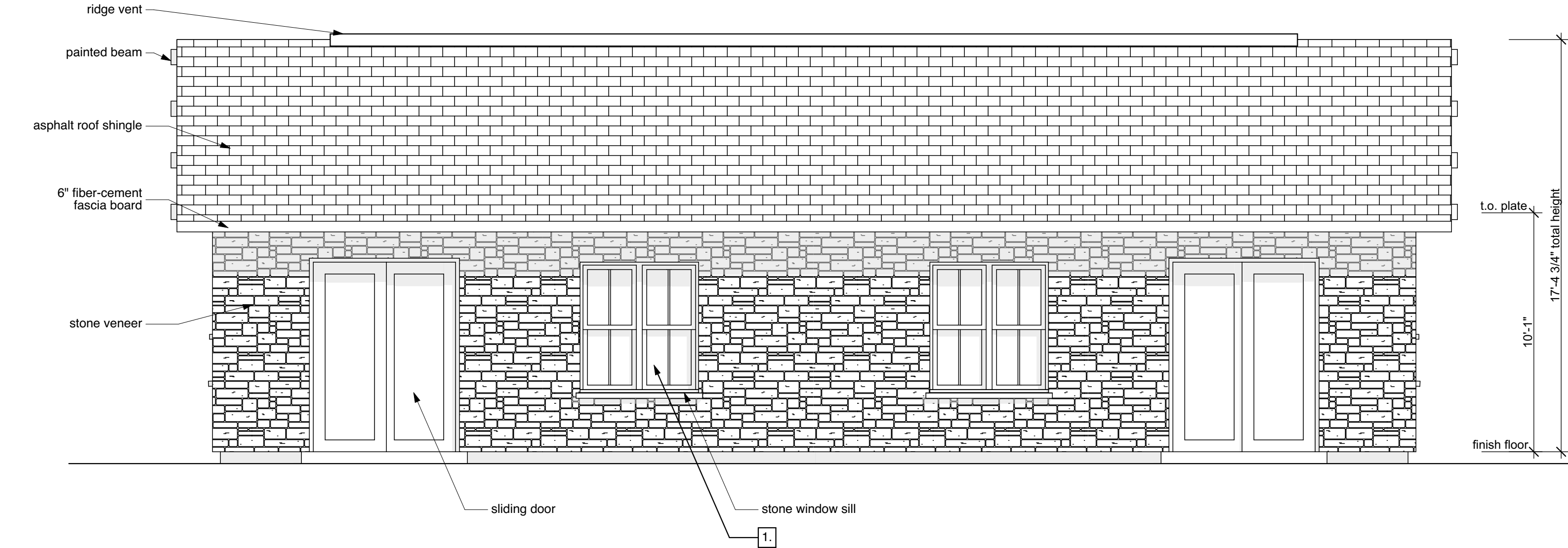
04 Left Elevation - 1A
SCALE: 1/4" = 1'-0"

Architectural Elements Table - 1A		Facade Materials Table - 1A			
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%	
1.	Multiple pane windows	stone veneer	323.38 sqft	98%	
2.	Front porch w/ decorative columns & optional railing	brick veneer	NA	NA	
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	6.51 sqft	2%	
SUM TOTAL			329.89 sqft	100%	

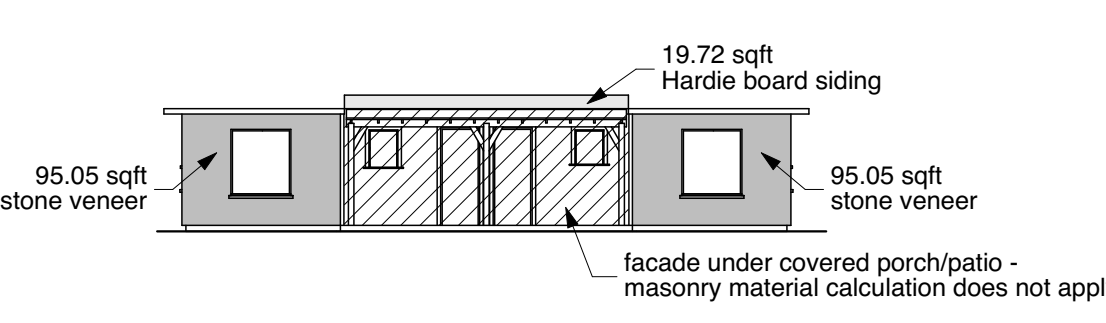


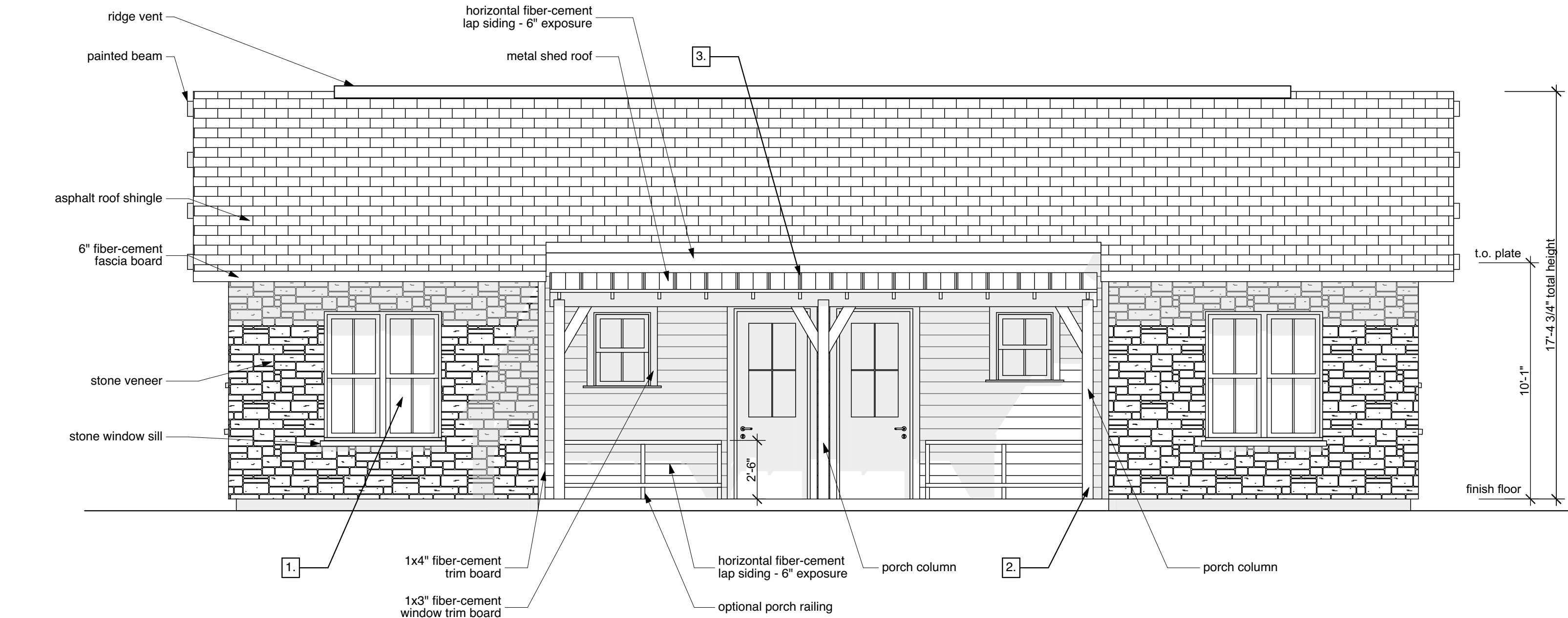
03 Right Elevation - 1A
SCALE: 1/4" = 1'-0"

Architectural Elements Table - 1A		Facade Materials Table - 1A			
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%	
1.	Multiple pane windows	stone veneer	312.44 sqft	100%	
2.	Front porch w/ decorative columns & optional railing	brick veneer	NA	NA	
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	NA	NA	
SUM TOTAL			312.44 sqft	100%	



02 Back Elevation - 1A
SCALE: 1/4" = 1'-0"

Architectural Elements Table - 1A		Facade Materials Table - 1A				Front Facade Window/Door Percentage - 1A			
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%		27.57 sq ft	32.31 sq ft	10.14 sq ft	508.17 sq ft overall facade area
1.	Multiple pane windows	stone veneer	190.10 sqft	90%		10.14 sq ft	32.31 sq ft	27.57 sq ft	140.04 sq ft total door/window area
2.	Front porch w/ decorative columns & optional railing	brick veneer	NA	NA		facade under covered porch/patio - masonry material calculation does not apply			
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	19.72 sqft	10%		overall facade area	508.17 sq ft	window/door area	140.04 sq ft
SUM TOTAL			209.82 sqft	100%				27.6%	27.6%



01 Front Elevation - 1A
SCALE: 1/4" = 1'-0"



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Owner
NexMetro Communities
Architect
DSGN Associates, Inc.
MEP Consultant
Jordan and Skala Engineers, Inc.
Structural Engineer
Childress Engineering Services
General Contractor
BBL Builders, LP

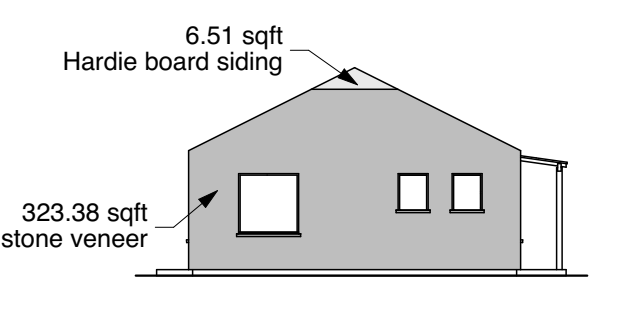
NOT FOR CONSTRUCTION
IN PROGRESS

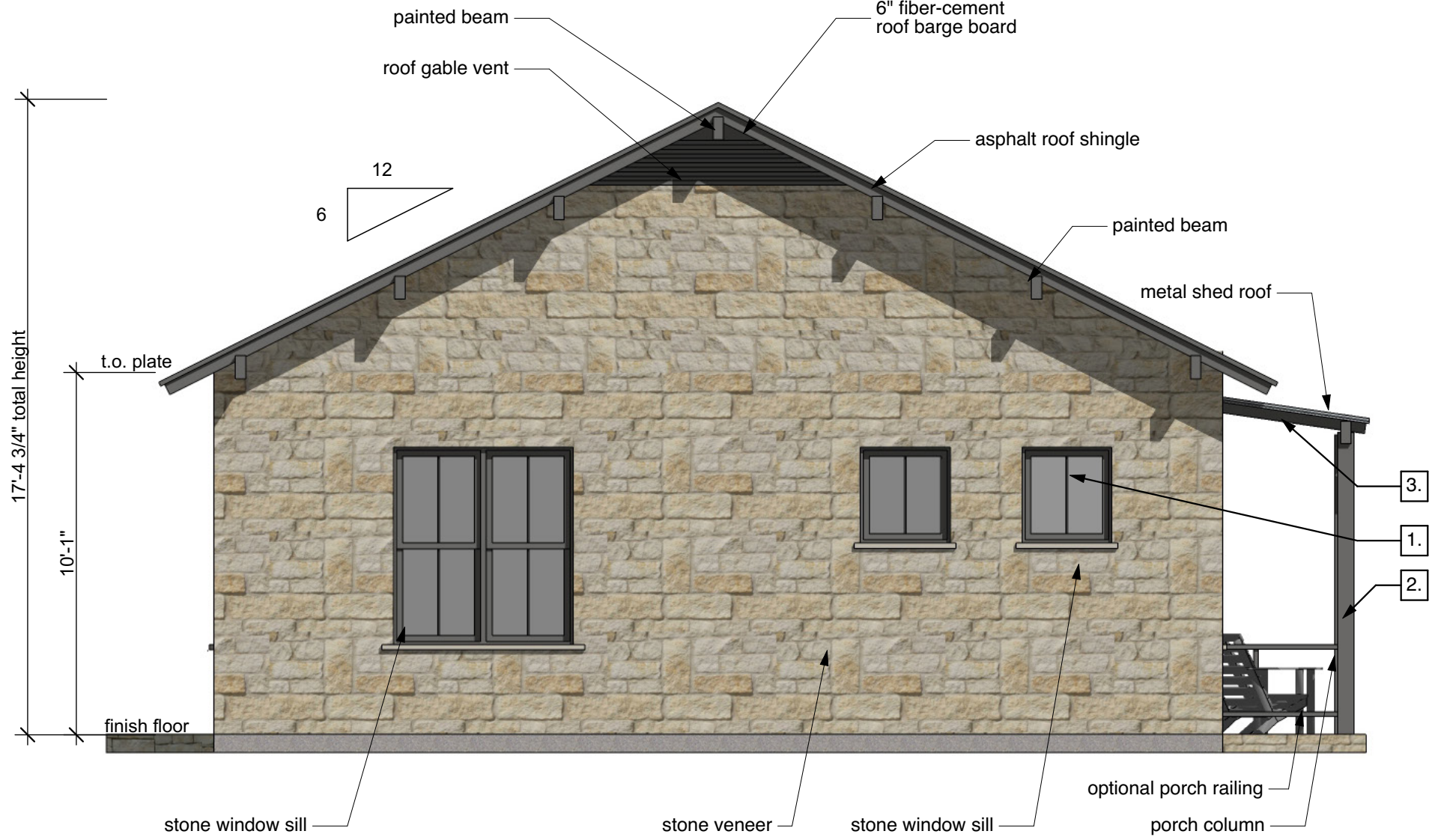
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Robert L. Meckfessel, FAIA.

Avilla - Creekside
Garland, Texas
1611.00

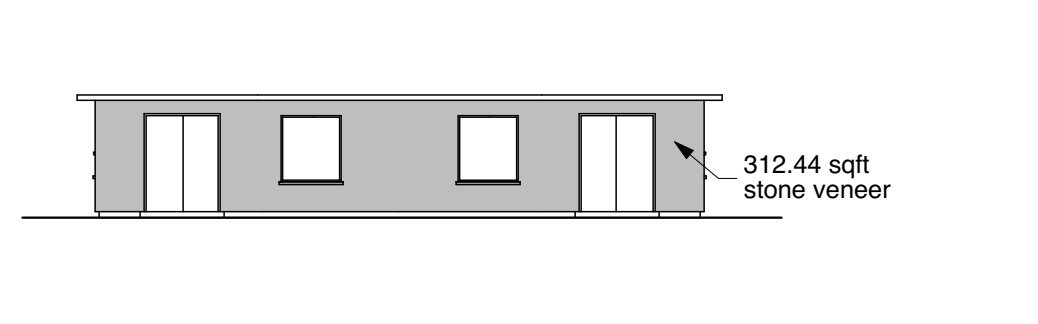
22 Feb 17 Case No: 160920.1
22 Mar 17 Case No: 160920.1
03 Apr 17 Case No: 160920.1

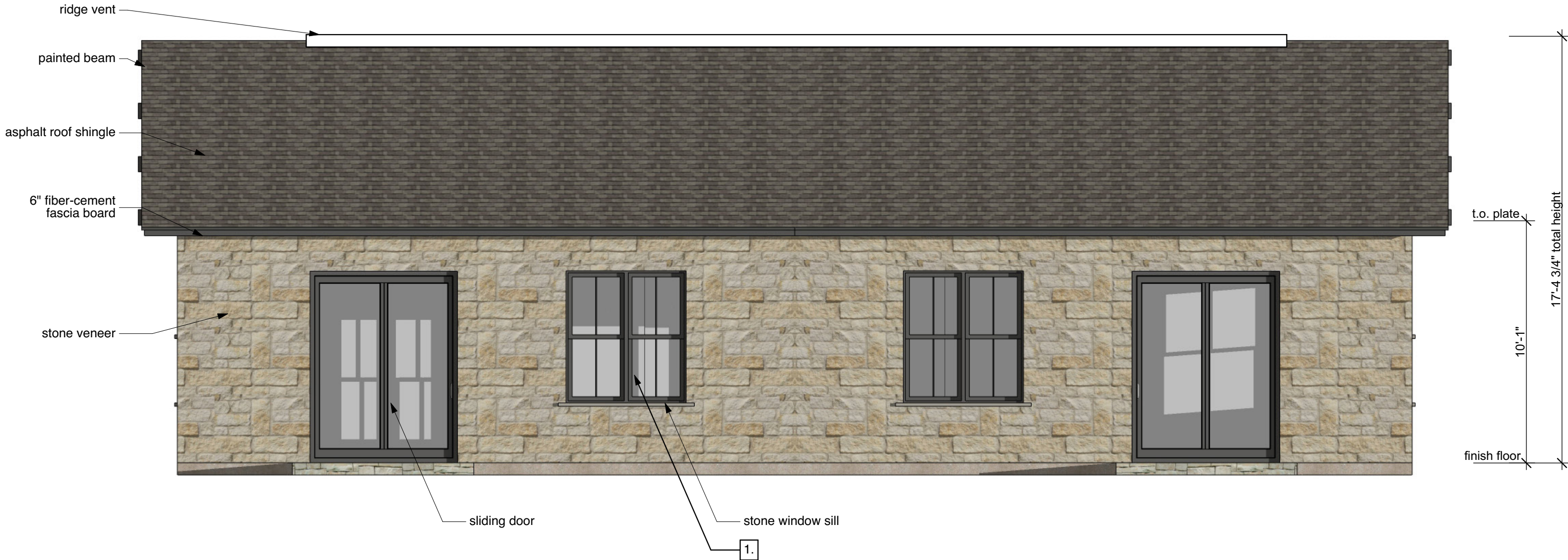
Exterior Elevations
1A - B/W
A1.02

Architectural Elements Table - 1A		Facade Materials Table - 1A			
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%	
1.	Multiple pane windows	stone veneer	323.38 sqft	98%	
2.	Front porch w/ decorative columns & optional railing	brick veneer	NA	NA	
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	6.51 sqft	2%	
SUM TOTAL			329.89 sqft	100%	

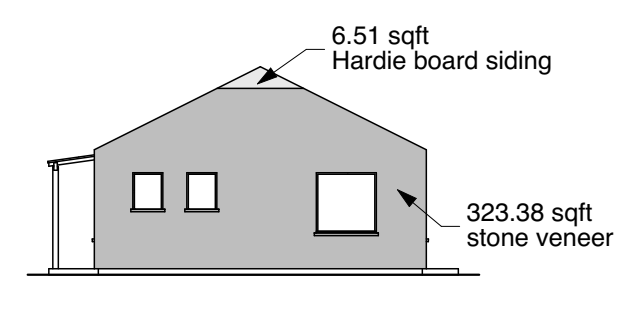


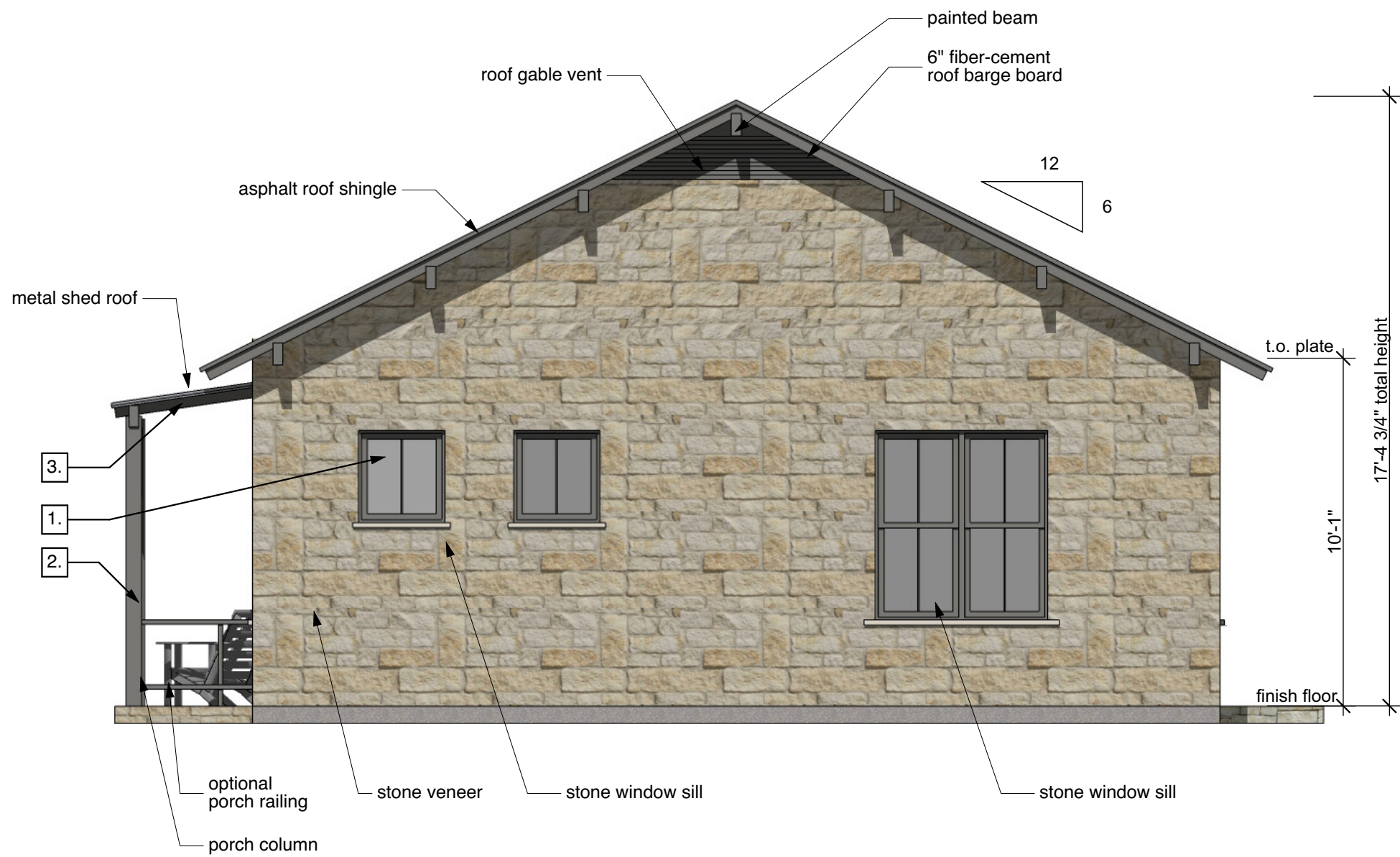
04 Left Elevation - 1A
NOT TO SCALE

Architectural Elements Table - 1A		Facade Materials Table - 1A			
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%	
1.	Multiple pane windows	stone veneer	312.44 sqft	100%	
2.	Front porch w/ decorative columns & optional railing	brick veneer	NA	NA	
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	NA	NA	
SUM TOTAL			312.44 sqft	100%	

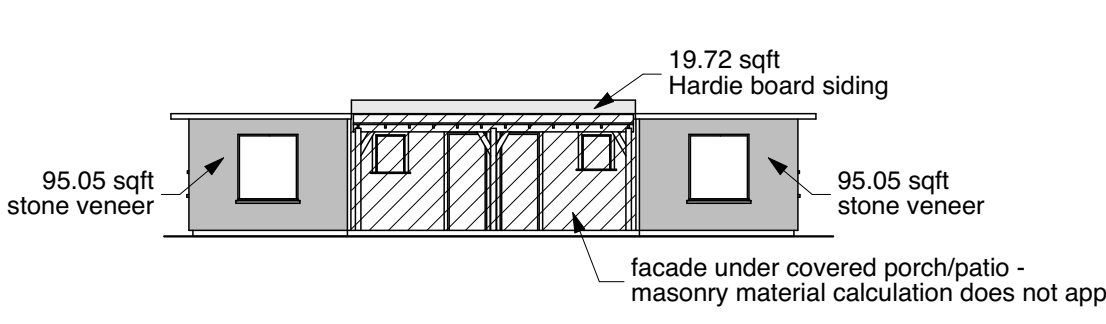


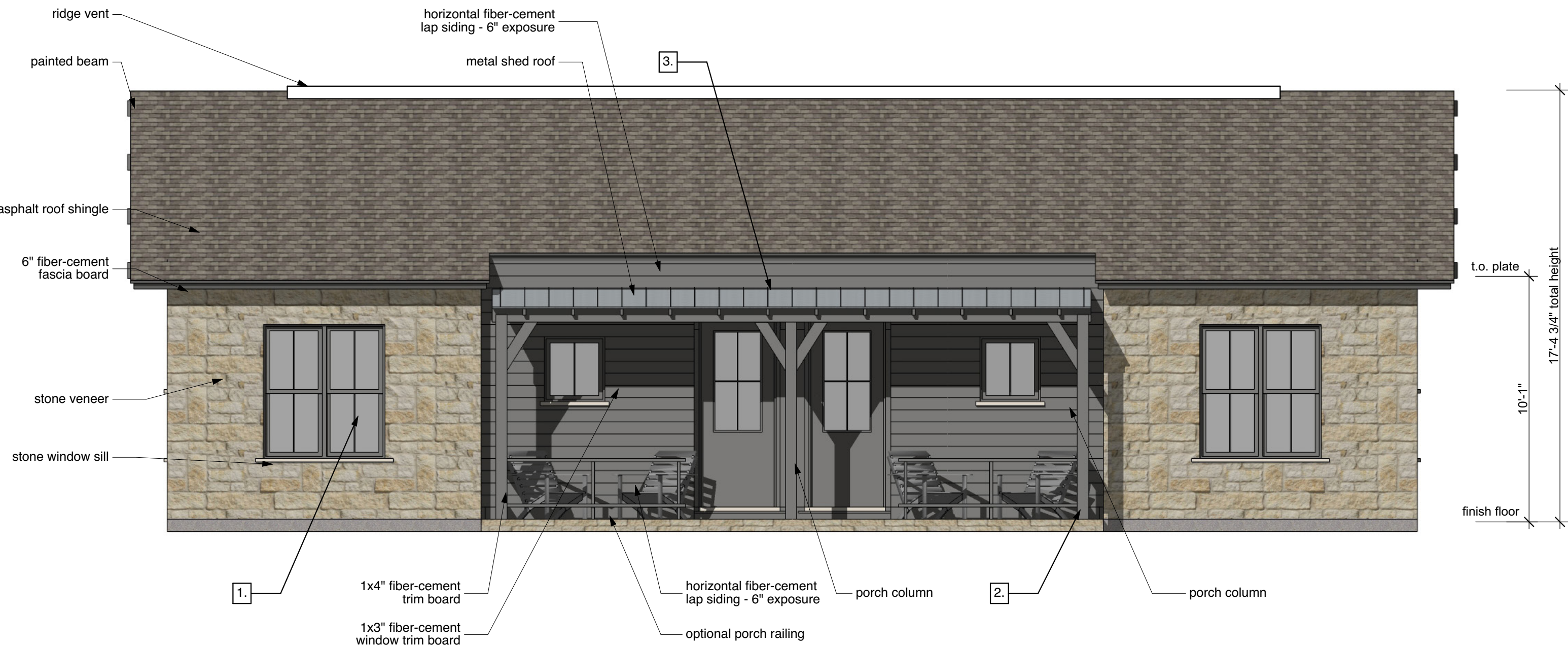
02 Back Elevation - 1A
NOT TO SCALE

Architectural Elements Table - 1A		Facade Materials Table - 1A			
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%	
1.	Multiple pane windows	stone veneer	323.38 sqft	98%	
2.	Front porch w/ decorative columns & optional railing	brick veneer	NA	NA	
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	6.51 sqft	2%	
SUM TOTAL			329.89 sqft	100%	



03 Right Elevation - 1A
NOT TO SCALE

Architectural Elements Table - 1A		Facade Materials Table - 1A				Front Facade Window/Door Percentage - 1A				
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%		27.57 sq ft	32.31 sq ft	10.14 sq ft	508.17 sq ft overall facade area	
1.	Multiple pane windows	stone veneer	190.10 sqft	90%		10.14 sq ft	32.31 sq ft	27.57 sq ft	140.04 sq ft total door/window area	
2.	Front porch w/ decorative columns & optional railing	brick veneer	NA	NA						
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	19.72 sqft	10%						
SUM TOTAL			209.82 sqft	100%		overall facade area	508.17 sq ft	window/door area	140.04 sq ft	27.6% window/door area



01 Front Elevation - 1A
NOT TO SCALE



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Owner
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Architect
DSGN Associates, Inc.
MEP Consultant
Jordan and Skala Engineers, Inc.
Structural Engineer
Childress Engineering Services
General Contractor
BBL Builders, LP

NOT FOR CONSTRUCTION
IN PROGRESS

Not for regulatory approval,
permitting, or construction.
Issued under the authority of
Robert L. Meckessel, FAIA.
0 2 4 8'
scale = 1/4" = 1'-0"

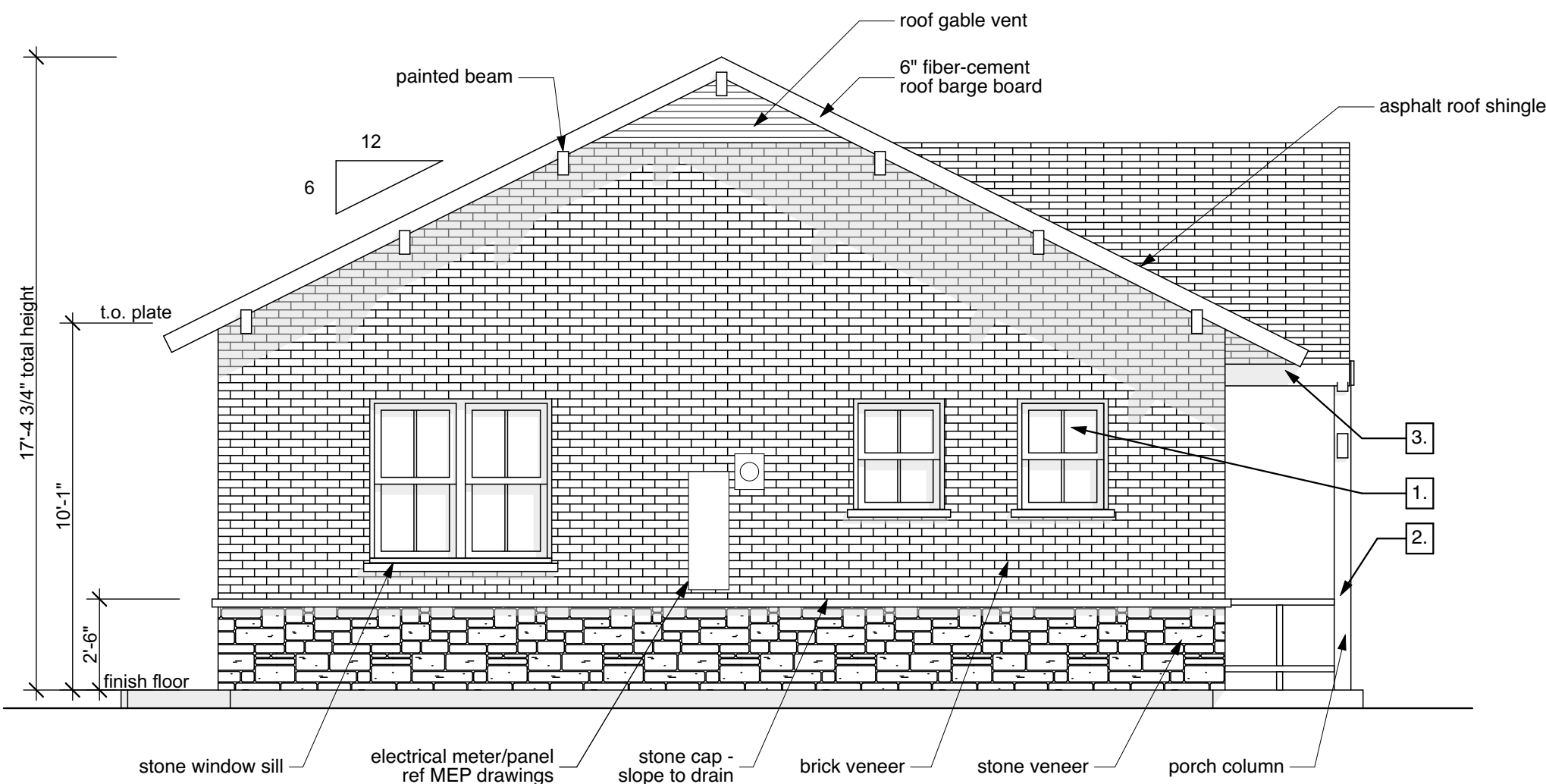
Avilla - Creekside
Garland, Texas
1611.00

22 Feb 17 Case No: 160920.1
22 Mar 17 Case No: 160920.1
03 Apr 17 Case No: 160920.1

Color Exterior
Elevation 1A

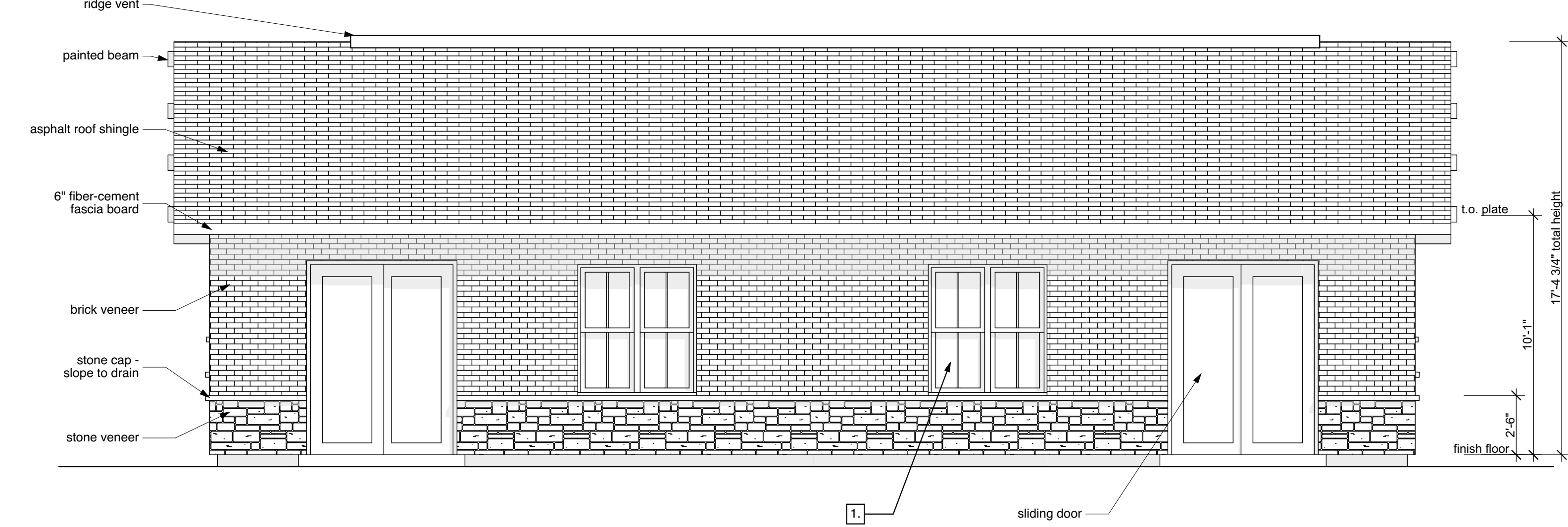
A1.03

Architectural Elements Table - 1B		Facade Materials Table - 1B		
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%
1.	Multiple pane windows	stone veneer	69.17 sqft	21%
2.	Front porch w/ decorative columns & optional railing	brick veneer	256.71 sqft	77%
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	6.51 sqft	2%
SUM TOTAL			332.39 sqft	100%



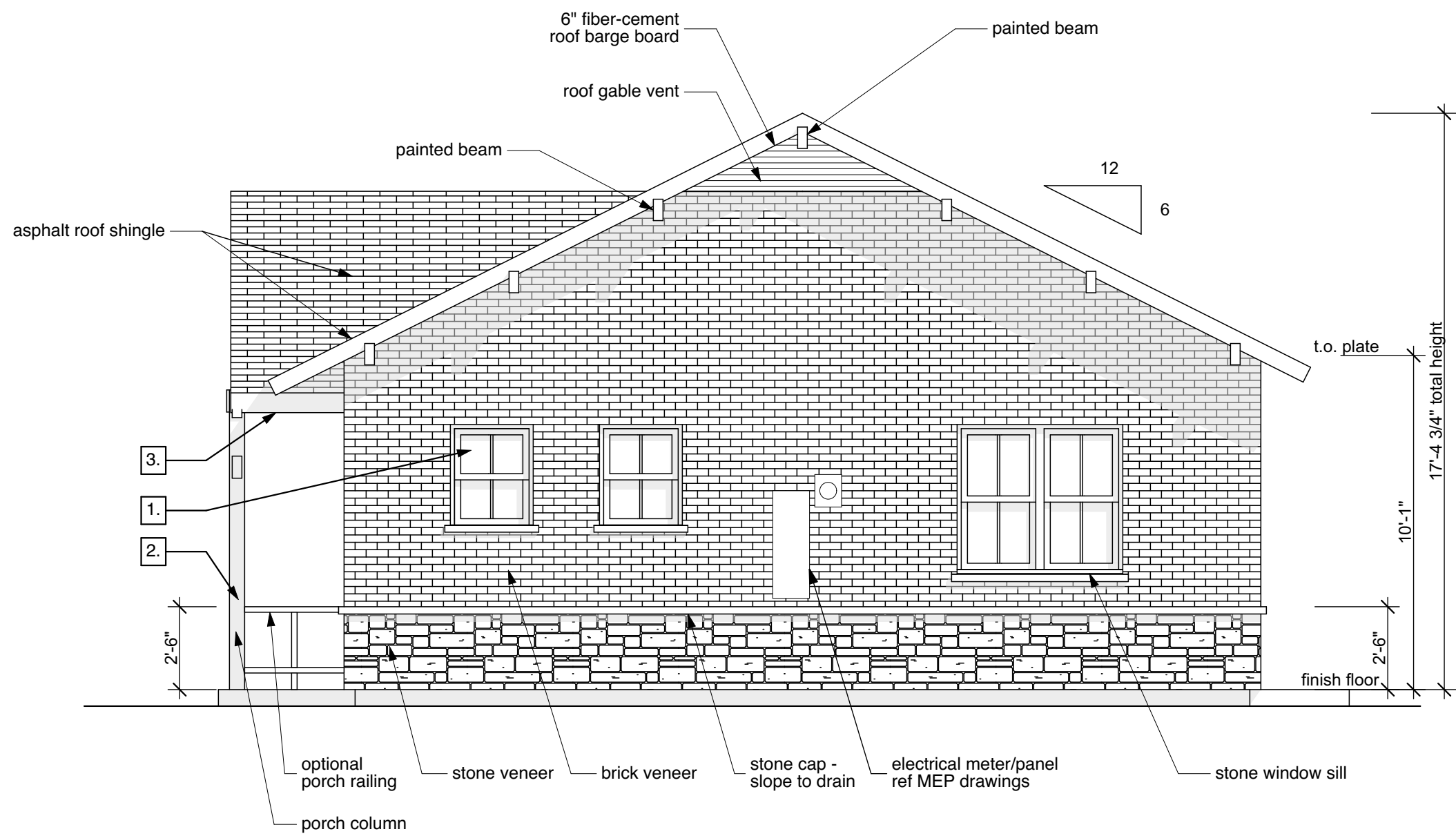
04 Left Elevation - 1B
SCALE: 1/4" = 1'-0"

Architectural Elements Table - 1B		Facade Materials Table - 1B		
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%
1.	Multiple pane windows	stone veneer	95.22 sqft	31%
2.	Front porch w/ decorative columns & optional railing	brick veneer	217.23 sqft	69%
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	NA	NA
SUM TOTAL			312.45 sqft	100%



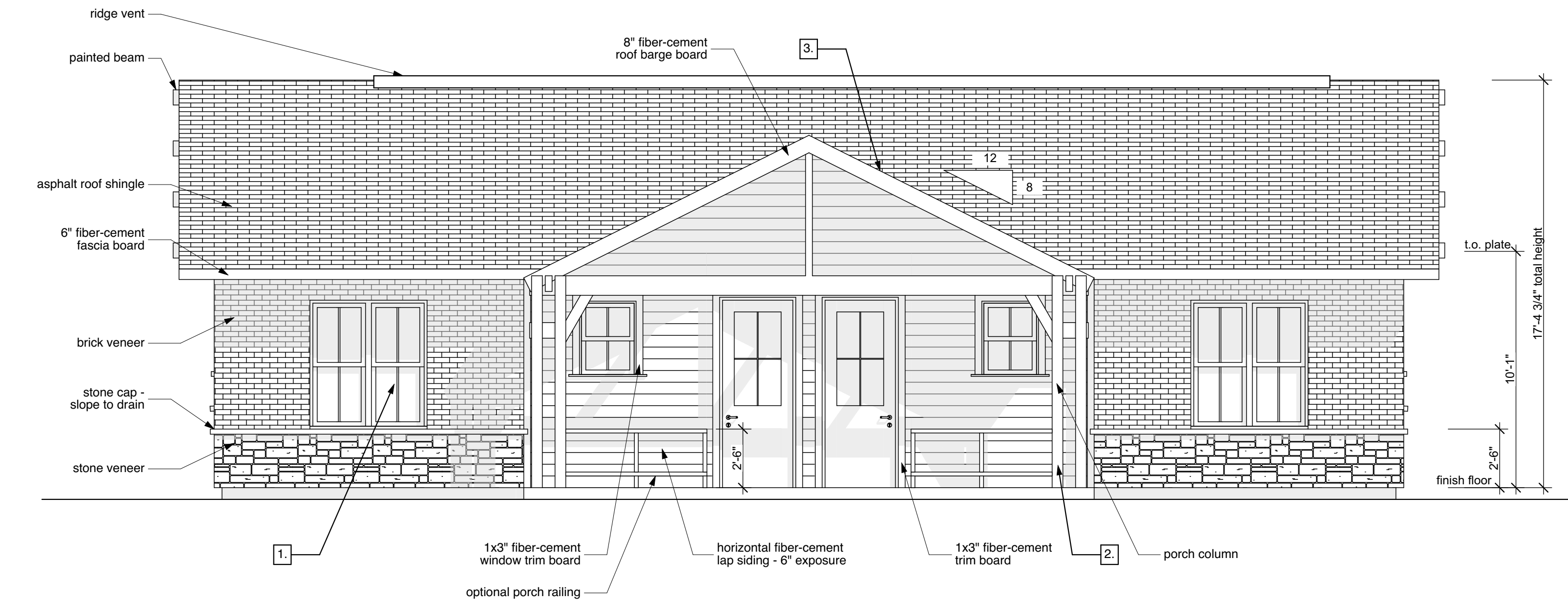
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SCALE: 1/4" = 1'-0"

Architectural Elements Table - 1B		Facade Materials Table - 1B		
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%
1.	Multiple pane windows	stone veneer	69.17 sqft	21%
2.	Front porch w/ decorative columns & optional railing	brick veneer	256.71 sqft	77%
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	6.51 sqft	2%
SUM TOTAL			332.39 sqft	100%



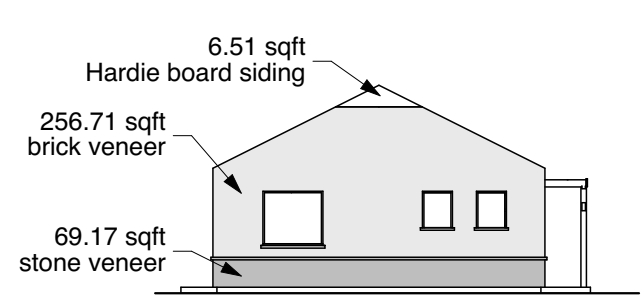
03 Right Elevation - 1B
SCALE: 1/4" = 1'-0"

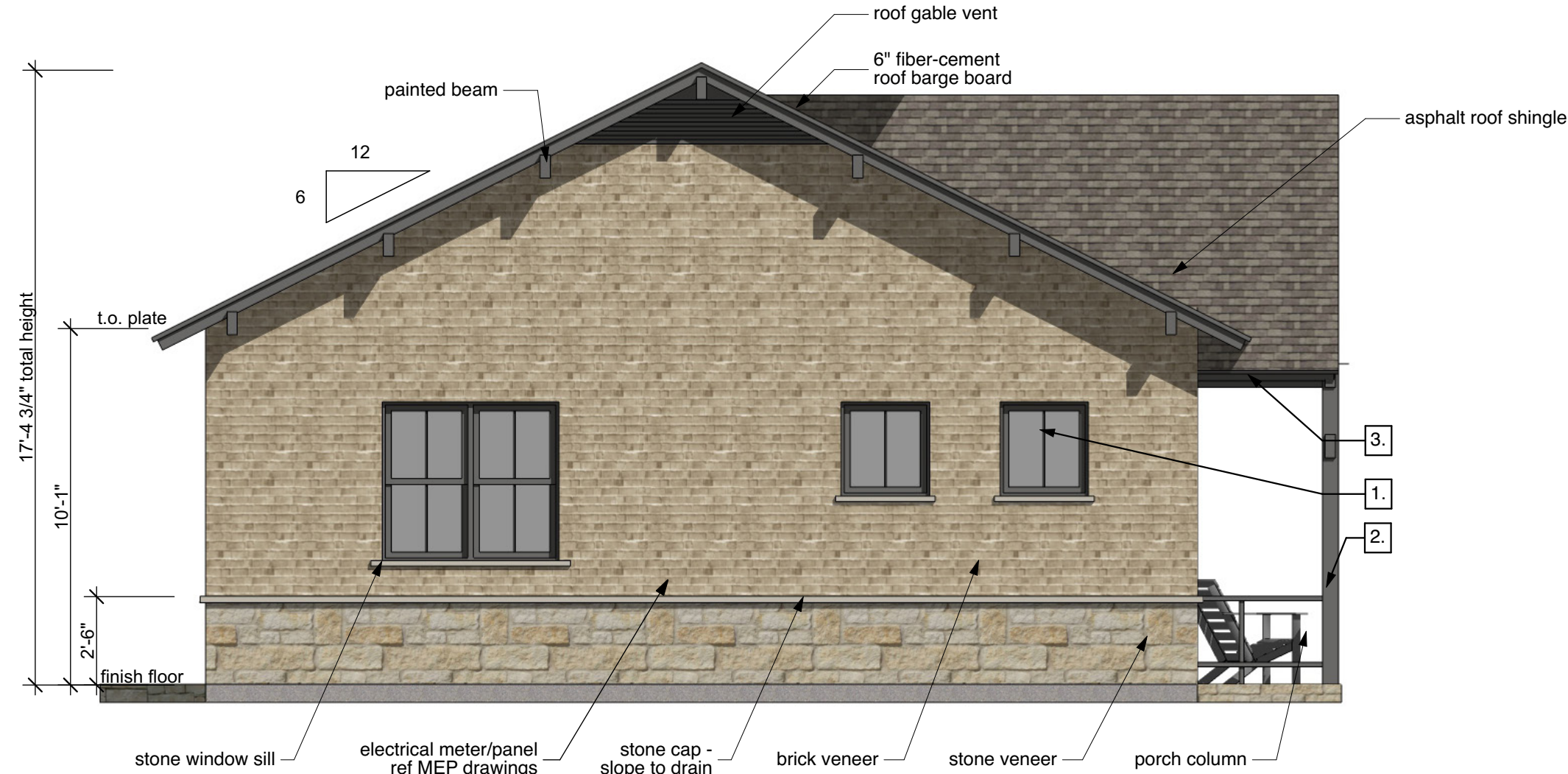
Architectural Elements Table - 1B		Facade Materials Table - 1B		
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%
1.	Multiple pane windows	stone veneer	66.04 sqft	37%
2.	Front porch w/ decorative columns & optional railing	brick veneer	113.62 sqft	63%
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	NA	NA
SUM TOTAL			179.66 sqft	100%



01 Front Elevation - 1B
SCALE: 1/4" = 1'-0"

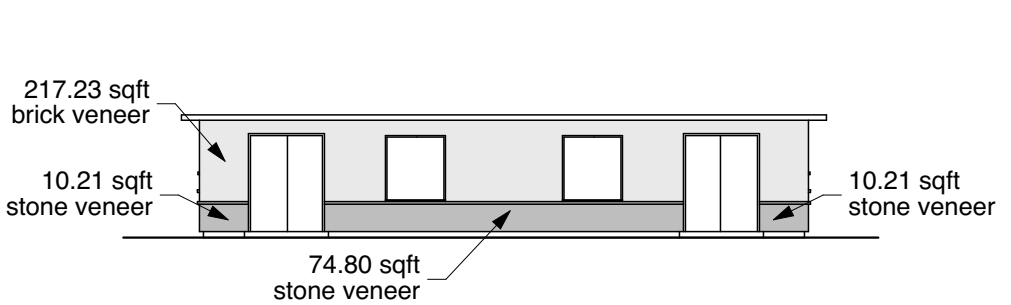
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3.	Covered front porch, at least 40 sq.ft	Hardie board siding	6.51 sqft	2%
SUM TOTAL			332.39 sqft	100%

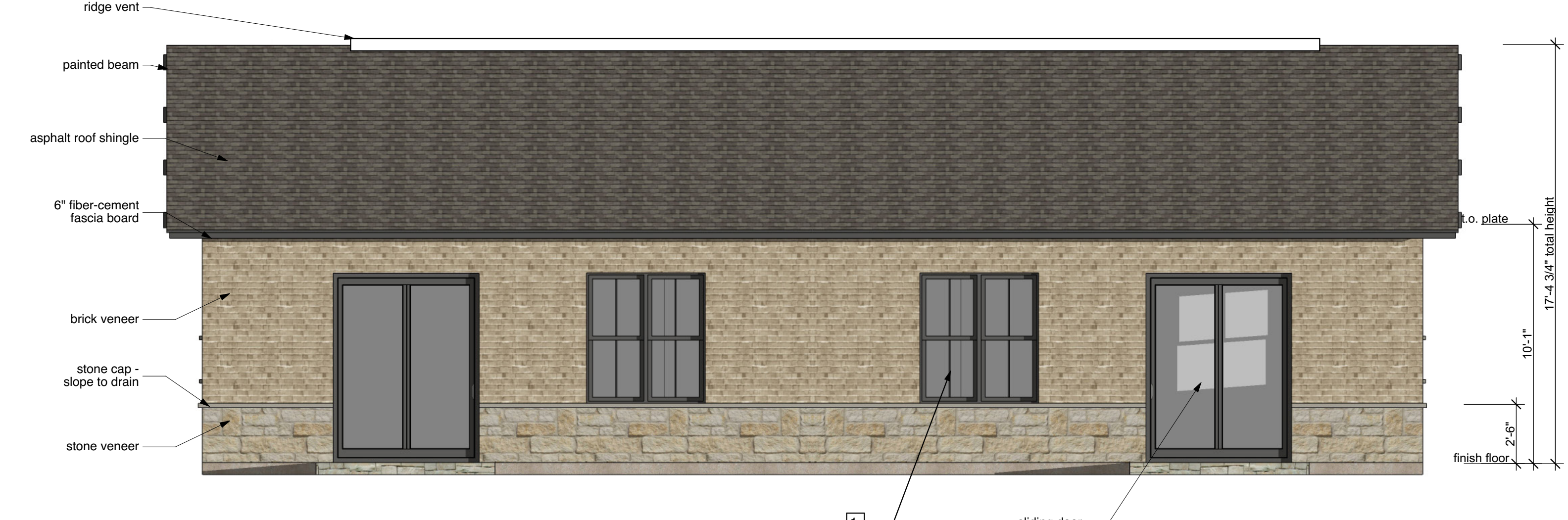




04 Left Elevation - 1B
NOT TO SCALE

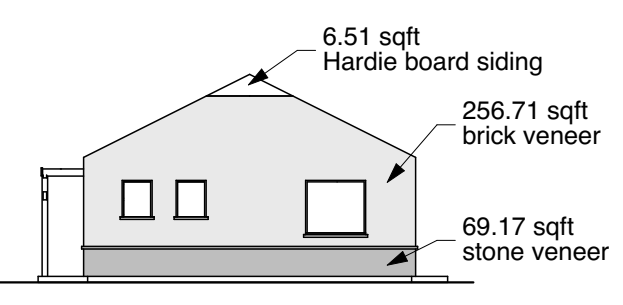
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1.	Multiple pane windows	stone veneer	95.22 sqft	31%
2.	Front porch w/ decorative columns & optional railing	brick veneer	217.23 sqft	69%
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	NA	NA
SUM TOTAL			312.45 sqft	100%

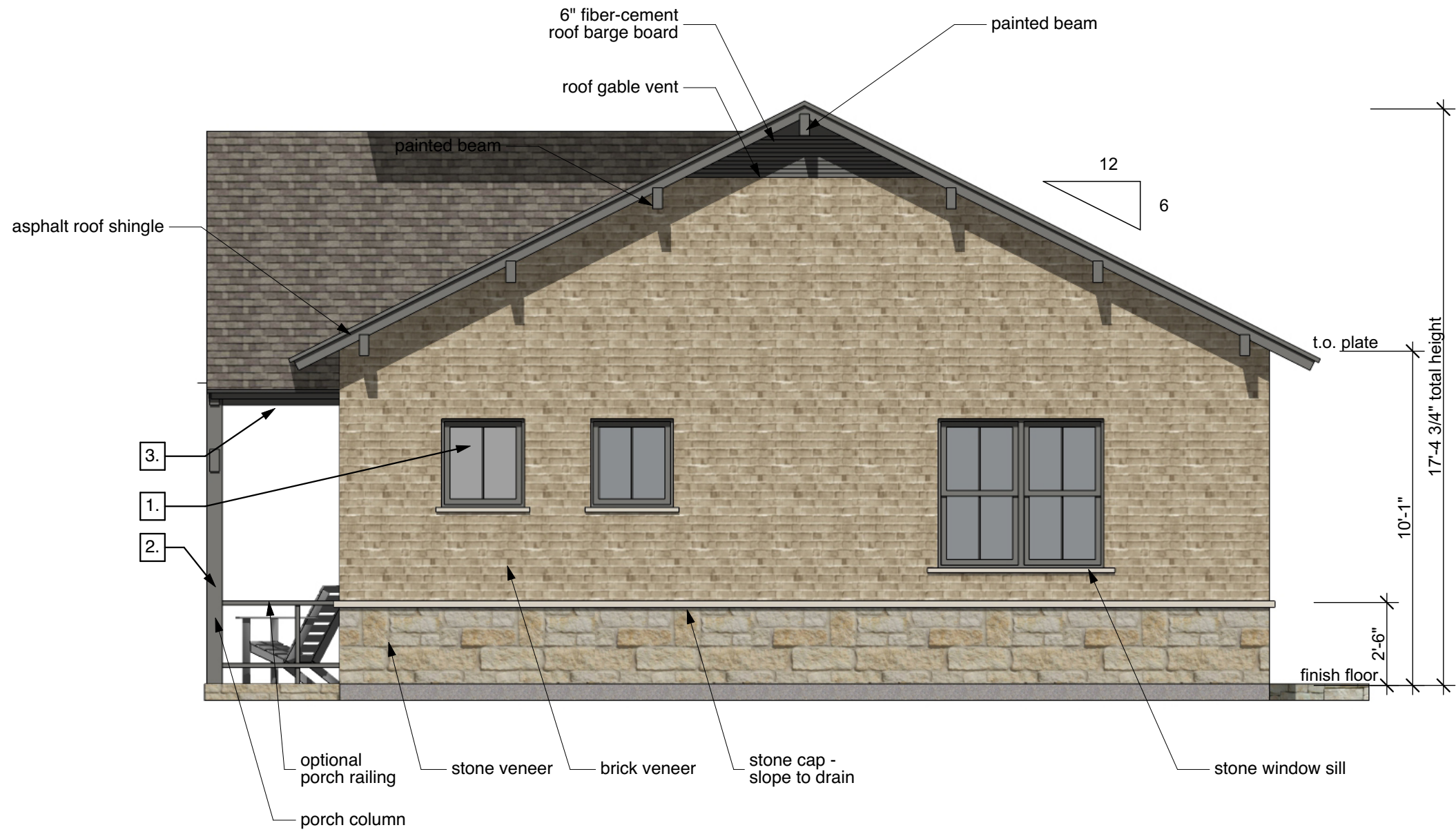




02 Back Elevation - 1B
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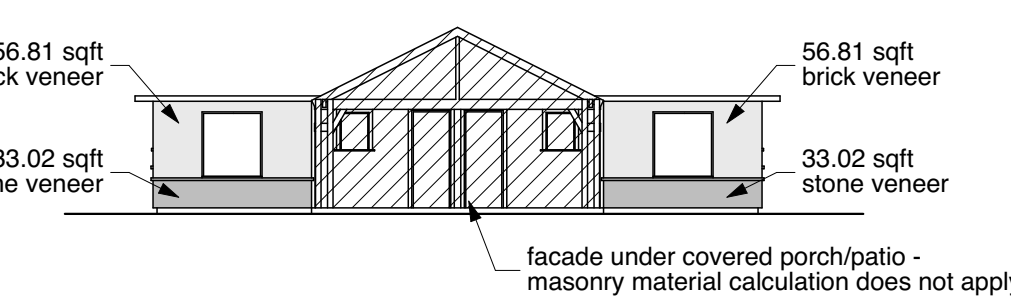
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NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%
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2.	Front porch w/ decorative columns & optional railing	brick veneer	256.71 sqft	77%
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	6.51 sqft	2%
SUM TOTAL			332.39 sqft	100%





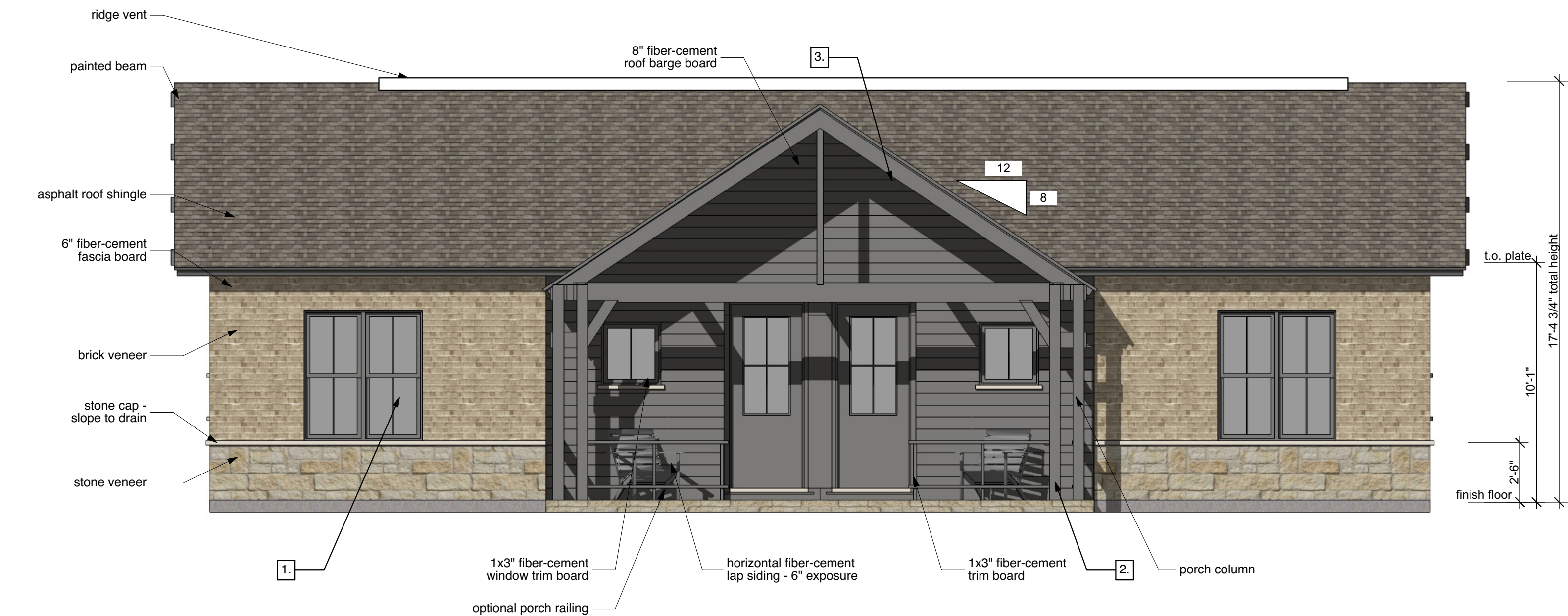
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1.	Multiple pane windows	stone veneer	66.04 sqft	37%
2.	Front porch w/ decorative columns & optional railing	brick veneer	113.62 sqft	63%
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	NA	NA
SUM TOTAL			179.66 sqft	100%



Front Facade Window/Door Percentage - 1B

27.57 sq ft	32.31 sq ft	10.14 sq ft	526.68 sq ft overall facade area
10.14 sq ft	32.31 sq ft	27.57 sq ft	140.04 sq ft total door/window area
overall facade area	526.68 sq ft	window/door area	140.04 sq ft
			26.6% window/door area



01 Front Elevation - 1B
NOT TO SCALE



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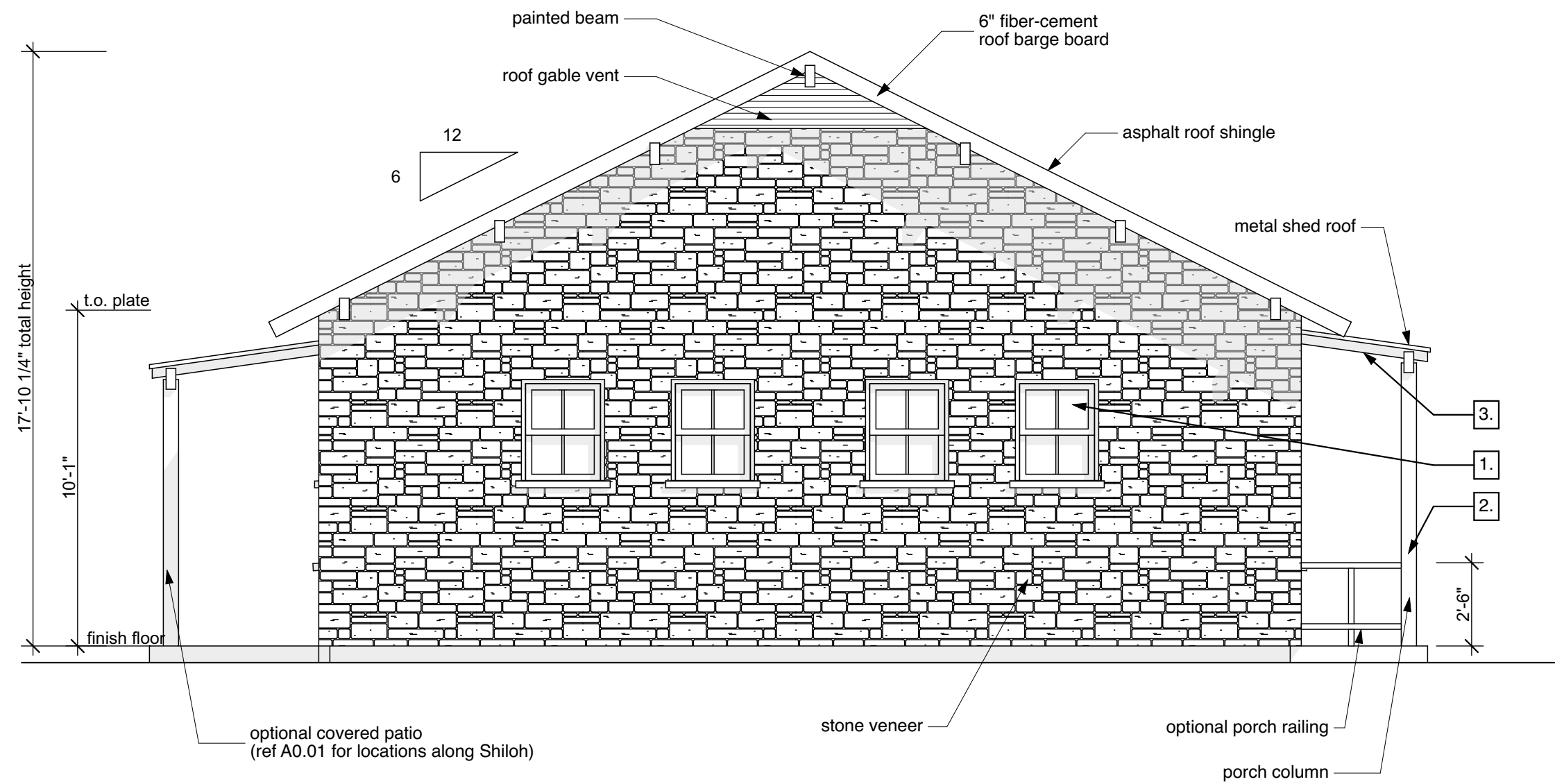
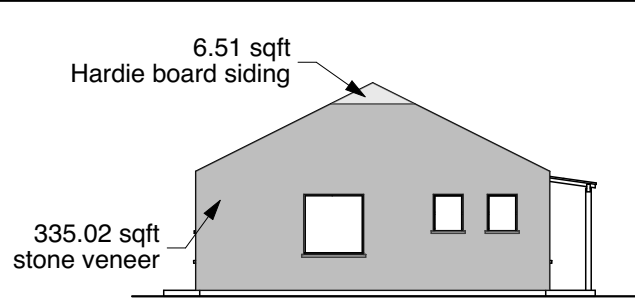
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22 Feb 17 Case No: 160920.1
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Color Exterior
Elevations 1B

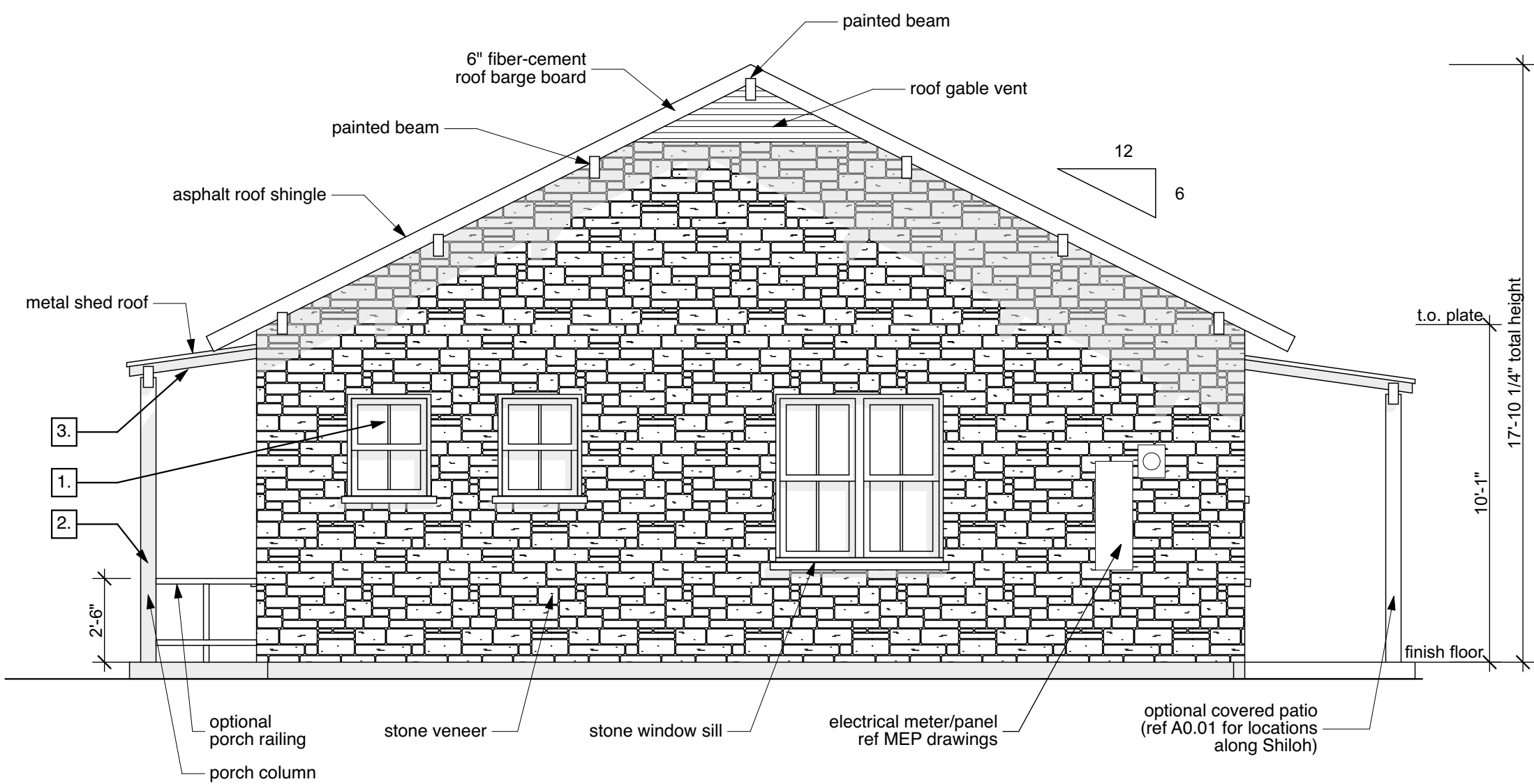
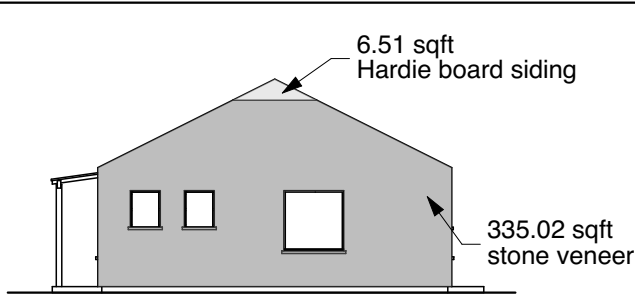
A1.05

Architectural Elements Table - 2A		Facade Materials Table - 2A		
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%
1.	Multiple pane windows	stone veneer	335.02 sqft	98%
2.	Front porch w/ decorative columns & optional railing	brick veneer	NA	NA
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	6.51 sqft	2%
SUM TOTAL			341.53 sqft	100%



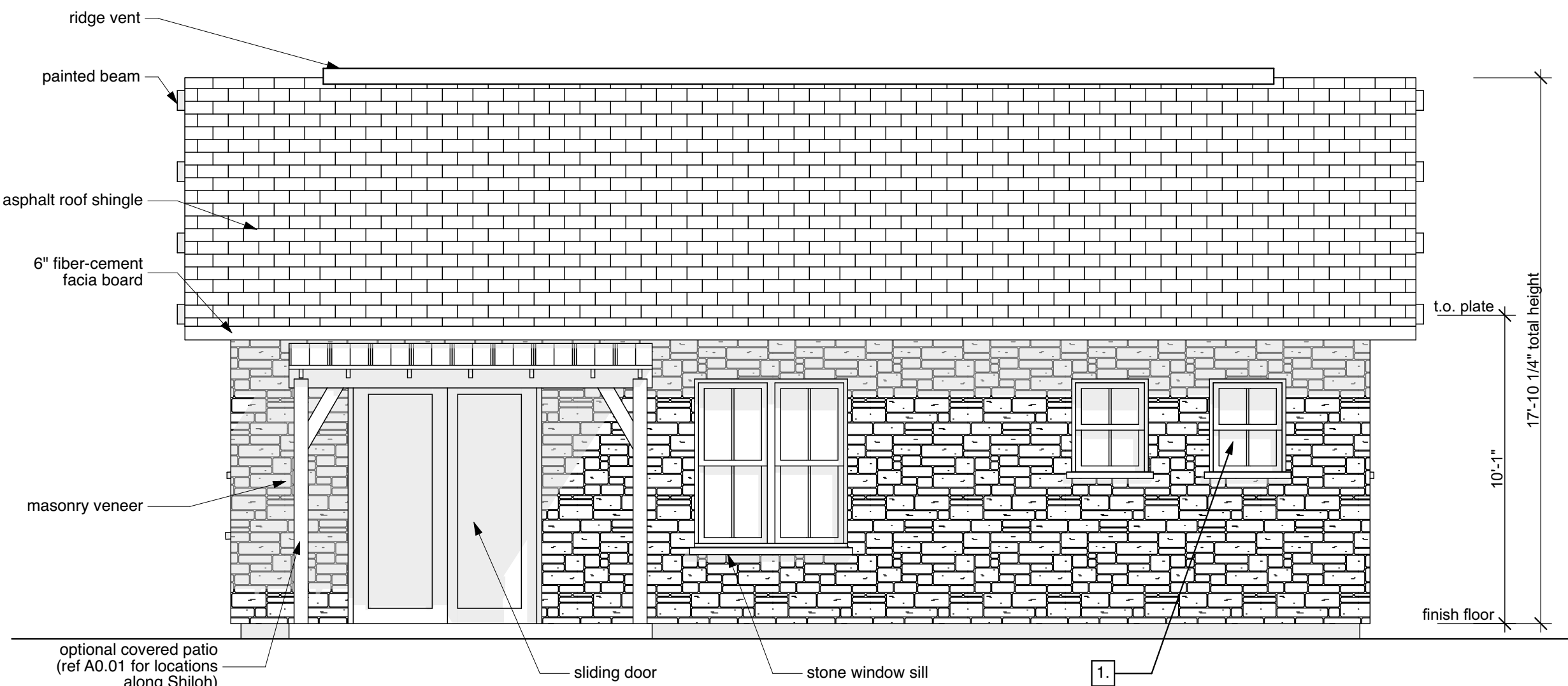
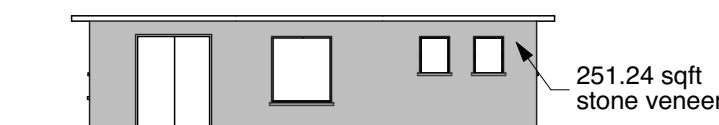
04 Left Elevation - 2A
SCALE: 1/4" = 1'-0"

Architectural Elements Table - 2A		Facade Materials Table - 2A		
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%
1.	Multiple pane windows	stone veneer	335.02 sqft	98%
2.	Front porch w/ decorative columns & optional railing	brick veneer	NA	NA
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	6.51 sqft	2%
SUM TOTAL			341.53 sqft	100%



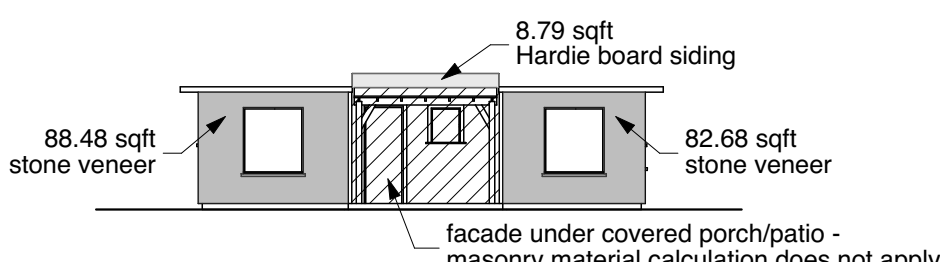
03 Right Elevation - 2A
SCALE: 1/4" = 1'-0"

Architectural Elements Table - 2A		Facade Materials Table - 2A		
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%
1.	Multiple pane windows	stone veneer	251.24 sqft	100%
2.	Front porch w/ decorative columns & optional railing	brick veneer	NA	NA
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	NA	NA
SUM TOTAL			251.24 sqft	100%

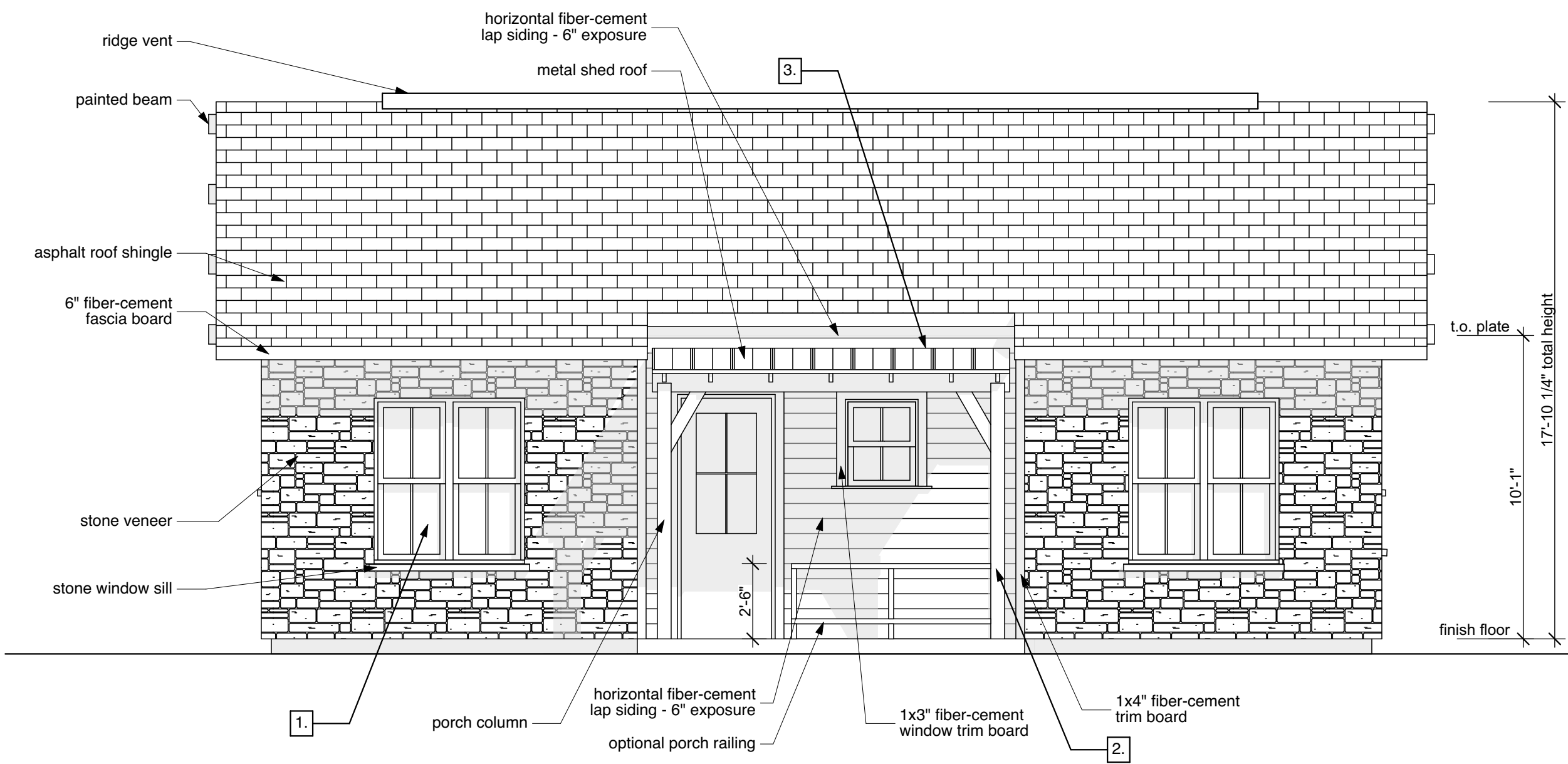


02 Back Elevation - 2A
SCALE: 1/4" = 1'-0"

Architectural Elements Table - 2A		Facade Materials Table - 2A			Front Facade Window/Door Percentage - 2A			
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%				
1.	Multiple pane windows	stone veneer	171.16 sqft	95%				
2.	Front porch w/ decorative columns & optional railing	brick veneer	NA	NA				
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	8.79 sqft	5%				
SUM TOTAL			179.95 sqft	100%				

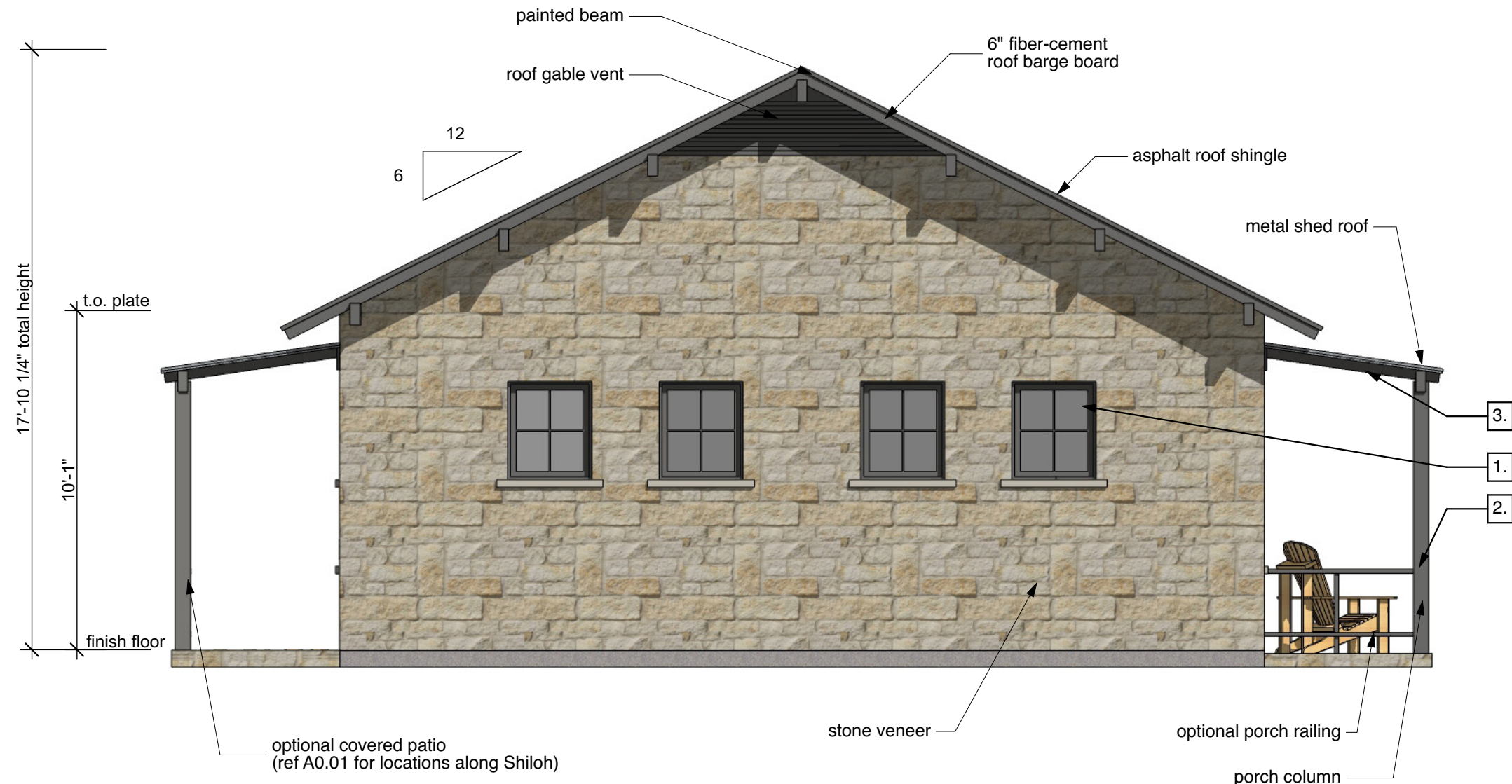
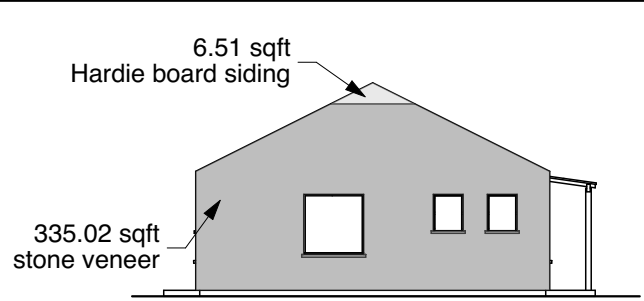


Front Facade Window/Door Percentage - 2A			
27.57 sq ft	10.14 sq ft	364.56 sq ft overall facade area	
32.31 sq ft	27.57 sq ft	97.59 sq ft total door/window area	
overall facade area	364.56 sq ft	window/door area	97.59 sq ft
			26.8%



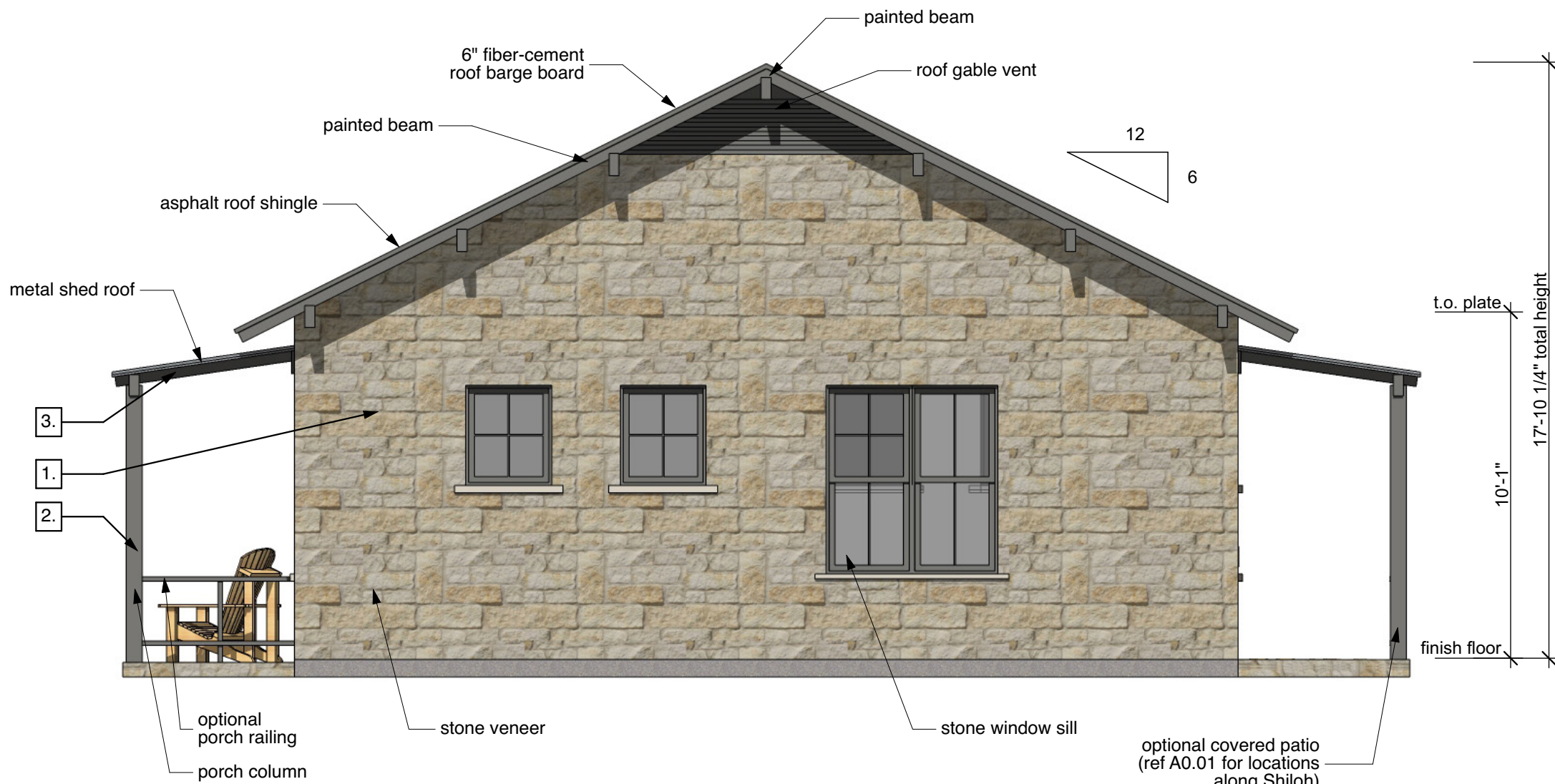
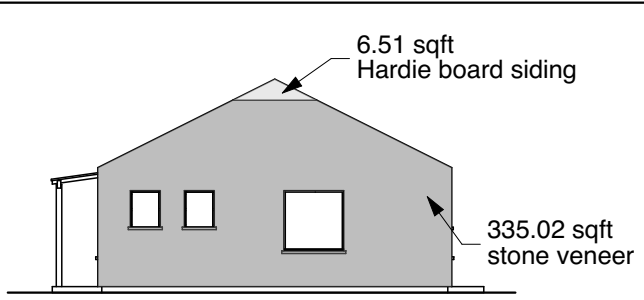
01 Front Elevation - 2A
SCALE: 1/4" = 1'-0"

Architectural Elements Table - 2A		Facade Materials Table - 2A		
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%
1.	Multiple pane windows	stone veneer	335.02 sqft	98%
2.	Front porch w/ decorative columns & optional railing	brick veneer	NA	NA
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	6.51 sqft	2%
SUM TOTAL			341.53 sqft	100%



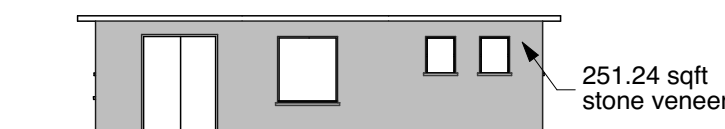
04 Left Elevation - 2A
NOT TO SCALE

Architectural Elements Table - 2A		Facade Materials Table - 2A		
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%
1.	Multiple pane windows	stone veneer	335.02 sqft	98%
2.	Front porch w/ decorative columns & optional railing	brick veneer	NA	NA
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	6.51 sqft	2%
SUM TOTAL			341.53 sqft	100%



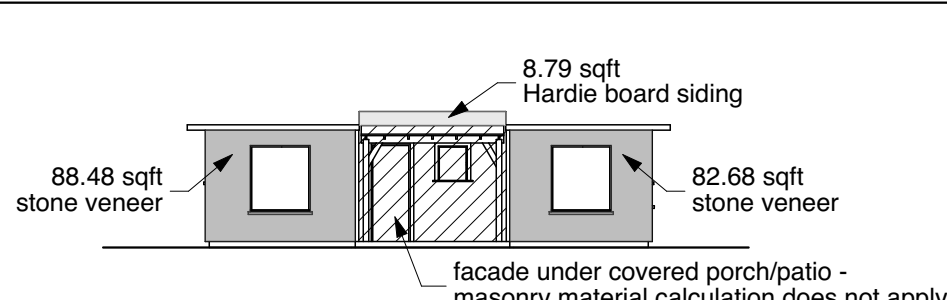
03 Right Elevation - 2A
NOT TO SCALE

Architectural Elements Table - 2A		Facade Materials Table - 2A		
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%
1.	Multiple pane windows	stone veneer	251.24 sqft	100%
2.	Front porch w/ decorative columns & optional railing	brick veneer	NA	NA
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	NA	NA
SUM TOTAL			251.24 sqft	100%

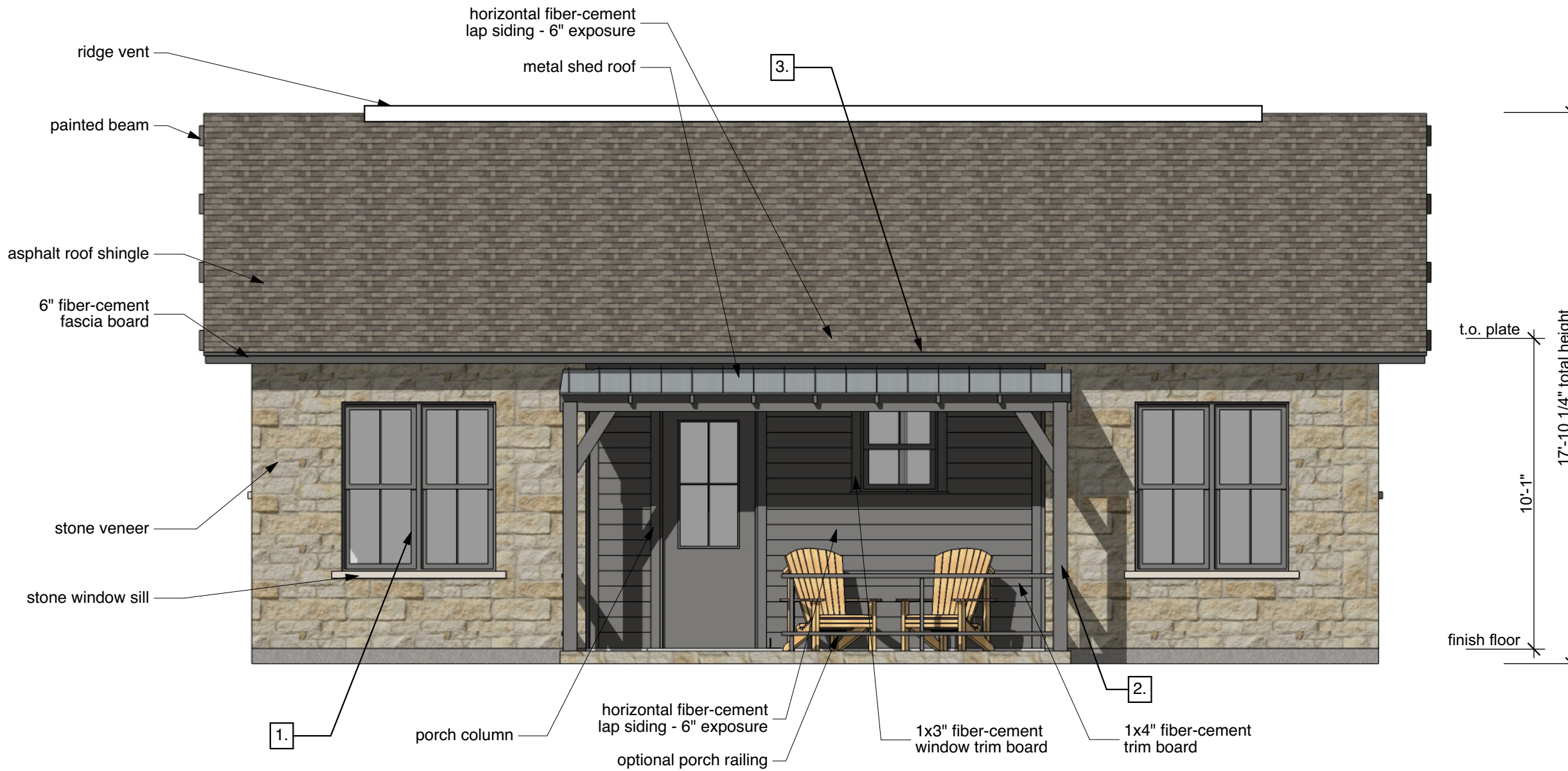


02 Back Elevation - 2A
NOT TO SCALE

Architectural Elements Table - 2A		Facade Materials Table - 2A			Front Facade Window/Door Percentage - 2A			
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%				
1.	Multiple pane windows	stone veneer	171.16 sqft	95%				
2.	Front porch w/ decorative columns & optional railing	brick veneer	NA	NA				
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	8.79 sqft	5%				
SUM TOTAL			179.95 sqft	100%				

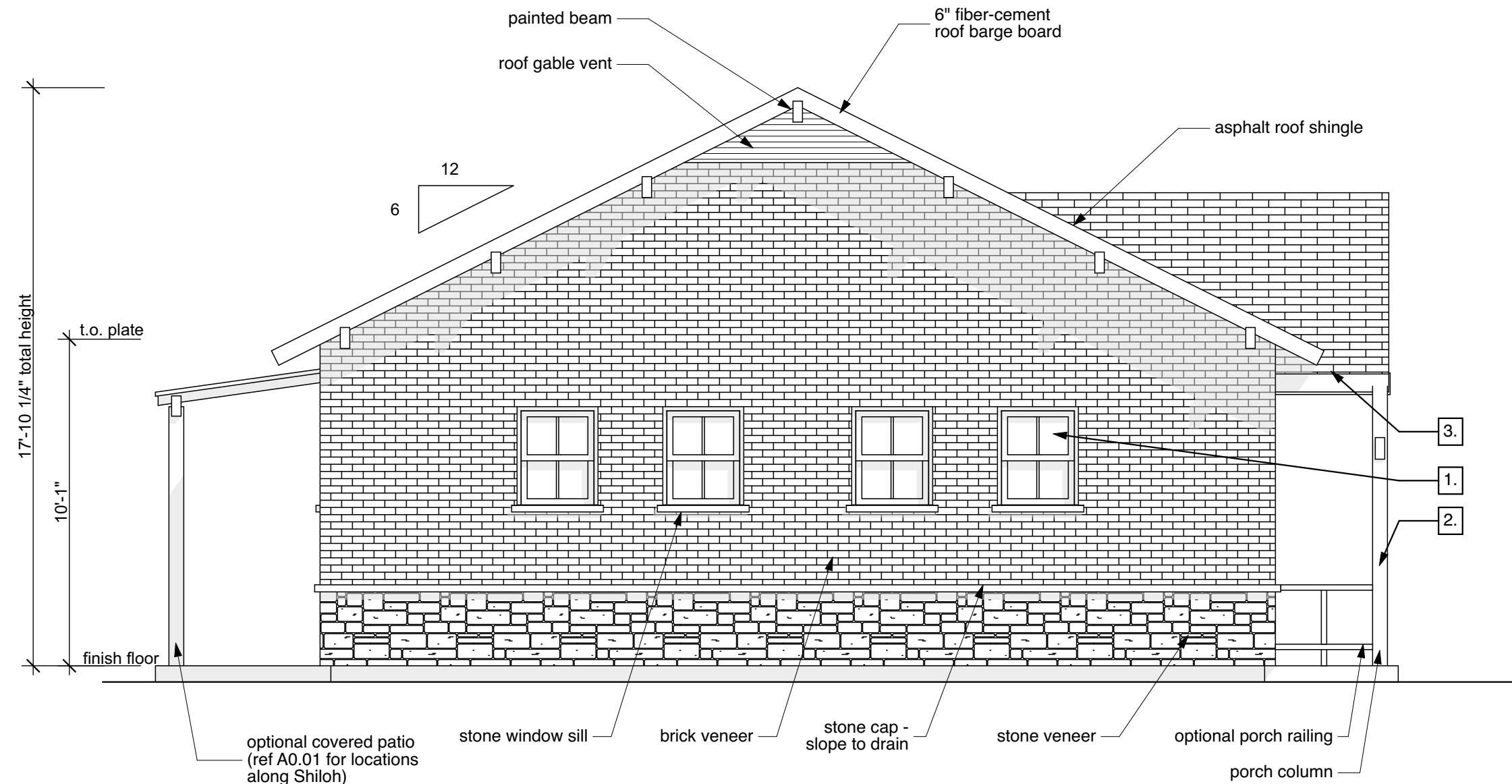


Front Facade Window/Door Percentage - 2A			
27.57 sq ft	10.14 sq ft	364.56 sq ft	overall facade area
32.31 sq ft	27.57 sq ft	97.59 sq ft	total door/window area
overall facade area	364.56 sq ft	window/door area	97.59 sq ft
			26.8%



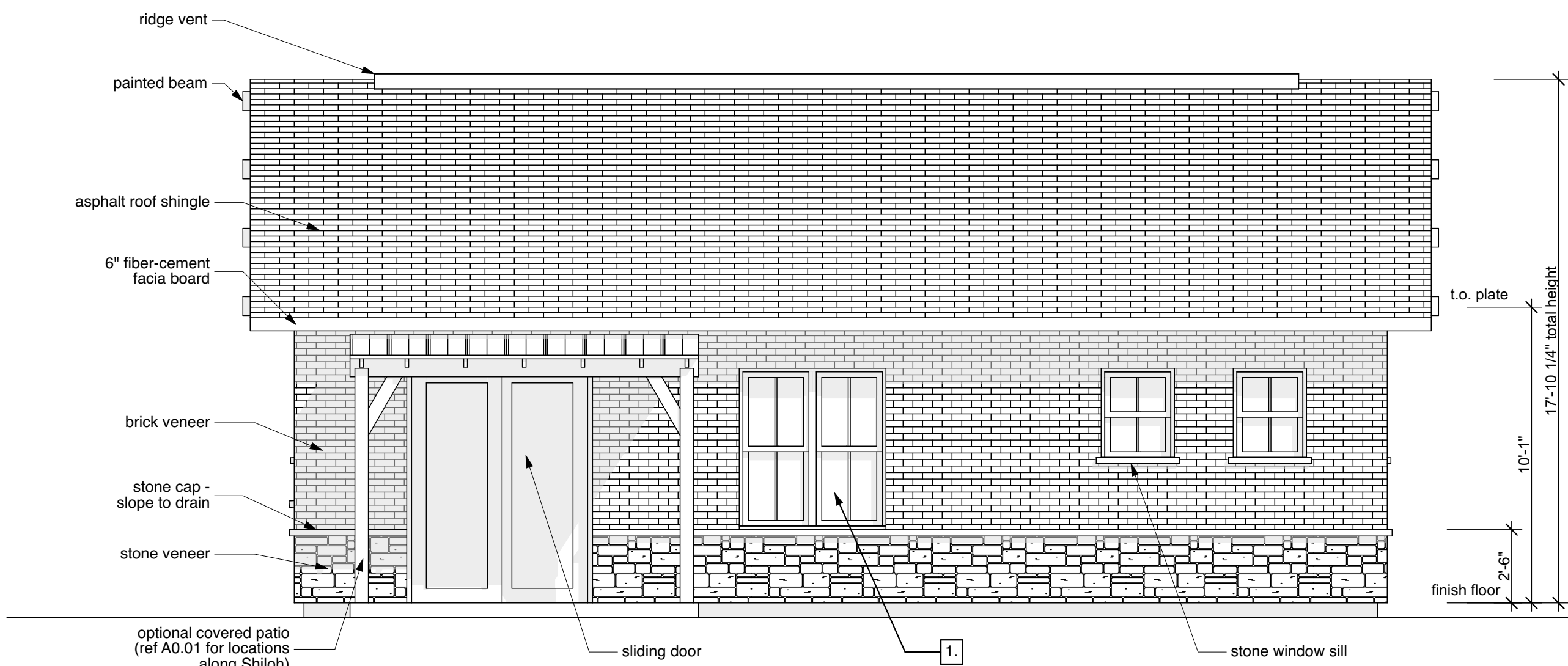
01 Front Elevation - 2A
NOT TO SCALE

Architectural Elements Table - 2B		Facade Materials Table - 2B		
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%
1.	Multiple pane windows	stone veneer	73.75 sqft	20%
2.	Front porch w/ decorative columns & optional railing	brick veneer	283.77 sqft	78%
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	6.51 sqft	2%
		SUM TOTAL	364.03 sqft	100%



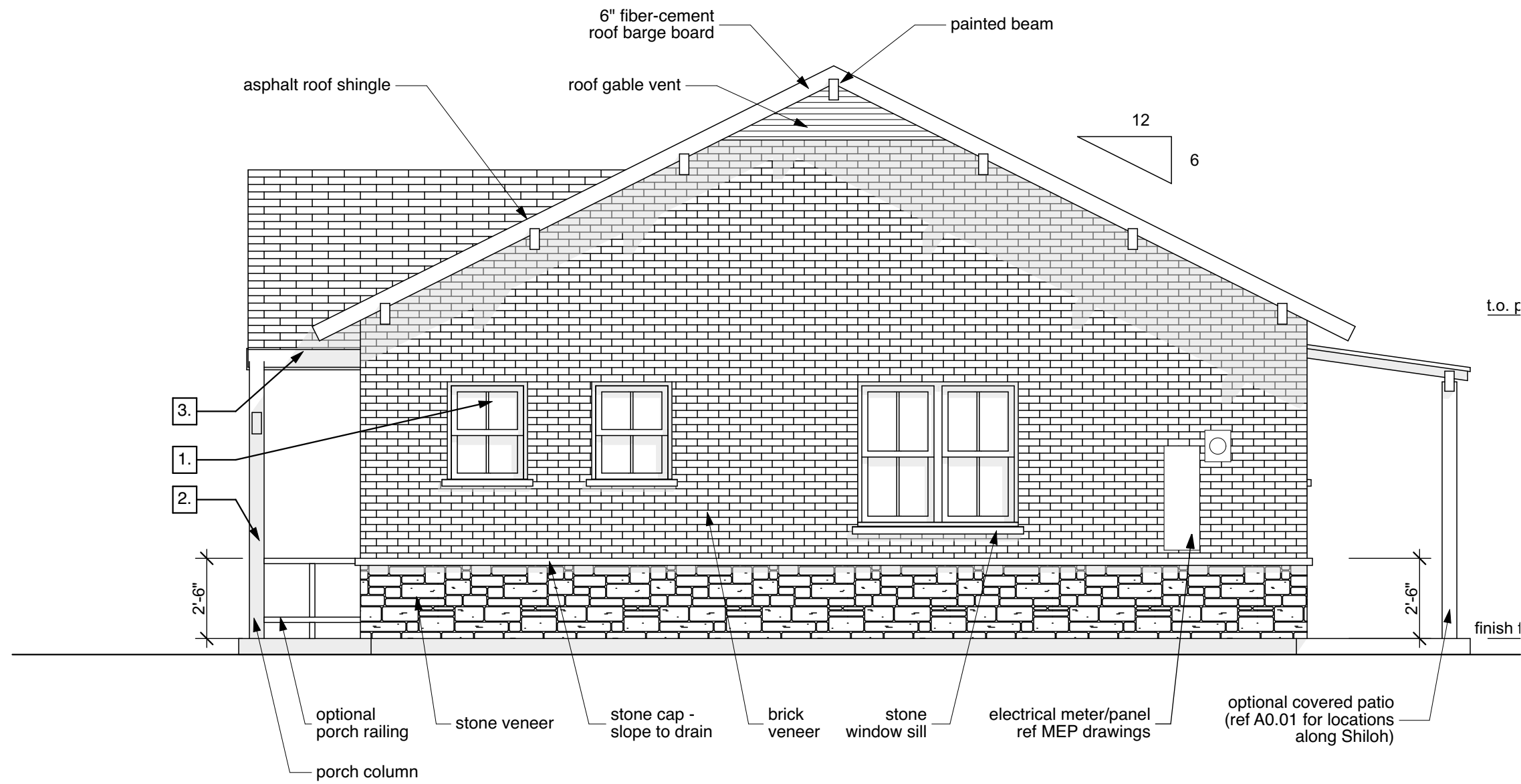
04 Left Elevation - 2B
SCALE: 1/4" = 1'-0"

Architectural Elements Table - 2B		Facade Materials Table - 2B		
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%
1.	Multiple pane windows	stone veneer	77.29 sqft	31%
2.	Front porch w/ decorative columns & optional railing	brick veneer	173.95 sqft	69%
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	NA	NA
		SUM TOTAL	251.24 sqft	100%



02 Back Elevation - 2B
SCALE: 1/4" = 1'-0"

Architectural Elements Table - 2B		Facade Materials Table - 2B		
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%
1.	Multiple pane windows	stone veneer	73.75 sqft	20%
2.	Front porch w/ decorative columns & optional railing	brick veneer	283.77 sqft	78%
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	6.51 sqft	2%
		SUM TOTAL	364.03 sqft	100%



03 Right Elevation - 2B
SCALE: 1/4" = 1'-0"

Architectural Elements Table - 2B		Facade Materials Table - 2B			Front Facade Window/Door Percentage - 2B			
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%				
1.	Multiple pane windows	stone veneer	60.94 sqft	35%				
2.	Front porch w/ decorative columns & optional railing	brick veneer	110.22 sqft	65%				
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	NA	NA				
		SUM TOTAL	171.16	100%				

57.23 sqft brick veneer

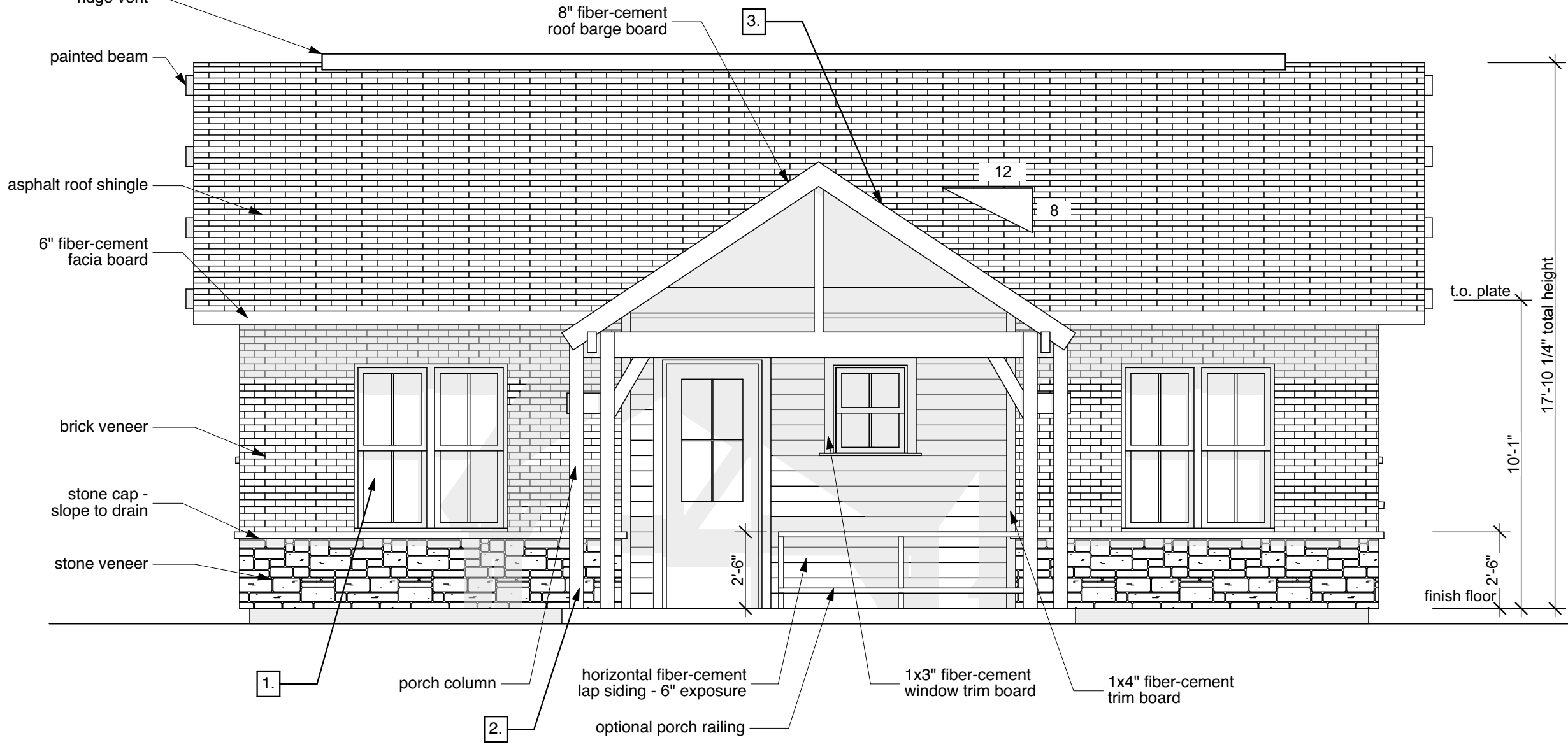
52.99 sqft brick veneer

31.25 sqft stone veneer

29.69 sqft stone veneer

facade under covered porch/patio - masonry material calculation does not apply

27.57 sq ft	10.14 sq ft	375.88 sq ft
32.31 sq ft	27.57 sq ft	97.59 sq ft total door/window area
overall facade area	375.88 sq ft	window/door area 97.59 sq ft
		26.0% window/door area



01 Front Elevation - 2B
SCALE: 1/4" = 1'-0"



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Owner
NexMetro Communities

Architect
DSGN Associates, Inc.

MEP Consultant
Jordan and Skala Engineers, Inc.

Structural Engineer
Childress Engineering Services

General Contractor
BBL Builders, LP

NOT FOR CONSTRUCTION
IN PROGRESS

Not for regulatory approval,
permitting, or construction.
Issued under the authority of
Robert L. Meckfessel, FAIA.
0 2 4 8'
scale = 1/4" = 1'-0"

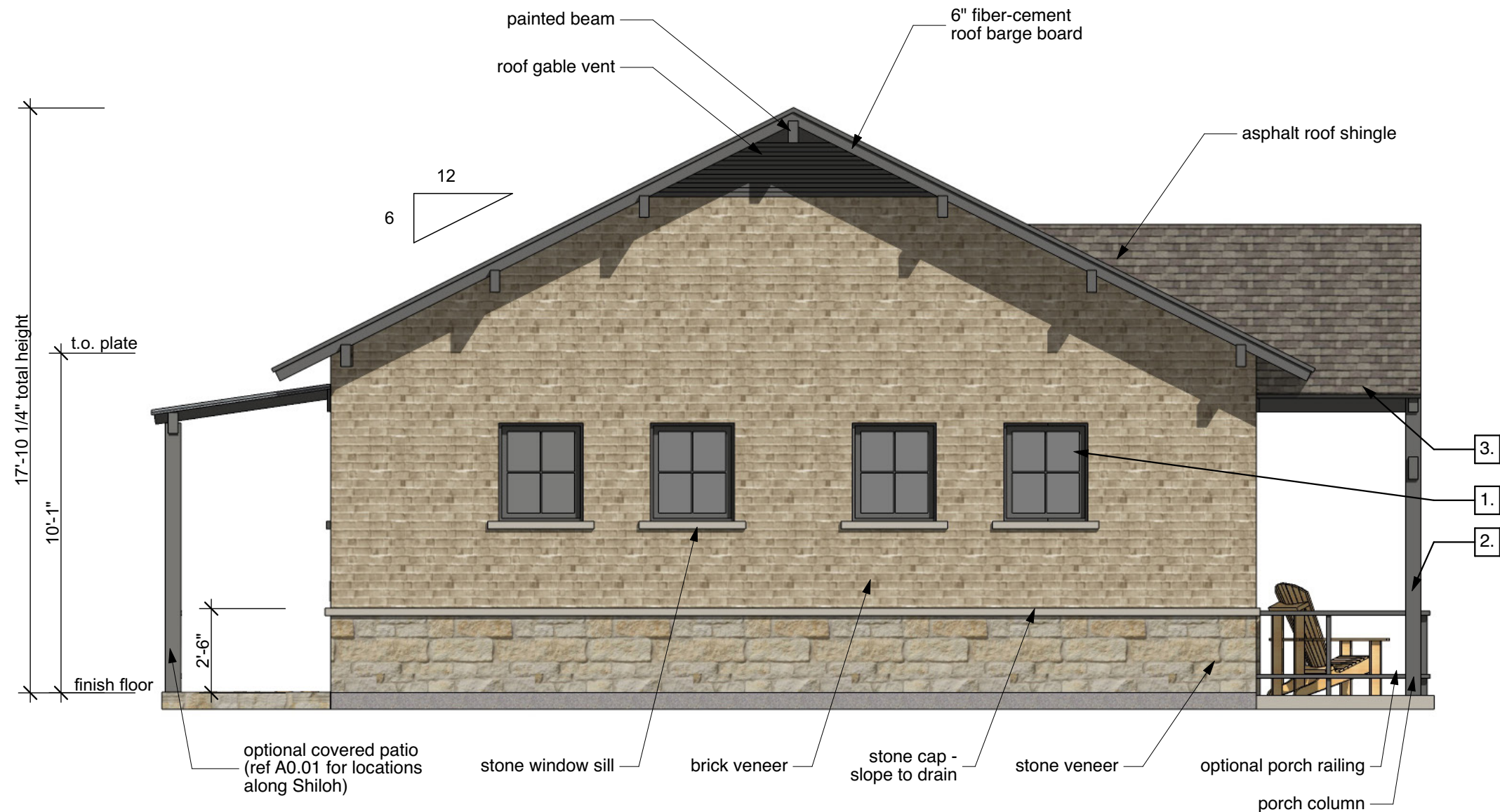
Avilla - Creekside
Garland, Texas
1611.00

22 Feb 17 Case No: 160920.1
22 Mar 17 Case No: 160920.1
03 Apr 17 Case No: 160920.1

Exterior Elevations
2B - B/W

A2.04

Architectural Elements Table - 2B		Facade Materials Table - 2B		
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%
1.	Multiple pane windows	stone veneer	73.75 sqft	20%
2.	Front porch w/ decorative columns & optional railing	brick veneer	283.77 sqft	78%
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	6.51 sqft	2%
		SUM TOTAL	364.03 sqft	100%



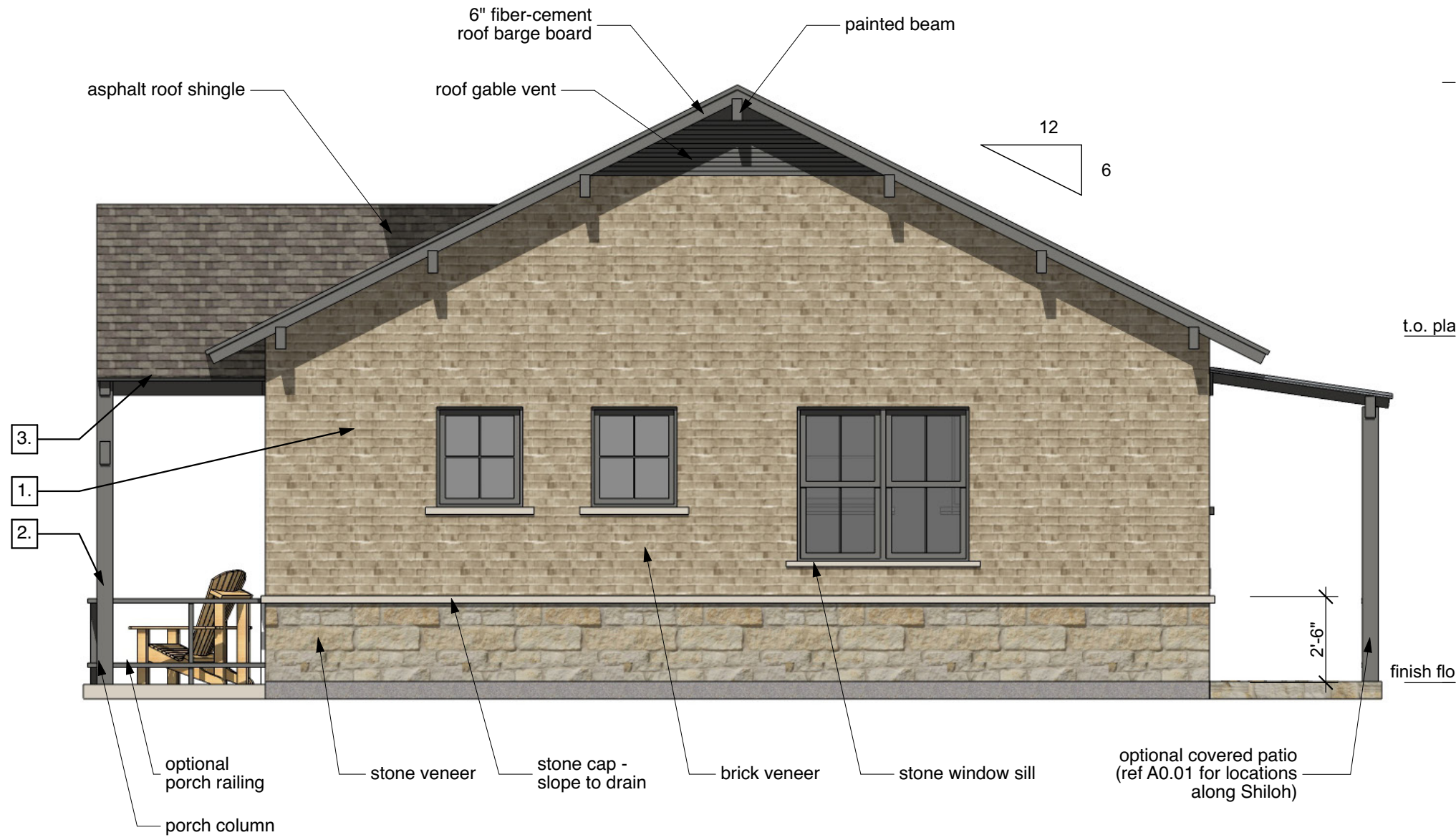
04 Left Elevation - 2B
NOT TO SCALE

Architectural Elements Table - 2B		Facade Materials Table - 2B		
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%
1.	Multiple pane windows	stone veneer	77.29 sqft	31%
2.	Front porch w/ decorative columns & optional railing	brick veneer	173.95 sqft	69%
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	NA	NA
		SUM TOTAL	251.24 sqft	100%



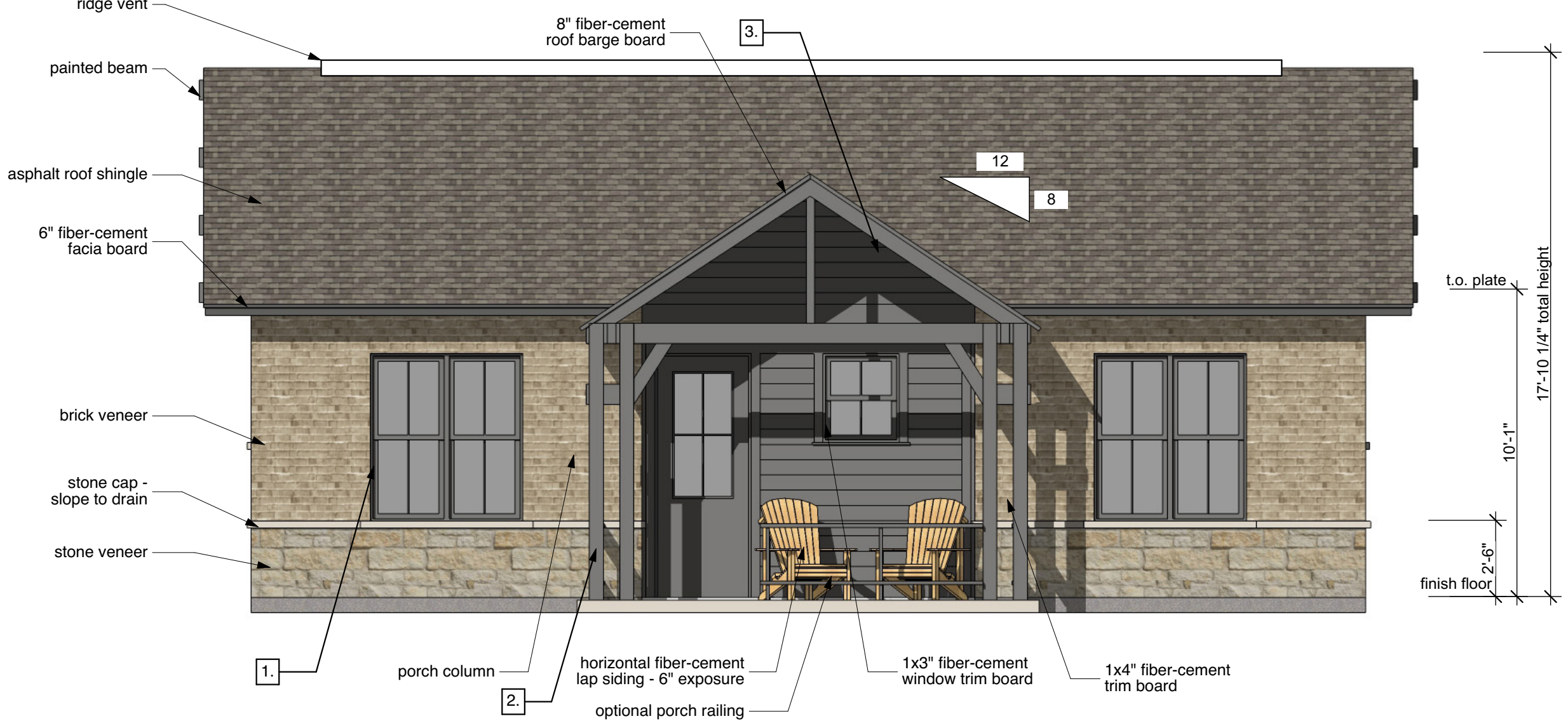
02 Back Elevation - 2B
NOT TO SCALE

Architectural Elements Table - 2B		Facade Materials Table - 2B		
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%
1.	Multiple pane windows	stone veneer	73.75 sqft	20%
2.	Front porch w/ decorative columns & optional railing	brick veneer	283.77 sqft	78%
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	6.51 sqft	2%
		SUM TOTAL	364.03 sqft	100%



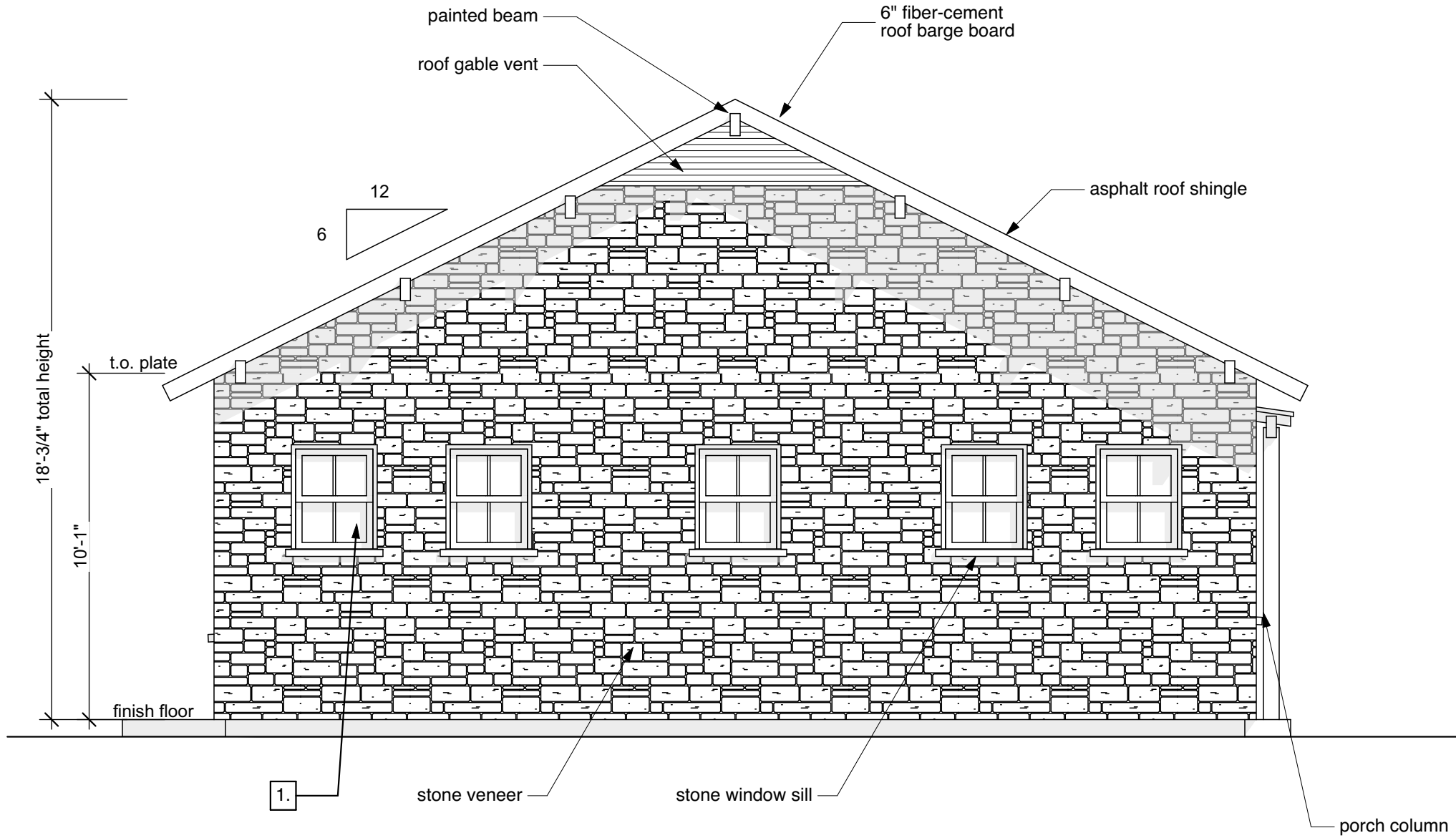
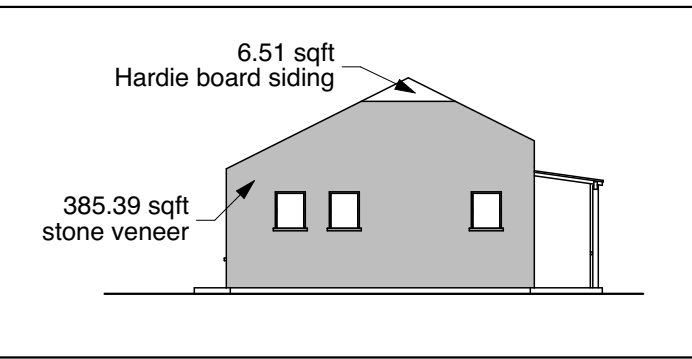
03 Right Elevation - 2B
NOT TO SCALE

Architectural Elements Table - 2B		Facade Materials Table - 2B			Front Facade Window/Door Percentage - 2B			
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%				
1.	Multiple pane windows	stone veneer	60.94 sqft	35%	57.23 sqft brick veneer	52.99 sqft brick veneer	27.57 sq ft	10.14 sq ft
2.	Front porch w/ decorative columns & optional railing	brick veneer	110.22 sqft	65%	31.25 sqft stone veneer	29.69 sqft stone veneer	32.31 sq ft	27.57 sq ft
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	NA	NA	facade under covered porch/patio - masonry material calculation does not apply			
		SUM TOTAL	171.16	100%	overall facade area	375.88 sq ft	window/door area	97.59 sq ft



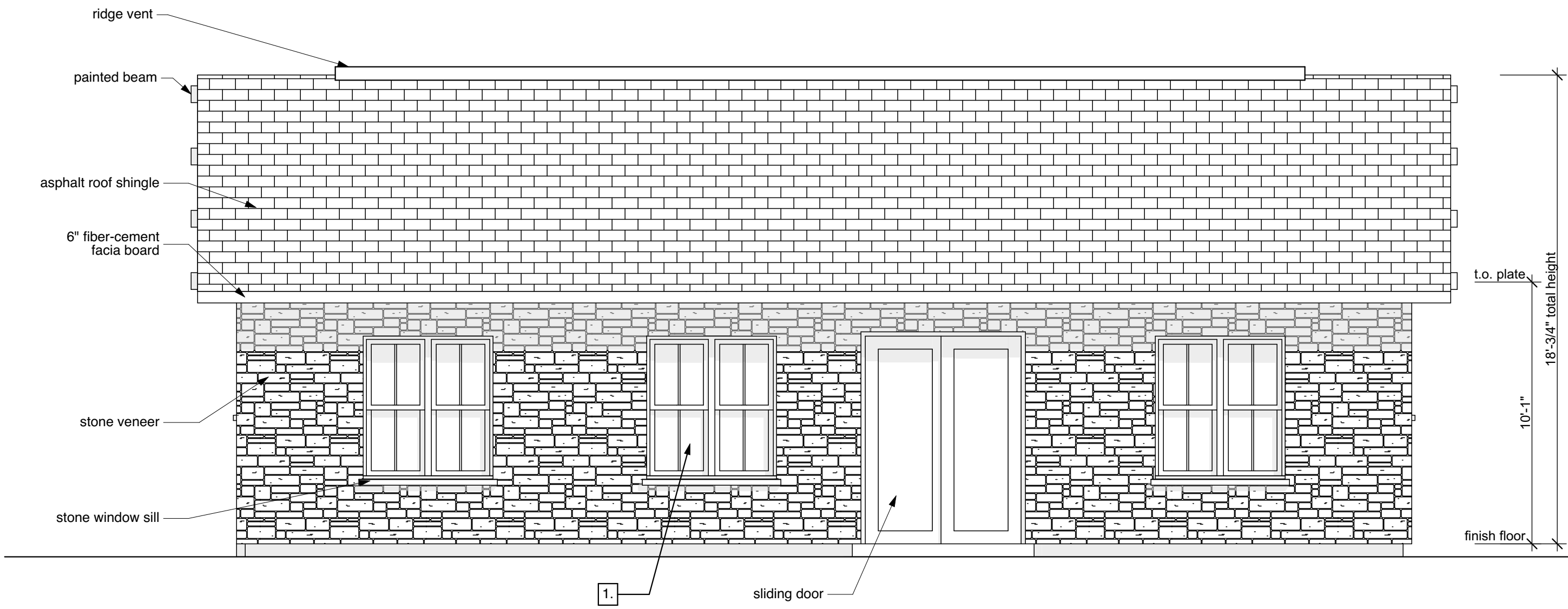
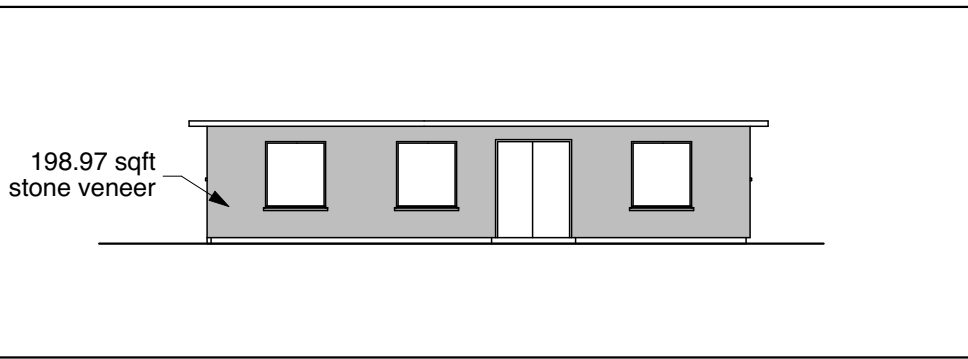
01 Front Elevation - 2B
NOT TO SCALE

Architectural Elements Table - 3A		Facade Materials Table - 3A		
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%
1.	Multiple pane windows	masonry stone veneer	385.39 sqft	98%
2.	Front porch w/ decorative columns & optional railing	brick veneer	NA	NA
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	6.51 sqft	2%
SUM TOTAL			391.90 sqft	100%



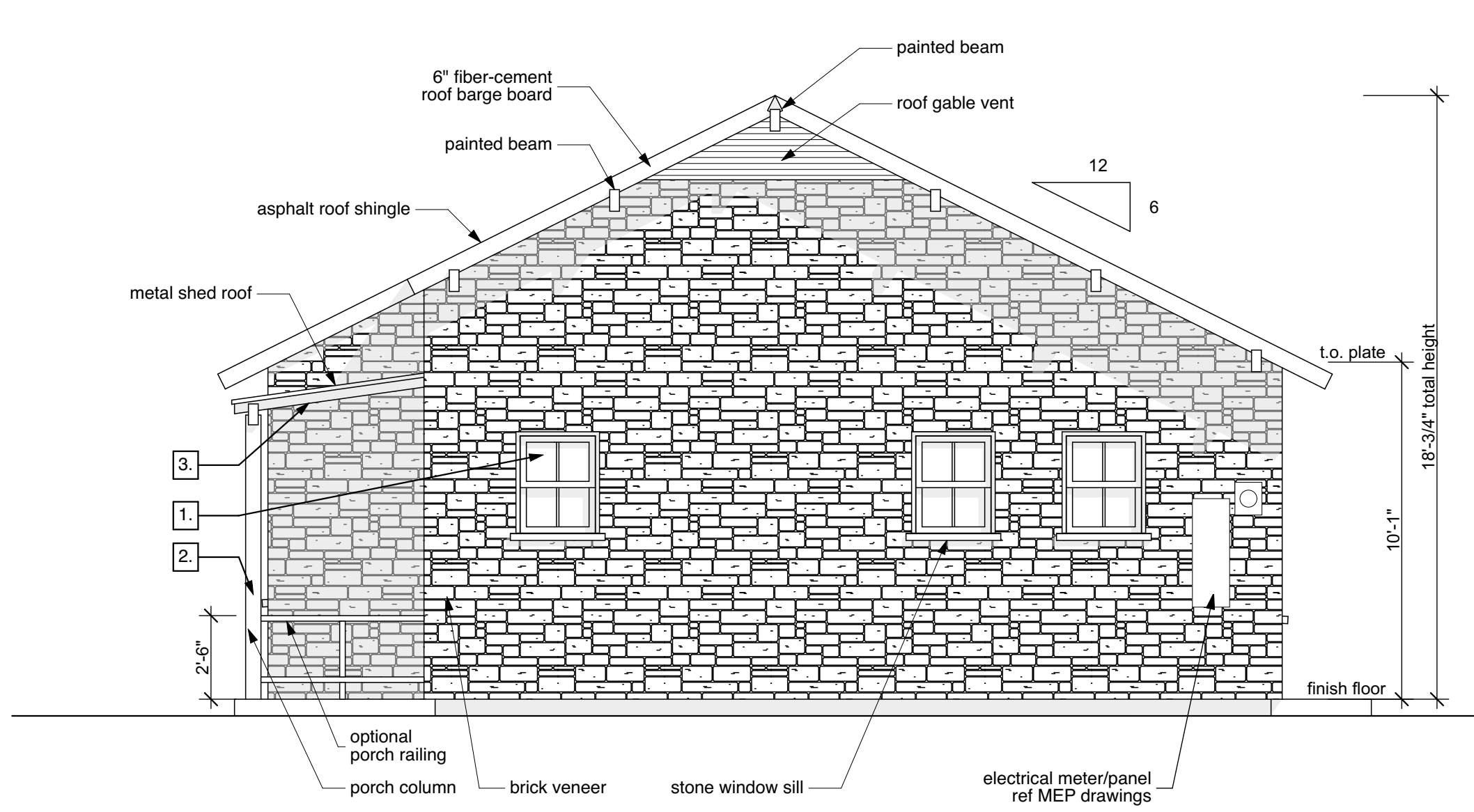
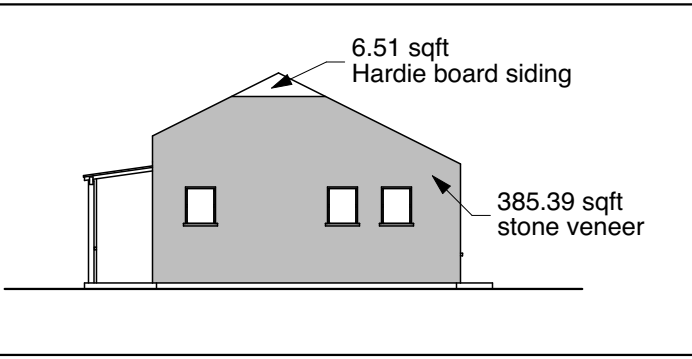
04 Left Elevation - 3A
SCALE: 1/4" = 1'-0"

Architectural Elements Table - 3A		Facade Materials Table - 3A		
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%
1.	Multiple pane windows	stone veneer	285.63 sqft	100%
2.	Front porch w/ decorative columns & optional railing	brick veneer	NA	NA
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	NA	NA
SUM TOTAL			285.63 sqft	100%



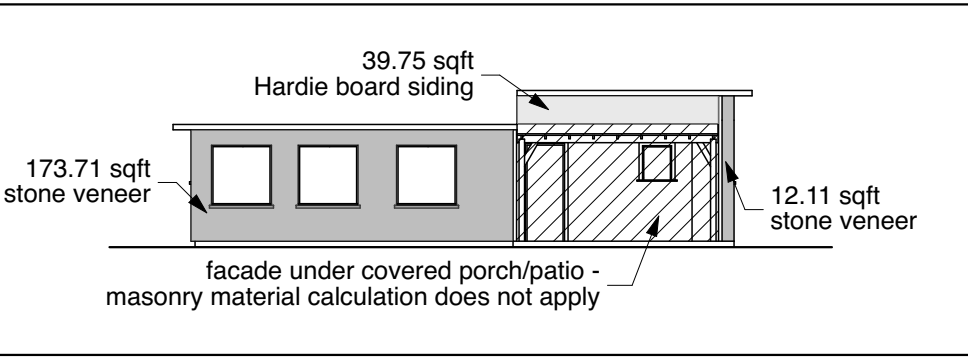
02 Back Elevation - 3A
SCALE: 1/4" = 1'-0"

Architectural Elements Table - 3A		Facade Materials Table - 3A		
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%
1.	Multiple pane windows	masonry stone veneer	385.39 sqft	98%
2.	Front porch w/ decorative columns & optional railing	brick veneer	NA	NA
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	6.51 sqft	2%
SUM TOTAL			391.90 sqft	100%

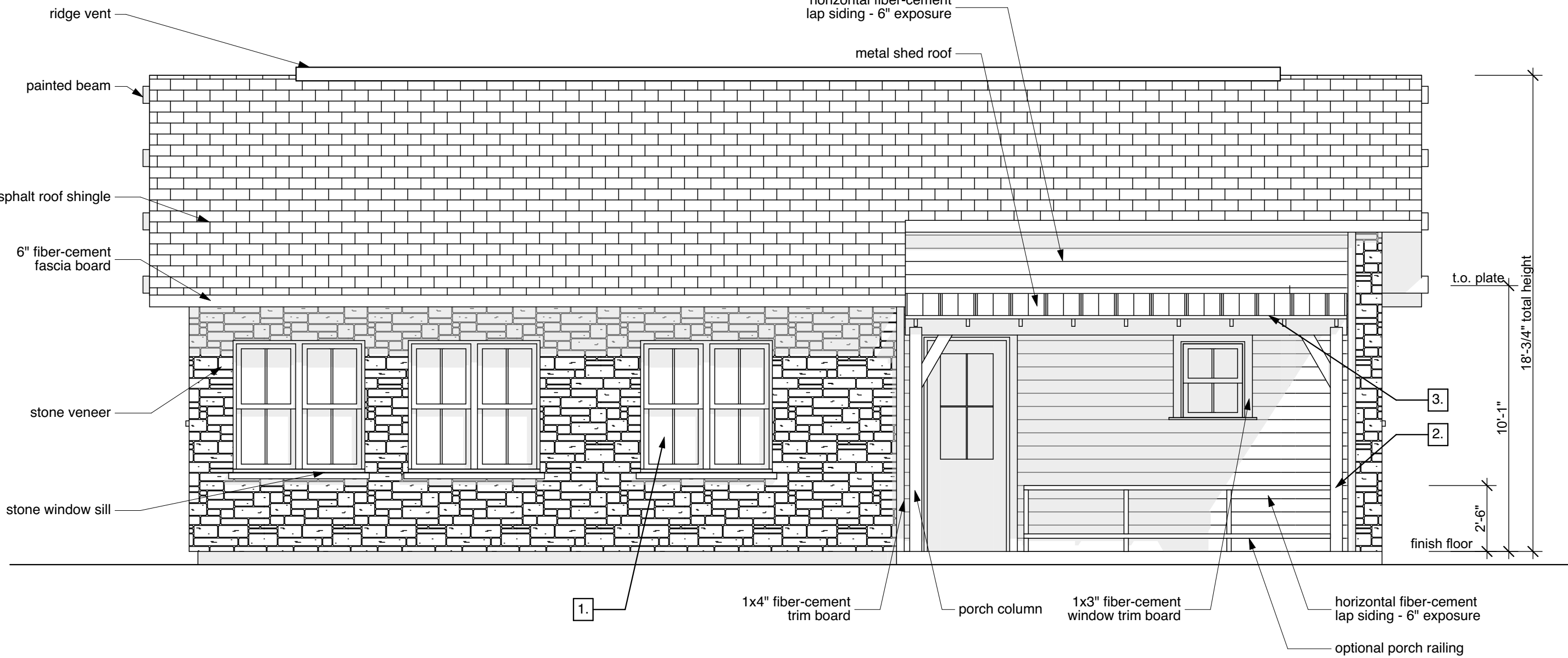


03 Right Elevation - 3A
SCALE: 1/4" = 1'-0"

Architectural Elements Table - 3A		Facade Materials Table - 3A		
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%
1.	Multiple pane windows	masonry stone veneer	185.82 sqft	82%
2.	Front porch w/ decorative columns & optional railing	brick veneer	NA	NA
3.	Covered front porch, at least 40 sq.ft	fiber cement siding	39.75 sqft	18%
SUM TOTAL			225.57 sqft	100%



Front Facade Window/Door Percentage - 3A			
27.57 sq ft	27.57 sq ft	10.14 sq ft	471.09 sq ft overall facade area
27.57 sq ft	32.31 sq ft		125.16 sq ft total door/window area
overall facade area	471.09 sq ft	window/door area	125.16 sq ft
		26.6% window/door area	



01 Front Elevation - 3A
SCALE: 1/4" = 1'-0"



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NEXmetro
Communities

Owner
NexMetro Communities
Architect
DSGN Associates, Inc.
MEP Consultant
Jordan and Skala Engineers, Inc.
Structural Engineer
Childress Engineering Services
General Contractor
BBL Builders, LP

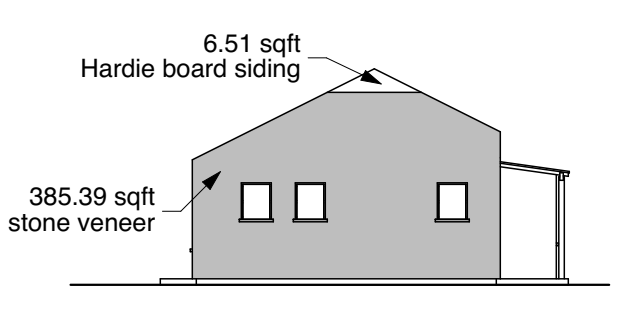
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IN PROGRESS

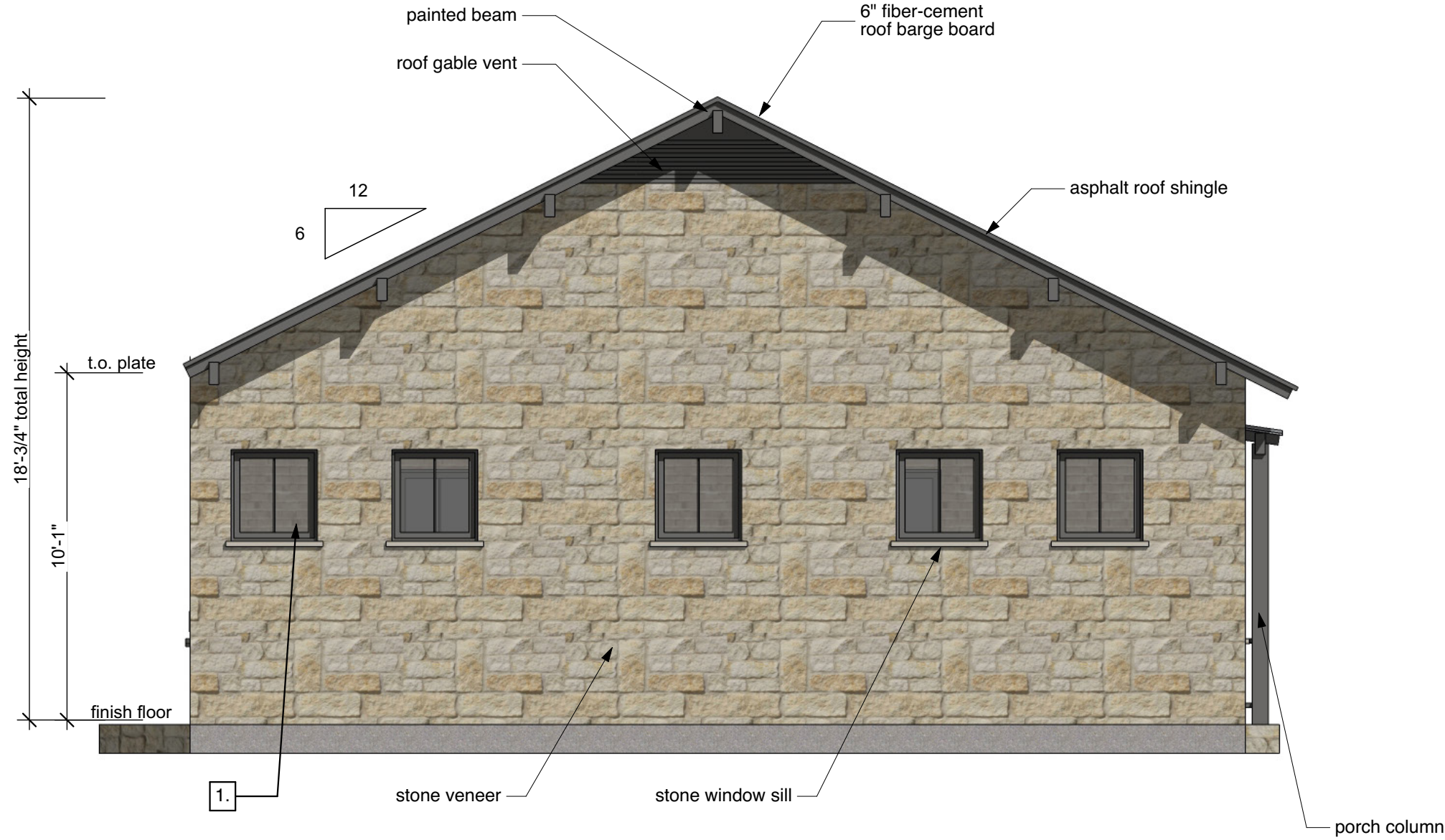
Not for regulatory approval,
permitting, or construction.
Issued under the authority of
Robert L. Meckfessel, FAIA.
0 2 4 8
scale = 1/4" = 1'-0"

Avilla - Creekside
Garland, Texas
1611.00

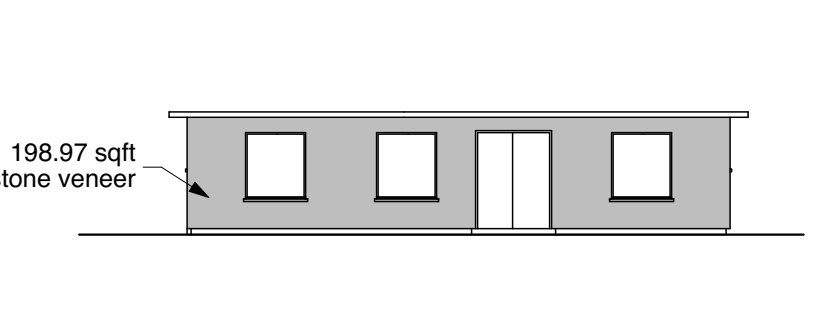
22 Feb 17 Case No: 160920.1
22 Mar 17 Case No: 160920.1
03 Apr 17 Case No: 160920.1

Exterior Elevations
3A - B/W
A3.02

Architectural Elements Table - 3A		Facade Materials Table - 3A			
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%	
1.	Multiple pane windows	stone veneer	385.39 sqft	98%	
2.	Front porch w/ decorative columns & optional railing	brick veneer	NA	NA	
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	6.51 sqft	2%	
SUM TOTAL			391.90 sqft	100%	

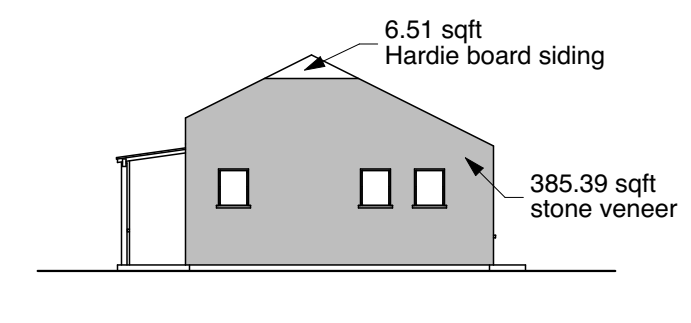


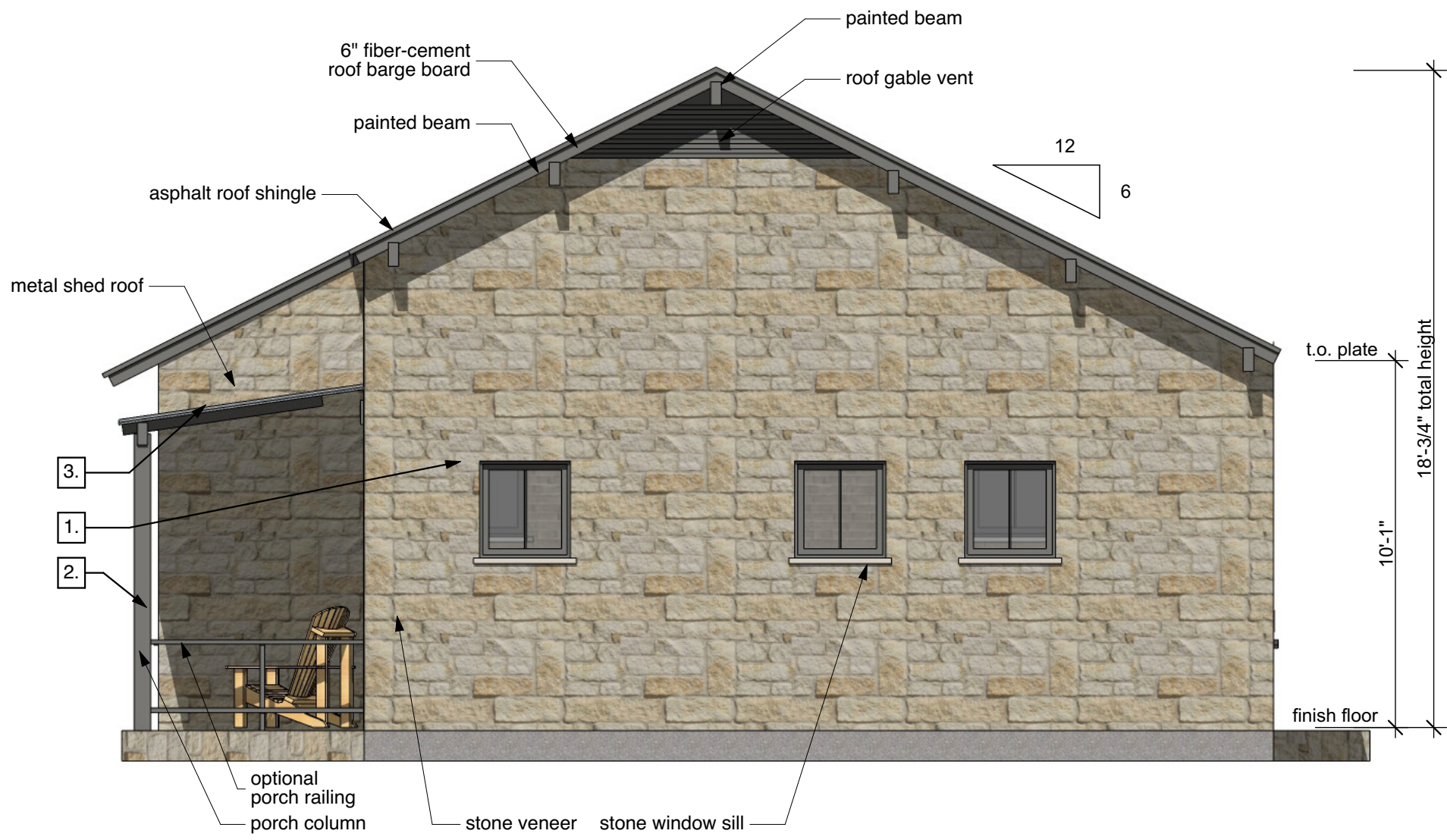
04 Left Elevation - 3A
SCALE: 1/4" = 1'-0"

Architectural Elements Table - 3A		Facade Materials Table - 3A			
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%	
1.	Multiple pane windows	stone veneer	285.63 sqft	100%	
2.	Front porch w/ decorative columns & optional railing	brick veneer	NA	NA	
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	NA	NA	
SUM TOTAL			285.63 sqft	100%	

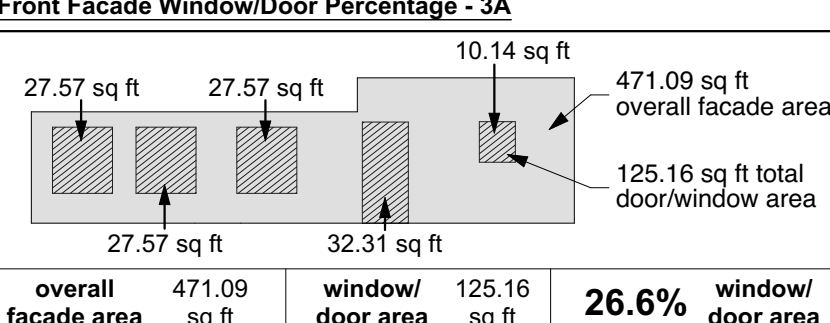


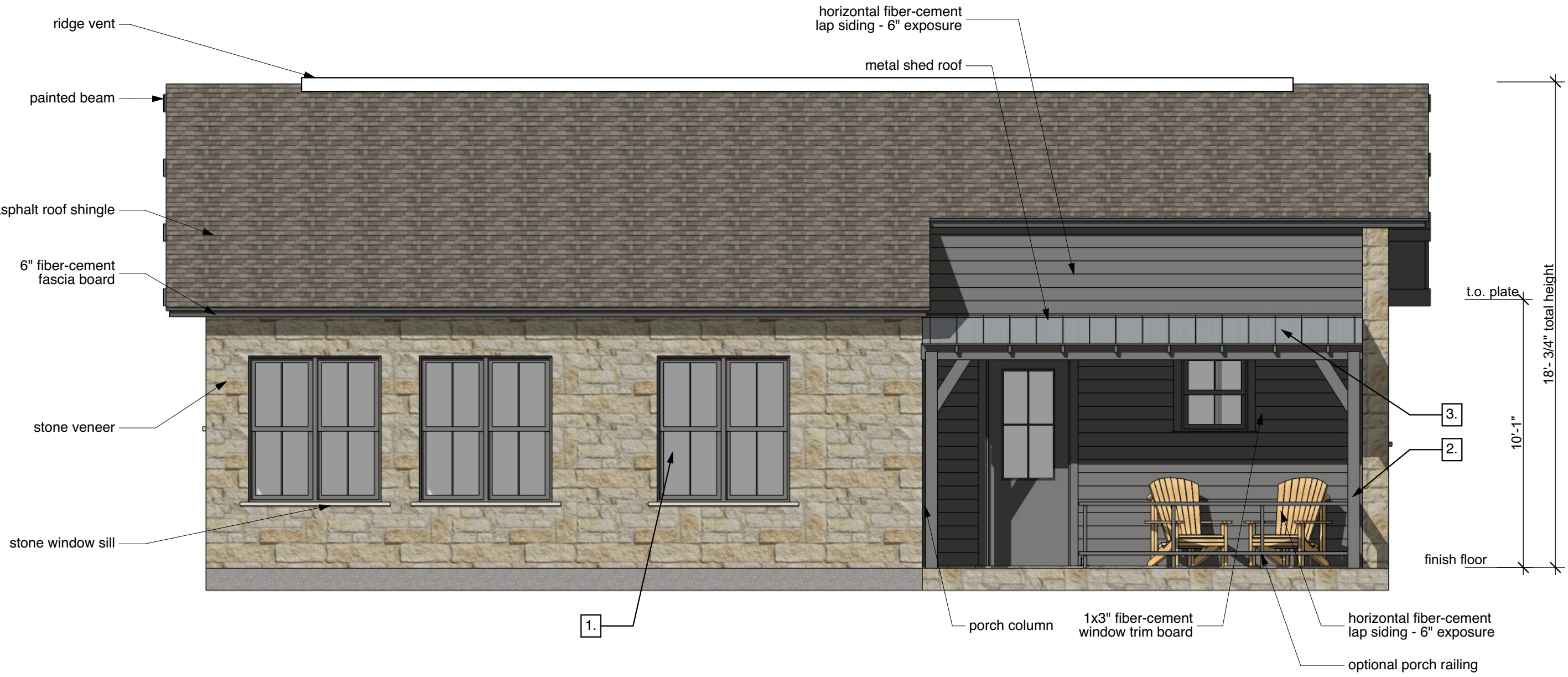
02 Back Elevation - 3A
SCALE: 1/4" = 1'-0"

Architectural Elements Table - 3A		Facade Materials Table - 3A			
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%	
1.	Multiple pane windows	stone veneer	385.39 sqft	98%	
2.	Front porch w/ decorative columns & optional railing	brick veneer	NA	NA	
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	6.51 sqft	2%	
SUM TOTAL			391.90 sqft	100%	



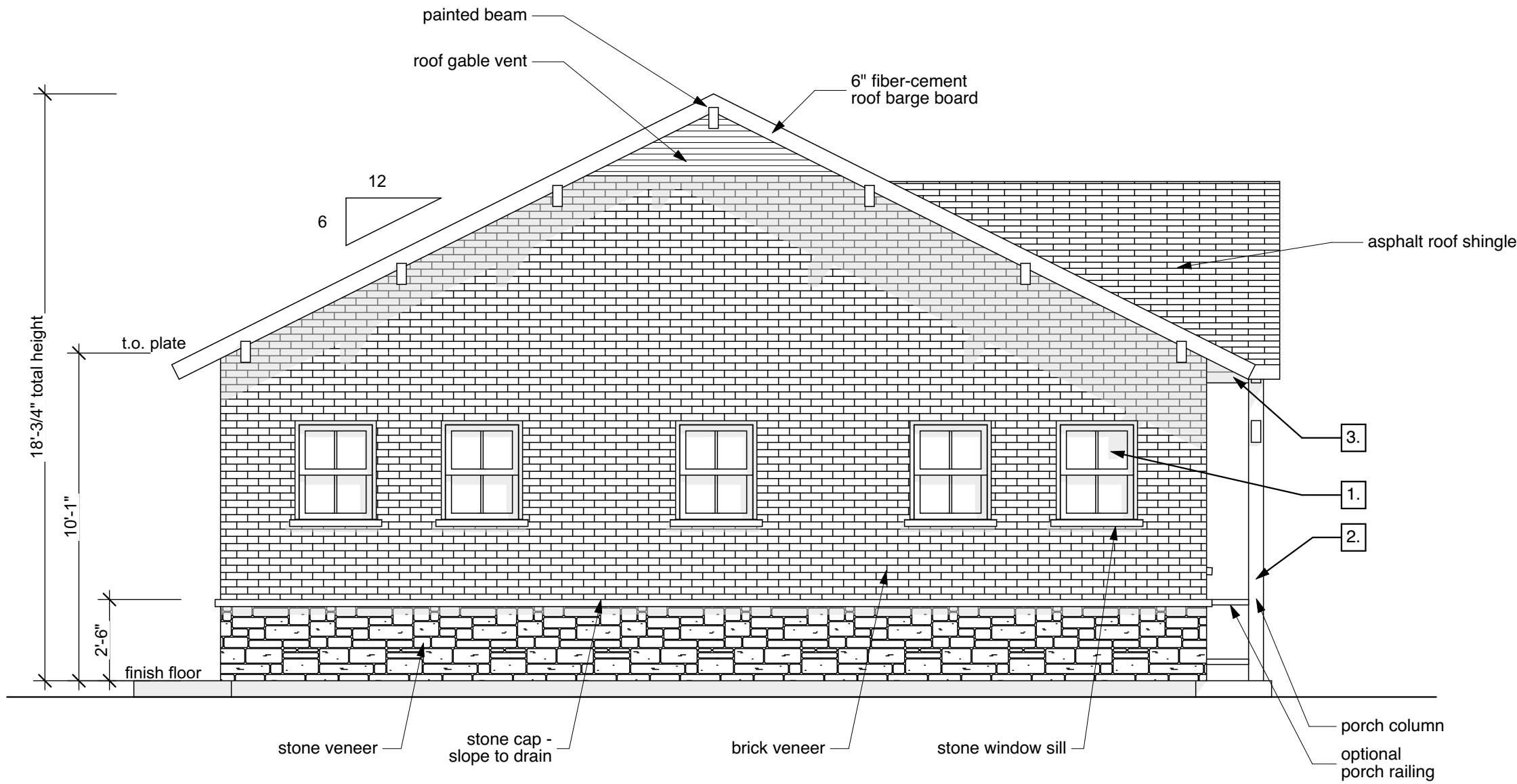
03 Right Elevation - 3A
SCALE: 1/4" = 1'-0"

Architectural Elements Table - 3A		Facade Materials Table - 3A			Front Facade Window/Door Percentage - 3A			
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%				
1.	Multiple pane windows	stone veneer	185.82 sqft	82%				
2.	Front porch w/ decorative columns & optional railing	brick veneer	NA	NA				
3.	Covered front porch, at least 40 sq.ft	fiber cement siding	39.75 sqft	18%				
SUM TOTAL			225.57 sqft	100%				



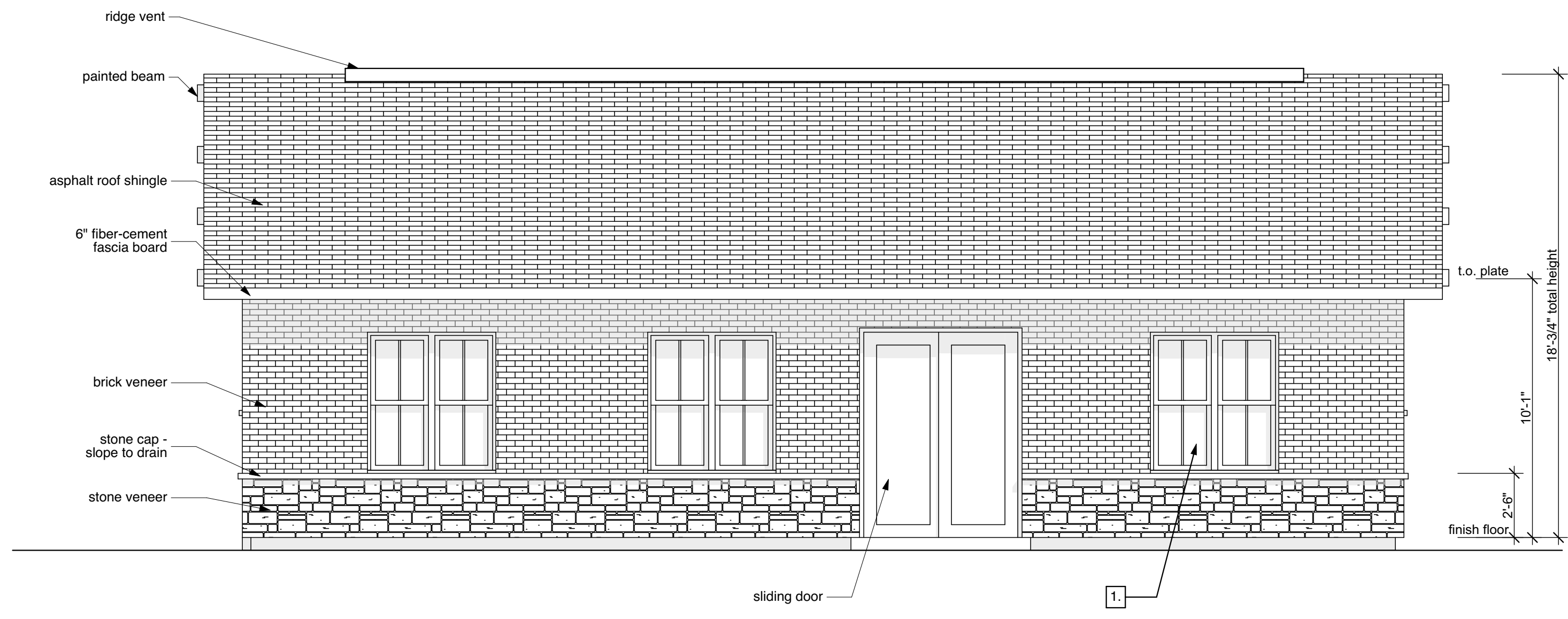
01 Front Elevation - 3A
SCALE: 1/4" = 1'-0"

Architectural Elements Table - 3B		Facade Materials Table - 3B		
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%
1.	Multiple pane windows	stone veneer	75.83 sqft	20%
2.	Front porch w/ decorative columns & optional railing	brick veneer	294.26 sqft	78%
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	6.51 sqft	2%
SUM TOTAL			376.60 sqft	100%



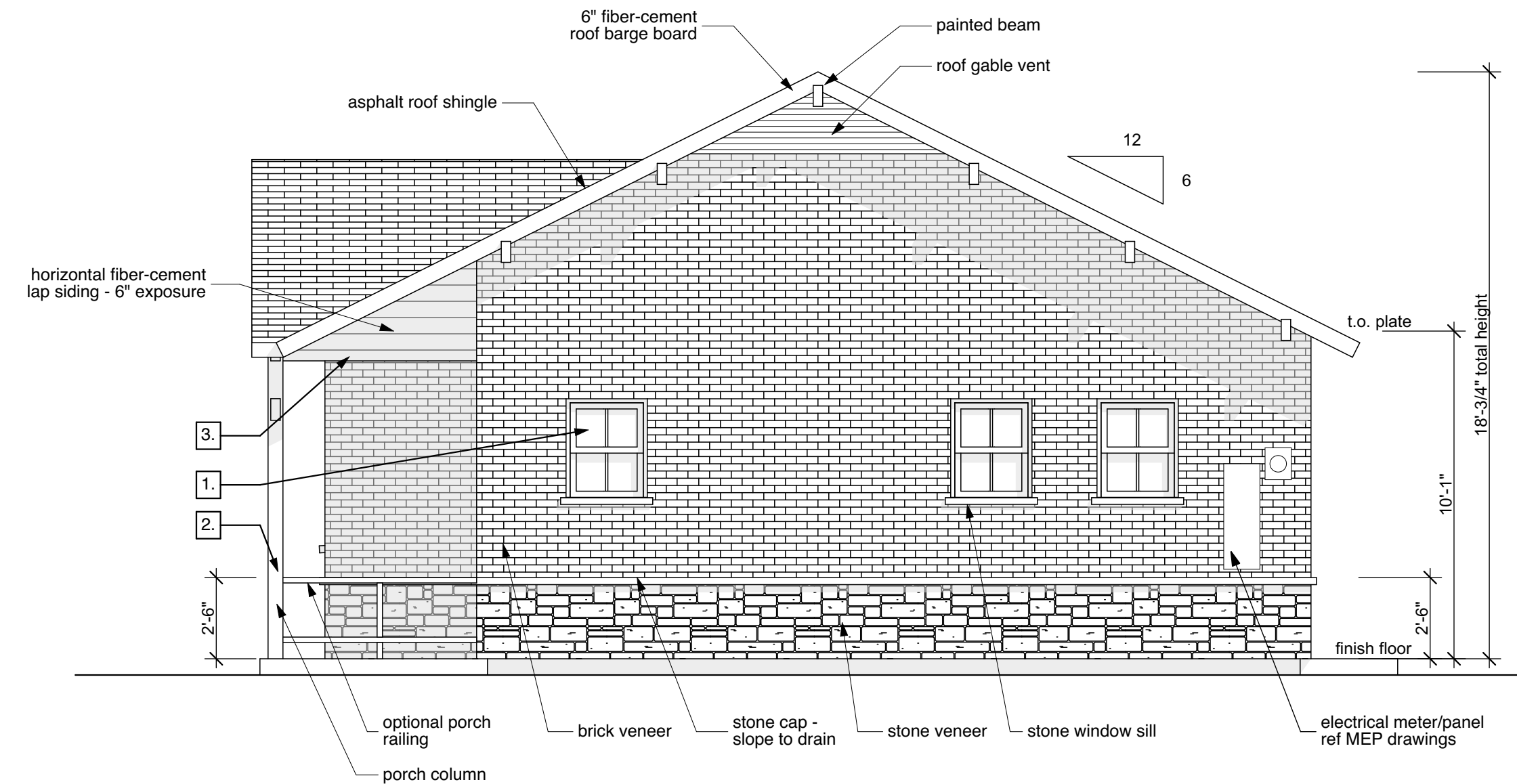
04 Left Elevation - 3B
SCALE: 1/4" = 1'-0"

Architectural Elements Table - 3B		Facade Materials Table - 3B		
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%
1.	Multiple pane windows	stone veneer	88.78 sqft	37%
2.	Front porch w/ decorative columns & optional railing	brick veneer	224.76 sqft	63%
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	NA	NA
SUM TOTAL			313.54 sqft	100%



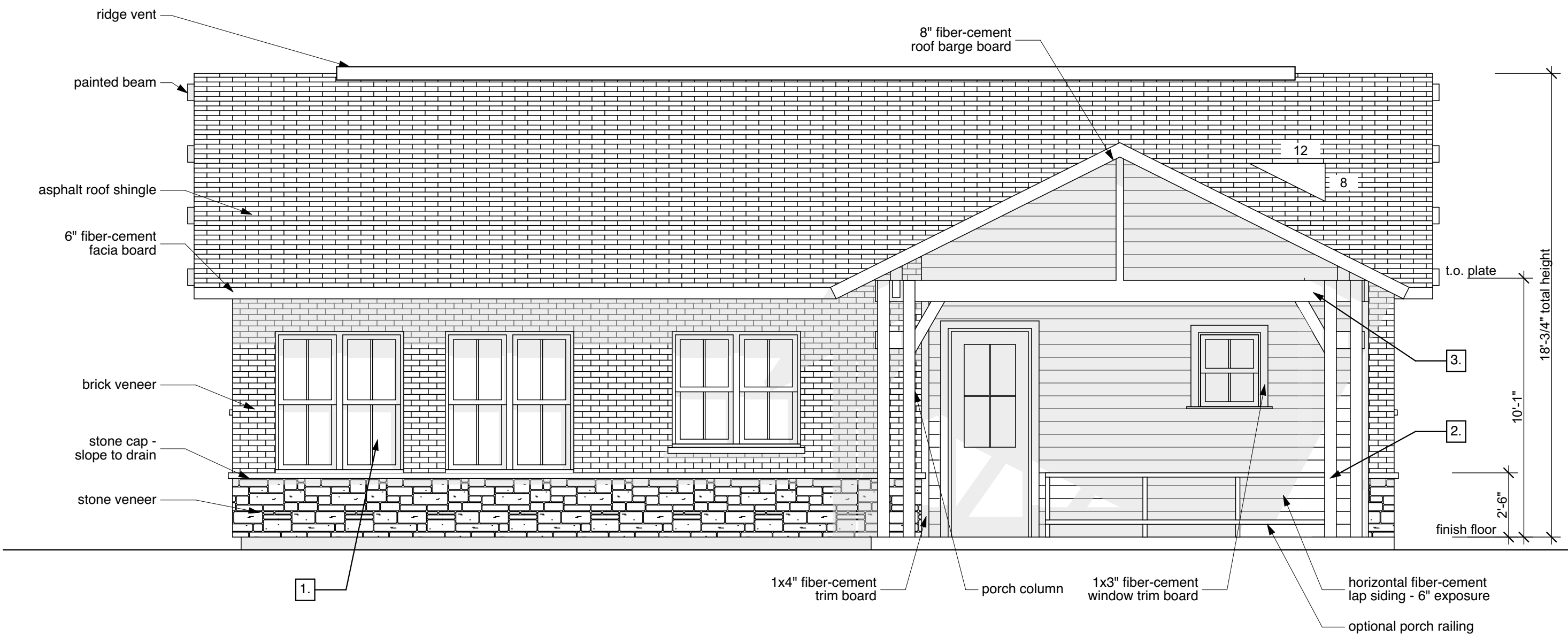
02 Back Elevation - 3B
SCALE: 1/4" = 1'-0"

Architectural Elements Table - 3B		Facade Materials Table - 3B		
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%
1.	Multiple pane windows	stone veneer	64.17 sqft	19%
2.	Front porch w/ decorative columns & optional railing	brick veneer	269.40 sqft	79%
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	6.51 sqft	2%
SUM TOTAL			340.08 sqft	100%



03 Right Elevation - 3B
SCALE: 1/4" = 1'-0"

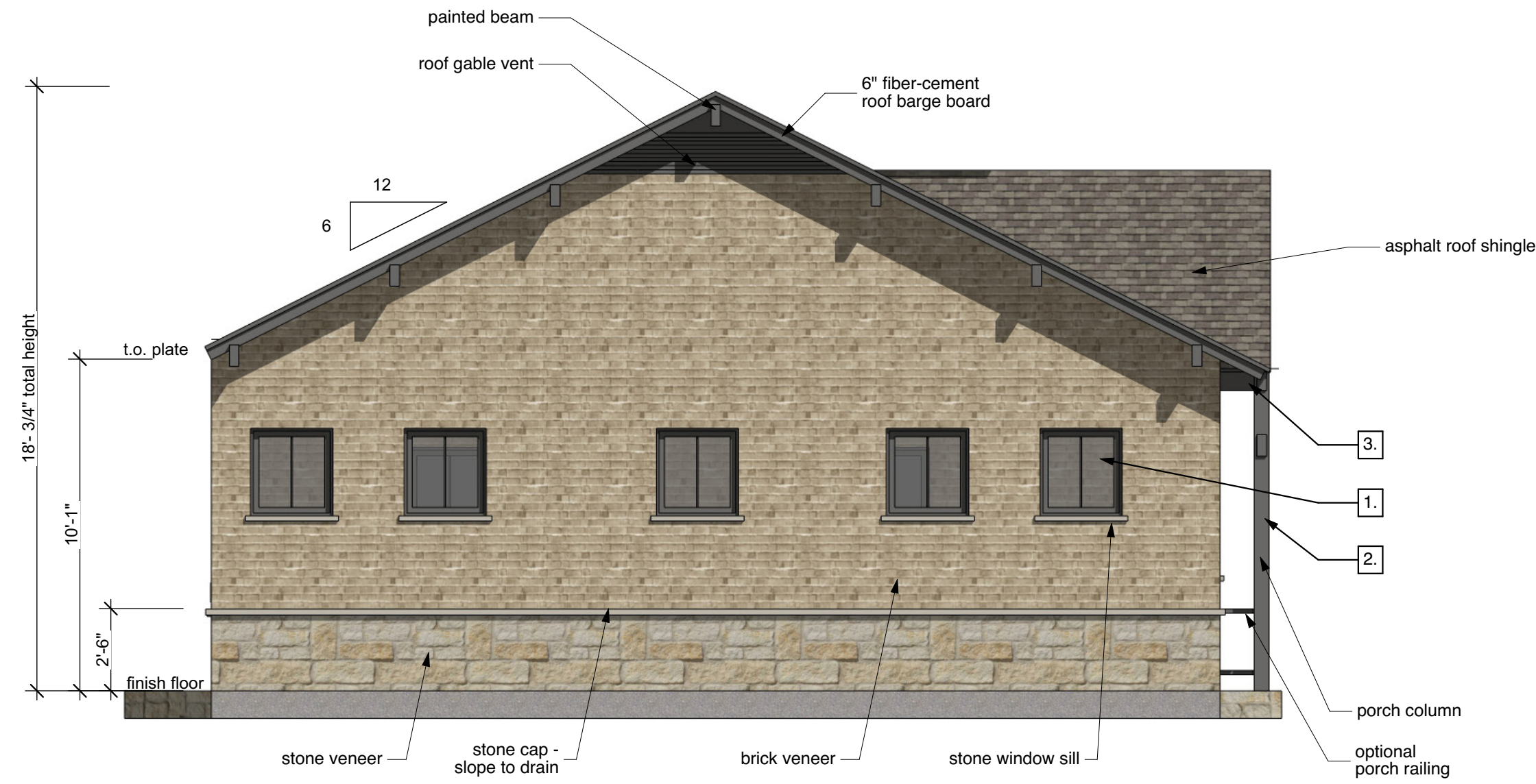
Architectural Elements Table - 3B		Facade Materials Table - 3B			Front Facade Window/Door Percentage - 3B			
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%				
1.	Multiple pane windows	stone veneer	69.58 sqft	39%				
2.	Front porch w/ decorative columns & optional railing	brick veneer	109.58 sqft	61%				
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	NA	NA				
SUM TOTAL			179.16 sqft	100%				



01 Front Elevation - 3B
SCALE: 1/4" = 1'-0"

Architectural Elements Table - 3B		Facade Materials Table - 3B		
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%
1.	Multiple pane windows	stone veneer	75.83 sqft	20%
2.	Front porch w/ decorative columns & optional railing	brick veneer	294.26 sqft	78%
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	6.51 sqft	2%
SUM TOTAL			376.60 sqft	100%

6.51 sqft Hardie board siding	294.26 sqft brick veneer	75.83 sqft stone veneer
----------------------------------	-----------------------------	----------------------------



04 Left Elevation - 3B
NOT TO SCALE

Architectural Elements Table - 3B		Facade Materials Table - 3B		
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%
1.	Multiple pane windows	stone veneer	88.78 sqft	37%
2.	Front porch w/ decorative columns & optional railing	brick veneer	224.76 sqft	63%
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	NA	NA
SUM TOTAL			313.54 sqft	100%

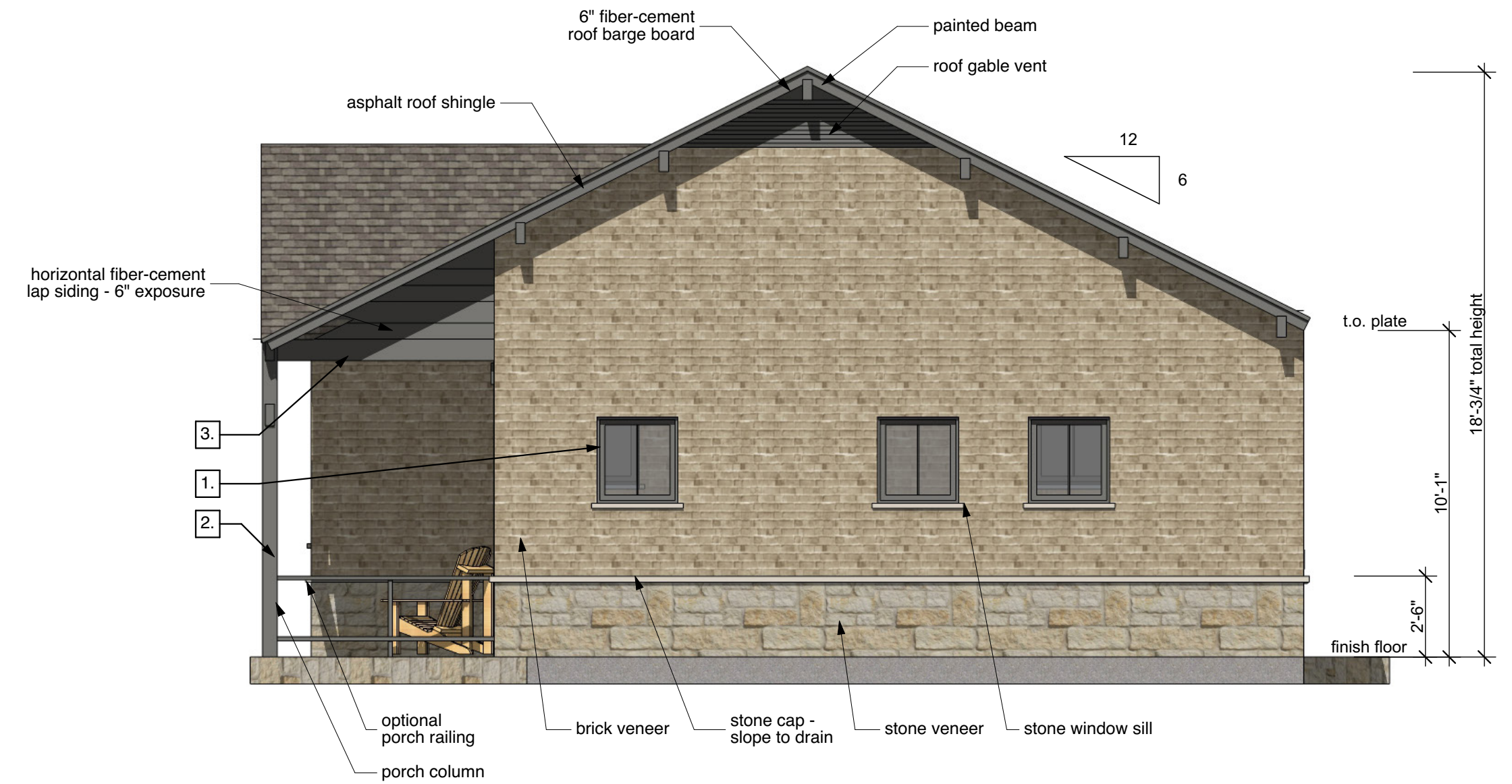
224.76 sqft brick veneer	88.78 sqft stone veneer	54.85 sqft stone veneer	33.93 sqft stone veneer
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02 Back Elevation - 3B
NOT TO SCALE

Architectural Elements Table - 3B		Facade Materials Table - 3B		
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%
1.	Multiple pane windows	stone veneer	64.17 sqft	19%
2.	Front porch w/ decorative columns & optional railing	brick veneer	269.40 sqft	79%
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	6.51 sqft	2%
SUM TOTAL			340.08 sqft	100%

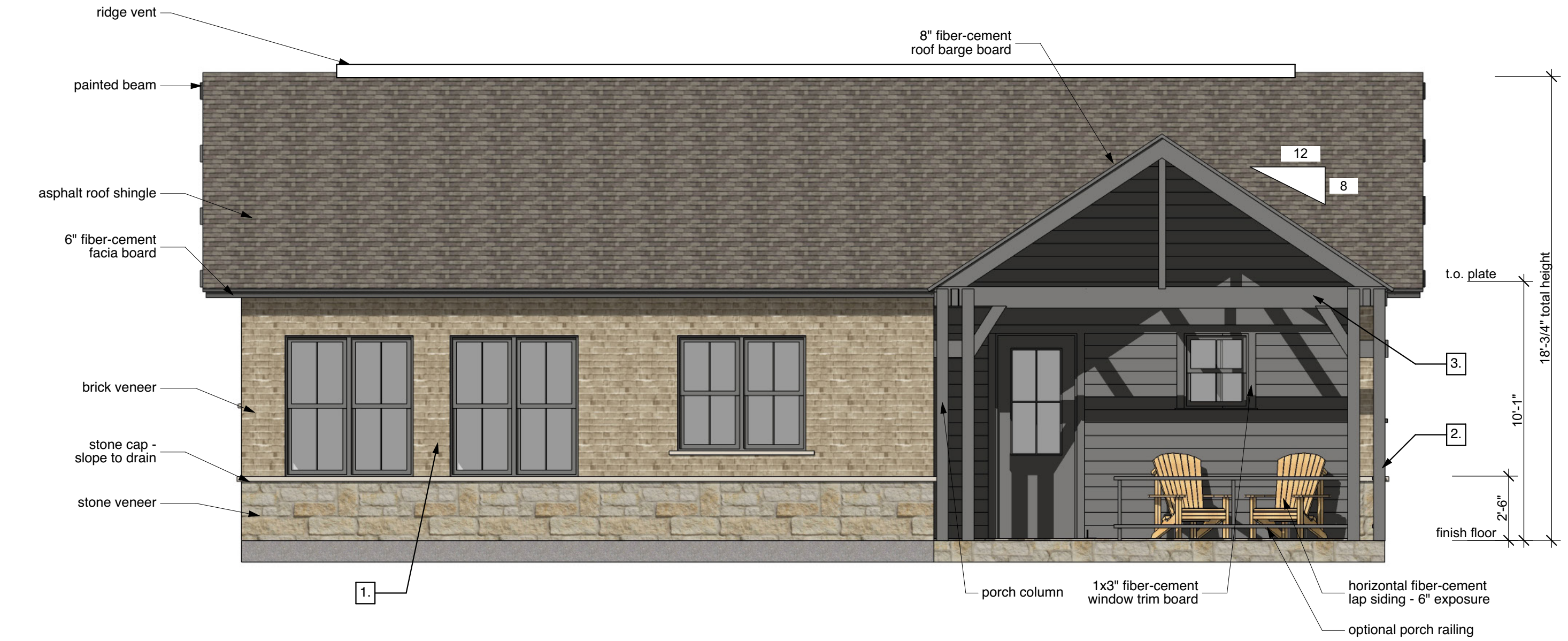
6.51 sqft Hardie board siding	269.40 sqft brick veneer	64.17 sqft stone veneer
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03 Right Elevation - 3B
NOT TO SCALE

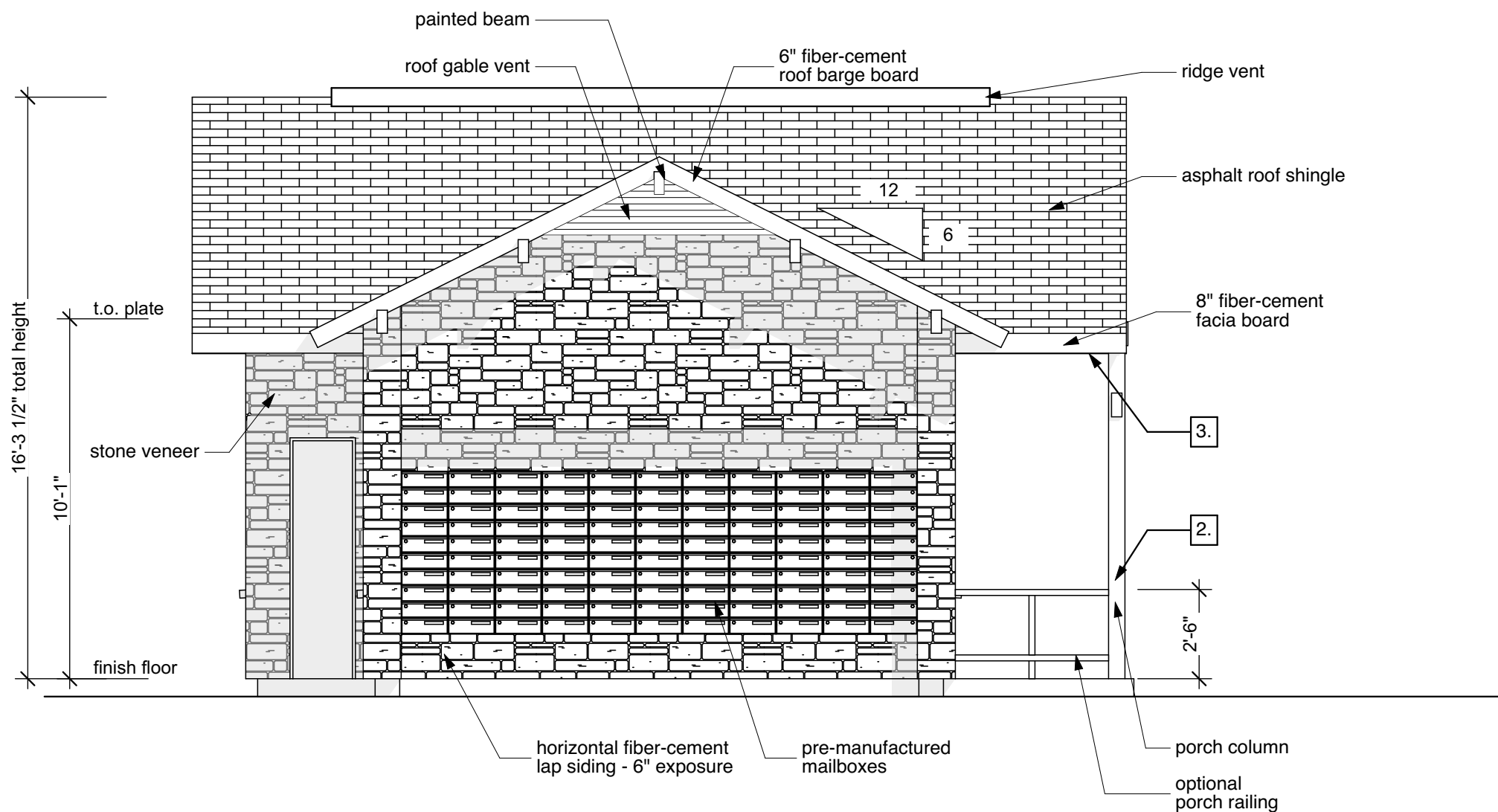
Architectural Elements Table - 3B		Facade Materials Table - 3B		
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%
1.	Multiple pane windows	stone veneer	69.58 sqft	39%
2.	Front porch w/ decorative columns & optional railing	brick veneer	109.58 sqft	61%
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	NA	NA
SUM TOTAL			179.16 sqft	100%

102.62 sqft brick veneer	69.58 sqft stone veneer	6.96 sqft brick veneer	2.28 sqft stone veneer
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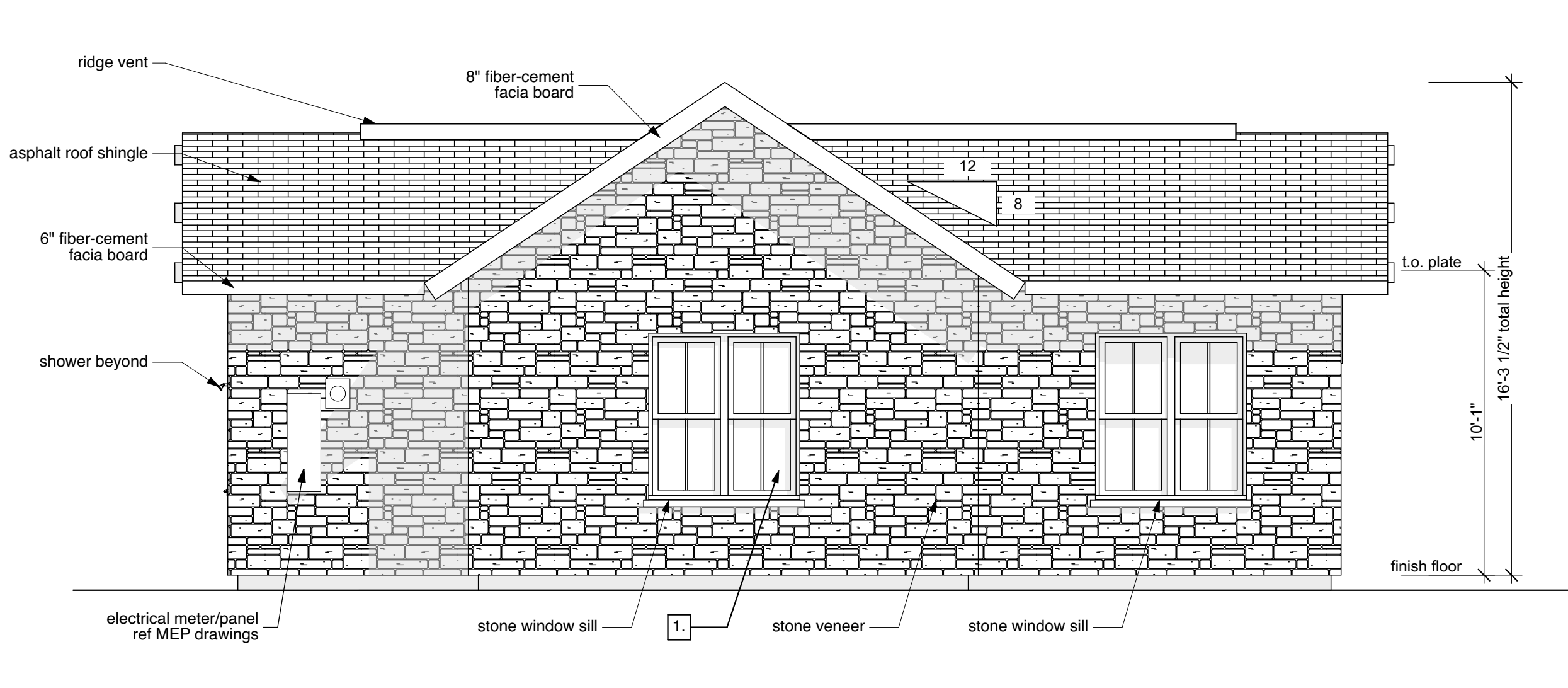
01 Front Elevation - 3B
NOT TO SCALE

Architectural Elements Table - LS		Facade Materials Table - Leasing Office		
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%
1.	Multiple pane windows	stone veneer	145.99 sqft	96%
2.	Front porch w/ decorative columns & optional railing	brick veneer	NA	NA
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	5.26 sqft	4%
		SUM TOTAL	151.25 sqft	100%



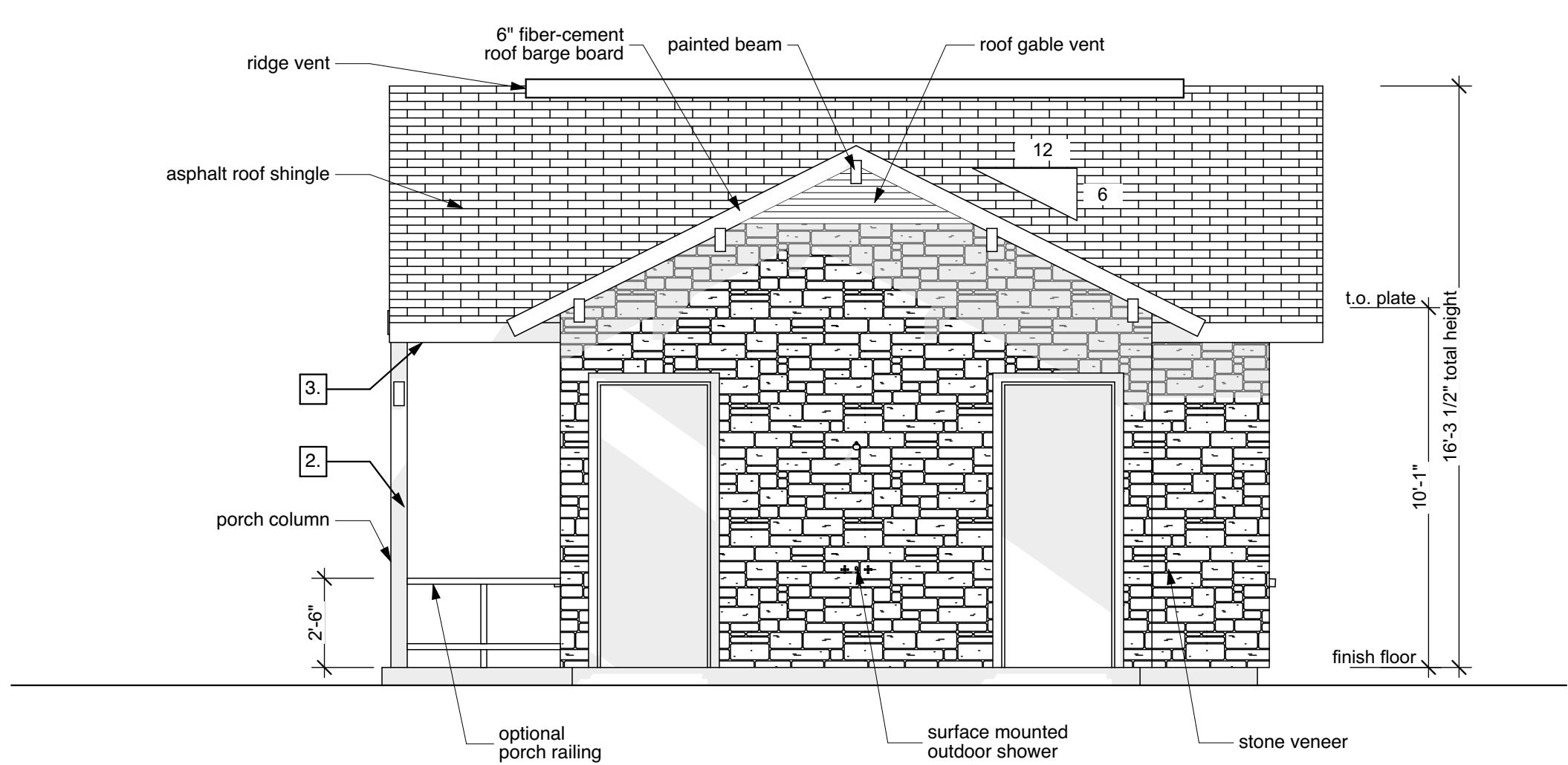
04 Left Elevation - Leasing
SCALE: 1/4" = 1'-0"

Architectural Elements Table - LS		Facade Materials Table - Leasing Office		
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%
1.	Multiple pane windows	stone veneer	344.47 sqft	100%
2.	Front porch w/ decorative columns & optional railing	brick veneer	NA	NA
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	NA	NA
		SUM TOTAL	344.47 sqft	100%



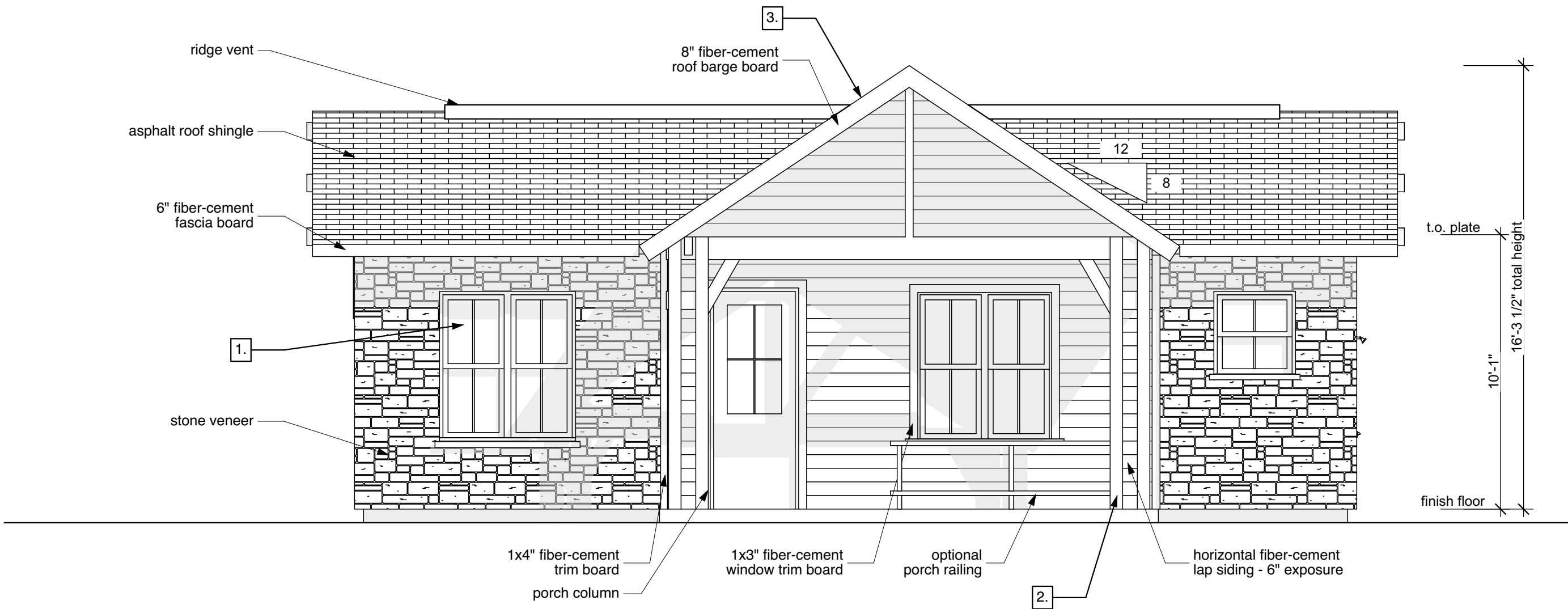
02 Back Elevation - Leasing
SCALE: 1/4" = 1'-0"

Architectural Elements Table - LS		Facade Materials Table - Leasing Office		
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%
1.	Multiple pane windows	stone veneer	163.08 sqft	96%
2.	Front porch w/ decorative columns & optional railing	brick veneer	NA	NA
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	5.26 sqft	4%
		SUM TOTAL	168.34 sqft	100%



03 Right Elevation - Leasing
SCALE: 1/4" = 1'-0"

Architectural Elements Table - LS		Facade Materials Table - Leasing Office			Front Facade Window/Door Percentage - Leasing Office			
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%				
1.	Multiple pane windows	stone veneer	134.93 sqft	100%				
2.	Front porch w/ decorative columns & optional railing	brick veneer	NA	NA				
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	NA	NA				
		SUM TOTAL	134.93 sqft	100%				



01 Front Elevation - Leasing
SCALE: 1/4" = 1'-0"



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NEXmetro
Communities

Owner
NexMetro Communities

Architect
DSGN Associates, Inc.

MEP Consultant
Jordan and Skala Engineers, Inc.

Structural Engineer
Childress Engineering Services

General Contractor
BBL Builders, LP

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permitting, or construction.
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Robert L. Meckfessel, FAIA.

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scale = 1/4" = 1'-0"

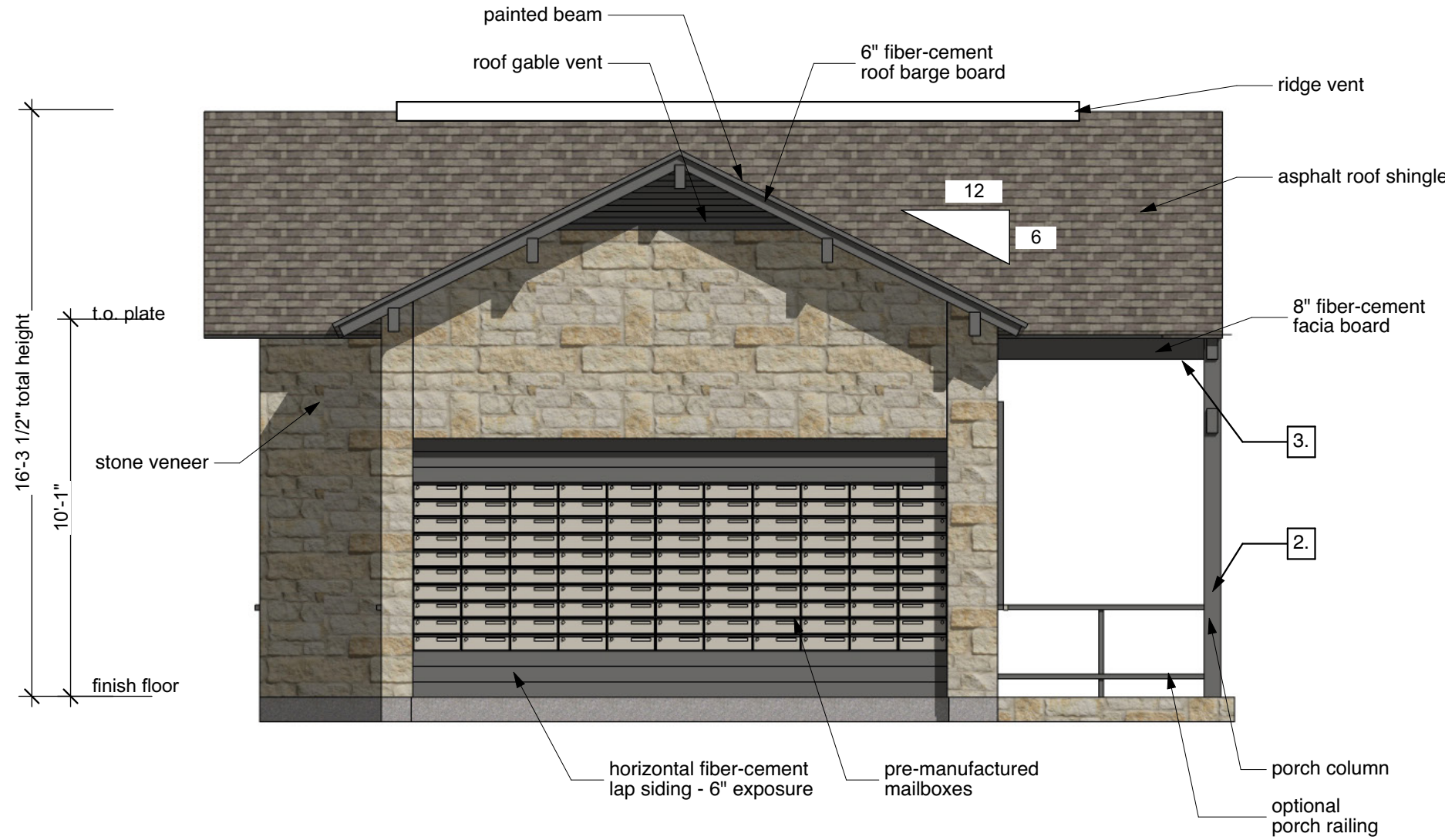
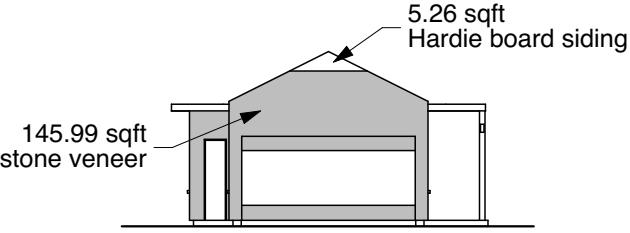
Avilla - Creekside
Garland, Texas
1611.00

22 Feb 17 Case No: 160920.1
22 Mar 17 Case No: 160920.1
03 Apr 17 Case No: 160920.1

Exterior Elevations -
Leasing Office

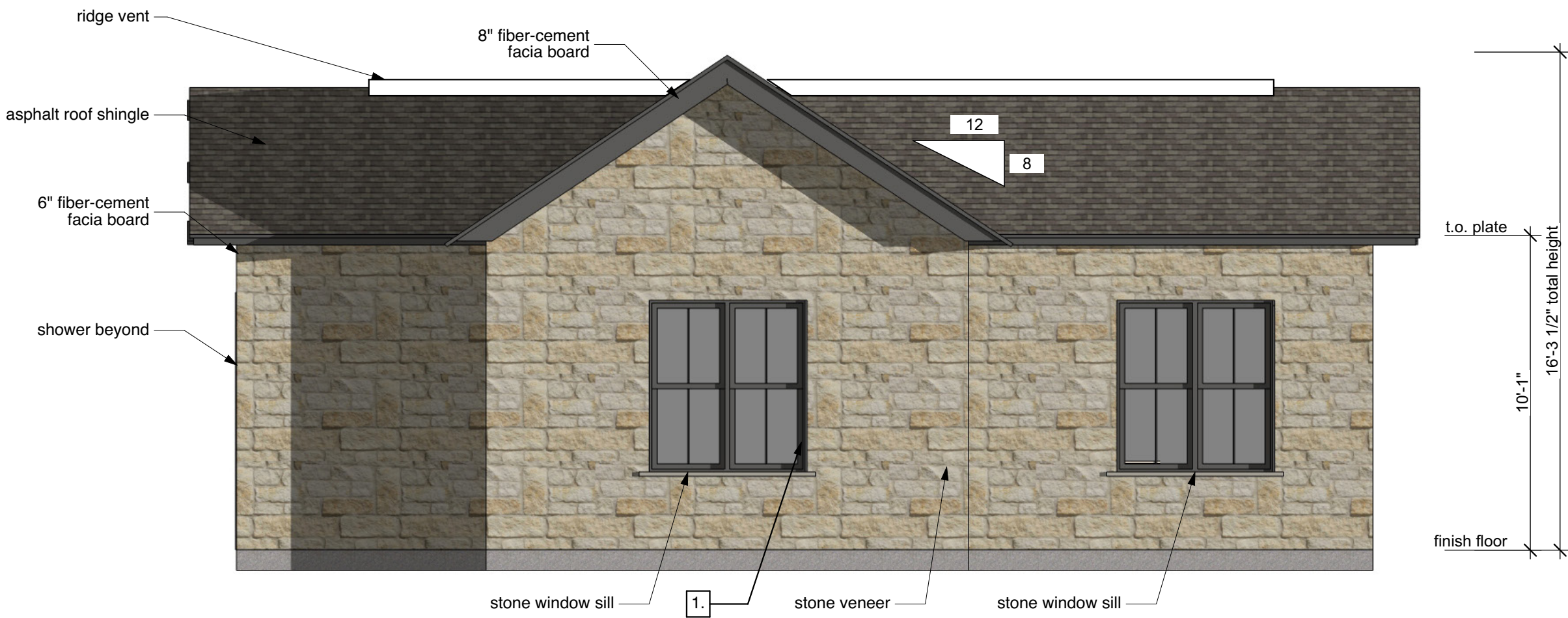
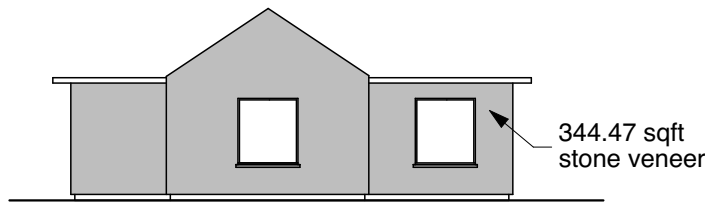
A4.02

Architectural Elements Table - LS		Facade Materials Table - Leasing Office		
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%
1.	Multiple pane windows	stone veneer	145.99 sqft	96%
2.	Railing enclosed front porch	brick veneer	NA	NA
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	5.26 sqft	4%
		SUM TOTAL	151.25 sqft	100%



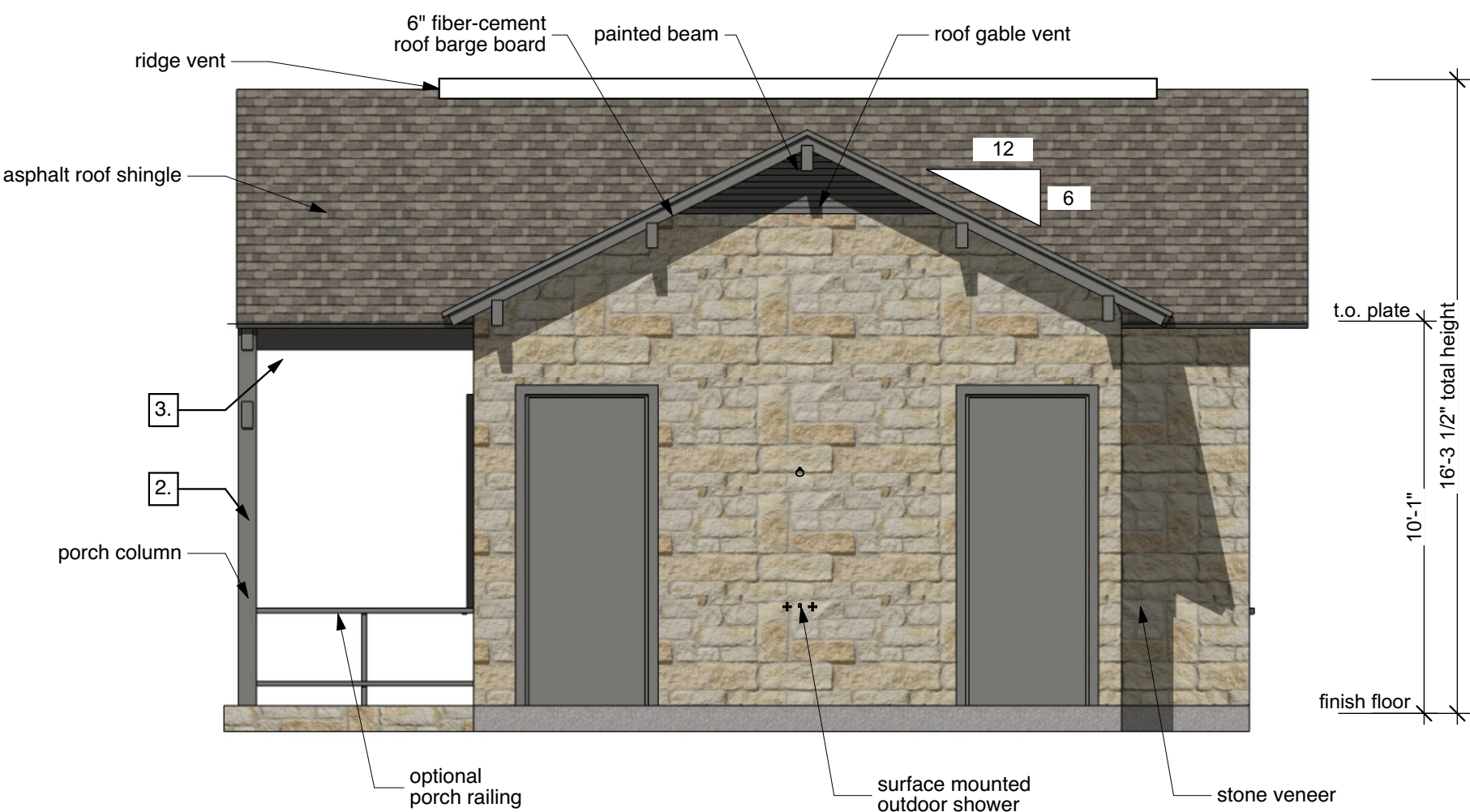
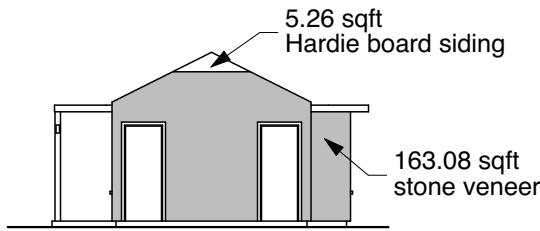
04 Left Elevation - Leasing
NOT TO SCALE

Architectural Elements Table - LS		Facade Materials Table - Leasing Office		
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%
1.	Multiple pane windows	stone veneer	344.47 sqft	100%
2.	Railing enclosed front porch	brick veneer	NA	NA
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	NA	NA
		SUM TOTAL	344.47 sqft	100%



02 Back Elevation - Leasing
NOT TO SCALE

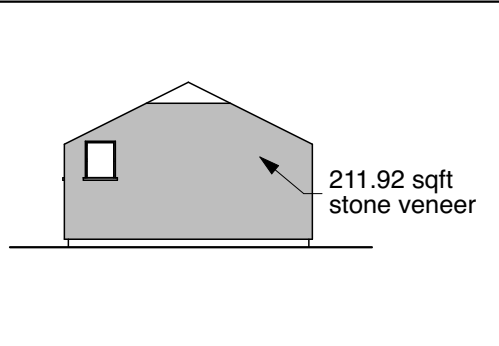
Architectural Elements Table - LS		Facade Materials Table - Leasing Office		
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%
1.	Multiple pane windows	stone veneer	163.08 sqft	96%
2.	Railing enclosed front porch	brick veneer	NA	NA
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	5.26 sqft	4%
		SUM TOTAL	168.34 sqft	100%

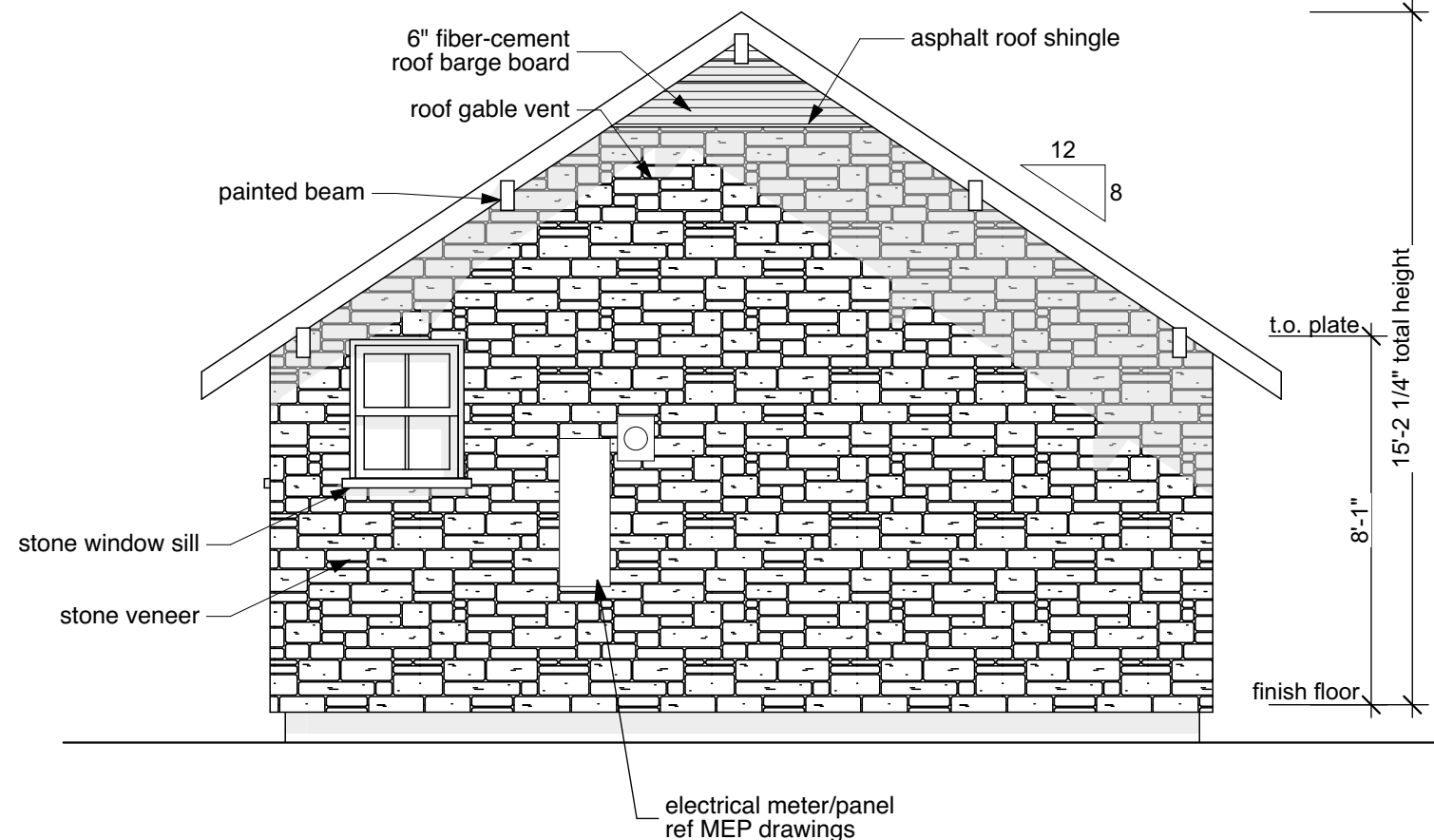


03 Right Elevation - Leasing
NOT TO SCALE

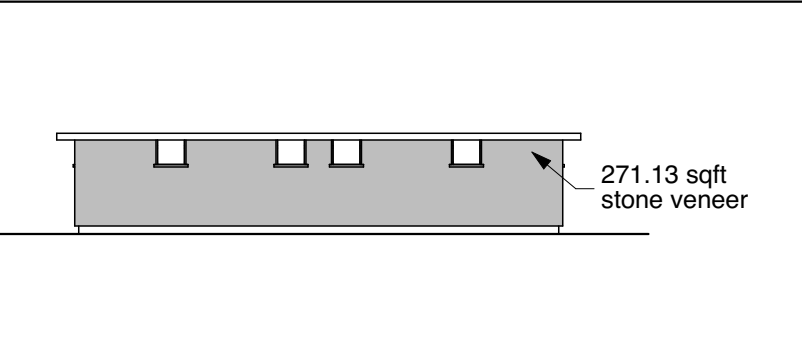
Architectural Elements Table - LS		Facade Materials Table - Leasing Office			Front Facade Window/Door Percentage - Leasing Office				
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%					
1.	Multiple pane windows	stone veneer	134.93 sqft	100%					
2.	Railing enclosed front porch	brick veneer	NA	NA					
3.	Covered front porch, at least 40 sq.ft	Hardie board siding	NA	NA					
SUM TOTAL			134.93 sqft	100%					

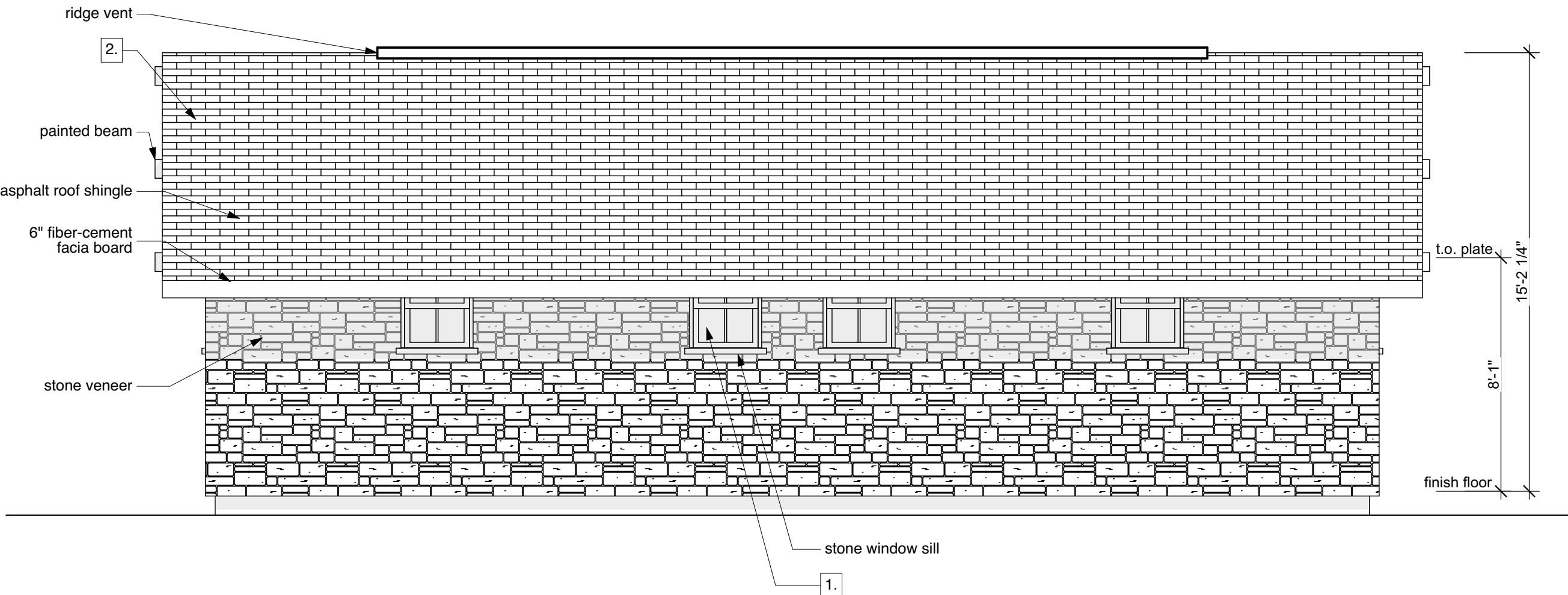
76.98 sqft stone veneer		57.95 sqft stone veneer		facade under covered porch/patio - masonry material calculation does not apply				

Architectural Elements Table - G		Facade Materials Table - Garage			
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%	
1.	Multiple pane windows	stone veneer	211.92 sqft	97%	
2.	Minimum 8:12 roof pitch	brick veneer	NA	NA	
3.	Split garage door with separate door per bay	Hardie board siding	6.00 sqft	3%	
SUM TOTAL			217.92 sqft	100%	

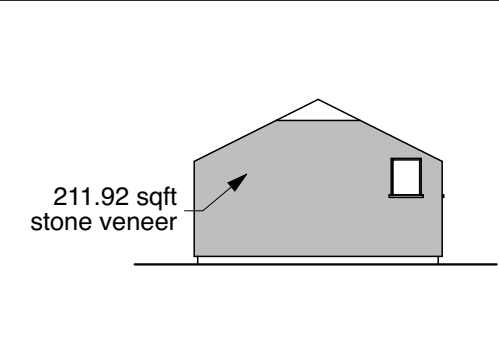


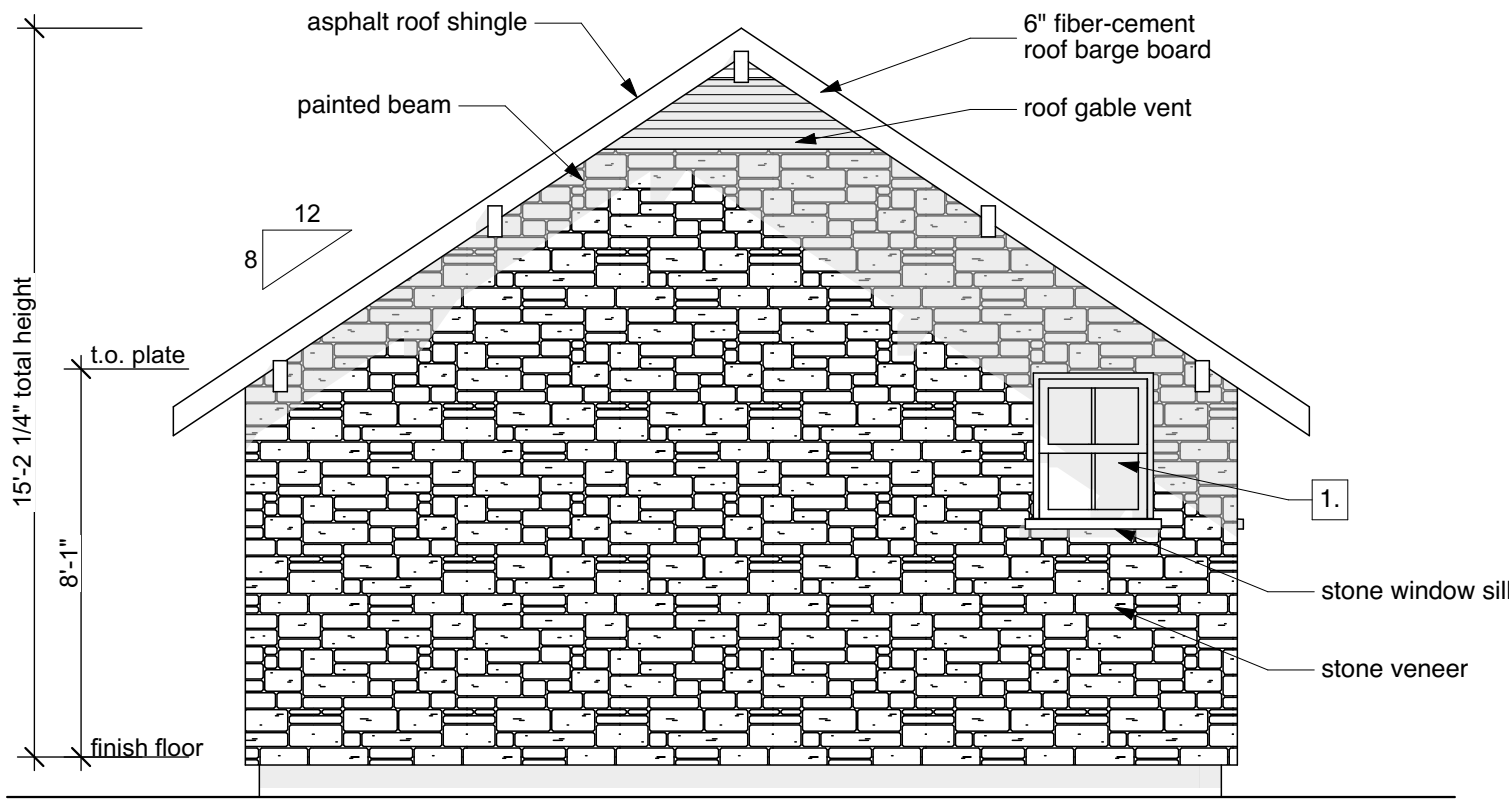
04 Left Elevation
SCALE: 1/4" = 1'-0"

Architectural Elements Table - G		Facade Materials Table - Garage			
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%	
1.	Multiple pane windows	stone veneer	271.13 sqft	100%	
2.	Minimum 8:12 roof pitch	brick veneer	NA	NA	
3.	Split garage door with separate door per bay	Hardie board siding	NA	NA	
SUM TOTAL			271.13 sqft	100%	

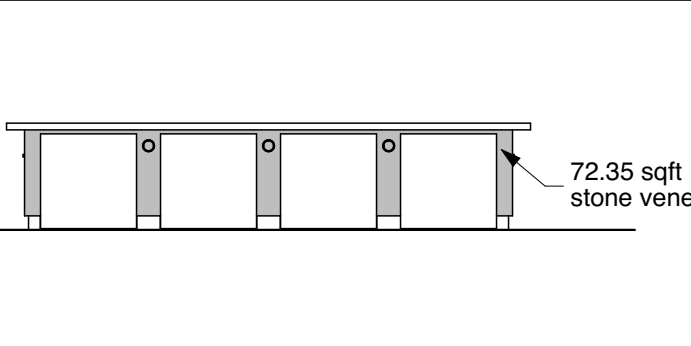


02 Rear Elevation
SCALE: 1/4" = 1'-0"

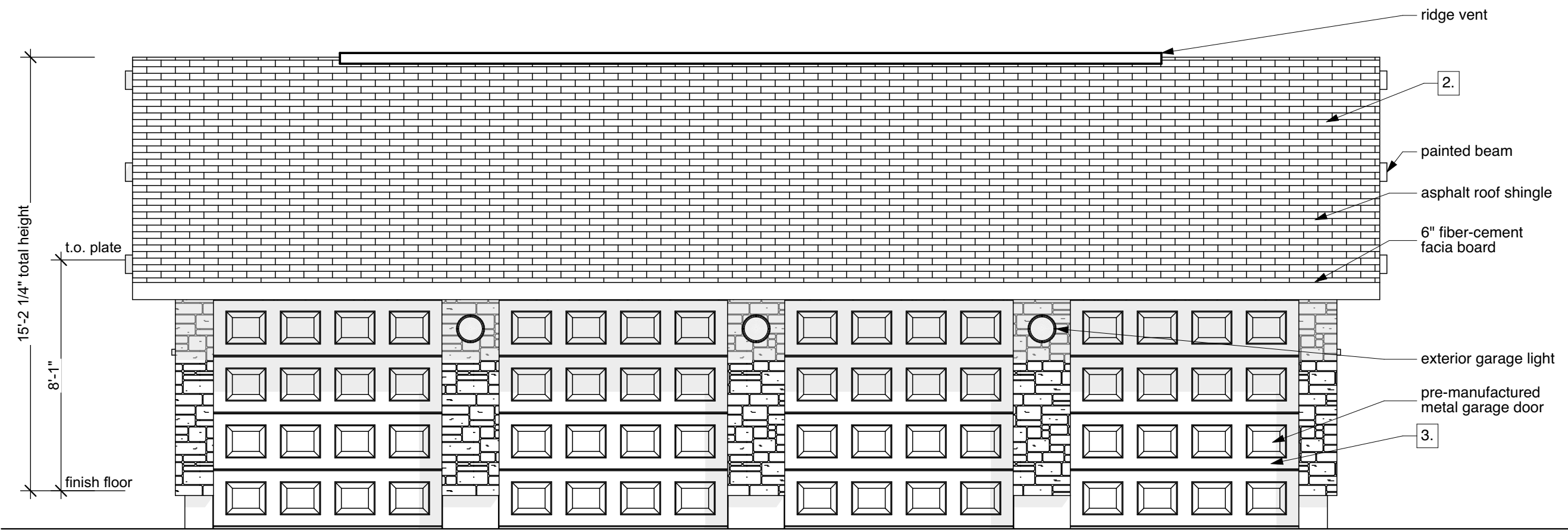
Architectural Elements Table - G		Facade Materials Table - Garage			
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%	
1.	Multiple pane windows	stone veneer	211.92 sqft	97%	
2.	Minimum 8:12 roof pitch	brick veneer	NA	NA	
3.	Split garage door with separate door per bay	Hardie board siding	6.00 sqft	3%	
SUM TOTAL			217.92 sqft	100%	



03 Right Elevation
SCALE: 1/4" = 1'-0"

Architectural Elements Table - G		Facade Materials Table - Garage				Front Facade Window/Door Percentage - Garage			
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%					
1.	Multiple pane windows	stone veneer	72.35 sqft	100%					
2.	Minimum 8:12 roof pitch	brick veneer	NA	NA					
3.	Split garage door with separate door per bay	Hardie board siding	NA	NA					
SUM TOTAL			72.35 sqft	100%					

64 sq ft	64 sq ft	64 sq ft	64 sq ft
338.11 sq ft overall facade area			
256.00 sq ft total door/window area			
overall facade area	338.11 sq ft	window/door area	256.00 sq ft
		75.7%	window/door area



01 Front Elevation
SCALE: 1/4" = 1'-0"



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NexMetro Communities

Architect
DSGN Associates, Inc.

MEP Consultant
Jordan and Skala Engineers, Inc.

Structural Engineer
Childress Engineering Services

General Contractor
BBL Builders, LP

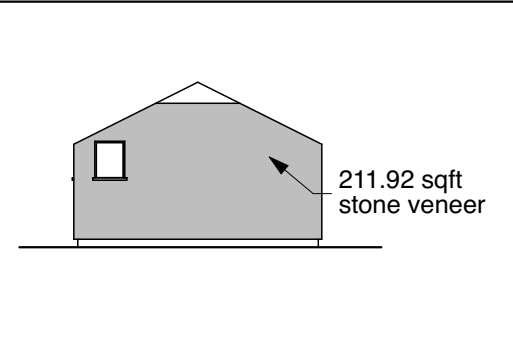
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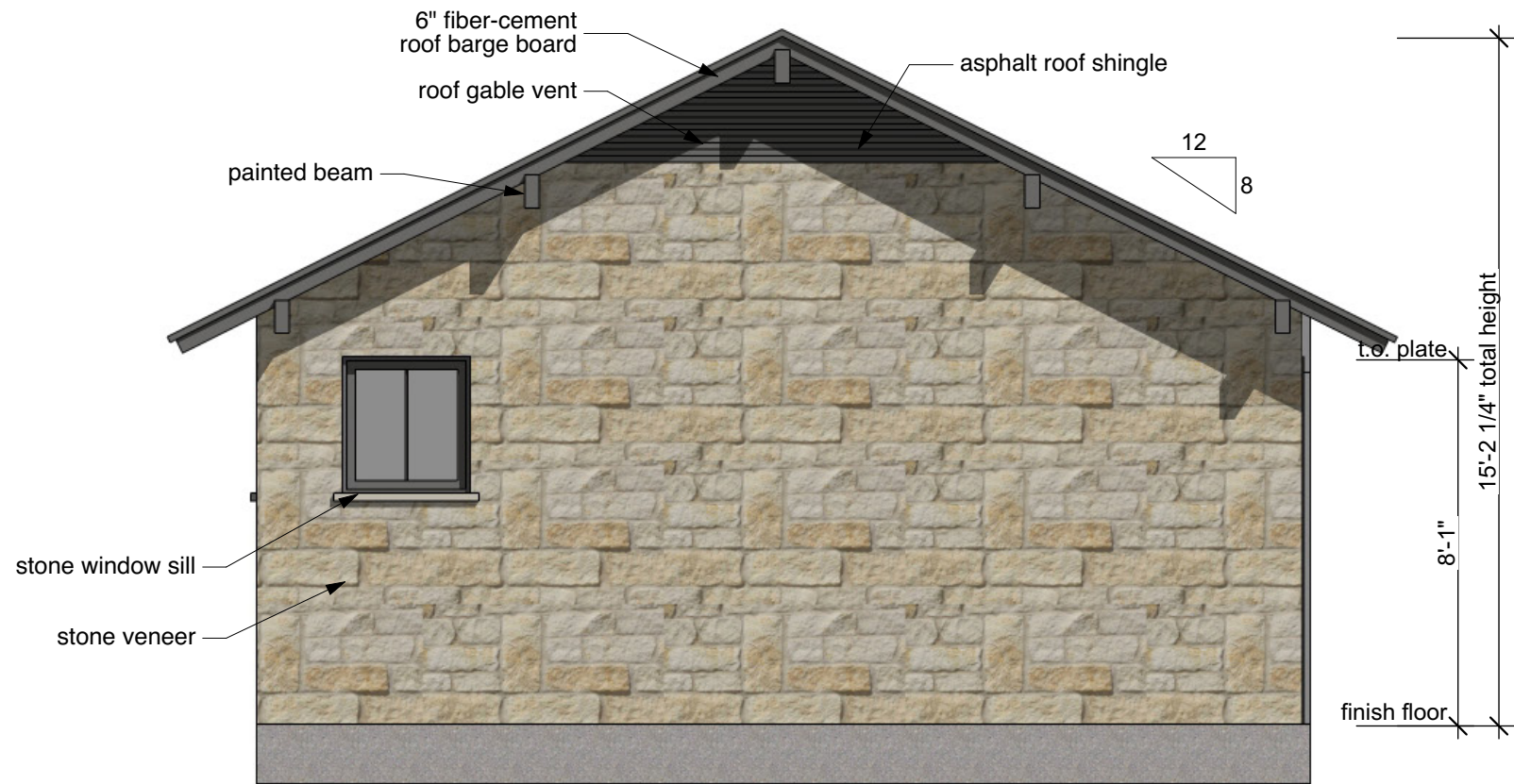
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1611.00

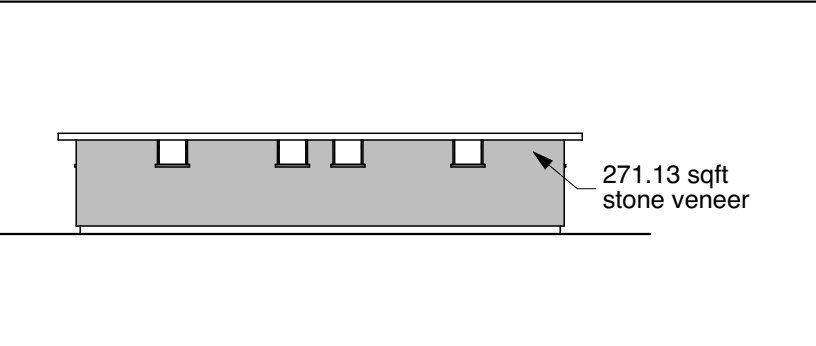
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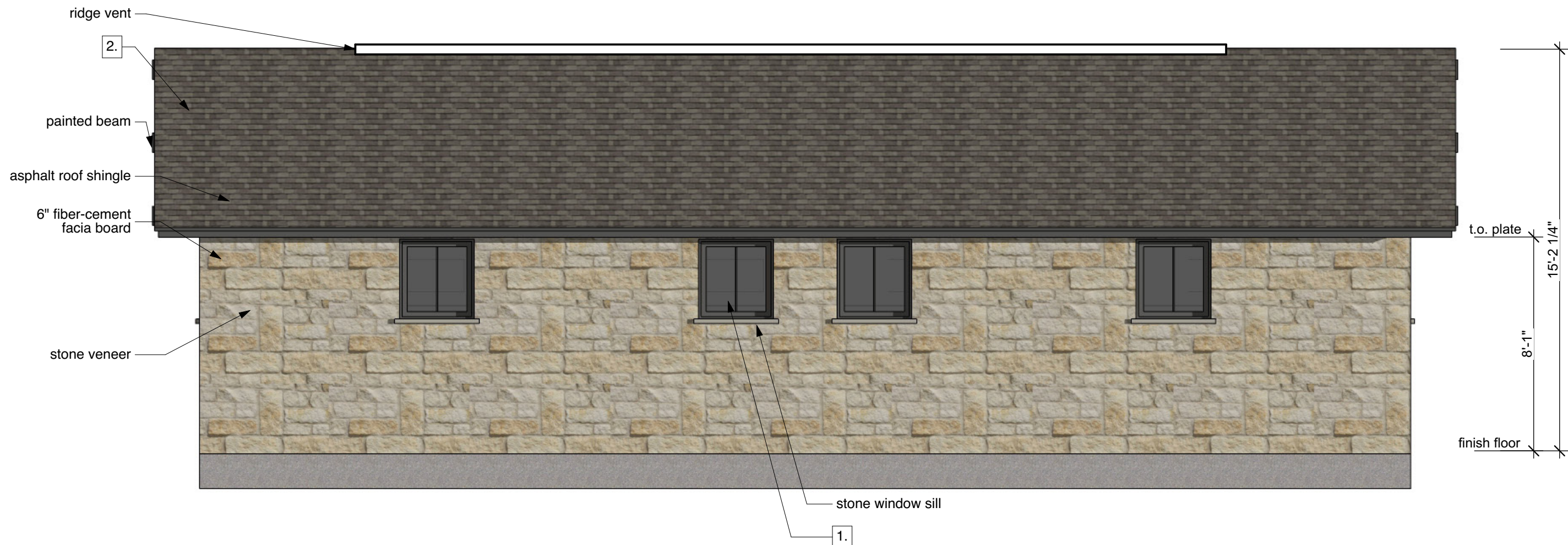
Exterior Elevations -
Garage
A5.02

Architectural Elements Table - G		Facade Materials Table - Garage			
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%	
1.	Multiple pane windows	stone veneer	211.92 sqft	97%	
2.	Minimum 8:12 roof pitch	brick veneer	NA	NA	
3.	Split garage door with separate door per bay	Hardie board siding	6.00 sqft	3%	
SUM TOTAL			217.92 sqft	100%	

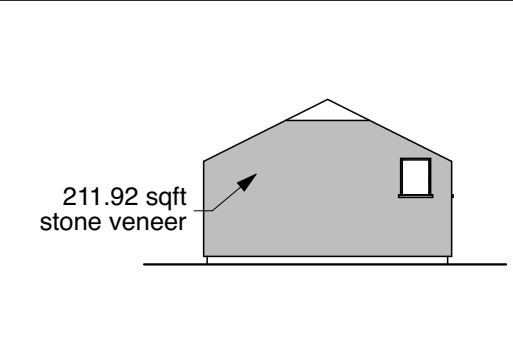


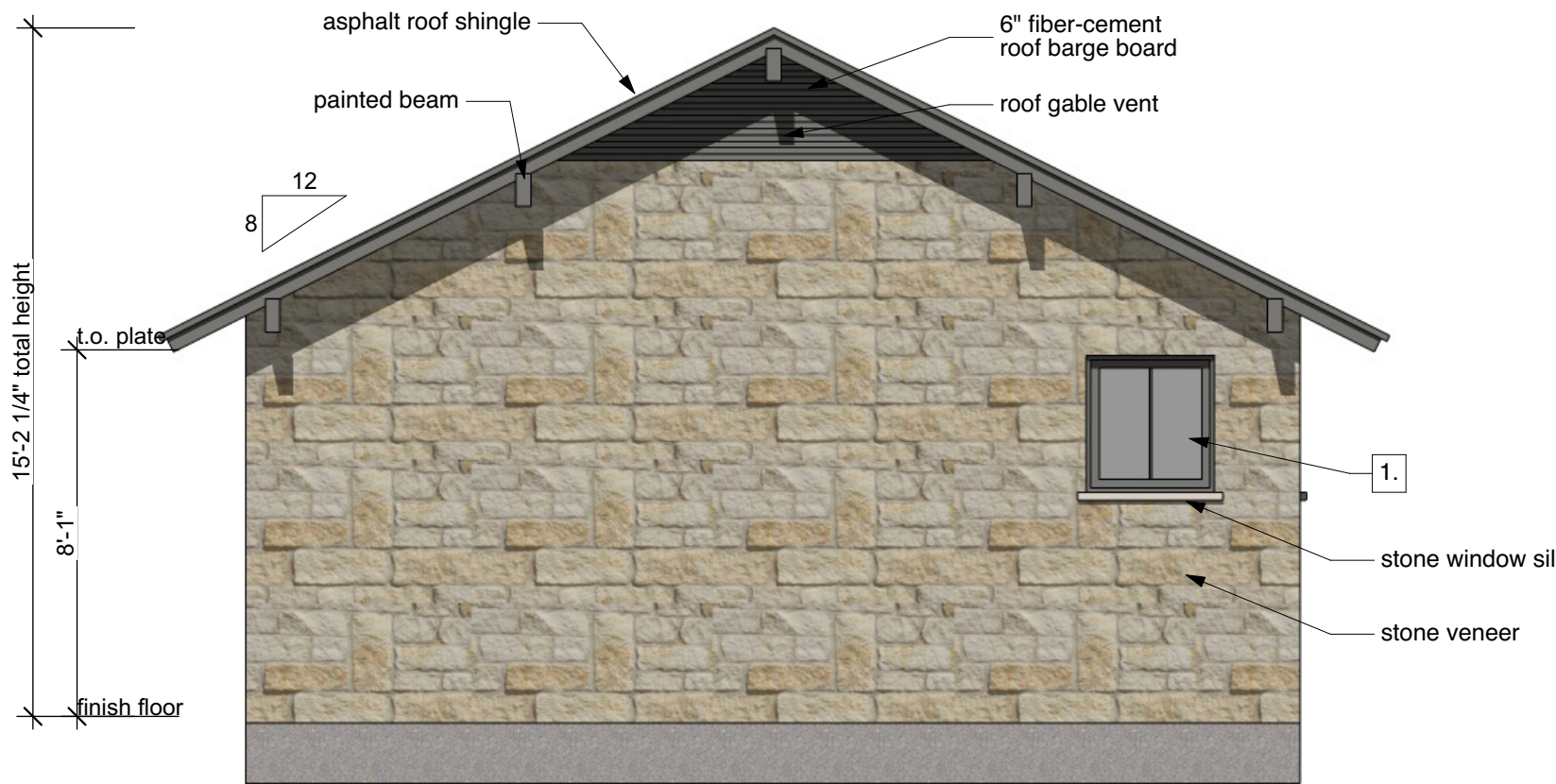
04 Left Elevation
NOT TO SCALE

Architectural Elements Table - G		Facade Materials Table - Garage			
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%	
1.	Multiple pane windows	stone veneer	271.13 sqft	100%	
2.	Minimum 8:12 roof pitch	brick veneer	NA	NA	
3.	Split garage door with separate door per bay	Hardie board siding	NA	NA	
SUM TOTAL			271.13 sqft	100%	

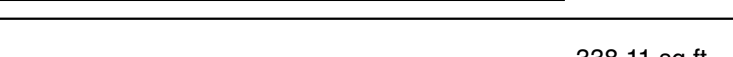


02 Rear Elevation
NOT TO SCALE

Architectural Elements Table - G		Facade Materials Table - Garage			
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%	
1.	Multiple pane windows	stone veneer	211.92 sqft	97%	
2.	Minimum 8:12 roof pitch	brick veneer	NA	NA	
3.	Split garage door with separate door per bay	Hardie board siding	6.00 sqft	3%	
SUM TOTAL			217.92 sqft	100%	



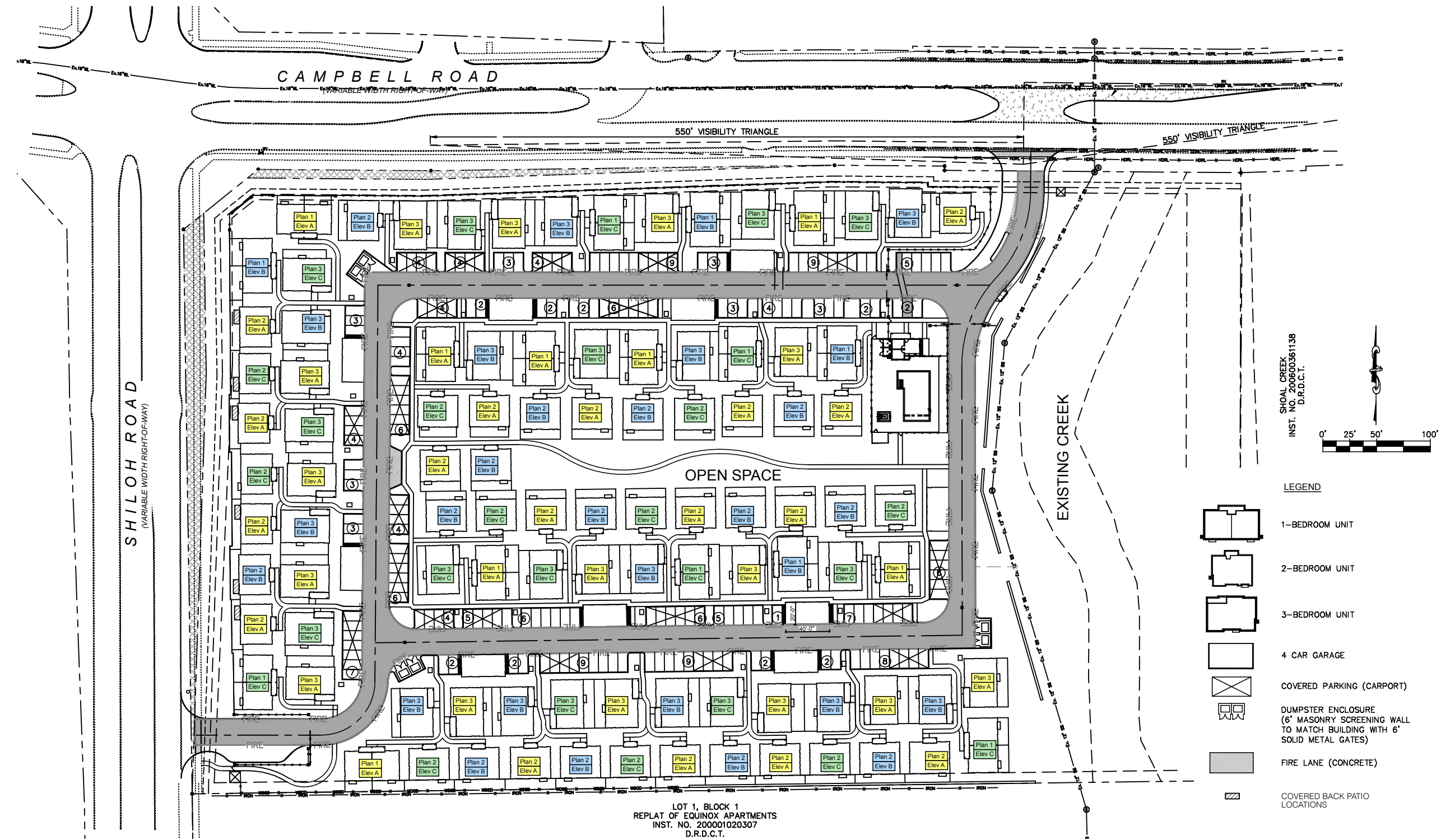
03 Right Elevation
NOT TO SCALE

Architectural Elements Table - G		Facade Materials Table - Garage			Front Facade Window/Door Percentage - Garage					
NUMBER	ELEMENT	MATERIAL TYPE	SQ. FT.	%						
1.	Multiple pane windows	stone veneer	72.35 sqft	100%			338.11 sq ft overall facade area	256.00 sq ft total door/window area	75.7%	window/ door area
2.	Minimum 8:12 roof pitch	brick veneer	NA	NA						
3.	Split garage door with separate door per bay	Hardie board siding	NA	NA						
SUM TOTAL			72.35 sqft	100%						



01 Front Elevation
NOT TO SCALE

LEGEND		ELEVATION DISTRIBUTION													
Plan 2	← floor plan designation	Floor Plan	Elevation			Total	Floor Plan	Elevation		Total	Floor Plan	Elevation		Total	
Elev A	← elevation designation		A	B	C			-				-	M**		
A Elev		1	8	4	5	17	L*	1		1	G*	9	1	10	
B Elev		2	17	14	10	41	* Leasing Office							*Garage **M = w/ maintenance garage bay	
C Elev		3	15	12	12	39									
						97									



Plotted by: ##### Plot Date: 4/3/2017 9:36 AM

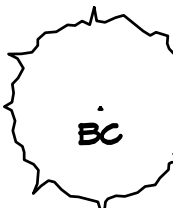
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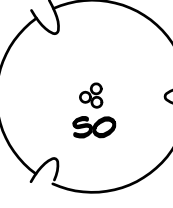
EXHIBIT G

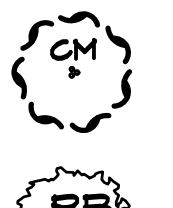
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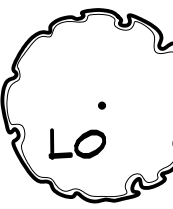
CAMPBELL ROAD

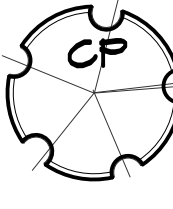
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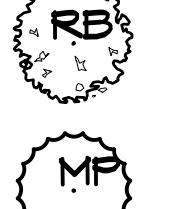
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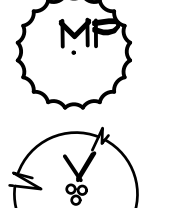
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TAXODIUM DISTICHUM
(3" CALIPER)
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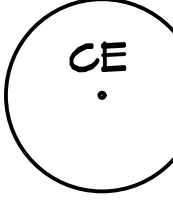
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QUERCUS SHUMARDII
(3" CALIPER)
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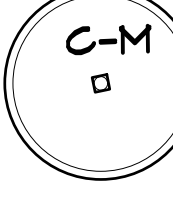
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LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ'
(2" CALIPER)
- 

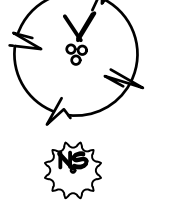
LO LIVE OAK /
QUERCUS VIRGINIANA
(3" CALIPER)
- 

CP CHINESE PISTACHE /
PISTAGIA CHINENSIS
(3" CALIPER)
- 

RB TEXAS REDBUD /
CERCIS CANADENSIS VAR. TEXENSIS
(2" CALIPER)
- 

MP MEXICAN PLUM / PRUNUS MEXICANA
(2" CALIPER)
- 

CE CEDAR ELM /
ULMUS CRASSIFOLIA
(3" CALIPER)
- 

C-M CADDIS MAPLE /
ACER SACCHARUM 'CADDIS'
(3" CALIPER)
- 

V VITEX / VITEX AGNUS-CASTUS
(2" CALIPER)
- 

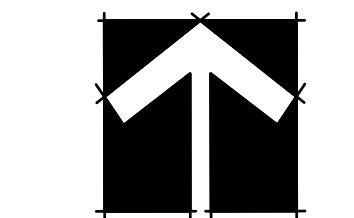
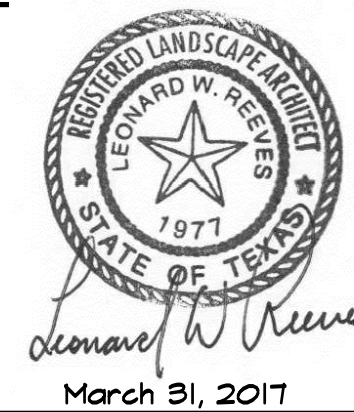
N NELLIE R STEVENS HOLLY /
ILEX X 'NELLIE R STEVENS'
(45 GALLON)

***PLEASE REFER TO PLANT
PALETTE BOOKLET FOR
ADDITIONAL PROPOSED
LANDSCAPE PLANTINGS***

STUDIO
DESIGN GROUP

Studio 13 Design Group, PLLC.
386 W. Main Street
Lewisville, Texas 75057
469-635-1900

TBAE Firm #BR643



20 10 0 20
1" = 20' - 0"

Bar is one inch on original
drawing. If not one inch on this
sheet, adjust scale as necessary.

One Inch

LANDSCAPE AND SCREENING

Overall Landscape Layout

Avilla Creekside

City of Garland, Dallas County, Texas

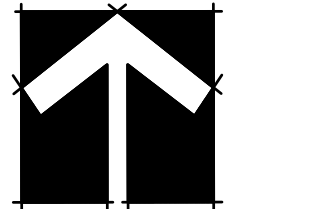
PLAN REVIEW REVISIONS	BY	DATE
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PROJECT
BGE001

SHEET
L6 of 6



March 31, 2017



$1'' = 20' - 0''$

is one inch on original
wing. If not one inch on this
set, adjust scale as necessary.

Inch

LANDSCAPE AND SCREENING

Landscape Plains

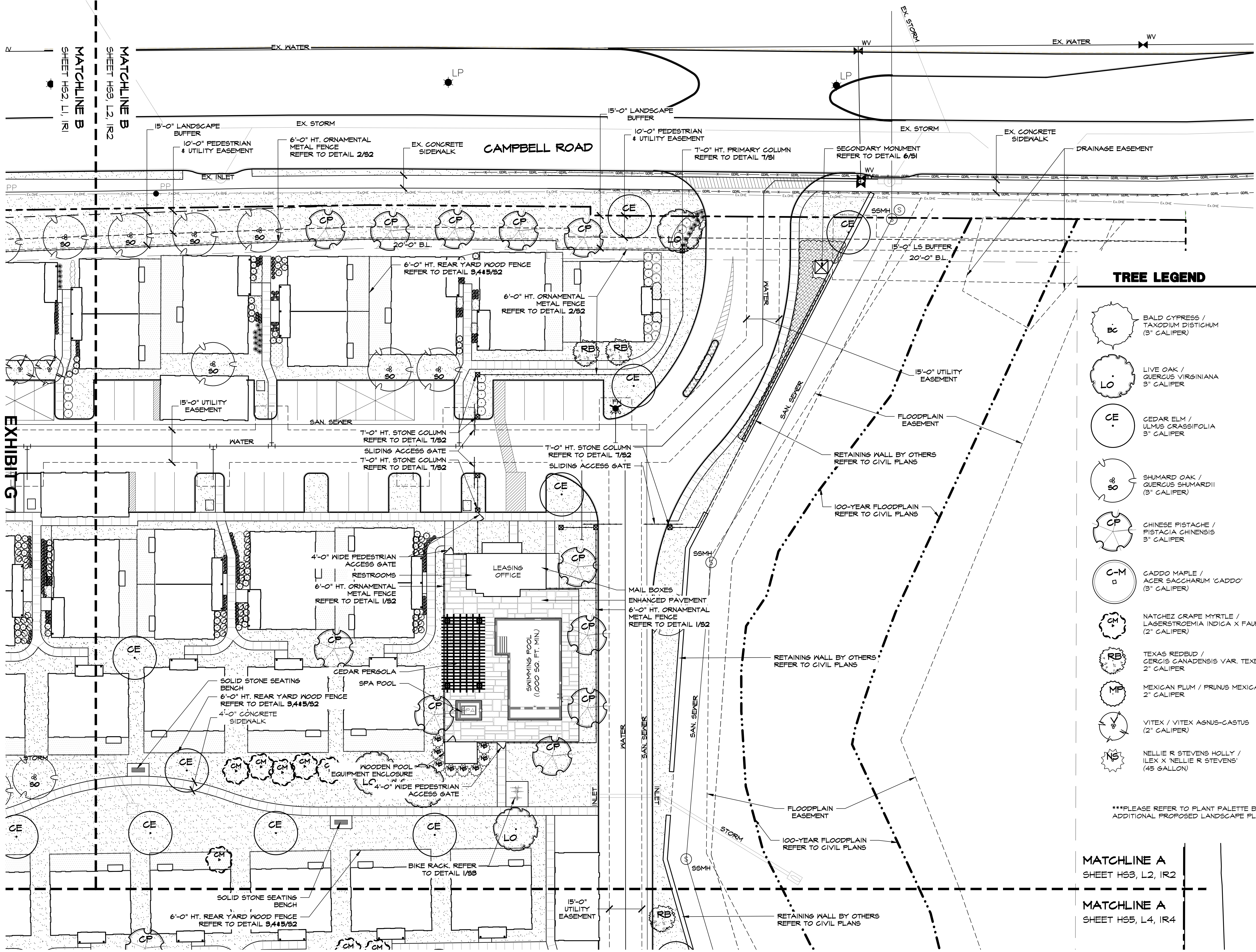
AVILLA CREEKSIDE
Garland, Dallas County

City of Garland, Dallas County, Texas

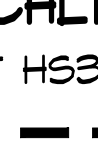
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L2 of 6



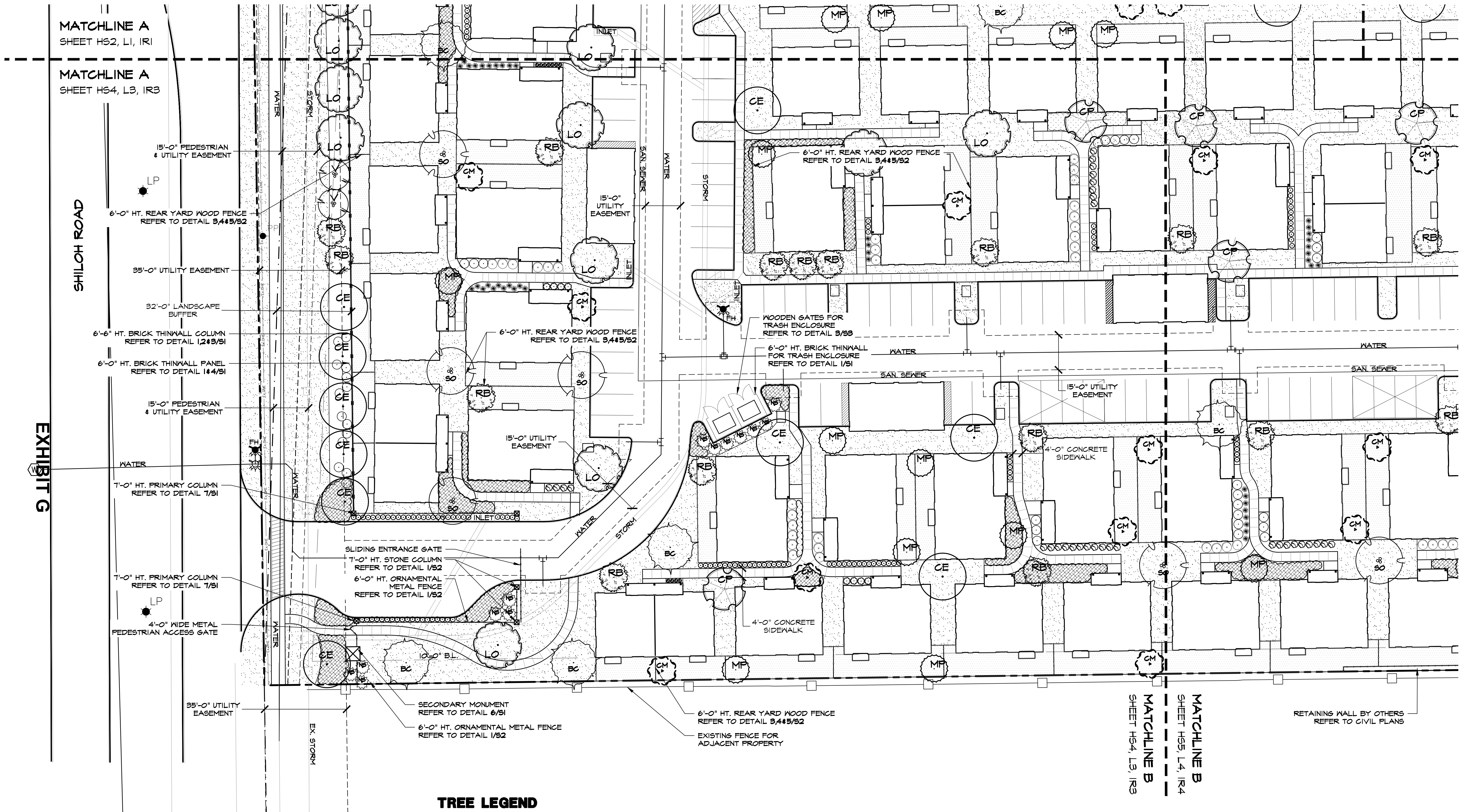
TREE LEGEND

- 
 BALD CYPRESS /
TAXODIUM DISTICHUM
 (3" CALIFER)
- 
 LIVE OAK /
QUERCUS VIRGINIANA
 3" CALIFER
- 
 CEDAR ELM /
ULMUS CRASSIFOLIA
 3" CALIFER
- 
 SHUMARD OAK /
QUERCUS SHUMARDII
 (3" CALIFER)
- 
 CHINESE PISTACHE /
PISTACIA CHINENSIS
 3" CALIFER
- 
 CADDO MAPLE /
ACER SACCHARUM 'CADDO'
 (3" CALIFER)
- 
 NATCHEZ GRAPE MYRTLE /
LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ'
 (2" CALIFER)
- 
 TEXAS REDBUD /
CERCIS CANADENSIS VAR. *TEXENSIS*
 2" CALIFER
- 
 MEXICAN PLUM / *PRUNUS MEXICANA*
 2" CALIFER
- 
 NELLIE R STEVENS HOLLY /
ILEX X 'NELLIE R STEVENS'
 (45 GALLON)

****PLEASE REFER TO PLANT PALETTE BOOKLET FOR
ADDITIONAL PROPOSED LANDSCAPE PLANTINGS****

MATCHLINE A
SHEET HS3, L2, IR2

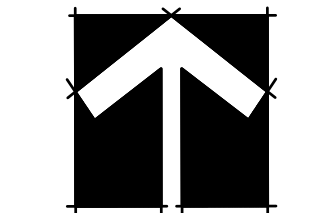
MATCHLINE A
SHEET HS5, L4, IR4



NOTE: THE REQUIRED LANDSCAPE BUFFER ALONG SHILOH ROAD IS 15'-0". THE OWNER PROVIDED A VARIABLE WIDTH LANDSCAPE BUFFER RANGING FROM 21'-0" TO 35'-0". THE PLANS SHOW DIMENSIONS OF THE LANDSCAPE BUFFER AT VARIOUS LOCATIONS ALONG SHILOH ROAD FOR REFERENCE.

TREE LEGEND

- | | | | | | |
|----|--|-----|---|----|--|
| BC | BALD CYPRESS /
TAXODIUM DISTICHUM
(3" CALIPER) | SM | SHUMARD OAK /
QUERCUS SHUMARDII
(3" CALIPER) | CM | NATCHEZ CRAPE MYRTLE /
LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ'
(2" CALIPER) |
| LO | LIVE OAK /
QUERCUS VIRGINIANA
3" CALIPER | CP | CHINESE PISTACHE /
PISTACIA CHINENSIS
3" CALIPER | RB | TEXAS REDBUD /
CERCIS CANADENSIS VAR. TEXENSIS
2" CALIPER |
| CE | CEDAR ELM /
ULMUS CRASSIFOLIA
3" CALIPER | C-M | CADDO MAPLE /
ACER SACCHARUM 'CADDO'
(3" CALIPER) | MP | MEXICAN PLUM /
PRUNUS MEXICANA
2" CALIPER |
| | | | | V | VITEX / VITEX AGNUS-CASTUS
(2" CALIPER) |
| | | | | N | NELLIE R STEVENS HOLLY /
ILEX X 'NELLIE R STEVENS'
(45 GALLON) |
- ***PLEASE REFER TO PLANT PALETTE BOOKLET FOR ADDITIONAL PROPOSED LANDSCAPE PLANTINGS***



20 10 0 20
1" = 20' - 0"

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

LANDSCAPE AND SCREENING

Landscape Plans

Avilla Creekside

City of Garland, Dallas County, Texas

PLAN REVIEW REVISIONS	BY	DATE

PROJECT

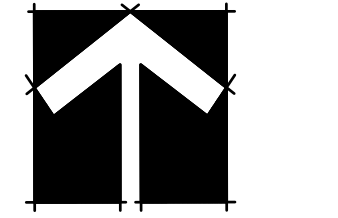
BGE001

SHEET

L3 of 6



March 31, 2017



10 0 20

$10 = 20 - 10$

is one inch on original
wing. If not one inch on this
set, adjust scale as necessary.

e Inch

LANDSCAPE AND SCREENING

Landscape Plans

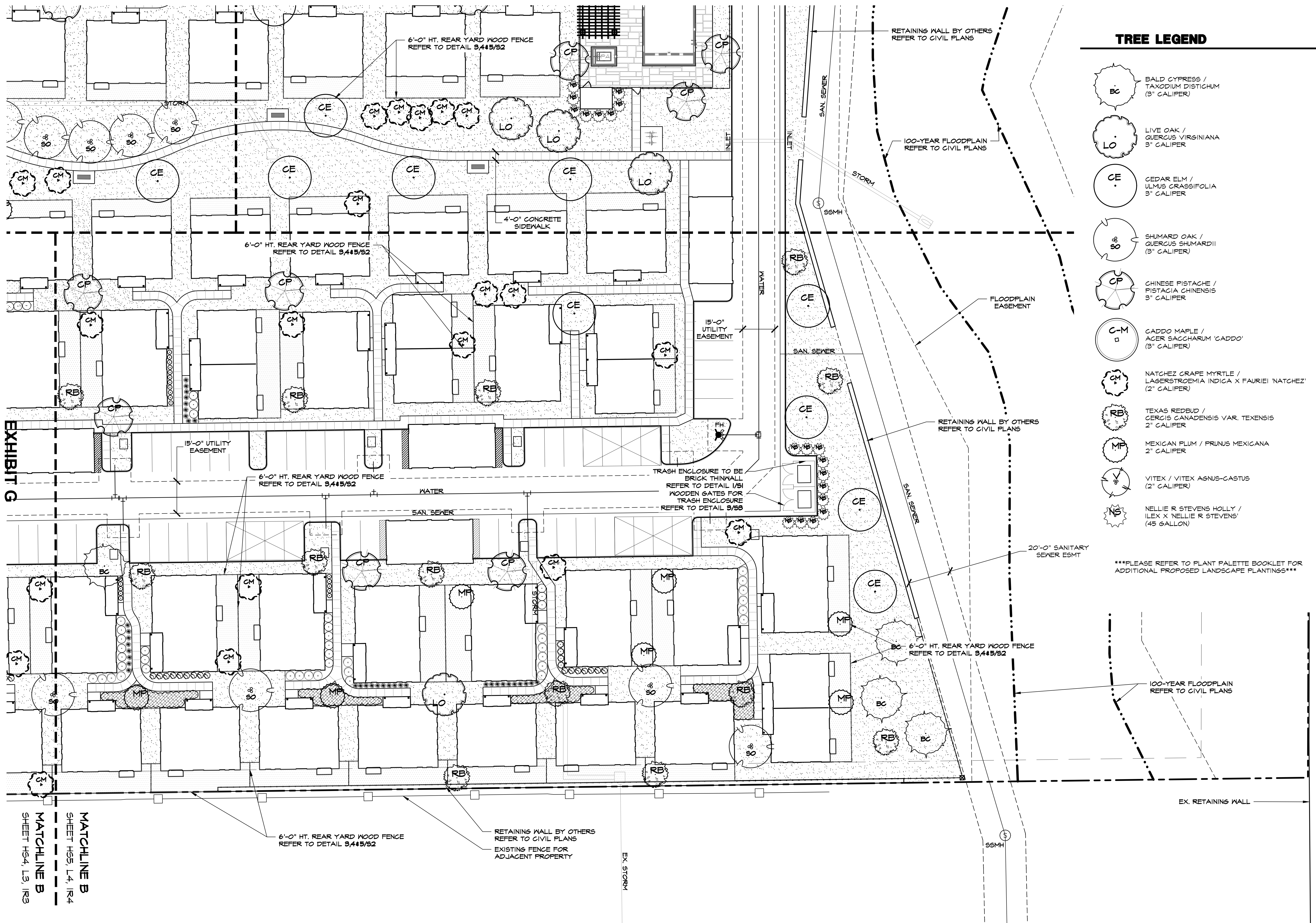
Avilla Creekside

City of Garland, Dallas County, Texas

[illegible]

PROJECT
BGE001

L4 of 6



1. A TREE PERMIT IS REQUIRED FOR ALL REMOVAL OF ALL TREES, PROTECTED AND UNPROTECTED.
2. PLANT MATERIAL SHALL BE MEASURED AND SIZED ACCORDING TO THE LATEST EDITION OF THE TEXAS NURSERY & LANDSCAPE ASSOCIATION (TNLA) SPECIFICATIONS, GRADES AND STANDARDS.
3. ALL PLANT SUBSTITUTIONS ARE SUBJECT TO CITY OF GARLAND APPROVAL AND MUST BE SPECIFIED ON THE APPROVED LANDSCAPE PLAN.
4. GROUND COVERS USED IN LIEU OF TREES MUST PROVIDE COMPLETE COVERAGE WITHIN THE (1) YEAR OF PLANTING AND MAINTAIN ADEQUATE COVERAGE AS APPROVED BY THE CITY OF GARLAND.
5. TREES MUST BE PLANTED FOUR FEET (4') OR GREATER FROM STREETS OR RIGHT-OF-WAY LINE, AND CANNOT BE CLOSER THAN EIGHT FEET (8') TO A PUBLIC UTILITY LINE (UNLESS NO OTHER ALTERNATIVE IS AVAILABLE). THIS SITE IS NEW CONSTRUCTION, MANY ALTERNATIVES ARE AVAILABLE. THE CITY OF GARLAND HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
6. TREE PITS SHALL HAVE ROUGHENED SIDES AND BE TWO TO THREE TIMES WIDER THAN THE ROOT BALL OF THE TREE IN ORDER TO FACILITATE HEALTHY ROOT GROWTH.
7. TREES SHALL NOT BE PLANTED DEEPER THAN THE BASE OF THE "TRUNK FLARE".
8. THE TREE PIT SHALL BE BACKFILLED WITH NATIVE TOPSOIL FREE OF ROCK AND OTHER DEBRIS.
9. BURLAP, TWINE AND WIRE BASKETS SHALL BE LOOSENEED AND PULLED BACK FROM THE TRUNK OF TREE AS MUCH AS POSSIBLE.
10. TREES SHALL NOT BE WATERED TO EXCESS THAT RESULTS IN SOIL SATURATION. IF SOIL BECOMES SATURATED, THE WATERING SCHEDULE SHALL BE ADJUSTED TO ALLOW FOR DRAINAGE AND ABSORPTION OF THE EXCESS WATER.
11. A 3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
12. NO PERSON(S) OR ENTITY MAY USE IMPROPER OR MALICIOUS MAINTENANCE OR PRUNING TECHNIQUES WHICH WOULD LIKELY LEAD TO THE DEATH OF THE TREE. IMPROPER OR MALICIOUS TECHNIQUES INCLUDE, BUT ARE NOT LIMITED TO, TOPPING OR OTHER UNSYMMETRICAL TRIMMING OF TREES, TRIMMING TREES WITH A BACKHOE, OR USE OF FIRE OR POISON TO CAUSE THE DEATH OF A TREE.
13. ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL TO A DEPTH OF 8" MINIMUM.
14. ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD OR OTHER MULCH.
15. TREES MUST ALLOW A CLEAR HEIGHT OF 8-FEET OVER SIDEWALKS AND PEDESTRIAN PATHWAYS, AND A CLEAR HEIGHT OF AT LEAST 14-FEET OVER STREETS, DRIVE AISLES, AND OTHER VEHICULAR TRAFFIC WAYS.
16. A VISIBILITY TRIANGLE MUST BE PROVIDED AT ALL INTERSECTIONS. SHRUBS ARE NOT TO EXCEED 30 INCHES IN HEIGHT. TREES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 7 FEET AT TIME OF PLANTING.
17. TREES PLANTED ON A SLOPE SHALL HAVE THE SOIL STAIN AT THE AVERAGE GRADE OF THE SLOPE.
18. NO SHRUBS SHALL BE PERMITTED WITHIN AREAS LESS THAN 3 FEET IN WIDTH. ALL BEDS LESS THAN 3 FEET IN WIDTH SHALL BE GRASS, GROUNDCOVER OR SOME TYPE OF FIXED PAVING.
19. THE OWNER, TENANT, AND/OR THEIR AGENTS, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE, ESTABLISHMENT, AND PERMANENCE OF PLANT MATERIAL. ALL LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE, BUT NOT LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, AND OTHER ACTIVITIES NECESSARY FOR THE MAINTENANCE OF LANDSCAPED AREAS.
20. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT IS DAMAGED, DESTROYED, OR REMOVED SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR SIZE AND VARIETY WITHIN 30 DAYS UNLESS OTHERWISE APPROVED IN WRITING BY THE CITY OF GARLAND.
21. LANDSCAPE AND OPEN AREAS SHALL BE KEPT FREE OFF TRASH, LITTER AND WEEDS.
22. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO IRRIGATE ALL LANDSCAPED AREAS. OVERSPRAY ON STREETS AND WALKS IS PROHIBITED. A PERMIT FROM THE BUILDING INSPECTION DEPARTMENT IS REQUIRED FOR EACH IRRIGATION SYSTEM.
23. NO PLANT MATERIAL SHALL BE ALLOWED TO ENCROACH ON RIGHT-OF-WAY, SIDEWALKS OR EASEMENTS TO THE EXTENT THAT THE VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
24. NO PLANTING AREAS SHALL EXCEED 3:1 SLOPE. 3' HORIZONTAL TO 1' VERTICAL.
25. EARTHEN BERMS SHALL NOT INCLUDE CONSTRUCTION DEBRIS. CONTRACTOR MUST CORRECT SLOPES OR DAMAGE TO THE SMOOTH FINISH GRADE OF THE BERM PRIOR TO RECEIVING ACCEPTANCE.
26. ALL WALKWAYS SHALL MEET A.D.A. AND T.A.S. REQUIREMENTS.
27. CONTACT CITY OF GARLAND'S PLANNING DEPARTMENT AT FOR LANDSCAPE INSPECTION. NOTE LANDSCAPE INSTALLATION MUST COMPLY WITH APPROVED LANDSCAPE PLANS PRIOR FINAL ACCEPTANCE BY THE CITY OF GARLAND AND/OR OBTAINING A CERTIFICATE OF OCCUPANCY.
28. FINAL INSPECTION AND APPROVAL OF SCREENING WALLS, IRRIGATION AND LANDSCAPE IS SUBJECT TO ALL PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO MANHOLES, VALVES, WATER METERS, CLEANOUTS AND OTHER ABOVE AND BELOW GROUND UTILITY APPURTENANCES MADE AND TO THE CITY OF GARLAND'S PUBLIC WORKS DEPARTMENT STANDARDS.
29. PRIOR TO CALLING FOR A LANDSCAPE INSPECTION, CONTRACTOR IS RESPONSIBLE FOR MARKING ALL MANHOLES, VALVES, WATER METERS, CLEANOUTS AND OTHER UTILITY APPURTENANCES WITH FLAGGING FOR FIELD VERIFICATION BY THE PUBLIC WORKS DEPARTMENT.

SYMBOL	COMMON/BOTANICAL NAME	SIZE	SPACING	QUANTITY	REMARKS
BC	BALD CYPRESS / TAXODIUM DISTICHUM	3" GALIPER	AS SHOWN	X	6' MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL ROUNDED HEAD 6' MINIMUM BRANCHING HEIGHT; NURSERY GROWN,
LO	LIVE OAK / QUERCUS VIRGINIANA	3" GALIPER	AS SHOWN	X	6' MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL ROUNDED HEAD 6' MINIMUM BRANCHING HEIGHT; NURSERY GROWN,
CE	CEDAR ELM / ULMUS CRASSIFOLIA	3" GALIPER	AS SHOWN	X	6' MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL ROUNDED HEAD 6' MINIMUM BRANCHING HEIGHT; NURSERY GROWN,
SO	SHUMARD OAK / QUERCUS SHUMARDII	3" GALIPER	AS SHOWN	X	6' MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL ROUNDED HEAD 6' MINIMUM BRANCHING HEIGHT; NURSERY GROWN
CP	CHINESE PISTACHE / PISTACIA CHINENSIS	3" GALIPER	AS SHOWN	X	6' MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL ROUNDED HEAD 6' MINIMUM BRANCHING HEIGHT; NURSERY GROWN,
C-M	CADDO MAPLE / ACER SACCHARUM 'CADDO'	3" GALIPER	AS SHOWN	X	6' MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL ROUNDED HEAD 6' MINIMUM BRANCHING HEIGHT; NURSERY GROWN,
CM	NATCHEZ GRAPE MYRTLE / LASERSTROEMIA INDICA X FAURIEI 'NATCHEZ'	2" GALIPER	AS SHOWN	X	5' MINIMUM SPREAD; MINIMUM 8' HEIGHT; 2" MIN. CAL.; FULL HEAD NURSERY GROWN
IRS	NELLIE R STEVENS HOLLY / ILEX x NELLIE R STEVENS'	6'-8' HT.	AS SHOWN	X	5' MINIMUM SPREAD; MINIMUM 9'-10' HEIGHT; TREE FORM; FULL HEAD NURSERY GROWN
RB	TEXAS REDBUD / CERCIS CANADENSIS VAR. TEXENSIS	2" GALIPER	AS SHOWN	X	5' MINIMUM SPREAD; MINIMUM 8' HEIGHT; 2" MIN. CAL.; FULL HEAD NURSERY GROWN
MP	MEXICAN PLUM / PRUNUS MEXICANA	2" GALIPER	AS SHOWN	X	5' MINIMUM SPREAD; MINIMUM 8' HEIGHT; 2" MIN. CAL.; FULL HEAD NURSERY GROWN
V	VITEX / AGNUS-CASTUS	2" GALIPER	AS SHOWN	X	5' MINIMUM SPREAD; MINIMUM 8' HEIGHT; 2" MIN. CAL.; FULL HEAD NURSERY GROWN

EXHIBIT G

SHILOH ROAD

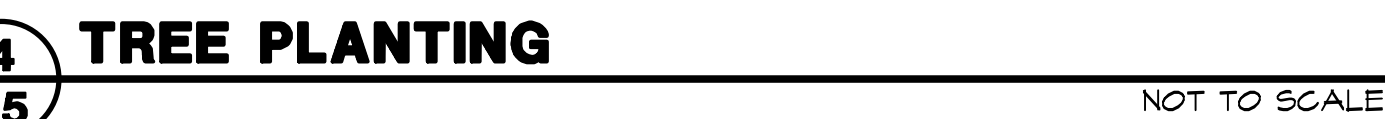
A. MINIMUM TWENTY-ONE (21) FOOT TO MAXIMUM THIRTY-FIVE (35) FOOT LANDSCAPE EDGE PROVIDED

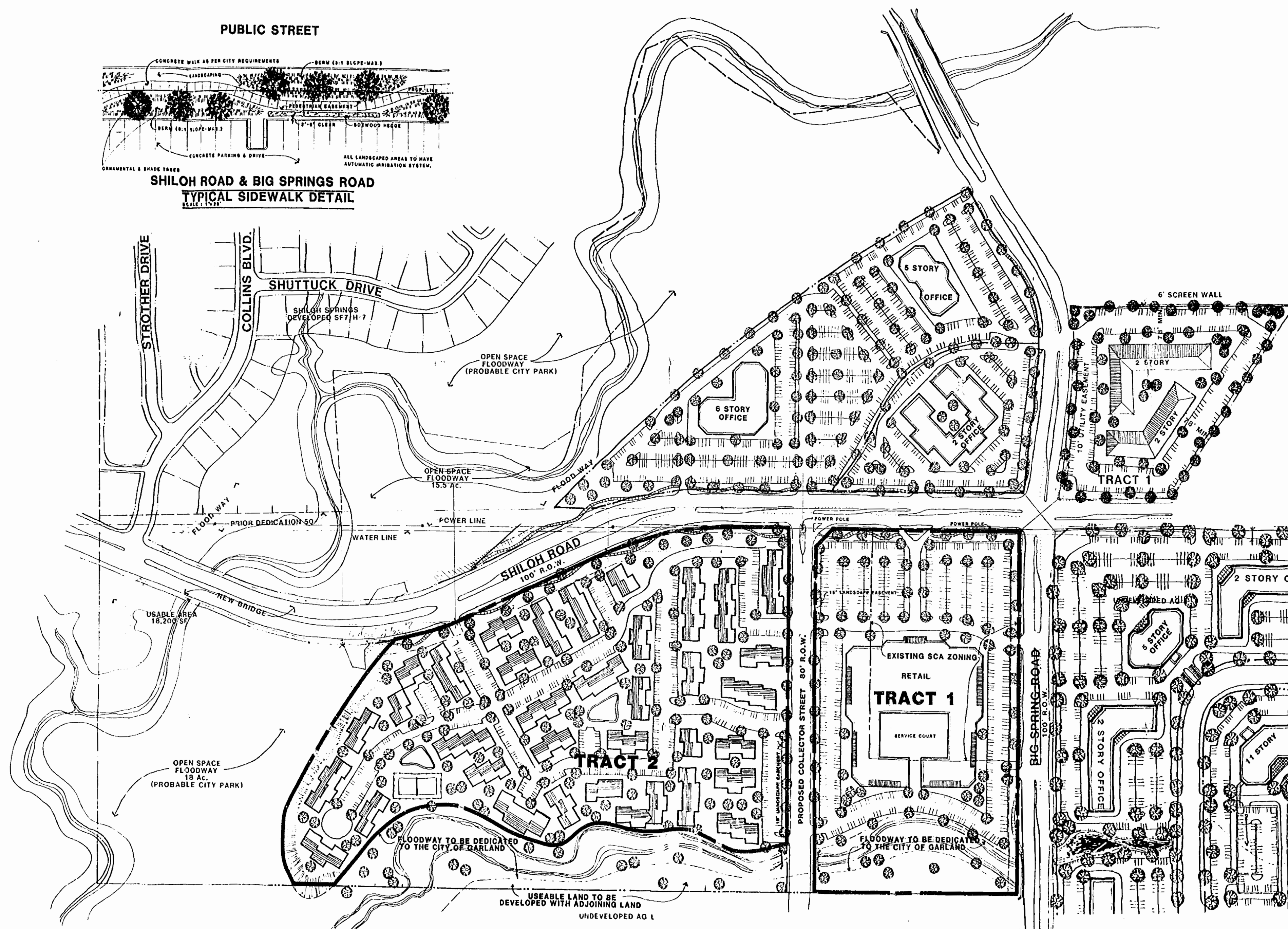
B. 6' HT. MASONRY SCREENING WALL PROVIDED.

C. 1-3" CAL. CANOPY TREE / 30 LF OF LANDSCAPE EDGE
584 LF OF FRONTAGE / 30 LF = 24 - 3" CAL. TREES REQUIRED.
PROVIDED: 22 - 3" CALIFER AND GREATER CANOPY TREES PROVIDED
7 - 2" CALIFER ORNAMENTAL TREES PROVIDED

D. 25% OF THE LINEAR FOOTAGE OF SCREENING WALL SHALL HAVE SHRUB AND GROUND COVER BEDS.
GREATER THAN 50% OR SHRUB BED HAS BEEN PROVIDED.

- A. MINIMUM FIFTEEN (15) FOOT LANDSCAPE EDGE PROVIDED
- B. 6' HT. MASONRY SCREENING WALL AND 6' HT. ORNAMENTAL METAL FENCE PROVIDED.
- C. 1-3" CAL. ORNAMENTAL TREE / 30 LF OF LANDSCAPE EDGE
800 LF OF FRONTAGE / 30 LF = 26 - 3" CAL. TREES REQUIRED
PROVIDED: 26 - 3" CALIFERN CANOPY TREES PROVIDED
- D. 25% OF THE LINEAR FOOTAGE OF SCREENING WALL SHALL HAVE SHRUB AND GROUND COVER BEDS.
GREATER THAN 35% OR SHRUB BED HAS BEEN PROVIDED.





CONCEPT SITE PLAN
SCALE: 1"=100'

0 50 100 200

N

SITE DATA	
TRACT 1	TRACT 2
PROPOSED ZONING PD-SCA	PROPOSED ZONING PD-A-10
13.7 ACRES GROSS	22 ACRES NET
PROPOSED 117,500 S.F. BUILDING AREA	390 DWELLING UNITS
EXISTING ZONING AG-1 & SCA	MAXIMUM 18 DU/ACRE
* INCLUDES FLOOD PLAIN	EXISTING ZONING AG-1

APPROVED BY
CITY PLAN COMMISSION

Young, Lee #85-30

BALDWIN COMPANY
GARLAND, TEXAS

A LAND USE STUDY FOR
BIG SPRINGS ROAD
AT SHILOH ROAD

Richard Farris Architect, Inc.
1101 Main Street, Suite 100
Garland, Texas 75042
Date 4-18-88 Sheet 1 of 1 Job 88-18

REPORT & MINUTES

P.C. Meeting, April 24, 2017

Consideration of the application of Nexmetro Development, requesting approval of 1) a Change in Zoning from Planned Development (PD) District 85-50 to Planned Development (PD) District for Multi-Family (MF) District Uses; 2) a Concept Plan; and 3) a Detail Plan for Multi-Family (MF) Uses. This property is located at the southeast corner of West Campbell Road and North Shiloh Road. (District 7) (File Z 17-05) (This item was postponed from the April 10, 2017 Plan Commission meeting).

The applicant Jon VanDeVoorde, 6688 North Central Expressway, Suite 275, Dallas, TX highlighted components of their request that coincides with the Envision Garland 2030 Comprehensive Plan. Mr. VanDeVoorde further provided additional information regarding mass grading, project viability, the distance between each unit, and proposed amenities.

Commissioner Luckie asked the applicant if there were any additional locations in Plano they explored other than the location where they built and requested clarification on the proposed elevations and excavation process.

Commissioner Moore asked the applicant on the viability of the proposed project.

Commissioner Ott questioned the distance between each unit.

Commissioner Dalton questioned the amenities available for families with children and expressed his objection to the project.

Commissioner Hedrick expressed his support of this project.

Representing the applicant, Bill Dahlstrom, 2323 Ross Avenue, Ste. 600, Dallas, TX spoke of the land use in relation to the Envision Garland 2030 Comprehensive Plan.

Chairman Roberts questioned the age of the company and if the applicant will be retaining the properties to build their portfolio or sell them off.

Motion was made by Commissioner Hedrick, seconded by Commissioner Moore to close the public hearing and open the case for discussion. **Motion carried: 6 Ayes, 1 Nay** from Commissioner Welborn.

Commissioner Moore, Luckie and Ott spoke of long term viability, demographics, affordable housing and support of the project.

Chairman Roberts spoke of the orientation and elevation of the homes and spoke of reservations of the location of the proposed project.

Motion was made by Commissioner Hedrick, seconded by Commissioner Moore to approve the request with the inclusion of a ten foot sign, brick adorning the posts of the carports and landscaping per staff recommendation. **Motion carried: 4 Ayes, 3 Nays** by Chairman Roberts and Commissioners Dalton and Welborn.



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

GARLAND

February 15, 2017

HEARING DATE/TIME: Plan Commission: February 27, 2017 – 7:00 PM

APPLICANT: Nexmetro Development

File: Z 17-05

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, February 27, 2017, in the Council Chambers of City Hall, 200 North Fifth Street, to consider the application of **Nexmetro Development**, requesting approval of 1) a Change in Zoning from Planned Development (PD) District 85-50 to Planned Development (PD) District for Multi-Family (MF) District Uses and 2) a Detail Plan for Multi-Family (MF) Uses. The property is shown on the enclosed sketch and is described as follows:

Being 12.794-acre tract or parcel of land, situated in the P.H. Rice Survey, Abstract Number 1241, Dallas County, Texas, being part of a called 95.14-acre tract of land conveyed to Peter W. Baldwin, Trustee by Deed thereof recorded in Volume 69079, Page 483, Deed Records, Dallas County, Texas. This property is located at the southeast corner of North Shiloh Road and West Campbell Road in Garland, Texas. (District 7).

Note: Approval of the request will allow for a multi-family development consisting of approximately 115 units.

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

Too many multi family complexes already exist. A new large complex is under construction across George Bush on Campbell. Property s/b commercial or single family

(Please complete the following information)

Your Property Address: 6404 Wildlife Trail

Printed Name

John W. Pearce Garland TX 75044

Address

City, State

Zip

The above statements reflect my (our) opinion regarding the proposed zoning change.

Signature

Title

Date:

2/22/2017

Allmendinger, Tracy

From: John Pearce <john@dpctx.com>
Sent: Wednesday, February 22, 2017 10:02 AM
To: Planning Group
Subject: Reply to potential zoning change File- 17-05
Attachments: scanner@dpctx.com_20170222_102452.pdf

Attached is my response to the proposed zoning change for the property located at the southeast corner of North Shiloh Road and West Campbell Road in Garland, TX.

It is my opinion that too many multi-family buildings already exist in the area. A large multi-family development is under construction just north of this location on Campbell Road. Land should be used zoned commercial.

John W. Pearce
6404 Wildlife Trail
Garland, TX 75044

-----Original Message-----

From: scanner@dpctx.com [mailto:scanner@dpctx.com] On Behalf Of scanner@
Sent: Wednesday, February 22, 2017 9:58 AM
To: John Pearce
Subject: Scanned image from MX-M365N

Reply to: scanner@dpctx.com <scanner@dpctx.com> Device Name: Not Set Device Model: MX-M365N
Location: Not Set

File Format: PDF (Medium)
Resolution: 200dpi x 200dpi

Attached file is scanned image in PDF format.

Use Acrobat(R)Reader(R) or Adobe(R)Reader(R) of Adobe Systems Incorporated to view the document.

Adobe(R)Reader(R) can be downloaded from the following URL:

Adobe, the Adobe logo, Acrobat, the Adobe PDF logo, and Reader are registered trademarks or trademarks of Adobe Systems Incorporated in the United States and other countries.

<http://www.adobe.com/>



GARLAND

February 15, 2017

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

HEARING DATE/TIME: Plan Commission: February 27, 2017 – 7:00 PM

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(Please Check One Below)

☐ I am in favor of the request.

☒ I am opposed to the request.

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

(Please complete the following information)

Your Property Address: 6505 EAGLE NEST DRIVE

DEAN KENYON
Printed Name

6505 EAGLE NEST DRIVE GARLAND, TX 75044
Address City, State Zip

The above statements reflect my (our) opinion regarding the proposed zoning change.

Dean Kenyon MR. HOME OWNER
Signature Title

Date: 2/20/17



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

GARLAND

February 15, 2017

HEARING DATE/TIME: Plan Commission: February 27, 2017 – 7:00 PM

APPLICANT: Nexmetro Development

File: Z 17-05

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, February 27, 2017, in the Council Chambers of City Hall, 200 North Fifth Street, to consider the application of **Nexmetro Development**, requesting approval of 1) a Change in Zoning from Planned Development (PD) District 85-50 to Planned Development (PD) District for Multi-Family (MF) District Uses and 2) a Detail Plan for Multi-Family (MF) Uses. The property is shown on the enclosed sketch and is described as follows:

Being 12.794-acre tract or parcel of land, situated in the P.H. Rice Survey, Abstract Number 1241, Dallas County, Texas, being part of a called 95.14-acre tract of land conveyed to Peter W. Baldwin, Trustee by Deed thereof recorded in Volume 69079, Page 483, Deed Records, Dallas County, Texas. This property is located at the southeast corner of North Shiloh Road and West Campbell Road in Garland, Texas. (District 7).

Note: Approval of the request will allow for a multi-family development consisting of approximately 115 units.

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

(Please complete the following information)

Your Property Address: 6509 EAGLE NEST DR.

GARLAND TX 75044 JOHN CREWS

Printed Name

6509 EAGLE NEST DR.

GARLAND TX

75044

Address

City, State

Zip

The above statements reflect my (our) opinion regarding the proposed zoning change.

John Crews

Signature

Title

Date: 2/24/17



GARLAND

February 15, 2017

HEARING DATE/TIME: Plan Commission: February 27, 2017 – 7:00 PM

APPLICANT: Nexmetro Development

File: Z 17-05

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(Please Check One Below)

☒ I am in favor of the request.

☐ I am opposed to the request.

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

(Please complete the following information)

Your Property Address: 6509 Wildlife Trail Garland TX 75044

Daria & Harold Wood
Printed Name

Address City, State Zip

The above statements reflect my (our) opinion regarding the proposed zoning change.

Daria L. Wood
Signature

Title

Date: 2/18/17

FEB 27 2017 PM 1:42



GARLAND

February 15, 2017

HEARING DATE/TIME: Plan Commission: February 27, 2017 – 7:00 PM

APPLICANT: Nexmetro Development

File: Z 17-05

Dear Property Owner:

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(Please Check One Below)

☐ I am in favor of the request.

☒ I am opposed to the request.

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

There are already too many being built in the area. We are being surrounded by apartments. I would be greatly disappointed and would want to sell. It would lower the value of my townhome, which backs directly to the greenbelt. Traffic would be greatly increased.

Your Property Address: 6601 WILDLIFE TRAIL

Printed Name ROYANNE STEVEN City, State GARLAND TX Zip 75044

The above statements reflect my (our) opinion regarding the proposed zoning change.

Signature Royanne Steven Title Homeowner Sheep Creek Townhomes
Date: 2/19/17 FEB 23 2017 PM 1:56



GARLAND

February 15, 2017

HEARING DATE/TIME: Plan Commission: February 27, 2017 – 7:00 PM

APPLICANT: Nexmetro Development

File: Z 17-05

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(Please Check One Below)

☐ I am in favor of the request.

☒ I am opposed to the request. ④ No public transit to mitigate congestion.

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

- (1) Further environmental damage to the Shoal Creek watershed.
(2) Traffic congestion. Its impossible to turn onto Campbell during peak hrs now. These units will make traffic worse. (3) Degradation of property values. (Please complete the following information)

Your Property Address: 6602 Wildlife Trail, Garland, 75044

Scott + Priscilla Dickson

Printed Name

6602 Wildlife Trail, Garland, TX 75044

Address

City, State

Zip

The above statements reflect my (our) opinion regarding the proposed zoning change.

Scott Dickson Priscilla Dickson Homeowner

Signature

Title

Date: 2-21-17

FEB 24 2017 PM 2:00



GARLAND

February 15, 2017

HEARING DATE/TIME: Plan Commission: February 27, 2017 – 7:00 PM

APPLICANT: Nexmetro Development

File: Z 17-05

Dear Property Owner:

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(Please Check One Below)

☐ I am in favor of the request.

☒ I am opposed to the request.

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

Our property looks out over the proposed land which sits higher than the surrounding area. A multi-family unit(s) would lower the value because the view/landscape of the original development (our property) would be compromised.

Your Property Address: 6609 Wildlife Trail, Garland, TX 75044

Darrian Moric

Printed Name

6609 Wildlife Trail Garland, TX 75044

Address

City, State

Zip

The above statements reflect my (our) opinion regarding the proposed zoning change.

Signature

Owner

Title

Date: 2-20-17

FEB 27 2017 PM 1:42



GARLAND

February 15, 2017

HEARING DATE/TIME: Plan Commission: February 27, 2017 – 7:00 PM

APPLICANT: Nexmetro Development

File: Z 17-05

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(Please Check One Below)

☐ I am in favor of the request.

☒ I am opposed to the request.

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

There are too many multi-family apartments in the immediate area.

(Please complete the following information)

Your Property Address: 6607 Eagle Nest Drive Garland, TX 75044

BEVERLY NGHE

Printed Name

6607 EAGLE NEST DRIVE GARLAND, TX 75044

Address

City, State

Zip

The above statements reflect my (our) opinion regarding the proposed zoning change.

Signature

Title

Date:

3/09/2017

HOME OWNER



GARLAND

February 15, 2017

HEARING DATE/TIME: Plan Commission: February 27, 2017 – 7:00 PM

APPLICANT: Nexmetro Development

File: Z 17-05

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(Please Check One Below)

☐ I am in favor of the request.

☒ I am opposed to the request.

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

THE TRAFFIC IS ALREADY CONGESTED IN THIS AREA. IF I WANT TO SPEND MORE TIME SITTING IN TRAFFIC, I CAN MOVE TO RICHARDSON OR PLANO.
(Please complete the following information)

Your Property Address: 7409 SOUTHWICK

MARK BUELTNER

Printed Name

7409 SOUTHWICK

GARLAND, TX

City, State

75044

Zip

The above statements reflect my (our) opinion regarding the proposed zoning change.

Signature

Title

Date

2/23/17

Outside the Notification Area

FEB 27 2017 PM 1:4