



GARLAND

AGENDA

REGULAR MEETING OF THE CITY COUNCIL

City of Garland
Duckworth Building, Goldie Locke Room
217 North Fifth Street
Garland, Texas
May 17, 2016
7:00 p.m.

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

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

CITY COUNCIL GOALS 2020

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

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

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 been briefed on these items at a previous work session and approval of the consent agenda authorizes the City Manager to implement each item. The Mayor will announce the agenda and provide an opportunity for members of the audience and the City Council to request that an item be removed and considered separately.

1. Consider approval of the minutes of the May 3, 2016 Regular Meeting.
2. Consider approval of the following bids:
 - a. Various EWS and Landfill Trucks and Equipment Bid No. 6537-16

Ft. Worth Freightliner	\$347,289.00
Bond Equipment	\$1,371,058.00
Chastang Forg	\$319,214.00
Heil of Texas	\$1,211,533.00
Freightliner of Austin	\$136,344.00
Four Bros. Outdoor Power	\$74,088.00
Holt Caterpillar	<u>\$1,054,090.00</u>
TOTAL	\$4,513,616.00

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

b. Image Promotion Strategy **Bid No. 6356-16**

Tucker & Associates Public Relations **\$158,980.00**

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

c. 2016 Water Department Replacement Computers **Bid No. 6512-16**

Dell **\$142,893.13**

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

d. Engineering Services for GP&L Lookout / Raging Wire Substation **Bid No. 6561-16**

R-Delta Engineers **\$107,700.00**

Optional Contingency **\$10,770.00**

TOTAL **\$118,470.00**

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

e. Caterpillar Motor Grader for Street Department **Bid No. 6538-16**

Holt Caterpillar **\$318,484.00**

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

f. Bridge Repairs **Bid No. 6076-16**

Binkley & Bardfield C&P, Inc. **\$96,000.00**

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

g. Brush Trailer **Bid No. 6501-16**

Texoma MFG., LLC **\$103,750.00**

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

h. GP&L Wylie Switchyard Substation Construction **Bid No. 6293-16**

Front Line Power Construction **\$1,245,538.80**

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

i. GP&L Substation Instrument Transformers & Surge Arrestors **Bid No. 6441-16**

ABB, Inc. **\$950,000.00**

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

j. Bradfield Swimming Pool Repair **Bid No. 6259-16**

Sunbelt Pools, Inc. **\$103,991.20**

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

k. GP&L Emergency Retrofit of Generators **Bid No. 6564-16**

Power Generation Services **\$247,000.00**

This request is to provide emergency retrofit of generators at Broadway, Firewheel, Wallace, and Duck Creek to bring them into compliance with the recent D.C. Circuit Court of Appeals decision concerning the local environmental generator regulator (TCEQ) and reporting requirements for the EPA compliant operation of generators.

I. Professional Engineering Services

Bid No. 4693-16

R-Delta Engineers	\$159,220.00
Optional Contingency	<u>\$10,000.00</u>
TOTAL	\$169,220.00

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

- 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 16-09, Asm Ferozur Rahman

Consider an ordinance amending the Garland Development Code of the City of Garland, Texas by approving a Specific Use Provision for fuel pumps, retail on a 0.774-acre tract zoned Community Retail (CR) District and located at 775 West Buckingham Road; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a savings clause and a severability clause; and providing an effective date.

- 4. Consider an ordinance amending Chapter 30, "Building Inspection," of the Code of Ordinances of the City of Garland, Texas; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Savings Clause and a Severability Clause; and providing an effective date.**

The City Council is being asked to consider changing the City's ordinances regarding the display of addresses on the rear of residential properties. Currently, rear address numbers are required on virtually all residential properties. Address numbers are important for several reasons, including public safety, but are not necessarily useful if the rear of the property has no meaningful access. Rather than a categorical requirement, the proposed ordinance will require rear addresses on residences where (1) the owner has maintenance responsibilities at the rear of the residential property; and (2) where required for public safety purposes.

- 5. Consider a resolution adopting and approving the Consolidated Plan and One Year Plan of Action for the 2016/2017 Community Development Block Grant, Home Investment Partnership and, Emergency Solutions Grant Programs; and approving an effective date.**

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

6. **Consider an ordinance creating a tax-exempt variable rate direct drawdown loan with Wells Fargo Bank, N.A.**

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

7. **Consider a resolution approving and funding a 2014-2015 Cycle 2 Neighborhood Vitality Matching Grant Project.**

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

8. **Consider by minute action the appointment of a City of Garland representative to the North Texas Municipal Water District Board of Directors.**

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

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.

Conduct the swearing in of Council Members for Districts 1, 2, 4 and 5.

9. Hold public hearings on the following zoning cases:

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

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

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

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

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

10. Citizen comments.

Persons wishing to address issues not on the agenda may have three minutes to address Council at this time. Council is prohibited from discussing any item not posted according to the Texas Open Meetings Act.

11. Adjourn.

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



GARLAND

City Council Regular Session Agenda

Agenda Item 1.

Meeting Date: May 17, 2016

Item Title: Minutes of the May 3, 2016 Regular Session

Submitted By: Destiny Software, City Secretary

Summary:

Consider approval of the minutes of the May 3, 2016 Regular Meeting.

Attachments

Minutes of the May 3 2016 Regular Session

The City Council of the City of Garland convened in regular session at 7:00 p.m. on Tuesday, May 3, 2016, in the Goldie Locke Room at The Duckworth Building, 217 North Fifth Street, Garland, Texas, with the following members present:

COUNCIL PRESENT:

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

STAFF PRESENT:

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

CALL TO ORDER:

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

CEREMONIALS:

Mayor Athas and Steve Miller of Jeff Ellis and Associates presented the Platinum International Aquatic Safety Award to the Parks and Recreation Department Aquatics Staff. The staff has received the Platinum level award for three years in a row.

Proclamations were made naming May as Water Safety Month and May 15-22 as Boat Safety Week.

Mayor Athas, along with Mayor Pro Tem B. J. Williams and Council Member Stanley, presented a Special Recognition to Mr. T. E. and Mrs. Rosalyn Messick, owners' of Cotton's Produce, celebrating their 40th Anniversary, May 1, 2016.

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 Cahill to approve the consent agenda with the exception of items 2a and 6, which were pulled for discussion

by Mayor Pro Tem B. J. Williams and Deputy Mayor Pro Tem Dodson respectively, seconded by Deputy Mayor Pro Tem Dodson, to approve items 1, 2b, 2c, 2d, 2e, 3a, 3b, 4, and 5. Motion carried, 9 ayes, 0 nays.

1. APPROVED**

Approval of the Minutes of the April 19, 2016 Regular Meeting.

2a. APPROVED

Bid No. 3720-13 to Tiseo Paving Company, Inc. in the amount of \$56,755.00 for Northwest Highway Reconstruction.

This request is to provide for additional work necessary to complete the Northwest Highway Reconstruction Project.

Mayor Athas opened the discussion at 7:13 p.m. The speaker on this item was Michael Polocek, Director of Engineering. Motion was made by Mayor Pro Tem B. J. Williams to approve the item, seconded by Council Member Stanley to close the discussion at 7:17 p.m. Motion carried 9 ayes, 0 nays.

2b. APPROVED**

Bid No. 5254-15 to Lambda Construction LTD in the amount of \$94,450.00 for TMPA Gibbons Creek Reactive Support.

This request is to provide for additional work on the TMPA Gibbons Creek Substation Project.

2c. APPROVED**

Bid No. 6379-16 to SCS Field Services in the amount of \$149,147.50 for the Expansion of Hinton Landfill Gas Collection & Control System.

This request is to expand the Hinton Landfill Gas Collection and Control System (GCCS) to ensure continued regulatory compliance with the Texas Commission on Environmental Quality (TCEQ).

2d. APPROVED**

Bid No. 6398-16 to Infratech Corporation in the amount of \$450,420.02, which includes an optional contingency of

\$58,000, for a total bid of \$508,429.02, for Underground Loop Cable Replacement.

This request is to provide for the replacement of underground cable on five distribution loops as part of GP&L's maintenance operations. An Optional Contingency is included for any unforeseen additional work that may be required.

2e. APPROVED**

Bid No. 6449-16 to GT Distributors for \$72,273.30 and to Precision Delta Corp. for \$73,774.00, for a total bid of \$146,047.30 for Garland Police Department Ammunition.

This request is to provide for the training of Garland Police Officers in the use of firearms to perform their civil duties.

3a. APPROVED**

Ordinance No. 6830 amending the Garland Development Code of the City of Garland, Texas by approving 1) an amendment to Planned Development (PD) District 06-79 for Community Retail Uses and Concept Plan, 2) a detail plan for Hotel/Motel, Limited Service and Office, General and 3) a Specific Use Provision for Hotel/Motel, Limited Service on a 2.388-acre tract zoned Planned Development (PD) District 06-79 for Community Retail Uses and located on the north corner of Naaman Forest Boulevard and Elliott Avenue; 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. (Dayne Ram File No. Z-16-05, District 1)

3b. APPROVED**

Ordinance No. 6831 amending the Garland Development Code of the City of Garland, Texas, by approving 1) an amendment to Planned Development (PD) 15-40 and 2) a Detail Plan for Multi-Family on property zoned Planned Development (PD) 15-40 for Multi-Uses on a 30.038-acre tract of land located south and west of Bunker Hill Road and north and west of Miles 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.

(Kimley-Horn and Associates, File No. Z-16-06, District 1)

4. APPROVED**

Ordinance No. 6832 approving the sale of Certificates of Obligation, Series 2015 to fund a portion of the approved 2016 CIP.

At the March 15, 2016 Work Session, Council considered authorizing a Certificates of Obligation (CO) bond sale in the approximate amount of \$23.5 million to fund a portion of the approved 2016 CIP.

5. APPROVED**

Resolution No. 10243 authorizing the acceptance of a Texas Department of Transportation (TxDOT) Selective Traffic Enforcement Program (STEP) – Click It or Ticket (CIOT) Grant in the amount of \$10,879.40; and providing an effective date.

At the May 2, 2016 Work Session, Council considered adopting a resolution authorizing the City Manager to accept a State of Texas Department of Transportation (TxDOT) Selective Traffic Enforcement Program (STEP) Grant – “Click It or Ticket” campaign – consisting of conducting intense vehicle occupant protection enforcement in the amount of \$10,879.40. The required enforcement period will be

May 23, 2016 – June 5, 2016. The grant will be utilized to provide a greater level of traffic safety for the citizenry of the City of Garland by potentially changing the driving habits of those who violate the laws related to vehicle occupant protection and child safety seat enforcement thereby reducing the number of injuries and fatalities related to motor vehicle accidents.

6. APPROVED

Minute action authorizing the City Manager to execute a contract with David D. Baldwin, Inc. regarding professional services for the Downtown Square project.

Mayor Athas opened the discussion at 7:18 p.m. The speaker on this item was Martin Glenn, Deputy City Manager. Motion was made by Council Member Goebel to approve the item, seconded by Deputy Mayor Pro Tem Dodson, to close the discussion at 7:22 p.m. Motion carried 9 ayes, 0 nays.

7. APPROVED

Ordinance No. 6833 of the City of Garland, Texas, adopting Standards of Care for Youth Programs offered by the City of Garland Parks, Recreation, and Cultural Arts Department; providing a Severability Clause; and providing an effective date.

At the May 2, 2016 Work Session, Council is requested to adopt an ordinance with public comments for Youth Programs Standards of Care to meet requirements of Texas Human Resource Code, Section 42.041(b)(14) to exempt recreational programs for children operated by municipalities from state child care licensing.

Mayor Athas opened the hearing at 7:24 p.m. The speakers on this item were Jermel Stevenson, Director of Parks and Recreation and Warren Bird, Recreation Director. Motion was made by Council Member Stanley to adopt the Standards of Care, seconded by Council Member Goebel to close the hearing at 7:27 p.m. Motion carried 9 ayes, 0 nays.

8a. POSTPONED

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

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

Mayor Athas opened the hearing at 7:28 p.m. The speakers on this item were Will Guerin, Director of Planning, Paul Knowlton, Development Group, Jason Lain, OM Housing, Erik Barnshaw, Architect, Deepak P. Sulakhe, OM Housing, Sandy Stephens, Cole Engineering, Don E. Howard, III, and Richard Aubin.

Motion was made by Council Member Billy Mack Williams to postpone until the May 17 Regular Session, seconded by Deputy Mayor Pro Tem Dodson to close the hearing at 8:45 p.m. Motion carried 9 ayes, 0 nays.

8b. APPROVED

Consider the application of Linda Waller requesting approval of a Major Waiver for General Office and Retail Store use of property located in the InTown Residential (IR) sub-district of the Downtown (DT) district (Garland Development Code, Section 7.06 Land and Building Use Table 7-1: Downtown District Land Use Matrix) and for a monument sign (Garland Development Code, Section 7.24((B) (2) (b))), on a property zoned Downtown (DT) District. This property is located at 1229 E. Main Street. (File No. DD 16-02, District 2)

The applicant requests a Major Waiver to the Downtown District standards to allow General Office and Retail Store use for a monument sign.

Mayor Athas opened the hearing at 8:46 p.m. The speakers on this item were Will Guerin, Director of Planning and Linda Waller, Applicant. Motion was made Council Member Goebel to approve the request based on Plan Commission and staff recommendation, seconded by Deputy Mayor Pro Tem Dodson to close the hearing at 8:54 p.m. Motion carried 9 ayes, 0 nays.

8c. APPROVED

Consider the application of Asm Ferozur Rahman requesting approval of a Specific Use Provision for Fuel Pumps, Retail

on a property zoned Community Retail (CR) District. This property is located at 775 West Buckingham Road.

The applicant seeks approval of a Specific Use Provision to continue the operation of an existing gas station.

Mayor Athas opened the hearing at 8:55 p.m. The speaker on this item was Will Guerin, Director of Planning. Motion was made by Council Member Cahill to approve the request based on Plan Commission and staff recommendation, seconded by Council Member LeMay to close the hearing at 8:57 p.m. Motion carried 9 ayes, 0 nays.

9. CITIZEN COMMENTS: None

10. ADJOURN: There being no further business to come before the City Council, Mayor Athas adjourned the meeting at 8:58 p.m.

CITY OF GARLAND, TEXAS

/s/ Douglas Athas, Mayor

/s/ Eloyce, René Dowl, City Secretary



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

Agenda Item 2. a.

Meeting Date: May 17, 2016

Item Title: Various EWS and Landfill Trucks and Equipment

Submitted By: Terry Anglin, Fleet Services Director

PURCHASE JUSTIFICATION:

The purpose of this contract is to purchase eighteen (18) replacement trucks and pieces of equipment to be used by Environmental Waste Services and the Landfill in their daily operations. These items are being purchased through the Texas SmartBuy Contract 071-072-A1; the Houston Galveston Area Council Contract HT06-14; and the BuyBoard Purchasing Cooperative Contracts 424-13, 425-13, 430-13, and 447-14. Funding was approved in the 2016 Capital Improvement Program.

AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Ft. Worth Freightliner		\$ 347,289.00
Bond Equipment		1,371,058.00
Chastang Ford		319,214.00
Heil of Texas		1,211,533.00
Freightliner of Austin		136,344.00
Four Bros. Outdoor Power		74,088.00
Holt Caterpillar		1,054,090.00
TOTAL: -----		\$4,513,616.00

Fiscal Impact

Total Project/Account:	\$4,588,522
Expended/Encumbered to Date:	0
Balance:	\$4,588,522
This Item:	4,513,616
Proposed Balance:	\$74,906
Account #:	Various
Fund/Agency/Project – Description and Comments:	

EWS CIP Fund / EWS - Delivery / Replacement of Side-Load Residential Trucks,
Recycling Truck, Rear-Load Residential Truck, Knuckle Boom Truck,
Brush Tractor Trucks, Commercial Front-Load Trucks
Misc. CO-Funded CIP / EWS - Disposal (Landfill) / Replacement of Landfill
Equipment

Bid #6537-16

Attachments

6537-16 Bid Recap
Executive Summary

Fiscal Reference:

Budget Type: CIP
Fiscal Year: 2016
Document Location: pp. M2-M5, M7-M8, EW01

City Manager Approval: **Approval Date:**
Bryan L. Bradford 05/12/2016

CITY OF GARLAND - BID RECAP SHEET OPENED: 05/05/16 REQ. NO. Various BID NO. 6537-16 PAGE: 1 of 2 BUYER: T. Smith				Ft. Worth Freightliner		Bond Equipment		Chastang Ford		Heil of Texas	
ITEM	QTY	UNIT	DESCRIPTION	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	3	ea.	New, Freightliner Truck Tractors with fifth wheel, wet kit, 300 HP Cummins, quote options	\$86,092.00	\$258,276.00						
2	1	ea.	Freightliner Brush Truck Chassis	\$89,013.00	\$89,013.00						
3	6	ea.	Crane Carrier Cab and Chassis for Rapid Rail Auto Side Loaders			\$169,889.00	\$1,019,334.00				
4	2	ea.	Crane Carrier Cab and Chassis for Rapid Rail Auto Rear Loaders			\$175,662.00	\$351,324.00				
5	1	ea.	Buyboard Fee			\$400.00	\$400.00				
6	2	ea.	Chassis for Front Waste loader 2017 Autocar ACX-64					\$159,607.00	\$319,214.00		
7	6	ea.	Automated Side Loader Body							\$120,994.00	\$725,964.00
8	1	Lt.	Factory Training							\$1,800.00	\$1,800.00
9	2	ea.	Rear Load Body with two camera system							\$71,344.00	\$142,688.00
10	1	ea.	BuyBoard Fee							\$400.00	\$400.00
			TOTAL GROSS PRICE	\$347,289.00		\$1,371,058.00		\$319,214.00			
			CASH DISCOUNT								
			TOTAL NET PRICE	\$347,289.00		\$1,371,058.00		\$319,214.00			
			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 0 # HUBS Responded All bids submitted for the designated project are reflected on this bid tab sheet. However, the listing of a bid on this sheet should not be construed as a comment on the responsiveness of such bid or as any indication that the city accepts such bid as responsive. <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 6537-16
Various EWS and Landfill Trucks and Equipment

Recommended Vendors:

Ft. Worth Freightliner	\$ 347,289.00
Bond Equipment	\$1,371,058.00
Chastang Ford	\$ 319,214.00
Heil of Texas	\$1,211,533.00
Freightliner of Austin	\$ 136,344.00
Four Bros. Outdoor Power	\$ 74,088.00
Holt Caterpillar	<u>\$1,054,090.00</u>

Total Recommended Award: \$4,513,616.00

Basis for Award:

Cooperative Purchase

Purpose:

The purpose of this contract is to purchase eighteen (18) replacement trucks and equipment to be used by EWS and Landfill in their daily operations.

Evaluation:

These trucks and equipment are being provided by Ft. Worth Freightliner, Bond Equipment, Chastang Ford, Heil of Texas, Freightliner of Austin, Four Bros. Outdoor Power, and Holt Caterpillar through the TxSmartBuy Contract 072-072-A1, BuyBoard Contracts 430-13, 425-13, 447-14, 424-13, and HGACBuy Contract HT06-14.

Recommendation:

Staff recommends awarding the purchase of these trucks and equipment to Ft. Worth Freightliner, Bond Equipment, Chastang Ford, Heil of Texas, Freightliner of Austin, Four Bros. Outdoor Power and Holt Caterpillar.

Funding Information:

246-4319-2106800-9007; 246-4319-2106900-9007; 246-4319-2107100-9007; 246-4319-2107200-9007;
246-4319-2107300-9007; 246-4319-2107500-9007 692-1609-1715400-9009

Department Director:

Terry Anglin, Fleet Director, 972-205-3524



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

Agenda Item 2. b.

Meeting Date: May 17, 2016

Item Title: Image Promotion Strategy

Submitted By: Becky King, Managing Director

PURCHASE JUSTIFICATION:

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

AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Tucker & Associates Public Relations	1	158,980.00

	TOTAL:	\$158,980.00

Fiscal Impact

Total Project/Account: \$229,000

Expended/Encumbered to Date: 12,374

Balance: \$216,626

This Item: 158,980

Proposed Balance: \$57,646

Account #: 104-1521-7614

Fund/Agency/Project – Description and Comments:

Economic Development - Marketing Expense for Image Improvement

Bid #6356-16

Attachments

Bid Recap

Executive Summary

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2015-16

Document Location: Page 175

City Manager Approval:

Bryan L. Bradford

Approval Date:

05/12/2016

[illegible]



GARLAND
PURCHASING EXECUTIVE SUMMARY
6356-16
Image Turnaround Strategy

Recommended Vendor:

Tucker & Associates Public Relations

Total Recommended Award:

\$158,980.00

Basis for Award:

Best Value

Purpose:

To improve the Garland community's image and competitiveness in the Dallas/Fort Worth area, the City of Garland seeks a consultant to develop an Image Turnaround Strategy. The engagement will include image management research, analysis, strategic planning, and media management services, including identifying the influencers shaping perceptions of Garland and recommending target audiences and strategies to address misperceptions.

Evaluation:

Requests for Qualifications were issued in accordance with Purchasing procedures. Eight (8) responses were received and evaluated on the criteria of: experience with similar projects; ability to meet timeline; overall quality of qualifications statement; maximum value for cost. The top two ranking firms were interviewed and references checked; scores were updated based on results. The City entered into negotiations with the top ranked firm to settle upon a final scope of work and cost for the engagement and deliverables.

Recommendation:

Staff recommends awarding the contract to Tucker & Associations Public Relations.

Funding Information:

FY15/16 Operating Account 104-1521-7614

Department Director:

Becky King, Managing Director, 972-205-2893



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

Agenda Item 2. c.

Meeting Date: May 17, 2016

Item Title: 2016 Water Department Replacement Computers

Submitted By: Steven Niekamp, Chief Information Officer

PURCHASE JUSTIFICATION:

The purpose of this order is to support the replacement of aging Information Technology equipment at the Water Department. The existing equipment is no longer covered under warranty and needs to be replaced to maintain system reliability.

AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Dell	All	\$142,893.13
TOTAL:		\$142,893.13

Fiscal Impact

Total Project/Account: \$1,739,327
Expended/Encumbered to Date: 1,182,436
Balance: 556,891
This Item: 142,893
Proposed Balance: \$413,998
Account #: 413-4511-6011
Fund/Agency/Project – Description and Comments:
IT Replacement Fund / IT /
Replacement Computers for Water Department

Document Location: Page 135

Bid #6512-16

Attachments

Bid Recap
Executive Summary

Fiscal Reference:

Budget Type: Operating Budget
Fiscal Year: 2016

City Manager Approval:
Bryan L. Bradford

Approval Date:
05/12/2016



GARLAND
PURCHASING EXECUTIVE SUMMARY
(Bid Number)
Replacement Computers for Water Department

Recommended Vendor:

Dell Computer Corporation

Total Recommended Award:

\$142,893.13

Basis for Award:

Cooperative Purchase

Purpose:

The purpose of this order is to support the replacement of aging Information Technology equipment at the Water Department. The existing equipment is no longer covered under warranty and needs to be replaced to maintain system reliability.

Evaluation:

Dell is the current holder of the Texas Department of Information Resources (DIR) Contract for this hardware. The unit pricing will remain consistent with the DIR contract.

Recommendation:

Staff recommends awarding the computers to Dell.

Funding Information:

413-4511-6011

Department Director:

Steve Niekamp, Chief Information Officer, 972-781-7205



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

Agenda Item 2. d.

Meeting Date: May 17, 2016

Item Title: Engineering Services For GP&L Lookout / Raging Wire Substation

Submitted By: Jeff Janke, Administration

PURCHASE JUSTIFICATION:

The purpose of this contract is to provide engineering services for the GP&L Lookout Raging Wire Substation. Services include all plans necessary for construction of the Raging Wire duct bank system as well as installation of transformers, switchgear and capacitor bank. The construction will also provide for all associated grounding, conduit, site illumination, lighting shielding, and related improvements within the substation limits. These expenses will be reimbursed to GP&L from Raging Wire. An Optional Contingency is included for any unforeseen additional work that may be required.

AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
R-Delta Engineers	1	\$107,700.00
Optional Contingency	1	\$10,770.00
TOTAL:		\$118,470.00

Fiscal Impact

Total Project/Account: \$250,000
Expended/Encumbered to Date: 0
Balance: \$250,000
This Item: 118,470
Proposed Balance: \$131,530
Account #: 215-3799-3177001-7111
Fund/Agency/Project – Description and Comments:
Electric CIP / Substations Upgrades

Bid #6561-16

Attachments

Executive Summary

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2016

Document Location: Page E01

City Manager Approval:

Bryan L. Bradford

Approval Date:

05/12/2016



**GARLAND
PURCHASING EXECUTIVE SUMMARY**

(Bid Number)

Engineering Services for GP&L Lookout Raging Wire Substation

Recommended Vendor:

R-Delta Engineers

Total Recommended Award:

\$118,470.00 (Includes \$10,770.00 in contingency funding)

Basis for Award:

Most Qualified

Purpose:

The purpose of this contract is to provide engineering services for the GP&L Lookout Raging Wire Substation. Services include all plans necessary for construction of the Raging Wire duct bank system as well as installation of transformers, switchgear and capacitor bank. The construction will also provide for all associated grounding, conduit, site illumination, lightning shielding, and related improvements within the substation limits. These expenses will be reimbursed to GP&L from Raging Wire.

Evaluation:

R-Delta Engineers was selected as the most qualified firm for this project from Request for Qualifications 5771-15.

Recommendation:

Staff recommends the approval of the Engineering Services Contract with R-Delta Engineers.

Funding Information:

215-3799-3177001-7111 (EC-S5770-001-1-7111)

Department Director:

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



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

Agenda Item 2. e.

Meeting Date: May 17, 2016

Item Title: Caterpillar Motor Grader for Street Department

Submitted By: Terry Anglin, Fleet Services Director

PURCHASE JUSTIFICATION:

The purpose of this contract is to purchase one (1) Caterpillar Motor Grader to be used by the Street Department for their daily operations. This Motor Grader is being purchased from Holt Caterpillar through the BuyBoard Cooperative Contract 424-13.

AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Holt Caterpillar		\$318,484.00
	TOTAL:	----- \$318,484.00

Fiscal Impact

Total Project/Account: \$400,000

Expended/Encumbered to Date: 0

Balance: \$400,000

This Item: 318,484

Proposed Balance: \$81,516

Account #: 692-4699-3981100-9009

Fund/Agency/Project – Description and Comments:

CO-Funded CIP / Street / Infrastructure Equipment - Laser Motor Grader

Bid #6538-16

Attachments

6538-16 Bid Recap
Executive Summary

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2016

Document Location: Page MF12

City Manager Approval:

Bryan L. Bradford

Approval Date:

05/13/2016



GARLAND
PURCHASING EXECUTIVE SUMMARY
Bid 6538-16
Caterpillar Motor Grader for Street Dept.

Recommended Vendor:

Holt Caterpillar

Total Recommended Award:

\$318,484.00

Basis for Award:

Cooperative Purchase

Purpose:

The purpose of this contract is to purchase one (1) Caterpillar Motor Grader to be used by the Street Department for their daily operations.

Evaluation:

This Caterpillar Motor Grader is being provided by Holt Caterpillar through the BuyBoard purchasing cooperative contract #424-13.

Recommendation:

Staff recommends awarding the contract for this Motor Grader to Holt Caterpillar.

Funding Information:

692-4699-3981100-9009

Department Director:

Terry Anglin, Fleet Director, 972-205-3524



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

Agenda Item 2. f.

Meeting Date: May 17, 2016

Item Title: Bridge Repairs

Submitted By: Michael Polocek, Engineering Director

PURCHASE JUSTIFICATION:

The purpose of this Change Order is to provide additional design services to the bridge repair contract approved at the December 15, 2015, City Council Meeting. The original contract included design services to repair twenty-five (25) bridges identified in the TxDOT 2013 Bridge Inventory Inspection System (BRINSAP) Reports. In January 2016, Dallas County offered to cost-share for repairs to certain bridges within Dallas County's District 1. The City approved a Project Specific Agreement with Dallas County on April 19, 2016, for the cost participation allowing the City to add additional bridges to the design and construction. This Change Order includes five (5) bridges in Dallas County District 1, one (1) bridge for the Street Department, and three (3) bridges identified in the updated 2015 BRINSAP Reports.

AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Binkley & Bardfield C&P, Inc.		\$96,000.00

TOTAL:	\$96,000.00
---------------	--------------------

Fiscal Impact

Total Project/Account:	\$1,372,890
Expended/Encumbered to Date:	203,211
Balance:	\$1,169,679
This Item:	96,000
Proposed Balance:	\$1,073,679
Account #:	692-1409-1424807
Fund/Agency/Project – Description and Comments:	

CO-Funded CIP / Drainage / Bridge Remediation

Bid #6076-16

Attachments

Executive Summary

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2016

Document Location: Page D06

City Manager Approval:

Bryan L. Bradford

Approval Date:

05/13/2016



GARLAND
PURCHASING EXECUTIVE SUMMARY
6076-16
Bridge Repairs

Recommended Vendor:

Binkley & Bardfield C&P, Inc.

Total Recommended Award:

\$96,000.00

Basis for Award:

Change Order

Purpose:

The purpose of this Change Order is to provide additional design services to the bridge repair contract approved at the December 15, 2015 City Council Meeting. The original contract included design services to repair twenty-five (25) bridges identified in the TxDOT 2013 Bridge Inventory Inspection System (BRINSAP) Reports. In January 2016, Dallas County offered to cost share for repairs to certain bridges within Dallas County's District 1. The City approved a Project Specific Agreement with Dallas County on April 19, 2016 for the cost participation allowing the City to add additional bridges to the design and construction. The Street Department has requested assistance with repairs to an additional bridge shown in the 2015 BRINSAP Reports as requiring remediation. This Change Order includes five (5) bridges in the Dallas County District 1, one (1) bridge for the Street Department, and three (3) bridges identified in the updated 2015 BRINSAP Reports.

Evaluation:

Binkley & Bardfield C&P, Inc. was contracted to provide the initial design services on Purchase Order 23831. This Change Order represents a 47.3% increase to the original scope of work.

Recommendation:

Staff recommends the approval of change order #1 to Purchase Order 23831.

Funding Information:

692-1409-1424807

Department Director:

Michael C. Polocek, Director of Engineering, 972-205-2178



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

Agenda Item 2. g.

Meeting Date: May 17, 2016

Item Title: Brush Trailers for EWS

Submitted By: Terry Anglin, Fleet Services Director

PURCHASE JUSTIFICATION:

The purpose of this contract is to purchase three (3) Brush Trailers to be utilized by Environmental Waste Services in their daily operations.

AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Texoma MFG., LLC		\$103,750.00
TOTAL:		\$103,750.00

Fiscal Impact

Total Project/Account: \$290,000
Expended/Encumbered to Date: 108,700
Balance: \$181,300
This Item: 103,750
Proposed Balance: \$77,550
Account #: 246-4319-2107400-9007

Fund/Agency/Project – Description and Comments:

EWS CO-Funded CIP / EWS Group - Delivery / Replacement of Brush Trailers

Bid #6501-16

Attachments

6501-16 Bid Recap
Executive Summary

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2016

Document Location: Page M06

City Manager Approval:

Bryan L. Bradford

Approval Date:

05/13/2016



GARLAND
PURCHASING EXECUTIVE SUMMARY
Bid 6501-16
Brush Trailers for EWS

Recommended Vendor:
Texoma MFG., LLC

Total Recommended Award:
\$170,331.00

Basis for Award:
Straight Low Bid

Purpose:
The purpose of this contract is to purchase three (3) brush trailers to be utilized by EWS in their daily operations.

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

Recommendation:
Staff recommends awarding the trailers to Texoma MFG, Inc.

Funding Information:
246-4319-2107400-9007

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



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

Agenda Item 2. h.

Meeting Date: May 17, 2016

Item Title: GP&L Wylie Switchyard Substation Construction

Submitted By: Jeff Janke, Administration

PURCHASE JUSTIFICATION:

For the substation construction of the GP&L Wylie Switchyard.

AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Front Line Power Construction	All	\$1,245,538.80
TOTAL:		\$1,245,538.80

Fiscal Impact

Total Project/Account: \$6,134,000
Expended/Encumbered to Date: 4,616,693
Balance: \$1,517,307
This Item: 1,245,539
Proposed Balance: \$271,768
Account #: 210-3799-3174701-7111

Fund/Agency/Project – Description and Comments:

Electric CIP / Substations Upgrades

Bid #6293-16

Attachments

6293-16 Bid Recap
Executive Summary

Fiscal Reference:

Budget Type: CIP
Fiscal Year: 2016
Document Location: Page E10

City Manager Approval:

Bryan L. Bradford

Approval Date:

05/13/2016

CITY OF GARLAND - BID RECAP SHEET OPENED: 03/31/16 REQ. NO. PR 35886 BID NO. 6293-16 PAGE: 1 of 2 BUYER: T. Smith				Front Line Power Construction		Hargrave Power		T&D Solutions		Chapman Construction	
I T E M	QTY	U N I T	DESCRIPTION	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	1	Lt.	Wylie Switchyard: Bid Price	\$1,132,308.00	\$1,132,308.00	\$1,345,829.43	\$1,345,829.43	\$1,339,994.76	\$1,339,994.76	\$1,630,359.41	\$1,630,359.41
			Evaluation Criteria:								
			Price	Maximum = 30	30		24.3		24.5		16.8
			Experience	Maximum = 20	20		20		20		20
			Qualification	Maximum = 20	13		20		20		20
			Safety	Maximum = 20	20		20		15		15
			Equipment	Maximum = 10	10		3		5		10
				Maximum = 100	93		87.3		84.5		81.8



GARLAND
PURCHASING EXECUTIVE SUMMARY
Bid 6293-16
GP&L Wylie Switchyard Substation Construction

Recommended Vendor:

Front Line Power Construction

Total Recommended Award:

\$1,245,538.80

Basis for Award:

Best Value

Purpose:

The purpose of this contract is to provide for the construction of the GP&L Wylie Switchyard Substation.

Evaluation:

Requests for bids were issued in accordance with Purchasing procedures. Seven (7) bids were received and evaluated based on the published criteria of: price; experience; qualifications; equipment; safety. Front Line Power Construction submitted the lowest total bid and received the highest evaluated score, offering the best value for the City.

Recommendation:

Staff recommends awarding the contract to Front Line Power Construction.

Funding Information:

210-3799-3174701-7111

Department Director:

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



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

Agenda Item 2. i.

Meeting Date: May 17, 2016

Item Title: GP&L Substation Instrument Transformers & Surge Arrestors

Submitted By: Jeff Janke, Administration

PURCHASE JUSTIFICATION:

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

AWARD RECOMMENDATION:

	<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
ABB, Inc.		ALL	\$950,000.00
TOTAL:			\$950,000.00

Fiscal Impact

Total Project/Account: N/A
Expended/Encumbered to Date: N/A
Balance: N/A
This Item: 950,000
Proposed Balance: N/A
Account #: GP&L Substation CIP
Fund/Agency/Project – Description and Comments:
Electric CIP / Substations Upgrades

Comments:

Term Contract sets price but does not commit funds. Expenses will be charged to accounts as incurred.

Bid #6441-16

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2016

Document Location: Page E10

City Manager Approval:

Bryan L. Bradford

Approval Date:

05/13/2016



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

Agenda Item 2. j.

Meeting Date: May 17, 2016

Item Title: Bradfield Swimming Pool Repair

Submitted By: Jermel Stevenson, Managing Director

PURCHASE JUSTIFICATION:

The purpose of Change Order #1 is to provide additional necessary Swimming Pool Repairs for Bradfield Park. The original Purchase Order 24025 included sandblasting the existing pool coating from walls and floor surfaces. After the removal of the pool coating was underway, it was discovered that the subsurface of the pool walls would not achieve the desired finished surface if painted. It was determined that application of the same aggregate-quartz surfacing as previously used at Surf and Swim would not only provide a smooth pool surface but also reduce ongoing maintenance. The additional work improves the Bradfield Park 50-meter swimming pool by crack repair, joint filling, and aggregate-quartz surfacing.

AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Sunbelt Pools Inc.		\$103,991.20
TOTAL:		\$103,991.20

Fiscal Impact

Total Project/Account: \$174,000
Expended/Encumbered to Date: 70,000
Balance: \$104,000
This Item: 103,991
Proposed Balance: \$9
Account #: 100-2312-9007
Fund/Agency/Project – Description and Comments:

General Fund / Parks, Recreation and Cultural Arts /
Bradfield Swimming Pool Repair

Bid #6259-16

Attachments

Executive Summary
Bid Recap

Fiscal Reference:

Budget Type: Operating Budget
Fiscal Year: 2015-16
Document Location: Page 242

City Manager Approval:
Bryan L. Bradford

Approval Date:
05/13/2016



GARLAND
PURCHASING EXECUTIVE SUMMARY
Bid Number 6259-16
Bradfield Swimming Pool Repair

Recommended Vendor:
Sunbelt Pools, Inc.

Total Recommended Award:
\$103,991.20

Basis for Award:
Change Order

Purpose:
The purpose of Change Order #1 is to provide additional necessary swimming pool repairs for Bradfield Park. The original Purchase Order 24025 included sandblasting the existing pool coating from walls and floor surfaces. After the removal of the pool coating was underway, it was discovered that the subsurface of the pool walls would not achieve the desired finished surface if painted. It was determined that application of the same aggregate-quartz surfacing as previously used at Surf and Swim would not only provide a smooth pool surface but also reduce ongoing maintenance. The additional work improves the Bradfield Park 50-meter swimming pool by crack repair, joint filling, and aggregate-quartz surfacing.

Evaluation:
The original Purchase Order 24025 was awarded to Sunbelt Pools, Inc. through the BuyBoard Cooperative Contract 436-13. The additional work provided in Change Order #1 is within the scope of the BuyBoard contract. The vendor has successfully completed similar projects for the City, and can complete the work before season opening.

Recommendation:
Staff recommends the approval of Change Order #1 to Purchase Order 24025.

Funding Information:
FY 2015-2016, Parks Operating Budget, 100-2312-9007

Department Director:
Barry Swisher, Parks, Recreation and Cultural Arts, 972-205-3587



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

Agenda Item 2. k.

Meeting Date: May 17, 2016

Item Title: GP&L Emergency Retrofit of Generators

Submitted By: Jeff Janke, Administration

PURCHASE JUSTIFICATION:

The purpose of this contract is to provide emergency retrofit of generators at Broadway, Firewheel, Wallace, and Duck Creek to bring them into compliance with the recent D.C. Circuit Court of Appeals decision concerning the local environmental generator regulator (TCEQ) and reporting requirements for the EPA compliant operation of generators. These generators are part of ERCOT's Emergency Response Service (ERS) program which helps support transmission grid reliability when conditions occur that put the grid at risk. It is anticipated that the ruling will reduce the number of prospective ERS participants, which could create potential system reliability issues in the event of adverse grid conditions. Garland, in an effort to ensure reliability and to aid in providing uninterrupted electrical service to Garland's electric customers, needs to perform emergency retrofits on these generators so they are available for the summer ERS program.

AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Power Generation Services	All	\$247,000.00
TOTAL:		\$247,000.00

Fiscal Impact

Total Project/Account: \$550,000
Expended/Encumbered to Date: 152,537
Balance: \$397,463
This Item: 247,000
Proposed Balance: \$150,463
Account #: 211-3111-761402 - GP&L Energy Efficiency
Fund/Agency/Project – Description and Comments:

Electric Operating Fund

Bid #6564-16

Attachments

Executive Summary
6564-16 Bid Recap

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2015-16

Document Location: Page 210

City Manager Approval:

Bryan L. Bradford

Approval Date:

05/13/2016



GARLAND
PURCHASING EXECUTIVE SUMMARY
6564-16

GP&L Emergency Retrofit of Generators

Recommended Vendor:

Power Generation Services

Total Recommended Award:

\$247,000.00

Basis for Award:

Emergency

Purpose:

The purpose of this contract is to provide emergency retrofit of generators at Broadway, Firewheel, Wallace, and Duck Creek to bring them into compliance with the recent D.C. Circuit Court of Appeals decision concerning the local environmental generator regulator (TCEQ) and reporting requirements for the EPA compliant operation of generators. These generators are part of ERCOT's Emergency Response Service (ERS) program which helps support transmission grid reliability when conditions occur that put the grid at risk. It is anticipated that the ruling will reduce the number of prospective ERS participants, which could create potential system reliability issues in the event of adverse grid conditions. Garland, in an effort to ensure reliability and to aid in providing uninterrupted electrical service to Garland's electric customers, needs to perform emergency retrofits on these generators so they are available for the summer ERS program.

Evaluation:

The retrofit will be conducted on an emergency basis by Power Generation Services.

Recommendation:

Staff recommends the approval of the required retrofit of the generators.

Funding Information:

211-3111-761402 GP&L Energy Efficiency

Department Director:

Dan Bailey, Energy Services Director, 972-205-2203



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

Agenda Item 2. I.

Meeting Date: May 17, 2016

Item Title: Professional Engineering Services

Submitted By: Jeff Janke, Administration

PURCHASE JUSTIFICATION:

Change Order #1 to PO 22276 will cover additional engineering services to accommodate a change in design scope requested by GP&L for replacing all existing transmission structures in order to rebuild the transmission line instead of reconductoring the line as was indicated in the original scope of work. This will include the design of all structures and foundations to accommodate future ACSS/TW 1926.9 Cumberland phase conductors; pole strength and line clearance provisions for a future fiber optic communications underbuild for all line sections; modification of shield wire to 72-pair OPGW; and formal plans for pole structural design by fabricator. Due to the complex nature of the project, an Optional Contingency is included for any additional work that may be required.

AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
R-Delta Engineers		\$159,220.00
Optional Contingency		\$10,000.00
TOTAL:		\$169,220.00

Fiscal Impact

Total Project/Account: \$791,895
Expended/Encumbered to Date: 445,732
Balance: \$346,163
This Item: 169,220
Proposed Balance: \$176,943
Account #: 210-3599-3142201-7111
Fund/Agency/Project – Description and Comments:

Electric CIP / Transmission Lines

Bid #4693-14

Attachments

Executive Summary

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2016

Document Location: Page E01

City Manager Approval:

Bryan L. Bradford

Approval Date:

05/13/2016



GARLAND
PURCHASING EXECUTIVE SUMMARY
4693-14
Professional Engineering Services

Recommended Vendor:

Vendor Name

Total Recommended Award:

\$169,220.00

Basis for Award:

Change Order

Purpose:

The purpose of Change Order #1 is to provide additional engineering services for a change in design scope requested by GP&L. The design change allows for replacing all existing transmission structures in order to rebuild the transmission line instead of reconductoring the line as was indicated in the original scope of work. This will include the design of all structures and foundations to accommodate future ACSS/TW 1926.9 Cumberland phase conductors; pole strength and line clearance provisions for a future fiber optic communications underbuild for all line sections; modification of shield wire to 72-pair OPGW; and formal plans for pole structural design by fabricator.

Evaluation:

R-Delta was awarded the original design contract under Purchase Order 22276 in the amount of \$368,700.

Recommendation:

Staff recommends the approval of Change order # 1 to PO 22276.

Funding Information:

210-3599-3142201-7111 GP&L OPGW Install-OL1-BD 138kV CIP Project

Department Director:

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



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

Agenda Item 3. a.

Meeting Date: May 17, 2016

Item Title: Z 16-09 Asm Ferozur Rahman

Submitted By: Will Guerin, Planning Director

Summary of Request/Problem

Zoning Ordinance Z 16-09 Asm Ferozur Rahman

Recommendation/Action Requested and Justification

Consider adoption of attached ordinance.

Attachments

Asm Ferozur Rahman Ordinance

Asm Ferozur Rahman Attachments

City Manager Approval:

Bryan L. Bradford

Approval Date:

05/13/2016

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING A SPECIFIC USE PROVISION FOR FUEL PUMPS, RETAIL ON A 0.774-ACRE TRACT ZONED COMMUNITY RETAIL (CR) DISTRICT AND LOCATED AT 775 WEST BUCKINGHAM ROAD; PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; PROVIDING A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, at its regular meeting held on the 11th day of April, 2016, the Plan Commission did consider and make recommendations on a certain request for approval of a Specific Use Provision made by **Asm Ferozur Rahman**; and

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

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

Section 1

The Garland Development Code is hereby amended by approving a Specific Use Provision for Fuel Pumps, Retail on a 0.774-acre tract zoned Community Retail (CR) District and located at 775 West Buckingham Road and being more particularly described in Exhibit A, attached hereto and made a part hereof.

Section 2

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

Section 3

ZONING FILE NO. 16-09

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

Section 4

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

Section 5

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

Section 6

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

PASSED AND APPROVED this _____ day of _____, 2016.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File 16-09

Being approximately a 0.774 acre parcel of land identified as Lot 2, Block A, Glenbrook Meadows Retail No. 2, an addition to the City of Garland, Dallas County, Texas according to the map of the plat recorded in Volume 80190 Page 1525, of the Plat Records of Dallas County, Texas. This property is located at 775 West Buckingham Road.

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 16-09

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to permit the continued operation of Fuel Pumps, Retail subject to conditions.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Community Retail (CR) District as set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Specific Regulations:**
 - A. Specific Use Provision: The Specific Use Provision shall be effective for a period of 25 years.
 - B. Site Layout: The site layout shall remain in conformance with the site plan labeled Exhibit C.



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

Agenda Item 4.

Meeting Date: May 17, 2016

Item Title: Residential Addressing

Submitted By: Brad Neighbor, City Attorney

Summary of Request/Problem

The City Council is being asked to consider changing the City's ordinances regarding the display of addresses on the rear of residential properties. Currently, rear address numbers are required on virtually all residential properties. Address numbers are important for several reasons, including public safety, but are not necessarily useful if the rear of the property has no meaningful access. Rather than a categorical requirement, the proposed ordinance will require rear addresses on residences where (1) the owner has maintenance responsibilities at the rear of the residential property; and (2) where required for public safety purposes.

Recommendation/Action Requested and Justification

The City Council is requested to approve the proposed ordinance. The change will only apply to residential properties. Other codes govern the addressing of commercial and non-residential properties.

Attachments

addressing amendments 2016

City Manager Approval:

Bryan L. Bradford

Approval Date:

05/13/2016

ORDINANCE NO.

AN ORDINANCE AMENDING CHAPTER 30, "BUILDING INSPECTION", OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

Section 1

That Chapter 30.226 of Chapter 30, "Building Inspection", of the Code of Ordinances of the City of Garland, Texas, is hereby amended by amending the reference to Section R519 of the International Residential Code to read as follows:

"R319.1 Address identification. (A) Address numbers representing the actual, current, and accurate street address of the premises shall be placed and continuously displayed on any building that constitutes a residential premises.

(B) Address numbers shall:

(1) Be placed and continuously displayed in a position on the building that is readily visible from the street fronting the property;

(2) Be and remain legible;

(3) Contrast with the background on which they are placed;

(4) Consist solely of Arabic numbers or alphabetical letters, as appropriate to accurately reflect the address;

(5) Be not less than 4 inches in height with a stroke width of not less than 0.5 inches; and

(6) Be pre-manufactured or professionally lettered.

(C) Additional address numbering shall be placed and continuously displayed in compliance with subsection (B):

(1) Where required by the fire code official at additional approved locations to facilitate emergency response. Where access is by means of a private road and the building address cannot be viewed from a street, a monument, pole or other sign or means may be required to identify the premises; and

(2) At the rear of the premises if the owner of the premises has maintenance responsibility for the area behind the premises, for example (but not in limitation) if the premises is served by an alley, common area, or easement. A requirement provided by other law or a deed restriction that a premises must have a gate or other access to the adjoining area of responsibility is prima facie evidence that addressing on the rear of the premises is required under this subsection."

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 Chapter 30, "Building Inspection", 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 _____, 2016.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

Agenda Item 5.

Meeting Date: May 17, 2016

Item Title: 2016-2017 CDBG, HOME and ESG Funding Approval

Submitted By: Mona Woodard, Neighborhood Services Administrator

Summary of Request/Problem

Attached is the Resolution approving the One Year Action Plan for 2016-2017 CDBG, HOME and ESG funding allocations. Council conducted a Public Hearing at the April 5 Council meeting and final discussions with consent to move forward was given at the May 2nd Work Session meeting.

Recommendation/Action Requested and Justification

Adopt the attached Resolution.

Attachments

Grant Resolution and Proposed Use of Funds

RESOLUTION NO. _____

A RESOLUTION ADOPTING AND APPROVING THE CONSOLIDATED PLAN AND ONE YEAR PLAN OF ACTION FOR THE 2016/2017 COMMUNITY DEVELOPMENT BLOCK GRANT, HOME INVESTMENT PARTNERSHIP AND, EMERGENCY SOLUTIONS GRANT PROGRAMS; AND APPROVING AN EFFECTIVE DATE.

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

Section 1

That the Consolidated Plan - One Year Action Plan, which includes the Statement of Community Development Objectives and Projected Use of Funds for the 2016-2017 Community Development Block Grant, HOME Investment Partnership Program and, Emergency Solutions Grant programs, attached hereto as Exhibit A and incorporated herein by reference, is hereby adopted and approved.

Section 2

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

PASSED AND APPROVED this the 17th day of May, 2016.

THE CITY OF GARLAND, TEXAS

BY: _____
Mayor

ATTEST:

City Secretary

Attachment A

ALLOCATION OF COMMUNITY DEVELOPMENT GRANT FUNDING FY 2016/2017

The City will receive \$1,874,725 from the Department of Housing and Urban Development for the Community Development Block Grant. There is \$180,728 available in reprogrammed funds for a total of \$2,055,453. The HOME Investment Partnership Program allocation is \$515,152. Emergency Solutions Grant funding of \$165,656 is available. Specific grant funded activities are as follows:

COMMUNITY DEVELOPMENT BLOCK GRANT 2016 - 2017

PUBLIC SERVICES

Achievement Center of Texas	\$46,300
Axe Memorial United Methodist Church – Food Pantry	\$1,740
Axe Memorial United Methodist Church – Motel Vouchers	\$2,100
Counseling Institute of Texas	\$10,000
Emma's Education Center	\$900
Galaxy Counseling Center	\$16,000
Garland Elderly Yard Care Program	\$21,500
Garland Parks S.T.A.R.S Program	\$31,482
Garland Police – Youth Boxing Program	\$23,800
Hope Clinic	\$38,000
Ikandy	\$600
Matthew 25:40 Project – Rental Assistance	\$2,400
Matthew 25:40 Project – Motel Vouchers	\$3,800
Matthew 25:40 Project – GLOWS	\$200
Matthew 25:40 Project – ID Replacement	\$100
Mt. Hebron Literacy Enhancement	\$3,562
Mt. Hebron Rental Assistance	\$4,000
New Beginning Center	\$27,842
Reinventing Human Capital	\$3,742
Rowlett Road CDC	\$1,000
Salvation Army After School Program	\$9,400
Salvation Army Rental Assistance Program	\$11,250
Senior Source – Garland Ombudsman Program	\$10,750
Vietnamese American Community	\$5,100
Visiting Nurses Association	\$4,500
7-Day Fitness Academy	\$1,140
TOTAL	\$281,208

PROJECTS

Code Compliance	182,000
Minor Home Repair	125,000
Great Homes Project	154,236
Single Family Rehabilitation	245,064
Street Replacements	693,000
<i>Nash – Garwood</i>	<i>\$228,000</i>
<i>Vista – Cumberland</i>	<i>\$354,000</i>
<i>Rolando – Delano</i>	<i>\$111,000</i>

TOTAL	\$1,399,300
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ADMINISTRATION

Grant Administration	354,945
Fair Housing	20,000

TOTAL	374,945
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TOTAL CDBG FUNDING

\$2,055,453

**HOME
2016 - 2017**

ADMINISTRATION

HOME Administration	\$51,515
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TOTAL	\$51,515
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CHDO ACTIVITIES

Housing and Community Services CHDO Infill Housing	\$77,273
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TOTAL	\$77,273
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HOME PROJECTS

Housing and Community Services Infill Housing	\$346,364
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Housing and Community Services Downpayment Assistance	\$40,000
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TOTAL	\$386,364
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<u>TOTAL HOME FUNDING</u>	<u>\$515,152</u>
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**EMERGENCY SOLUTIONS GRANT FUNDS
2016 - 2017**

SHELTER SERVICES

New Beginning Center	\$53,010
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TOTAL	\$53,010
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ESG PREVENTION

City of Garland Fair Housing	\$50,252
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TOTAL	\$50,252
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ESG RAPID RE-HOUSING

New Beginning Center	\$41,970
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TOTAL	\$41,970
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DATA COLLECTION

Metro Dallas Homeless Alliance	\$8,000
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TOTAL	\$8,000
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ESG ADMINISTRATION

Grants Management	\$12,424
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TOTAL	\$12,424
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TOTAL ESG FUNDING

\$165,656



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

Agenda Item 6.

Meeting Date: May 17, 2016

Item Title: Electric Utility System Variable Rate Direct Drawdown Loan

Submitted By: David Schuler, Chief Financial Officer

Summary of Request/Problem

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

Recommendation/Action Requested and Justification

It is recommended that Council approve an Ordinance creating a tax-exempt variable rate direct drawdown loan with Wells Fargo Bank, N.A..

City Manager Approval:

Steve Anderson

Approval Date:

05/03/2016



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

Agenda Item 7.

Meeting Date: May 17, 2016

Item Title: Neighborhood Vitality Grants

Submitted By: Will Guerin, Planning Director

Summary of Request/Problem

Council was briefed at the May 3rd Work Session regarding the proposed updates to the Neighborhood Vitality Matching Grant guidelines.

The Community Services Committee reviewed these guidelines at the April 18th Sub-Committee Meeting and recommended approval. Council directed that a Resolution be brought forward to approve these updates.

Recommendation/Action Requested and Justification

Consider adoption of attached resolution.

Attachments

Neighborhood Vitality Attachments

RESOLUTION NO. _____

**A RESOLUTION APPROVING AND FUNDING A 2014-2015 CYCLE 2
NEIGHBORHOOD VITALITY MATCHING GRANT PROJECT.**

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

Section 1

The Neighborhood Vitality Matching Grant Applications attached hereto as Exhibit A and incorporated herein by reference, is hereby adopted and approved according to the program guidelines. 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 17th day of May, 2016.

THE CITY OF GARLAND, TEXAS

BY: _____
Mayor

ATTEST:

City Secretary

EXHIBIT A

2015-16 NEIGHBORHOOD VITALITY MATCHING GRANT
APPLICATIONS
Cycle 1

Applicant	Project	Fund Request	Council District
Camelot N.A.	King Arthur Landscaping Plan	\$3,218	7
Charleston Commons	Entryway Improvements	\$20,240	8
Heron's Bay HOA	Entrance Improvements	\$15,258	3
Oakridge N.A.	Street Sign Toppers	\$8,640	7
Oaks at Stoney Creek	Holford Rd. Revitalization	\$3,052	1
Provence at Firewheel	Entry Enhancements & Safety Lighting	\$21,249.68	1
Ridgewood Neighbors	Street Sign Toppers	\$1,364	5



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

Agenda Item 8.

Meeting Date: May 17, 2016

Item Title: Appointment to the North Texas Municipal Water District Board

Submitted By: Rene Dowl, City Secretary

Summary of Request/Problem

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

Recommendation/Action Requested and Justification

Consider by minute action the appointment of a City of Garland representative to the North Texas Municipal Water District Board of Directors.

City Manager Approval:
Bryan L. Bradford

Approval Date:
05/13/2016



GARLAND PLANNING REPORT

City Council Regular Session Agenda

Agenda Item 9. a.

Meeting Date: May 17, 2016

Item Title: Z 16-01 OM Housing, LLC

Submitted By: Will Guerin, Planning Director

REQUEST

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

OWNER

Garland Eastgate, LP

PLAN COMMISSION RECOMMENDATION

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

STAFF RECOMMENDATION

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

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

BACKGROUND

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

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

SITE DATA

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

USE OF PROPERTY UNDER CURRENT ZONING

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

CONSIDERATIONS

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

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

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

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

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

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

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

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

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

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

5. **Resident Services and Amenities.** Building 1 will contain 6,530 square feet of leasing and club area; the site will also provide a pool and playground area. The applicant maintains that the proposal will be in compliance with the Multi-Family (MF) District resident services and amenities requirements.

6. **Off-Street Parking.** The previous Concept Plan illustrates 380 dwelling units, and reflects a ratio of 1.67 parking spaces per dwelling unit, whereas the code at the time required a ratio of 2 parking spaces per dwelling unit. The 1.67:1 ratio was consistent with industry standards utilized in neighboring communities. The proposed Detail Plan modifies the parking provided in response to the reduced number of dwelling units. According to the requirements of PD 11-32, 262 dwelling units would yield 438 parking spaces based at a 1.67 ratio. The applicant proposes 456 parking spaces, increasing the rate to 1.74 spaces per unit.

7. **Storage Facilities.** Section 2.39 (I) (1) requires that each dwelling unit have corresponding and conveniently located enclosed storage facility. The storage facilities must contain at least twenty-five (25) square feet and no less than 175 cubic feet. The development will provide storage facilities; however, the applicant has requested to allow the storage units be detached from the dwelling units and be placed in separate areas within the hallways and that the storage placed within the units be less than twenty-five (25) square feet. These spaces will generally range between seven (7) and twelve (12) square feet. The exterior storage facilities are provided at a rate of one (1) storage facility for every 3.44 dwelling units and will contain an average size of 36.12 square feet. The applicant has indicated that additional space within the dwelling units, typically found in closets, will mitigate the loss of storage facility space. Staff finds that an increase in

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

COMPREHENSIVE PLAN

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

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

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

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

City Manager Approval:
Bryan L. Bradford

Approval Date:
05/13/2016



GARLAND PLANNING REPORT

City Council Regular Session Agenda

Agenda Item 9. b.

Meeting Date: May 17, 2016

Item Title: Z 16-10 Masterplan

Submitted By: Will Guerin, Planning Director

REQUEST

Approval of 1) a zoning change from Industrial (IN) District to Planned Development (PD) District for Industrial Uses including Retail Store, 2) a Detail Plan for Convenience Store; Fuel Pumps, Retail; Retail Store; Restaurant, Drive-Through and Car Wash, Automated/Rollover, and 3) a Specific Use Provision for Restaurant, Drive-Through.

OWNER

LTV Electro Systems Inc.

PLAN COMMISSION RECOMMENDATION

On April 25, 2016 the Plan Commission, by a vote of eight (8) to zero (0), recommended approval of 1) a zoning change from Industrial (IN) District to Planned Development (PD) District for Industrial Uses including Retail Store, 2) a Detail Plan for Convenience Store; Fuel Pumps, Retail; Retail Store; Restaurant, Drive-Through and Car Wash, Automated/Rollover, and 3) a Specific Use Provision for Restaurant, Drive-Through for a period of 20 years.

STAFF RECOMMENDATION

Denial of 1) a zoning change from Industrial (IN) District to Planned Development (PD) District for Industrial Uses including Retail Store, 2) a Detail Plan for Convenience Store; Fuel Pumps, Retail; Retail Store; Restaurant, Drive-Through and Car Wash, Automated/Rollover, and 3) a Specific Use Provision for Restaurant, Drive-Through.

BACKGROUND

The site is an 8.526-acre portion of a larger property previously occupied by Raytheon. The applicant proposes to develop the 8.526-acre site with a gas station that will consist of a multi-tenant building with space for a convenience store, retail space, a restaurant with a drive-through, fuel pumps for the sale of fuel for motor vehicles including commercial trucks, and an automated car wash structure.

SITE DATA

The site contains 8.526 acres with approximately 440 feet of frontage along South Jupiter Road and 700 feet of frontage along West Miller Road. Ingress and egress will be from West Miller Road and South Jupiter Road.

USE OF PROPERTY UNDER CURRENT ZONING

The Industrial (IN) District provides for a wide array of industrial uses which generate few objectionable conditions. Such uses include manufacturing, processing, assembling, research and development, warehousing and distribution. Retail Store is not a permitted use in the Industrial (IN) District and Restaurant, Drive-Through is only allowed with approval of a Specific Use Provision. However, Convenience Store; Fuel Pumps; Retail and Car Wash, Automated/Rollover are uses that are allowed by right in the Industrial (IN) District.

CONSIDERATIONS

1. The applicant has brought forward a Detail Plan as part of a request to approve the development of a gas station on an 8.526-acre site. The gas station will consist of various structures including a 12,830-square foot multi-tenant building, 3 canopies covering 17 gas pumps and a 4,680-square foot car wash. Of the 12,830-square feet in the multi-tenant building 8,030 square feet will be dedicated to a convenience store, 3,600 square feet will be dedicated to retail, and 1,200 square feet will be dedicated to a restaurant with a drive-through. The Detail Plan proposes one canopy along South Jupiter Road and one canopy along West Miller Road; each of these canopies will shelter six fuel pumps that will dispense fuel for motor vehicles. The Detail Plan also proposes a third canopy that will cover five pumps and will dispense fuel for commercial trucks; these five pumps will be setback approximately 275 feet from West Miller Road and 380 feet from South Jupiter Road. The proposed car wash will not serve commercial trucks.
2. The Garland Development Code limits the square footage of convenience stores to 5,000 square feet; the applicant has proposed a Planned Development (PD) condition to exceed the maximum allowable area noted above and proposes 8,030 square feet of convenience store area.
3. The Retail Store Use is not allowed in the Industrial (IN) District; therefore, the applicant proposes a condition to allow Retail Store by right within the proposed Planned Development (PD) District.
4. The Garland Development Code establishes a parking ratio of 1 parking space for every 250 square feet of Convenience Store Use and Retail Store Use gross floor area, 1 parking space for every 200 square feet of gross floor area for Car Wash, Automated/Rollover Use and 1 parking space for every 100 square feet of Restaurant,

Drive-Through Use. The proposed development requires 83 parking spaces and the Detail Plan proposes 83 parking spaces.

5. The proposed screening and landscaping layout proposed on the landscape plan meets the minimum requirements established by the Garland Development Code.
6. The design of the multi-tenant building and the car wash structure is required to comply with the following Garland Development Code requirements:
 - All building elevations are required to consist of at least eighty percent masonry per Section 4.83(A).
 - At least two different exterior construction materials must be applied on facades visible from the streets per Section 4.83(A)

Additionally, the design of the multi-tenant building is required to meet the following Garland Development Code design standards:

- At least six of the twelve architectural elements listed in Section 4.83(B) must be incorporated into the design of the building.
- Street-facing elevations should be articulated in accordance with Section 4.83(C).

The building design complies with the aforementioned design requirements.

7. The applicant proposes two freestanding signs, one along each street frontage. Additionally, attached signage is being proposed on the multi-tenant building and canopies. The proposed signage, both freestanding and attached, will need to comply with the applicable regulations of the Garland Development Code.
8. The Industrial (IN) District allows for some land uses that may not necessarily be industrial or heavy commercial in nature but rather are land uses that provide support services to the industrial and heavy commercial industries; the proposed development will provide some of those supportive uses. However, strong consideration should be given to the fact that the main purpose of the Industrial (IN) District is to provide zoning regulations so the City and its stakeholders can promote and protect Garland's industrial areas and sites that can potentially attract employment based industries. Due to the fact that Garland is landlocked and at a near-build-out development stage, the number of industrial-zoned properties that can attract large employment based industries are limited. This property, which was previously occupied by Raytheon, is one of the few sites in the City of Garland that has the surface area and accessibility that many of the large industrial companies desire. A portion of the original Raytheon site has already been carved out to develop a freight terminal. The proposed development will continue the fragmentation of this industrial zoned property, negatively impacting the feasibility of any future redevelopment and its suitability as a site for a large employment-based industry.
9. A Specific Use Provision for a restaurant with a drive-through for a period of 20 years is being requested by the applicant. At this point the applicant has not identified a prospective tenant; however, the applicant is proposing to construct the drive-through

lanes with the initial development.

COMPREHENSIVE PLAN

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

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

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

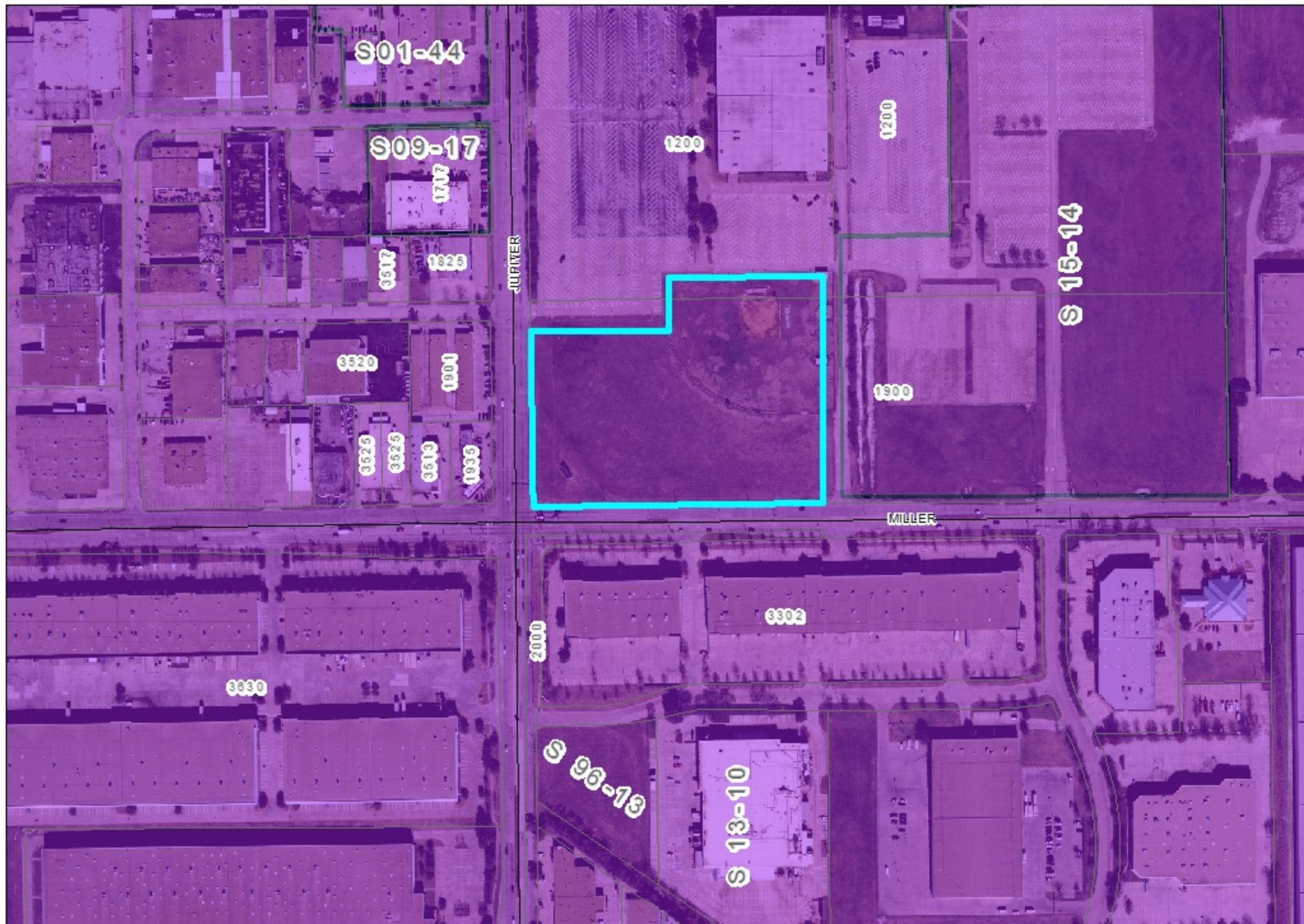
The Industrial (IN) District recognizes the need for land uses including gas stations, conveniences stores and restaurants to provide support to the various industries found in the district. Formerly occupied by Raytheon, this property is one of the few industrial sites that could potentially be occupied or redeveloped to accommodate a large employment-based company. The surface area of the original Raytheon site was reduced when approximately 30 acres were carved out for the development of a freight terminal; the proposed development will further fragment this industrial site, potentially reducing its feasibility for redevelopment.

Attachments

Z 16-10 Masterplan Attachments

Z 16-10 Masterplan Notification and Replies

Applicant Presentation - Z 16-10 Masterplan



0 150 300 Feet
1 inch = 300 feet

ZONING Z 16-10

 INDICATES AREA OF REQUEST

PLANNED DEVELOPMENT CONDITIONS

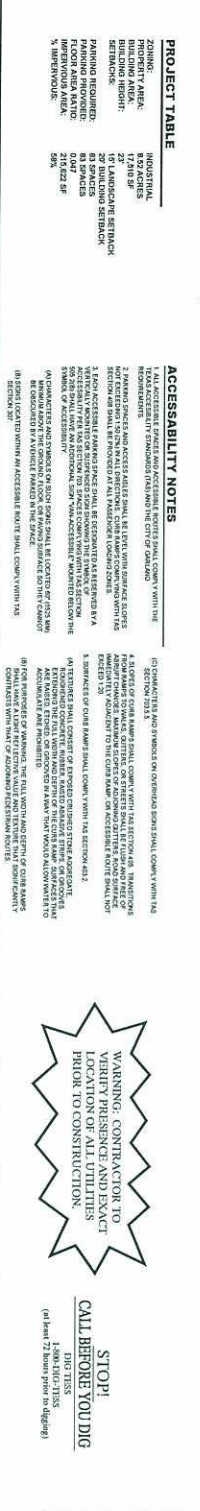
ZONING FILE Z 16-10

- I. Statement of Purpose:** The purpose of this Planned Development is to permit the development of Convenience Store; Fuel Pumps, Retail; Retail Store; Restaurant, Drive-Through and Car Wash, Automated/Rollover subject to conditions.
- II. Statement of Effect:** This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Industrial (IN) District as set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Detail Plan:** Development shall be in general conformance with the Detail Plan labeled Exhibit C. In the event there is conflict between the approved Detail Plan and the Specific Regulations below, the Specific Regulations shall apply.
- V. Specific Regulations:**
 - A. Permitted Uses:** Only those uses as permitted in the Industrial (IN) District. Additionally, Retail Store shall be permitted by right.
 - B. Screening and Landscaping:** Screening and landscaping shall be in general conformance with the landscape plan labeled Exhibit D.
 - C. Elevations:** Building elevations shall be in general conformance with the elevations labeled Exhibit E.
 - D. Convenience Store:** The convenience store is permitted to exceed 5,000 square feet.
 - E. Signage:** Freestanding signage and attached signage shall comply with the applicable regulations in the Garland Development Code.

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 16-10

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

[illegible]

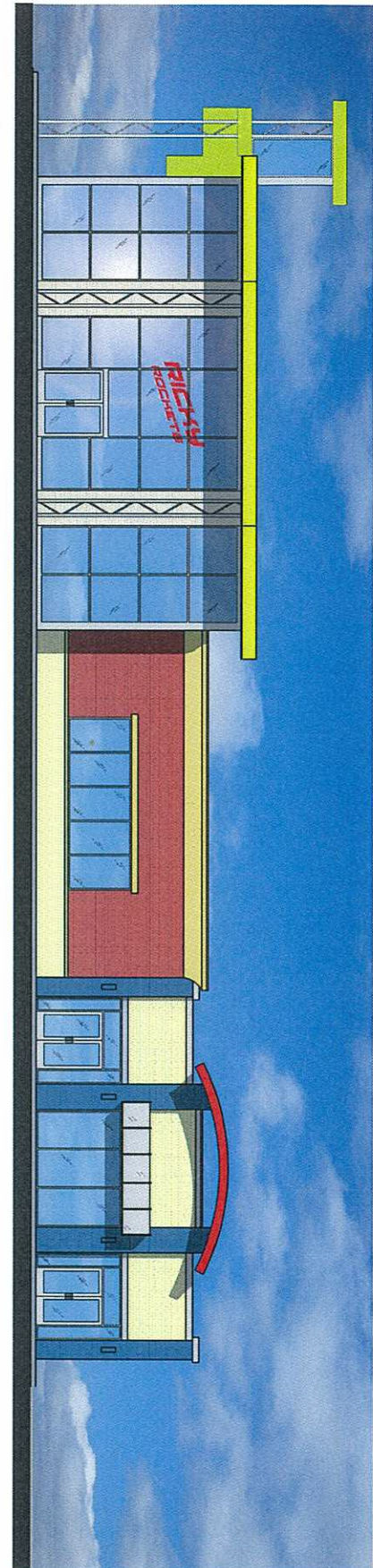
PARKING DATA TABLE

BLUESTONE
DALLAS COUNTY

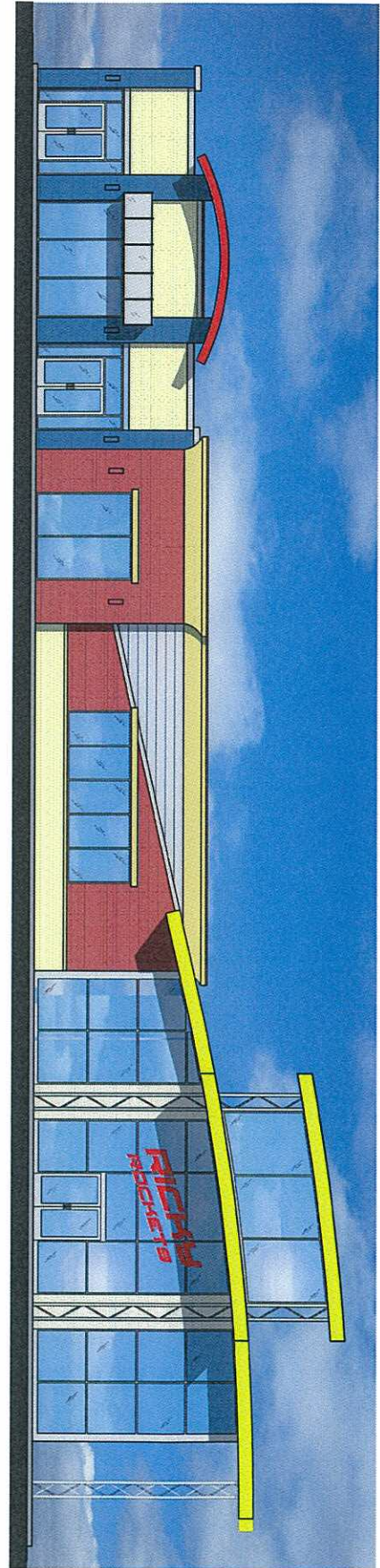
Call today for more information
1-800-828-6888
or visit our website at www.kinney.com

REVISIONS	DATE	BY

1 SOUTH ELEVATION
SCALE 3/8" = 1'-0"



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



© COPYRIGHT 2016 CORPORATE DESIGN + DEVELOPMENT, LLC

DATE	02-28-2016
BY	ADP
FOR	ADP
PROJECT	RT
REVISION	02/28/16
DATE	02/28/16
BY	ADP
FOR	ADP
PROJECT	RT
REVISION	02/28/16

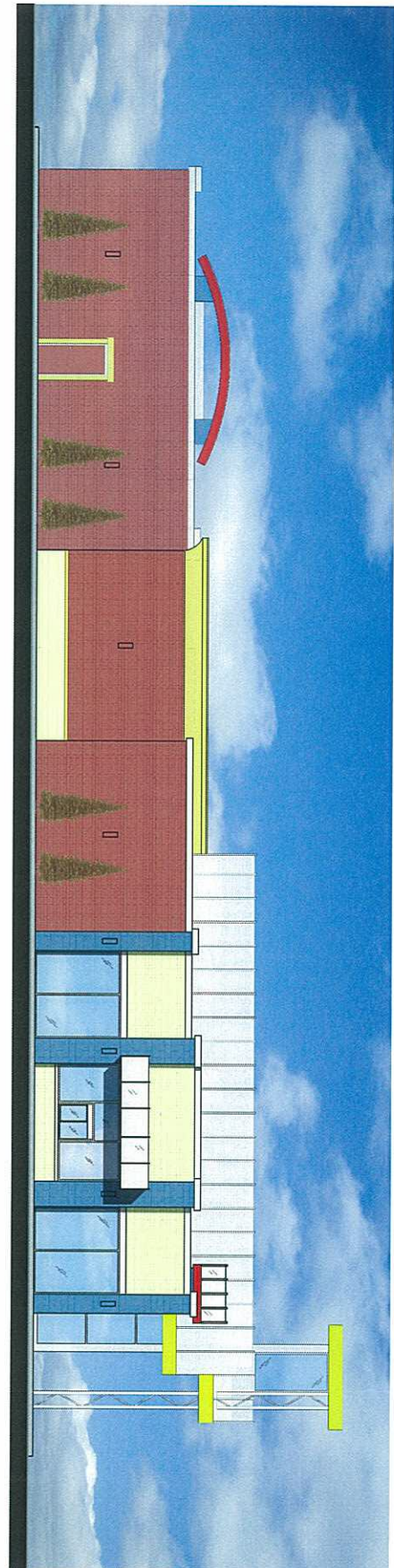
EXTERIOR ELEVATIONS

RICKY ROCKET'S
ER RD

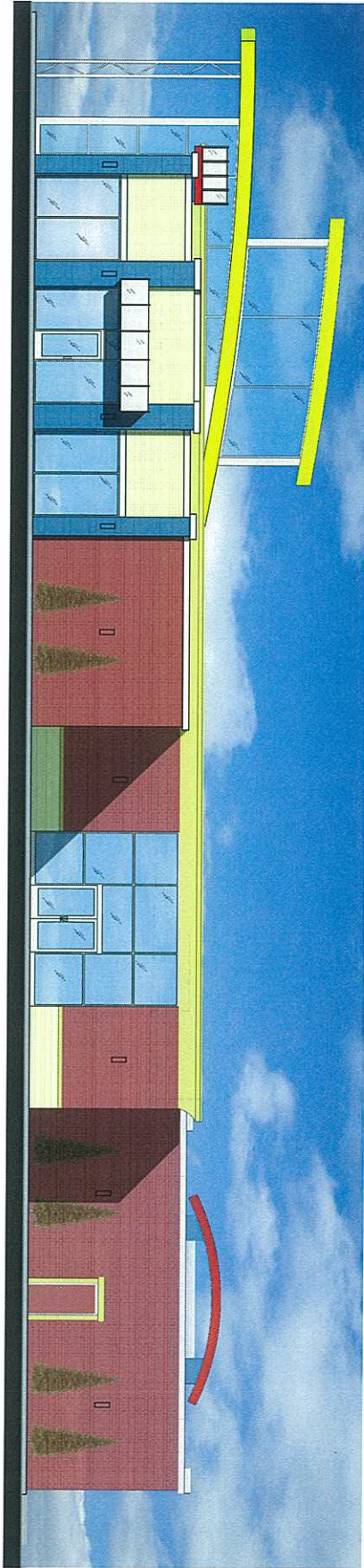
CORPORATE DESIGN + DEVELOPMENT GROUP, LLC

2015 PAVILION DRIVE
HARTMANVILLE, MISSISSIPPI 38922
PH: 662-281-0888
FAX: 662-281-0888
WWW.CDDG-LLC.COM
A PROFESSIONAL DESIGN FIRM NO. 18-00457

NO.	REVISIONS	DATE	BY
1	ISSUED FOR ZONING	03/02/16	ADP
2	ZONING COMMENTS	4/1/16	RT
3	ZONING COMMENTS	4/8/16	RT
4	ZONING COMMENTS	4/12/16	RT
5	ZONING COMMENTS	5/1/16	RT



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



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

EXTERIOR
ELEVATIONS

RICKY ROCKET'S
N.E.C. MILLER RD & LIMITED CO.



CORPORATE
DESIGN & DEVELOPMENT
GROUP, LLC
10111 HARTMAN RD.
NORTHMAN ESTATES, ALABAMA 36105
PH: 205-955-1800
FAX: 205-955-1800
WWW.CDDG.COM
A PROFESSIONAL DESIGNER/ARCHITECT FIRM REG. IN ALABAMA

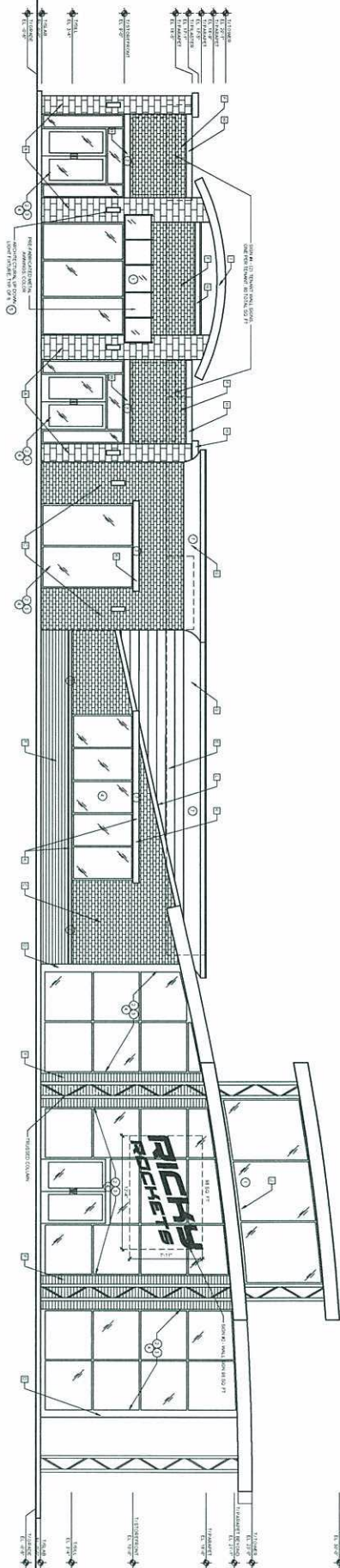
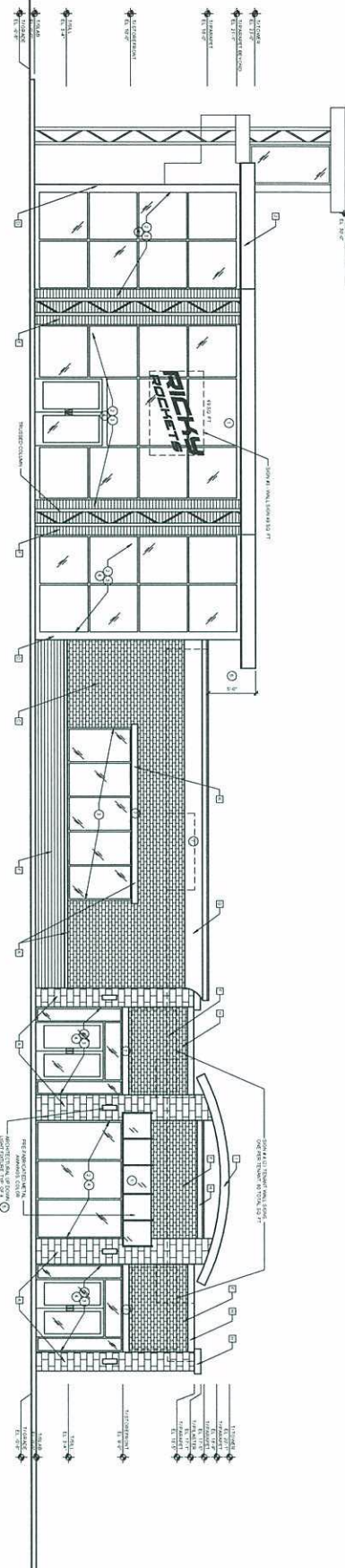
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A202

EXHIBIT E

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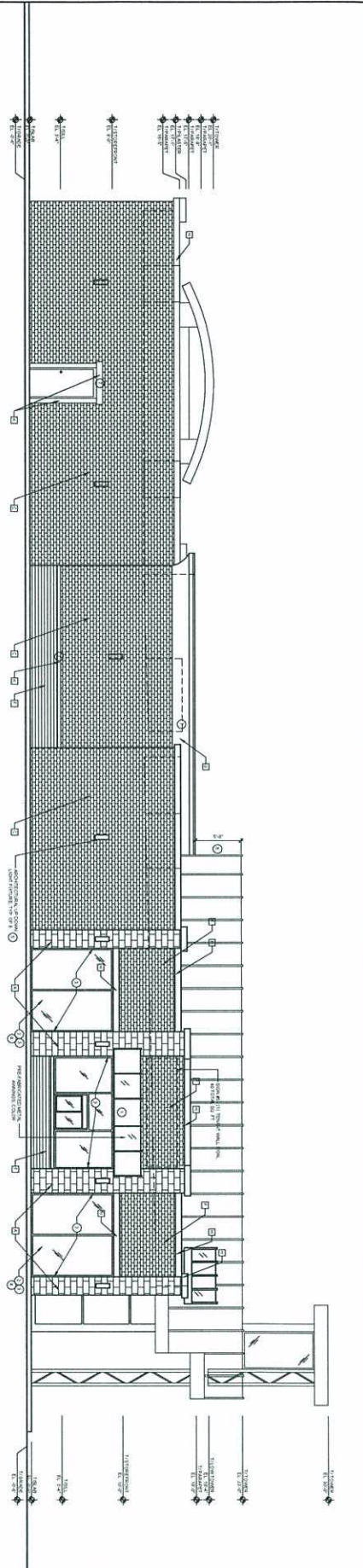
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	CORPORATE DESIGN & DEVELOPMENT GROUP, LLC 20515 N. 19TH AVE. PHOENIX, AZ 85024-4602 TEL: 602-998-6862 FAX: 602-998-6868 WWW.CDDG-LLC.COM S. PROFESSIONAL DESIGN/REG. NO. 000171	NO.	REVISIONS	DATE	BY
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		2	ZONING COMMENTS	4/1/16	RT
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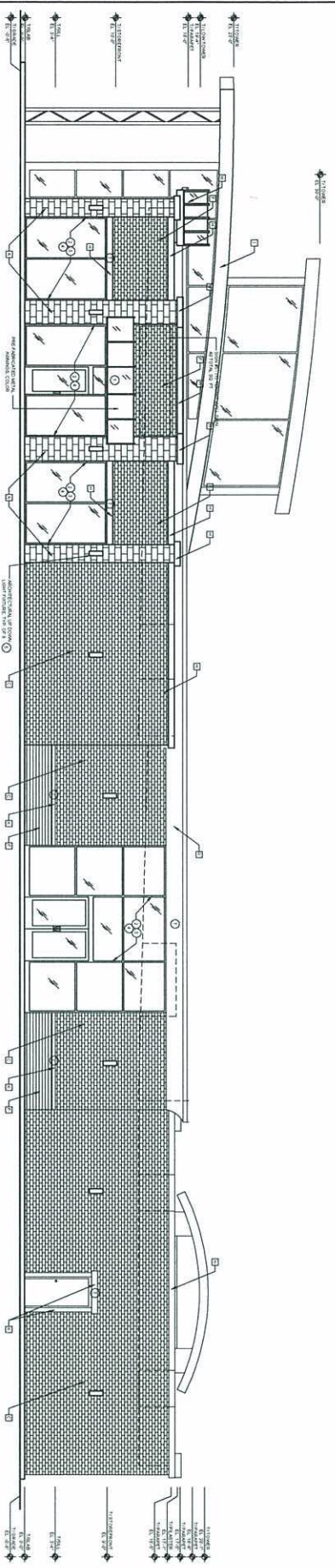
RICKY ROCKET'S
N.E.C. MILLER RD & JUPITER RD

EXTERIOR ELEVATIONS

EXHIBIT E



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



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

KEYNOTES	
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REVISIONS

NO.	REVISIONS	DATE	BY
1	ISSUED FOR ZONING	03/09/16	AP/FP
2	ZONING COMMENTS	4/11/16	RT
3	ZONING COMMENTS	4/9/16	RT
4	ZONING COMMENTS	4/12/16	RT

RICKY ROCKET'S

N.E.C. MILLER RD & JUPITER RD

CORPORATE DESIGN + DEVELOPMENT GROUP, LLC

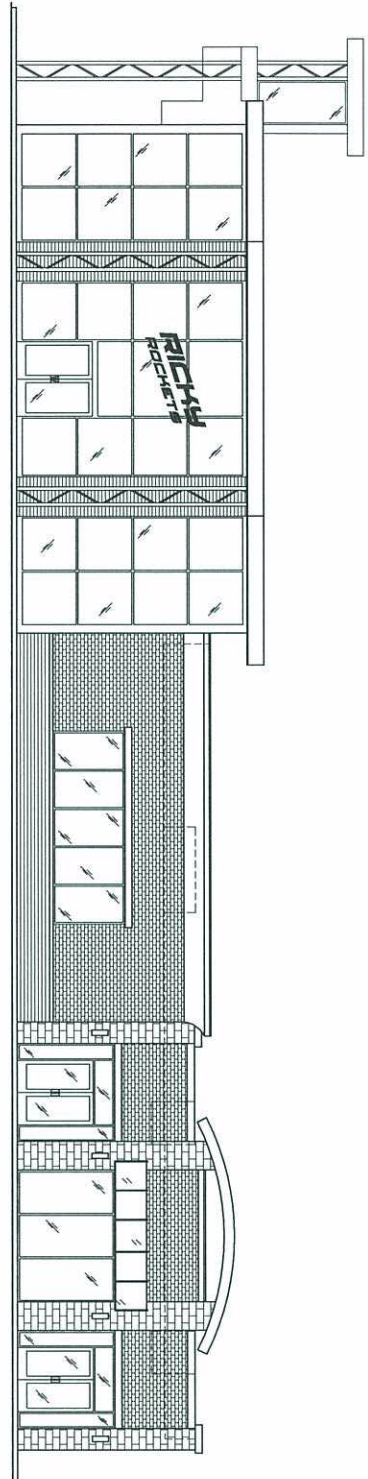
3000 PINEAPPLE AVE
JUPITER, FL 33411
TEL: 561.744.1111
WWW.CDDG.COM
A PROFESSIONAL DESIGNER (NO. 154-0001)

EXTERIOR ELEVATIONS

A202

EXHIBIT E

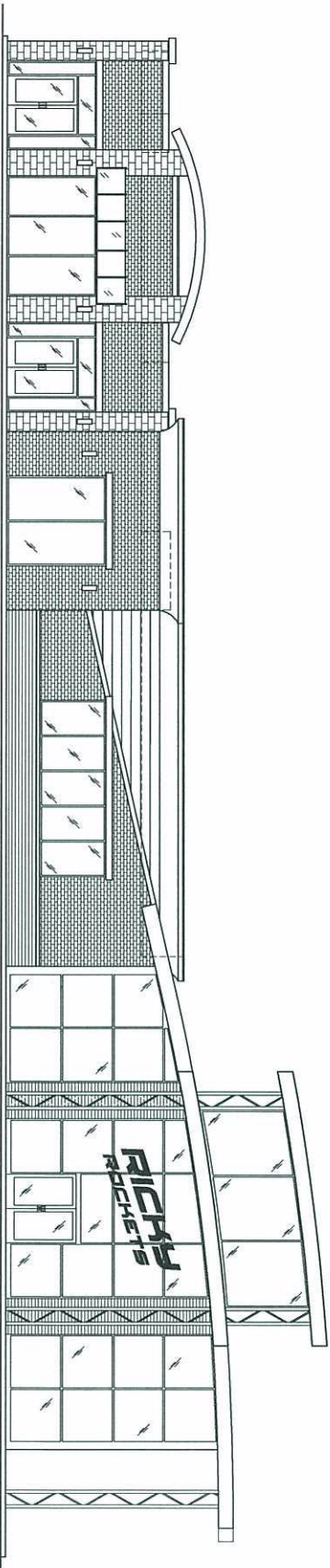
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SCALE: AS SHOWN
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DATE: D/MS



4" FACE BRICK	-	25.30%	-	308.22 SF
4" GLAZED FACE BRICK	-	38.27%	-	466.18 SF
8" TEXTURE C.M.U.	-	13.27%	-	161.87 SF
STONE SILL/SLATE/CORNICES	-	12.95%	-	157.73 SF
ALUMINUM COMPOSITE MATERIAL	-	10.21%	-	124.46 SF
TOTAL	-	100%	-	1,218.26 SF

ALL TYPES
MASONRY = 89.73%

1 SOUTH
SCALE 3/8" = 1'-0"



4" FACE BRICK	-	24.84%	-	388.69 SF
4" GLAZED FACE BRICK	-	31.31%	-	465.99 SF
8" TEXTURE C.M.U.	-	10.84%	-	161.38 SF
STONE SILL/SLATE/CORNICES	-	12.25%	-	211.41 SF
ALUMINUM COMPOSITE MATERIAL	-	18.76%	-	230.11 SF
TOTAL	-	100%	-	1,488.28 SF

ALL TYPES
MASONRY = 81.19%

2 WEST
SCALE 3/8" = 1'-0"

EXTERIOR
ELEVATIONS -
MATERIALS EXHIBIT

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



CORPORATE
DESIGN + DEVELOPMENT
GROUP, LLC
JENNIFER M. ADE
ARCHITECT
1000 N. W. 10TH AVE., SUITE 200
MIAMI, FL 33136
TEL: 305.581.1111
WWW.CDDG.COM
A PROFESSIONAL CORPORATION (FL0000011)

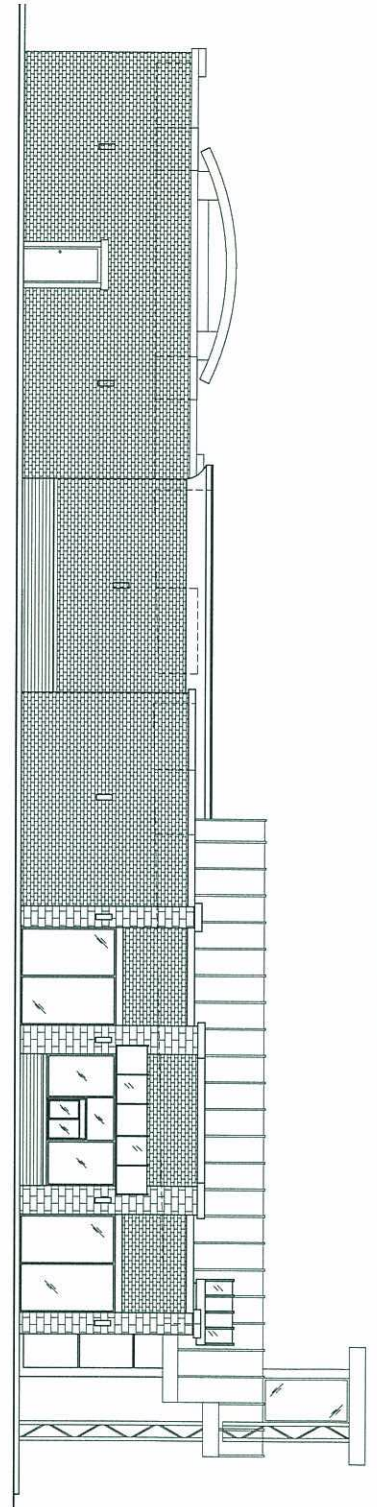
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2	ZONING COMMENTS	4/1/16	RT
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4	ZONING COMMENTS	4/12/16	RT
5	ZONING COMMENTS	5/1/16	RT

DATE	03.25.2016
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SHEET	EX1

1 NORTH ELEVATION
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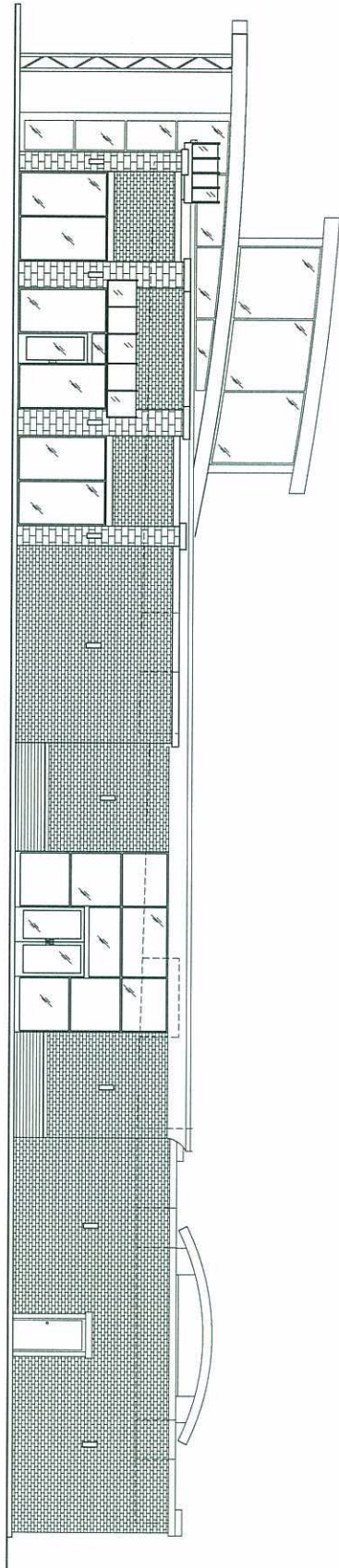
4" FACE BRICK	-	66.50%	-	1,138.46 SF	-
4" GLAZED FACE BRICK	-	13.77%	-	235.68 SF	-
8" TEXTURE C.M.U.	-	10.20%	-	174.62 SF	-
STONE SILL & LINTELS	-	6.52%	-	111.52 SF	-
E.F.S.	-	3.01%	-	51.45 SF	-
TOTAL	-	100%	-	1711.63 SF	-

ALL TYPES
MASONRY = 96.99%

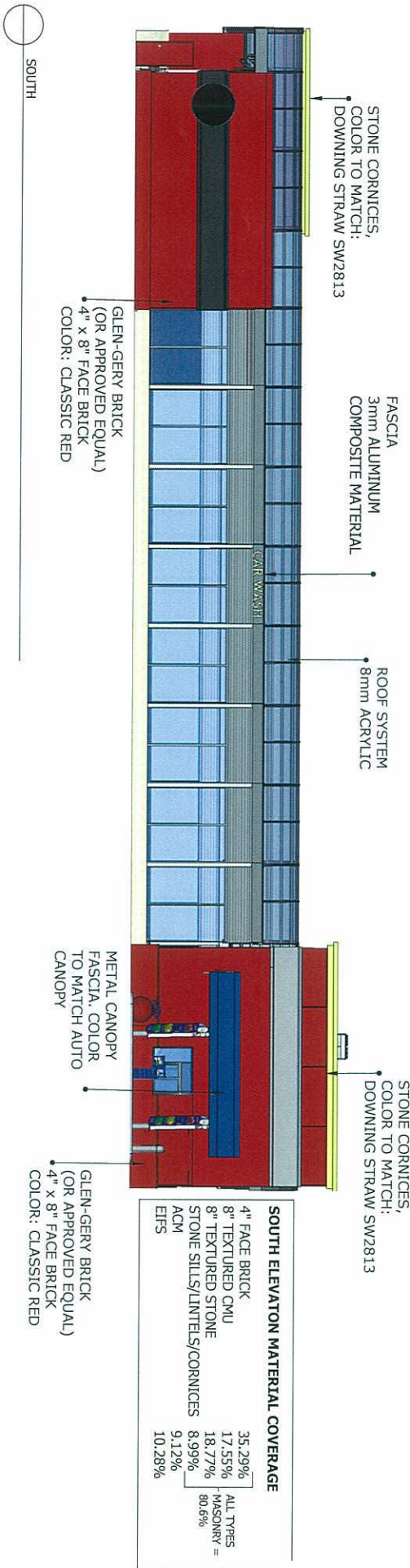
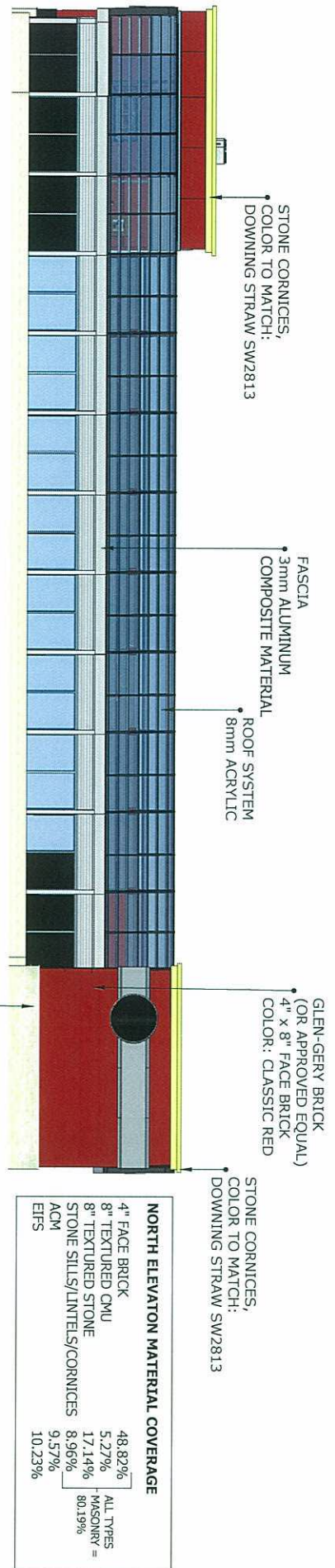


4" FACE BRICK	-	65.96%	-	1,138.62 SF	-
4" GLAZED FACE BRICK	-	13.70%	-	240.68 SF	-
8" TEXTURE C.M.U.	-	8.42%	-	147.81 SF	-
STONE SILL & LINTELS	-	6.19%	-	108.01 SF	-
E.F.S.	-	3.77%	-	101.33 SF	-
TOTAL	-	100%	-	1,736.45 SF	-

ALL TYPES
MASONRY = 94.23%

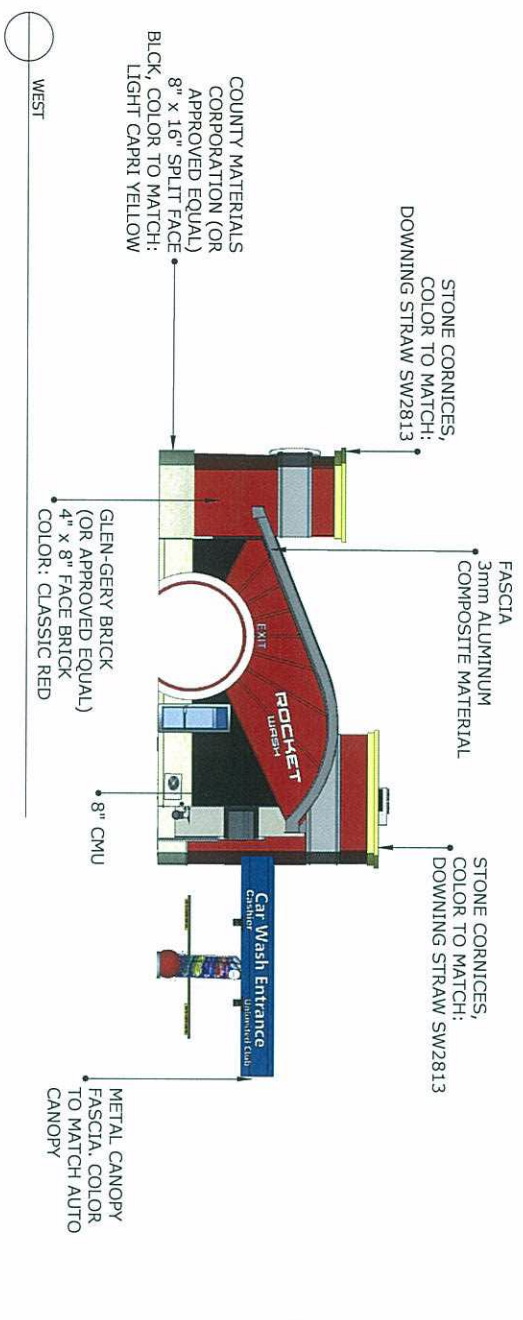


2 EAST ELEVATION
SCALE: 3/8" = 1'-0"

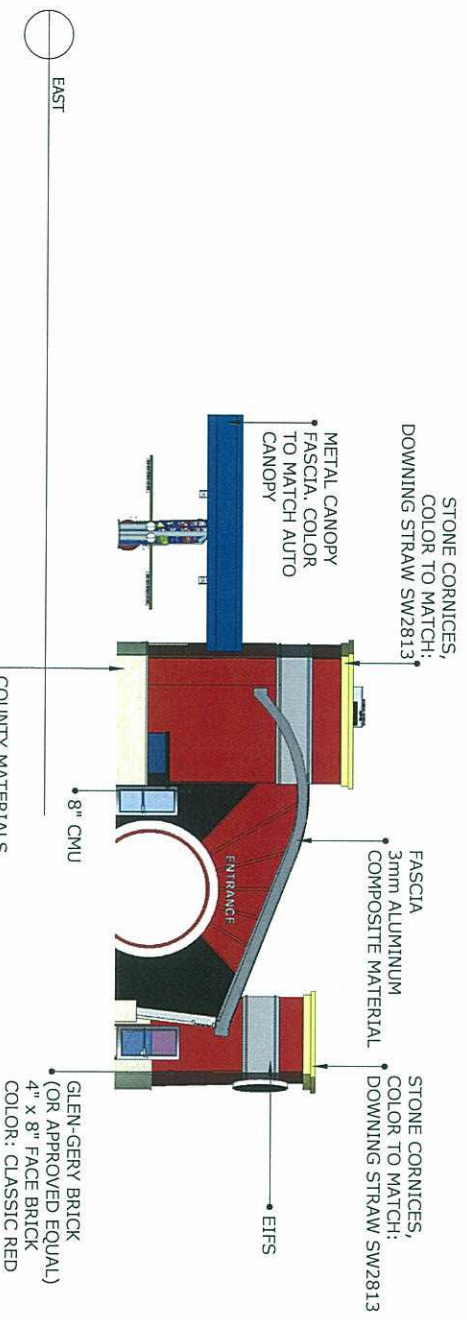


RICKY ROCKETS
CAR WASH
GARLAND, TX





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

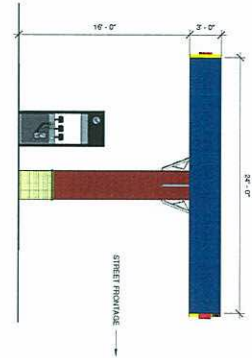


EAST ELEVATION MATERIAL COVERAGE		
4" FACE BRICK	45.04%	ALL TYPES + MASONRY = 86.53%
8" TEXTURED CMU	37.78%	
8" TEXTURED STONE	0.28%	
STONE SILLS/LINTELS/CORNICES	3.43%	
ACM	3.17%	
EIFS	10.30%	

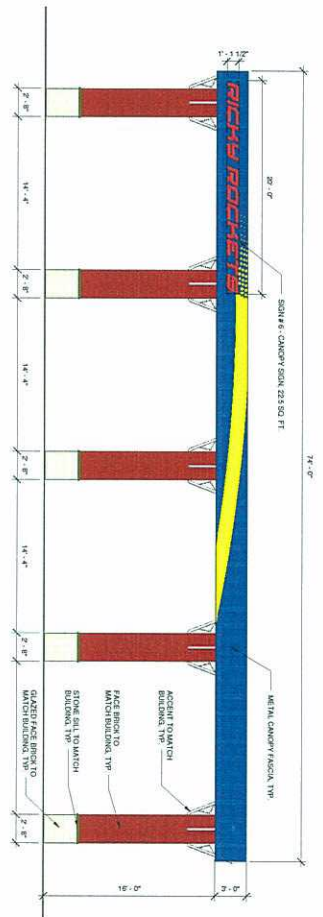
RICKY ROCKETS
CAR WASH
GARLAND, TX



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

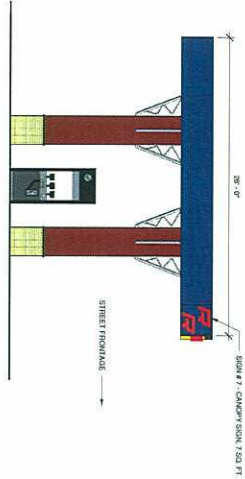


3 Diesel Canopy Elevation Long Side
3/16" = 1'-0"

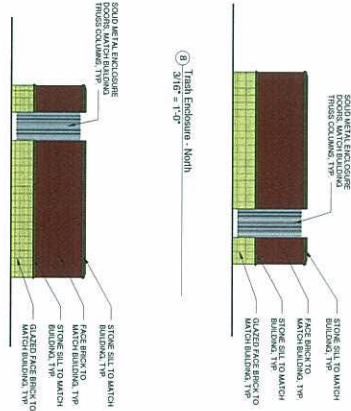


DIESEL CANOPY

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



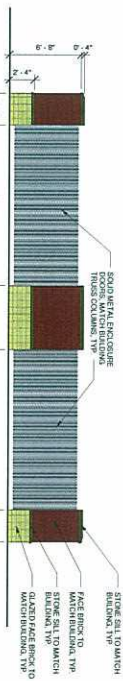
6 Trash Enclosure - South
3/16" = 1'-0"



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

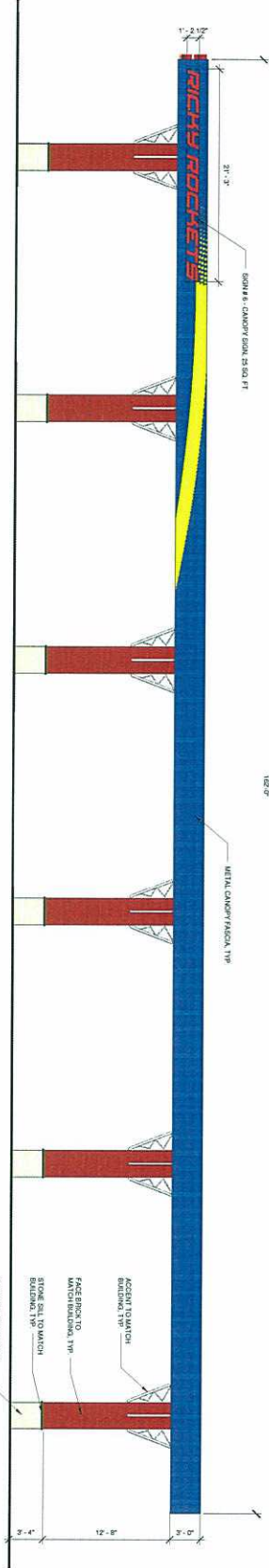


5 Trash Enclosure - East
3/16" = 1'-0"



TRASH ENCLOSURE

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



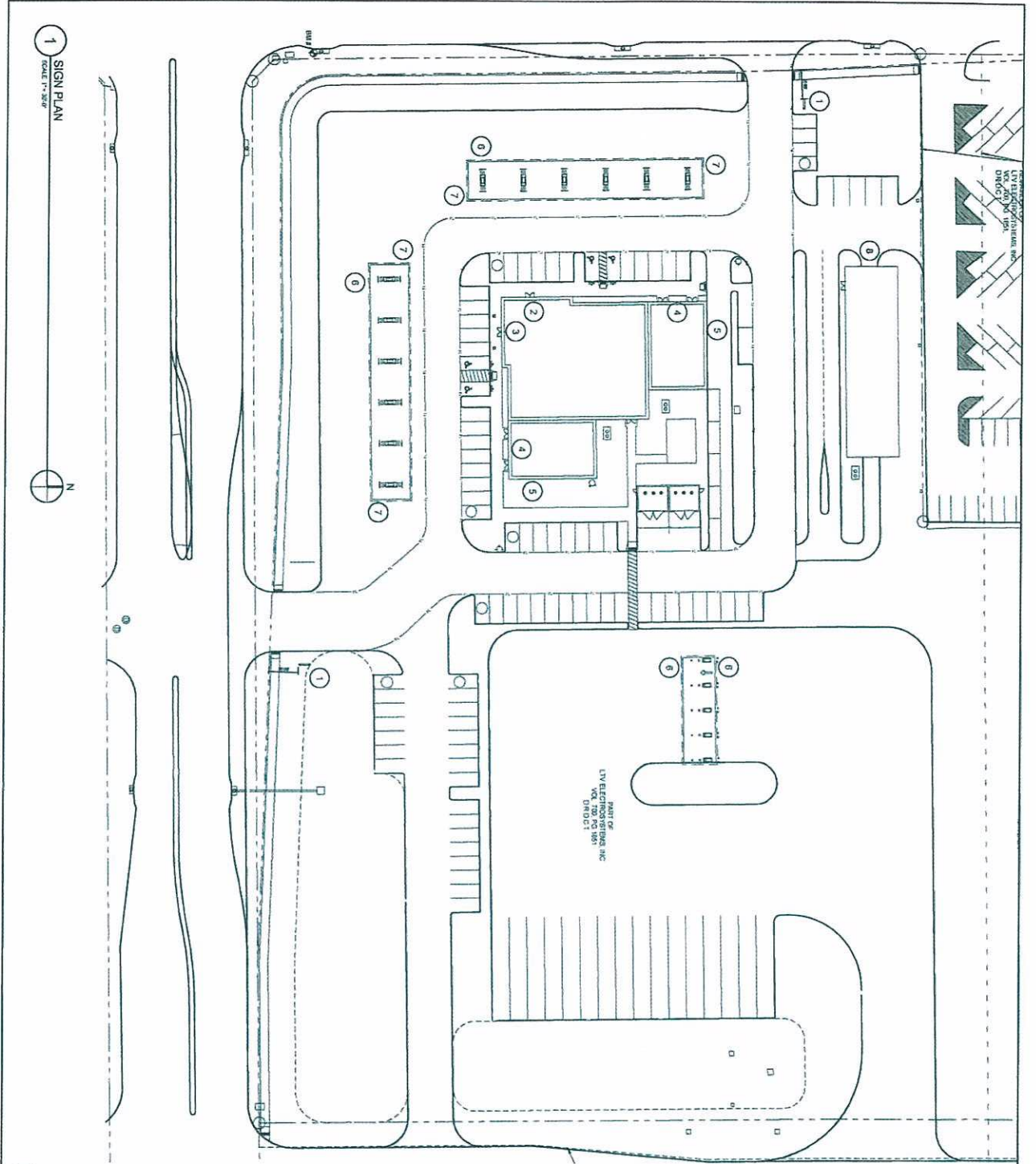
COLOR CANOPY
ELEVATION

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



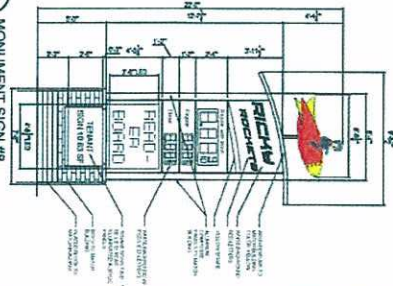
CORPORATE
DESIGN + DEVELOPMENT
GROUP, LLC.
3000 N.E. 10th Ave.
Fort Lauderdale, FL 33304
TEL: 954.561.1234
WWW.RICKYROCKET.COM
© PROFESSIONAL DESIGN FIRM: 04-000111

NO.	REVISIONS	DATE	BY
1	ZONING COMMENTS	4/1/16	RT
2	ZONING COMMENTS	4/1/16	RT
3			
4			
5			
6			
7			
8			
9			
10			



1 SIGN PLAN
SCALE: 1" = 30'

8 MONUMENT SIGN #8
SCALE: 1" = 4'-0"



SIGNAGE KEY			
1	MONUMENT SIGN #1	MONUMENT SIGN #1	MONUMENT SIGN #1
2	MONUMENT SIGN #2	MONUMENT SIGN #2	MONUMENT SIGN #2
3	MONUMENT SIGN #3	MONUMENT SIGN #3	MONUMENT SIGN #3
4	MONUMENT SIGN #4	MONUMENT SIGN #4	MONUMENT SIGN #4
5	MONUMENT SIGN #5	MONUMENT SIGN #5	MONUMENT SIGN #5
6	MONUMENT SIGN #6	MONUMENT SIGN #6	MONUMENT SIGN #6
7	MONUMENT SIGN #7	MONUMENT SIGN #7	MONUMENT SIGN #7
8	MONUMENT SIGN #8	MONUMENT SIGN #8	MONUMENT SIGN #8

SIGNAGE INFORMATION			
MONUMENT SIGN #1	MONUMENT SIGN #2	MONUMENT SIGN #3	MONUMENT SIGN #4
MONUMENT SIGN #5	MONUMENT SIGN #6	MONUMENT SIGN #7	MONUMENT SIGN #8
MONUMENT SIGN #9	MONUMENT SIGN #10	MONUMENT SIGN #11	MONUMENT SIGN #12
MONUMENT SIGN #13	MONUMENT SIGN #14	MONUMENT SIGN #15	MONUMENT SIGN #16
MONUMENT SIGN #17	MONUMENT SIGN #18	MONUMENT SIGN #19	MONUMENT SIGN #20
MONUMENT SIGN #21	MONUMENT SIGN #22	MONUMENT SIGN #23	MONUMENT SIGN #24
MONUMENT SIGN #25	MONUMENT SIGN #26	MONUMENT SIGN #27	MONUMENT SIGN #28
MONUMENT SIGN #29	MONUMENT SIGN #30	MONUMENT SIGN #31	MONUMENT SIGN #32
MONUMENT SIGN #33	MONUMENT SIGN #34	MONUMENT SIGN #35	MONUMENT SIGN #36
MONUMENT SIGN #37	MONUMENT SIGN #38	MONUMENT SIGN #39	MONUMENT SIGN #40
MONUMENT SIGN #41	MONUMENT SIGN #42	MONUMENT SIGN #43	MONUMENT SIGN #44
MONUMENT SIGN #45	MONUMENT SIGN #46	MONUMENT SIGN #47	MONUMENT SIGN #48
MONUMENT SIGN #49	MONUMENT SIGN #50	MONUMENT SIGN #51	MONUMENT SIGN #52
MONUMENT SIGN #53	MONUMENT SIGN #54	MONUMENT SIGN #55	MONUMENT SIGN #56
MONUMENT SIGN #57	MONUMENT SIGN #58	MONUMENT SIGN #59	MONUMENT SIGN #60
MONUMENT SIGN #61	MONUMENT SIGN #62	MONUMENT SIGN #63	MONUMENT SIGN #64
MONUMENT SIGN #65	MONUMENT SIGN #66	MONUMENT SIGN #67	MONUMENT SIGN #68
MONUMENT SIGN #69	MONUMENT SIGN #70	MONUMENT SIGN #71	MONUMENT SIGN #72
MONUMENT SIGN #73	MONUMENT SIGN #74	MONUMENT SIGN #75	MONUMENT SIGN #76
MONUMENT SIGN #77	MONUMENT SIGN #78	MONUMENT SIGN #79	MONUMENT SIGN #80
MONUMENT SIGN #81	MONUMENT SIGN #82	MONUMENT SIGN #83	MONUMENT SIGN #84
MONUMENT SIGN #85	MONUMENT SIGN #86	MONUMENT SIGN #87	MONUMENT SIGN #88
MONUMENT SIGN #89	MONUMENT SIGN #90	MONUMENT SIGN #91	MONUMENT SIGN #92
MONUMENT SIGN #93	MONUMENT SIGN #94	MONUMENT SIGN #95	MONUMENT SIGN #96
MONUMENT SIGN #97	MONUMENT SIGN #98	MONUMENT SIGN #99	MONUMENT SIGN #100

MASTER SIGNAGE PLAN

DATE: 02-28-2018

SCALE: AS SHOWN

DESIGNER: JDF

CHECKER: JDF

DATE: 02-28-2018

SCALE: 1" = 4'-0"

RICKY ROCKET'S

NE C. MILLER RD & JUPITER RD

GARLAND, TEXAS

CORPORATE DESIGN + DEVELOPMENT GROUP, LLC

2000 W. WILLOW AVE.

IRVING, TEXAS 75039

PH: 972.440.1111

WWW.CDDGROUP.COM

REVISIONS

NO.	DATE	BY	REVISIONS
1	02/28/18	JDF	ISSUED FOR ZONING
2	03/01/18	JDF	ZONING COMMENTS
3	03/01/18	JDF	ZONING COMMENTS
4	03/01/18	JDF	ZONING COMMENTS



ISO 9001:2008 Registered

April 19th, 2016

City of Garland
200 N. Fifth Street
Garland, TX 75040

Subject: Zoning Case Z-16-10, Northeast Corner of Miller Road and Jupiter Road

Dear Elected and Appointed Officials:

I operate a business located across Miller Road from property being considered for a change in zoning. As it was explained to me, the zoning change is necessary to allow for an approximately 8,000 square foot convenience store, a restaurant with a drive-thru, and for an additional 2,400 square foot retail suite. I am in support of the proposed project and the zoning that is being requested.

The proposed development, which will also include a fuel center and car wash, will be a welcome convenience to the many employees that work in this area of town. My employees are especially excited about the prospect of a new restaurant at this location, as quick and convenient options for breakfast or lunch are currently fairly limited in this area. In addition, the new development may spark interest in redevelopment opportunities at the old Raytheon site.

As you make your decision regarding this zoning change, please consider the wants and needs of the existing employees of this vibrant, industrial district. The proposed project offers many conveniences and advantages. Thank you for your service to the City of Garland and your careful consideration of the zoning request.

Sincerely,

Fuses Unlimited

A handwritten signature in blue ink, appearing to read "Steve DeMay".

Steve DeMay, Vice President

SD/dw

3302 West Miller Road
Garland, Texas 75041
TEL: (972) 907-8600
FAX: (972) 669-9626
Toll Free: (800) 255-1919
www.fusesunlimited.com



April 13, 2016

Kristi Overbeck, Financial Controller
Cellhire USA LLC
3520 W. Miller Road, Suite 100
Garland, TX 75041

City of Garland
200 N. Fifth Street
Garland, TX 75040

Subject: Zoning Case Z-16-10, Northeast Corner of Miller Road and Jupiter Road

Dear Elected and Appointed Officials:

As an employee within Garland's industrial sector, I am providing this letter in support of the proposed zoning change under consideration at the northeast corner of Miller Road and Jupiter Road. I think that the proposed Ricky Rockets fuel center, although larger than a typical convenience store, will provide value and convenience to the area employees. Furthermore, a drive-thru restaurant will provide existing employees, as well as people conducting business in area, with a quick and convenient dining option.

Thank you for your consideration.

Sincerely,



Kristi Overbeck

REPORT & MINUTES

P.C. Meeting, April 25, 2016 (9 Members Present)

Consideration of the application of Masterplan, requesting Approval of 1) a zoning change from Industrial (IN) District to Planned Development (PD) District for Industrial Uses including Retail Store, 2) a Detail Plan for Convenience Store; Fuel Pumps, Retail; Retail Store; Restaurant, Drive-Through and Car Wash, Automated/Rollover, and 3) a Specific Use Provision for Restaurant, Drive-Through. This property is located on the northeast corner of West Miller Road and South Jupiter Road. (District 6) (File Z 16-10) (This request was postponed from the April 11, 2016 Plan Commission meeting)

Representing the applicant, Karen Wunsch, 6500 River Place Boulevard, Austin, TX, provided an overview of the request and provided information regarding potential future retail clientele.

Craig Phelps, 6559 Anita Street, Dallas, TX spoke in favor of the request and welcomed the proposed request.

Motion was made by Commissioner Vera, seconded by Commissioner Ott to close the public hearing and open the case for discussion. **Motion carried: 8 Ayes, 0 Nay.**

Commissioner Welborn asked if there was reason to be concerned due to the amount of gasoline in such a close proximity.

Commissioners also spoke in favor of the request.

Motion was made by Commissioner Vera, seconded by Commissioner Welborn to approve the application. **Motion carried: 8 Ayes, 0 Nay.** Commissioner Fisher recused himself from this case.





GARLAND

March 31, 2016

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

HEARING DATE/TIME: Plan Commission: April 11, 2016 – 7:00 PM

APPLICANT: Masterplan

File 16-10

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, April 11, 2016, in the Goldie Locke Room of the Duckworth Utility Services Building, 217 North Fifth Street, to consider the application of **Masterplan**, requesting approval of 1) a zoning change from Industrial (IN) District to Planned Development (PD) District for Industrial Uses including Retail Store, 2) a Detail Plan for Convenience Store; Fuel Pumps, Retail; Retail Store; Restaurant, Drive-Through and Car Wash, Automated/Rollover, and 3) a Specific Use Provision for Restaurant, Drive-Through. The property is shown on the enclosed sketch and is described as follows:

Being a 8.526 acre parcel of land situated in the Benjamin Dye Survey, Abstract No. 415, City of Garland, Dallas County, Texas, said tract being part of that 315.63 acre tract conveyed to LTV Electrosystems Inc. by General Warranty Deed dated December 6, 1965 and recorded in Volume 709, Page 1851 of the Deed Records Dallas County, Texas. This property is located on the northeast corner of West Miller Road and South Jupiter Road. (District 6)

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

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

THE PROPOSED DEVELOPMENT IS A GOOD COMPLIMENT TO
EXISTING CONSTRUCTION.

(Please complete the following information)

Your Property Address

STEVEN RAHN

Printed Name

1825 S. JUPITER RD.

GARLAND, TX

75042

Address

City, State

Zip

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

Signature

Date:

4-11-16

Title

OWNER / CEO

SOUTHEASTERN

FREIGHT LINES, INC.



May 9, 2016

**City of Garland
200 N. Fifth Street
Garland, TX 75040**

**Subject: Zoning Case Z-16-10
Northeast Corner of Miller Road and Jupiter Road**

Dear Plan Commission and City Council:

As you are probably aware, development of the Southeastern Freight Lines, Garland Service Center is underway just east of the proposed Ricky Rockets project. Ricky Rockets will provide amenities and convenience goods that will complement the surrounding commercial and industrial users of the area, including the Southeastern Freight Lines facility. Therefore, I support the proposed project and the requested zoning change.

Southeastern Freight Lines is a privately owned, transportation service provider specializing in next day service in the Southeast and Southwest United States. As a company, we are proud of our dedication to service, quality, and a continuous improvement process. We are absolutely committed to our people, our customers, and our future. A zoning change to allow for a larger than typical convenience store, drive-thru restaurant, and retail space will benefit our employees, and it deserves our support.

Thank you for your service to the City of Garland and your careful consideration of the zoning request. We are excited about our new investment, and we look forward to a long and prosperous presence in the community.

Sincerely,

SOUTHEASTERN FREIGHT LINES, INC.

A handwritten signature in blue ink, appearing to be 'W.T. Brogdon', is written over a horizontal line.

**W.T. Brogdon
Vice President of Real Estate**

Ricky Rockets Fuel Center

Garland City Council

May 17, 2016



*Ricky
Rockets*



Who We Are

- Karen Wunsch - Masterplan
- Mike MacKinnon, P.E. – Bluestone Single Tenant Properties
- Rick Claes – Bluestone Single Tenant Properties
- Eric Grabowski – Ricky Rockets Fuel Centers
- Kevin Gaskey, P.E. - Kimley-Horn and Associates

Who We Are

- **Bluestone Single Tenant Properties has developed over 200 retail convenience stores and fuel centers across the country and determined:**
 - Significant “pent-up” demand for “fast flow” diesel facility – QT and Racetrac don’t feature truck diesel.
 - QT at IH 635 and QT at Shiloh and Miller are “at capacity.”
 - Very few fast food options exist in the trade area, and Ricky Rockets will be differentiated by its “grab and go” food offerings.
 - The area is particularly void of offerings for professional drivers that can park a truck.
 - Volume projection is 450,000 gallons of diesel fuel and 350,000 gasoline gallons per month and \$220,000 per month in convenience store sales.
 - Advantage of this type of retail user over a CVS or Walgreens is that the market is based on traffic counts and vehicles per day rather than rooftops.

Property Overview



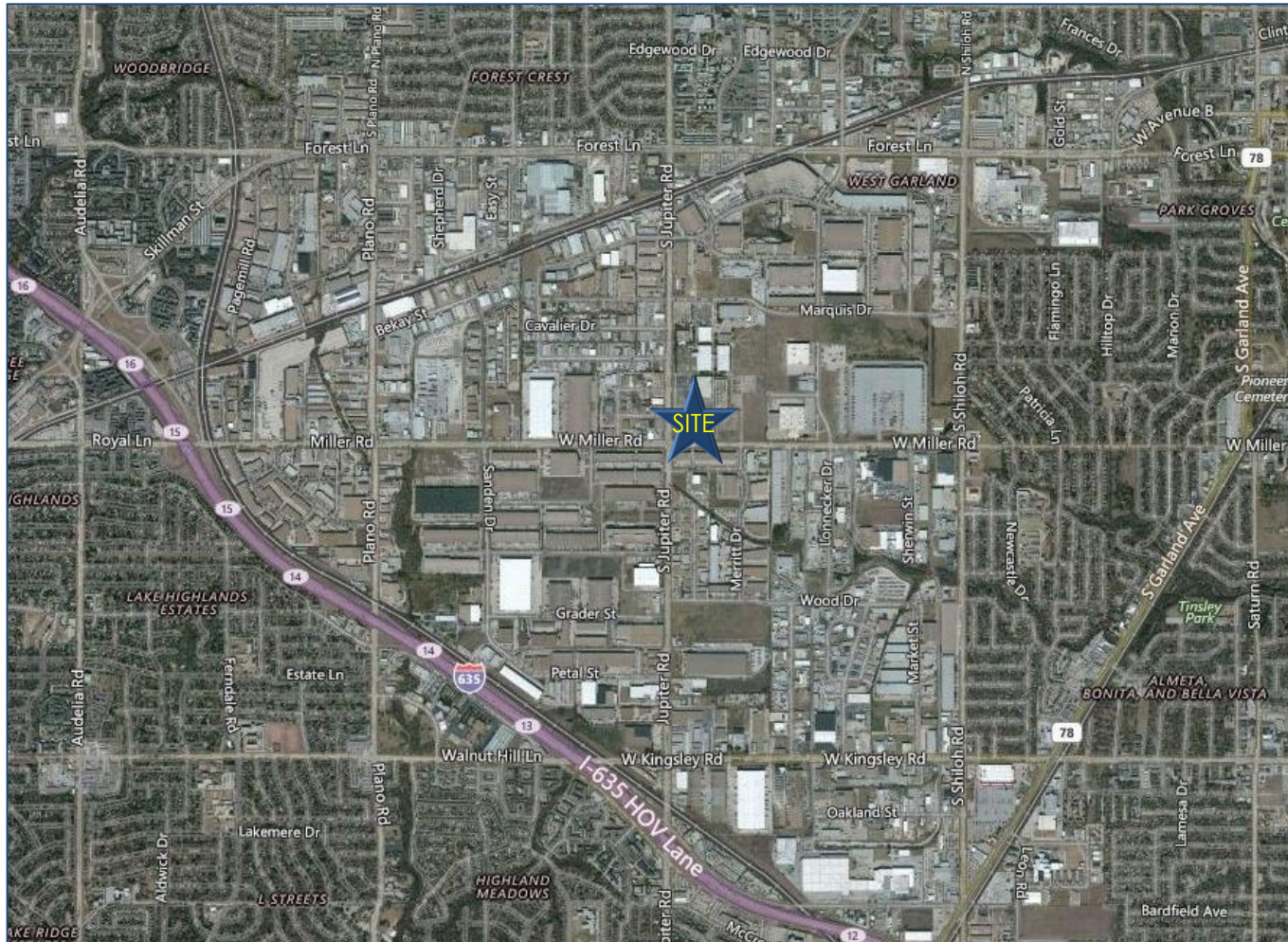
- Property Size: 8.5 Acres
- Very high automobile traffic counts (48,000+) and commercial vehicle counts (3,300+)
- Complementary use to existing and future industrial uses.
- Excellent location for fueling center, "neighborhood" retail, and restaurant.

Background

- 8.5-acre, hard-corner site occupied by Raytheon sign.
- Zoned Industrial (IN) District.
- Property has never been developed
- Formerly had a small baseball field on the northeast corner of the property



Property Overview



- Retail corner surrounded by retail and industrial users.
- Underserved demand for food and fuel, particularly diesel fuel, in trade area.
- Development will serve as an amenity to existing and future businesses in this market.



Site Views

View north that shows soon to be abandoned Raytheon facility on remaining 80 acres.



Site Views

View east of Southeastern Freight Lines – Garland Service Terminal (under construction) on 30.6 acres formerly owned by Raytheon.



Site Views

View south consists of contractor office/warehouse facilities.



Site Views

View west shows convenience store with gas and retail uses within a retail strip center developed in the 1970s, prior to landscape requirements. Further west are additional commercial businesses.



Site Views

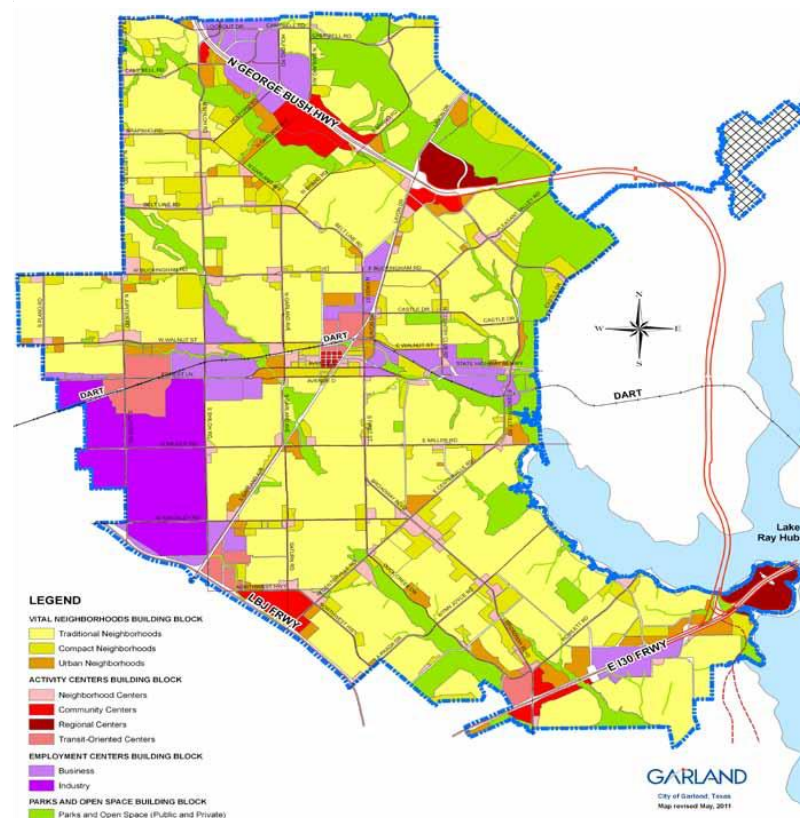
Additional shots of nearby businesses. Note the emphasis on transport of goods within this area of the City.

Envision Garland 2030 Comprehensive Plan

Employment Center Building Block

- Provide a cluster of trade and industry that cumulatively employ large numbers of people.
- Development includes a variety of primary and secondary uses that support the industry employment.
- Support major employers and suppliers, **along with services and amenities for employees.**

Figure 6: Future Land Use Map



Proposed Development

- Located at the intersection of two major thoroughfares.
- Visibility and access ideal for retail uses that complement the surrounding commercial and industrial businesses and serve area employees and employers.
- Intended to provide convenience goods (snacks, beverages, meals), quick meals, and services (car wash) for area employees.

Proposed Development

- Does not impede eventual redevelopment of the 80-acre Raytheon site.
 - Prospective buyers for the remaining Raytheon property intend to subdivide the parcel into smaller lots.
- Industrial users tend to want privacy and orient inward, and do not necessarily benefit from a hard corner location.
- Fuel center and restaurant uses will provide an amenity to current and future employees in the industrial area and act as a catalyst to encourage future industrial development.
 - Existing employees in the area noted limited access to restaurants.

PROPOSED DEVELOPMENT NORTHEAST CORNER OF MILLER ROAD & JUPITER ROAD



Proposed Development



- Large Glass Façade
- Expansive 20' Ceiling Heights
- Architectural Enhancements Over Base Zoning District

Proposed Elevations



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



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

Rear and Side Elevations

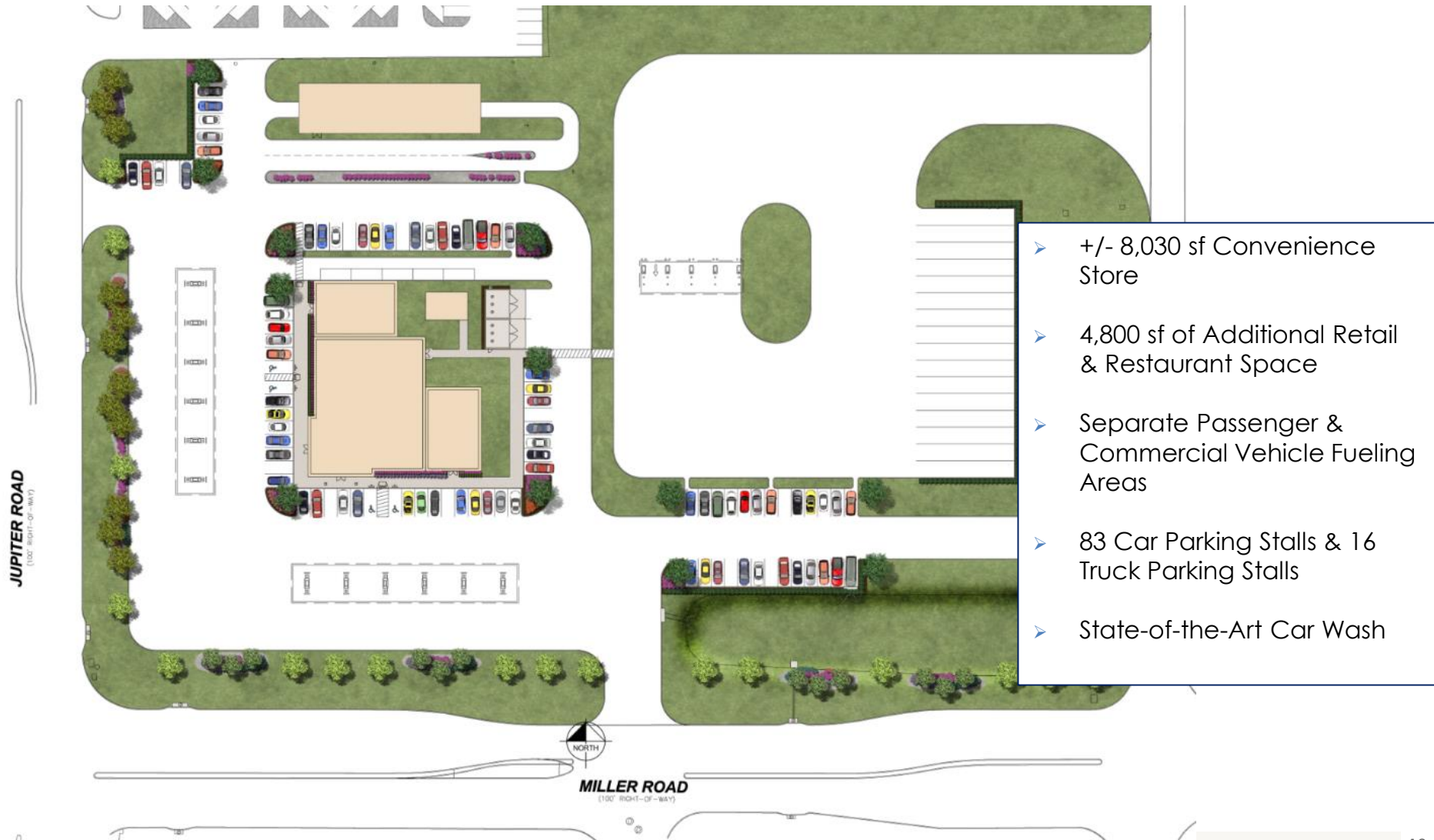


1 NORTH ELEVATION
SCALE: 3/16" = 1'-0"



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

Proposed Project - Site Plan



Summary of Development Benefits



Provides a safe alternative to parking trucks in the street during quick stops for convenience goods.



Summary of Development Benefits

- Property has been never been developed. Provides an opportunity for a highly visible, gateway project that may spark additional interest in redevelopment of the remainder of the Raytheon site.
- Development will generate significant tax revenue that is the “highest and best” use of the site.
- The project will complement the existing industrial users, serving as an amenity to the industrial trade area and complementing future industrial development in the corridor.
- Over \$10,000,000 capital investment in the community.
- Creates over 20 new jobs.
- Fills a void in the community. Provides a modern automobile fueling facility, and offers local commercial traffic a convenient opportunity to fuel and eat.

Zoning Request

Existing Zoning

IN District

- ▣ Allows Convenience Store (1,000 – 5,000 sf.) w/fuel pumps
- ▣ Allows car wash
- ▣ Allows restaurant
- ▣ Requires SUP for Restaurant w/ Drive-thru
- ▣ Retail uses not permitted
- ▣ Applies IN District design standards

Proposed Zoning

PD w/IN District Base

- ▣ Allows larger Convenience Store (8,050 sf.) w/ fuel pumps
- ▣ Allows car wash
- ▣ Allows restaurant
- ▣ Requires SUP for Restaurant w/ Drive-thru
- ▣ Allows small amount of retail space (max. 4,800 sf.)
- ▣ Enhanced architectural design standards.

Building Design

Existing Zoning

IN District

- Decorative concrete block or pre-cast panels allowed per Sec. 4.83(H)(1) and non-street facing façades allow metal if conditions of Sec. 4.83(H)(2) are met (façade 100 ft. from thoroughfare)
- 2 different materials on front and street facing façades
- 6 architectural elements required
- Articulation required on street facing sides

Proposed Zoning

PD w/IN District Base

- Min. 80% masonry on all sides
- 5 different materials on all sides
- 10 architectural elements provided
- Articulation provided on all sides

Questions & Comments

THANK YOU