



GARLAND

AGENDA

REGULAR MEETING OF THE CITY COUNCIL

**City of Garland
Council Chambers, City Hall
William E. Dollar Municipal Building
200 North Fifth Street
Garland, Texas
April 18, 2017
7:00 p.m.**

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

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

CITY COUNCIL GOALS 2020

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

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

LEGISLATIVE PRAYER AND PLEDGE OF ALLEGIANCE

It is the custom and tradition of the members of the City Council to have an invocation and recital of the Pledge of Allegiance prior to the beginning of the meeting. Members of the audience are invited to participate. However, members of the audience are not required to participate. The decision to participate is strictly a matter of personal choice and has no bearing on matters to be considered by the City Council and will not affect the decisions to be made during the meeting.

MAYORAL PROCLAMATIONS, RECOGNITIONS AND ANNOUNCEMENTS

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

CONSENT AGENDA

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

1. Consider approval of the minutes of the April 4, 2017 Regular Meeting.
2. Consider approval of the following bids:
 - a. Elevator Maintenance Bid No. 0370-17

EMR Elevator, Inc.

\$35,000.00

The purpose of this Change Order is to add additional funds to the Elevator Maintenance Blanket Order 06639. Unanticipated repairs have almost exhausted the original line item funding of \$20,000.00

b. Winters Park - Spring Creek Trail

Bid No. 0187-17

DENCO Construction Specialists	\$2,367,834.07
Optional Contingency	<u>165,748.00</u>
TOTAL	\$2,533,582.07

This request is to provide for the construction of approximately 1.67 miles of concrete trail through Winters Park and the Spring Creek Greenbelt, including a 400-foot-long pedestrian bridge. This project is fund-assisted through Dallas County and the Federal Highway Administration's Congestion Mitigation and Air Quality Program. Due to the complex nature of the project, an Optional Contingency is included for any additional work that may be required.

c. GP&L Transmission & Distribution Building Improvements

Bid No. 0419-17

Custard Construction Services	\$863,932.77
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This request is to renovate GP&L's Transmission & Distribution Building to effectively utilize the limited space to meet operational needs.

d. Charles M. Hinton , Jr., Regional Landfill Gas Collection and Control System Expansion

Bid No. 0444-17

Tri Con Works, LLC	\$616,608.90
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This request is to expand the existing Hinton Landfill Gas Collection and Control System (GCCS) to ensure continued regulatory compliance with Texas Commission on Environmental Quality requirements. This expansion project will provide for the installation of additional gas collection wells that will minimize emission of odor-causing chemicals to adjacent properties.

e. GP&L CIP Program Management System

Bid No. 0584-17

Power Engineers	\$475,784.10
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This request is to provide a CIP Program Management System which will allow staff to manage Transmission and Substations CIP projects for both GP&L and TMPA.

- f. **Roundabout Reconstruction for Brand Road at Bellaire Drive** **Bid No. 0420-17**

Tri-Con Services, Inc. **\$569,906.00**

This request is to provide for the removal and improvement of the roundabout at the intersection of Brand Road and Bellaire Drive. Included in the improvements are increasing the overall diameter of the roundabout by 1.5 to almost 2 times the current configuration, removing the existing asphalt paving and reconstructing with approximately 600 SY of concrete paving, installation of street lights to properly illuminate the roundabout, construction of sidewalk, utility adjustments and other incidentals. Widening the roundabout also requires approximately 185 feet of storm sewer to be installed ensuring proper drainage along Brand Road after reconstruction.

- g. **Design Services for Justice Lane, Tynes Drive, and Tynes Way** **Bid No. 0152-17**

LAM Consulting Engineering **\$31,000.00**

The purpose of this Change Order is to provide funding for additional engineering design services for the replacement of water lines in Justice Lane, Tynes Drive, and Tynes Way.

- h. **Underground Cable Replacement for Five Loops** **Bid No. 0392-17**

T&D Solutions, LLC	\$765,650.00
Optional Contingency	<u>76,565.00</u>
TOTAL	\$842,215.00

This request is to replace five underground cable loops in the GP&L Distribution System as part of the Underground 200-Amp Loop Replacement CIP program. Replacements will include boring in 2-inch and 3-inch PVC conduit, pulling 2/0 primary and secondary cable, and replacing transformers and transformer pads. Due to the complex nature of the project, an Optional Contingency is included for any additional work that may be required.

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

a. Zoning File No. Z 17-11, Skorburg Company (District 2)

Consider an ordinance amending the Garland Development Code of the City of Garland by approving a change of zoning from Planned Development (PD) District 04-09 for Single-Family-7 Uses to a Planned Development (PD) District for Single-Family-5 Uses on a 11.721-acre tract of land located on the north corner of East Centerville Road and South Country Club Road; providing for conditions, restrictions, and regulations; providing for a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland; providing a Savings Clause and a Severability Clause; and providing an effective date.

b. Zoning File No. Z 16-35, Masterplan (District 7)

Consider an ordinance amending the Garland Development Code of the City of Garland, Texas by approving 1) an amendment to Planned Development (PD) District 16-16, 2) an amended Concept Plan for Dwelling, Single-Family Detached; Dwelling, Multi-Family; Elder Care-Independent Living and Restaurant and 3) a Detail Plan for Dwelling, Multi-Family on a 141.653-acre tract of land zoned Planned Development (PD) District 16-16 for Dwelling, Single-Family Detached; Dwelling, Multi-Family; Elder Care-Independent Living and Restaurant and bounded by Holford Road to the northwest, Spring Creek Forest Preserve to the northeast, North Garland Avenue to the southeast and Arapaho Road to the southwest; providing for conditions, restrictions, and regulations; providing for a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland; providing a Savings Clause and a Severability Clause; and providing an effective date.

4. Consider a resolution 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 \$11,338.11; and providing an effective date.

Council is requested to adopt a resolution authorizing the City Manager to accept the State of Texas Department of Transportation (TxDOT) Selective Traffic Enforcement Program (STEP) Grant "Click It or Ticket" for May 2, 2017 - June 10, 2017 in the amount of \$11,338.11.

5. Consider a resolution agreeing to the sale of certain property located within the City of Garland and owned by taxing authorities including the City of Garland as the result of a tax sale; authorizing the Mayor to execute a deed without warranty; and providing an effective date.

Council is requested to approve a resolution authorizing the sale of the property located at 601 Ford Street.

6. **Consider a resolution agreeing to the sale of certain property located within the City of Garland and owned by taxing authorities including the City of Garland as the result of a tax sale; authorizing the Mayor to execute a deed without warranty; and providing an effective date.**

Council is requested to approve a resolution authorizing the sale of the property located at 405 Little Lane.

7. **Consider a resolution suspending the April 21, 2017, effective date of Oncor Electricity Delivery Company, LLC's requested rate change to permit the city time to study the request and to establish reasonable rates; approving cooperation with the Steering Committee of cities served by Oncor to hire legal and consulting services and to negotiate with Oncor and direct any necessary litigation and appeals; requiring notice of this resolution to Oncor and legal counsel for the Steering Committee; providing a repealing clause; and providing an effective date.**

Council is requested to adopt the proposed resolution suspending the effective date of Oncor Electric Delivery Company's requested rate change.

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

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

8. **Hold public hearings on:**
 - a. **Consider the application of Rosalind Coffee Company (formerly Generator Coffee House & Bakery), requesting approval of a variance to Section 2.55 of the Garland Development Code regarding the distance to a church, public school, or public hospital from an establishment that sells or serves alcoholic beverages. This property is located at 107 North Sixth Street. (File No. BW 17-01, District 2)**

Being 0.08 acres of land and being a part of Lot 2 in Block 3 of the Town of Embree (Now Garland), according to the map thereof, recorded in Volume 77, Page 441 Deed Records of Dallas County, Texas. Due to new ownership, the applicant requests a variance to reduce the minimum distance requirement between an establishment that sells alcoholic beverages and a church.

- b. **Consider the application of Rick Kelly, requesting approval of a Specific Use Provision for a Kiosk, Self Service Retail (Ice/Water) on property zoned for Community Retail (CR) District. This property is located at 121 East Kingsley Road. (File No. Z 17-10, District 5)**

Being approximately a 9.472-acre tract of land and identified as Ridgewood Village Addition Replat Lot 1, Block 1 an addition to the City of Garland, Texas as recorded in Volume 2002082, Page 36 of the Deed Records of Dallas County, Texas. The property is located at 121 East Kingsley Road. The applicant requests approval of a Specific Use Provision for the placement of a freestanding ice vending kiosk on a 225 square-foot leased area within the parking area of an existing shopping center.

- c. **Consider the application of Icon Consulting Engineers, Inc., requesting approval of a Specific Use Provision for a Contractor's Office/Storage Yard with outside display and storage greater than fifty percent of the total enclosed building square footage on a property zoned Industrial (IN) District. This property is located at 2660 Market Street. (File No. Z 17-13, District 5)**

Being approximately a 7.46-acre tract of land and identified as Northeast Business Park No. 4, an addition to the City of Garland, Texas, according to the map or plat thereof recorded in Volume 80087, Page 236 of the Deed Records of Dallas County, Texas. The property is located at 2660 Market Street. The Garland Development Code requires that for a Contractor's Office/Storage Yard providing outside display and storage of materials exceeding fifty (50%) percent of the total enclosed building square footage must be approved by Specific Use Provision (SUP). The applicant requests an SUP to allow 96,400 square feet of outside display and storage of roofing materials; the existing warehouse building contains 83,503 square feet.

9. **Consider appointments to Boards and Commissions.**

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

10. **Council Member B.J. Williams**

- William A. Keeling - Citizens Environmental and Neighborhood Advisory Committee

11. **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.

12. Council will move into Executive Session

**EXECUTIVE SESSION
AGENDA**

NOTICE: The City Council may recess from the open session and convene in a closed executive session if the discussion of any of the listed agenda items concerns one or more of the following matters:

The City Council will adjourn into executive session under Sec. 551.071, TEX. GOV'T CODE and Sec. 551.087, TEX. GOV'T CODE to discuss economic development incentives relating to the development and construction of a residential subdivision on approximately 100 acres of land located generally at the southwestern intersection of Buckingham Road and Shiloh Road in Garland, Texas.

13. Adjourn.

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



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

1.

Meeting Date: April 18, 2017

Item Title: Minutes April 4, 2017

Submitted By: Rene Dowl, City Secretary

Summary of Request/Problem

Consider approval of the minutes of the April 4, 2017 Regular Meeting.

Recommendation/Action Requested and Justification

Attachments

Minutes April 4, 2017

Minutes of the Garland City Council Regular Meeting

The City Council of the City of Garland convened in regular session at 7:00 p.m. on Tuesday, April 4, 2017 in the Council Chambers at City Hall, 200 North Fifth Street, Garland, Texas, with the following members present:

COUNCIL PRESENT:	Mayor	Douglas Athas
	Mayor Pro Tem	Scott LeMay
	Council Member	David Gibbons
	Council Member	Anita Goebel
	Council Member	Stephen Stanley
	Council Member	B. J. Williams
	Council Member	Rich Aubin
	Council Member	Lori Dodson
	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.

CEREMONIALS: Mayor Athas, Elisa Morales, and Tiffany Burke presented Lowell Alexander, United Way of Metropolitan Dallas, with a check for \$88,056.00 for the 2016 Employee Giving Campaign.

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for

Mayor Athas recognized Harmony Science Academy students: Jonathan Galen, Ethan Russell, Brandon and Engineering/Robotics Teacher, Richard Montego, winning the Gold Medal at the H-SEP competition for their project, a light sensing blind closing mechanism.

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 Dodson to approve the Consent Agenda as presented, seconded by Council Member Aubin, to approve items 1, 2a, 2b, 2c, 2d, and 3. Motion carried, 9 ayes, 0 nays.

1. APPROVED** Approval of the Minutes of the March 21, 2017 Regular Meeting.

2a. APPROVED**

Bid No. 5198-15 awarded to Carruthers Landscape Management, Inc. in the amount of \$19,237.43 for Major Thoroughfare Median Maintenance.

The purpose of this Change Order is to provide a market price adjustment for the Major Thoroughfare Median Maintenance contract renewal. The proposed Change Order increases the existing contract amount of \$96,187.17 by 20 percent for a new total of \$115,424.60. This contract provides for bi-weekly grounds maintenance including: mowing, edging, removal of grass clippings, and litter control for 126 acres of medians along major thoroughfares throughout the city.

2b. APPROVED**

Bid No. 0532-17 awarded to GT Distributors in the amount of \$91,352.90 and to Precision Delta Corp. in the amount of \$33,762.00 for a total bid of \$125,114.90 for ammunition.

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

2c. APPROVED**

Bid No. 0359-17 awarded to Tri-Con Services, Inc. in the amount of \$1,150,000.00 for S. Fifth Street Water and Paving Improvements – Daugherty Drive to Miller Road.

This request is to provide for the construction of approximately 1,445 linear feet of 8-inch water line and 7,050 square yards of pavement replacement and all incidentals.

2d. APPROVED**

Bid No. 0557-17 awarded to McManus & Johnson Consulting Engineers, LLC in the amount of \$334,000.00 for Professional Engineering Design Services for Water, Wastewater, Paving, and Drainage Improvements.

This request is to provide Professional Engineering Design Services at various locations throughout the City.

3. APPROVED**

Resolution No. 10277 authorizing publication of a Notice of Intention to Issue Certificates of Obligation.

At the March 20, 2017 Work Session, Council considered authorizing the publication of a Notice of Intent to Issue Certificates of Obligation with a principal amount of approximately \$20 million. The issuance of Certificates of Obligation will fund various projects in the Capital

Improvement Program approved on February 21, 2017. Council is requested to approve a resolution authorizing publication of a Notice of Intent to Issue Certificates of Obligation.

ITEMS FOR INDIVIDUAL CONSIDERATION

4a. APPROVED

Consider the application of Masterplan, requesting approval of 1) an amendment to Planned Development (PD) District 16-16, 2) an amended Concept Plan for Dwelling, Single-Family Detached; Dwelling, Multi-Family, Elder Care-Independent Living and Restaurant and 3) a Detail Plan for Dwelling, Multi-Family. This property is bounded by Holford Road to the northwest, Spring Creek Forest Preserve to the northeast, North Garland Road to the southeast and Arapaho Road to the southwest. (File No. Z 16-35, District 7)

BEING an approximate 141.653-acre tract of land, situated in the Onefre Alvarado Survey, Abstract No. 2, Garland, Dallas County, Texas, and being part of Tract No.1, Tract No. 2 and Tract No. 3 in deed to Althec Partnership, Ltd. as recorded in Volume 2002049, Page 2378, Deed Records of Dallas County, Texas. This property is bounded by Holford Road to the northwest, Spring Creek Forest Preserve to the northeast, North Garland Road to the southeast and Arapaho Road to the southwest.

The staff report was presented by Josue De La Vega, Development Planner, Rick Vasquez, Assistant City Manager and Will Guerin, Director of Planning. Speakers on this item were: Karl Crawley and Miller Sylvan, JPI. There was discussion by the Council. Motion was made by Mayor Pro Tem LeMay to approve the application based on Plan

Commission recommendation, seconded by Council Member Dodson. Motion carried, 9 ayes, 0 nays.

4b. APPROVED

Consider the application of Skorborg Company, requesting approval of a change of zoning from Planned Development (PD) District 04-09 for Single-Family-7 Uses to a Planned Development (PD) District for Single-Family-5 Uses. This property is located on the north corner of East Centerville Road and South Country Club Road. (File No. Z 17-11, District 2)

BEING an 11.721-acre parcel of land situated in the Samuel Lockhart Survey, Abstract No. 823, City of Garland, Dallas County, Texas, and being a portion of an 18.3-acre tract of land from E.J. Whitlow to Kerry R. Yeager dated September 5th, 1935 and recorded in Volume 1915, at Page 578 of the Deed Records of Dallas County, Texas, and being the remainder of that certain 1 4.084-acre tract of land described in the deed from Helen Harkness, Ph. D. to AMLOP Development LLC., dated the 31st day of March, 1995 and recorded in Volume 95064, at Page 2213 of the Deed Records of Dallas County, Texas. This property is located on the north corner of East Centerville Road and South Country Club Road.

The staff report was presented by Josue De La Vega, Development Planner. Speakers on this item were: Trey Wallette, John Arnold, and Jerry Carter. There was discussion by the Council. Motion was made by Council Member Goebel to approve the application based on Plan Commission and staff recommendations, seconded by Council Member Stanley. Motion carried, 9 ayes, 0 nays.

5. ADOPTED

Adoption of the 2017 Rules of Order and Procedure and Council Policies.

Council adopted a final version of the rules of order and procedure and Council policies which will govern Council meetings, interactions, and other activities. A revised draft version of the rules and policies were attached.

Mayor Athas opened the discussion. There was no further discussion on this item.

Motion was made by Council Member Cahill to adopt the Council Rules of Order and Procedure and Council Policies, seconded by Council Member Williams. Motion carried 9 ayes, 0 nays.

6. APPOINTED

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

Council Member Anita Goebel

- Herman L. Pucket – Board of Adjustment

7. CITIZEN COMMENTS: None

8. ADJOURN:

There being no further business to come before the City Council, Mayor Athas adjourned the meeting at 9:14 p.m.

CITY OF GARLAND, TEXAS

APPROVED: _____
Douglas Athas, Mayor

ATTEST: _____
Eloyce René Dowl, City Secretary



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.a.

Meeting Date: April 18, 2017

Item Title: Elevator Maintenance

Submitted By: Ginny Holliday, Facilities Management Director

PURCHASE JUSTIFICATION:

The purpose of this Change Order is to add additional funds to the Elevator Maintenance Blanket Order 06639. Unanticipated repairs have almost exhausted the original line item funding of \$20,000. EMR Elevator, Inc., was awarded the original Blanket Order based on the Choice Facility Partner Purchasing Cooperative Contract 13-057DA02. Funding was approved in the 2016-17 Budget.

AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
EMR Elevator, Inc.	1	\$35,000.00
TOTAL:		\$35,000.00

Basis for Award: Change Order

Fiscal Impact

Total Project/Account: \$832,494

Expended/Encumbered to Date: 522,030

Balance: \$310,464

This Item: 35,000

Proposed Balance: \$275,464

Account #: 431-4721-7111

Fund/Agency/Project – Description and Comments:

Facilities Management Operating Fund / Building Services / Other Outside Services

Attachments

Bid Recap
Executive Summary

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2016-17

Document Location: Page 192

Budget Director Approval:	Approval Date:
Ron Young	04/04/2017

Purchasing Director Approval:	Approval Date:
Gary L. Holcomb	04/03/2017



**GARLAND
PURCHASING EXECUTIVE SUMMARY**

Bid 0370-17
Elevator Maintenance

Recommended Vendor:
EMR Elevator, Inc.

Total Recommended Award:
\$35,000.00

Basis for Award:
Change Order

Purpose:
The purpose of this Change Order is to add additional funds to the Elevator Maintenance Blanket Order 06639. Unanticipated repairs have almost exhausted the original line item funding of \$20,000.

Evaluation:
EMR Elevator, Inc., was awarded the original Blanket Order based on the Choice Facility Partner Purchasing Cooperative Contract 13-057DA02.

Recommendation:
Staff recommends approving the Change Order for EMR Elevator, Inc.

Funding Information:
431-4721-7111

Department Director:
Ginny Holliday, Director of Facilities Management, 972-205-4080



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.b.

Meeting Date: April 18, 2017

Item Title: Winters Park - Spring Creek Trail

Submitted By: Jermel Stevenson, Managing Director

PURCHASE JUSTIFICATION:

The purpose of this project is to provide for the construction of approximately 1.67 miles of concrete trail through Winters Park and the Spring Creek Greenbelt, including a 400-foot-long pedestrian bridge. This project is fund-assisted through Dallas County and the Federal Highway Administration's Congestion Mitigation and Air Quality Program. 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>
DENCO Construction Specialists	All	\$ 2,367,834.07
Optional Contingency		165,748.00
TOTAL:		\$ 2,533,582.07

Basis for Award: Straight Low Bid

Fiscal Impact

Total Project/Account:	\$3,125,127
Expended/Encumbered to Date:	113,629
Balance:	\$3,011,498
This Item:	2,533,582
Proposed Balance:	\$477,916
Account #:	612-2499-1820900-9002 and 614-2499-1833304-9002
Fund/Agency/Project – Description and Comments:	

Parks, Recreation, & Cultural Arts / Trail Development -
Winters Park / Spring Creek Greenbelt Trail
Award = \$2,533,582.07

Approved Funding through 2017 CIP

\$ 50,000 - 2004 Bond
1,016,000 - 1997 Bond
884,000 - TxDOT

Funding to be Approved in 2018 & 2019 CIP

2018 CIP - \$ 160,806 - TxDOT
2018 CIP - 364,321 - Dallas County
2019 CIP - 650,000 - 2004 Bond

Total Project Funding = \$3,125,127

Attachments

Bid Recap
Executive Summary

Fiscal Reference:

Budget Type: CIP
Fiscal Year: 2017
Document Location: Page P02

Budget Director	Approval Date:
Approval:	04/06/2017
Ron Young	
Purchasing Director	Approval Date:
Approval:	04/05/2017
Gary L. Holcomb	

[illegible]



GARLAND
PURCHASING EXECUTIVE SUMMARY

Bid 0187-17
Winters Park - Spring Creek Trail

Recommended Vendor:
DENCO Construction Specialists

Total Recommended Award:
\$2,533,582.07

Basis for Award:
Straight Low Bid

Purpose:
The purpose of this project is to provide for the construction of approximately 1.67 miles of concrete trail through Winters Park and the Spring Creek Greenbelt, including a 400-foot-long pedestrian bridge. This project is fund-assisted through Dallas County and the Federal Highway Administration's Congestion Mitigation and Air Quality Program.

Evaluation:
A request for bids was issued in accordance with Purchasing procedures. Seven (7) bids were received and evaluated with DENCO Construction Specialists submitting the lowest bid.

Recommendation:
Staff recommends awarding the Winters Park - Spring Creek Trail project to DENCO Construction Specialists.

Funding Information:
Funding was approved in the 2017 CIP.

Total Project Funding of \$3,125,127 includes:

1997 Bond Funds	\$1,016,000
2004 Bond Funds	700,000
TxDOT (FHWA CMAQ) Funding	1,044,806
Dallas County Funding	364,321

Department Director:
Jermel Stevenson, Managing Director, 972-205-2759



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.c.

Meeting Date: April 18, 2017

Item Title: GP&L Transmission & Distribution Building Improvements

Submitted By: Ginny Holliday, Facilities Management Director

PURCHASE JUSTIFICATION:

The purpose of this award is to renovate GP&L's Transmission & Distribution Building to effectively utilize the limited space to meet operational needs. The renovation includes: Texas Accessibility upgrades to restrooms, parking, and entrance; upgrades to access control and security; reconfiguration of offices and staff support areas; and related HVAC alterations. The renovation will also remove an existing area of construction which is non-compliant with building codes and replace it with code-compliant construction for tool storage, secure mezzanine storage, and an enlarged crew room. This item is funded from the 2017 CIP Project EC-D5898-001-1-7111 and Account 215-3299-3189801-7111. No additional funding to the CIP is requested.

AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Custard Construction Services	All	\$863,932.77
TOTAL:		\$863,932.77

Basis for Award: Cooperative Purchase

Fiscal Impact

Total Project/Account:	\$1,283,100
Expended/Encumbered to Date:	126,994
Balance:	\$1,156,106
This Item:	831,883
Proposed Balance:	\$324,223
Account #:	215-3299-3189801-7111
Fund/Agency/Project – Description and Comments:	

Attachments

Bid Recap
Executive Summary

Fiscal Reference:

Budget Type: CIP
Fiscal Year: 2017
Document Location: Page E11

Budget Director	Approval Date:
Approval:	04/04/2017
Ron Young	

Purchasing Director	Approval Date:
Approval:	04/03/2017
Gary L. Holcomb	



GARLAND
PURCHASING EXECUTIVE SUMMARY

Bid 0419-17
GP&L Transmission & Distribution Building Improvements

Recommended Vendor:

Custard Construction Services

Total Recommended Award:

\$831,882.66

Basis for Award:

Cooperative Purchase

Purpose:

The purpose of this award is to renovate GP&L's Transmission & Distribution Building to effectively utilize the limited space to meet operational needs. The renovation includes: Texas Accessibility upgrades to restrooms, parking, and entrance; upgrades to access control and security; reconfiguration of offices and staff support areas; and related HVAC alterations. The renovation will also remove an existing area of construction which is non-compliant with building codes and replace it with code-compliant construction for tool storage, secure mezzanine storage, and an enlarged crew room.

Evaluation:

Custard Construction Services was selected via the TIPS Purchasing Cooperative Contract 1012116.

Recommendation:

Staff recommends awarding the building improvements to Custard Construction Services.

Funding Information:

This project is funded from CIP EC-D5898-001-1-7111 and Account 215-3299-3189801-7111. No additional funding to the CIP is requested.

Department Director:

Ginny Holliday, Director of Facilities Management, 972-205-4080

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



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.d.

Meeting Date: April 18, 2017

Item Title: Charles M. Hinton, Jr., Regional Landfill Gas Collection and Control System Expansion

Submitted By: Lonnie Banks, Managing Director

PURCHASE JUSTIFICATION:

The purpose of this project is to expand the existing Hinton Landfill Gas Collection and Control System (GCCS) to ensure continued regulatory compliance with Texas Commission on Environmental Quality requirements. This expansion project will provide for the installation of additional gas collection wells that will minimize emission of odor-causing chemicals to adjacent properties.

AWARD RECOMMENDATION:

	<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
	Tri Con Works, L.L.C.	All	\$616,608.90
		TOTAL:	\$616,608.90

Basis for Award: Best Value

Fiscal Impact

Total Project/Account: \$900,000
Expended/Encumbered to Date: 0
Balance: \$900,000
This Item: 616,609
Proposed Balance: \$283,391
Account #: 692-1609-1716100-9002

Fund/Agency/Project – Description and Comments:

Environmental Waste Services - Disposal / Hinton Landfill GCCS Expansion
692-1609-1716100-9002 - \$616,609

Attachments

Bid Recap
Executive Summary

Fiscal Reference:

Budget Type: CIP
Fiscal Year: 2017
Document Location: Page EW05

Budget Director	Approval Date:
Approval:	04/05/2017
Ron Young	
Purchasing Director	Approval Date:
Approval:	04/04/2017
Gary L. Holcomb	



GARLAND
PURCHASING EXECUTIVE SUMMARY

Bid 0444-17

Charles M. Hinton, Jr., Regional Landfill Gas Collection and Control System Expansion

Recommended Vendor:

Tri Con Works, L.L.C.

Total Recommended Award:

\$616,608.90

Basis for Award:

Best Value

Purpose:

The purpose of this project is to expand the existing Hinton Landfill Gas Collection and Control System (GCCS) to ensure continued regulatory compliance with Texas Commission on Environmental Quality requirements. This expansion project will provide for the installation of additional gas collection wells that will minimize emission of odor-causing chemicals to adjacent properties.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Four (4) bids were received and evaluated based on the published criteria of: price; pre-bid attendance; work experience; equipment and personnel; and proposed schedule. Tri Con Works, L.L.C., submitted the lowest bid and received the highest evaluated score, offering the best value for the City.

Recommendation:

Staff recommends awarding the project to Tri Con Works, L.L.C.

Funding Information:

Hinton Landfill GCCS Expansion Project, Land Improvements Account: 692-1609-1716100-9002

Department Director:

Lonnie R. Banks, Managing Director, Environmental Waste Services, 972-205-3424



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.e.

Meeting Date: April 18, 2017

Item Title: GP&L CIP Program Management System

Submitted By: Ross Owen, Director of Transmission & Distr

PURCHASE JUSTIFICATION:

The purpose of this award is to provide a CIP Program Management System which will allow staff to manage Transmission and Substations CIP projects for both GP&L and TMPA. The need for this system is driven by the number of transmission and substation capital projects associated with load growth in the North Garland area and multiple 138kV and 345kV transmission capital projects outside the city of Garland. Initially, there are over 30 projects ranging in cost from less than one million dollars to over \$100 million that will be included in this CIP Program Management System. This system will include the creation and documentation of control processes and the development of unique schedules for Transmission and Substations CIP projects. This CIP Program Management System will provide coordination between multiple GP&L departments (Engineering, Construction, Operations, Planning, Finance, etc.) and partners (procurement, vendors, contractors, engineering firms, etc.). Additionally, this system will provide GP&L and TMPA Management project status updates on a monthly basis, as well as generate monthly reports to show: project schedule milestones; project spend and future cash flow requirements; regulatory obligations; and facility outage requirements. The cost of this system is recoverable and will be borne by GP&L, TMPA, and others requiring relocation of facilities (e.g., TxDOT).

AWARD RECOMMENDATION:

	<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
	Power Engineers	All	\$475,784.10
		TOTAL:	\$475,784.10

Basis for Award: Sole Source

Fiscal Impact

Total Project/Account: \$55,631,732

Expended/Encumbered to Date: 19,939,479

Balance: \$35,692,253

This Item: 475,784

Proposed Balance: \$35,216,469

Account #: Various Accounts

Fund/Agency/Project – Description and Comments:

Electric CIP Funds 210, 215, and 217 / Transmission Lines and Substations Upgrades

Attachments

Bid Recap

Executive Summary

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2017

Document Location: Pages E01 and E10

Budget Director

Approval:

Ron Young

Approval Date:

04/07/2017

Purchasing Director

Approval:

Gary L. Holcomb

Approval Date:

04/04/2017



GARLAND
PURCHASING EXECUTIVE SUMMARY

Bid 0584-17
GP&L CIP Program Management System

Recommended Vendor:
Power Engineers

Total Recommended Award:
\$475,784.10

Basis for Award:
Sole Source

Purpose:

The purpose of this award is to provide a CIP Program Management System which will allow staff to manage Transmission and Substations CIP projects for both GP&L and TMPA. The need for this system is driven by the number of transmission and substation capital projects associated with load growth in the North Garland area and multiple 138kV and 345kV transmission capital projects outside the city of Garland. Initially, there are over 30 projects ranging in cost from less than one million dollars to over \$100 million that will be included in this CIP Program Management System. This system will include the creation and documentation of control processes and the development of unique schedules for Transmission and Substations CIP projects. This CIP Program Management System will provide coordination between multiple GP&L departments (Engineering, Construction, Operations, Planning, Finance, etc.) and partners (procurement, vendors, contractors, engineering firms, etc.). Additionally, this system will provide GP&L and TMPA Management project status updates on a monthly basis, as well as generate monthly reports to show: project schedule milestones; project spend and future cash flow requirements; regulatory obligations; and facility outage requirements. The cost of this system is recoverable and will be borne by GP&L, TMPA, and others requiring relocation of facilities (e.g., TxDOT).

Evaluation:

Power Engineers was originally selected by GP&L to develop a pilot program for the CIP Program Management System. This will be a continuation of the proprietary pilot program resulting in full implementation of the CIP Program Management System.

Recommendation:

Staff recommends awarding the CIP Program Management System to Power Engineers.

Funding Information:

Transmission, Substation, and TMPA CIP projects as used.

Department Director:

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



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.f.

Meeting Date: April 18, 2017

Item Title: Roundabout Reconstruction for Brand Road at Bellaire Drive

Submitted By: Michael Polocek, Engineering Director

PURCHASE JUSTIFICATION:

The purpose of this award is to provide for the removal and improvement of the roundabout at the intersection of Brand Road and Bellaire Drive. Included in the improvements are increasing the overall diameter of the roundabout by 1.5 to almost 2 times the current configuration, removing the existing asphalt paving and reconstructing with approximately 600 SY of concrete paving, installation of street lights to properly illuminate the roundabout, construction of sidewalk, utility adjustments and other incidentals. Widening the roundabout also requires approximately 185 feet of storm sewer to be installed ensuring proper drainage along Brand Road after reconstruction.

Although a small footprint, the contractor will be constructing the project in limited working space while maintaining access to the adjacent subdivisions. Maintaining access requires the project to be constructed in four (4) phases with the contractor having to move barricades and install temporary paving. The tight construction corridor, access to subdivisions coupled together with the City's goal of having the project substantially complete prior to school commencing in the fall have contributed to higher construction costs.

AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Tri-Con Services, Inc.	All	\$569,906.00
TOTAL:		\$569,906.00

Basis for Award: Straight Low Bid

Fiscal Impact

Total Project/Account: \$715,985

Expended/Encumbered to Date: 57,547

Balance: \$658,438
This Item: 569,906
Proposed Balance: \$88,532
Account #: 622-1799-1564200-9011; 623-1799-1564215-9011; and
624-1799-1564204-9011

Fund/Agency/Project – Description and Comments:

Transportation / Operational and Safety Improvements

622-1799-1564200-9011 - \$ 11,468 - 1997 Bond Funds
623-1799-1564215-9011 - 75,985 - DART LAP Funds
624-1799-1564204-9011 - 482,453 - 2004 Bond Funds

Total Award \$569,906

Attachments

Bid Recap
Executive Summary
Location Map

Fiscal Reference:

Budget Type: CIP
Fiscal Year: 2017
Document Location: Page ST22

Budget Director	Approval Date:
Approval:	04/07/2017
Ron Young	
Purchasing Director	Approval Date:
Approval:	04/04/2017
Gary L. Holcomb	



GARLAND
PURCHASING EXECUTIVE SUMMARY

Bid 0420-17
Roundabout Reconstruction for Brand Road at Bellaire Drive

Recommended Vendor:
Tri-Con Services, Inc.

Total Recommended Award:
\$569,906.00

Basis for Award:
Straight Low Bid

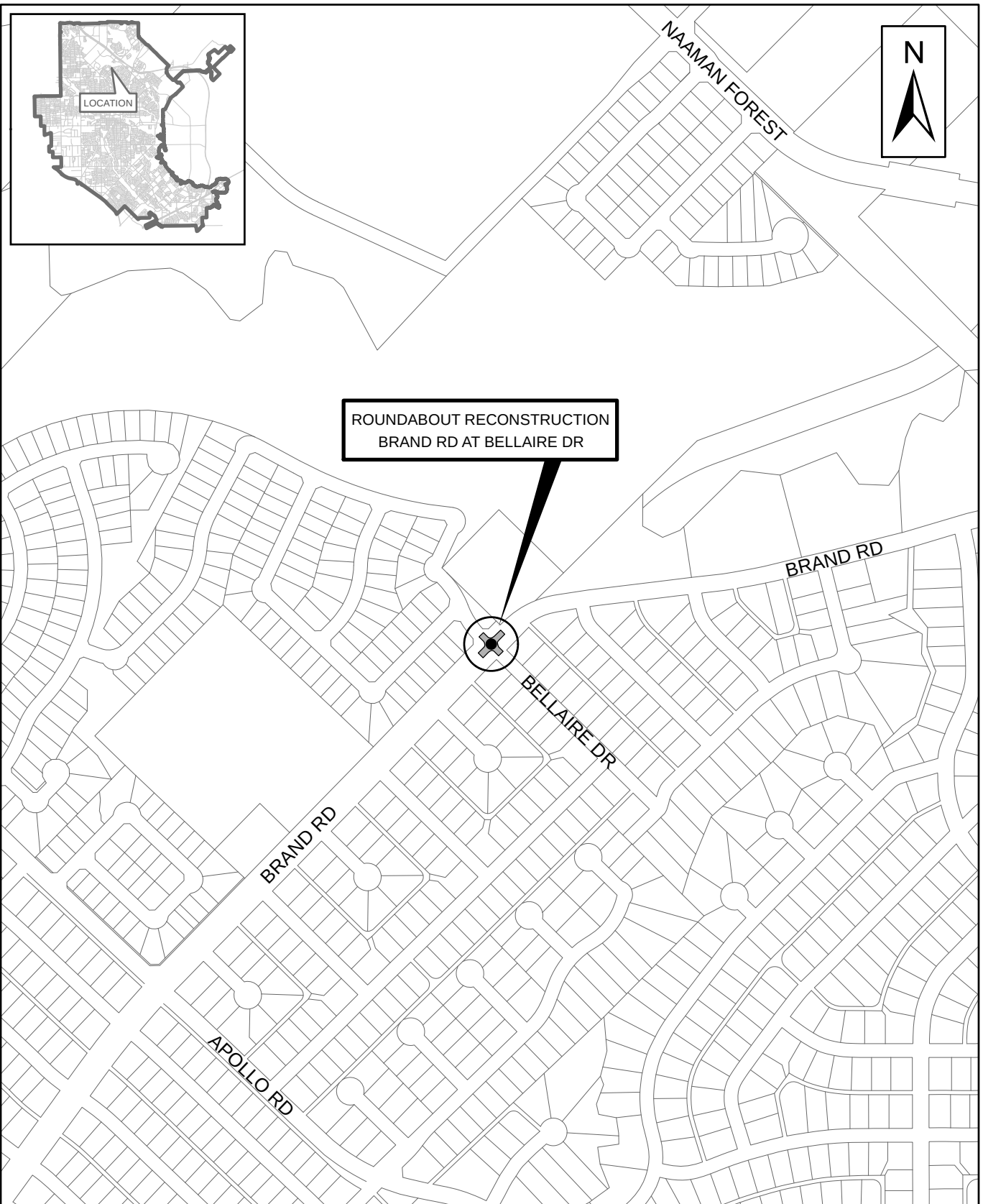
Purpose:
The purpose of this award is to provide for the reconstruction of the roundabout at the intersection of Brand Road and Bellaire Drive including: removal and replacement of approximately 600 square yards of pavement; installation of 185 feet of storm sewer; installation of lighting infrastructure; and construction of sidewalk and other incidentals.

Evaluation:
Requests for bids were issued in accordance with Purchasing procedures. Three (3) bids were received and evaluated with Tri-Con Services, Inc., submitting the lowest bid. Staff believes this project is fully within their capabilities.

Recommendation:
Staff recommends awarding the project to Tri-Con Services, Inc.

Funding Information:
Transportation Account 624-1799-1564204-9011 / CT5646-GO-1-9011

Department Director:
Michael C. Polocek, P.E., Director of Engineering, 972-205-2178



ROUNDAABOUT RECONSTRUCTION
BRAND RD AT BELLAIRE DR

Scale: 1"=500
File: Roundabout
Date: 03/31/2017
Drawn: jmk

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**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.g.

Meeting Date: April 18, 2017

Item Title: Design Services for Justice Lane, Tynes Drive, and Tynes Way

Submitted By: Michael Polocek, Engineering Director

PURCHASE JUSTIFICATION:

The purpose of this Change Order is to provide funding for additional engineering design services for the replacement of water lines in Justice Lane, Tynes Drive, and Tynes Way. During the initial design of the water improvements, the Street Department determined that additional sections of Tynes Drive, Tynes Way, and Justice Lane require concrete panel and/or full street replacements. Due to previous commitments on the Street Department's schedule, they requested to have the additional paving improvements included as part of the Water Main Improvements project.

AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
LAM Consulting Engineering	All	\$31,000.00
TOTAL:		\$31,000.00

Basis for Award: Change Order

Fiscal Impact

Total Project/Account:	\$8,340,127
Expended/Encumbered to Date:	1,138,251
Balance:	\$7,201,876
This Item:	31,000
Proposed Balance:	\$7,170,876
Account #:	831-4693-7111 and 625-1409-1423004-7101
Fund/Agency/Project – Description and Comments:	

Operating - Infrastructure Repair & Replacement Fund / Paving
831-4693-7111 = \$29,000

CIP - Drainage / Miscellaneous Flooding
625-1409-1423004-7101 = \$2,000

Total = \$31,000

Attachments

Bid Recap
Executive Summary
Location Map

Fiscal Reference:

Budget Type: Operating Budget
CIP
Fiscal Year: 2016-17
Document Location: FY 2016-17 Operating - Page 272 and
2017 CIP - Page D01

Budget Director Approval: Ron Young
Approval Date: 04/05/2017

Purchasing Director Approval: Gary L. Holcomb
Approval Date: 04/04/2017



GARLAND
PURCHASING EXECUTIVE SUMMARY

Bid 0152-17
Design Services for Justice Lane, Tynes Drive, and Tynes Way

Recommended Vendor:

LAM Consulting Engineering

Total Recommended Award:

\$31,000.00

Basis for Award:

Change Order

Purpose:

The purpose of this Change Order is to provide funding for additional engineering design services for the replacement of water lines in Justice Lane, Tynes Drive, and Tynes Way. During the initial design of the water improvements, the Street Department determined that additional sections of Tynes Drive, Tynes Way, and Justice Lane require concrete panel and/or full street replacements. Due to previous commitments on the Street Department's schedule, they requested to have the additional paving improvements included as part of the water main improvements project.

Evaluation:

LAM Consulting Engineering was selected as the most qualified firm for the original project from the short list of engineers evaluated and ranked by the criteria published in RFQ 3617-13. They were awarded the original PO 25033 in the amount of \$71,780 on September 15, 2016 .

Recommendation:

Staff recommends approval of Change Order No 1 to Purchase Order 25033.

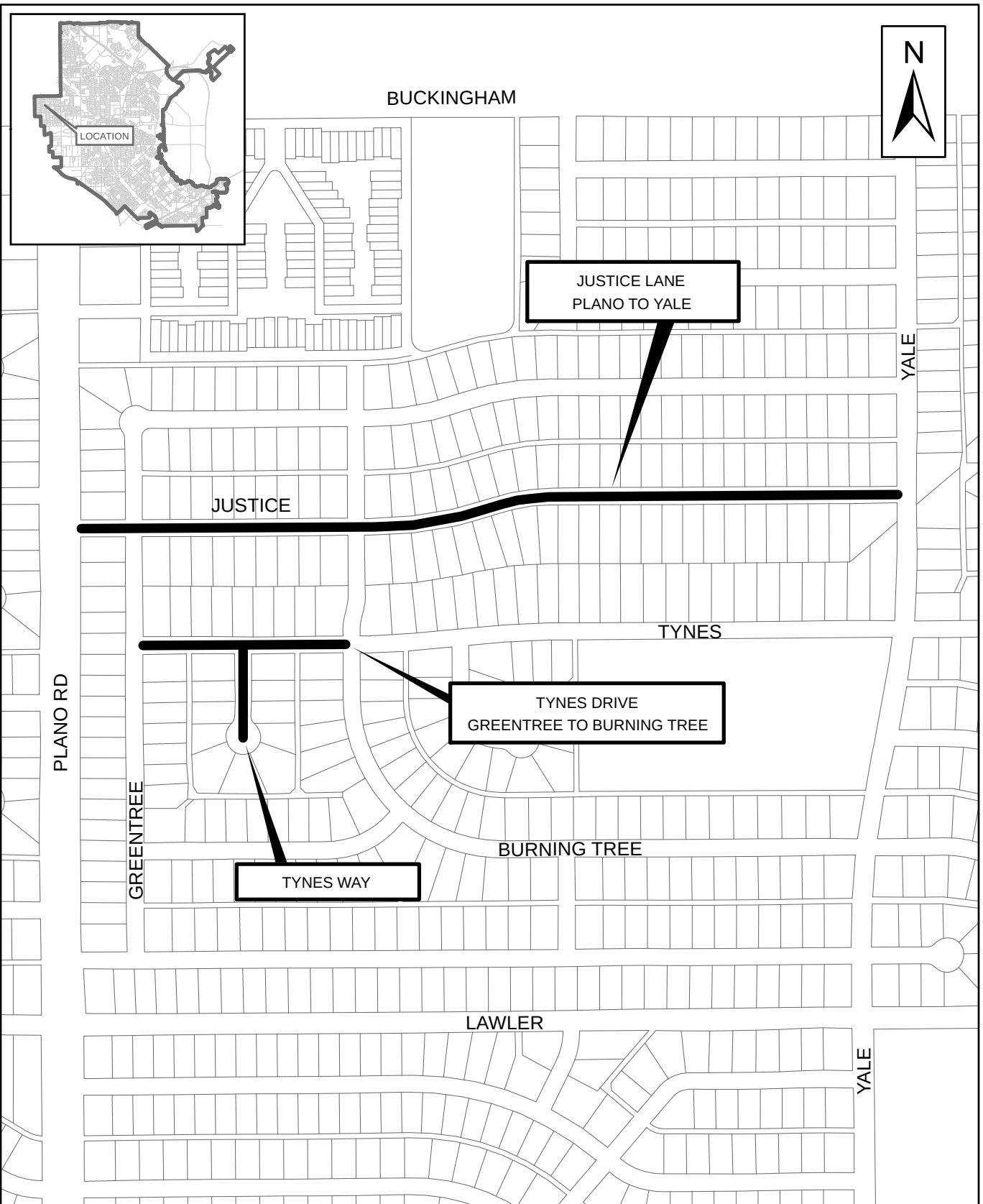
Funding Information:

Paving: 831-4693-7111 - \$29,000.00

Drainage: 625-1409-1423004-7101 - \$2,000.00

Department Director:

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



JUSTICE LN, TYNES DR & TYNES WAY
PAVEMENT REPLACEMENT
CHANGE ORDER

Scale: 1"=400
File: Justice
Date: 04/04/2017
Drawn: jmk

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**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.h.

Meeting Date: April 18, 2017

Item Title: Underground Cable Replacement for Five Loops

Submitted By: Ross Owen, Director of Transmission & Distr

PURCHASE JUSTIFICATION:

The purpose of this award is to replace five (5) underground cable loops in the GP&L Distribution System as part of the Underground 200-Amp Loop Replacement CIP program. Replacements will include boring in 2-inch and 3-inch PVC conduit, pulling 2/0 primary and secondary cable, and replacing transformers and transformer pads. 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>
T&D Solutions, LLC	All	\$765,650.00
Optional Contingency		76,565.00
TOTAL:		\$842,215.00

Basis for Award: Best Value

Fiscal Impact

Total Project/Account: \$3,144,000
Expended/Encumbered to Date: 352,327
Balance: \$2,791,673
This Item: 842,215
Proposed Balance: \$1,949,458
Account #: 210-3299-3162501-7111
Fund/Agency/Project – Description and Comments:
Electric Utility CIP Fund / Distribution Lines - Underground

Attachments

Bid Recap
Executive Summary

Fiscal Reference:

Budget Type: CIP
Fiscal Year: 2017
Document Location: Page E09

Budget Director	Approval Date:
Approval:	04/05/2017
Ron Young	

Purchasing Director	Approval Date:
Approval:	04/04/2017
Gary L. Holcomb	

CITY OF GARLAND - BID RECAP SHEET OPENED: 02/23/17 REQ. NO. PR 37570 BID NO. 0392-17 PAGE: 1 of 1 BUYER: T. Smith				T&D Solutions L.L.C.		Infratech Corporation		The Fishel Company		RES System 3 L.L.C.		TX Down Under Construction	
ITEM	QTY	UNIT	DESCRIPTION	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	1	Ea.	Boring, cable pulling, change out transformers/pads. Loop 29	\$138,800.00	\$138,800.00	\$176,781.50	\$176,781.50	\$196,660.77	\$196,660.77	\$259,002.00	\$259,002.00	Incomplete Bid	
												Only included price for boring	
2	1	Ea.	Boring, cable pulling, change out transformers/pads. Loop 36	\$101,200.00	\$101,200.00	\$134,290.50	\$134,290.50	\$163,090.95	\$163,090.95	\$161,911.00	\$161,911.00		
3	1	Ea.	Boring, cable pulling, change out transformers/pads. Loop 126	\$189,100.00	\$189,100.00	\$225,566.00	\$225,566.00	\$270,526.00	\$270,526.00	\$339,520.00	\$339,520.00		
4	1	Ea.	Boring, cable pulling, change out transformers/pads. Loop 133	\$152,350.00	\$152,350.00	\$169,655.00	\$169,655.00	\$239,789.46	\$239,789.46	\$230,023.00	\$230,023.00		
5	1	Ea.	Boring, cable pulling, change out transformers/pads. Loop 142	\$184,200.00	\$184,200.00	\$219,141.75	\$219,141.75	\$256,966.64	\$256,966.64	\$280,484.00	\$280,484.00		
			Evaluation Criteria:										
			Price	Maximum=40	40.00		33.00		27.00		24.00		
			Experience	Maximum=40	20.00		20.00		20.00		0.00		
			Itemized Bid Sheet	Maximum=10	5.20		10.00		6.50		4.60		
			Past Relationship with Garland	Maximum=5	5.00		5.00		5.00		0.00		
			Safety	Maximum=5	5.00		5.00		5.00		5.00		
			Total Score	Maximum=100	90.20		88.00		77.50		48.60		
			TOTAL GROSS PRICE	\$765,650.00		\$925,434.75		\$1,127,033.82		\$1,270,940.00			
			CASH DISCOUNT										
			TOTAL NET PRICE	\$765,650.00		\$925,434.75		\$1,127,033.82		\$1,270,940.00			
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY										
NEXT LOW: \$925,434.75				90 # Ionwave Notifications				All bids submitted for the designated project are reflected on this bid tab sheet. However, the listing of a bid on this sheet should not be construed as a comment on the responsiveness of such bid or as any indication that the city accepts such bid as responsive. The City will notify the successful bidder upon award of the contract and, according to the law, all bids received will be available for inspection at that time.					
LOW: \$765,650.00				7 # Ionwave HUBS									
SAVINGS: \$159,784.75				16 # Direct Contact HUBS									
				0 # HUBS Responded									



GARLAND
PURCHASING EXECUTIVE SUMMARY

Bid 0392-17
Underground Cable Replacement for Five Loops

Recommended Vendor:
T&D Solutions, LLC

Total Recommended Award:
\$842,215.00

Basis for Award:
Best Value

Purpose:
The purpose of this award is to replace five (5) underground cable loops in the GP&L Distribution System as part of the Underground 200-Amp Loop Replacement CIP program. Replacements will include boring in 2-inch and 3-inch PVC conduit, pulling 2/0 primary and secondary cable, and replacing transformers and transformer pads.

Evaluation:
A request for bids was issued in accordance with Purchasing procedures. Four (4) bids were received and evaluated based on the published criteria of: price; experience; itemized bid sheet; past relationship with Garland; and safety. T&D Solutions, LLC, submitted the lowest bid and received the highest evaluated score, offering the best value for the City.

Recommendation:
Staff recommends awarding the bid to T&D Solutions, LLC.

Funding Information:
210-3299-3162501-7111

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



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

3.a.

Meeting Date: April 18, 2017

Item Title: Z 17-11 Skoburg Company (District 2)

Submitted By: Josue De La Vega, Development Planner

Summary of Request/Problem

Zoning Ordinance Z 17-11 Skoburg Company

Recommendation/Action Requested and Justification

Consider adoption of attached ordinance.

Attachments

Z 17-11 Skoburg Company Ordinance

Z 17-11 Skoburg Company Attachments

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING A CHANGE OF ZONING FROM PLANNED DEVELOPMENT (PD) DISTRICT 04-09 FOR SINGLE-FAMILY-7 USES TO A PLANNED DEVELOPMENT (PD) DISTRICT FOR SINGLE-FAMILY-5 USES ON A 11.721-ACRE TRACT OF LAND LOCATED ON THE NORTH CORNER OF EAST CENTERVILLE ROAD AND SOUTH COUNTRY CLUB 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 13th day of March, 2017, the Plan Commission did consider and make recommendations on a certain request for approval of a change of zoning made by **Skorburg Company**; and

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

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

Section 1

The Garland Development Code is hereby amended by approving a change of zoning from Planned Development (PD) District 04-09 for Single-Family-7 Uses to a Planned Development (PD) District for Single-Family-5 Uses on a 11.721-acre tract of land located on the north corner of East Centerville Road and South Country Club Road and being more particularly described in Exhibit A, attached hereto and made a part hereof.

Section 2

ZONING FILE NO. Z 17-11

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

Section 3

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

Section 4

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

Section 5

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

Section 6

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

PASSED AND APPROVED this _____ day of _____, 2017.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

ZONING FILE NO. Z 17-11

City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File Z 17-11

BEING AN 11.721-ACRE PARCEL OF LAND SITUATED IN THE SAMUEL LOCKHART SURVEY, ABSTRACT NO. 823, CITY OF GARLAND, DALLAS COUNTY, TEXAS, AND BEING A PORTION OF AN 18.3-ACRE TRACT OF LAND FROM E.J. WHITLOW TO KERRY R. YEARGER DATED SEPTEMBER 5TH, 1935 AND RECORDED IN VOLUME 1915, AT PAGE 578 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING THE REMAINDER OF THAT CERTAIN 1 4.084-ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM HELEN HARKNESS, PH. D. TO AMLOP DEVELOPMENT L.L.C., DATED THE 31ST DAY OF MARCH, 1995 AND RECORDED IN VOLUME 95064, AT PAGE 2213 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, SAID 11.721-ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ACCORDING TO THE RESULTS OF A SURVEY PERFORMED UPON THE GROUND, COMPLETED THE 12TH DAY OF DECEMBER, 2006, UNDER THE DIRECTION OF WAYNE C. TERRY, RPLS AS FOLLOWS:

BEGINNING AT AN "X" CUT IN THE PAVEMENT OF CENTERVILLE ROAD (VAIROBLE WIDTH RIGHT-OF-WAY) FOR THE MOST SOUTHERLY CORNER OF COUNTRY CLUB MEADOWS, AN ADDITION TO THE CITY OF GARLAND ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 77134, AT PAGE 820 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS HAVING A COORDINATE VALUE OF N = 7,011,269.98 FEET; E = 2,548,588.74 FEET, SAID BEGINNING POINT BEING ON THE NORTHWEST LINE OF A 1.18-ACRE TRACT DESCRIBED IN THE RIGHT-OF-WAY DEED FROM J. R. WYNNE TO THE COUNTY OF DALLAS DATED THE 12TH DAY OF JULY, 1951 AND RECORDED IN VOLUME 3560, AT POGE 452 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, Soid point reputed to be 40 FEET NORTHWEST OF THE NORTHWEST LINE OF THE JOHN LITTLE LEAGUE SURVEY, ABSTRACT NO. 761;

THENCE SOUTH 46 DEGREES 09 MINUTES 25 SECONDS WEST WITH THE NORTHWEST LINE OF SAID 1.18-OCRE TRACT FOR A DISTANCE OF 319.96 FEET TO THE WEST CORNER OF SAID 1.18-ACRE TRACT SAID POINT BEING IN THE WEST LINE OF TRACT NUMBER FOUR SET APART TO NANCY M. COYLE IN THE PARTITION OF THE ESTATE OF EDWIN C. MILLS, WHICH WAS MADE IN THE DALLAS COUNTY COURT IN OCTOBER 1879, SAID POINT BEING THE NORTH CORNER OF A 0.016-ACRE TRACT OF LAND DESCRIBED IN THE RIGHT-OF-WAY DEED FROM E.D. ANDERSON, ET UX

TO THE COUNTY OF DALLAS ON THE 20TH DAY OF OCTOBER, 1951, AND RECORDED IN VOLUME 3590, AT PAGE 238 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, AND CONTINUING ON THE SAME COURSE WITH THE NORTHWEST LINE OF SAID 0.016-ACRE TRACT AN ADDITIONAL DISTANCE OF 79.23 FEET FOR A TOTAL DISTANCE OF 399.19 FEET TO 5/8-INCH STEEL ROD WITHOUT A CAP SET IN AN EXPANSION JOINT FOR THE WEST CORNER OF SAID 0.016-ACRE TRACT IN THE NORTH LINE OF A 2-ACRE TRACT DESCRIBED IN THE RIGHT-OF-WAY DEED FROM KERRY R. YEARGER, ET UX TO THE COUNTY OF DALLAS DATED THE 7TH DAY OF MAY, 1941, AND RECORDED IN VOLUME 2286, AT PAGE 307 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE NORTH 89 DEGREES 39 MINUTES 34 SECONDS WEST WITH THE NORTH LINE OF SAID 2-ACRE TRACT, FOR A DISTANCE OF 14.35 FEET TO A 5/8-INCH STEEL ROD WITH A PLASTIC CAP STOMPED "RPLS #4184" MARKING THE EAST CORNER OF A 0.919-ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM THE CITY OF GARLAND TO WILLIAM N. HARKNESS DATED THE 18TH DAY OF MARCH, 1981 AND RECORDED IN VOLUME 81057, AT PAGE 2116 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE, SOUTH 46 DEGREES 09 MINUTES 25 SECONDS WEST, WITH SOUTHEAST LINE OF SAID 0.919-ACRE TRACT THE SAME BEING THE CURRENT NORTHWEST RIGHT-OF-WAY LINE OF CENTERVILLE ROAD, PASSING AT A DISTANCE OF 147.79 FEET OF 5/8-INCH STEEL ROD WITH A PLASTIC CAP STAMPED "RPLS #4184" AT THE EAST CORNER OF A 324-SQUARE FOOT DEDICATION FOR STREET PURPOSES TO THE CITY OF GARLAND BY JOHN L. HARKNESS DATED THE 19TH DAY OF APRIL, 1994 AND RECORDED IN VOLUME 94097, AT PAGE 297 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS AND CONTINUING WITH THE SOUTHEAST LINE OF SAID 0.919-ACRE TRACT AN ADDITIONAL DISTANCE OF 25.11 FEET, FOR A TOTAL DISTANCE OF 172.90 FEET TO THE SOUTH CORNER OF SAME;

THENCE, NORTH 37 DEGREES 37 MINUTES 48 SECONDS WEST, WITH THE SOUTHWEST LINE OF SAID 0.919-ACRE TRACT AT A DISTANCE OF 25.95 FEET PASS A 5/8-INCH STEEL ROD WITH A PLASTIC CAP STAMPED "RPLS #4184" SET AT THE WEST CORNER OF THE LOST MENTIONED 324-SQUARE FOOT DEDICATION FOR STREET PURPOSES, AND CONTINUING WITH THE SOUTHWEST LINE OF SAID 0.919-ACRE TRACT THE SAME BEING THE NORTHEAST RIGHT-OF-WAY LINE OF COUNTRY CLUB ROAD (100-FOOT RIGHT-OF-WAY AT THIS POINT) FOR AN ADDITIONAL DISTANCE OF 567.79 FEET TO A POINT ON THE NORTHEAST LINE OF THE AFOREMENTIONED 2-ACRE TRACT TO THE COUNTY OF DALLAS SAID POINT BEING THE MOST NORTHERLY CORNER OF SAID 0.919-ACRE TRACT AND THE MOST SOUTHERLY CORNER OF A 0.589-ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM WILLIAM N. HARKNESS TO THE CITY OF GARLAND, TEXAS DATED THE 18TH DAY OF MARCH, 1981 AND RECORDED IN VOLUME 81085,

AT PAGE 368 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, AND CONTINUING ON THE SAME COURSE WITH THE NORTHEAST LINE OF SAID 0.589-ACRE TRACT AND WITH THE NORTHEAST RIGHT-OF-WAY LINE OF COUNTRY CLUB ROAD AN ADDITIONAL DISTANCE OF 123.84 FEET FOR A TOTAL DISTANCE OF 717.58 FEET TO A 5/8-INCH STEEL ROD WITH A PLASTIC CAP STOMPED "RPLS #4184" SET FOR THE MOST SOUTHERLY CORNER OF A 2.3524-ACRE TRACT OF LAND DESCRIBED IN THE SPECIAL WARRANTY DEED FROM AMLOP DEVELOPMENT, LLC TO PMR LAND/CREEK VALLEY, LTD. DATED THE 30TH DAY OF JUNE, 2003, AND RECORDED IN VOLUME 2003146, AT PAGE 9088 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, SAID 5/8-INCH STEEL ROD MARKING THE INTERSECTION OF SAID THE EASTERLY RIGHT-OF-WAY LINE OF COUNTRY CLUB ROAD WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF BABBLING BROOK DRIVE (A 50 FOOT WIDE RIGHT-OF-WAY) AS DEDICATED BY THE PLAT OF CREEK VALLEY ADDITION NO. 1 AN ADDITION TO THE CITY OF GARLAND ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2004079, AT PAGE 129 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE, EASTERLY AND NORTHERLY, WITH THE SOUTH LINE OF SAID 2.3524-ACRE TRACT AND SAID CREEK VALLEY ADDITION NO. 1, THE FOLLOWING TWELVE (12) CALLS;

1. NORTH 04 DEGREES 14 MINUTES 16 SECONDS EAST, FOR A DISTANCE OF 22.34 FEET TO A 5/8-INCH STEEL ROD WITH A PLASTIC CAP STAMPED "RPLS #4184" SET;
2. NORTH 46 DEGREES 06 MINUTES 08 SECONDS EAST, FOR A DISTANCE OF 88.37 FEET TO A 5/8-INCH STEEL ROD WITH A PLASTIC CAP STAMPED "RPLS #4184" SET;
3. NORTH 71 DEGREES 21 MINUTES 21 SECONDS EAST, FOR A DISTANCE OF 27.13 FEET TO A 5/8-INCH STEEL ROD WITH A PLASTIC CAP STAMPED "RPLS #4184" SET;
4. NORTH 09 DEGREES 09 MINUTES 19 SECONDS EAST, FOR A DISTANCE OF 50.63 FEET TO A 5/8-INCH STEEL ROD WITH A PLASTIC CAP STAMPED "RPLS #4184" SET;
5. NORTH 62 DEGREES 33 MINUTES 01 SECOND WEST, FOR A DISTANCE OF 26.65 FEET TO A 5/8-INCH STEEL ROD WITH A PLASTIC CAP STAMPED "RPLS #4184" SET AT THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 615.00 FEET, A CENTRAL ANGLE OF 20 DEGREES 52 MINUTES 16 SECONDS, AND A CHORD THAT BEARS NORTH 24 DEGREES 05 MINUTES 58 SECONDS WEST, FOR A CHORD DISTANCE OF 222.79 FEET;

6. IN O NORTHWESTERLY DIRECTION, WITH A SAID CURVE THROUGH AN ARC LENGTH OF 224.03 FEET TO A 5/8-INCH STEEL ROD WITH A PLASTIC COP STAMPED "RPLS #4184" SET AT THE END OF SAID CURVE

7. NORTH 38 DEGREES 35 MINUTES 03 SECONDS EAST, FOR A DISTANCE OF 18.66 FEET TO A 5/8-INCH STEEL ROD WITH A PLASTIC CAP STAMPED "RPLS #4184" SET;

8. SOUTH 89 DEGREES 52 MINUTES 00 SECONDS EAST, FOR A DISTANCE OF 457.65 FEET TO A 5/8-INCH STEEL ROD WITH A PLASTIC CAP STAMPED "RPLS #4184" SET;

9. SOUTH 44 DEGREES 52 MINUTES 00 SECONDS EAST, FOR A DISTANCE OF 21.21 FEET TO A 5/8-INCH STEEL ROD WITH A PLASTIC COP STAMPED "RPLS #4184" SET;

10. SOUTH 89 DEGREES 52 MINUTES 00 SECONDS EAST, FOR A DISTANCE OF 50.00 FEET TO A 5/8-INCH STEEL ROD WITH A PLASTIC COP STAMPED "RPLS #4184" SET;

11. NORTH 00 DEGREES 08 MINUTES 00 SECONDS WEST, FOR A DISTANCE OF 17.02 FEET TO A 5/8-INCH STEEL ROD WITH "R-DELTA ENGINEERS" COP RECOVERED;

12. SOUTH 89 DEGREES 52 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 114.31 FEET TO A 5/8-INCH STEEL ROD WITH "R-DELTA ENGINEERS" CAP RECOVERED IN THE WEST LINE OF THE AFOREMENTIONED TRACT NUMBER FOUR SET APART TO NANCY M. COYLE IN THE PARTITION OF THE ESTATE OF EDWIN C. MILLS, WHICH WAS MADE IN THE DALLAS COUNTY COURT IN OCTOBER 1879, AND ALSO BEING IN THE WEST LINE OF A 15-FOOT WIDE ALLEY DEDICATED BY THE PLAT OF THE AFOREMENTIONED COUNTRY CLUB MEADOWS;

THENCE, SOUTH 00 DEGREES 05 MINUTES 35 SECONDS EAST WITH THE WEST LINE OF SAID TRACT NUMBER FOUR AND WITH THE WEST LINE OF SAID ALLEY FOR A DISTANCE OF 69.52 FEET TO A 1/2-INCH STEEL ROD FOUND FOR THE NORTH CORNER OF A 1.600-ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM SOUTH GARLAND BAPTIST CHURCH TO WILLIAM M. HARKNESS DATED THE 22ND DAY OF MAY, 1983 AND RECORDED IN VOLUME 83105, AT PAGE 3415 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE, SOUTHERLY DEPARTING THE WEST LINE OF SAID TRACT NUMBER FOUR AND CONTINUING WITH THE WEST LINE SAID ALLEY, THE FOLLOWING

THREE (3) CALLS;

1. SOUTH 17 DEGREES 14 MINUTES 54 SECONDS EAST, FOR A DISTANCE OF 193.02 FEET TO A 5/8-INCH STEEL ROD WITH A PLASTIC CAP STAMPED "RPLS #4184" SET;

2. SOUTH 22 DEGREES 48 MINUTES 48 SECONDS EAST, FOR A DISTANCE OF 96.67 FEET;

3. SOUTH 34 DEGREES 09 MINUTES 48 SECONDS EAST, FOR A DISTANCE OF 244.29 FEET TO THE POINT OF BEGINNING.

CONTAINING: 510,548 SQUARE FEET OR 11.721 ACRES OF LAND. THIS PROPERTY IS LOCATED ON THE NORTH CORNER OF EAST CENTERVILLE ROAD AND SOUTH COUNTRY CLUB ROAD.

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 17-11

- I. Statement of Purpose:** The purpose of this Planned Development is to allow Dwelling, Single-Family Detached.
- II. Statement of Effect:** This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Single-Family-5 (SF-5) District as set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.

IV. Development Plans:

Detail Plan: Prior to the issuance of permits a Detail Plan shall be approved through the public hearing process.

V. Specific Conditions:

- A. Permitted Uses: Only Dwelling, Single-Family Detached is permitted.
- B. Minimum Lot Area: The minimum lot area is 6,000 square feet.
- C. Minimum Lot Depth: The minimum lot depth is 100 feet.
- D. Building Coverage: Building coverage shall not exceed sixty (60) percent of each platted lot.
- E. Dwelling Unit Areas: The minimum dwelling unit area is 1,800 square feet; however, thirty (30) percent or more of the dwelling units shall be greater than 2,000 square feet.
- F. Masonry Percentage: Street facing elevations shall be a minimum of ninety (90) percent masonry.
- G. Homeowners Association: A homeowners association shall be incorporated and each lot/homeowner shall

be a mandatory member. The bylaws of the association shall establish a system of payment of dues; a system of enforcement of its rules and regulations; shall establish a clear and distinct definition of the responsibility of each member; and other provisions as deemed appropriate to secure a sound and stable association.

- H. Maintenance Of Open/Common Space, Landscaped Areas, Entry Features, Access Easements, Screening Walls/Fences In HOA Lots or Wall/Fence Maintenance Easements And Amenities In HOA Lots: Maintenance of open/common space, landscaped areas, entry features, access easements, screening walls/fences in HOA lots or wall/fence maintenance easements and amenities in HOA lots shall be the responsibility of the Homeowners Association.



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

3.b.

Meeting Date: April 18, 2017

Item Title: Z 16-35 Masterplan (District 7)

Submitted By: Josue De La Vega, Development Planner

Summary of Request/Problem

Zoning Ordinance Z 16-35 Master Plan

Recommendation/Action Requested and Justification

Consider adoption of the attached ordinance.

Attachments

Z 16-35 Masterplan Ordinance

Z 16-35 Masterplan Attachments

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING 1) AN AMENDMENT TO PLANNED DEVELOPMENT (PD) DISTRICT 16-16, 2) AN AMENDED CONCEPT PLAN FOR DWELLING, SINGLE-FAMILY DETACHED; DWELLING, MULTI-FAMILY; ELDER CARE-INDEPENDENT LIVING AND RESTAURANT AND 3) A DETAIL PLAN FOR DWELLING, MULTI-FAMILY ON A 141.653-ACRE TRACT OF LAND ZONED PLANNED DEVELOPMENT (PD) DISTRICT 16-16 FOR DWELLING, SINGLE-FAMILY DETACHED; DWELLING, MULTI-FAMILY; ELDER CARE-INDEPENDENT LIVING AND RESTAURANT AND BOUNDED BY HOLFORD ROAD TO THE NORTHWEST, SPRING CREEK FOREST PRESERVE TO THE NORTHEAST, NORTH GARLAND AVENUE TO THE SOUTHEAST AND ARAPAHO ROAD TO THE SOUTHWEST; 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 13th day of March, 2017, the Plan Commission did consider and make recommendations on a certain request for approval of 1) an amendment to Planned Development (PD) District 16-16, 2) an amended Concept Plan for Dwelling, Single-Family Detached; Dwelling, Multi-Family; Elder Care-Independent Living and Restaurant and 3) a Detail Plan for Dwelling, Multi-Family made by **Masterplan**; and

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

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

Section 1

The Garland Development Code is hereby amended by approving 1) an amendment to Planned Development (PD) District 16-16, 2) an amended Concept Plan for Dwelling, Single-Family Detached; Dwelling, Multi-Family; Elder Care-Independent

Living and Restaurant and 3) a Detail Plan for Dwelling, Multi-Family on a 141.653-acre tract of land zoned Planned Development (PD) District 16-16 for Dwelling, Single-family Detached; Dwelling, Multi-Family; Elder Care-Independent Living and Restaurant and bounded by Holford Road to the northwest, Spring Creek Forest Preserve to the northeast, North Garland Avenue to the southeast and Arapaho Road to the southwest and being more particularly described in Exhibit A, attached hereto and made a part hereof.

Section 2

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

Section 3

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

Section 4

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

Section 5

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

Section 6

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

PASSED AND APPROVED this _____day of_____, 2017.

CITY OF GARLAND, TEXAS

ZONING FILE NO. Z 16-35

Mayor

ATTEST:

City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File Z 16-35

BEING AN APPROXIMATE 141.653 ACRE TRACT OF LAND, SITUATED IN THE ONEFRE ALVARADO SURVEY, ABSTRACT NO. 2, GARLAND, DALLAS COUNTY, TEXAS, AND BEING PART OF TRACT NO.1, TRACT NO. 2 AND TRACT NO. 3 IN DEED TO ALTHEC PARTNERSHIP, LTD. AS RECORDED IN VOLUME 2002049, PAGE 2378, DEED RECORDS OF DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT X CUT SET AT THE NORTHEAST CORNER CLIP AT THE NORTH RIGHT-OF-WAY LINE OF THE INTERSECTION OF NORTH GARLAND ROAD (A VARIABLE WIDTH RIGHT-OF-WAY) (AKA NORTH STAR ROAD) AND ARAPAHO ROAD (A 100' RIGHT-OF-WAY);

THENCE SOUTH 89 DEGREES 29 MINUTES 41 SECONDS WEST, WITH SAID CORNER CLIP A DISTANCE OF 21.50 FEET TO A 3" CHAIN LINK FENCE POST FOUND FOR CORNER;

THENCE NORTH 46 DEGREES 37 MINUTES 23 SECONDS WEST, WITH THE SAID RIGHT-OF-WAY LINE OF ARAPHO ROAD A DISTANCE OF 297.00 FEET TO A 1/2" IRON ROD SET FOR THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1450.00 FEET, A DELTA OF 8 DEGREES 00 MINUTES 00 SECONDS, A CHORD BEARING OF NORTH 50 DEGREES 37 MINUTES 23 SECONDS WEST, A CHORD DISTANCE OF 202.30 FEET;

THENCE WITH SAID CURVE TO THE LEFT AN ARC DISTANCE OF 202.46 FEET TO A 1/2" IRON ROD SET FOR THE END OF SAID CURVE;

THENCE NORTH 54 DEGREES 37 MINUTES 23 SECONDS WEST, WITH THE SAID RIGHT-OF-WAY LINE OF ARAPHO ROAD A DISTANCE OF 26.24 FEET TO A 1/2" IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1350.00 FEET, A DELTA OF 8 DEGREES 46 MINUTES 00 SECONDS, A CHORD BEARING OF NORTH 50 DEGREES 14 MINUTES 23 SECONDS WEST, A CHORD DISTANCE OF 206.36 FEET;

THENCE WITH SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 206.56 FEET TO A 1/2" IRON ROD SET FOR THE END OF SAID CURVE;

THENCE NORTH 45 DEGREES 51 MINUTES 23 SECONDS WEST, WITH THE SAID RIGHT-OF-WAY OF ARAPHO ROAD A DISTANCE OF 1766.62 FEET TO A 1/2" IRON ROD FOUND AT THE INTERSECTION OF ARAPHO ROAD AND HOLFORD ROAD (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE NORTH 43 DEGREES 31 MINUTES 53 SECONDS EAST, WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF HOLFORD ROAD A DISTANCE OF 491.96 FEET TO A 1/2" IRON ROD SET FOR A ELL CORNER OF SAID ALTHEC TRACT;

THENCE NORTH 45 DEGREES 30 MINUTES 51 SECONDS WEST, WITH THE WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF HOLFORD ROAD A DISTANCE OF 10.00 FEET TO A 1/2" IRON ROD SET FOR ELL CORNER OF SAID TRACT AND RIGHT-OF-WAY;

THENCE NORTH 44 DEGREES 29 MINUTES 09 SECONDS EAST, WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF HOLFORD ROAD AND THE NORTHEASTERLY LINE OF ALTHEC TRACTS A DISTANCE OF 1609.89 FEET TO A 1/2" IRON ROD SET FOR ELL CORNER OF TRACT FROM WHICH A 5/8" IRON ROD WITH YELLOW CAP FOUND FOR THE WEST CORNER OF LOT 1, BLOCK 1 OF METROCELL ADDITION AN ADDITION TO THE CITY OF GARLAND AS RECORDED IN VOLUME 92126, PAGE 1797 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS BEARS SOUTH 45 DEGREES 30 MINUTES 51 SECONDS EAST A DISTANCE OF 2.0 FEET;

THENCE SOUTH 45 DEGREES 30 MINUTES 51 SECONDS EAST, WITH THE SOUTHWESTERLY LINE OF SAID LOT 1, A DISTANCE OF 62.00 FEET TO A 3" CHAIN LINK FENCE POST FOUND FOR CORNER;

THENCE NORTH 44 DEGREES 21 MINUTES 26 SECONDS EAST, WITH THE SOUTHEASTERLY LINE OF SAID LOT 1, A DISTANCE OF 60.36 FEET TO A 5/8" IRON ROD WITH YELLOW CAP FOUND FOR CORNER;

THENCE NORTH 45 DEGREES 50 MINUTES 47 SECONDS WEST, WITH THE NORTHEASTERLY LINE OF SAID LOT 1, A DISTANCE OF 61.87 FEET TO A 1/2" IRON ROD SET FOR CORNER AND BEING IN THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF HOLFORD ROAD;

THENCE NORTH 44 DEGREES 29 MINUTES 09 SECONDS EAST, WITH THE NORTHWESTERLY LINE OF ALTHEC TRACT A DISTANCE OF 129.00 FEET TO A WEST CORNER OF A TRACT OF LAND AS CONVEYED TO THE COUNTY OF DALLAS AS RECORDED IN VOLUME 88222, PAGE 817 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS A 1/2" IRON ROD SET FOR CORNER FROM WHICH A 5/8" IRON ROD FOUND BEARS N 30 DEGREES 59 MINUTES 58 SECONDS WEST, A DISTANCE OF 0.89 FEET;

THENCE SOUTH 45 DEGREES 38 MINUTES 41 SECONDS EAST, WITH THE NORTHEASTERLY LINE OF ALTHEC TRACT AND A SOUTHWESTERLY LINE OF COUNTY OF DALLAS TRACT A DISTANCE OF 1268.23 FEET TO A POINT FOR CORNER SAID CORNER BEING AT THE SOUTH CORNER OF SAID COUNTY OF DALLAS TRACT FROM WHICH A 5/8" IRON ROD FOUND FOR THE NORTH CORNER OF STONELEIGH OF SPRING CREEK, NO. 2 AN ADDITION TO THE CITY OF GARLAND IN VOLUME 2001185, PAGE 26 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS BEARS NORTH 44 DEGREES 33 MINUTES 16 SECONDS EAST, A DISTANCE OF 1810.76 FEET;

THENCE NORTH 44 DEGREES 33 MINUTES 16 SECONDS EAST, WITH A SOUTHEASTERLY LINE OF COUNTY OF DALLAS TRACT A DISTANCE OF 162.00 FEET TO A POINT FOR CORNER IN THE MIDDLE OF CREEK SAID CORNER BEING AT A SOUTHWESTERLY CORNER OF CALLED 3.443 ACRES DEDICATED TO THE CITY OF GARLAND FOR PARK, DRAINAGE AND UTILITY PURPOSES

PER SAID STONELEIGH ON SPRING CREEK, NO.2 ADDITION;

THENCE THE FOLLOWING 9 CALLS WITH THE MIDDLE OF SAID CREEK AND WITH THE NORTHEASTERLY LINE OF ALTHEC TRACT AND THE SOUTHWESTERLY LINE OF STONELEIGH ON SPRING CREEK NO. 2 ADDITION;

1. SOUTH 29 DEGREES 16 MINUTES 11 SECONDS EAST, A DISTANCE OF 233.40 FEET;

2. SOUTH 67 DEGREES 54 MINUTES 11 SECONDS EAST, A DISTANCE OF 89.00 FEET;

3. NORTH 70 DEGREES 17 MINUTES 49 SECONDS EAST, A DISTANCE OF 277.00 FEET;

4. SOUTH 76 DEGREES 54 MINUTES 11 SECONDS EAST, A DISTANCE OF 122.00 FEET TO THE SOUTH CORNER OF SAID 3.443 ACRE TRACT TO THE CITY OF GARLAND AND AT THE SOUTHWEST CORNER OF CALLED 4.89 ACRE TRACT OF LAND AS CONVEYED TO THE CITY OF GARLAND FOR PARK, DRAINAGE AND UTILITY PURPOSES PER STONELEIGH ON SPRING CREEK, PHASE 1 ADDITION AN ADDITION TO THE CITY OF GARLAND AS RECORDED IN VOLUME 99317, PAGE 17 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS;

5. SOUTH 26 DEGREES 24 MINUTES 11 SECONDS EAST, A DISTANCE OF 235.00 FEET;

6. SOUTH 03 DEGREES 24 MINUTES 11 SECONDS EAST. A DISTANCE OF 145.00 FEET;

7. SOUTH 60 DEGREES 04 MINUTES 11 SECONDS EAST, A DISTANCE OF 80.00 FEET;

8. NORTH 57 DEGREES 35 MINUTES 49 SECONDS EAST, A DISTANCE OF 250.00 FEET;

9. SOUTH 54 DEGREES 18 MINUTES 11 SECONDS EAST, A DISTANCE OF 247.52 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF NORTH GARLAND AVENUE AND BEING AT THE EAST CORNER OF ALTHEC TRACT AND AT THE SOUTH CORNER OF SAID 4.89 ACRE TRACT;

THENCE SOUTH 44 DEGREES 26 MINUTES 37 SECONDS WEST, WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF NORTH GARLAND AVENUE A DISTANCE OF 357.54 FEET TO A 1/2" IRON ROD SET FOR A ELL CORNER OF SAID RIGHT-OF-WAY;

THENCE SOUTH 45 DEGREES 33 MINUTES 24 SECONDS EAST, A DISTANCE OF 20.00 FEET TO A 1/2" IRON ROD SET FOR A ELL CORNER OF SAID RIGHT-OF-WAY OF NORTH GARLAND AVENUE;

THENCE SOUTH 44 DEGREES 26 MINUTES 36 SECONDS WEST, WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF NORTH GARLAND AVENUE A DISTANCE OF 2436.23 FEET TO THE POINT OF BEGINNING CONTAINING 6,170,416 SQUARE FEET OR 141.653 ACRES OF LAND. THIS PROPERTY IS BOUNDED BY HOLFORD ROAD TO THE NORTHWEST, SPRING CREEK FOREST PRESERVE TO THE NORTHEAST, NORTH GARLAND AVENUE TO THE SOUTHEAST AND ARAPAHO ROAD TO THE SOUTHWEST.

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 16-35

- I. Statement of Purpose:** The purpose of this Planned Development is to approve an amended Concept Plan and a Detail Plan for Dwelling, Multi-Family.
- II. Statement of Effect:** This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Single-Family-5 (SF-5) District, Multi-Family (MF) District and Community Office (CO) District as set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**

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

Detail Plan: Development on Tract 4 shall conform with the Detail Plan set forth in Exhibit D; however, in the event of conflict between the Detail Plan and the written conditions, the written conditions shall apply. Approval of a Detail Plan is required prior to any development on any of the tracts reflected on the Concept Plan.

V. Specific Regulations to the Concept Plan:

A. Permitted Uses: All uses are prohibited except as follows:

- Dwelling, Single-Family Detached on Tract 1A and 1B
- Dwelling, Multi-Family on Tract 2 and Tract 4
- Elder Care-Independent Living on Tract 3
- Restaurant on Tract 5

VI. Specific Regulations to Tract 4:

- A. Maximum Building Height: The maximum building height shall be limited to fifty-five (55) feet.
- B. Maximum Density: The maximum density shall be limited to twenty-eight (28) units per acre.
- C. Enclosed Storage Facilities: Each dwelling unit shall be provided with a walk-in closet with a minimum storage area of twenty-five (25)-square feet and each walk-in closet shall contain not less than 175 cubic feet.
- D. Swimming Pool: The two (2) swimming pools, each swimming pool having a minimum of 800 square feet of surface water, required by the Garland Development Code shall be permitted to be combined into one (1) swimming pool having a minimum area of 2,400 square feet of surface water.
- E. Special Setback: Ten-foot setback along an eighty-seven-foot portion of the northeast side property line (beginning where the northeast side property line meets the front property line). The setback reduction along this segment of the northeast property line would allow Building 6 to be placed no closer than ten (10) feet from the above mentioned property line.
- F. Dumpster enclosure: One (1) of the dumpsters and its respective enclosure shall be permitted to be located no closer than two (2) feet from the southwest property line.
- G. Screening From Thoroughfares: Screening along North Garland Avenue shall be limited to an ornamental fence with brick columns every fifty (50) feet located between buildings to secure the property and anywhere also where grade allows plus evergreen hedges along the retaining wall that would be located in front of Building 1.
- H. Building Placement: No structure within the multi-family development is required to be placed where the structure's façades are at an angle of at least thirty degrees to the street right-of-way line.
- I. Buffer Plant Materials: Small ornamental trees shall

be permitted in the landscape buffers in lieu of large canopy trees.

J. Screening From Single-Family Detached Residential District: The existing natural vegetation shall serve as screening between the multi-family development on Tract 4 and the single-family detached residential development on Tract 1A on the Concept Plan.

K. Screening and Landscaping: Screening and Landscaping shall be in general conformance with the Landscape Plan set forth in Exhibit E.

L. Elevations: Building elevations shall be in general conformance with approved elevations set forth in Exhibit F.

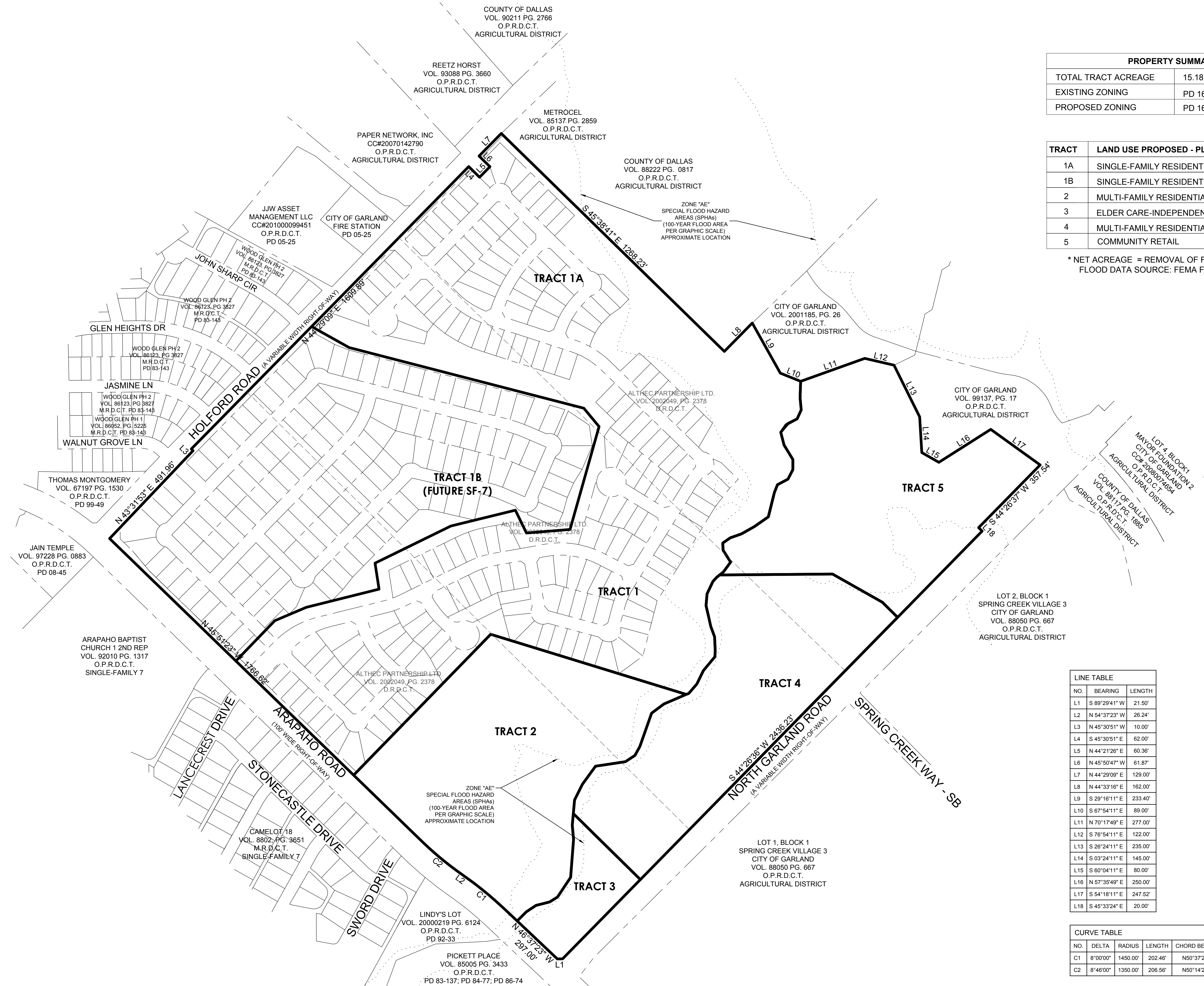
M. Trail: The required six-foot wide trail on Tract 4 shall be in general conformance with the Trail Master Plan set forth in Exhibit G.

N. Minimum Dwelling Unit Areas: Each dwelling unit type shall meet the following minimum dwelling unit areas:

- Efficiency unit: 600 square feet,
- 1-bedroom unit: 728 square feet,
- 2-bedroom unit: 1,031 square feet,
- 3-bedroom unit: 1,397 square feet, and
- Average: 922 square feet.

O. Garage Parking Spaces and Tandem Parking Spaces: A minimum of 152 parking spaces shall be garage spaces. A maximum of 42 parking spaces shall be tandem spaces.

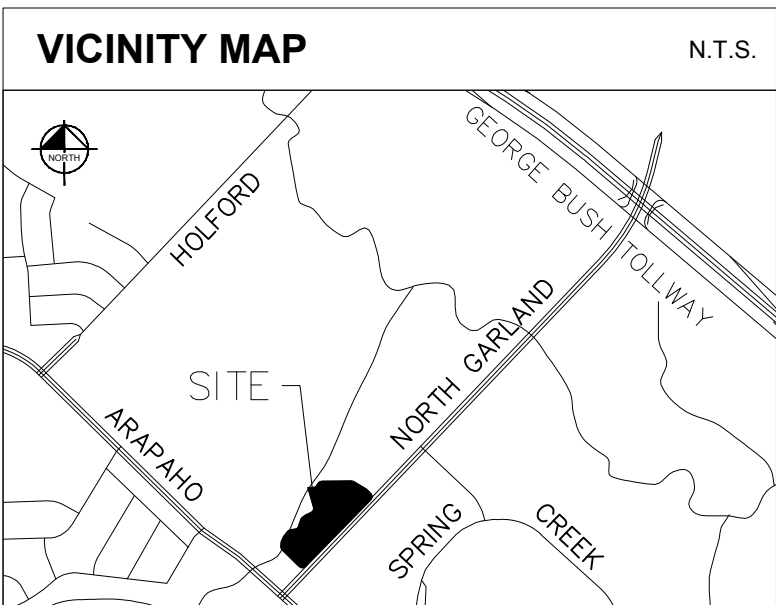
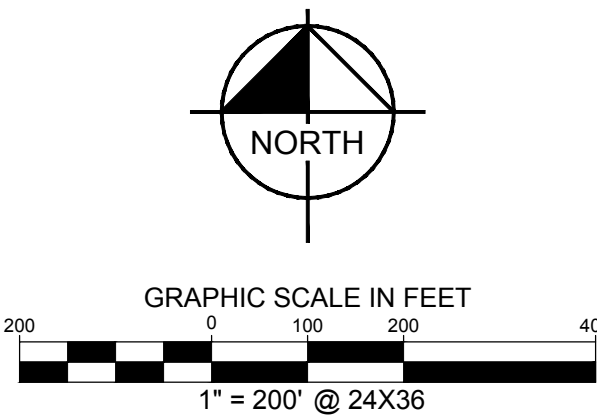
Exhibit C



PROPERTY SUMMARY	
TOTAL TRACT ACREAGE	15.18 ACRES
EXISTING ZONING	PD 16-16
PROPOSED ZONING	PD 16-35 (TRACT 4)

TRACT	LAND USE PROPOSED - PLANNED DEVELOPMENT ZONING	ACREAGE	
		GROSS	NET*
1A	SINGLE-FAMILY RESIDENTIAL	58.35	49.55
1B	SINGLE-FAMILY RESIDENTIAL	31.85	31.85
2	MULTI-FAMILY RESIDENTIAL	17.89	14.45
3	ELDER CARE-INDEPENDENT LIVING	2.66	2.28
4	MULTI-FAMILY RESIDENTIAL	15.18	14.08
5	COMMUNITY RETAIL	15.72	13.97
TOTAL		141.65	

* NET ACREAGE = REMOVAL OF FLOODWAY AND 100 YEAR FLOOD PLAIN
FLOOD DATA SOURCE: FEMA FIRM PANEL: 48113C02010L DATE: 07-07-2014



LINE TABLE		
NO.	BEARING	LENGTH
L1	S 89°29'41" W	21.50'
L2	N 54°37'23" W	26.24'
L3	N 45°30'51" W	10.00'
L4	S 45°30'51" E	62.00'
L5	N 44°21'28" E	60.36'
L6	N 45°50'47" W	61.87'
L7	N 44°29'09" E	129.00'
L8	N 44°33'16" E	162.00'
L9	S 29°16'11" E	233.40'
L10	S 67°54'11" E	89.00'
L11	N 70°17'49" E	277.00'
L12	S 76°54'11" E	122.00'
L13	S 28°24'11" E	235.00'
L14	S 03°24'11" E	145.00'
L15	S 60°04'11" E	80.00'
L16	N 57°35'49" E	250.00'
L17	S 54°18'11" E	247.52'
L18	S 45°33'24" E	20.00'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	8°00'00"	1450.00'	202.46'	N50°37'23"W	202.30'
C2	8°46'00"	1350.00'	206.56'	N50°14'23"W	206.36'

EXHIBT "C" - AMENDED CONCEPT PLAN
THE WOODLANDS ON SPRING CREEK
141.65 ACRES
ONEFRE ALVARADO SURVEY,
ABSTRACT NO. 2
CITY OF GARLAND,
DALLAS COUNTY, TEXAS

Kimley»Horn

12750 Merit Drive, Suite 1000
Dallas, Texas 75251

Tel. No. (972) 770-1300
Fax No. (972) 239-3820

FIRM # 10115500

Scale 1" = 200'

Drawn by PEM

Checked by DB

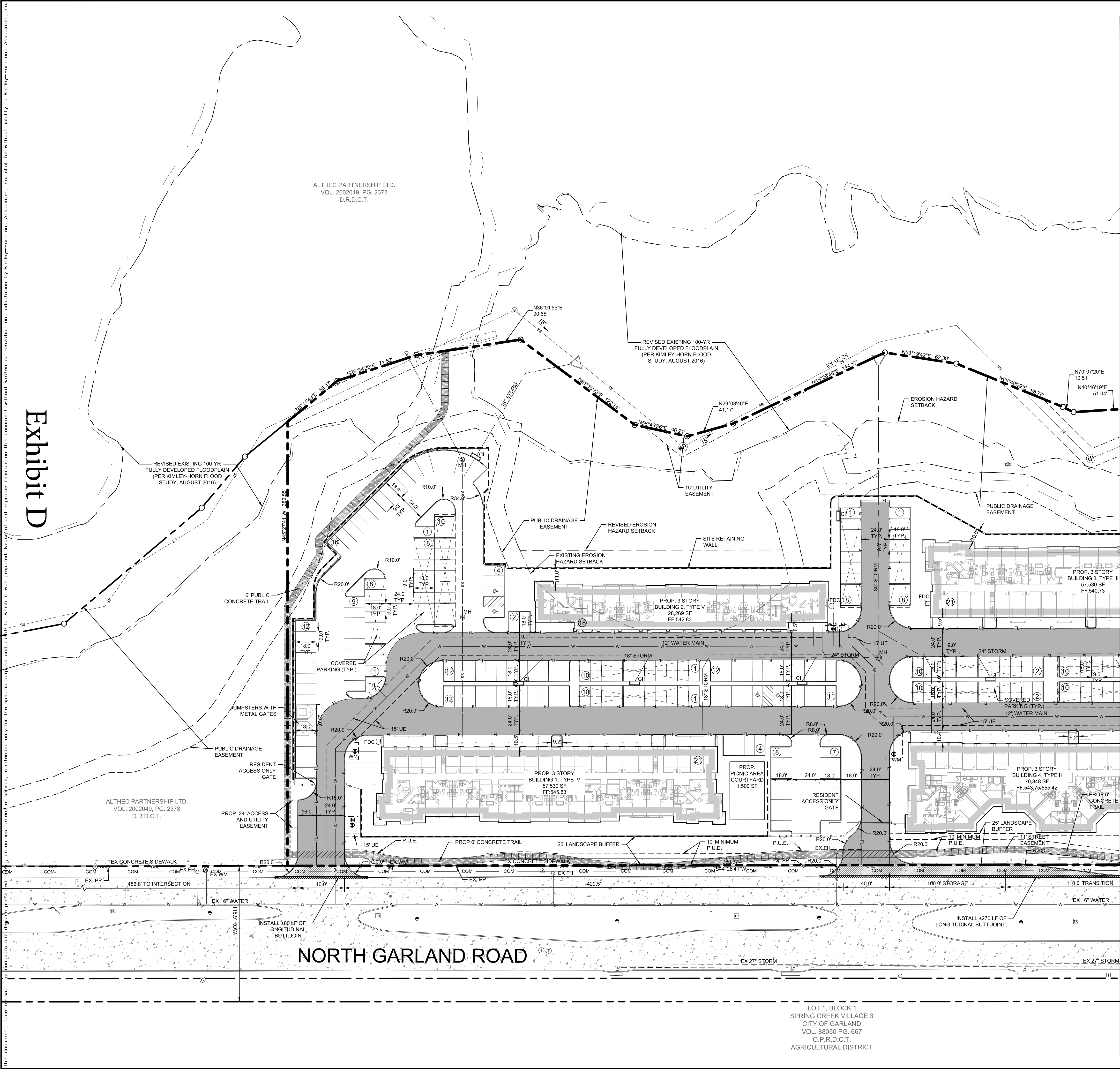
Date MAR. 2017

Project No. 064446434

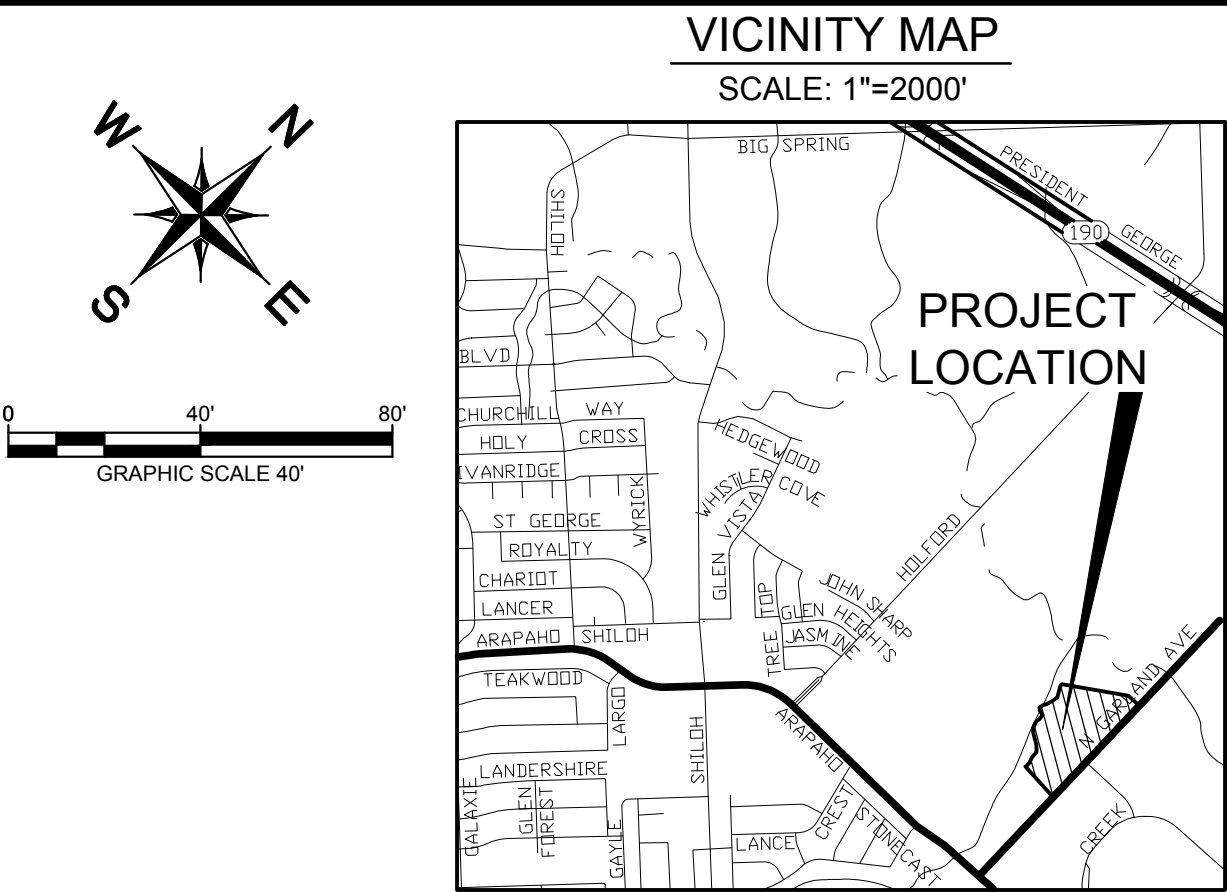
Sheet No. 1 OF 1

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Exhibit D



MATCH LINE SHEET SP-02



SITE DATA SUMMARY TABLE	
TOTAL LOT AREA	661,233 SF
NET LOT AREA (W/OUT REVISED EXISTING 100-YR FULLY DEVELOPED FLOODPLAIN)	577,529 SF
PROPOSED USE	RESIDENTIAL
TOTAL BUILDING AREA (gross square footage)	433,745 SF
BUILDING HEIGHT (number of stories and height)	3-4 STORY MAXIMUM 55'-0"
TOTAL PARKING REQUIRED	609 SPACES
TOTAL PARKING PROVIDED	609 SPACES
GARAGE SPACES PROVIDED	152 SPACES
COVERED SPACES PROVIDED	212 SPACES
SURFACE SPACES PROVIDED	203 SPACES
TANDEM SPACES PROVIDED	42 SPACES
ACCESSIBLE SPACES PROVIDED	9 SPACES
FLOOR AREA RATIO	0.66:1
IMPERVIOUS AREA	386,405 SF
% IMPERVIOUS COVER	58.4%
LOT COVERAGE	26.8%
TOTAL LEISURE AREA	14,000 SF
POOL COURTYARD	12,500 SF
PIECES OF PLAY (2): RECLINING CHAIRS & BAR AREA	
SECOND COURTYARD	1,500 SF
PIECES OF PLAY (2): PICNIC AREA & GRILLING AREA	

BUILDING SUMMARY TABLE				
BUILDING NO.	TOTAL GROSS AREA	GA 1ST FLOOR	GA TYPICAL	FINISHED FLOOR ELEVATION
1	57,530 SF	19,177 SF	19,177 SF	545.83
2	28,267 SF	9,423 SF	9,423 SF	542.83
3	57,530 SF	19,177 SF	19,177 SF	540.73
4	70,848 SF	23,495 SF	23,495 SF	543.75/555.42
5	70,848 SF	23,495 SF	23,495 SF	542.73/553.40
6	57,530 SF	19,177 SF	19,177 SF	539.08/549.79
7	70,848 SF	23,495 SF	23,495 SF	528.75
8	9,103 SF	3,034 SF	3,034 SF	538.90
CLUBHOUSE	11,241 SF	5,621 SF	N/A	542.30

GARLAND WOODLANDS						
UNIT TABULATION - 3 AND 4 STORY GURBAN						JPI 2016018 1/19/17
UNIT NAME	UNIT TYPE	NET AREA(SF)	UNIT COUNT	PERCENTAGE	TOTAL AREA	% BREAKDOWN
E1	efficiency	600	16	4.44%	9,600	4%
A1	1br/1ba	728	116	32.22%	84,448	
A2	1br/1ba	816	54	15.00%	44,064	
A3	1br/1ba	900	38	10.00%	32,400	57%
B1	2br/2ba	1,031	44	12.22%	45,364	
B2	2br/2ba	1,108	32	8.89%	35,456	
B3	2br/2ba	1,140	18	5.00%	20,520	
B4	2br/2ba	1,334	22	6.11%	29,348	32%
C1	3br/3ba	1,397	22	6.11%	30,734	6%
TOTALS			360	100.00%	331,934	
UNIT AVERAGE NET SF :					922	
* NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE A/C SPACE. IT DOES NOT INCLUDE PATIOS, BALCONIES, PATIO/BALCONY STORAGE.						

GARLAND WOODLANDS					
UNIT TABULATION - TH'S					JPI 2016018 1/19/17
UNIT NAME	UNIT TYPE	NET AREA(SF)	UNIT COUNT	PERCENTAGE	TOTAL AREA
B1-TH	2br/2ba	1,591	4	100.0%	6,364
TOTALS			4	100.00%	6,364
UNIT AVERAGE NET SF :					1,591
* NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE A/C SPACE. IT DOES NOT INCLUDE PATIOS, BALCONIES, PATIO/BALCONY STORAGE.					

DETAIL SITE PLAN
JEFFERSON WOODLANDS
NEC N. Garland Avenue & Arapaho Road
GARLAND, TEXAS
Submitted: August 31, 2016
Resubmitted: February 28, 2017

Owner:
ALTHEC Prop. LTD
914 South Garland Avenue
Garland, Texas 75040
Contact: Thomas Chambers
Phone: (214) 676-4635

Engineer/Surveyor:
Kimley-Horn and Associates, Inc.
106 West Louisiana Street
McKinney, Texas 75069
Contact: Joe Riccardi, P.E.
Phone: (469) 301-2590

Kimley»Horn

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106 WEST LOUISIANA STREET, MCKINNEY, TEXAS 75069
PHONE: 469-301-2590
WWW.KIMLEY-HORN.COM TX F-928

KHA PROJECT
068109017

DATE
02/28/2017

SCALE
AS SHOWN

DESIGNED BY
PEM

DRAWN BY
KSS

CHECKED BY
JCR

JEFFERSON WOODLANDS
GARLAND, TEXAS
CITY CASE #160811-1

DETAIL SITE PLAN

BY

DATE

REVISIONS

No.

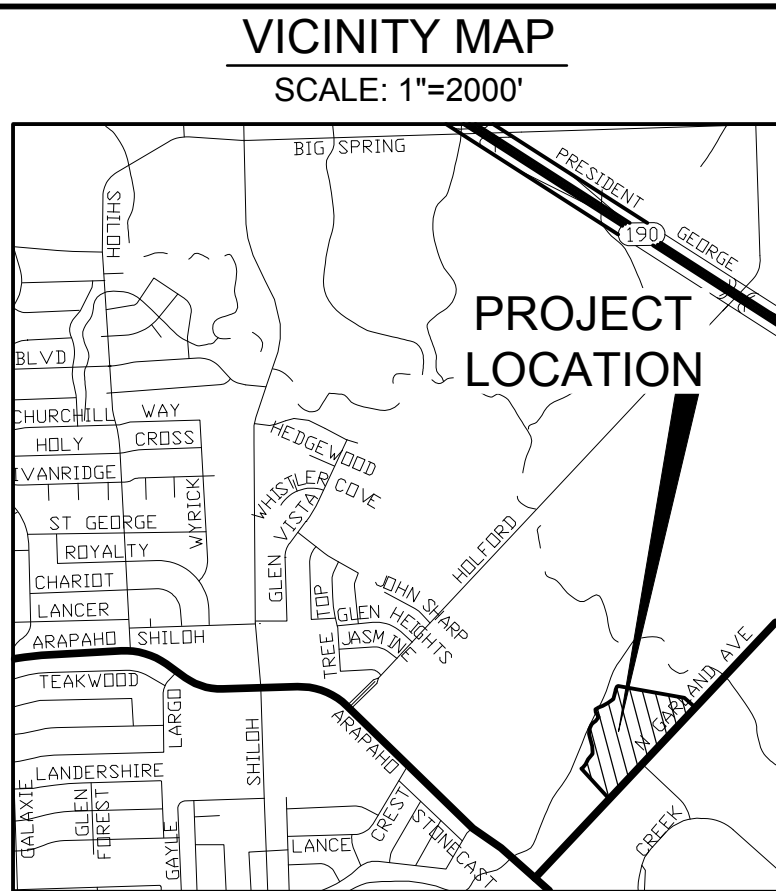
SHEET NUMBER
SP-01

MATCH LINE SHEET SP-01

Exhibit D



LOT 2, BLOCK 1
SPRING CREEK VILLAGE 3
CITY OF GARLAND
VOL. 88050 PG. 667
O.P.R.D.C.T.
AGRICULTURAL DISTRICT



SITE DATA SUMMARY TABLE	
TOTAL LOT AREA	661,233 SF
NET LOT AREA (W/OUT REVISED EXISTING 100-YR FULLY DEVELOPED FLOODPLAIN)	577,529 SF
PROPOSED USE	RESIDENTIAL
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POOL COURTYARD	12,500 SF
SECOND COURTYARD	PEICES OF PLAY (2): RECLINING CHAIRS & BAR AREA 1,500 SF PEICES OF PLAY (2): PICNIC AREA & GRILLING AREA

BUILDING NO.	TOTAL GROSS AREA	GA 1ST FLOOR	GA TYPICAL	FINISHED FLOOR ELEVATION
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8	9,103 SF	3,034 SF	3,034 SF	538.90
CLUBHOUSE	11,241 SF	5,621 SF	N/A	542.30

GARLAND WOODLANDS							JPI	2016019
UNIT TABULATION - 3 AND A STORY eURBAN								1/19/17
UNIT NAME	UNIT TYPE	NET AREA(SF)	UNIT COUNT	PERCENTAGE	TOTAL AREA	% BREAKDOWN		
E1	efficiency	600	16	4.44%	9,600	4%		
A1	1br/1ba	728	116	32.22%	84,448			
A2	1br/1ba	816	54	15.00%	44,064			
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B1	2br/2ba	1,031	44	12.22%	45,364			
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B3	2br/2ba	1,140	18	5.00%	20,520			
B4	2br/2ba	1,334	22	6.11%	29,348	32%		
C1	3br/3ba	1,397	22	6.11%	30,734	6%		
TOTALS			360	100.00%	331,934			
UNIT AVERAGE NET SF :				922				

* NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE AN AREA. IT DOES NOT INCLUDE PATIOS, BALCONIES, PATIO/BALCONY STORAGE.

GARLAND WOODLANDS						JPI	2016018
UNIT TABULATION - TH'S							1/19/17
UNIT NAME	UNIT TYPE	NET AREA(SF)	UNIT COUNT	PERCENTAGE	TOTAL AREA	% BREAKDOWN	
B1-TH	2br/2Ba	1,591	4	100.0%	6,364	100%	
TOTALS			4	100.00%	6,364		
UNIT AVERAGE NET SF :			1,591				
* NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE AN SPACE. IT DOES NOT INCLUDE PATIOS, BALCONIES, PATIO/BALCONY STORAGE.							

DETAIL SITE PLAN
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NEC N. Garland Avenue & Arapaho Road
GARLAND, TEXAS
Submitted: August 31, 2016
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Owner: ALTHEC Prop, LTD 914 South Garland Avenue Garland, Texas 75040 Contact: Thomas Chambers Phone: (214) 676-4635	Engineer/Surveyor: Kimley-Horn and Associates, Inc. 106 West Louisiana Street McKinney, Texas 75069 Contact: Joe Riccardi, P.E. Phone: (469) 301-2590
---	--

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106 WEST LOUISIANA STREET, MC KINNEY, TEXAS 75069
PHONE: 469-331-2590

JEFFERSON WOODLANDS
GARLAND, TEXAS
CITY CASE #160811-1

DETAIL SITE PLAN

SHEET NUMBER
SP-02

[illegible]





FRONT ELEVATION
BUILDING TYPE I

STONE 30%
STUCCO 50%
BOARD AND BATTEN 20%



REAR ELEVATION
BUILDING TYPE I

STONE 65%
STUCCO 21%
BOARD AND BATTEN 14%

ARCHITECTURAL ELEMENTS

- Awnings
- Divided light windows
- Distinctive lighting fixtures
- Ornamental window headers
- Varied roof heights
- Ornamental facade trims



SIDE ELEVATION
BUILDING TYPE I

STONE 53%
STUCCO 35%
BOARD AND BATTEN 12%

BLDG TYPE I ELEVATIONS



STUCCO APPLICATION WILL BE
COLOR INTRINSIC AND APPELIED IN
A 3 STAGE PROCESS IN ACCORD-
ANCE WITH INDUSTRY STANDARDS

Designed by: MS

Drawn by:

Architect of Record:

Date Plotted:

Issue for Pricing / Bidding:

Issue for Permit Application:

Issue for Construction:

#	DATE	COMMENTS

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GARLAND WOODLANDS
GARLAND, TX
11.91 ACRES

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DALLAS IRVINE NEW ORLEANS ORLANDO
www.humphreys.com

SHEET CONTENTS:
SITEPLAN

SHEET NO.

A411

#16018



INTERIOR ELEVATION
BUILDING TYPE II

STONE 30%
STUCCO 50%
BOARD AND BATTEN 20%



STREET ELEVATION (4' DEPTH ARTICULATION 43%)
BUILDING TYPE II

STONE 65%
STUCCO 21%
BOARD AND BATTEN 14%

ARCHITECTURAL ELEMENTS

- Awnings
- Divided light windows
- Distinctive lighting fixtures
- Ornamental window headers
- Varied roof heights
- Ornamental facade trims

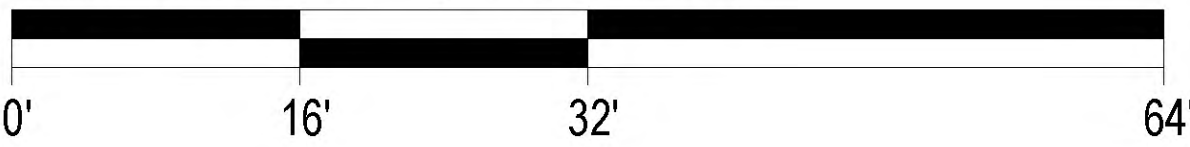


SIDE ELEVATION
BUILDING TYPE II

STONE 60%
STUCCO 30%
BOARD AND BATTEN 10%

BLDG TYPE II ELEVATIONS

SCALE: 3/32" = 1'-0" (24"x36" SHEET)



STUCCO APPLICATION WILL BE
COLOR INTRINSIC AND APPELIED IN
A 3 STAGE PROCESS IN ACCORD-
ANCE WITH INDUSTRY STANDARDS

Designed by: **MS**
Drawn by: _____
Architect of Record: _____
Date Plotted: _____
Issue for Pricing / Bidding: _____
Issue for Permit Application: _____
Issue for Construction: _____

Revisions:

#	DATE	COMMENTS

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GARLAND WOODLANDS
GARLAND, TX
11.91 ACRES

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SHEET CONTENTS:
SITEPLAN
SHEET NO. _____

A421

#16018



REAR ELEVATION
BUILDING TYPE III

STONE 56%
STUCCO 31%
BOARD AND BATTEN 13%



FRONT ELEVATION
BUILDING TYPE III

STONE 29%
STUCCO 55%
BOARD AND BATTEN 16%

ARCHITECTURAL ELEMENTS

- Awnings
- Divided light windows
- Distinctive lighting fixtures
- Ornamental window headers
- Varied roof heights
- Ornamental facade trims



SIDE ELEVATION
BUILDING TYPE III

STONE 48%
STUCCO 47%
BOARD AND BATTEN 5%

BLDG TYPE III ELEVATIONS

SCALE: 3/32" = 1'-0" (24"x36" SHEET)



STUCCO APPLICATION WILL BE
COLOR INTRINSIC AND APPELIED IN
A 3 STAGE PROCESS IN ACCORD-
ANCE WITH INDUSTRY STANDARDS

Designed by: **MS**

Drawn by: _____

Architect of Record: _____

Date Plotted: _____

Issue for Pricing / Bidding: _____

Issue for Permit Application: _____

Issue for Construction: _____

Revisions:

#	DATE	COMMENTS

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GARLAND WOODLANDS
GARLAND, TX
11.91 ACRES

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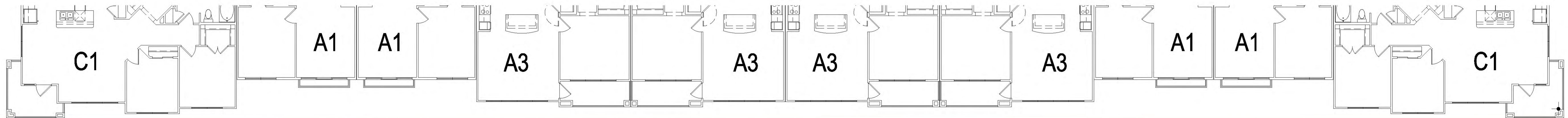


SHEET CONTENTS:
SITEPLAN

SHEET NO.

A431

#16018



STREET ELEVATION (4' DEPTH ARTICULATION 69%)
BUILDING TYPE IV

STONE 56%
STUCCO 31%
BOARD AND BATTEN 13%



INTERIOR ELEVATION
BUILDING TYPE IV

STONE 48%
STUCCO 45%
BOARD AND BATTEN 7%

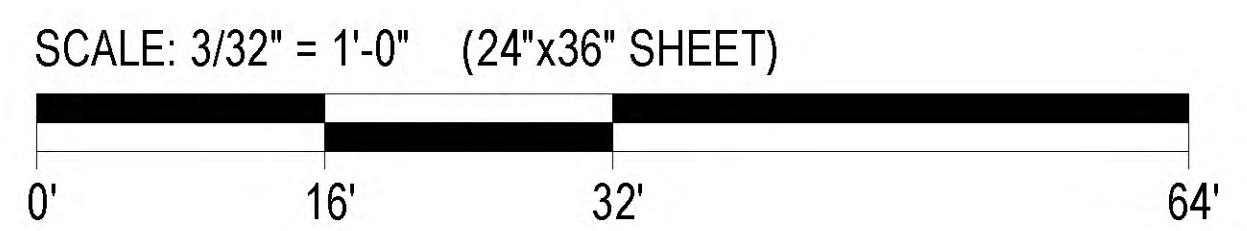
ARCHITECTURAL ELEMENTS

- Awnings
- Divided light windows
- Distinctive lighting fixtures
- Ornamental window headers
- Varied roof heights
- Ornamental facade trims



STONE 55%
STUCCO 40%
BOARD AND BATTEN 5%

SIDE ELEVATION
BUILDING TYPE IV



BLDG TYPE IV ELEVATIONS

STUCCO APPLICATION WILL BE
COLOR INTRINSIC AND APPELIED IN
A 3 STAGE PROCESS IN ACCORD-
ANCE WITH INDUSTRY STANDARDS

Designed by: MS

Drawn by: _____

Architect of Record: _____

Date Plotted: _____

Issue for Pricing / Bidding: _____

Issue for Permit Application: _____

Issue for Construction: _____

Revisions:

#	DATE	COMMENTS

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GARLAND WOODLANDS
GARLAND, TX
11.91 ACRES

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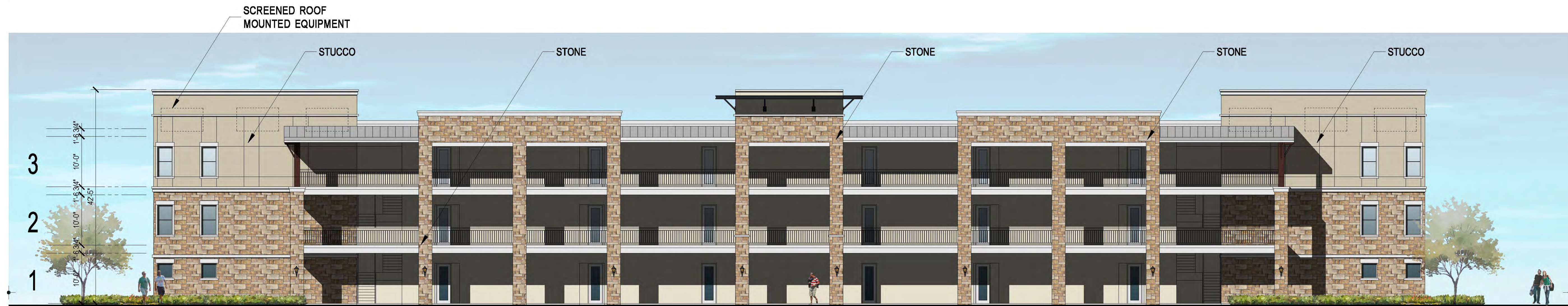
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ARCHITECTS, L.P.

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(972) 701 - 9636 (972) 701 - 9639 FAX
DALLAS IRVINE NEW ORLEANS ORLANDO
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SHEET CONTENTS:
SITEPLAN

SHEET NO.



STREET ELEVATION
BUILDING TYPE V

STONE 80%
STUCCO 20%



INTERIOR ELEVATION
BUILDING TYPE V

STONE 57%
STUCCO 23%
BOARD AND BATTEN 20

ARCHITECTURAL ELEMENTS

- Awnings
- Divided light windows
- Distinctive lighting fixtures
- Ornamental window headers
- Varied roof heights
- Ornamental facade trims

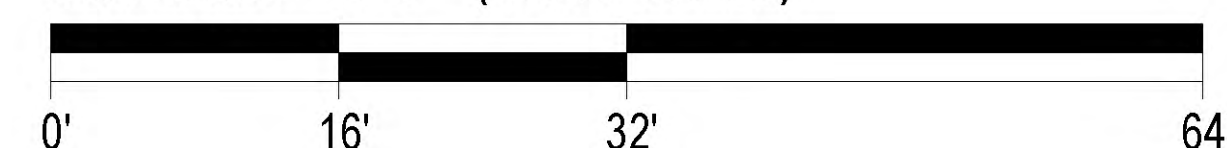


SIDE ELEVATION
BUILDING TYPE V

STONE 53%
STUCCO 47%

RECESSED
ENTRIES

SCALE: 3/32" = 1'-0" (24"x36" SHEET)



BLDG TYPE V ELEVATIONS

STUCCO APPLICATION WILL BE
COLOR INTRINSIC AND APPELIED IN
A 3 STAGE PROCESS IN ACCORD-
ANCE WITH INDUSTRY STANDARDS

Designed by:	MS	
Drawn by:		
Architect of Record:		
Date Plotted:		
Issue for Pricing / Bidding:		
Issue for Permit Application:		
Issue for Construction:		
Revisions:		
#	DATE	COMMENTS

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GARLAND WOODLANDS
GARLAND, TX
11.50 ACRES

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SHEET CONTENTS

SHEET NO.

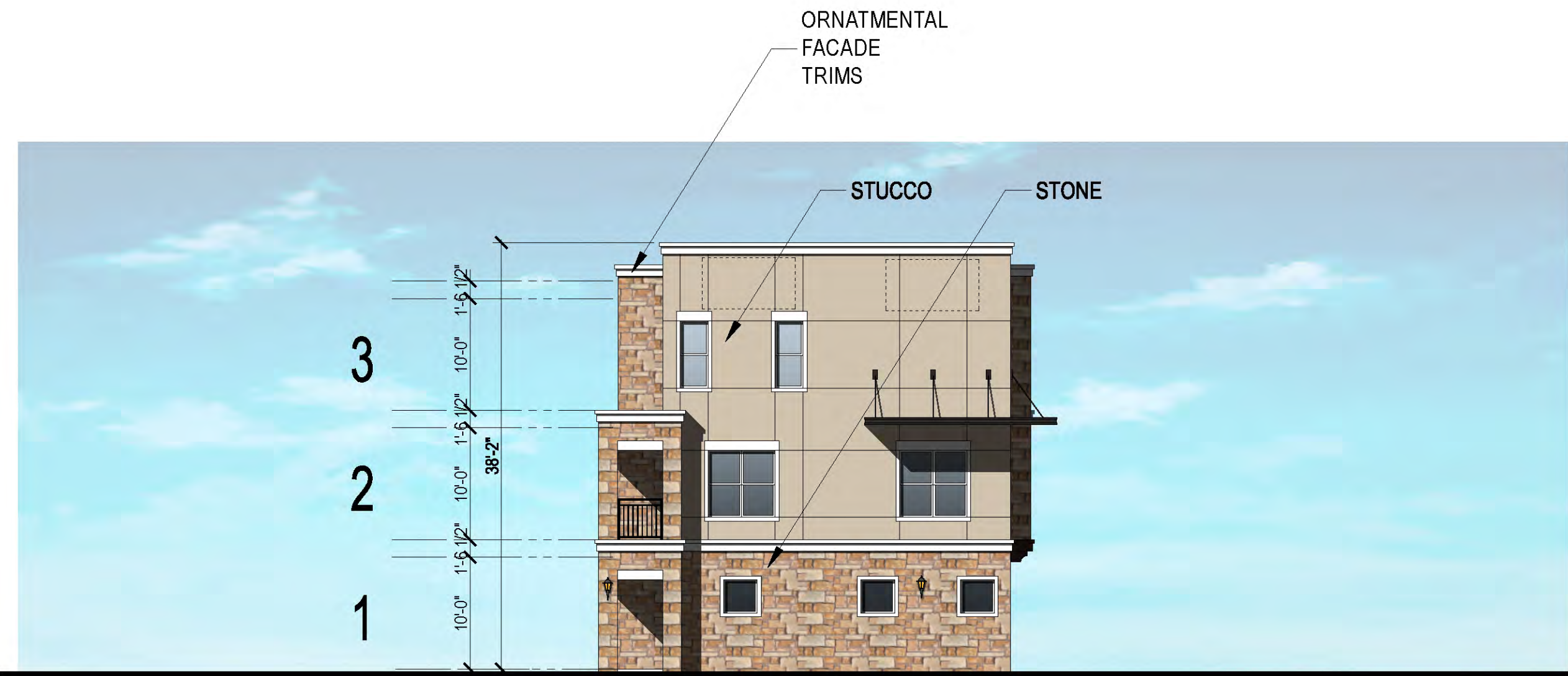
A451

#16018



FRONT ELEVATION (POOL SIDE)
BUILDING TYPE VI

STONE 66%
STUCCO 34%



SIDE ELEVATION
BUILDING TYPE VI

STONE 45%
STUCCO 58%



REAR ELEVATION (DRIVEWAY SIDE)
BUILDING TYPE VI

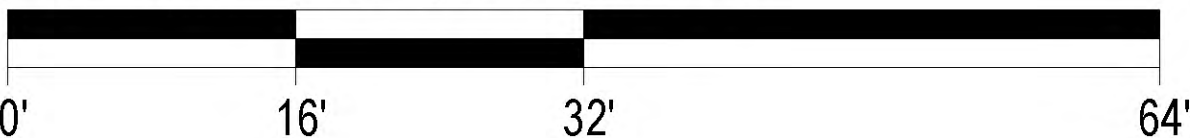
STONE 52%
STUCCO 48%

BLDG TYPE V ELEVATIONS

ARCHITECTURAL ELEMENTS

- Awnings
- Divided light windows
- Distinctive lighting fixtures
- Ornamental window headers
- Varied roof heights
- Ornamental facade trims

SCALE: 3/32" = 1'-0" (24"x36" SHEET)



STUCCO APPLICATION WILL BE
COLOR INTRINSIC AND APPELIED IN
A 3 STAGE PROCESS IN ACCORD-
ANCE WITH INDUSTRY STANDARDS

Designed by: **MS**
Drawn by: _____
Architect of Record: _____
Date Plotted: _____
Issue for Pricing / Bidding: _____
Issue for Permit Application: _____
Issue for Construction: _____
Revisions:

#	DATE	COMMENTS

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GARLAND WOODLANDS
GARLAND, TX
11.91 ACRES

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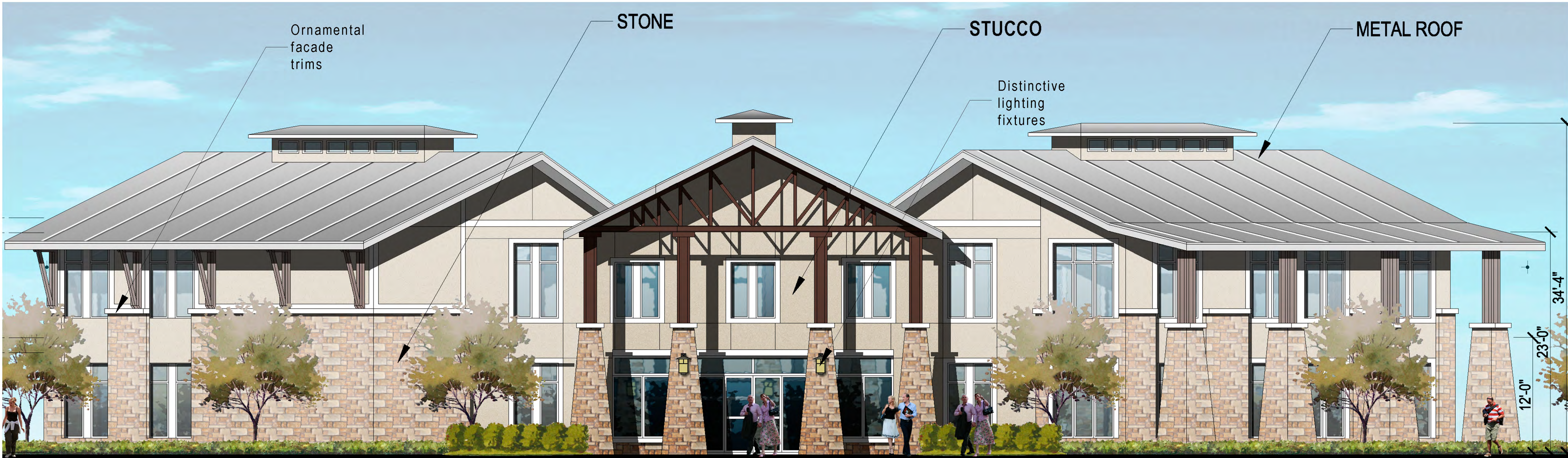
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ARCHITECTS, L.P.
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DALLAS IRVINE NEW ORLEANS ORLANDO
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SHEET CONTENTS
SITE PLAN

SHEET NO.

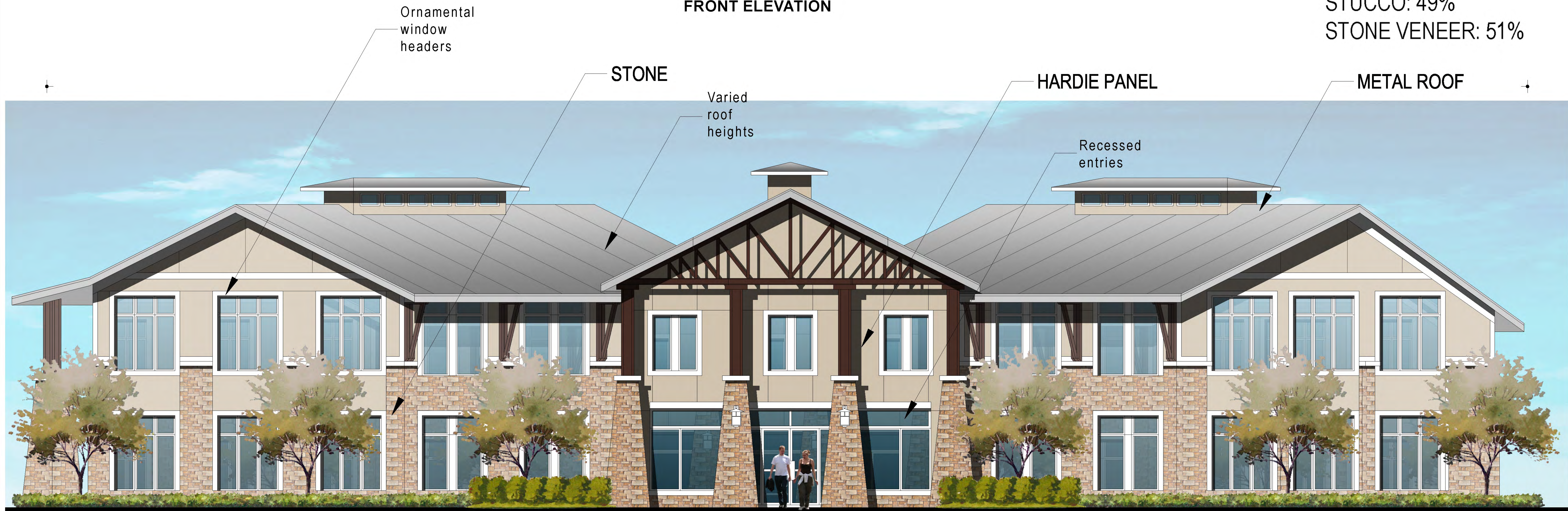
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#16018



FRONT ELEVATION

STUCCO: 49%
STONE VENEER: 51%



REAR ELEVATION

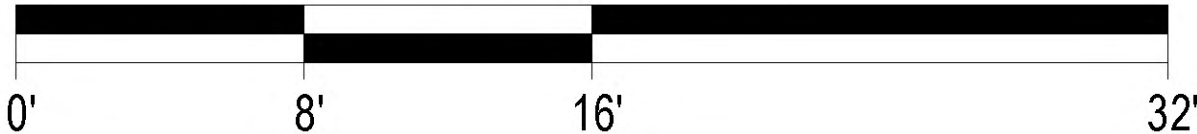
STUCCO: 52%
STONE VENEER: 48%

ARCHITECTURAL ELEMENTS

- Distinctive lighting fixtures
- Divided light windows
- Distinctive lighting fixtures
- Ornamental window headers
- Varied roof heights
- Ornamental facade trims

CLUB HOUSE ELEVATIONS

SCALE: 3/16" = 1'-0" (24"x36" SHEET)



Designed by:	MS	
Drawn by:		
Architect of Record:		
Date Plotted:		
Issue for Pricing / Bidding:		
Issue for Permit Application:		
Issue for Construction:		
Revisions:		
#	DATE	COMMENTS

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GARLAND WOODLANDS
GARLAND, TX
11.50 ACRES

These drawings are for preliminary coordination only and not to be used for regulatory approval or construction.

HUMPHREYS & PARTNERS
ARCHITECTS, L.P.
5339 ALPHA ROAD SUITE 300 - DALLAS, TEXAS 75240
(972) 701-9636 (972) 701-9639 FAX
DALLAS IRVINE NEW ORLEANS ORLANDO
www.humphreys.com


SHEET CONTENTS

SHEET NO.

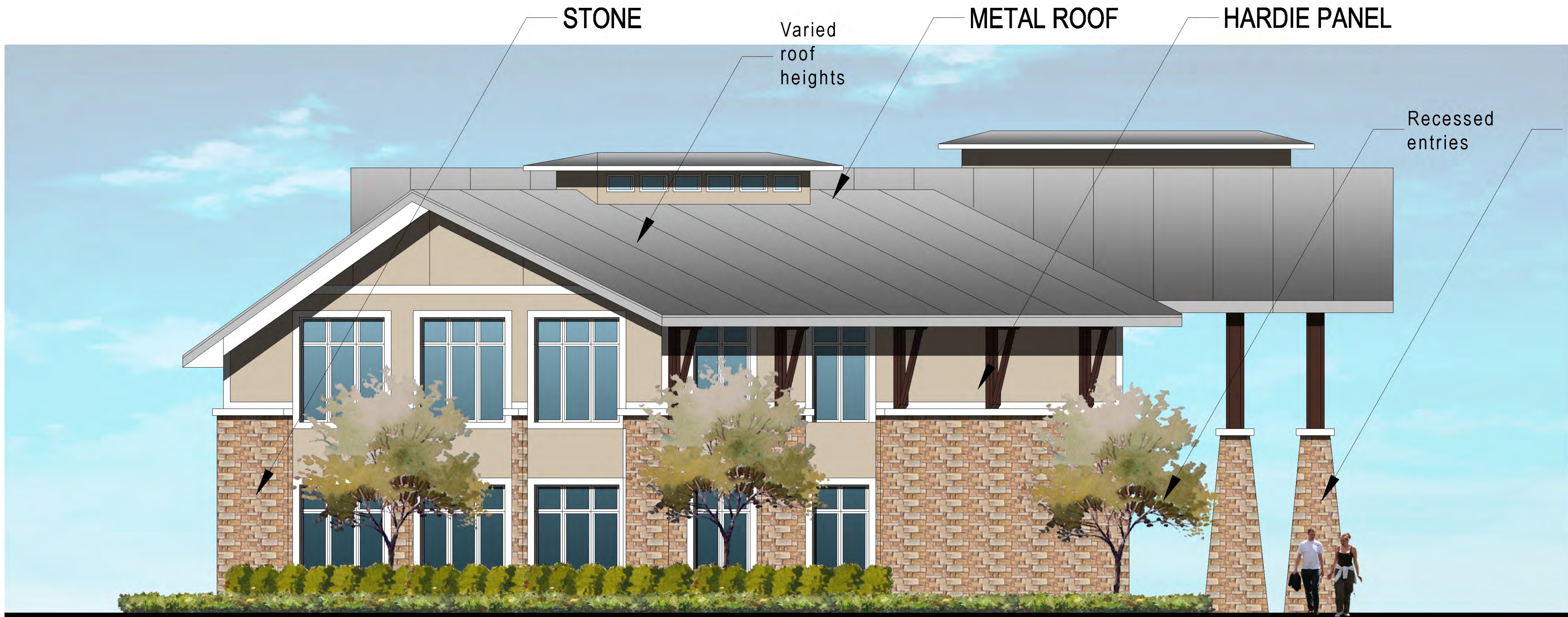
A803

#16018



SIDE ELEVATION 1

STUCCO: 53%
STONE VENEER: 47%



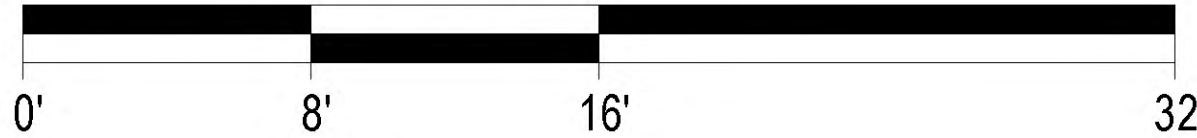
ARCHITECTURAL ELEMENTS

SIDE ELEVATION 2

STUCCO: 45%
STONE VENEER: 55%

STUCCO APPLICATION WILL BE
COLOR INTRINSIC AND APPLIED IN
A 3 STAGE PROCESS IN ACCORD-
ANCE WITH INDUSTRY STANDARDS

SCALE: 3/16" = 1'-0" (24"x36" SHEET)



- Distinctive lighting fixtures
- Divided light windows
- Distinctive lighting fixtures
- Ornamental window headers
- Varied roof heights
- Ornamental facade trims

CLUB HOUSE ELEVATIONS

Designed by: **MS**
Drawn by: _____
Architect of Record: _____
Date Plotted: _____
Issue for Pricing / Bidding: _____
Issue for Permit Application: _____
Issue for Construction: _____
Revisions:

#	DATE	COMMENTS

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GARLAND WOODLANDS
GARLAND, TX
11.50 ACRES

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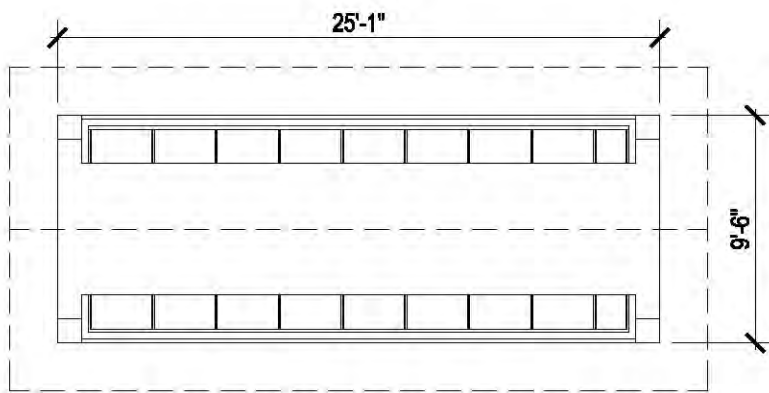


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#16018

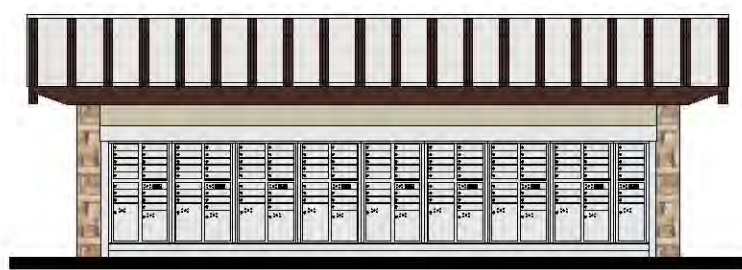
MAIL KIOSK



ROOF PLAN



FLOOR PLAN



SECTION



SIDE ELEVATIONS

STUCCO: 41%
STONE VENEER: 59%

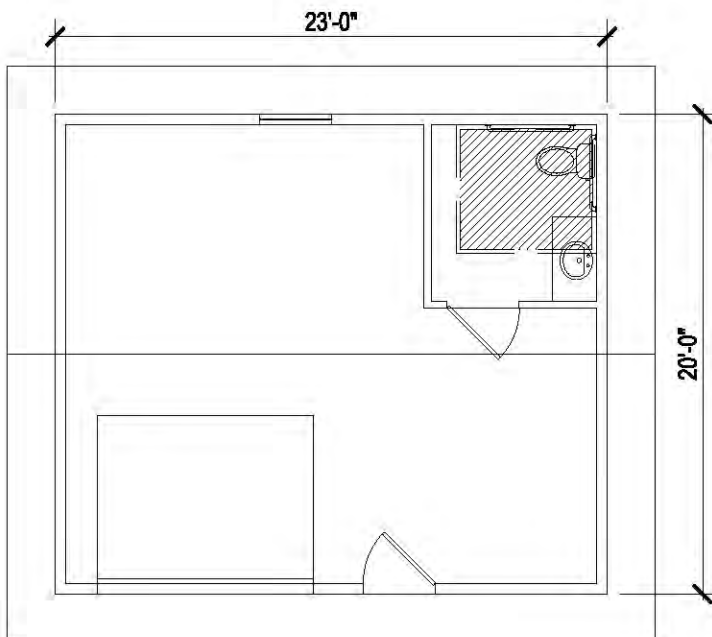
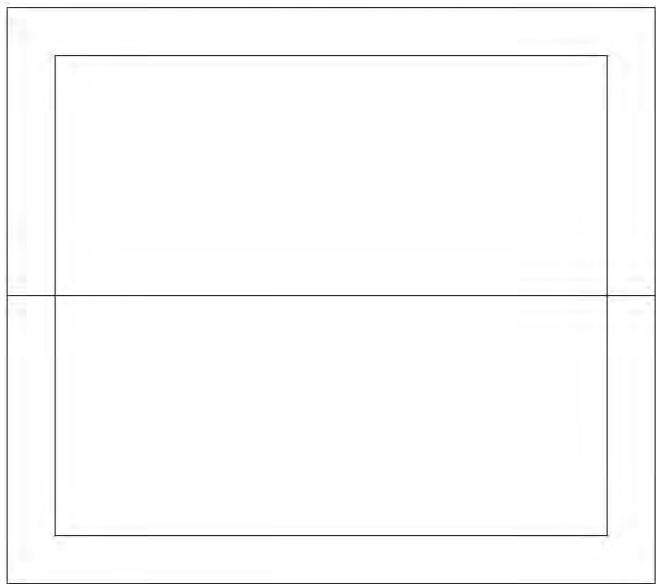


FRONT & REAR ELEVATIONS

STUCCO: 45%
STONE VENEER: 55%

MAIL KIOSK GROSS AREA- 238 S.F.

MAINTENANCE BUILDING



REAR ELEVATION

STUCCO: 46%
STONE VENEER: 54%



SIDE ELEVATION

STUCCO: 46%
STONE VENEER: 54%



FRONT ELEVATION

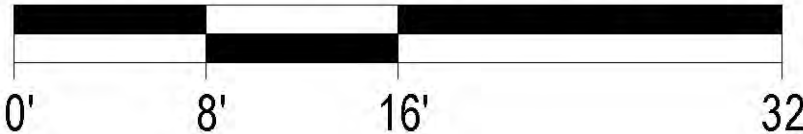
STUCCO: 44%
STONE VENEER: 56%

MAINTENANCE BUILDING GROSS AREA- 460 S.F.

STUCCO APPLICATION WILL BE
COLOR INTRINSIC AND APPELIED IN
A 3 STAGE PROCESS IN ACCORD-
ANCE WITH INDUSTRY STANDARDS

AUXILIARY BUILDINGS

SCALE: 1/8" = 1'-0" (24"x36" SHEET)



Designed by: **MS**
Drawn by: _____
Architect of Record: _____
Date Plotted: _____
Issue for Pricing / Bidding: _____
Issue for Permit Application: _____
Issue for Construction: _____
Revisions:

#	DATE	COMMENTS

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GARLAND WOODLANDS
GARLAND, TX
11.91 ACRES

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SHEET CONTENTS:
SITEPLAN

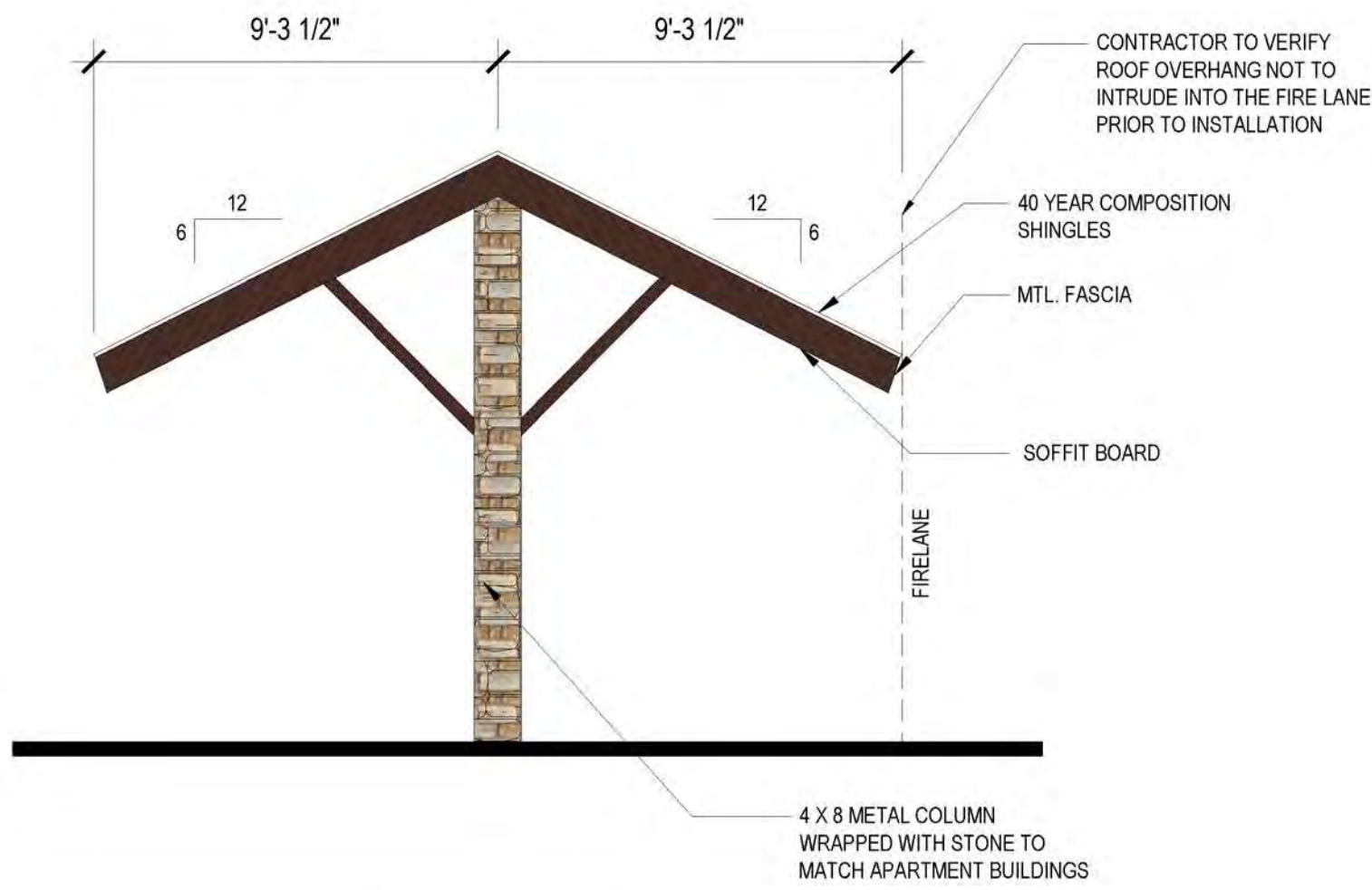
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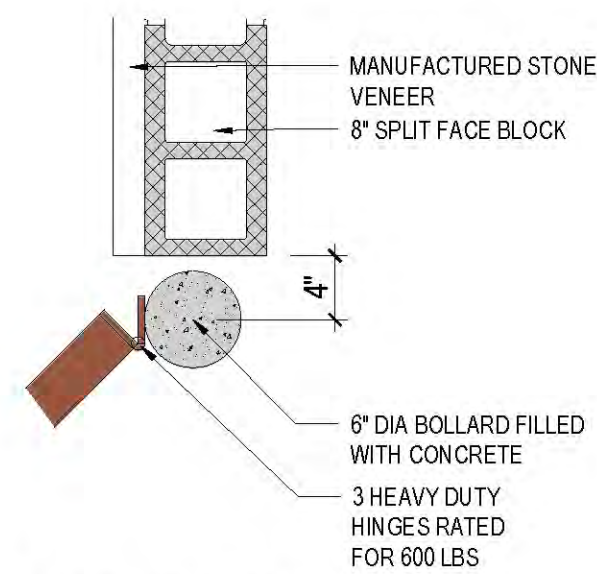
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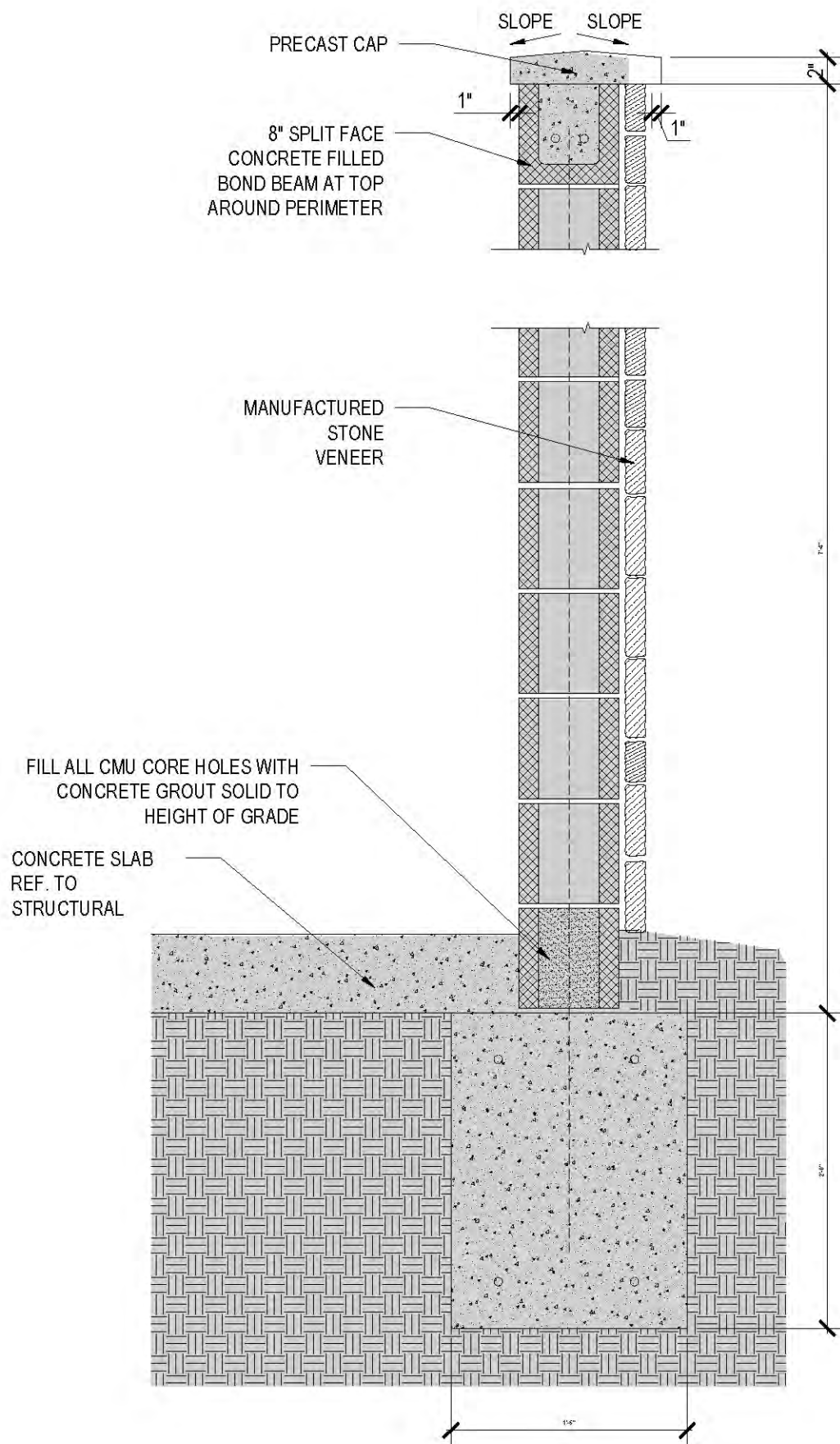
1 CARPORT - FRONT AND REAR ELEVATION
SCALE: 1/4" = 1'-0"



2 CARPORT - SIDE ELEVATION
SCALE: 1/4" = 1'-0"



8 HINGE DETAIL
1" = 1'-0"



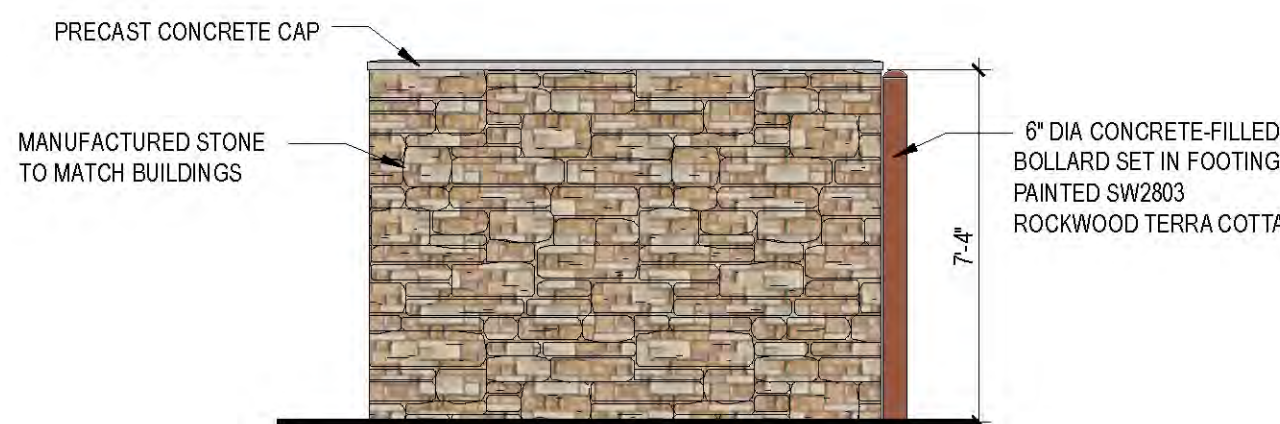
7 TRASH ENCLOSURE - SECTION
1" = 1'-0"



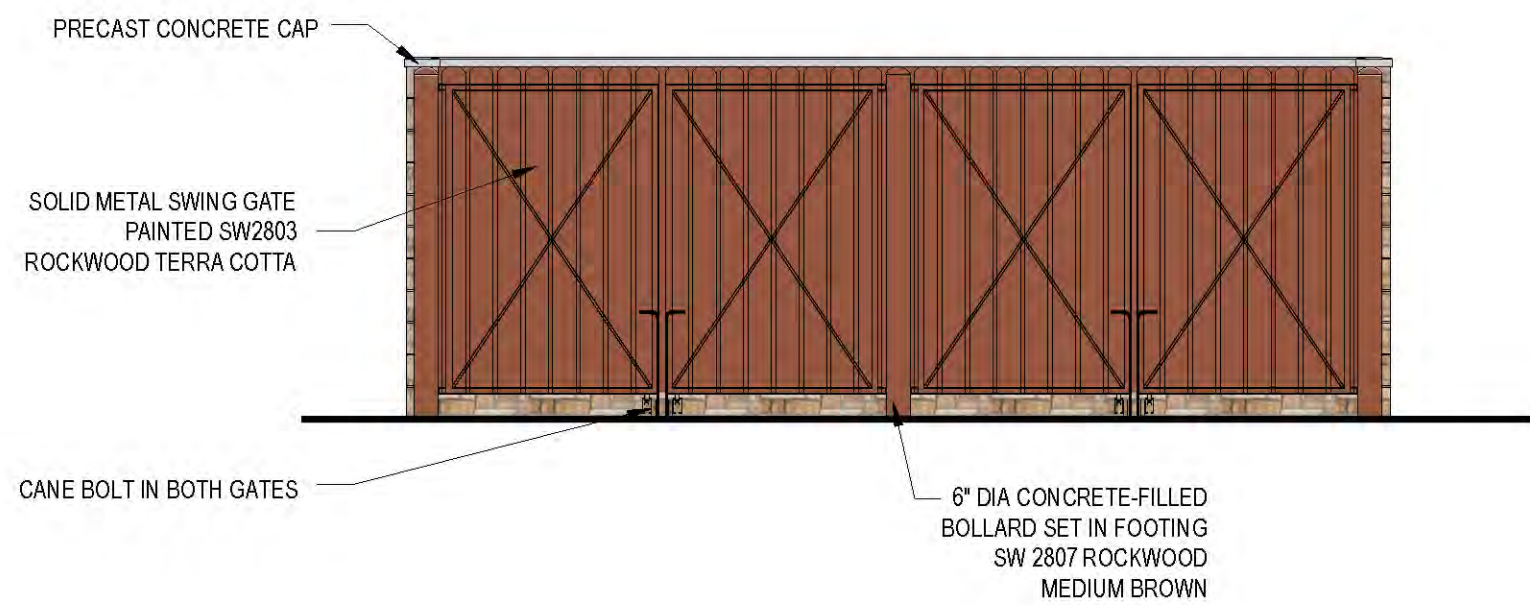
6 TRASH ENCLOSURE - SIDE ELEVATION
1/4" = 1'-0"



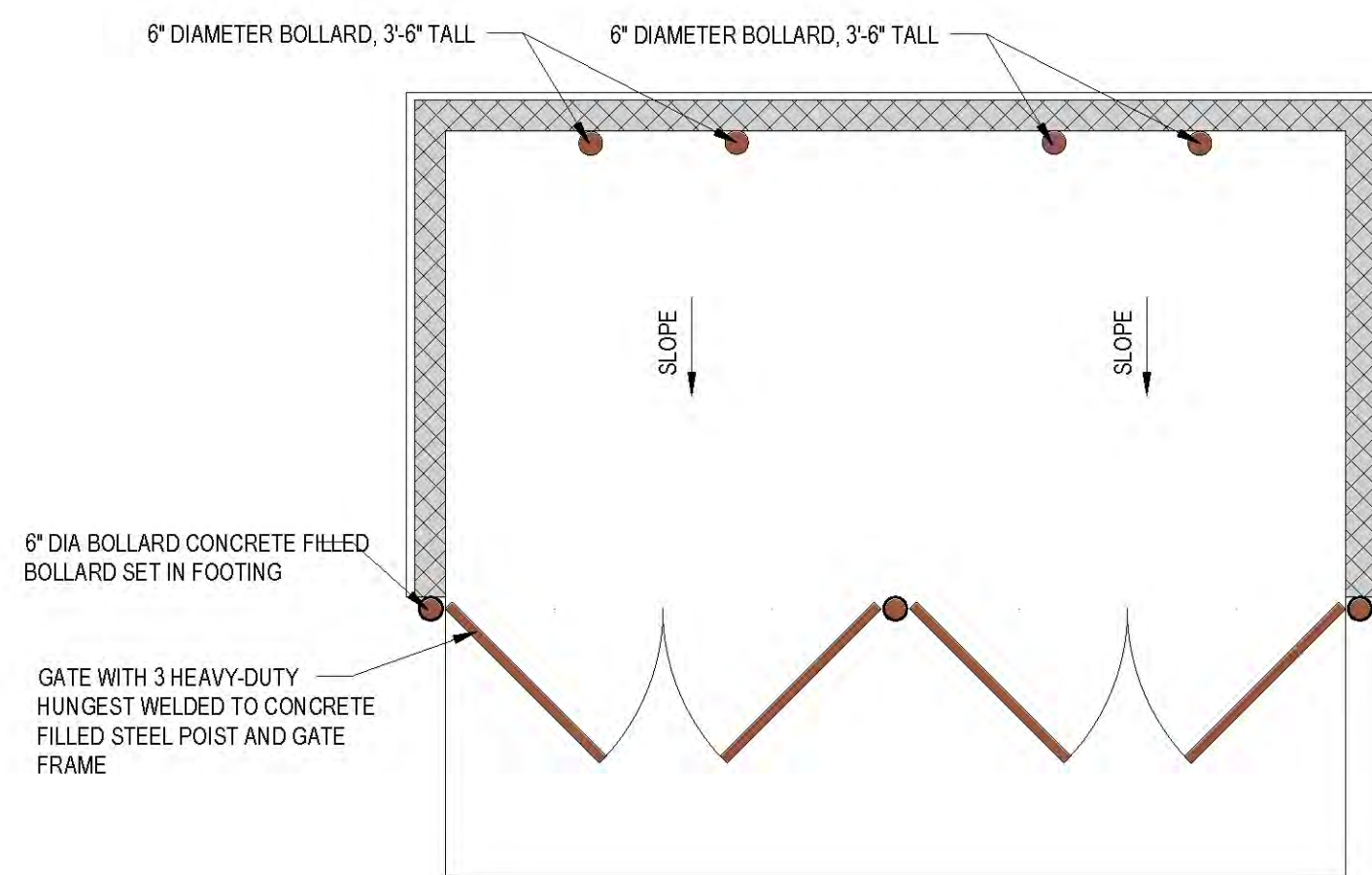
5 TRASH ENCLOSURE - REAR ELEVATION
1/4" = 1'-0"



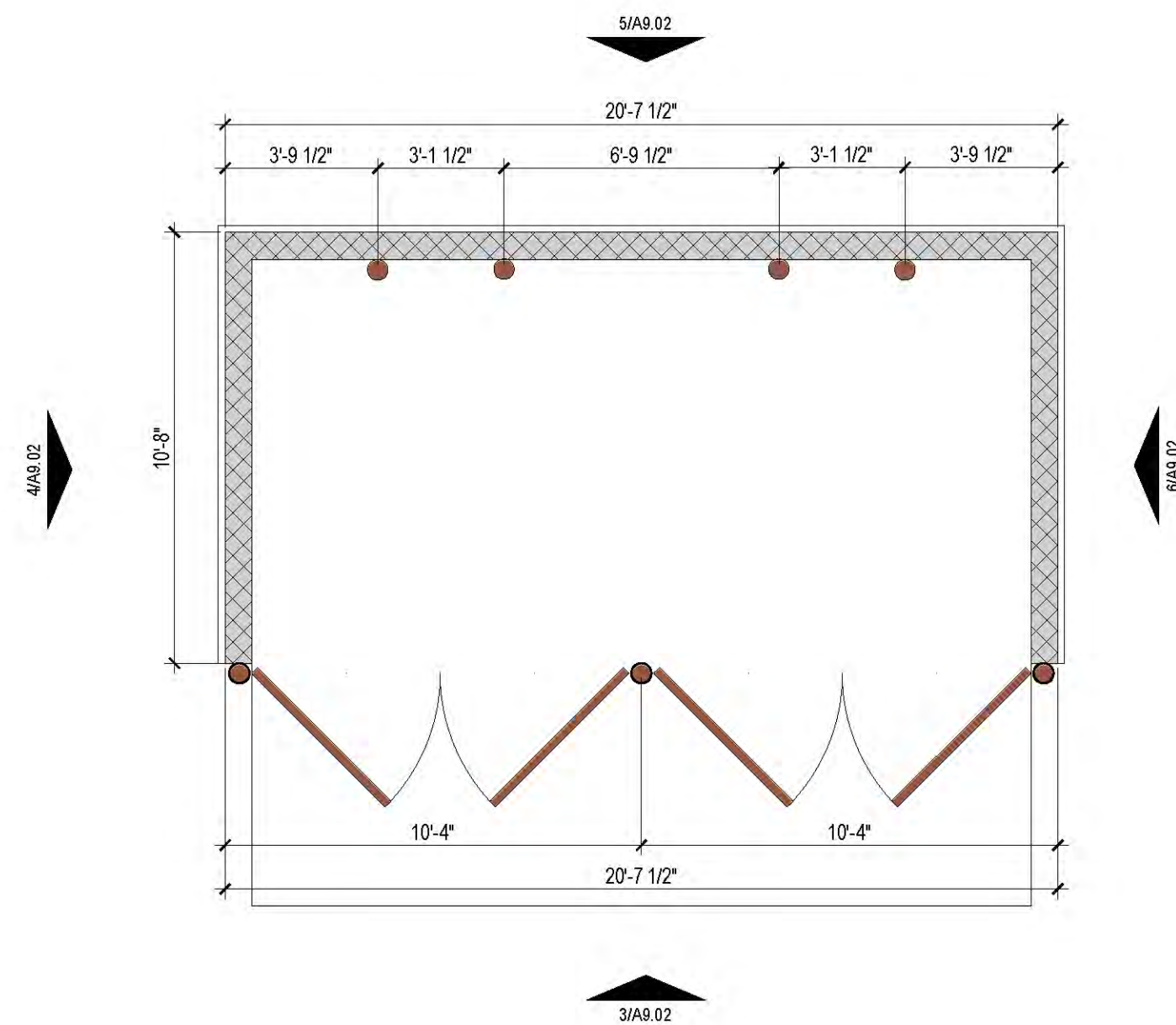
4 TRASH ENCLOSURE - SIDE ELEVATION
1/4" = 1'-0"



3 TRASH ENCLOSURE - FRONT ELEVATION
1/4" = 1'-0"



2 TRASH ENCLOSURE - NOTE PLAN
1/4" = 1'-0"



1 TRASH ENCLOSURE - FLOOR PLAN
1/4" = 1'-0"

Designed by:	MS	
Drawn by:		
Architect of Record:		
Date Plotted:		
Issue for Pricing / Bidding:		
Issue for Permit Application:		
Issue for Construction		
Revisions:		
#	DATE	COMMENTS

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GARLAND WOODLANDS
GARLAND, TX
11.50 ACRES

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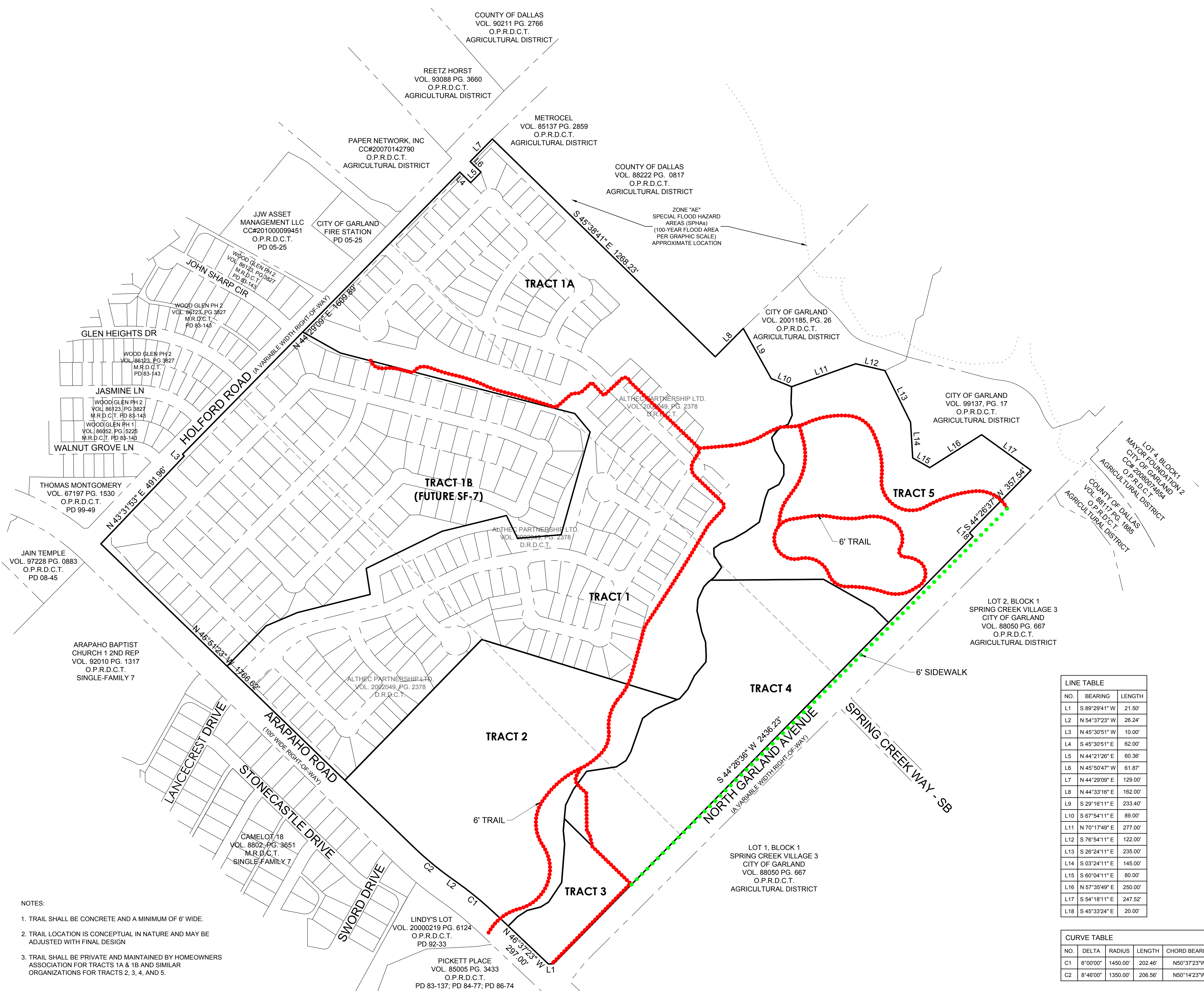


SHEET CONTENTS
TRASH ENCLOSURE
PLAN & ELEVATIONS
SHEET NO.

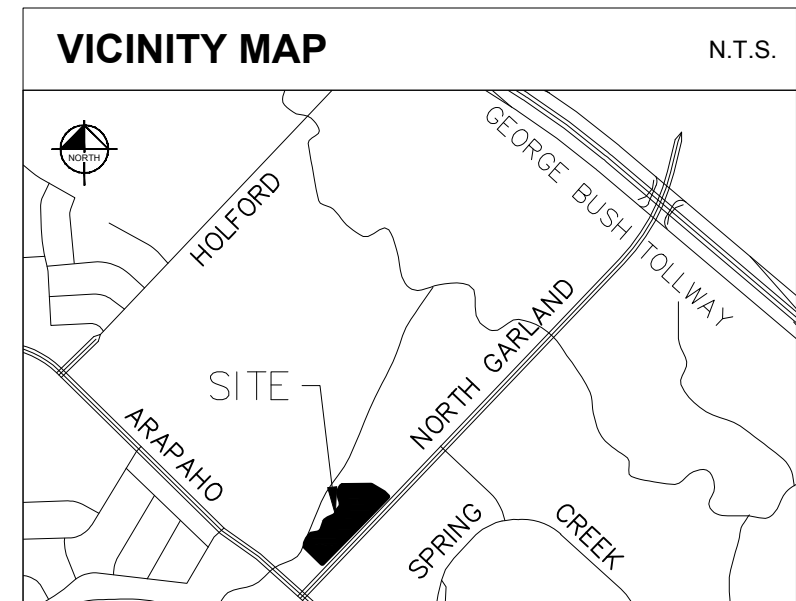
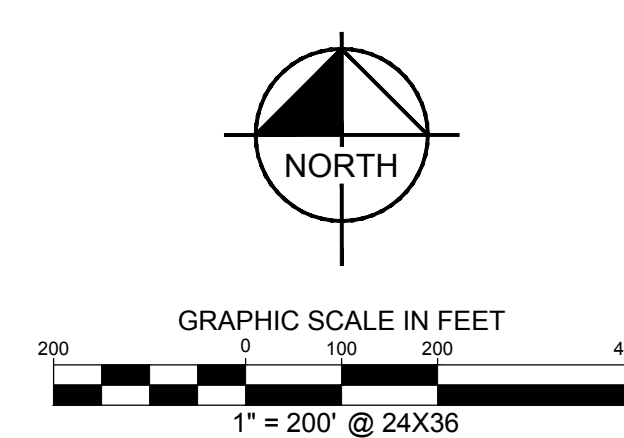
A9.02

#16018

Exhibit G



- NOTES:
1. TRAIL SHALL BE CONCRETE AND A MINIMUM OF 6' WIDE.
 2. TRAIL LOCATION IS CONCEPTUAL IN NATURE AND MAY BE ADJUSTED WITH FINAL DESIGN
 3. TRAIL SHALL BE PRIVATE AND MAINTAINED BY HOMEOWNERS ASSOCIATION FOR TRACTS 1A & 1B AND SIMILAR ORGANIZATIONS FOR TRACTS 2, 3, 4, AND 5.



LINE TABLE		
NO.	BEARING	LENGTH
L1	S 89°29'41" W	21.50'
L2	N 54°37'23" W	26.24'
L3	N 45°30'51" W	10.00'
L4	S 45°30'51" E	62.00'
L5	N 44°21'28" E	60.36'
L6	N 45°50'47" W	61.87'
L7	N 44°29'09" E	129.00'
L8	N 44°33'16" E	162.00'
L9	S 29°16'11" E	233.40'
L10	S 67°54'11" E	89.00'
L11	N 70°17'49" E	277.00'
L12	S 76°54'11" E	122.00'
L13	S 28°24'11" E	235.00'
L14	S 03°24'11" E	145.00'
L15	S 60°04'11" E	80.00'
L16	N 57°35'49" E	250.00'
L17	S 54°18'11" E	247.52'
L18	S 45°33'24" E	20.00'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	8°00'00"	1450.00'	202.46'	N50°37'23"W	202.30'
C2	8°46'00"	1350.00'	206.56'	N50°14'23"W	206.36'

CONCEPTUAL TRAIL MASTER PLAN
THE WOODLANDS ON SPRING CREEK
141.65 ACRES
ONEFRE ALVARADO SURVEY,
ABSTRACT NO. 2
CITY OF GARLAND,
DALLAS COUNTY, TEXAS

Kimley»Horn

12750 Merit Drive, Suite 1000
Dallas, Texas 75251
FIRM # 10115500
Tel. No. (972) 770-1300
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 200'	PEM	JAD	JAN. 2017	064446434	1 OF 1

CASE NO.
160811-1

DEVELOPER:
JPI
800 EAST LAS COLINAS
BOULEVARD, SUITE 1800,
IRVING, TX 75039
CONTACT: SYLVAN MILLER
PHONE: 972-373-3931

OWNER:
ALTREC PROPERTIES, LTD.
914 SOUTH GARLAND AVENUE
GARLAND, TEXAS 75040
CONTACT: THOMAS CHAMBERS
214-676-4635

ENGINEER:
KIMLEY-HORN AND ASSOC., INC.
106 WEST LOUISIANA STREET
MCKINNEY, TEXAS 75069
CONTACT: PEYTON MCGEE, P.E.
PHONE: 469-301-2580



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

4.

Meeting Date: April 18, 2017

Item Title: TxDOT Selective Traffic Enforcement "Click It or Ticket"

Submitted By: Mitch Bates, Chief of Police

Summary of Request/Problem

Council is requested to adopt 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 \$11,338.11. The required enforcement period will be May 2, 2017 – June 10, 2017. 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.

This item was considered by Council at the April 17, 2017 Work Session.

Recommendation/Action Requested and Justification

Approve a resolution authorizing the City Manager to accept the State of Texas Department of Transportation (TxDOT) Selective Traffic Enforcement Program (STEP) Grant “Click It or Ticket” for May 2, 2017 – June 10, 2017 in the amount of \$11,338.11.

Attachments

CIOT Resolution

RESOLUTION NO. _____

A RESOLUTION 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 \$11,338.11; AND PROVIDING AN EFFECTIVE DATE.

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

Section 1

That the City of Garland Police Department, by and through Police Chief Mitch Bates, is hereby authorized to accept a Texas Department of Transportation (TxDOT) Selective Traffic Enforcement Program - Click It Or Ticket (CIOT) Grant in the amount of \$11,338.11, for the purpose of vehicle occupant restraint enforcement during the period from May 2, 2017 through June 10, 2017.

Section 2

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

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

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

5.

Meeting Date: April 18, 2017

Item Title: Resale of Tax Foreclosed Property - 601 Ford St.

Submitted By: Corey Worsham, Tax Administrator

Summary of Request/Problem

At the April 3, 2017 City Council Work Session, Council was briefed on the potential sale of property located at 601 Ford Street. The City of Garland obtained the property through a Sheriffs Sale in 2013 and recently received an offer from Mr. Jeff Robertson to purchase the property. The offer of \$14,000 is below the judgment amount and the 2013 assessed market value. The offer requires the consent of all jurisdictions included in the judgment and this consent has been obtained.

Recommendation/Action Requested and Justification

Staff recommends Council accept the offer and sell the property located at 601 Ford Street.

Attachments

601 Ford - Resolution

601 Ford - Offer to Sale

601 Ford - Deed

601 Ford St - County Consent of Sale

601 Ford - GISD Consent of Sale

RESOLUTION NO. _____

A RESOLUTION AGREEING TO THE SALE OF CERTAIN PROPERTY LOCATED WITHIN THE CITY OF GARLAND AND OWNED BY TAXING AUTHORITIES INCLUDING THE CITY OF GARLAND AS THE RESULT OF A TAX SALE; AUTHORIZING THE MAYOR TO EXECUTE A DEED WITHOUT WARRANTY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, taxing entities including the City of Garland, Texas, have become owners of certain real property by virtue of a foreclosure sale conducted pursuant to an order of the 193rd Judicial District Court of Dallas County, Texas in cause number TX11-30064, and

WHEREAS, all taxing entities owning an interest in the real property must consent to the sale of the property, and

WHEREAS, it is to the benefit of all taxing entities that the property ultimately be returned to the tax rolls

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

Section 1

That City agrees to the to the sale of certain real property being COOPERS INST 3 BLK R LOT 18an addition to the City of Garland, Dallas County, Texas, also known as 601 Ford St., Garland, Dallas County, Texas.

Section 2

That the Mayor is hereby authorized to execute a deed without warranty in the form and substance of that attached hereto as Exhibit "A".

Section 3

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

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

CITY OF GARLAND, TEXAS

ATTEST:

Mayor

City Secretary

PerdueBrandonFielderCollins&Mott LLP
ATTORNEYS AT LAW

1919 S. SHILOH RD.
GARLAND, TEXAS 75042
TELEPHONE 972-278-8282
FAX 972-278-8222
www.pbfcml.com

J. Douglas Burnside
ATTORNEY AT LAW
dburnside@pbfcml.com

December 19, 2016

Mr. Corey Worsham
Tax Assessor/Collector
City of Garland
217 N. 5th Street
Garland, Texas 75040

Via electronic-mail

Re: Offer by Jeff Robertson to purchase 601 Ford St., Garland, Texas

Dear Mr. Worsham:

The above referenced property was struck off to the City of Garland on July 2, 2013 at a Sheriff's Sale pursuant to delinquent tax suit no. TX11-30064, Dallas County, et al. v. Jerome Fields, et al. The property was struck off for the total amount of the Judgment, \$33,100.10. Jeff Robertson has offered to purchase this property for \$14,000.00. The property is currently assessed by the Dallas Central Appraisal District at \$14,000.00.

The costs and distribution of net proceeds are:

Court Costs		\$3,225.94
Sheriff's Costs of Sale		\$1,685.10
Publication Fees		\$385.00
Net Court Costs and Costs of Sale		<u>\$5,296.04</u>
Personnel and Overhead		\$1,500.00
Post-Sale Demolition		<u>\$2,400.00</u>
Total City Reimbursement		<u>\$3,900.00</u>
City of Garland	25.9%	\$1,244.78
Garland ISD	55.0%	\$2,641.09
Dallas County	19.1%	<u>\$918.09</u>
Total Tax Distribution		<u>\$4,803.96</u>
Net Court Costs and Costs of Sale		\$5,296.04
Total City Reimbursement		\$3,900.00
Total Tax Distribution		<u>\$4,803.96</u>
Total Sale Price		<u>\$14,000.00</u>

If the City desires, our office would recommend that the City sell the property pursuant to §34.05(j) of the Texas Property Tax Code. This section allows the City to sell for an amount equal to or greater than the current assessed value by the Dallas CAD. As part of this sale, in addition to all amounts included in the judgment, all post-judgment taxes will also be extinguished by the sale. The total amount of post-judgment taxes is approximately \$5,826.08 of which the City of Garland's portion is \$1,542.20.

Because the purchase price is less than either the Judgment amount of taxes and court costs, \$33,100.10, or the market value as stated in the judgment, \$57,010.00, all jurisdictions included in the judgment must consent to the sale. Pursuant to a sale under §34.05(j), any unit not consenting to the sale would be liable to the City for their pro-rata share of any costs incurred in maintaining the property from the date of the non-consent forward. Our office will obtain the necessary consent for the sale to proceed.

If the City Council approves this transaction, please forward to me the executed Deed. I will contact Jeff Robertson to complete the transaction.

If you have any questions or need additional information, please contact me.

Yours truly,

A handwritten signature in black ink, appearing to read "J. Douglas Burnside", with a long, sweeping horizontal line extending to the right.

J. Douglas Burnside
Attorney at Law

Re-sale Disbursement Worksheet
City of Garland

CAD Acct #:	26103500180180000
Property address:	601 Ford St.
Cause No.:	TX11-30064
Judgment Date:	November 3, 2011
Sheriff's Sale Date:	July 2, 2013
Judgment amount:	GISD 1999-2010 taxes \$12,361.85 (55.0%)
	City 2004-2010 taxes \$5,826.29 (25.9%)
	County 2004-2010 taxes \$4,297.17 (19.1%)
Total Judgment for Taxes:	\$22,485.31
City Abatement Liens:	\$693.21
Court costs:	\$3,225.94
Sheriff's fees for sale:	\$1,685.10
Publication fees for sheriff's sale, paid by Gay & McCall:	\$385.00
Total Costs:	\$5,296.04
City Post-Sale Demolition:	\$2,400.00

Checks to be disbursed as follows:

1.	Dallas County District Clerk	\$3,225.94
2.	Dallas County Sheriff	\$1,685.10
3.	Gay, McCall, Isaacks & Roberts	\$385.00
4.	City of Garland (administrative fee)	\$1,500.00
5.	City of Garland (Post-sale demolition)	\$2,400.00
6.	City of Garland (Pro-rata Judgment tax year distribution)	\$1,244.78
7.	Garland ISD (Pro-rata Judgment tax year distribution)	\$2,641.09
8.	John Ames, Dallas County Tax Assessor (Pro-rata Judgment tax year distribution)	\$918.09
	TOTAL	\$14,000.00

The cause number and Dallas Central Appraisal District tax account number should be on all checks.

DEED WITHOUT WARRANTY

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF DALLAS §

That the **City of Garland**, a Texas home-rule municipality ("Grantor"), for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to Grantor, the receipt and sufficiency of which is hereby acknowledged, paid in hand by **Jeff Robertson, 4477 Lake Breeze Dr., McKinney TX 75071** ("Grantee"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Grantee that certain lot, tract, or parcel of land, commonly known as **601 Ford St.**, situated in the City of Garland, County of Dallas, State of Texas, to wit:

**LOT 18 OF COOPER'S ADDITION, INSTALLMENT NO. 3
SITUATED IN CITY BLOCK R IN THE CITY OF GARLAND,
DALLAS COUNTY, TEXAS AS SHOWN BY DEED
RECORDED IN VOLUME 74247, PAGE 783 OF THE DEED
RECORDS OF DALLAS COUNTY, TEXAS (the "Property").**

This Deed Without Warranty is subject to:

- (i) any and all visible and apparent easements and encroachments, whether of record or not;
- (ii) any and all covenants, conditions, reservations, restrictions, exceptions, easements, rights-of-way, mineral interests, mineral leases, or other instruments of record applicable to the land or any part thereof;
- (iii) rights of the public to any portion of the above described property lying within the boundaries of dedicated or existing roadways or which may be used for road or street purposes;
- (iv) rights of parties in possession; and
- (v) any right of redemption as specified in Chapter 34, Subchapter B, Texas Property Tax Code.

It is understood and agreed that Grantor is not making any warranties or representations of any kind or character, express, implied or statutory, with respect to the Property, its physical condition or any other matter or thing relating to or affecting the Property and that the Property is being conveyed and transferred to Grantee "AS IS, WHERE IS, AND WITH ALL FAULTS." Grantor does not warrant or make any representations, express or implied, as to fitness for a particular purpose, merchantability, design, quantity, physical condition, operation compliance with specifications, absence of latent defects or compliance with laws and regulations (including,

without limitation, those relating to zoning, health, safety and the environment) or any other matter affecting the Property.

THIS DEED IS MADE WITHOUT WARRANTY, EXPRESS OR IMPLIED, AND GRANTOR EXPRESSLY DISCLAIMS, EXCEPTS AND EXCLUDES ANY AND ALL WARRANTIES OF TITLE OR OTHERWISE FROM THIS CONVEYANCE, INCLUDING, WITHOUT LIMITATION, ANY WARRANTIES ARISING UNDER COMMON LAW OR STATUTE.

The intent of this Deed Without Warranty is to transfer the Property foreclosed on by the Grantor taxing jurisdictions in Cause TX11-30064 in the 95th Judicial District Court, Dallas County, Texas, and no more.

When the context requires, singular nouns and pronouns include the plural.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto and in anywise belonging unto Grantee, his heirs, successors and assigns forever; **WITHOUT WARRANTY AND SUBJECT IN ALL RESPECTS TO THE DISCLAIMERS SET FORTH ABOVE.**

EXECUTED on the dates set forth in the acknowledgements below, to be EFFECTIVE on the _____ day of _____ 2017.

GRANTOR:

CITY OF GARLAND, a Texas home-rule municipality

By: _____

Title: _____

THE STATE OF TEXAS §

§

COUNTY OF DALLAS §

The foregoing instrument was acknowledged before me on the ____ day of _____, 2017, by _____, in his capacity as Mayor of the City of Garland.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME OF NOTARY

MY COMMISSION EXPIRES:

**COURT ORDER
2017-0335**



Request to Consent to Sale of Tax Foreclosed Property Struck off to the City of Garland,
Trustee

On a motion made by Commissioner Dr. Elba Garcia, District 4, and seconded by Commissioner Dr. Theresa M. Daniel, District 1, the following order was passed and adopted by the Commissioners Court of Dallas County, State of Texas:

BRIEFING DATE: 3/7/2017
FUNDING SOURCE: As briefed

Be it resolved and ordered that the Dallas County Commissioners Court does hereby consent in its own behalf, and on behalf of the Dallas County Community College District, the Parkland Hospital District, and the Dallas County School Equalization Fund, to the sale of said parcel of land located at 601 Ford Street, Garland, Texas, described in Exhibit "A", attached hereto and made a part hereof, to the highest qualified purchaser, even if the amounts tendered are (1) less than the market values of the property specified in the respective judgment of foreclosure or the total amount of the judgments against each respective property in compliance with Section 34.05(i) of the Property Tax Code, or (2) for an amount equal to or greater than the current market values as shown by the most recent certified appraisal roll, if the sum of the amount of the judgment plus post-judgment taxes, penalties, and interest owing against the property exceeds the market value in compliance with Section 34.05(j) of the Property Tax Code, subject to the previous owner's remaining right of redemption, if any, and to the purchaser's obligation to pay post judgment taxes, if any, and the pro rata property taxes for the remaining part of the current year.

Recommended by: Alberta Blair
Originating Department: Public Works

Done in open court March 7, 2017, by the following vote:

IN FAVOR: Honorable Clay Lewis Jenkins, County Judge
 Commissioner Dr. Theresa M. Daniel, District 1
 Commissioner Mike Cantrell, District 2
 Commissioner Dr. Elba Garcia, District 4

OPPOSED: None

ABSTAINED: None

ABSENT: Commissioner John Wiley Price, District 3

Recommended by: Alberta Blair
Originating Department: Public Works

EXHIBIT "A"

TAX FORECLOSURE PROPERTIES STRUCK OFF TO THE CITY OF GARLAND
AS TRUSTEE FOR GARLAND I.S.D. AND DALLAS COUNTY

R&B DIST.	PROPERTY ADDRESS/ MAPSCO #	JUDGMENT CAUSE #	TAX YEARS INCLUDED IN JUDGMENT (COUNTY, CITY, SCHOOL)	DATE OF SHERIFF'S SALE	TAX ACCOUNT #	IMPROVED / UNIMP.	LAND SIZE (APPROX.)	2016 DCAD VALUE	MARKET VALUE IN JUDGMENT	STRIKE OFF AMOUNT	OFFER AMOUNT	POST JUDGMENT TAX YEARS & AMOUNT OWED (through [month/year] if applicable)	% OF DCAD VALUE (Offer Amt + Post Judgment Taxes (if applicable))	PURSUANT TO TAX CODE
1	601 Ford St. Garland, TX MAPSCO 29A-A	TX-11-30064 11/3/2011	County: 2004-2010 City: 2004- 2010 GISD: 1999-2010	7/2/2013	26103500180180000	Land Only	5,924 SF	\$14,000	\$57,010	\$33,100.10	\$14,000	n/a	100%	34.05(j)

EXHIBIT "B"

Re-sale Disbursement Worksheet
City of Garland

CAD Acct #:	26103500180180000
Property address:	601 Ford St.
Cause No.:	TX11-30064
Judgment Date:	November 3, 2011
Sheriff's Sale Date:	July 2, 2013
Judgment amount:	GISD 1999-2010 taxes \$12,361.85 (55.0%)
	City 2004-2010 taxes \$5,826.29 (25.9%)
	County 2004-2010 taxes \$4,297.17 (19.1%)
Total Judgment for Taxes:	\$22,485.31
City Abatement Liens:	\$693.21
Court costs:	\$3,225.94
Sheriff's fees for sale:	\$1,685.10
Publication fees for sheriff's sale, paid by Gay & McCall:	\$385.00
Total Costs:	\$5,296.04
City Post-Sale Demolition:	\$2,400.00

Checks to be disbursed as follows:

1.	Dallas County District Clerk	\$3,225.94
2.	Dallas County Sheriff	\$1,685.10
3.	Gay, McCall, Isaacks & Roberts	\$385.00
4.	City of Garland (administrative fee)	\$1,500.00
5.	City of Garland (Post-sale demolition)	\$2,400.00
6.	City of Garland (Pro-rata Judgment tax year distribution)	\$1,244.78
7.	Garland ISD (Pro-rata Judgment tax year distribution)	\$2,641.09
8.	John Ames, Dallas County Tax Assessor (Pro-rata Judgment tax year distribution)	\$918.09
	TOTAL	\$14,000.00

The cause number and Dallas Central Appraisal District tax account number should be on all checks.

RESOLUTION

A RESOLUTION AUTHORIZING THE CITY OF GARLAND TO RE-SELL TAX FORECLOSED PROPERTY LOCATED AT 601 FORD ST., GARLAND, TEXAS, BY PUBLIC OR PRIVATE SALE, AS PROVIDED BY SECTION 34.05 OF THE TEXAS PROPERTY TAX CODE

WHEREAS, pursuant to a delinquent tax collection lawsuit and tax foreclosure sale, the property located at 601 Ford St., Garland, Texas, ("The Property") was struck off to the City of Garland on its own behalf and as Trustee for the Garland Independent School District and Dallas County, pursuant to Section 34.01(j) of the Property Tax Code, and

WHEREAS, Garland Independent School District desires to resell The Property pursuant to Section 34.05 of the Property Tax Code for an amount not less than \$14,000.00, and

WHEREAS, Garland Independent School District desires to authorize the City of Garland to act as Trustee to offer The Property for sale pursuant to Section 34.05 of the Texas Property Tax Code,

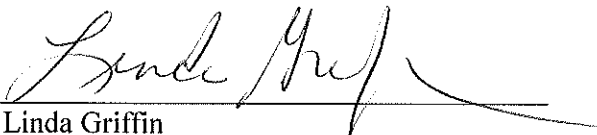
NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE GARLAND INDEPENDENT SCHOOL DISTRICT, GARLAND, TEXAS THAT:

Section 1. The Garland Independent School District does hereby provide specific authorization to the City of Garland to act as Trustee to offer for sale by public or private sale 601 Ford St., Garland, Texas, more fully described in Exhibit "A," attached hereto and made a part hereof, and the Board of Trustees for Garland Independent School District does hereby consent to the sale of 601 Ford St., Garland, Texas for an amount not less than \$14,000.00 in compliance with Section 34.05 of the Texas Property Tax Code, and each taxing unit entitled to receive proceeds of the sale consents to the sale for that amount.

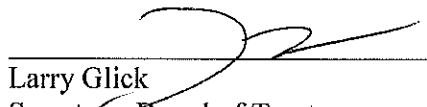
Section 2. This Resolution shall take effect immediately from and after its passage in accordance with the provisions of the law.

PASSED AND APPROVED this 28 day of February, 2017, by the
Board of Trustees for the Garland Independent School District.

GARLAND INDEPENDENT SCHOOL DISTRICT

By: 
Linda Griffin
President, Board of Trustees

ATTEST:


Larry Glick
Secretary, Board of Trustees
Garland Independent School District



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

6.

Meeting Date: April 18, 2017

Item Title: Resale of Tax Foreclosed Property - 405 Little Ln.

Submitted By: Corey Worsham, Tax Administrator

Summary of Request/Problem

At the April 3, 2017 City Council Work Session, Council was briefed on the potential sale of property located at 405 Little Lane. The City of Garland obtained the property through a Sheriff's Sale in 2010 and recently received an offer from Mr. Oscar Salmeron to purchase the property.

The offer of \$51,806.16 exceeds the assessed value in the judgment. This offer does not require the consent of any other jurisdiction.

Recommendation/Action Requested and Justification

Staff recommends Council accept the offer and sell the property located at 405 Little Lane.

Attachments

405 Little Lane - Resolution

405 Little Lane - Offer

405 Little Lane - Deed

RESOLUTION NO. _____

A RESOLUTION AGREEING TO THE SALE OF CERTAIN PROPERTY LOCATED WITHIN THE CITY OF GARLAND AND OWNED BY TAXING AUTHORITIES INCLUDING THE CITY OF GARLAND AS THE RESULT OF A TAX SALE; AUTHORIZING THE MAYOR TO EXECUTE A DEED WITHOUT WARRANTY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, taxing entities including the City of Garland, Texas, have become owners of certain real property by virtue of a foreclosure sale conducted pursuant to an order of the 193rd Judicial District Court of Dallas County, Texas in cause number TX08-4001, and

WHEREAS, it is to the benefit of all taxing entities that the property ultimately be returned to the tax rolls

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

Section 1

That City agrees to the to the sale of certain real property being JOHN LITTLE ABST 761 PG 385 TR 6 ACS 0.9712 an addition to the City of Garland, Dallas County, Texas, also known as 405 Little Lane, Garland, Dallas County, Texas.

Section 2

That the Mayor is hereby authorized to execute a deed without warranty in the form and substance of that attached hereto as Exhibit "A".

Section 3

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

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

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

PerdueBrandonFielderCollins&Mott LLP
ATTORNEYS AT LAW

1919 S. SHILOH RD.
GARLAND, TEXAS 75042
TELEPHONE 972-278-8282
FAX 972-278-8222
www.pbfcml.com

J. Douglas Burnside
ATTORNEY AT LAW
dburnside@pbfcml.com

January 20, 2017

Mr. Corey Worsham
Tax Assessor/Collector
City of Garland
217 N. 5th Street
Garland, Texas 75040

Via electronic-mail

Re: Offer by Oscar Salmeron to purchase 405 Little Lane, Garland, Texas

Dear Mr. Worsham:

The above referenced property was struck off to the City of Garland on March 2, 2010 at a Sheriff's Sale pursuant to delinquent tax suit No. TX08-40011, City of Garland v. William B. Herring, et al. The property was struck off for the assessed value in the Judgment, \$47,010.00. The total Judgment amount at the sale was \$122,563.42. Oscar Salmeron has offered to purchase this property for \$51,806.16. The property is currently assessed by the Dallas Central Appraisal District at \$84,620.00.

The costs and distribution of net proceeds are:

Court Costs		\$4,909.92
Sheriff's Costs of Sale		\$2,064.36
Publication Fees		\$330.00
Net Court Costs and Costs of Sale		\$7,304.28
Personnel and Overhead		\$1,500.00
Total City Reimbursement		\$1,500.00
City of Garland	17.2%	\$7,399.27
Garland ISD	77.4%	\$33,288.74
Dallas County	5.4%	\$2,313.87
Total Tax Distribution		\$43,001.88
Net Court Costs and Costs of Sale		\$7,304.28
Total City Reimbursement		\$1,500.00
Total Tax Distribution		\$43,001.88
Total Sale Price		\$51,806.16

Please note that as a part of this transaction, all post-judgment taxes for the years 2009-2010 will be paid at closing exclusive of the above amounts. The total amount of post-judgment taxes will be approximately \$3,193.84 of which the City of Garland will receive approximately \$896.40.

Because the sale price is greater than the assessed value of the property in the Judgment, this sale meets the criteria of §34.05(h) and does not require the consent of the other taxing units in the Judgment.

If the City Council approves this transaction, please forward to me the executed Deed. I will contact Oscar Salmeron to complete the transaction.

If you have any questions or need additional information, please contact me.

Yours truly,

A handwritten signature in black ink, appearing to read "J. Douglas Burnside", with a long, sweeping horizontal stroke extending to the right.

J. Douglas Burnside
Attorney at Law

Re-sale Disbursement Worksheet
City of Garland

CAD Acct #:	65076138510060000
Property address:	405 Little Lane
Cause No.:	TX08-40011
Judgment Date:	July 29, 2009
Sheriff's Sale Date:	March 2, 2010
Judgment amount:	GISD 1990-2008 taxes \$71,871.82 (77.4%)
	City 1990-2008 taxes \$15,975.33 (17.2%)
	County 1999-2008 taxes \$4,995.75 (5.4%)
Total Judgment for Taxes:	\$92,842.90
City Abatement Liens:	\$15,965.69
Court costs:	\$4,909.92
Sheriff's fees for sale:	\$2,064.36
Publication fees for sheriff's sale, paid by Perdue Brandon:	\$330.00
Total Costs:	\$7,304.28

Checks to be disbursed as follows:

1.	Dallas County District Clerk	\$4,909.92
2.	Dallas County Sheriff	\$2,064.36
3.	Perdue Brandon Fielder Collins & Mott, LLP	\$330.00
4.	City of Garland (administrative fee)	\$1,500.00
5.	City of Garland (Pro-rata Judgment tax year distribution)	\$7,399.27
6.	Garland ISD (Pro-rata Judgment tax year distribution)	\$33,288.74
7.	John Ames, Dallas County Tax Assessor (Pro-rata Judgment tax year distribution)	\$2,313.87
	TOTAL	\$51,806.16

The cause number and Dallas Central Appraisal District tax account number should be on all checks.

DEED WITHOUT WARRANTY

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF DALLAS §

That the **City of Garland**, a Texas home-rule municipality ("Grantor"), for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to Grantor, the receipt and sufficiency of which is hereby acknowledged, paid in hand by **Oscar Salmeron, 2901 Weens Way, Rowlett, TX 75088** ("Grantee"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Grantee that certain lot, tract, or parcel of land, commonly known as **405 Little Lane**, situated in the City of Garland, County of Dallas, State of Texas, to wit:

BEING 0.9712 ACRES, ABSTRACT 761, JOHN LITTLE SURVEY, CITY OF GARLAND, DALLAS COUNTY, TEXAS, AS RECORDED IN VOL. 5211 PAGE 69, OF THE DALLAS COUNTY DEED RECORDS (the "Property").

This Deed Without Warranty is subject to:

- (i) any and all visible and apparent easements and encroachments, whether of record or not;
- (ii) any and all covenants, conditions, reservations, restrictions, exceptions, easements, rights-of-way, mineral interests, mineral leases, or other instruments of record applicable to the land or any part thereof;
- (iii) rights of the public to any portion of the above described property lying within the boundaries of dedicated or existing roadways or which may be used for road or street purposes;
- (iv) rights of parties in possession; and
- (v) any right of redemption as specified in Chapter 34, Subchapter B, Texas Property Tax Code.

It is understood and agreed that Grantor is not making any warranties or representations of any kind or character, express, implied or statutory, with respect to the Property, its physical condition or any other matter or thing relating to or affecting the Property and that the Property is being conveyed and transferred to Grantee "AS IS, WHERE IS, AND WITH ALL FAULTS." Grantor does not warrant or make any representations, express or implied, as to fitness for a particular purpose, merchantability, design, quantity, physical condition, operation compliance with specifications, absence of latent defects or compliance with laws and regulations (including, without limitation, those relating to zoning, health, safety and the environment) or any other matter affecting the Property.

THIS DEED IS MADE WITHOUT WARRANTY, EXPRESS OR IMPLIED, AND GRANTOR EXPRESSLY DISCLAIMS, EXCEPTS AND EXCLUDES ANY AND ALL WARRANTIES OF TITLE OR OTHERWISE FROM THIS CONVEYANCE, INCLUDING, WITHOUT LIMITATION, ANY WARRANTIES ARISING UNDER COMMON LAW OR STATUTE.

The intent of this Deed Without Warranty is to transfer the Property foreclosed on by the Grantor taxing jurisdictions in Cause TX08-40011 in the 116th Judicial District Court, Dallas County, Texas, and no more.

When the context requires, singular nouns and pronouns include the plural.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto and in anywise belonging unto Grantee, his heirs, successors and assigns forever; **WITHOUT WARRANTY AND SUBJECT IN ALL RESPECTS TO THE DISCLAIMERS SET FORTH ABOVE.**

EXECUTED on the dates set forth in the acknowledgements below, to be EFFECTIVE on the _____ day of _____ 2017.

GRANTOR:

CITY OF GARLAND, a Texas home-rule
municipality

By: _____

Title: _____

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

The foregoing instrument was acknowledged before me on the _____ day of _____, 2017, by _____, in his capacity as Mayor of the City of Garland.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME OF NOTARY

MY COMMISSION EXPIRES:



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

7.

Meeting Date: April 18, 2017

Item Title: Resolution suspending effective date of Oncor Electric Delivery Company's requested rate change

Submitted By: Brad Neighbor, City Attorney

Summary of Request/Problem

The City Council is requested to adopt a resolution suspending the April 21, 2017, effective date of Oncor electric delivery company, LLC's requested rate change to permit the city time to study the request and to establish reasonable rates; approving cooperation with the steering committee of cities served by Oncor to hire legal and consulting services and to negotiate with Oncor and direct any necessary litigation and appeals; and requiring notice of the resolution to be provided to Oncor and legal counsel for the steering committee.

This matter was submitted to the City Council by written briefing Monday, April 17, 2017.

Recommendation/Action Requested and Justification

Adopt the proposed resolution in the form attached.

Attachments

Oncor Rate Suspension 2017

RESOLUTION NO.

A RESOLUTION SUSPENDING THE APRIL 21, 2017, EFFECTIVE DATE OF ONCOR ELECTRIC DELIVERY COMPANY, LLC'S REQUESTED RATE CHANGE TO PERMIT THE CITY TIME TO STUDY THE REQUEST AND TO ESTABLISH REASONABLE RATES; APPROVING COOPERATION WITH THE STEERING COMMITTEE OF CITIES SERVED BY ONCOR TO HIRE LEGAL AND CONSULTING SERVICES AND TO NEGOTIATE WITH ONCOR AND DIRECT ANY NECESSARY LITIGATION AND APPEALS; REQUIRING NOTICE OF THIS RESOLUTION TO ONCOR AND LEGAL COUNSEL FOR THE STEERING COMMITTEE; PROVIDING A REPEALING CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on March 17, 2017, Oncor Electric Delivery Company, LLC ("Oncor"), pursuant to PURA §§ 33.001 and 36.102 filed with the City of Garland a Petition and Statement of Intent for authority to increase electric transmission and distribution rates in all municipalities exercising original jurisdiction within its service area effective April 21, 2017; and

WHEREAS, the City of Garland is a member of the Steering Committee of Cities Served by Oncor ("Steering Committee") and will cooperate with the 156 similarly situated city members and other city participants in conducting a review of Oncor's application and hiring and directing legal counsel and consultants to prepare a common response and to negotiate with Oncor prior to getting reasonable rates and to direct any necessary litigation; and

WHEREAS, PURA § 36.108 grants local authorities the right to suspend the effective date of proposed rate changes for 90 days after the date the rate change otherwise be effective; and

WHEREAS, PURA § 33.023(b) provides that costs incurred by cities in ratemaking proceedings are to be reimbursed by the regulated utility.

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

Section 1

That the April 21, 2017 effective date of the rate request submitted by Oncor on March 17, 2017 be suspended for the maximum period allowed by law to permit adequate time to review the proposed changes and to establish reasonable rates.

Section 2

That the Executive Committee of the Steering Committee is authorized to hire and direct legal counsel and consultants to negotiate with Oncor, make recommendations regarding reasonable rates, and to intervene and direct any necessary administrative proceedings or court litigation associated with any appeal of a rate ordinance and the rate case filed with the City or Public Utility Commission.

Section 3

That the City's reasonable rate case expenses shall be reimbursed by Oncor.

Section 4

That a copy of this Resolution must be sent to Oncor, care of Howard Fisher, Oncor Electric Delivery Company, LLC, 1616 Woodall Rodgers Freeway, Dallas, Texas 75202, and to Thomas Brocato, Counsel to the Steering Committee, at Lloyd Gosselink Rochelle & Townsend, P.C., P.O. Box 1725, Austin, Texas 78767-1725.

Section 5

That all provisions of the resolutions of the City of Garland, Texas, in conflict with the provisions of this Resolution be, and the same are hereby, repealed, and all other provisions not in conflict with the provisions of this Resolution remain in full force and effect.

Section 6

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

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

CITY OF GARLAND, TEXAS

—

Mayor

ATTEST:

City Secretary



GARLAND PLANNING REPORT

City Council Regular Session Agenda

8.a.

Meeting Date: April 18, 2017

Item Title: BW 17-01 Generator Coffee House & Bakery (District 2)

Submitted By: Kira Wauwie, Principal Development Planner

REQUEST

Variance to reduce the minimum distance requirement between an establishment that sells alcoholic beverages and a church.

OWNER

David Nordyke and Dee Traylor

BACKGROUND

The applicant proposes to sell alcoholic beverages at the “Generator Coffee House & Bakery,” an existing coffee shop located within an existing building at 107 Sixth Street. The “Generator Coffee House & Bakery” is continuing the existing coffee shop operations of sit-down dining with a food and drink menu including beer and wine.

Chapter 2, Article 5, Section 2.55(A) of the Garland Development Code (GDC) states that an establishment that sells or serves alcoholic beverages may not be located nearer than 300 feet of a church, public school or public hospital.

Lifewell Church, is located 86 feet from the Generator within the same block and Iglesia Cristiana De Fe Comunidad (church) is located 298 feet to the northwest of the subject site on an adjacent block. Each church’s distance was measured according to the GDC measurement guidelines. In order to receive a permit through the TABC, the City of Garland must first give approval.

To serve wine and beer within the aforementioned proximities to churches, the applicant must request a variance to the GDC distance regulations from City Council.

This site was granted a variance of the GDC distance regulations in 2016, and due to the new ownership a new variance request is to be reviewed.

SITE DATA

The subject property contains approximately 0.08 acres fronting approximately 26 feet along north Sixth Street. The subject property is zoned Downtown (DT) District-Downtown Historic (DH).

CONSIDERATIONS

1. The subject property is currently developed as a coffee shop; the applicant representing the Generator Coffee Shop is in the process of applying for a permit with the Texas Alcoholic Beverage Commission (TABC).
2. As mentioned above, Chapter 2, Article 5, Section 2.55(A) of the Garland Development Code (GDC) states that an establishment that sells or serves alcoholic beverages may not be located nearer than 300 feet to a church, public school or public hospital. The measurement of the distance between the establishment where alcoholic beverages are sold and the church shall be along the property lines of the street fronts and from front door to front door, and in direct line across intersections. The measured distance, according to these rules, between the alcohol-selling use and the tenant space occupied by the Lifewell Church is approximately 86 feet; the distance to Iglesia Cristiana De Fe Comunidad [Church] is 298 feet.
3. Chapter 2, Article 5, Section 2.55(C) of the Garland Development Code (GDC) states that "The City Council may grant a variance to the distance regulations provided by this Section if the City Council determines that enforcement of those regulations in a particular instance is not in the best interest of the public, constitutes waste or inefficient use of land or other resources, creates an undue hardship on an applicant for a license or permit, does not serve its intended purpose, is not effective or necessary, or for any other reason the City Council, after consideration of the health, safety and welfare of the public and the equities of the situation, determines is in the best interest of the community."

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties immediately surrounding the subject property are zoned Downtown (DT) District-Downtown Historic (DH) and are developed with traditional non-residential uses commonly found within a downtown area. The subject site is within a commercial multi-tenant building containing the church, retail, professional office, bank, and restaurant uses. The Downtown Garland Square is directly across Sixth Street; immediately to the north across State Street is the Plaza Theatre and the State Street Pub.

Attachments

BW 17-01 Generator Coffee House & Bakery Attachment

BW 17-01 Generator Coffee House & Bakery Responses

We did not receive any responses for this case.



GARLAND PLANNING REPORT

City Council Regular Session Agenda

8.b.

Meeting Date: April 18, 2017

Item Title: Z 17-10 Rick Kelly (District 5)

Submitted By: Isaac Williams, Development Planner

REQUEST

Approval of a Specific Use Provision for a Kiosk, Self-Service: Retail (Water and Ice) on property zoned Community Retail (CR) District.

OWNER

Ridgewood VSC Garland L.P.

PLAN COMMISSION RECOMMENDATION

On March 27, 2017, the Plan Commission by a vote of eight (8) to zero (0) recommended approval of a Specific Use Provision for a Kiosk, Self-Service: Retail (Water and Ice) on property zoned Community Retail (CR) District for a period of sixteen (16) years.

STAFF RECOMMENDATION

Approval of a Specific Use Provision for Kiosk, Self-Service: Retail (Water and Ice) for a period of sixteen (16) years.

BACKGROUND

The applicant requests a Specific Use Provision for the placement and operation of a Kiosk, Self-Service: Retail (Water and Ice). The applicant proposes to install the freestanding water and ice dispensing kiosk within the parking lot of an existing shopping center. The applicant has indicated that they are the operators of an existing water and ice kiosk further west at the shopping center on the northwest corner of South First Street and East Kingsley Road. The applicant has stated that upon lease term fulfillment (approximately two (2) years), it is their intent to remove that kiosk in favor of the proposed kiosk subject to this request.

SITE DATA

The subject property contains approximately 9.472 acres with approximately 393.42 feet of frontage along East Kingsley Road and 476.86 feet of frontage along South First Street. The lease area dedicated to the Water and Ice Kiosk is approximately 225 square feet, and located near the southwest corner of the lot. The site may be accessed from South First Street and East Kingsley Road.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Community Retail (CR) District. The Community Retail (CR) District accommodates a variety of retail, service, and business establishments that may or may not be designed in a shopping center configuration. The district may be used as a transition district between lower intensity retail or office uses and more intense uses. A Community Retail (CR) District is generally appropriate along and at the intersections of major transportation corridors.

This retail kiosk use requires a Specific Use Provision within the Community Retail (CR) District.

CONSIDERATIONS

1. The site plan reflects that the kiosk will be located near the southwest corner of the lot nearest the westernmost entrance of the site from East Kingsley Road. Although the lease area is within the parking lot of the shopping center, there are no parking spaces within thirty (30) feet of the proposed kiosk. The kiosk must have two (2) parking spaces within a hatched area dedicated to the patrons of the kiosk. These spaces will be located immediately adjacent to the kiosk and will be compatible with the existing traffic circulation of the shopping center.
2. The proposed kiosk complies with Section 4.83 in the Garland Development Code regarding nonresidential building materials and design.
3. The applicant has indicated the kiosk will be unmanned and offer 24-hour access for customers.
4. The kiosk will be constructed with attached signage subject to the regulations set forth in Chapter 4 Article 5 of the Garland Development Code.
5. The applicant requests approval of the Specific Use Provision for a period of sixteen (16) years.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Neighborhood Centers. Neighborhood Centers provide a mix of retail, services and community gathering places. This center should be appropriately scaled to adjacent residential areas. This type of center is predominantly, but not exclusively, non-residential. Neighborhood Centers are served by local roads and transit routes. Staff finds the proposed use is consistent with uses intended for areas identified as Neighborhood Centers.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The surrounding area consists of a moderately sized area of Community Retail (CR) District at the intersection of South First Street and East Kingsley Road. Medium density residential uses are developed along the periphery of this Community Retail (CR) District. The residential developments are zoned Single-Family-7 (SF-7) and Single-Family-10 (SF-10). It is not anticipated that the placement of the kiosk will generate traffic beyond what is typically expected for retail development at thoroughfare intersections. Additionally, the applicant has provided a design that incorporates building design elements that are complimentary to the site and general area. Staff finds that the Kiosk, Self-Service: Retail (Water and Ice) is consistent with the general purpose and intent of the Community Retail (CR) District and therefore has no

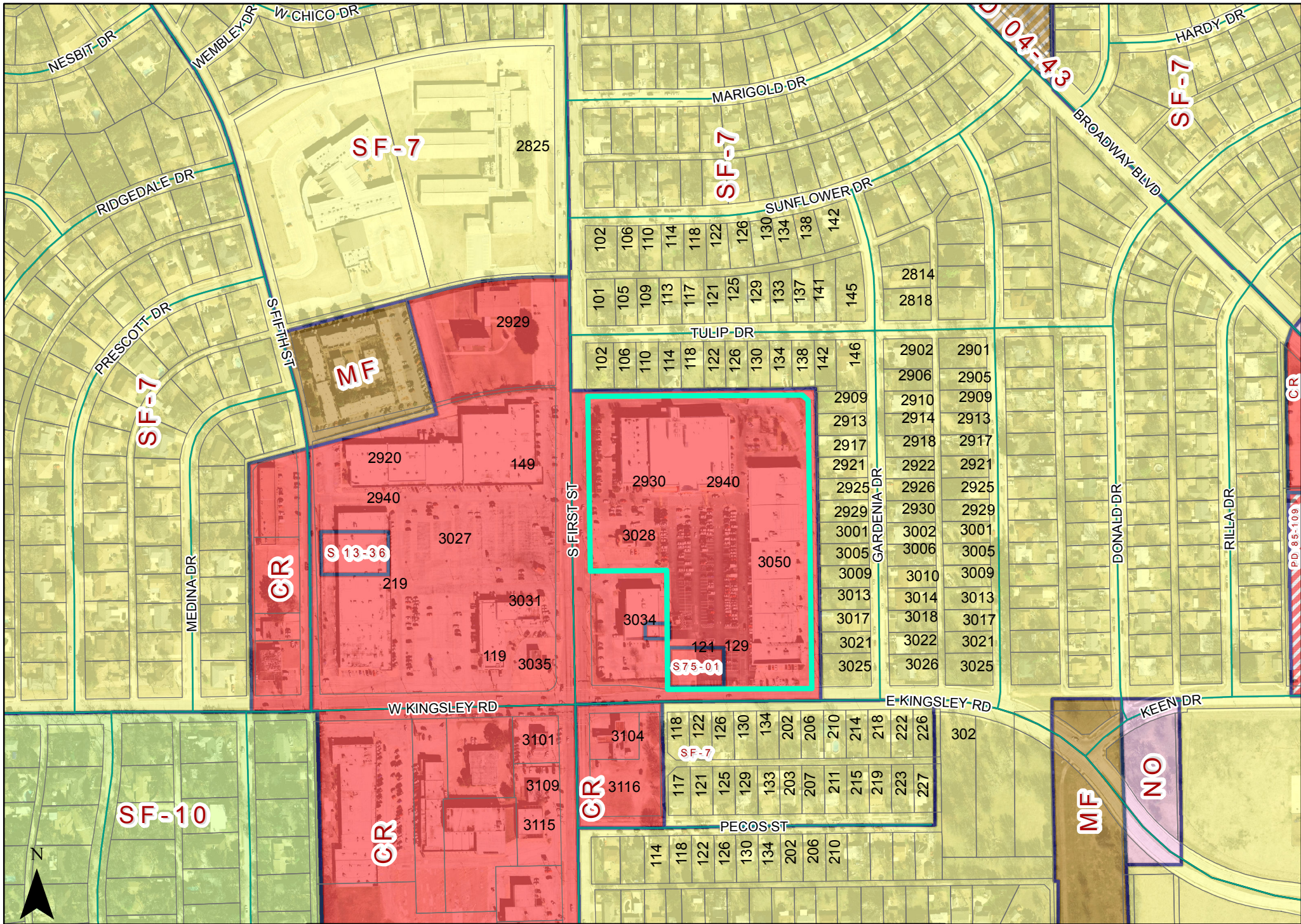
objection to the placement of the kiosk as proposed.

Attachments

Z 17-10 Rick Kelly Attachments

Z 17-10 Rick Kelly Notification Responses

Watermill Express Applicant Presentation



ZONING MAP Z 17-10

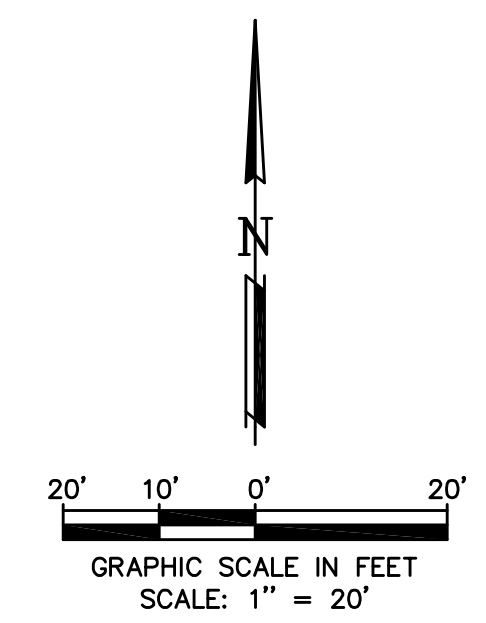
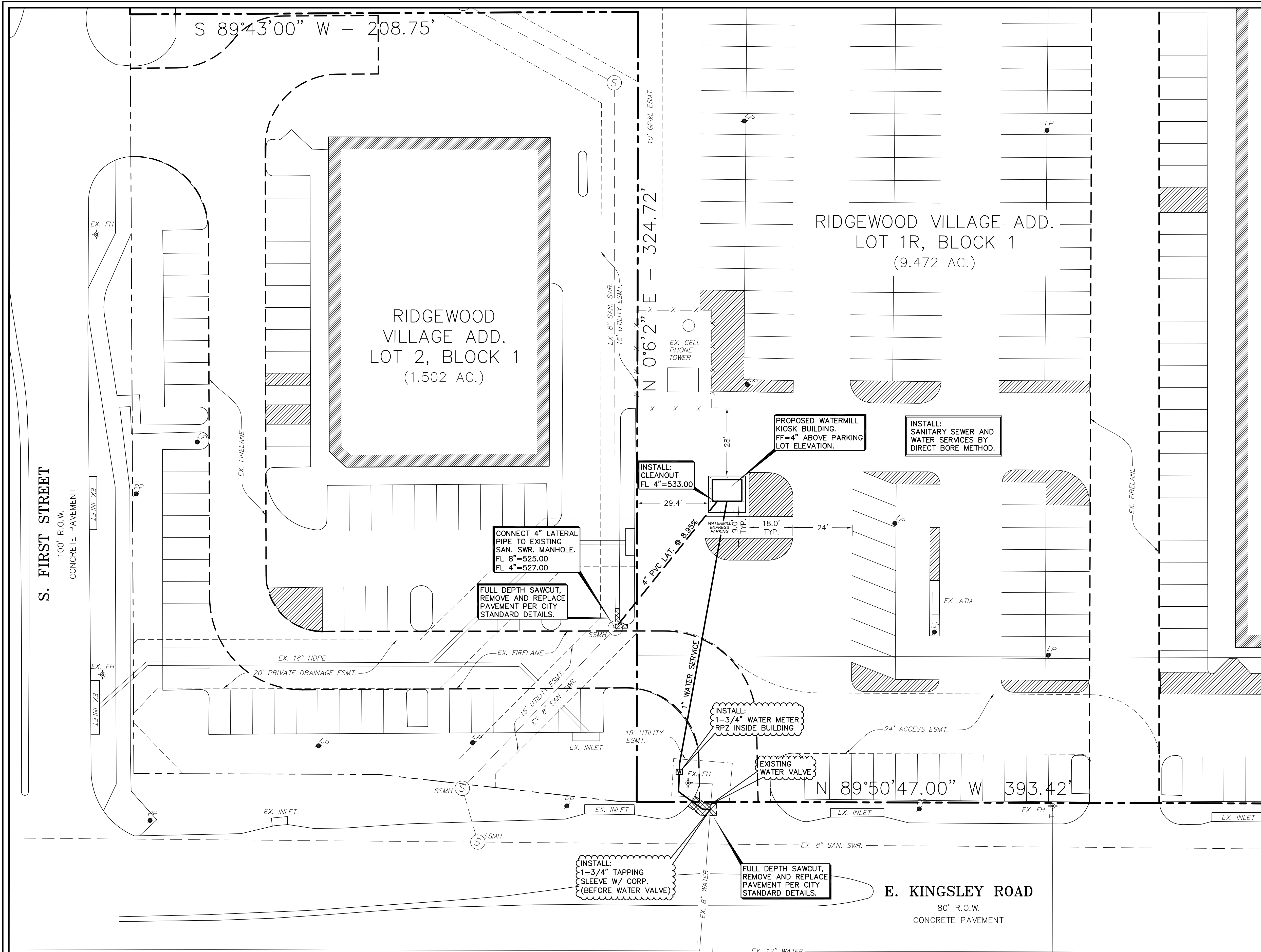


INDICATES AREA
OF INTEREST

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 17-10

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to permit the operation of Kiosk, Self Service: Retail (Water and Ice) 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 sixteen (16) years.
 - B. Site Layout: The site layout shall remain in conformance with the site plan labeled Exhibit C.



WATER & SANITARY SEWER NOTES:

1. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE CITY'S STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRENCH SAFETY REQUIREMENTS IN ACCORDANCE WITH CITY STANDARDS, TEXAS STATE LAW, AND O.S.H.A. STANDARDS FOR ALL EXCAVATION IN EXCESS OF FIVE FEET IN DEPTH.
3. THE LOCATION OF ALL UTILITIES LOCATED ON THESE PLANS ARE TAKEN FROM EXISTING PUBLIC RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL PUBLIC UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT.
4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL PUBLIC INFRASTRUCTURE IN THE CONSTRUCTION OF THIS PROJECT.
5. ANY UTILITY INSTALLED OUTSIDE OF AN EASEMENT SHALL BE INSTALLED BY A PLUMBER AND INSPECTED BY BUILDING DEPT.
6. BACKFILL FOR UTILITY LINES SHOULD BE CAREFULLY PLACED SO THAT THE UTILITY WILL BE STABLE. WHERE UTILITY LINES CROSS THE PARKING LOT, THE TOP 6" SHOULD BE COMPACTED SIMILARLY TO THE REMAINDER OF THE LOT. UTILITY DITCHES SHOULD BE VISUALLY INSPECTED DURING THE EXCAVATION PROCESS TO ENSURE THAT UNDESIRABLE FILL IS NOT USED.
7. IF ROCK IS ENCOUNTERED IN THE TRENCH, ROCK SPOIL SHALL NOT BE USED IN THE UPPER 1.5 FEET OF THE TRENCH. THE UPPER 1.5 FEET OF THE TRENCH IS TO BE BACKFILLED ONLY WITH QUALITY TOPSOIL.
8. ALL WATER MAINS SHALL MEET AWWA C-900, PVC DR-18 CLASS 150. ALL FITTINGS SHALL MEET ASTM F477 SPECIFICATIONS.
9. ALL DUCTILE IRON FITTINGS SHALL BE OF THE MECHANICAL JOINT TYPE OR SLIP JOINT AND SHALL BE CLASS D, OR CLASS 250 ON SIZES 12" AND SMALLER IN ACCORDANCE WITH A.W.W.A. SPECIFICATION C-110-64 AND C-111-64.
10. EMBEDMENT FOR PVC WATER MAIN SHALL COMPLY WITH THE CITY DETAILS AND SPECIFICATIONS.
11. ALL WATER METERS TO BE PLACED IN A NON-TRAFFIC AREA.
12. ALL WATER MAINS SHALL HAVE A MINIMUM COVER OF 42", OR SUFFICIENT COVER TO CLEAR OTHER UTILITIES AS MEASURED FROM TOP OF PIPE TO EXISTING GROUND LEVEL OR FINISHED GRADE, WHICHEVER IS GREATER.
13. ALL WATER AND SANITARY SEWER MAINS AND SERVICES SHALL HAVE A 10' MIN. LATERAL SEPARATION DISTANCE.
14. ALL SANITARY SEWER PIPES AND FITTINGS SHALL MEET ASTM D 3034, PVC SEWER PIPE SDR35. PIPE OVER 10' IN DEPTH, USE ASTM D 2241, PVC PIPE, SDR 26 (160).
15. ALL WATER AND SANITARY SEWER TESTINGS SHALL BE ACCOMPLISHED BY A TESTING LAB APPROVED BY THE CITY AND PAID BY CONTRACTOR.
16. REFER TO MECHANICAL PLANS FOR EXACT WATER AND SEWER SERVICE LOCATIONS.

Exhibit C



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY TUAN P. LAM, P.E. 86968 ON 12/30/16. ALTERATION OF A SEALED DOCUMENT WITHOUT THE PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

CASE No. 161117-3

UTILITY PLAN

**RIDGEWOOD VILLAGE ADD.
LOT 1R, BLOCK 1**

**WATERMILL EXPRESS
121 E. KINGSLEY ROAD
GARLAND, TEXAS**

LAM CONSULTING ENGINEERING
6804 WILHELMINA DRIVE
SACHSE, TEXAS 75048
Phone (214) 766-1011
www.lamcivil.com
Firm #F-9763

DESIGN:	CTL	CHECK:	LCE	SCALE:	AS NOTED	4 of 4
DRAWN:	CTL	DATE:	SEPTEMBER 2016	PROJECT:	0598-16	

PURSUANT TO THE CITY OF GARLAND CODE OF ORDINANCES, ARTICLE V. SECTION 51.72 (A) (1), CROSS CONNECTION CONTROL; A BACKFLOW PREVENTION ASSEMBLIES SHALL BE TESTED "IMMEDIATELY AFTER INSTALLATION". FOR A LIST OF REGISTERED TESTERS IN THE CITY OF GARLAND, CALL OUR BACKFLOW INSPECTION DEPARTMENT AT (972) 205-3214 OR (972) 205-3244. TEST RESULTS MUST BE SUBMITTED TO GARLAND WATER UTILITIES WITHIN 48 HOURS OF INSTALLATION OF THE DEVICE.

BE ADVISED construction drawings bearing the City of Garland Engineering Department "Release for Construction" stamp and a valid Right of Way work permit authorizes all work associated with connecting to the public water line and where applicable installation of backflow prevention device(s). **THIS PLAN DOES NOT AUTHORIZE WORK ON PRIVATE FIRE LINES.** Subm it fire line plan and obtain approval from the Fire Marshall's Office at 1500 SH 66, Garland, TX 75040, prior to installation of fire line.

CONTRACTOR SHALL PAY ALL PERMIT FEES AND WILL SETUP PRE-CONSTRUCTION MEETING PRIOR TO COMMENCING ANY WORK.

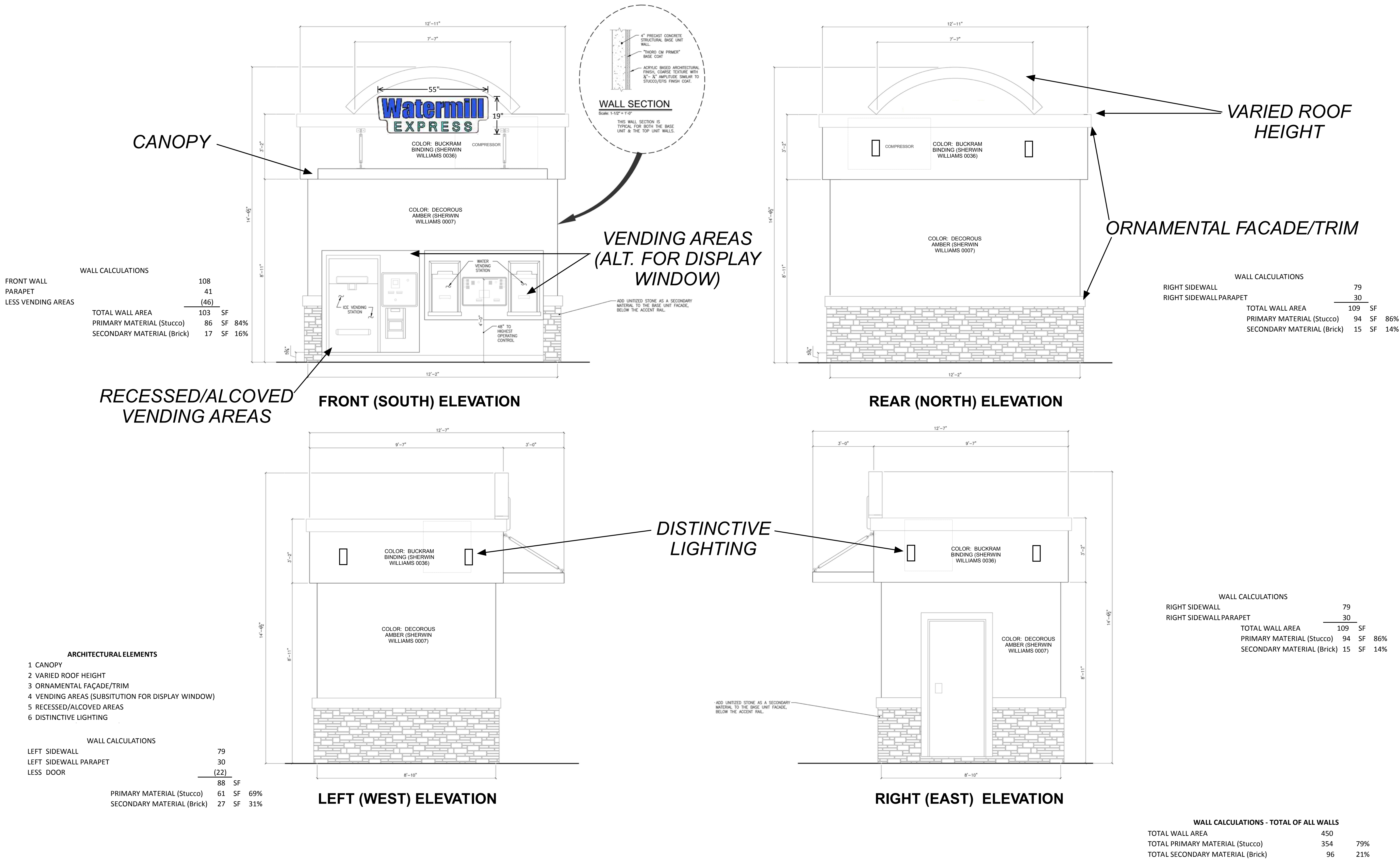
SURVEY INFORMATION ON THIS DRAWING WAS PROVIDED BY OTHERS. LAM CONSULTING ENGINEERING IS NOT RESPONSIBLE FOR THE ACCURACY OF THE TOPOGRAPHIC MAPPING NOR BENCHMARK DATUM.

ALL UTILITY TAPS AND CONNECTIONS IN PUBLIC ROW AND EASEMENTS WILL BE DONE IN ACCORDANCE TO THE CITY'S GENERAL DESIGN STANDARDS AND STANDARD DETAILS AND INSPECTED BY CITY.

THE INFORMATION SHOWN ON THIS PLAN IS FROM RECORD DRAWINGS. THE ENGINEER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION SHOWN ON THIS DRAWING. CONTRACTOR SHALL FIELD VERIFY ALL UTILITIES AND CONTACT ALL UTILITY COMPANIES 48 HRS PRIOR TO ANY EXCAVATION. 1-800-DIG TESS

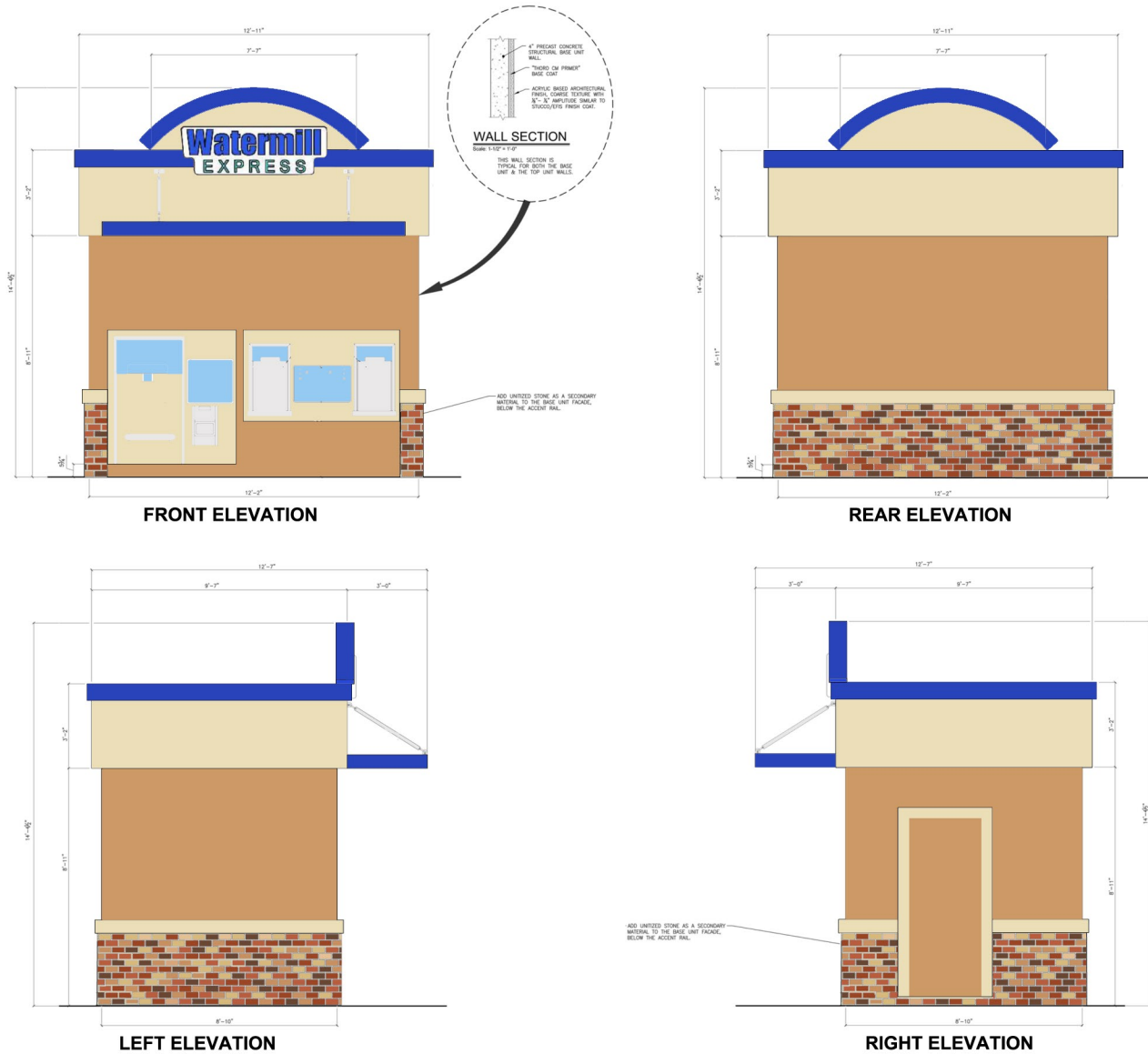
WATERMILL EXPRESS®

WATER VENDING MACHINE



WATERMILL EXPRESS [®]

WATER VENDING MACHINE



Decorous Amber
SW 0007

Bucram Binding
SW 0036

Blue Match
SW BS15-90

Highland Park or equivalent to match adjacent structure.
ACME DTP 910,792931

Z 17-10



Looking northeast from the adjacent site at the proposed location of the kiosk (and shopping center in the foreground.)



Looking south at the adjacent residential properties across East Kingsley Road.



Looking west from subject site at adjacent retail development.



Looking east from adjacent property.

REPORT & MINUTES

P.C. Meeting, March 27, 2017

Consideration of the application of Rick Kelly, requesting approval of a Specific Use Provision for a Kiosk, Self Service Retail (Ice/Water) on property zoned for Community Retail (CR) District. This property is located at 121 E. Kingsley Road. (District 5) (File Z 17-10)

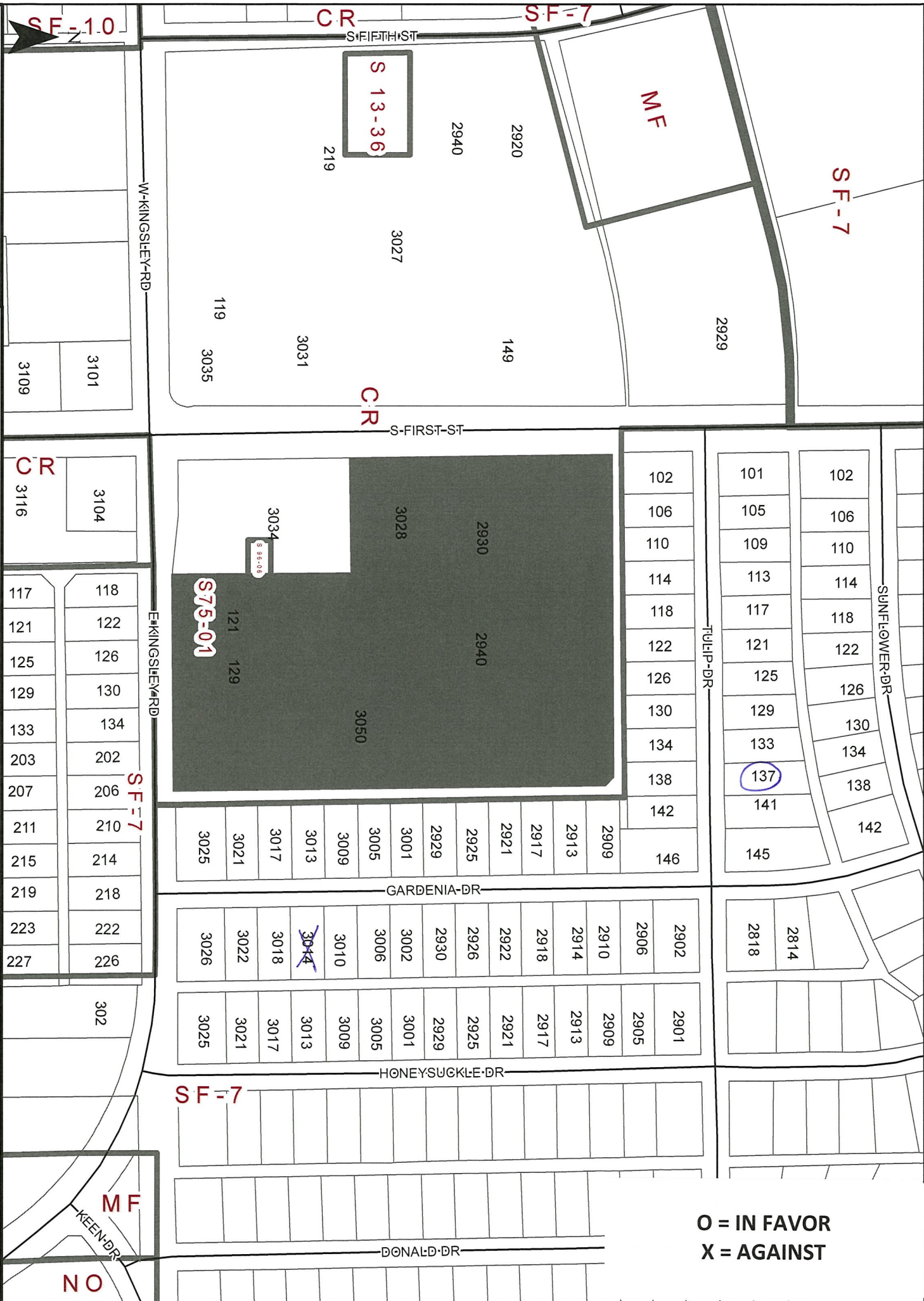
The applicant Rick Kelly, 3616 Conflans, Irving, Texas, provided an overview of the request and additional information regarding the removal of an existing kiosk.

Commissioner Welborn spoke in favor of the request.

Motion was made by Commissioner Welborn, seconded by Commissioner Ott to approve the request per staff recommendation.
Motion carried: 8 Ayes, 0 Nays.

ZONING MAP Z 17-10

INDICATES AREA
OF INTEREST



O = IN FAVOR
X = AGAINST



GARLAND

March 15, 2017

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

0.8 miles

1416 Centerville Rd
S. 1st & Centerville

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

APPLICANT: Rick Kelly

File Z 17-10

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, March 27, 2017, in the Council Chambers of the William E. Dollar Municipal Building (City Hall), 200 North Fifth Street, to consider the application of **Rick Kelly**, requesting approval of a Specific Use Provision for a Kiosk, Self-Service: Retail (ice, water, etc.) on a property zoned Community Retail (CR) District. The property is shown on the enclosed sketch and is described as follows:

BEING approximately a 9.472-acre tract of land and identified as Ridgewood Village Addition Replat Lot 1, Block 1 an addition to the City of Garland, Texas as recorded in Volume 2002082, Page 36 of the Deed Records of Dallas County, Texas. The property is located at 121 East Kingsley Road. (District 5).

Note: The applicant requests approval of a Specific Use Provision for the placement of a freestanding ice vending kiosk on a 225 square-foot leased area within the parking area of an existing shopping center.

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return that section using any of the following methods: mail to City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002, fax to 972-205-2474, deliver to the Planning Department at 800 East Main Street, Garland TX, or email Planning@Garlandtx.gov. It is important that your response include your property address, your name, and mailing address. Should you have any questions, please contact Isaac Williams at 972-205-2459.

(Please Check One Below)

☐ I am in favor of the request.

☒ I am opposed to the request.

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

There is a Kiosk already, only 0.8 miles away at 141 E. CENTERVILLE Road, S. 1st & Centerville. Is it necessary to have one on every corner?

(Please complete the following information)

Your Property Address

Tom & CONNIE STOVALL

Printed Name

3014 GARDENIA DRIVE

GARLAND TX

75041

Address

City, State

Zip

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

OSTovall

Signature

Title

Date: 3-20-2017

MAR 24 2017 PM 1:3



GARLAND

March 15, 2017

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

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

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(Please Check One Below)

☒ I am in favor of the request.

☐ I am opposed to the request.

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

(Please complete the following information)

Your Property Address

137, TULIP, DR ESTELA GONZALEZ

Printed Name

137, TULIP, DR - GARLAND TX. 75041

Address

City, State

Zip

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

Estela Gonzalez

Signature

Title

Date: 3-20-17



GARLAND

March 15, 2017

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

APPLICANT: Rick Kelly

File Z 17-10

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(Please Check One Below)

☒ I am in favor of the request.

☐ I am opposed to the request.

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

(Please complete the following information)

Your Property Address

Garland ISD-Memorial Pathway Academy

Printed Name

2825 S. First Street

Garland, TX

75040

Address

City, State

Zip

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

Signature Joel E. Falcon, Jr.

Executive Director of Facilities & Maintenance

Date: 3/27/17

Title

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



Outside of the notification area.

What is Watermill Express?

Watermill Express stations are mini water purification plants that vend pure drinking water and crystal clear ice. Our self-serve facilities are typically located in shopping centers and sited in two remote parking spaces away from parking congestion and high traffic areas.





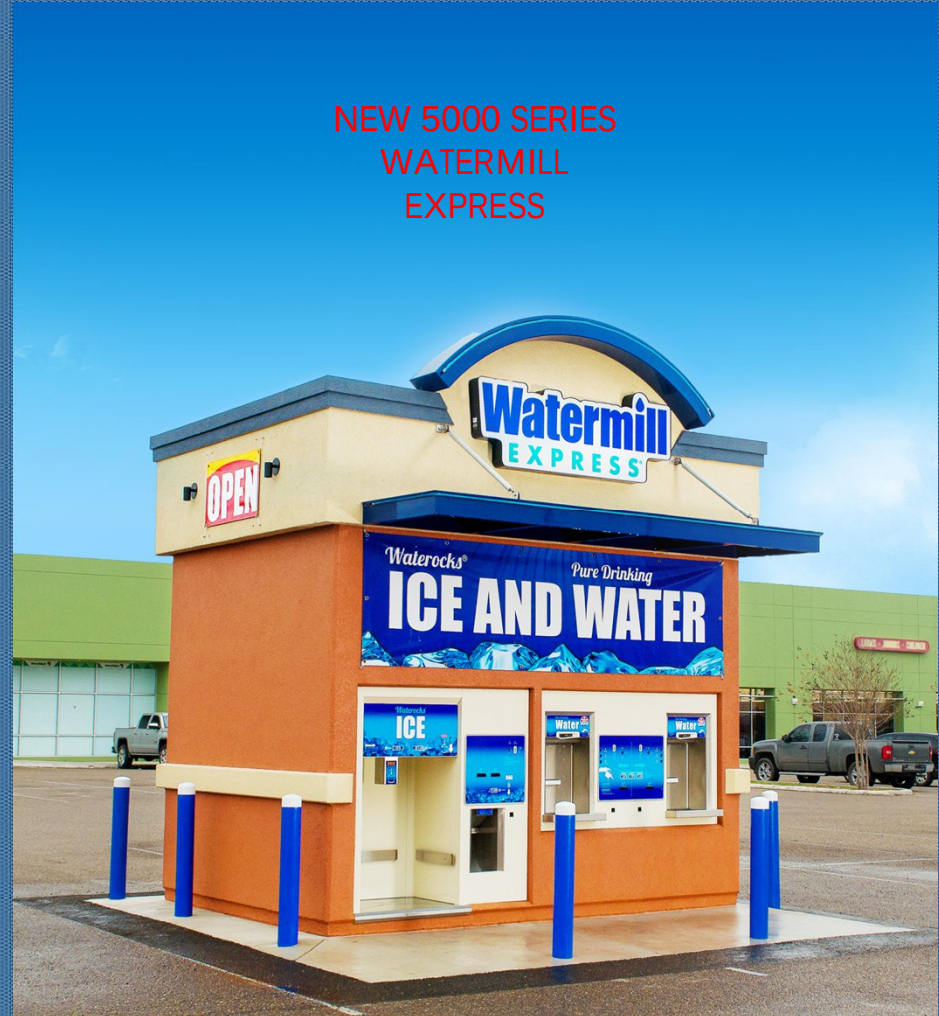
Founded in 1984, Watermill Express operates over 1300 locations nationwide. Our DFW region operates 106 units in the North Texas area.

We have one of the most extensive maintenance programs in our industry. Our service schedule includes daily, weekly monthly and quarterly maintenance regimens to ensure our facilities are always clean, attractive and well maintained.

FORMER
WATERMILL EXPRESS
DESIGN



NEW 5000 SERIES
WATERMILL
EXPRESS





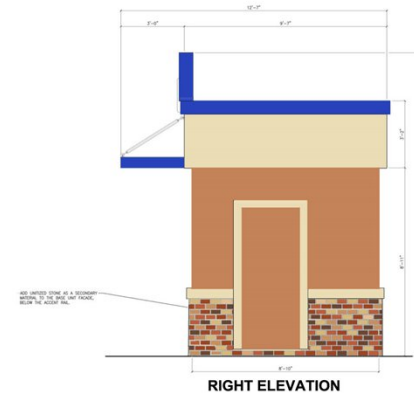
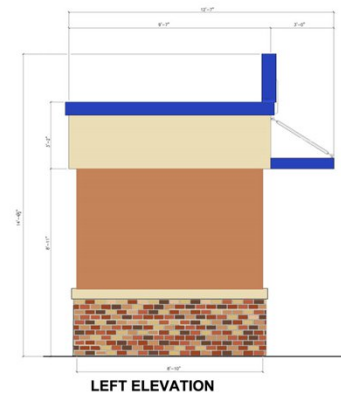
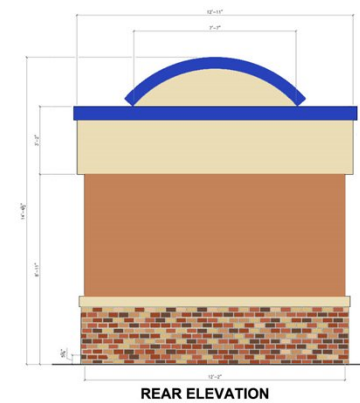
WATERMILL EXPRESS 5000 SERIES

DESIGN, CERTIFICATION AND TESTING

- 4" Precast Concrete Structure
- Wind Rated to 170 mph (3 second gusts)
- Seismic Rated to Seismic Design Category D
(for areas with High Seismic Vulnerability)
- Certified by the Texas Industrialized Building Code Council
- Licensed with the Texas Department of State Health Services (DSHS)
- Tested quarterly per DSHS requirements

WATERMILL EXPRESS[®]

WATER VENDING MACHINE





Untitled Map

Write a description for your map.

Legend

- Domino's Pizza
- Feature 1
- Feature 2
- House to OCNP
- RRR-Short-2015
- South to CHSP
- Webb Forest

Google earth

© 2016 Google
© 2017 Google



6.81 ft

Untitled Map

Write a description for your map.

Legend

- Domino's Pizza
- Feature 1
- Feature 2
- House to OCNP
- RRR-Short-2015
- South to CHSP
- Webb Forest

Google earth

© 2016 Google
© 2017 Google

9.02 ft







GARLAND PLANNING REPORT

City Council Regular Session Agenda

8.c.

Meeting Date: April 18, 2017

Item Title: Z 17-13 Icon Consulting (District 5)

Submitted By: Isaac Williams, Development Planner

REQUEST

Approval of a Specific Use Provision for a Contractor's Office/Storage Yard with outside display and storage greater than fifty (50) percent on property zoned Industrial (IN) District.

OWNER

Herzstein Investments

PLAN COMMISSION RECOMMENDATION

On March 27, 2017, the Plan Commission by a vote of eight (8) to zero (0) recommended approval of a Specific Use Provision for a Contractor's Office/Storage Yard with outside display and storage greater than fifty (50) percent on property zoned Industrial (IN) District with the condition that the Eastern Red Cedars (or species with equivalent screening properties) be installed at a minimum height of six (6') feet to provide a greater immediate screening.

STAFF RECOMMENDATION

Approval of a Specific Use Provision for a Contractor's Office/Storage Yard with outside display and storage greater than fifty (50) percent.

Additionally, staff recommends that the Eastern Red Cedars (or species with equivalent screening properties) be installed at a minimum height of six (6) feet to provide a greater immediate screening.

BACKGROUND

The applicant requests a Specific Use Provision for the operation of a Contractor's Office/Storage Yard. The subject site is developed with an approximately 83,503 square-foot warehouse building, and the applicant intends to renovate the existing interior office space and utilize an existing 96,400 square-foot grass area as the storage area for roofing and gutter materials and equipment associated with the use.

The Garland Development Code (GDC) Section 2.52(A) (24) states that the outside display and storage of usable materials normally associated with the business (not unrelated scrap, junk, or trash) is allowed up to fifty (50) percent of the total enclosed building square footage. The

operation of a Contractor's Office/ Storage Yard with outside storage exceeding fifty (50) percent of the total enclosed building square footage must be approved by Specific Use Provision.

SITE DATA

The subject property is an approximately 7.46-acre tract with approximately 380 feet of frontage along Wood Drive and approximately 870 feet of frontage along Market Street. Primary access to the site is from Market Street; secondary access is provided from Wood Drive.

CONSIDERATIONS

1. The applicant is requesting a Specific Use Provision to allow for the operation of ABC Supply Company as a Contractor's Office/Storage Yard within the existing 83,503 square-foot warehouse building and the adjacent 96,400 square-foot grass side yard area. The applicant states that the gutter and roofing materials will be located both inside the existing building and in the outdoor area. Currently there are no plans for building expansion.

The applicant has indicated that the facility operates on a wholesale basis to contractors only. There will be no retail sales on site.

2. Along Market Street and Wood Drive the subject site has existing landscape buffers with tree plantings developed under the previous zoning ordinance. The proposed redevelopment of the site does not trigger any additional landscape buffer requirements.

However, the facility's outside storage must be screened with a minimum five (5) foot tall coated chain link fence combined with a minimum six (6) foot tall continuous, opaque living screen using evergreen high-level screening shrubs in accordance with Section 4.43 of the GDC. The landscape plan reflects the facility will exceed the minimum fence height and provide an eight (8) foot tall coated chain-link fence with Eastern Red Cedar shrubs planted adjacent to the fence to establish an opaque screening along the portions of the outside storage area adjacent to Market Street and Wood Drive. The Eastern Red Cedar is considered an evergreen high-level shrub with a typical spread of ten (10) to twenty (20) feet; the landscape plan reflects a planting of ten (10) feet on-center indicating the screening will be continuous and opaque.

Portions of the outside storage area that are more internal to the site will be screened by the eight (8) foot coated chain-link integrated with slats throughout to create maximum opacity.

The fence portions along Market Street and Wood Drive will not contain the slats, and will offer little to no screening if the Eastern Red Cedar are planted at the two (2) foot minimum height at installation as required by the GDC. Therefore, although the Eastern Red Cedar is considered to have a rapid growth rate, staff recommends that the Eastern Red Cedars be installed at a minimum height of six (6) feet to provide a greater immediate screening.

The applicant has indicated the outside storage area may contain equipment such as forklifts used to transport the gutter and roofing materials between loading and storage areas. The applicant has indicated that the neither the material nor equipment will be

visible above the screening elements provided. The applicant has indicated that the gutter and roofing material will not exceed six (6) feet in height; however, per the GDC if it does exceed six (6) feet then additional large evergreen canopy trees must be planted every thirty (30) feet on center, either adjacent to the screening device or within the landscape buffer.

3. The applicant has not proposed any signage at this time. Any signage will be subject to the regulation set forth in Chapter 4 Article 5 of the Garland Development Code.
4. The applicant requests approval of the Specific Use Provision for a period of ten (10) years.

COMPREHENSIVE PLAN

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

The proposed Contractor's Office/Storage Yard is consistent with the City policies for industrial operations within the Industry Center.

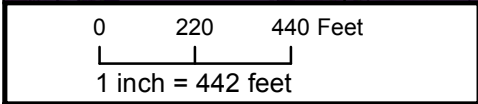
COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The land use pattern within the area surrounding the subject property is primarily industrial with intermittent ancillary office uses. A Contractor's Office/Storage Yard use is generally permitted within the Industrial (IN) District, at a scale that limits the usage of outside storage associated with the Contractor's Office/Storage Yard to no more than fifty (50) percent of the total enclosed building square footage.

The development provides increased screening heights and an emphasis on outside storage that is neat, orderly, and to be maintained in a clean, litter-free manner. The increased plant materials contribute to the preservation of the industrial character of the adjacent developments and help to mitigate potentially negative impacts such as noise and visual nuisances. Staff finds that the increased area of outside storage does not make the use inconsistent with the general purpose and intent of the Industrial (IN) District and therefore has no objection to the size and scale of the outside storage as proposed.

Z 17-13 Icon Consulting Attachments

Z 17-13 Icon Consulting Responses



ZONING MAP Z 17-13

 INDICATES AREA OF REQUEST

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 17-13

2660 Market Street

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to permit a Contractor's Office/Storage Yard with outside display and storage greater than fifty (50) percent of the total enclosed building square footage subject to conditions.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Industrial (IN) District as set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.
- V. Specific Regulations:**
 - A. Time Period:** The Specific Use Provision shall be in effect for a period of 10 years.
 - B. Site Plan:** Development shall be in general conformance with the Site Plan labeled Exhibit C; the storage must be configured in a neat, orderly manner, area must be maintained in a clean, litter-free manner.
 - C. Screening:** Materials and equipment shall not be stacked higher than the device that screens the stored materials or equipment used for business operations. If materials and equipment exceed six (6) feet in height additional large evergreen canopy trees must be planted every thirty (30) feet on center, either adjacent to the screening device or within the landscape buffer.

The facility will provide an eight (8) foot coated chain-link fence with Eastern Red Cedar shrubs (or species with equivalent screening properties) to establish the opaque screening along the portions of the outside area adjacent to Market Street and Wood Drive. Portions of the site along the south property line will be screened by an eight (8) foot coated chain-link fence integrated with slats throughout to create a maximum opacity. The Eastern Red Cedar

shrubs (or species with equivalent screening properties) be installed at a minimum height of six (6) feet to provide a greater immediate screening.



GENERAL LAWN NOTES

EROSION CONTROL AND SOIL PREPARATION:
THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TOP SOIL AT THE CORRECT GRADES. CONTRACTOR TO FINE GRADE AREAS TO REACH FINAL CONTOURS AS SPECIFIED PER CIVIL PLANS. ALL CONTOURS SHOULD ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND STRUCTURES. WATER SHOULD NOT BE ABLE TO POOL IN ANY AREAS UNLESS SPECIFIED OTHERWISE. EROSION FABRIC SUCH AS JUTE MATTING OR OPEN WEAVE TO BE USED WHERE NECESSARY TO PREVENT SOIL EROSION.

ANY LOSS OF TOPSOIL OR GRASS DUE TO EROSION IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL IT IS 100% ESTABLISHED.

CONTRACTOR TO REMOVE ANY ROCKS 3/4" AND LARGER, STICKS AND DEBRIS PRIOR TO INSTALLATION OF TOPSOIL AND SOD.

FOUR (4") OF TOPSOIL SHALL BE APPLIED TO AREAS DISTURBED BY CONSTRUCTION RECEIVING SOD. IF TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL AS APPROVED BY THE OWNER OR OWNERS REPRESENTATIVE.

TOPSOIL SHALL BE FRIABLE, NATURAL LOAM, FREE OF ROCKS, WEEDS, BRUSH, CLAY LUMPS, ROOTS, TWIGGS, LITTER AND ENVIRONMENTAL CONTAMINANTS. CONTRACTOR SHALL BE RESPONSIBLE FOR SOD UNTIL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION. SOD SHALL BE REPLACED IF NECESSARY.

SOLID SOD:
SOLID SOD SHALL BE PLACED ALONG ALL IMPERVIOUS EDGES, AT A MINIMUM, THIS SHALL INCLUDE CURBS, WALKS, INLETS, MANHOLES AND PLANTING BED AREAS. SOD SHALL COVER OTHER AREAS COMPLETELY AS INDICATED BY PLAN.

SOD SHALL BE STRONGLY ROOTED DROUGHT RESISTANT SOD, NOT LESS THAN 2 YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASS AND MACHINE CUT TO PAD THICKNESS OF 3/4" (+/-1/4"), EXCLUDING TOP GROWTH AND THATCH. PROVIDE ONLY SOD CAPABLE OF VIGOROUS GROWTH AND DEVELOPMENT WHEN PLANTED.

DO NOT INSTALL SOD IF IT IS DORMANT OR GROUND IS FROZEN. LAY SOD WITH TIGHTLY FITTING JOINTS, NO OVERLAPS WITH STAGGERED STRIPS TO OFFSET JOINTS.

SOD SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOD SHOULD BE WATERED THOROUGHLY DURING INSTALLATION PROCESS.

SHOULD INSTALLATION OCCUR BETWEEN OCTOBER 1ST AND MARCH 1ST, SOD SHALL INCLUDE AN OVER SEED OF ANNUAL RYE OR WINTER RYEGRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET FOR A GROWN-IN APPEARANCE. CONTRACTOR SHALL ENSURE CONFORMANCE TO §115.D OF TITLE 7, PART XXX, HORTICULTURE COMMISSION CHAPTER 1.

HYDROMULCH:

SCARIFY SURFACE TO A MINIMUM OF 2" DEPTH PRIOR TO THE IMPORT TOPSOIL

APPLICATION, TOP SOIL SHALL BE PLACED 2" IN DEPTH IN ALL AREAS TO BE SEEDED. CONTRACTOR TO SUPPLY HIGH QUALITY IMPORTED TOPSOIL HIGH IN HUMUS AND ORGANIC CONTENT FROM A LOCAL SUPPLY. IMPORTED TOPSOIL SHALL BE REASONABLY FREE OF CLAY LUMPS, COARSE SANDS, STONES, ROOTS AND OTHER FOREIGN DEBRIS.

IF INADEQUATE MOISTURE IS PRESENT IN SOIL, APPLY WATER AS NECESSARY FOR OPTIMUM MOISTURE FOR SEED APPLICATION.

ALL SEED SHALL BE HIGH QUALITY, TREATED LAWN TYPE SEED AND IS FREE OF NOXIOUS GRASS SEEDS. THE SEED APPLICATION SHALL BE UNIFORMLY DISTRIBUTED ON THE AREAS INDICATED ON PLANS. HYDROMULCH WITH BERMUDA GRASS SEED AT A RATE OF TWO POUNDS PER ONE THOUSAND SQUARE FEET.

IF INSTALLATION OCCURS BETWEEN OCTOBER 1ST AND APRIL 1ST, ALL HYDROMULCH AREAS SHALL BE OVER-SEEDED WITH ANNUAL RYE GRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET. CONTRACTOR TO RE-HYDROMULCH WITH BERMUDA GRASS AT THE END OF THE ANNUAL RYE GROWING SEASON.

AFTER APPLICATION, NO EQUIPMENT SHALL OPERATE OVER APPLIED AREAS. WATER SEEDED AREAS IMMEDIATELY AFTER INSTALLATION TO SATURATION.

ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.

LANDSCAPE NOTES

REFERENCE SITEMAP AND SPECIFICATIONS FOR INFORMATION NEEDED FOR LANDSCAPE WORK.

CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING STRUCTURES. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN.

CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS.

A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES. LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE.

ALL PLANTING AREAS SHALL BE GRADED SMOOTH TO ACHIEVE FINAL CONTOURS AS INDICATED ON PLAN WITH 3" OF TOPSOIL AND 3" OF COMPOST AND CONSISTENTLY BLENDED TO A DEPTH OF 12". ALL BEDS SHALL BE CROWNED TO ANTICIPATE SETTLEMENT AND ENSURE PROPER DRAINAGE.

PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING. EDGING TO BE GREEN IN COLOR AND A MINIMUM OF 3/16" THICK. EDGING SHALL BE STAKED FROM THE INSIDE OF BED. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE.

MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND

CURBING.

QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS.

CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEEDED AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.

TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE HYDRANTS.

4" OF SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER 4.1 OZ WOVEN WEED BARRIER FABRIC OR APPROVED EQUAL. WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE DE WITT WEED BARRIER OR APPROVED EQUAL. MULCH SHALL BE SHREDDED BARK OR RUBBER LANDSCAPE MULCH. PINE STRAW MULCH IS PROHIBITED.

CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.

IRRIGATION:
IN THE ABSENCE OF AN IRRIGATION SYSTEM OR AREAS BEYOND THE COVERAGE LIMITS OF A PERMANENT IRRIGATION SYSTEM, CONTRACTOR SHALL WATER SOD TEMPORARILY, BY ANY MEANS AVAILABLE, TO DEVELOP ADEQUATE GROWTH. TURF SHALL BE IN 100% ESTABLISHMENT AT THE TIME OF ACCEPTANCE.

ALL PLANTING BEDS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE-RAIN SENSOR. SYSTEM SHALL ALSO HAVE AN ET WEATHER BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.

MAINTENANCE REQUIREMENTS:
VEGETATION SHOULD BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINS IN A HEALTHY GROWING CONDITION APPROPRIATE FOR THE SEASON. IF DAMAGED OR REMOVED, PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE.

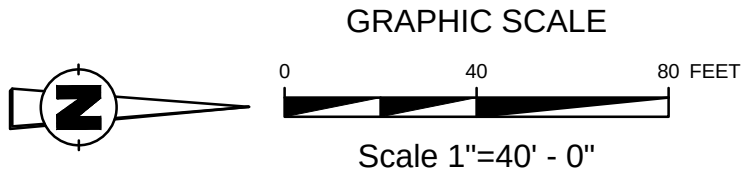
MOWING, TRIMMING, EDGING AND SUPERVISION OF WATER APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE OWNER OR OWNER'S REPRESENTATIVE ACCEPTS AND ASSUMES REGULAR MAINTENANCE.

ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.

PLANT SCHEDULE

QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
67	ERC	ORNAMENTAL TREE			
		Eastern Red Cedar	<i>Juniperus virginiana</i>	6' ht.	3' spread min. space 10' o.c., full to base

Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.



AWR Designs, LLC
P.O. Box 1746
Aledo, Texas 76008
awr.designs@gmail.com
c. 512.517.5589

APPLICANT:

ABC SUPPLY
1 ABC PARKWAY
BELOIT, WI 53511
PH: (608) 368-2407
CONTACT: DAN BARONI

CIVIL ENGINEER:

ICON CONSULTING ENGINEERS, INC.
2840 W. SOUTHLAKE BLVD., SUITE 110
SOUTHLAKE, TEXAS 76092
PH: (817) 552-6210
CONTACT: BRUCE F. DUNNE, P.E.

NO.	REVISION			BY	DATE
icon Consulting Engineers, Inc. Civil Engineers - Designers - Planners Engineering Firm Registration Number F-9007 2840 W. Southlake Blvd., Suite 110 Southlake, Tx 76092 (817) 552-6210					
PROPOSED ABC SUPPLY					
GARLAND, TEXAS					
2660 MARKET STREET					
LANDSCAPE PLAN					
DESIGN	DRAWN	DATE	SCALE	NOTES	Sheet No.
AWR	AWR	MAR 07, 2017	1"=40'		L1.02

Z 17-13



Looking west from Wood Drive at the proposed location of outside storage and warehouse facility



Looking, east at the adjacent industrial property



Looking north from subject site at portion of proposed outside storage area



Looking west from subject site at adjacent industrial/office use and Market Street.

REPORT & MINUTES

P.C. Meeting, March 27, 2017

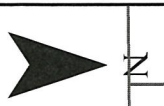
Consideration of the application of Icon Consulting Engineers, Inc., requesting approval of a Specific Use Provision for a Contractor's Office/Storage Yard with outside display and storage greater than fifty percent of the total enclosed building square footage on a property zoned Industrial (IN) District. This property is located at 2660 Market Street. (District 5) (File Z 17-13)

The applicant, Bruce Dunne, 2840 W. Southlake Blvd, Southlake, Texas, provided additional information regarding the storage of the materials.

Commissioner Hedrick questioned the nature of the materials being stored and if there would be any hazardous materials that would cause problems with runoff in the drainage system.

Chairman Roberts asked for additional information regarding the storage of the shingles and confirmation that the applicant agrees with the staff recommendation of planting (6) six foot tall shrubs.

Motion was made by Commissioner Welborn, seconded by Commissioner O'Hara to approve the request including the planting of (6) foot tall shrubs per staff recommendation. **Motion carried: 8** Ayes, 0 Nays.



0 200 400 Feet
1 inch = 406 feet

ZONING MAP Z 17-13

INDICATES AREA
OF REQUEST



We did not receive any responses for this case.



GARLAND

City Council Regular Session Agenda

10.

Meeting Date: April 18, 2017

Item Title: Boards & Commissions

Submitted By: Elisa Morales, Management Services Coordinator , Administration

Summary:

Council Member B.J. Williams

- William A. Keeling - Citizens Environmental and Neighborhood Advisory Committee
-

Attachments

William A. Keeling - CENAC



Application for City of Garland Boards/Commissions/Committees

Please Type or Print Clearly:

Date: 3/20/17

Name: William A Keeling

Phone: (Home)

Address: Phone: (Other)

City, State, Zip: Garland, Tx 75043

Email:

Resident of Garland for 30 years Resident of Texas for 40 years

Dallas County Voter Registration Number Garland City Council District Number 4

Have you ever been convicted of a felony? Yes No

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

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

i, have no experience, but have work and tough teenager and adult how to drive and keep our city safe.

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

none

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

my church in garland, we serve the needy food, every thanksgiving and christmas every year.

What is your educational background?

high school /certified driver instructor in dallas Tx and in garland Tx

What is your occupational experience?

teaching driver education at all american driving school in north garland and at south garland .

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

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

Board of Adjustment
Building and Fire Code Board
Citizens Environmental and Neighborhood Advisory Committee
Community Multicultural Commission
Electrical Board
Garland Cultural Arts Commission
Garland Youth Council **
Property Standards Board
Library Board (2)

* Plan Commission members must live in district

** Garland Youth Council has a separate application

Parks and Recreation Board (3)
Plan Commission
Plumbing and Mechanical Codes Board
Senior Citizens Advisory Committee (1)

Return completed application to:

City Secretary's Office
200 North Fifth Street
Garland, TX 75040
Fax: 972-205-2504

Utilities: unsatisfactory / current
Taxes: current MS 3/28/17
Claims: none MS 3/24/17