



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 16, 2019
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.



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 2, 2019 Regular Meeting.
2. Consider approval of the following bids:
 - a. **Sanitary Sewer Line Rehabilitation** **Bid No. 0700-19**

Insituform Technologies, LLC **\$1,052,765.00**

This request is to provide trenchless rehabilitation of a 48-inch sanitary sewer line that has been in service for 48 years.
 - b. **Engineering Services for Ben Davis Substation** **Bid No. 0679-19**
Autotransformer Replacement

Black & Veatch **\$354,046.00**

This request is to provide professional engineering services for the replacement of Autotransformer No. 1 at the TMPA Ben Davis Substation.

- c. Engineering Services for a Pedestrian Path from Forest/Jupiter DART Station to Marie Curie Boulevard** **Bid No. 0738-19**

Huitt-Zollars, Inc. \$179,923.00

This request is to provide professional engineering services for a pedestrian path from Forest/Jupiter DART Station to Marie Curie Boulevard.

- d. GP&L Right-of-Way Tree Trimming Services** **Bid No. 0692-19**

Nelson Tree Service \$235,000.00

This request is to obtain backup tree trimming services for GP&L transmission line rights-of-way. This is a Term Agreement with four optional renewals.

- e. King Mountain/Roadrunner 345kV Transmission Line Tubular Poles** **Bid No. 0578-19**

Techline, Inc. \$1,992,737.00

This request is to purchase twenty-nine steel poles and anchor bolts to connect the Roadrunner Solar Farm into the new King Mountain Switch Station.

- f. Dent Road to Shelby 138kV Transmission Line Materials** **Bid No. 0558-19**

Techline, Inc. \$710,414.42

This request is for the purchase of materials for construction of the Dent Road to Shelby 138kV Transmission Line.

- g. Dent Road Switch Station Materials** **Bid No. 0555-19**

KBS Electrical Distributors, Inc. \$362,773.58

This request is for the purchase of materials for construction of the Dent Road Switch Station.

h. Raised Pavement Marker Installation **Bid No. 0395-19**

Road Master Striping, LLC **\$304,425.00**

This request is to install and maintain raised pavement markers for various types of lane markings throughout the city. This is a Term Agreement with four optional renewals.

i. TMPA McCree to Centerville 345kV Transmission Line Relocation **Bid No. 0600-19**

Primoris T&D Services, LLC **\$1,916,140.83**
Optional Contingency **191,614.00**
TOTAL: **\$2,107,754.83**

This request is to provide construction services for the relocation of three dead-end structures on the T20 McCree to Centerville 345kV transmission line. Due to the complex nature of the project, an Optional Contingency is included for any additional construction services that may be required.

j. Concrete Finish Work **Bid No. 6008-16**

Tri-Con Services, Inc. **\$2,000,000.00**

This request is to approve Change Order No. 2 to provide additional funding for replacement or repair of concrete paving and structures throughout the city.

k. Front-Loader Trucks **Bid No. 0748-19**

East Texas Mack Sales, LLC **\$502,202.00**

This request is for the purchase of two additional front-loader trucks to be used by EWS in their daily operations.

3. Consider a resolution authorizing the City Manager to execute an Interlocal Agreement with the North Texas Tollway Authority for the construction, use and maintenance of North Texas Tollway Authority property for a public trail; and providing an effective date.

At the April 15, 2019 Work Session, Council considered entering into an Interlocal Agreement (ILA) with the North Texas Tollway Authority (NTTA) allowing the City to construct, own and maintain hike and bike trails crossing the NTTA right-of-way in three separate locations.

4. Consider a resolution approving and authorizing publication of Notice of Intention to Issue Certificates of Obligation

At the April 1, 2019 Work Session, Council considered authorizing the publication of a Notice of Intent to Issue Certificates of Obligation in an amount of approximately \$30 million to fund a portion of the CIP and pay related issuance costs of approximately \$150,000.

5. Consider an ordinance amending Chapter 21, "Fire Prevention and Protection," of the Code of Ordinances of the City of Garland, Texas; providing for a Charity Care Policy for Emergency Ambulance Services provided by the Fire Department; providing a Savings Clause and a Severability Clause; and providing an effective date.

At the April 1, 2019 Work Session, Council considered amending the City of Garland Code of Ordinances, Chapter 21, Article II, Emergency Ambulance Service, Sec. 21.26, to include a Charity Care Policy.

6. Consider a resolution adopting and approving the amendment to the One Year Plan of Action for the 2019/2020 Community Development Block Grant, Home Investment Partnership and Emergency Solutions Grant Programs; and approving an effective date.

At the April 15, 2019 Work Session, Council considered approval of the 2019-2020 CDBG, HOME and ESG Programs.

7. Consider a resolution authorizing the submission of a grant application to the Office of the Governor of the State of Texas for Law Enforcement Specific Homeland Security Project; and providing an effective date.

At the April 15, 2019 Work Session, Council considered approving a resolution authorizing the Office of Emergency Management to accept the State Homeland Security Grant funding.

8. Consider by minute action the purchase of four single family homes with HOME funding to meet the national objective of furthering affordable housing.

This request is for the acquisition of four new single family homes at 1425 Blanco Lane, 2121 McIntosh, 1934 Geary Drive , and 4938 Creekridge Lane using HOME infill federal grant funding. HOME funding may be utilized to further affordable housing within a community for low to moderate income qualified buyers in accordance with HUD's national objectives for HOME funding.

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

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

9. **Hold a Public Hearing on, and consider adopting, a resolution regarding reconstruction of the Bass Pro/IH 30 Interchange**

Council is requested to hold a public hearing on proposed Alternatives for the Bass Pro/IH30 Interchange and thereafter consider adopting a resolution regarding reconstruction of the Interchange.

10. **Hold a public hearing on:**

- a. **Consider the application of Kirkman Engineering, requesting approval of a Change in Zoning from Community Retail (CR) District to Heavy Commercial (HC) District. This property is located at 722 West Centerville Road. (File No. Z 19-02, District 4)**

BEING a 1.29-acre tract of land on a portion of Lot 2, Block 1, Enterprises Shopping Center No. 3, an addition in the City of Garland, Dallas County, Texas, according to the plat recorded under Document Number 201600129707, Official Public Records, Dallas County, Texas. The applicant requests to rezone a developed site (an area of approximately 1.29 acres with a building and parking area) to Heavy Commercial (HC) District which would allow for more intense non-residential uses than currently allowed under Community Retail (CR) District.

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. **Adjourn.**

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



GARLAND

City Council Regular Session Agenda

1.

Meeting Date: 04/16/2019

Item Title: Minutes April 2

Submitted By: Rene Dowl, City Secretary, City Secretary

Summary:

Consider approval of the minutes of the April 2, 2019 Regular Meeting.

Attachments

Minutes April 2



GARLAND

MINUTES

The City Council of the City of Garland convened in regular session at 7:00 p.m. on DAY, April 2, 2019, in the Goldie Locke Room at The Duckworth Building, 217 North Fifth Street, Garland, Texas, with the following members present:

Present: Mayor Lori Barnett Dodson
Council Member David Gibbons
Council Member Deborah Morris
Council Member Jim Bookhout
Council Member Rich Aubin
Council Member Robert Vera
Council Member Scott LeMay
Council Member Robert John Smith

Absent: Council Member Jerry A. Nickerson

Staff Present: Deputy City Manager Mitch Bates
City Attorney Brad Neighbor

LEGISLATIVE PRAYER AND PLEDGE OF ALLEGIANCE

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Ceremonials: Amy Forster presented the pet of the month.

CONSENT AGENDA

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1. Consider approval of the minutes of the March 19, 2019 Regular Meeting.

Motion was made by Council Member Robert Vera, and seconded by Council Member Jim Bookhout Motion to Approve

Vote: 8 - 0

2. Consider approval of the following bids:

Motion was made by Council Member Robert Vera, and seconded by Council Member Jim Bookhout Motion to Approve

Vote: 8 - 0

a. Replacement SUVs for Various Departments

Bid No. 0668-19

Caldwell Country Ford

\$130,579.00

This request is for the purchase of six replacement SUVs to be used by various City departments in their daily operations.

Motion was made by Council Member Robert Vera, and seconded by Council Member Jim Bookhout Motion to Approve

Vote: 8 - 0

**b. GP&L Apollo to Lookout 138kV Transmission
Reconstruction Materials**

Bid No. 0408-19

Techline, Inc.

\$451,847.75

Optional Contingency

45,184.77

TOTAL:

\$497,032.52

This request is to provides construction materials for Phase II of the Apollo to Lookout Transmission Line and is part of the approved GP&L Apollo to Lookout CIP project. Due to the complex nature of the project, an Optional Contingency is included for any additional materials that may be required.

Motion was made by Council Member Robert Vera, and seconded by Council Member Jim Bookhout Motion to Approve

Vote: 8 - 0

**c. Campbell Road Switch Station Construction,
Phase II**

Bid No. 0431-19

Primoris T&D Services, LLC	\$1,349,814.35
Optional Contingency	<u>134,981.43</u>
TOTAL:	\$1,484,795.78

This request is to provide aboveground construction for the Campbell Road Switch Station. Due to the complex nature of the project, an Optional Contingency is included for any additional work that may be required.

Motion was made by Council Member Robert Vera, and seconded by Council Member Jim Bookhout Motion to Approve

Vote: 8 - 0

d. GP&L Crist Road Substation Engineering Services

Bid No. 0826-18

Black & Veatch	\$14,950.00
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This request is to provide additional engineering services that are necessary to support the installation of relays and test switches to provide backup bus protection at the Crist Road Substation.

Motion was made by Council Member Robert Vera, and seconded by Council Member Jim Bookhout Motion to Approve

Vote: 8 - 0

**e. Solar Generator Interconnection and
Subsynchronous Control Interaction Study**

Bid No. 0609-19

Siemens PTI	\$195,950.00
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This request is to obtain engineering services for a solar generator interconnection and subsynchronous control interaction study.

Motion was made by Council Member Robert Vera, and seconded by Council Member Jim Bookhout Motion to Approve

Vote: 8 - 0

f. Pickups for Various Departments

Bid No. 0659-19

Sam Pack's Five Star Ford

\$372,230.70

This request is to purchase three new and nine replacement pickups to be used by various City departments in their daily operations.

Motion was made by Council Member Robert Vera, and seconded by Council Member Jim Bookhout Motion to Approve

Vote: 8 - 0

g. Side-Loader and Front-Loader Bodies

Bid No. 0665-19

Heil of Texas

\$1,133,325.00

This request is to purchase one replacement front-loader and seven replacement side-loader bodies to be used by the EWS Department in their daily operations.

Motion was made by Council Member Robert Vera, and seconded by Council Member Jim Bookhout Motion to Approve

Vote: 8 - 0

h. Side-Loader Cab and Chassis

Bid No. 0664-19

Bond Equipment Company, Inc.

\$1,233,693.00

This request is to purchase seven replacement side-loader cab and chassis to be used by the EWS Department in their daily operations.

Motion was made by Council Member Robert Vera, and seconded by Council Member Jim Bookhout Motion to Approve

Vote: 8 - 0

i. Rubber Tire Loader and Truck Loader

Bid No. 0660-19

Caterpillar, Inc.

\$1,547,500.00

This request is for the purchase of one replacement rubber tire loader and one replacement track loader to be used by the Hinton Landfill in their daily operations.

Motion was made by Council Member Robert Vera, and seconded by Council Member Jim Bookhout Motion to Approve

Vote: 8 - 0

Bid No. 0661-19

\$1,215,965.64

Vote: 8 - 0

Bid No. 0662-19

\$178,912.00

Vote: 8 - 0

Bid No. 0667-19

\$187,997.00

Vote: 8 - 0

Bid No. 0666-19

\$246,525.00

Vote: 8 - 0

n. Scaffolding Rental and Labor for Ray Olinger Plant

Bid No. 0257-19

BrandSafway Solutions, LLC

\$150,000.00

This request is to provide scaffolding rental at the GP&L Olinger Power Plant on an as-needed basis. This is a Term Agreement with four optional renewals.

Motion was made by Council Member Robert Vera, and seconded by Council Member Jim Bookhout Motion to Approve

Vote: 8 - 0

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.

Motion was made by Council Member Robert Vera, and seconded by Council Member Jim Bookhout Motion to Approve

Vote: 8 - 0

a. Zoning File No. Z 19-01 Tread Source, LLC (District 6)

Ordinance No. 7048 amending the Garland Development Code of the City of Garland, Texas, by approving a Specific Use Provision for truck/bus repair on a 1.89-acre tract of land Zoned Industrial (IN) District and located at 1305 south Shiloh 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 notice of conditions of compliance clause; a savings clause, and a severability clause; and providing an effective date.

Motion was made by Council Member Robert Vera, and seconded by Council Member Jim Bookhout Motion to Approve

Vote: 8 - 0

b. Zoning File No. Z 18-41, Kimley-Horn (District 7)

Ordinance No. 7049 amending the Garland Development Code of the City of Garland, Texas, by approving 1) an amendment to Planned Development (PD) 12-41 District, 2) an amended concept plan for dwelling, multi-family and office, retail & service uses and 3) a detail plan for dwelling, multi-family on a 22.44-acre tract of land zoned Planned Development (PD) 12-41 district for mixed-use and located at 6310 Naaman Forest Boulevard and 6501 North President George Bush Highway; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a notice of conditions of compliance clause; a savings clause, and a severability clause; and providing an effective date.

Motion was made by Council Member Robert Vera, and seconded by Council Member Jim Bookhout Motion to Approve

Vote: 8 - 0

4. **Resolution No. 10382 abandoning, releasing, and conveying utility easements in the Town of Sunnyvale to the underlying fee owners, Oncor Electric Delivery Company, LLC and TF Stoney Creek, L.P. authorizing the Mayor to execute abandonment instruments and providing an effective date.**

At the March 18, 2019 Work Session, Council considered authorizing the Mayor to abandon the existing Utility Easement and execute Abandonment Deeds Without Warranty to the current property owners, TF Stoney Creek, LP, and Oncor Electric, in exchange for the dedication of new City utility easements.

Motion was made by Council Member Robert Vera, and seconded by Council Member Jim Bookhout Motion to Approve

Vote: 8 - 0

5. **Ordinance No. 7050 continuing Section 26.10, entitled "Curfew Hours for Minors," of Chapter 26 of the Code of Ordinances of the City of Garland, Texas; and providing an effective date.**

At the March 18, 2019, Work Session, Council considered the re-adoption of the Juvenile Curfew Ordinance.

Motion was made by Council Member Robert Vera, and seconded by Council Member Jim Bookhout Motion to Approve

Vote: 8 - 0

6. **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.

There were no citizen comments

7. **Adjourn.**

There being no further business to come before the City Council, Mayor Dodson adjourned the meeting at 7:08 p.m.

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CITY OF GARLAND, TEXAS

/s/ Lori Barnett Dodson, Mayor

/s/ Eloyce René Dowl, City Secretary



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.a.

Meeting Date: 04/16/2019

Item Title: Sanitary Sewer Line Rehabilitation

Submitted By: Wes Kucera, Managing Director

Bid Number: 0700-19

Purchase Justification:

This request is to provide trenchless rehabilitation of a 48-inch sanitary sewer line that has been in service for 48 years. This project will reline approximately 2,385 feet of sewer line from Audrey Drive to Firewheel Parkway. Closed circuit television and laser analysis of this section indicates major degradation due to hydrogen sulfide gas.

Evaluation:

The requested rehabilitation is being provided by Insituform Technologies, LLC, through the BuyBoard Cooperative Purchasing Contract 555-18.

Award Recommendation:

<u><i>Vendor</i></u>	<u><i>Item</i></u>	<u><i>Amount</i></u>
Insituform Technologies, LLC	All	\$1,052,765.00
TOTAL:		\$1,052,765.00

Basis for Award: Cooperative Purchase

Purchase Requisition #: 41345

Fiscal Impact

Total Project/Account:	\$2,185,035
Expended/Encumbered to Date:	1,065,485
Balance:	\$1,119,550
This Item:	1,052,765
Proposed Balance:	\$66,785
Account #:	230-4149-3218400-7111

Fund/Dept/Project – Description and Comments:

Wastewater Collection CIP / Rowlett Interceptor Rehab

AttachmentsBid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2019

Document Location: Page WW12

Budget Director Approval: Ron Young

Approval Date: 03/29/2019

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 03/26/2019



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.b.

Meeting Date: 04/16/2019

Item Title: Engineering Services for Ben Davis Substation Autotransformer Replacement

Submitted By: Ross Owen, Director of Transmission & Distr

Bid Number: 0679-19

Purchase Justification:

This request is to provide professional engineering services for the replacement of Autotransformer No. 1 at the TMPA Ben Davis Substation. Services include design engineering, soil borings, subsurface soil analysis, relay settings, construction support and assistance with material and equipment procurement. This is an approved TMPA CIP project and will be reimbursed at 100%.

Evaluation:

Black & Veatch was selected as the Most Qualified firm for this project from the short list of Engineers evaluated and ranked in RFQ 5771-15.

Award Recommendation:

	<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
	Black & Veatch	All	\$354,046.00
		TOTAL:	\$354,046.00

Basis for Award: Most Qualified

Purchase Requisition #: 41384

Fiscal Impact

Total Project/Account:	\$6,589,000
Expended/Encumbered to Date:	0
Balance:	\$6,589,000
This Item:	354,046
Proposed Balance:	\$6,234,954
Account #:	215-3542-3126501-7111

Fund/Dept/Project – Description and Comments:Electric CIP / 2019 Transmission Lines Program

AttachmentsBid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2019

Document Location: Page E01

Budget Director Approval: Ron Young

Approval Date: 04/05/2019

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 04/04/2019

**CITY OF GARLAND - BID RECAP SHEET
OPENED:
REQ. NO. PR 41384
BID NO. 0679-19
PAGE: 1 of 1
BUYER: T.Dabney**

Black & Veatch

[illegible]

NEXT LOW:

LOW:

SAVINGS:

\$0.00

0 # IonWave Notifications

0 # IonWave HUBS

0 # Direct Contact HUBS

0 # HUBS Responded

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



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.c.

Meeting Date: 04/16/2019

Item Title: Engineering Services for a Pedestrian Path from Forest/Jupiter DART Station to Marie Curie Boulevard

Submitted By: Michael Polocek, Engineering Director

Bid Number: 0738-19

Purchase Justification:

This request is to provide professional engineering services for a pedestrian path from Forest/Jupiter DART Station to Marie Curie Boulevard. Services include field topographic surveying for design, field surveying for establishing existing right-of-way and easements, preparation of engineering design plans, bid phase services, limited construction support services and coordination with the City. The project consists of approximately 1.7 miles of pedestrian path/sidewalk with associated improvements beginning at Forest/Jupiter DART Station and ending at the existing medical facility located at Clara Barton Boulevard and Marie Curie Boulevard as shown in the attached location map.

Evaluation:

Huitt-Zollars, Inc., was selected as the Most Qualified firm for this project from the short list of Engineers evaluated and ranked in RFQ 0212-19.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Huitt-Zollars, Inc.	All	\$179,923.00
TOTAL:		\$179,923.00

Basis for Award: Most Qualified

Purchase Requisition #: 41458

Fiscal Impact

Total Project/Account: \$3,841,035

Expended/Encumbered to Date: 2,599,060

Balance: \$1,241,975
This Item: 179,923
Proposed Balance: \$1,062,052
Account #: 624-1409-1417604-7101

Fund/Dept/Project – Description and Comments:

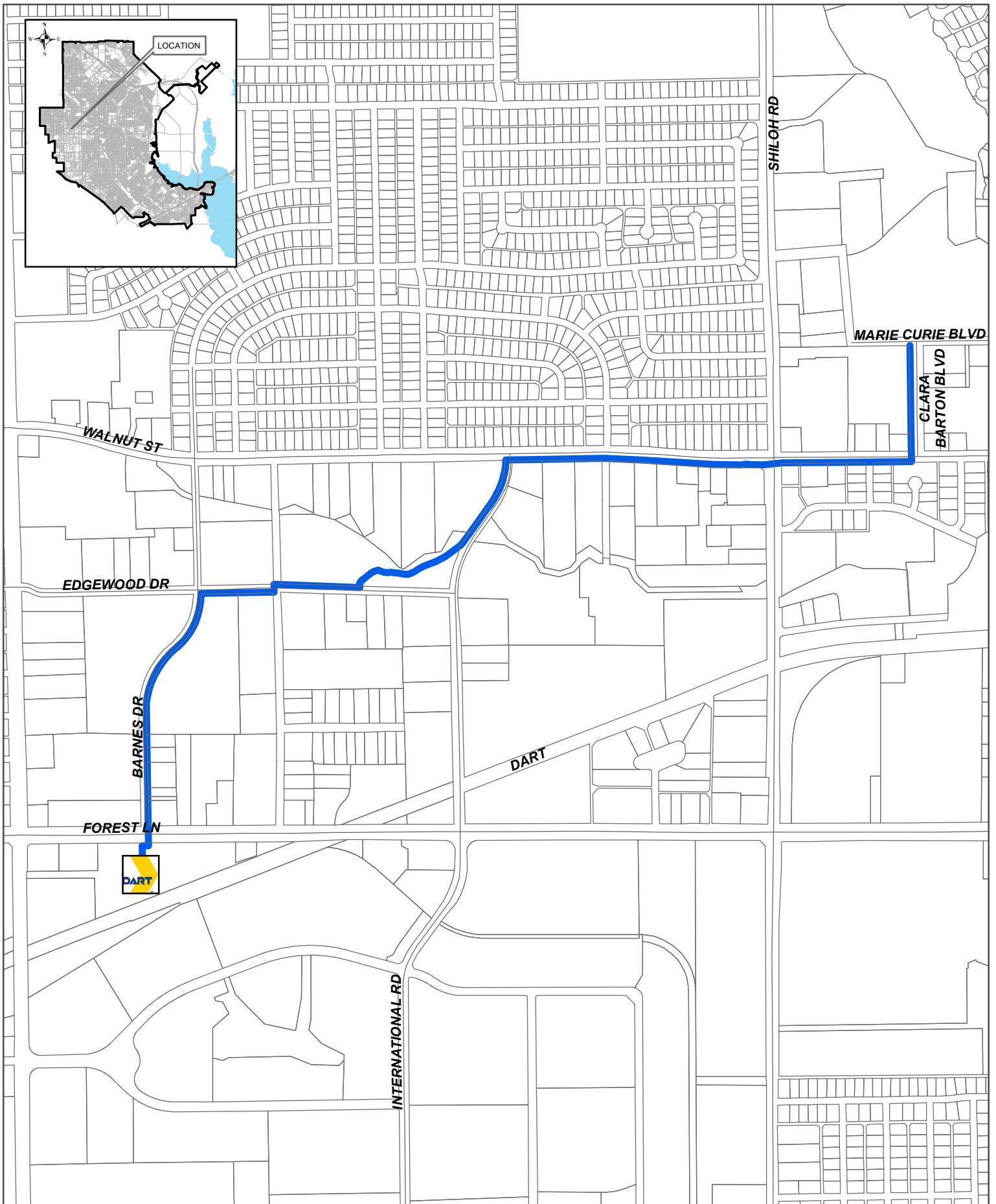
Street/Transportation CIP / New Sidewalks Program: Pedestrian Path - Forest/Jupiter DART
LRT Station to Marie Curie Boulevard

Attachments

Bid Recap
Location Map Pedestrian Path

Fiscal Reference:
Budget Type: CIP
Fiscal Year: 2019
Document Location: Page ST01

Budget Director Approval:	Ron Young	Approval Date: 04/05/2019
Purchasing Director Approval:	Gary L. Holcomb	Approval Date: 04/03/2010





**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.d.

Meeting Date: 04/16/2019

Item Title: GP&L Right-of-Way Tree Trimming Services

Submitted By: Ross Owen, Director of Transmission & Distr

Bid Number: 0692-19

Purchase Justification:

This request is to obtain backup tree trimming services for GP&L transmission line rights-of-way. Tree trimming is performed for safety and reliability purposes and to provide for mandatory clearances between power lines and trees. These services will be used when the primary vegetation service provider is unavailable or when extra assistance is needed. This is a Term Agreement with four (4) optional renewals. A term is defined as either the annual expiration date or the expenditure of funds, whichever occurs first. Subsequent renewals do not require additional City Council approval. If all optional renewals are exercised, the potential financial impact will be \$1,175,000 over the life of the agreement. Expenditures will not exceed appropriated funds.

Evaluation:

These services are being provided by Nelson Tree Service through an Interlocal Agreement with Bryan Texas Utilities, Contract [042-11-18](#).

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Nelson Tree Service	All	\$235,000.00
TOTAL:		\$235,000.00

Basis for Award: Cooperative Purchase

Purchase Requisition #: 41421

Fiscal Impact

Total Project/Account: N/A

Expended/Encumbered to Date: N/A

Balance: N/A
This Item: \$235,000
Proposed Balance: N/A
Account #: 451-6999

Fund/Dept/Project – Description and Comments:

Term Contract sets price but does not commit funds. Expenses will be charged to accounts as incurred in the GP&L Operating Budget and Capital Improvement Program.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget
CIP

Fiscal Year: 2018-19

Document Location: Op. Page 215 & CIP Page E01

Budget Director Approval: Ron Young

Approval Date: 04/05/2019

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 04/03/2019



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.e.

Meeting Date: 04/16/2019

Item Title: King Mountain/Roadrunner 345kV Transmission Line Tubular Poles

Submitted By: Ross Owen, Director of Transmission & Distr

Bid Number: 0578-19

Purchase Justification:

This request is to purchase twenty-nine (29) steel poles and anchor bolts to connect the Roadrunner Solar Farm into the new King Mountain Switch Station. This is part of the approved King Mountain Transmission CIP project.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Five bids were received and evaluated with Techline, Inc., submitting the Straight Low Bid.

Award Recommendation:

<u><i>Vendor</i></u>	<u><i>Item</i></u>	<u><i>Amount</i></u>
Techline, Inc.	All	\$1,992,737.00
TOTAL:		\$1,992,737.00

Basis for Award: Straight Low Bid

Purchase Requisition #: 41267

Fiscal Impact

Total Project/Account:	\$7,700,000
Expended/Encumbered to Date:	1,756,850
Balance:	\$5,943,150
This Item:	1,992,737
Proposed Balance:	\$3,950,413
Account #:	210-3599-3144401-6051
Fund/Dept/Project – Description and Comments:	

Electric CIP / 2019 Transmission Lines Program

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2019

Document Location: Page E01

Budget Director Approval: Ron Young

Approval Date: 04/05/2019

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 04/03/2019



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.f.

Meeting Date: 04/16/2019

Item Title: Dent Road to Shelby 138kV Transmission Line Materials

Submitted By: Ross Owen, Director of Transmission & Distr

Bid Number: 0558-19

Purchase Justification:

This request is for the purchase of materials for construction of the Dent Road to Shelby 138kV Transmission Line. This is part of the approved Dent Road to Shelby 138kV Transmission Line CIP project.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Two (2) bids were received and evaluated. American Wire Group did not include all of the required bid items and is, therefore, deemed nonresponsive. Techline, Inc., submitted the Lowest Responsible Bid, meeting all requirements of the specifications.

Award Recommendation:

	<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
	Techline, Inc.	All	\$710,414.42
		TOTAL:	\$710,414.42

Basis for Award: Lowest Responsible Bid

Purchase Requisition #: 41202

Fiscal Impact

Total Project/Account:	\$8,842,737
Expended/Encumbered to Date:	5,497,542
Balance:	\$3,345,195
This Item:	710,414
Proposed Balance:	\$2,634,781

Account #: 210-3599-3143401-6051

Fund/Dept/Project – Description and Comments:

Electric CIP / Transmission Lines - 2019 Transmission Lines Program

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2019

Document Location: Page E01

Budget Director Approval: Ron Young

Approval Date: 03/29/2019

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 03/29/2019



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.g.

Meeting Date: 04/16/2019

Item Title: Dent Road Switch Station Materials

Submitted By: Ross Owen, Director of Transmission & Distr

Bid Number: 0555-19

Purchase Justification:

This request is for the purchase of materials for construction of the Dent Road Switch Station. This is part of the approved Dent Road Switch Station CIP project.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Three (3) bids were received and evaluated with KBS Electrical Distributors, Inc., submitting the Lowest Responsible Bid.

Award Recommendation:

<u><i>Vendor</i></u>	<u><i>Item</i></u>	<u><i>Amount</i></u>
KBS Electrical Distributors, Inc.	All	\$362,773.58
TOTAL:		\$362,773.58

Basis for Award: Lowest Responsible Bid

Purchase Requisition #: 41225

Fiscal Impact

Total Project/Account:	\$8,778,160
Expended/Encumbered to Date:	7,950,815
Balance:	\$827,345
This Item:	362,774
Proposed Balance:	\$464,571
Account #:	210-3799-3177401-6051
Fund/Dept/Project – Description and Comments:	

Electric CIP / Substations Upgrades - 2019 Substations Upgrades Program

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2019

Document Location: Page E10

Budget Director Approval: Ron Young

Approval Date: 04/05/2019

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 03/28/2019



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.h.

Meeting Date: 04/16/2019

Item Title: Raised Pavement Marker Installation

Submitted By: Paul Luedtke, Transportation Director

Bid Number: 0395-19

Purchase Justification:

This request is to install and maintain raised pavement markers for various types of lane markings throughout the city. This is a Term Agreement with four optional renewals. A term is defined as either the annual expiration date or the expenditure of funds, whichever occurs first. Subsequent renewals do not require additional City Council approval. If all optional renewals are exercised, the potential financial impact will be \$1,552,125 over the life of the agreement. Expenditures will not exceed appropriated funds.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Two (2) bids were received and evaluated with Road Master Striping, LLC, submitting the Lowest Responsible Bid.

Award Recommendation:

<u><i>Vendor</i></u>	<u><i>Item</i></u>	<u><i>Amount</i></u>
Road Master Striping, LLC	All	\$304,425.00
TOTAL:		\$304,425.00

Basis for Award: Lowest Responsible Bid

Purchase Requisition #: 40991

Fiscal Impact

Total Project/Account: N/A
Expended/Encumbered to Date: N/A
Balance: N/A
This Item: \$304,425

Proposed Balance: N/A
Account #: 451-6999

Fund/Dept/Project – Description and Comments:

Term Contract sets price but does not commit funds. Expenses will be charged to accounts as incurred. Street restriping and buttoning will be funded from the SafeLight Fund, Infrastructure Repair & Replacement Fund, and the Transportation Department budget within the General Fund.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2019

Document Location: Pages 269, 275 & 281

Budget Director Approval: Ron Young

Approval Date: 03/29/2019

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 03/27/2019



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.i.

Meeting Date: 04/16/2019

Item Title: TMPA McCree to Centerville 345kV Transmission Line Relocation

Submitted By: Ross Owen, Director of Transmission & Distr

Bid Number: 0600-19

Purchase Justification:

This request is to provide construction services for the relocation of three dead-end structures on the T20 McCree to Centerville 345kV transmission line. This relocation is necessary to accommodate the Texas Department of Transportation widening and raising of I.H. 635. This is part of the approved TMPA McCree to Centerville Transmission Line Relocation CIP project and will be reimbursed at 100%. Due to the complex nature of the project, an Optional Contingency is included for any additional construction services that may be required.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Two bids were received and evaluated with Primoris T&D Services, LLC, submitting the Straight Low Bid.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Primoris T&D Services, LLC	All	\$1,916,140.83
Optional Contingency		191,614.00
TOTAL:		\$2,107,754.83

Basis for Award: Straight Low Bid

Purchase Requisition #: 41291

Fiscal Impact

Total Project/Account: \$3,908,122
Expended/Encumbered to Date: 1,309,940
Balance: \$2,598,182
This Item: 2,107,755

Proposed Balance: \$490,427
Account #: 215-3542-3126201-7111
Fund/Dept/Project – Description and Comments:
Electric CIP / 2019 Transmission Lines Program

Attachments

Bid Recap

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2019

Document Location: Page E01

Budget Director Approval: Ron Young

Approval Date: 04/05/2019

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 04/03/2009



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.j.

Meeting Date: 04/16/2019

Item Title: Concrete Finish Work

Submitted By: Michael Polocek, Engineering Director

Bid Number: 6008-16

Purchase Justification:

This request is to approve Change Order No. 2 to provide additional funding for replacement or repair of concrete paving and structures throughout the city. The current agreement contained a provision for two (2) optional renewals with concurrence from both the City and contractor. The optional renewals have been executed and completed to date. Change Order No. 1 was approved at the October 26, 2018, City Council Meeting and is nearing completion. Bid specifications are being developed to incorporate new pavement standards adopted by the City on January 15, 2019. The addition of these funds will allow the City departments to keep street repair, sidewalk replacement, and other programs on schedule until a new agreement is awarded.

Evaluation:

Tri-Con Services, Inc., was awarded the original Term Agreement in the amount of \$2,500,000 at the January 19, 2016, City Council Meeting.

Award Recommendation:

<u><i>Vendor</i></u>	<u><i>Item</i></u>	<u><i>Amount</i></u>
Tri-Con Services, Inc.	All	\$2,000,000.00
TOTAL:		\$2,000,000.00

Basis for Award: Change Order

Purchase Requisition #: 41498

Fiscal Impact

Total Project/Account: N/A

Expended/Encumbered to Date: N/A

Balance: N/A
This Item: \$2,000,000
Proposed Balance: N/A
Account #: 451-6999

Fund/Dept/Project – Description and Comments:

Term Contract sets price but does not commit funds. Expenses will be charged to accounts as incurred in the Operating Budget and Capital Improvement Program. Departments utilizing the Term Contract include Engineering, Streets, GP&L, Stormwater Management, Water, and Wastewater.

Attachments

Bid Recap

Fiscal Reference:

Budget Type: Operating Budget
CIP

Fiscal Year: 2018-19

Document Location: N/A

Budget Director Approval: Ron Young

Approval Date: 04/05/2019

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 04/03/2019



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.k.

Meeting Date: 04/16/2019

Item Title: Front-Loader Trucks

Submitted By: Terry Anglin, Fleet Services Director

Bid Number: 0748-19

Purchase Justification:

This request is for the purchase of two additional front-loader trucks to be used by EWS in their daily operations.

Evaluation:

The front-loader trucks are available from East Texas Mack Sales, LLC, through the TIPS Cooperative Purchasing Contract 170802.

Award Recommendation:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
East Texas Mack Sales, LLC	All	\$502,202.00
TOTAL:		\$502,202.00

Basis for Award: Cooperative Purchase

Purchase Requisition #: 41505

Fiscal Impact

Total Project/Account: \$502,202
Expended/Encumbered to Date: 0
Balance: \$502,202
This Item: 502,202
Proposed Balance: \$0
Account #: 246-4319-2109119-9009
Fund/Dept/Project – Description and Comments:

Environmental Waste Services - Delivery is requesting two new Commercial Front-Load Trucks. This is in addition to the one replacement Commercial Front-Load Truck approved in the 2019 Capital Improvement Program (Page M05). The two new trucks are needed based on current route demands and to service a wait list of customers. Environmental Waste Services and the Fleet Services Department have evaluated the mileage and number of operational hours demanded on the current fleet of seven Commercial Front-Load Trucks and recommend the addition of two trucks to relieve maintenance issues and maximize equipment use to maintain a six to seven-year life cycle.

The Equipment Replacement Fund will be used to fund these capital requests, and the Environmental Waste Services Fund will reimburse the Equipment Replacement Fund over a five-year term. A Budget Amendment to the 2019 Capital Improvement Program will be brought to City Council at a later date. The budget for the Equipment Replacement Fund will either be adjusted in revised or on a budget amendment.

Attachments

Bid Recap

Fiscal Reference:

Budget Type:	CIP
Fiscal Year:	2019
Document Location:	N/A

Budget Director Approval:	Ron Young	Approval Date: 04/05/2019
Purchasing Director Approval:	Gary L. Holcomb	Approval Date: 04/04/2019



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

3.

Meeting Date: 04/16/2019

Item Title: Interlocal Agreement with the North Texas Tollway Authority for Hike/Bike Trail Crossings

Submitted By: Michael Polocek, Engineering Director

Summary of Request/Problem

The City of Garland proposes the construction of a new hike and bike trail as part of the Pleasant Valley Road Bridge project. The trail is proposed to cross under North Texas Tollway Authority's (NTTA's) President George Bush Turnpike (PGBT). NTTA requires the City to enter into an Interlocal Agreement (ILA) as part of permitting the City to cross their right-of-way. The City has schematic plans for future crossings of the PGBT at Brand Road and Zion Road. These two (2) crossings are included in the ILA.

This item was considered by the Council at the April 15, 2019 Work Session.

Recommendation/Action Requested and Justification

Approve a Resolution authorizing the City Manager to execute the ILA with the NTTA for the three (3) hike/bike trail crossings.

Attachments

Location Map A

Location Map B

Location Map C

Resolution NTTA Trail Crossings

LOCATION MAP A



GRANTOR: LUMBERMEN'S
INVESTMENT CORPORATION
21.343 ACRES
(VOL. 98247, PG. 4296)

APPROX. LOC. OF PROP. TRAIL

NTTA ROW LINE

FIREWHEEL
GOLF PARK

GP&L POWER POLE

APPROX.
LOC. OF
PROP. TRAIL

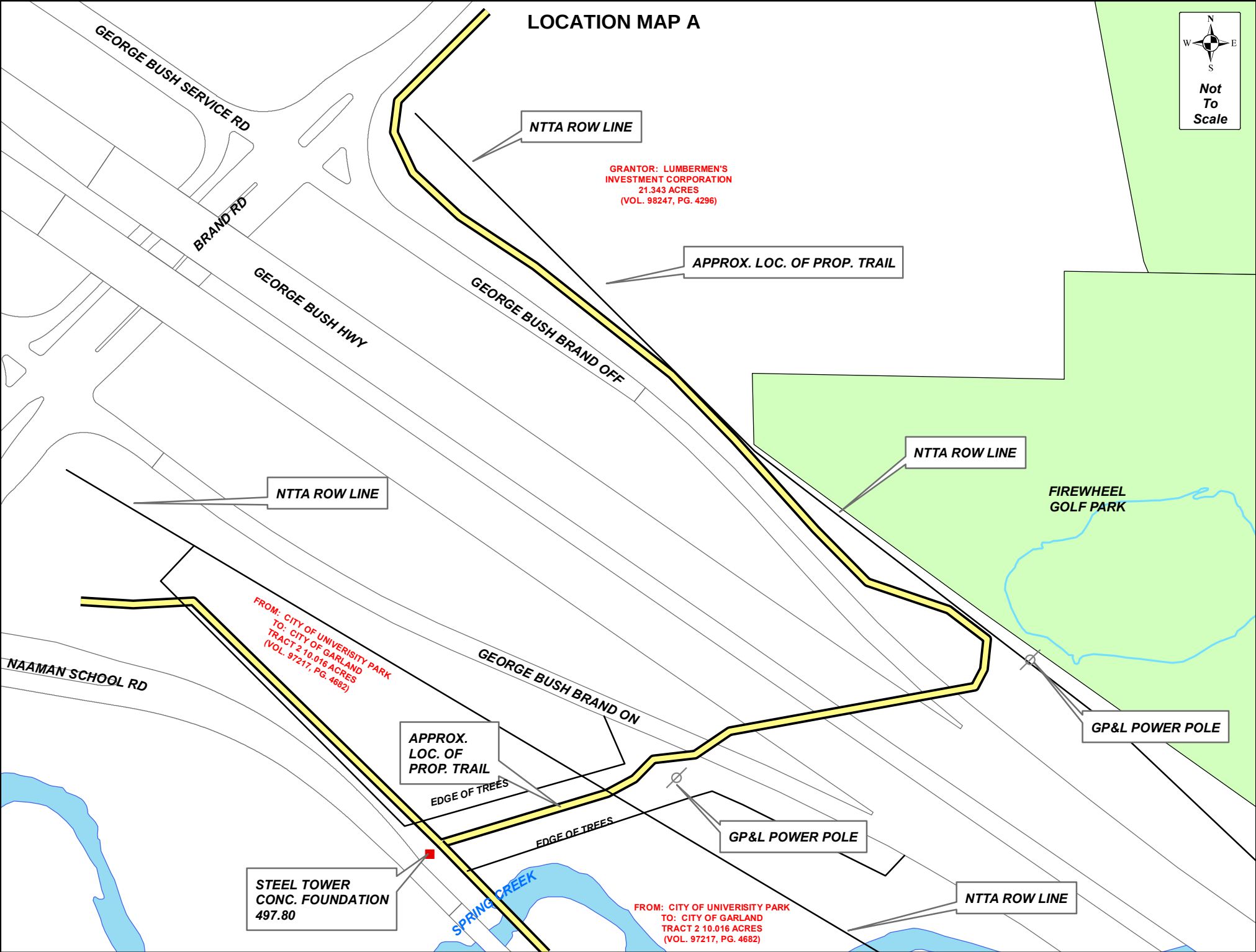
GP&L POWER POLE

NTTA ROW LINE

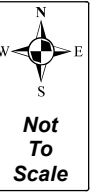
FROM: CITY OF UNIVERSITY PARK
TO: CITY OF GARLAND
TRACT 2 10.016 ACRES
(VOL. 97217, PG. 4682)

STEEL TOWER
CONC. FOUNDATION
497.80

FROM: CITY OF UNIVERSITY PARK
TO: CITY OF GARLAND
TRACT 2 10.016 ACRES
(VOL. 97217, PG. 4682)



LOCATION MAP B



DOMAIN AT FIREWHEEL

STREAM 2D

NTTA ROW LINE

OLD MILES RD

GEORGE BUSH HWY

ROWLETT CREEK

OLD MILES RD

APPROX. LOC. OF PROP. TRAIL

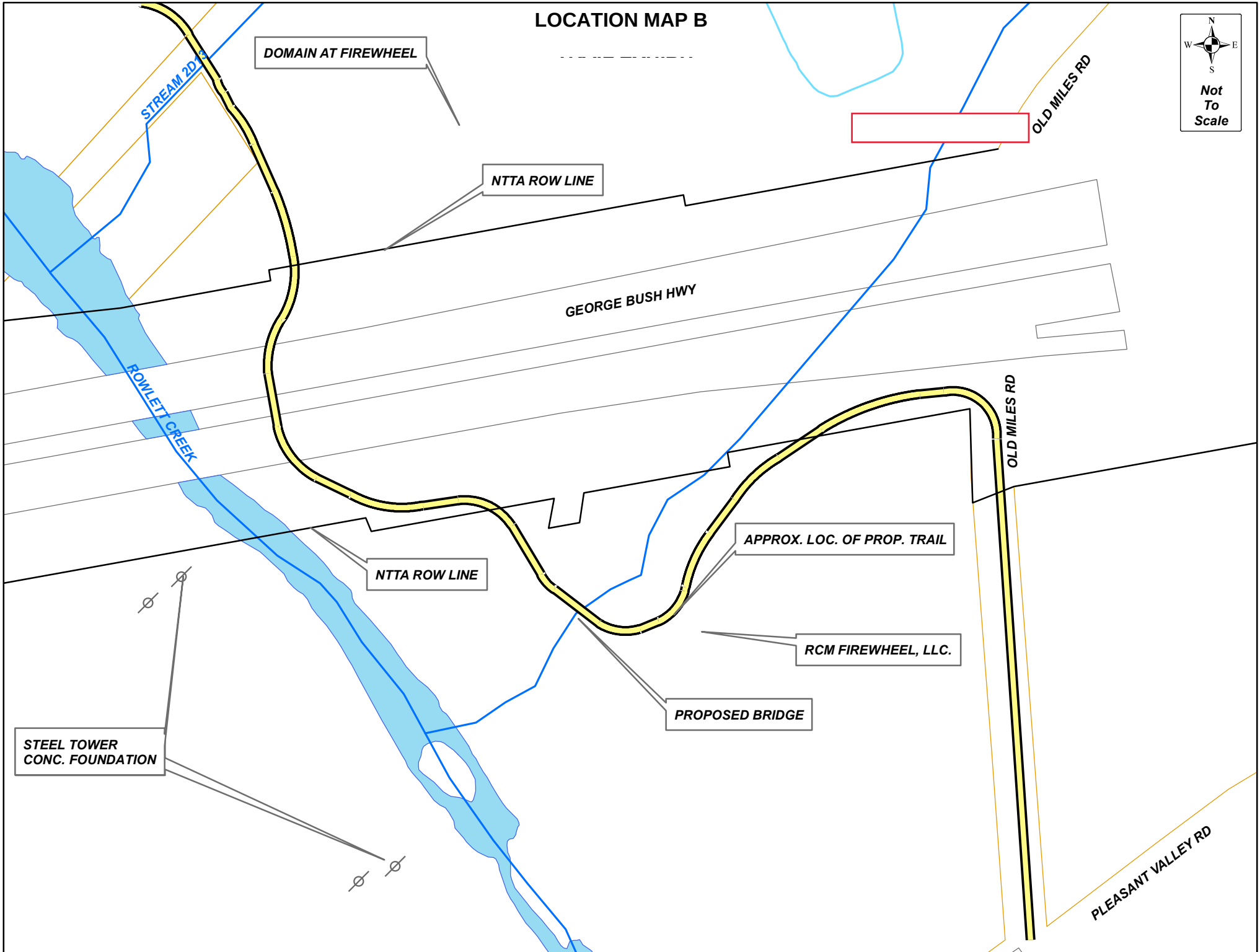
NTTA ROW LINE

RCM FIREWHEEL, LLC.

PROPOSED BRIDGE

STEEL TOWER
CONC. FOUNDATION

PLEASANT VALLEY RD



LOCATION MAP C

LAKE RAY HUBBARD



APPROX. LOC. OF PROP. TRAIL

NTTA ROW LINE

JOHN
PAUL JONES
PARK

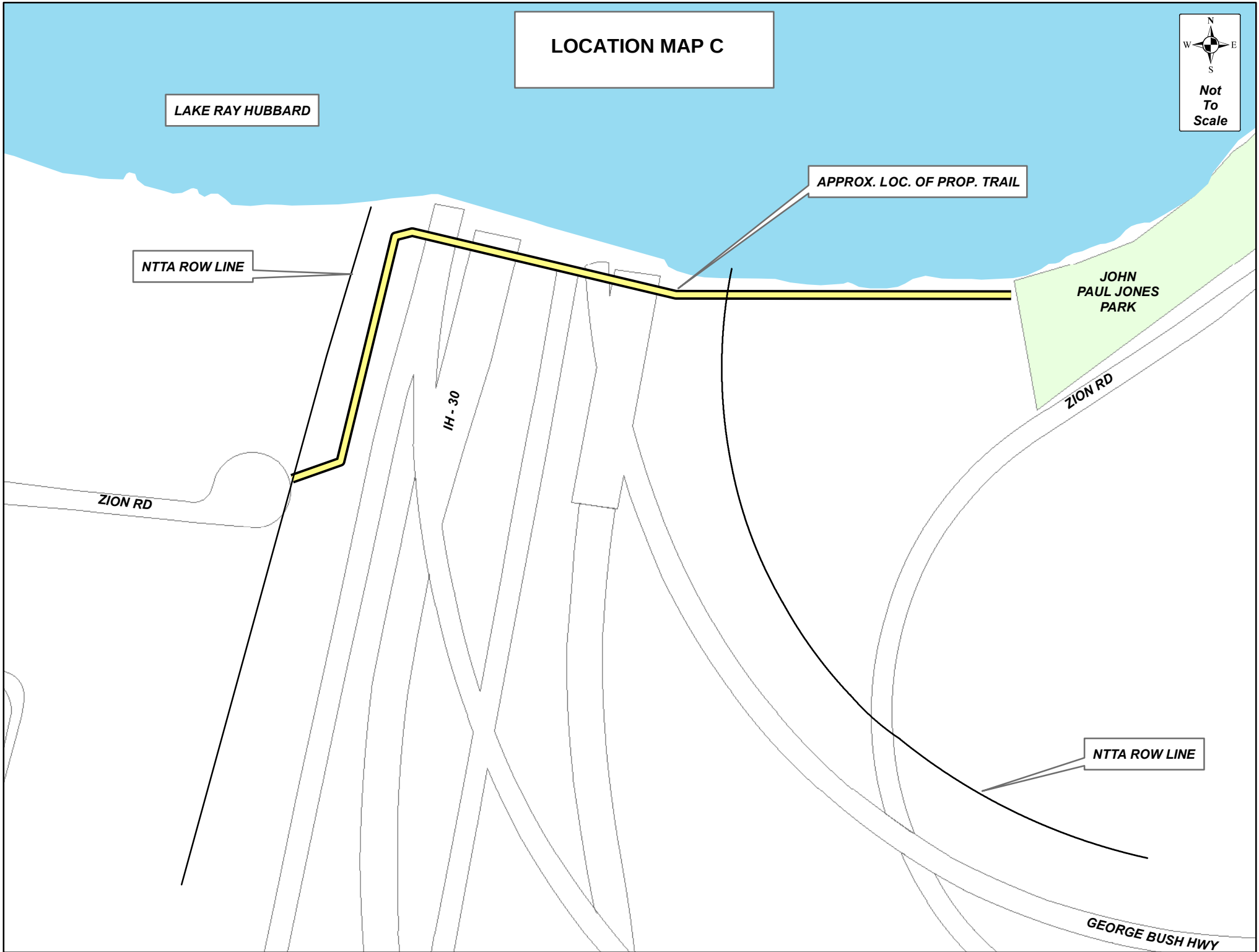
ZION RD

IH - 30

ZION RD

NTTA ROW LINE

GEORGE BUSH HWY



RESOLUTION NO.

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AN INTERLOCAL AGREEMENT WITH THE NORTH TEXAS TOLLWAY AUTHORITY FOR THE CONSTRUCTION, USE, AND MAINTANAINCE OF NORTH TEXAS TOLLWAY AUTHORITY PROPERTY FOR A PUBLIC TRAIL; AND PROVIDING AN EFFECTIVE DATE.

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

Section 1

That the City Manager is hereby authorized to execute an Interlocal Agreement with the North Texas Tollway Authority for the construction, use and maintenance of North Texas Tollway Authority property for a public hike-and-bike trail, in the form and substance of that attached hereto.

Section 2

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

PASSED AND APPROVED this the _____ of _____, 2019.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

4.

Meeting Date: 04/16/2019

Item Title: Consider Approval of a Resolution Authorizing Publication of a Notice of Intention to Issue Certificates of Obligation

Submitted By: Matt Watson, Finance Director

Summary of Request/Problem

At the April 1, 2019 Work Session, Council considered authorizing the publication of a Notice of Intent to Issue Certificates of Obligation in an amount of approximately \$30 million to fund a portion of the CIP and pay related issuance costs of approximately \$150,000.

Recommendation/Action Requested and Justification

Approve a Resolution authorizing publication of a Notice of Intent to Issue Certificates of Obligation.

Attachments

Notice of Intent to Issue Certificates of Obligation

RESOLUTION NO. _____

A RESOLUTION Approving and Authorizing Publication of
Notice of Intention to Issue Certificates of Obligation.

WHEREAS, the City Council of the City of Garland, Texas (the "City"), has determined that certificates of obligation should be issued under and pursuant to the provisions of Subchapter C of Chapter 271, Texas Local Government Code, as amended, for the purpose of paying contractual obligations to be incurred for: (i) constructing, equipping and improving municipal park and recreation facilities, municipal landfill/transfer station facilities and information management services systems, (ii) constructing and improving streets, including drainage, landscaping, retaining walls, curbs, gutters, sidewalks, signage, traffic signalization and street noise abatement incidental thereto and the acquisition of land and rights-of-way therefor, (iii) acquiring public safety, environmental waste services, streets and stormwater maintenance equipment, (iv) acquiring, constructing, renovating, improving and equipping existing municipal buildings, including HVAC replacement upgrade, roof replacement and safety upgrades, (v) constructing drainage improvements, including bridge remediation, (vi) acquiring land for environmental waste services facilities and (vii) professional services rendered in connection therewith; and

WHEREAS, prior to the issuance of such certificates, the City Council is required to publish notice of its intention to issue the same in a newspaper of general circulation in the City, said notice stating (i) the time and place the Council tentatively proposes to pass the ordinance authorizing the issuance of the certificates, (ii) the maximum amount proposed to be issued, (iii) the purposes for which the certificates are to be issued and (iv) the manner in which the Council proposes to pay the certificates; now, therefore,

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

SECTION 1: That the City Secretary is hereby authorized and directed to cause notice to be published of the Council's intention to issue certificates of obligation in one or more series in the principal amount not to exceed THIRTY MILLION DOLLARS (\$30,000,000) for the purpose of paying contractual obligations to be incurred for: (i) constructing, equipping and improving municipal park and recreation facilities, municipal landfill/transfer station facilities and information management services systems, (ii) constructing and improving streets, including drainage, landscaping, retaining walls, curbs, gutters, sidewalks, signage, traffic signalization and street noise abatement incidental thereto and the acquisition of land and rights-of-way therefor, (iii) acquiring public safety, environmental waste services, streets and stormwater maintenance equipment, (iv) acquiring, constructing, renovating, improving and equipping existing municipal buildings, including HVAC replacement upgrade, roof replacement and safety upgrades, (v) constructing drainage improvements, including bridge remediation, (vi) acquiring land for environmental waste services facilities and (vii) professional services rendered in connection therewith; such certificates to be payable from ad valorem taxes and a limited pledge of the net revenues of the City's Water and Sewer System. The notice hereby approved and authorized to be published shall read substantially in the form and content of **Exhibit A** hereto attached and incorporated herein by reference as a part of this resolution for all purposes.

SECTION 2: That the City Secretary shall cause the aforesaid notice to be published in a newspaper of general circulation in the City, once a week for two consecutive weeks, the date of the first publication to be at least thirty-one (31) days prior to the date stated therein for the passage of the ordinance authorizing the issuance of the certificates of obligation.

PASSED AND ADOPTED, this April 16, 2019.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

(City Seal)

EXHIBIT A

CITY OF GARLAND, TEXAS NOTICE OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION

TAKE NOTICE that the City Council of the City of Garland, Texas, shall convene at 7:00 p.m. on May 21, 2019, at the City Council chambers located at 200 N. Fifth, in the City of Garland, Texas, and, during such meeting, the City Council will consider the passage of one or more ordinances authorizing the issuance of certificates of obligation in one or more series in an amount not to exceed THIRTY MILLION DOLLARS (\$30,000,000) for the purpose of paying contractual obligations to be incurred for: (i) constructing, equipping and improving municipal park and recreation facilities, municipal landfill/transfer station facilities and information management services systems, (ii) constructing and improving streets, including drainage, landscaping, retaining walls, curbs, gutters, sidewalks, signage, traffic signalization and street noise abatement incidental thereto and the acquisition of land and rights-of-way therefor, (iii) acquiring public safety, environmental waste services, streets and stormwater maintenance equipment, (iv) acquiring, constructing, renovating, improving and equipping existing municipal buildings, including HVAC replacement upgrade, roof replacement and safety upgrades, (v) constructing drainage improvements, including bridge remediation, (vi) acquiring land for environmental waste services facilities and (vii) professional services rendered in connection therewith; such certificates to be payable from ad valorem taxes and a limited pledge of the net revenues of the City's Water and Sewer System. The certificates are to be issued, and this notice is given, pursuant to the provisions of Texas Local Government Code, Subchapter C of Chapter 271, as amended.

City Secretary
City of Garland, Texas



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

5.

Meeting Date: 04/16/2019

Item Title: Charity Care Policy

Submitted By: Mark Lee, Fire Chief

Summary of Request/Problem

At the April 1, 2019 Work Session, Council considered amending the City of Garland Code of Ordinances, Chapter 21, Article II, Emergency Ambulance Service, Sec. 21.26, to include a Charity Care Policy.

Recommendation/Action Requested and Justification

Approve an ordinance authorizing the amendment of the City of Garland Code of Ordinances, Chapter 21, Article II, Emergency Ambulance Service, Sec. 21.26, to include a Charity Care policy.

Attachments

Charity Care Policy Ordinance

ORDINANCE NO.

AN ORDINANCE AMENDING CHAPTER 21, "FIRE PREVENTION AND PROTECTION", OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING FOR A CHARITY CARE POLICY FOR EMERGENCY AMBULANCE SERVICES PROVIDED BY THE FIRE DEPARTMENT; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

Section 1

That Chapter 21, "FIRE PREVENTION AND PROTECTION", of the Code of Ordinances of the City of Garland, Texas, is hereby amended by adding a new subsection 21.26(D) to read as follows:

"(D) The City Manager, or his designee, shall adopt a Charity Care Policy and the procedures for administering the policy. The Charity Care Policy shall provide that the fees charged for ambulance services provided by the City may be fully or partially waived if the City is entitled to receive partial reimbursement under the federally approved Ambulance Supplemental Payment Program for the services provided to the person as follows:

- (1) A 100% waiver if the person's adjusted gross income falls below 125% of the federal poverty line;
- (2) A 75% waiver if the person's adjusted gross income falls below 150% of the federal poverty line;
- (3) A 50% waiver if the person's adjusted gross income falls below 175% of the federal poverty line; or
- (4) A 25% waiver if the person's adjusted gross income falls below 200% of the federal poverty line."

Section 2

That Chapter 21, "FIRE PREVENTION AND PROTECTION", of the Code of Ordinances of the City of Garland, Texas, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

Section 3

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

Section 4

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

PASSED AND APPROVED this the _____ day of _____, 2019.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

6.

Meeting Date: 04/16/2019

Item Title: Approval of 2019-2020 Federal Grant Programs

Submitted By: Mona Woodard, Neighborhood Services Administrator

Summary of Request/Problem

Final approval of Federal grant allocations for the Community Development Block Grant (CDBG), HOME Infill Partnership Grant (HOME), and the Emergency Solutions Grant (ESG) Programs.

Recommendation/Action Requested and Justification

City Council allocated funding for the Federal grant programs during the April 1, 2019 Work Session meeting. The proposed 2019-2020 federal grant budget was presented to City Council for final review during the April 15, 2019 Work Session meeting. Staff recommends approval of the 2019-2020 CDBG, HOME and ESG grant allocations. HUD's required Annual Action Plan for the 2019-2020 program year and the approved Proposed Use of Funding will be submitted to HUD by August 15, 2019.

Attachments

Approval of 2019-2020 Federal Grant Programs

RESOLUTION NO. _____

A RESOLUTION ADOPTING AND APPROVING THE AMENDMENT TO THE ONE YEAR PLAN OF ACTION FOR THE 2019/2020 COMMUNITY DEVELOPMENT BLOCK GRANT, HOME INVESTMENT PARTNERSHIP AND, EMERGENCY SOLUTIONS GRANT PROGRAMS; AND APPROVING AN EFFECTIVE DATE.

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

Section 1

That the amendment to the One Year Action Plan, which includes the Statement of Community Development Objectives and Projected Use of Funds for the 2019-2020 Community Development Block Grant, HOME Investment Partnership Program and Emergency Solutions Grant programs, is hereby adopted and approved.

Section 2

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

PASSED AND APPROVED this the 16th day of April, 2019.

THE CITY OF GARLAND, TEXAS

BY: _____
Mayor

ATTEST:

City Secretary

**ALLOCATION OF COMMUNITY DEVELOPMENT GRANT FUNDING
FY 2019/2020**

The City anticipates receiving \$2,127,843 from the Department of Housing and Urban Development for the Community Development Block Grant. There is \$249,756 available in reprogrammed funds for a total of \$2,377,599. The HOME Investment Partnership Program allocation is anticipated to be \$748,755. Emergency Solutions Grant funding of \$168,535 is available. Specific grant funded activities are as follows:

**COMMUNITY DEVELOPMENT BLOCK GRANT
2019 – 2020**

PUBLIC SERVICES Allocation	IDIS	Activity
Achievement Center of Texas		\$47,391
Counseling Institute of Texas		\$13,985
Garland Elderly Yard Care Program		\$20,693
Garland Parks S.T.A.R.S Program		\$28,298
Garland Police – Youth Boxing Program		\$24,900
Hope Clinic		\$52,168
Matthew 25:40 Project – Motel Vouchers		\$6,430
New Beginning Center		\$29,552
Salvation Army Rental Assistance Program		\$11,106
Senior Source – Garland Ombudsman Program		\$14,338
Visiting Nurses Association		\$7,136
Carver Senior Community Program		\$63,179
	TOTAL	\$319,176

PROJECTS Allocation	IDIS	Activity
Code Compliance		\$182,000
Minor Home Repair		\$200,000
Single Family Rehabilitation		\$292,500
Blighted Structure Removal Program		\$402,623
Sidewalk/Alley Program		\$171,500
Vietnamese Community Center Phase III		\$100,000
Park Improvement Program		\$284,232
TOTAL		\$1,632,855

ADMINISTRATION Allocation	IDIS	Activity
Grant Administration		\$405,568
Fair Housing		\$20,000
TOTAL		\$425,568

TOTAL CDBG FUNDING

\$2,377,599

**HOME INFILL PARTNERSHIP
2019 - 2020**

**ADMINISTRATION
Allocation**

IDIS Activity

HOME Administration		\$74,876
TOTAL		\$74,876

**CHDO ACTIVITIES
Allocation**

IDIS Activity

Housing and Community Services		
CHDO Infill Housing – Habitat for Humanity		\$112,313
TOTAL		\$112,313

**HOME PROJECTS
Allocation**

IDIS Activity

Housing and Community Services		
Infill Housing		\$501,566
Down Payment Assistance Program		\$60,000
TOTAL		\$561,566

TOTAL HOME FUNDING

\$748,755

**EMERGENCY SOLUTIONS GRANT FUNDS
2019- 2020**

SHELTER SERVICES Allocation	IDIS Activity	
New Beginning Center		\$54,009
TOTAL		\$54,009

ESG PREVENTION Allocation	IDIS Activity	
City of Garland Fair Housing		\$50,633
TOTAL		\$50,633

ESG RAPID RE-HOUSING Allocation	IDIS Activity	
New Beginning Center		\$20,000
Matthew 25:40 Project		\$21,970
TOTAL		\$41,970

DATA COLLECTION Allocation	IDIS Activity	
Metro Dallas Homeless Alliance		\$9,283
TOTAL		\$9,283

ESG ADMINISTRATION Allocation	IDIS Activity	
Grants Management		12,640
TOTAL		\$12,640

TOTAL ESG FUNDING

\$168,535



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

7.

Meeting Date: 04/16/2019

Item Title: 2016 State Homeland Additional Grant Funding

Submitted By: Kwa heri Harris, Emergency Management Coordinator

Summary of Request/Problem

Council is requested to consider a resolution approving the City of Garland 2016 State Homeland Security Grant (SHSP) application and additional funding. The Department of Homeland Security Grant Program (HSGP) is managed, at the state level, by the Texas Office of the Governor (OOG). A requirement mandated by OOG, in order to receive HSGP funding, is to have a Council approved resolution each year prior to receiving HSGP awarded funds.

Approving the resolution will assist the City of Garland with acquiring funding to help support public safety. This funding will be used to purchase resources that will support the Garland Special Weapons and Tactical (SWAT) Teams by purchasing 4 additional pairs of helmet mounted night vision goggles.

If approved, the Public Safety Grant Fund Budget will be revised to account for the \$37,580 in additional revenue and anticipated expenditures.

Recommendation/Action Requested and Justification

Approve the resolution authorizing the Office of Emergency Management to gain access to HSGP grant funding.

Attachments

Resolution

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE SUBMISSION OF A GRANT APPLICATION TO THE OFFICE OF THE GOVERNOR OF THE STATE OF TEXAS FOR LAW ENFORCEMENT SPECIFIC HOMELAND SECURITY PROJECT; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council finds it in the best interests of the citizens of Garland that the following project be operated for the Fiscal Year of 2018 - 2019: 2016 State Homeland Security Program (SHSP), which is a Law Enforcement Terrorism Prevention Activity (LETPA). 2016 SHSP Garland SWAT Equipment Enhancement (LETPA); and

WHEREAS, the City Council agrees that in the event of loss or misuse of the Office of the Governor funds, the City assures that the funds will be returned to the Office of the Governor in full;

WHEREAS, the City Council designates the Director of the Garland Office of Emergency Management as the grantee's authorized official. The authorized official is given the power to apply for, accept, reject, alter or terminate the grant on behalf of the applicant agency.

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

Section 1

The City Council approves the submission of a grant application (whether one or more) for the 2016 State Homeland Security Program (SHSP), both projects include Law Enforcement Terrorism Prevention Activity (LETPA).

Section 2

The City Council hereby designates the Director of the Garland Office of Emergency Management as the City's authorized official to act in all matters relating to the foregoing grant application(s) and that authorized official is hereby given the power to apply for, accept, reject, alter or terminate the grant on behalf of the City.

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 _____, 2019.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

8.

Meeting Date: 04/16/2019

Item Title: Properties Acquisition for HOME Funding

Submitted By: Mona Woodard, Neighborhood Services Administrator

Summary of Request/Problem

This request is for the acquisition of four new single family homes at 1425 Blanco Lane, 2121 McIntosh, 1934 Geary Drive , and 4938 Creekridge Lane using HOME infill federal grant funding. HOME funding may be utilized to further affordable housing within a community for low to moderate income qualified buyers in accordance with HUD's national objectives for HOME funding.

Recommendation/Action Requested and Justification

Staff recommends the purchase of the four single family homes with HOME funding to meet the national objective of furthering affordable housing.



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

9.

Meeting Date: 04/16/2019

Item Title: Hold a Public Hearing on, and consider adopting, a resolution adopting Alternative A for the Bass Pro IH30 Interchange

Summary of Request/Problem

A public hearing will be held regarding the proposed Alternatives for the Bass Pro/IH 30 Interchange.

Recommendation/Action Requested and Justification

Receive public comment and consider adopting the proposed resolution.

Attachments

Alt A Bass Pro IH 30 Interchange Resolution

RESOLUTION NO.

A RESOLUTION RECOMMENDING TO TxDOT ALTERNATIVE A FOR THE RECONSTRUCTION OF THE INTERCHANGE OF IH 30 AND BASS PRO; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the interchange of Bass Pro Drive and IH 30 is currently an unconventional "jug handle" interchange that provides poor access to the adjacent properties on Harbor Point peninsula;

WHEREAS, the current configuration requires the use of circuitous paths between IH 30 and the Harbor Point development, which negatively impacts the economic values of these properties;

WHEREAS, the current interchange precludes high value development of the four corners adjacent to this interchange;

WHEREAS, TxDOT has developed two alternatives for reconstruction: Alternative A, which would reconstruct Bass Pro Drive as a four lane divided roadway at grade with IH 30 traversing over Bass Pro (similar to the interchange at Bobtown Rd and IH 30); and Alternative B, which would raise Bass Pro Drive higher (due to new design standards), reconstructing it as a four lane divided highway over IH 30 with an elevated diamond interchange (similar to Galatyn Parkway and US 75);

WHEREAS, TxDOT has asked the City for its preference of either Alternative A or Alternative B;

WHEREAS, Alternative B would create a sight obstruction between IH 30 and adjacent development whereas Alternative A would elevate IH 30 and provide better visibility of the adjacent businesses;

WHEREAS, A bicycle and pedestrian walkway across the new Lake Ray Hubbard Bridge will be constructed on the south side of IH 30 with the forthcoming frontage road project, and such connectivity is desired between this multiuse path and John Paul Jones Park. Alternative A would provide a level pathway between these two facilities while Alternative B would introduce steep grades across IH 30 and require the City to pay significant costs toward the wider bridge necessary to accommodate this design of the multi-use path.

WHEREAS, although Alternative A will necessitate the detour of Harbor Point traffic during construction and require the temporary

closure of the Bass Pro Drive bridge for a significant period of time, the reconstruction of the Bass Pro Drive interchange will not start until the frontage roads for IH 30 are complete to Dalrock Road, thereby lessening adverse impacts of the reconstruction;

WHEREAS, Alternative A will provide the best long-term benefit to the City and will greatly enhance the values of the properties within the Harbor Point area;

WHEREAS, the City has a responsibility to foster the long-term economic vitality of the City while protecting the viability of existing businesses; **NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS:**

Section 1

That the City Council recommends to TxDOT Alternative A, which would reconstruct Bass Pro Drive at grade and reconstruct IH 30 to traverse over Bass Pro Drive.

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 April, 2019.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary



GARLAND PLANNING REPORT

City Council Regular Session Agenda

10.a.

Meeting Date: 04/16/2019

Item Title: Z 19-02 Kirkman Engineering (District 4)

Submitted By: Nabiha Ahmed, Development Planner

REQUEST

Approval of a Change in Zoning from Community Retail (CR) District to Heavy Commercial (HC) District.

OWNER

Kourosh Investments, LLC.

PLAN COMMISSION RECOMMENDATION

On March 25, 2019 the Plan Commission, by a vote of seven (7) to zero (0), recommended denial of a Change in Zoning from Community Retail (CR) District to Heavy Commercial (HC) District.

STAFF RECOMMENDATION

Denial of a Change in Zoning from Community Retail (CR) District to Heavy Commercial (HC) District.

BACKGROUND

The applicant requests approval of a Change in Zoning from Community Retail (CR) District to Heavy Commercial (HC) District to allow a major automobile repair use and an automobile sales shop, new or used, in a vacant building that was built in 1985. The existing building was previously used for minor automobile repair which is allowed by right in the Community Retail (CR) District. The building has been vacant for two (2) months. The major auto repair and automobile sales uses are not permitted in the Community Retail (CR) District.

SITE DATA

The subject site contains approximately 1.29 acres and has access to approximately 37 feet of frontage along West Centerville Road.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Community Retail (CR) District. The Community Retail (CR) District is intended to accommodate 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 major transportation corridors but is generally not appropriate in proximity to low density residential districts without significant buffering and screening features.

CONSIDERATIONS

1. The request is a traditional rezoning without the formation of a Planned Development (PD) District. These requests do not require Concept Plan or Detail Plan approval to commence or direct development. Development is dependent on the standards set forth by the Garland Development Code (GDC) and the goals and policies established within the Envision Garland 2030 Comprehensive Plan. This Change in Zoning is not intended to restrict uses or secure development performances beyond what is permitted within the proposed zoning district and the GDC. Accordingly the GDC requires careful consideration as to how closely the proposed district follows the policies of the Envision Garland 2030 Comprehensive Plan, and to what degree the rezoning will impact surrounding and future development.
2. Heavy Commercial (HC) District is intended to provide locations for commercial and service-related establishments, such as building material and wholesale product sales, contractors' shops, heavy and light repair services, upholstery shops, and other similar commercial uses. The uses envisioned for the district will typically have operation characteristics that are generally not compatible with residential uses and some nonresidential uses. Residential development is adjacent to the subject site. Additionally, convenient access to major thoroughfares and other transportation systems is a primary consideration for the types of uses that are found in the Commercial districts. Although the site is not adjacent to a major thoroughfare, access is available to Centerville Road.
3. The Community Retail (CR) District allows minor automobile repair use. However, the applicant would like to operate an automobile sales use and a major automobile repair use in a vacant building. Both uses are not allowed in the Community Retail (CR) District but they are allowed in the Heavy Commercial (HC) District.
4. Consideration should be given to the incompatibility of the proposed Heavy Commercial (HC) District to the surrounding area. Properties immediately to the east and southeast are residential development. The properties to the north, southwest and west are mainly commercial and retail development.
5. Furthermore, the addition of heavy auto related uses will be contrary to the Comprehensive Plan. The existing zoning, Community Retail (CR) District, is consistent with the Comprehensive Plan and is suitable for the surrounding area due to the existing types of development.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland 2030 Comprehensive Plan designates the subject property as 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.

Neighborhood Centers are generally five to ten acres. Developments within this land use pattern generally consist of one or more buildings including 30,000 to 100,000 square feet of leasable area.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The surrounding properties are primarily developed with commercial and residential development. The properties to the north, southwest and west are zoned Community Retail (CR) District and are currently developed with a medical building and two (2) restaurants. The properties to the east and southeast are zoned Planned Development (PD) District 71-17 and developed with residential uses.

Therefore, the request may introduce new uses that are incompatible with the surrounding area.

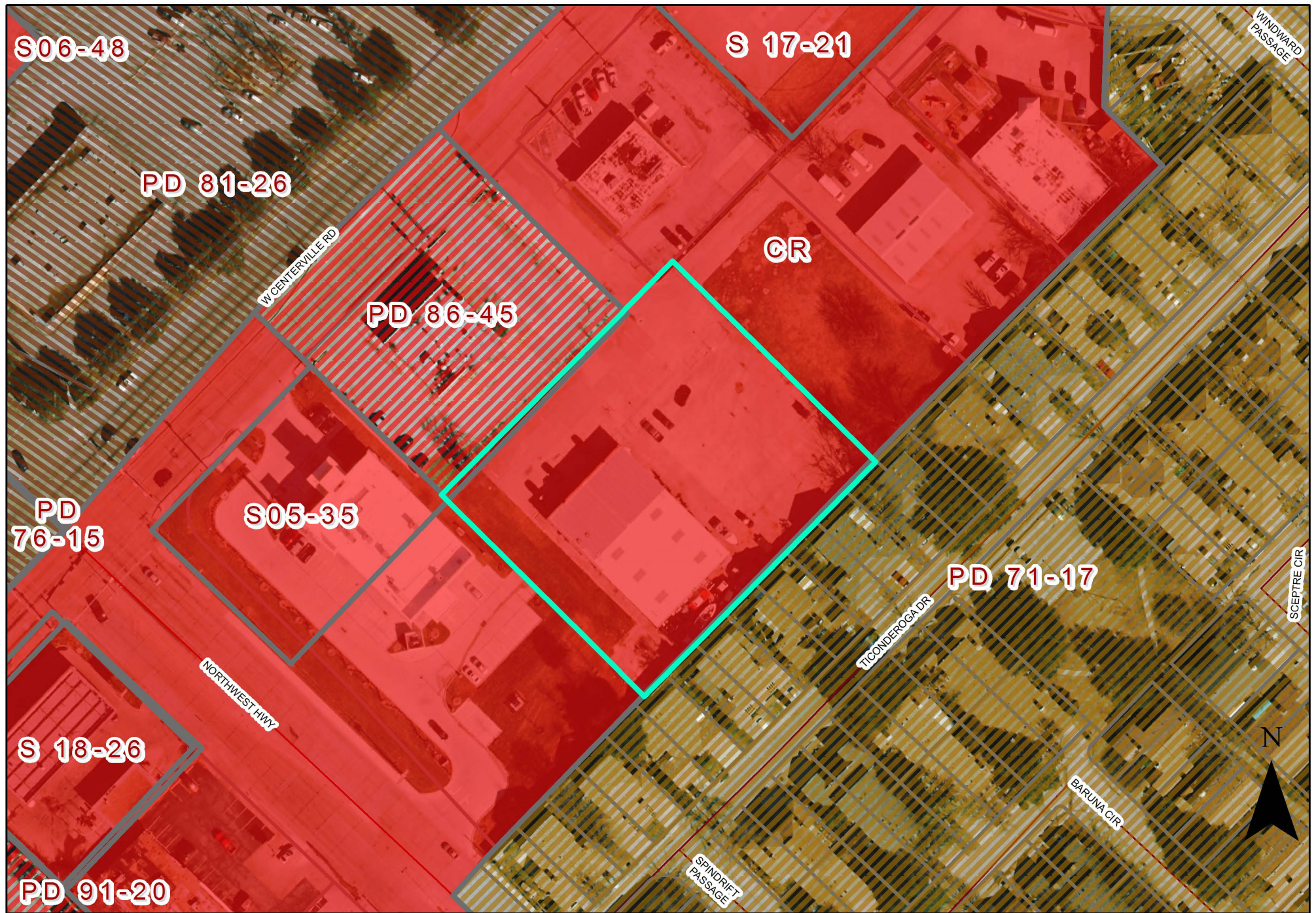
Attachments

Z 19-02 Location Map

Z 19-02 R&M

Z 19-02 Responses

Z 19-02 Staff Presentation



0 75 150 Feet 1 inch = 98 feet	Zoning Map Z 19-02	 INDICATES AREA OF REQUEST
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REPORT & MINUTES

P.C. Meeting, March 25, 2019

Consideration of the application of **Kirkman Engineering**, requesting approval of a Change in Zoning from Community Retail (CR) District to Heavy Commercial (HC) District. This property is located at 722 West Centerville Road. (District 4) (File Z 19-02)

The applicant, Patrick Filson, 4821 Merlot Avenue, Grapevine, Texas 76051 and the owner, Kourosh Khabazian, 722 West Centerville Road, Garland, Texas 75043 provided an overview of the request and additional information regarding the current zoning, uses allowed by right and the proposed use, condition of the access roadways, and the screening wall behind the property.

Commissioner Ott inquired if this is an existing business and the planned uses for the concrete pad at the location.

Chairman Roberts gave a brief overview on straight-zoning cases and the possible uses that would be allowed by right.

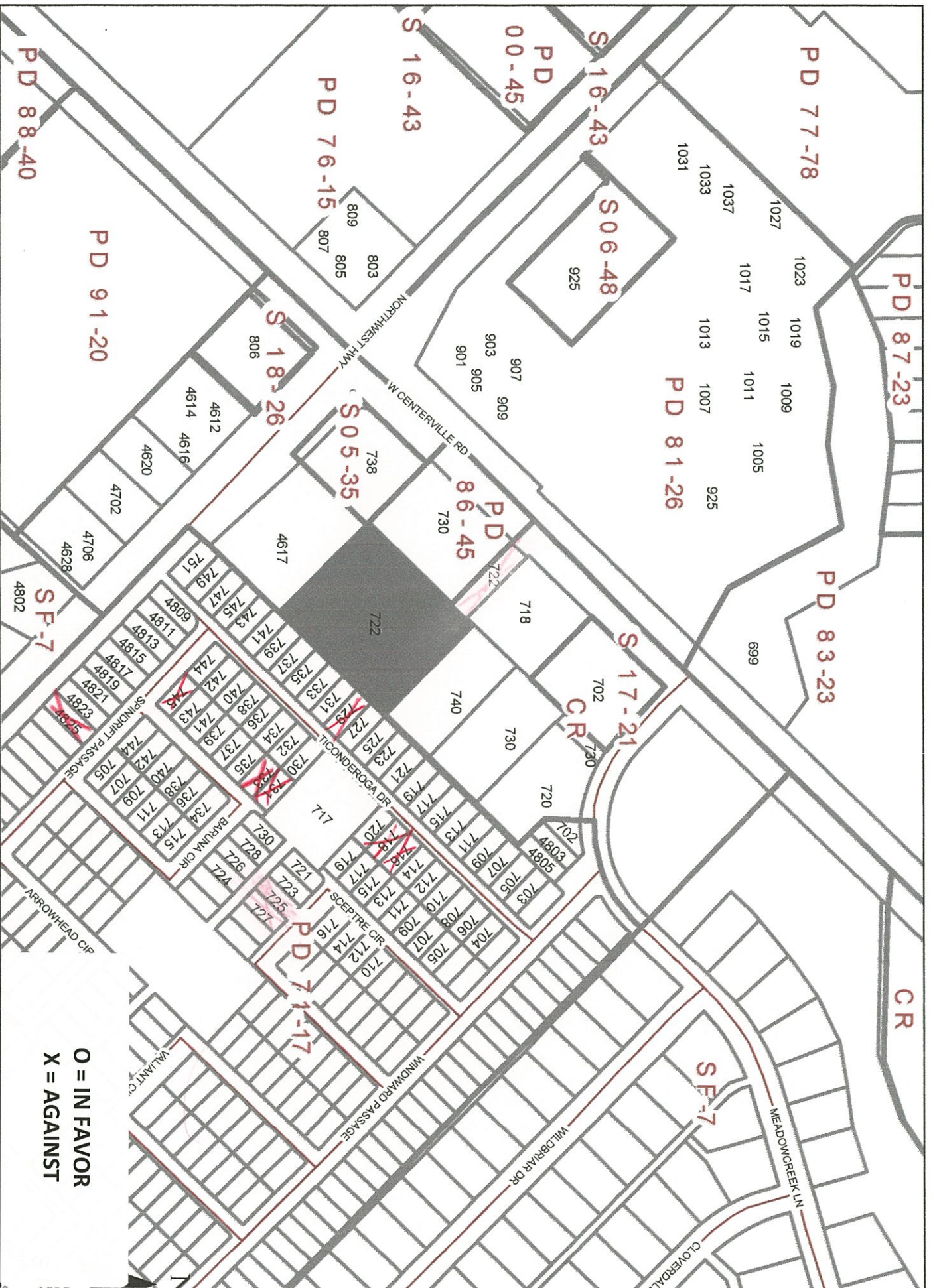
Residents speaking in opposition of the request:

Debbie Perrone, 1605 Mayfield Avenue, Garland, Texas 75041
George Nolan, 725 Valiant Circle, Garland, Texas 75043
Helen Fratena, 4911 Spindrift Passage, Garland, Texas 75043
Nicholas Marino, 4909 Windward Passage, Garland, Texas 75043
Marjorie Holt, 4814 Windward Passage, Garland, Texas 75043
Dan Bazaldua, 4911 Spindrift Passage, Garland, Texas 75043
Nigel Eastman, 910 Navisota Drive, Garland, Texas 75040
Donna Baird, 3109 Medina Drive, Garland, Texas 75041

Residents raised concerns of increased traffic, additional noise, the proximity of the daycare to this location, the condition of the roadway leading to the location, and the uses that would be allowed by right.

Commissioner Welborn inquired if the applicant or the owner contacted the residents in reference to the request.

Motion was made by Commissioner O'Hara, to close the public hearing and **deny** the request per staff recommendation, Seconded by Commissioner Dalton. **Motion carried: 7 Ayes, 0 Nays.**



0 150 300 Feet
1 inch = 221 feet

Zoning Map Z 19-02

INDICATES AREA
OF REQUEST

O = IN FAVOR
X = AGAINST



GARLAND

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

March 13, 2019

HEARING DATE/TIME: Plan Commission: March 25, 2019 – 7:00 PM

APPLICANT: Kirkman Engineering

File Z 19-02

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 25, 2019, in the Council Chambers of the William E. Dollar Municipal Building (City Hall), 200 North Fifth Street, to consider the application of **Kirkman Engineering**, requesting approval of a Change in Zoning from Community Retail (CR) District to Heavy Commercial (HC) District. The property is shown on the enclosed sketch and is described as follows:

BEING a 1.29 acre tract of land on a portion of Lot 2, Block 1, Enterprises Shopping Center No. 3, an addition in the City of Garland, Dallas County, Texas, according to the plat recorded under Document Number 201600129707, Official Public Records, Dallas County, Texas. **The property is located at 722 West Centerville Road. (District 4)**

Note: The applicant makes the above request to rezone a developed site (an area of approximately 1.29 acres with a building and parking area) to Heavy Commercial (HC) District which would allow for more intense non-residential uses than currently allowed under Community Retail (CR) District.

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return that section using any of the following methods: mail to City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002; fax to 972-205-2474; deliver to the Planning Department at 800 Main Street, Garland TX; or email Planning@Garlandtx.gov. It is important that your response include your property address, your name, and mailing address. Should you have any questions, please contact Nabiha Ahmed at 972-205-2453.

Para Español, por favor contactar a Josue De La Vega 972-205-2454.

(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)

731 Baruna Circle
 Your Property Address
 Dewey Rentum + Howe LLC / Mary Dewey
 Printed Name
 PO Box 140595 Dallas, Tx 75214
 Address City, State Zip

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

Mary Dewey owner
 Signature Title

MAR 25 '19 PM 1:

GARLAND

March 13, 2019

CITY OF GARLAND
PLANNING DEPARTMENT
P.O. BOX 469002
GARLAND, TX 75048-9002

HEARING DATE/TIME: Plan Commission: March 25, 2019 – 7:00 PM

APPLICANT: Kirkman Engineering

File Z 19-02

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 25, 2019, in the Council Chambers of the William E. Doffer Municipal Building (City Hall), 200 North Fifth Street, to consider the application of Kirkman Engineering, requesting approval of a Change in Zoning from Community Retail (CR) District to Heavy Commercial (HC) District. The property is shown on the enclosed sketch and is described as follows:

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Note: The applicant makes the above request to rezone a developed site (an area of approximately 1.29 acres with a building and parking area) to Heavy Commercial (HC) District which would allow for more intense non-residential uses than currently allowed under Community Retail (CR) District.

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return that section using any of the following methods: mail to City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002; fax to 972-205-2474; deliver to the Planning Department at 800 Main Street, Garland TX; or email Planning@Garlandtx.gov. It is important that your response include your property address, your name, and mailing address. Should you have any questions, please contact Nabiha Ahmed at 972-205-2453.

Para Español, por favor contactar a Josue De La Vega 972-205-2454.

(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.

Do not want my area close to my home to be similar to other main streets in Garland

(Please complete the following information)

4825 Spindrift Psge

Your Property Address

Angel Ibarra

Printed Name

4825 Spindrift Psge

Address

Garland Tx

City, State

75043

Zip

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

Angel Ibarra
Signature

Owner
Title

Allmendinger, Tracy

From: Curtis Green <curtisgreen30@tx.rr.com>
Sent: Saturday, March 23, 2019 9:49 PM
To: Planning Group
Cc: Council4
Subject: Zoning Request: File Z 19-02

Importance: High

03/23/2019

✓ **RE: File Z 19-02 ~ Kirkman Engineering ~ 722 West Centerville Road**

To Whom It May Concern:

My response to this request is **I am opposed to the request.**

The City of Garland states that this zoning change request is being requested by Kirkman Engineering. However, the notice to residents did NOT disclose the name of the business or the owner/s thereof that would be operating this car dealership from this location if the zoning change request is approved. Kirkman Engineering evidently represents clients who need zoning changes in municipalities in order to operate the businesses they want to operate in certain locations. I have the following concerns/questions regarding this request:

1. Why did the city not disclose the name of the business and its owner/s that would eventually be operated from this location in its notice to residents of the area?
2. How can affected residents make truly informed opinions/decisions about such matters when all of the pertinent facts of the request are not disclosed to the residents (e.g. the true identity of the business that will be operated from the location)? Is this transparency?
3. IF the City of Garland knows the identity of the business/owners who would be operating at this location if the zoning change request was approved, did the city do any type of due diligence research into this business/owners on its own behalf so that it could more completely answer citizens questions about the request?
4. What parameters are used by the city when mailing out notifications of zoning change requests to citizens? I live not more than ¼ mile away from this location and I did NOT receive the notification by mail of this request. Why did I not receive a notification by mail?
5. Unless I missed it somewhere, I did not see any deadline specified in the notification letter of a date by which responses to the notification must be submitted to the city. If such a deadline exists, why was it not included in the notification letter to inform citizens of the deadline?

Given the record of responses from the City of Garland to my prior inquiries I've made on other matters, I do not expect a reply to any of these questions/concerns but would truly appreciate it if such were provided.

Here is the information requested on the responses from citizens to notification of this Planning Department notification:

My property address: 409 Valley Park Drive, Garland, TX 75043
My name: Curtis G. Green
Address: Same as above

The above statements reflect my opinion regarding the proposed request.

Sincerely,

Curtis G. Green

Allmendinger, Tracy

From: Antonio Borunda <aborunda2009@gmail.com>
Sent: Friday, March 22, 2019 5:46 PM
To: Planning Group
Subject: Kirkman Engineering application for zoning change File Z 19-02
Attachments: File Z 19-02 Borunda Response.pdf

Hello,

I am responding to the application of Kirkman Engineering to change zoning from Community Retail (CR) District to Heavy Commercial (HC) District the property located at 722 West Centerville Road in Garland's District 4.

I am opposed to the request.

The main concern my wife and I have is if the car sales and auto repair shop closes the location above will be zoned has a HC district and other businesses will be able to use the location that otherwise would not be able to be there with the current CR district zone designation. The location is behind two restaurants, close to another auto repair shop, a day care, an emergency hospital, a number of locations in a commercial strip mall, and our residential area.

Below is my contact information:

Antonio Borunda-Bermudez and Stevie-Lynn Borunda
745 Baruna Circle
Garland Texas, 75043

Attached is PDF of the notice that denotes the information above.

Regards,
-Antonio



GARLAND

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

March 13, 2019

HEARING DATE/TIME: Plan Commission: March 25, 2019 – 7:00 PM

APPLICANT: Kirkman Engineering

File Z 19-02

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 25, 2019, in the Council Chambers of the William E. Dollar Municipal Building (City Hall), 200 North Fifth Street, to consider the application of **Kirkman Engineering**, requesting approval of a Change in Zoning from Community Retail (CR) District to Heavy Commercial (HC) District. The property is shown on the enclosed sketch and is described as follows:

BEING a 1.29 acre tract of land on a portion of Lot 2, Block 1, Enterprises Shopping Center No. 3, an addition in the City of Garland, Dallas County, Texas, according to the plat recorded under Document Number 201600129707, Official Public Records, Dallas County, Texas. **The property is located at 722 West Centerville Road. (District 4)**

Note: The applicant makes the above request to rezone a developed site (an area of approximately 1.29 acres with a building and parking area) to Heavy Commercial (HC) District which would allow for more intense non-residential uses than currently allowed under Community Retail (CR) District.

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return that section using any of the following methods: mail to City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002; fax to 972-205-2474; deliver to the Planning Department at 800 Main Street, Garland TX; or email Planning@Garlandtx.gov. It is important that your response include your property address, your name, and mailing address. Should you have any questions, please contact Nabiha Ahmed at 972-205-2453.

Para Español, por favor contactar a Josue De La Vega 972-205-2454.

(Please Check One Below)

☐ I am in favor of the request.
☒ I am opposed to the request.

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

The main concern is if the car sales & auto repair closes that the location will be open to a host of other HC uses that are different from the original request.

(Please complete the following information)
1745 Baruna Circle

Your Property Address

Antonio Borunda - Bermudez & Stevie-Lynn Borunda

Printed Name

1745 Baruna Circle

Garland TX

75043

Address

City, State

Zip

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

Antonio Borunda
Signature

Home owner.
Title



GARLAND

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

March 13, 2019

HEARING DATE/TIME: Plan Commission: March 25, 2019 ~ 7:00 PM

APPLICANT: Kirkman Engineering

File Z 19-02

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Note: The applicant makes the above request to rezone a developed site (an area of approximately 1.29 acres with a building and parking area) to Heavy Commercial (HC) District which would allow for more intense non-residential uses than currently allowed under Community Retail (CR) District.

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Para Español, por favor contactar a Josue De La Vega 972-205-2454.

(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.

Neighborhood should be maintained as residential, to preserve property values.

(Please complete the following information)

716 Arrowhead Circle, Garland, Texas 75043
Your Property Address

Dixie DuPre
Printed Name

716 Arrowhead Circle Garland Texas 75043
Address City, State Zip

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

Dixie DuPre
Signature Title



GARLAND

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

March 13, 2019

HEARING DATE/TIME: Plan Commission: March 25, 2019 – 7:00 PM

APPLICANT: Kirkman Engineering

File Z 19-02

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Para Español, por favor contactar a Josue De La Vega 972-205-2454.

(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.

We need another used car lot like we need more laundries.

(Please complete the following information)

✓ Your Property Address

716 ARROWHEAD CIRCLE 75043

Printed Name

AL DUDGE

Address

SAME

City, State

Zip

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

Signature

Title



GARLAND

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

March 13, 2019

HEARING DATE/TIME: Plan Commission: March 25, 2019 – 7:00 PM

APPLICANT: Kirkman Engineering

File Z 19-02

Dear Property Owner:

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BEING a 1.29 acre tract of land on a portion of Lot 2, Block 1, Enterprises Shopping Center No. 3, an addition in the City of Garland, Dallas County, Texas, according to the plat recorded under Document Number 201600129707, Official Public Records, Dallas County, Texas. **The property is located at 722 West Centerville Road. (District 4)**

Note: The applicant makes the above request to rezone a developed site (an area of approximately 1.29 acres with a building and parking area) to Heavy Commercial (HC) District which would allow for more intense non-residential uses than currently allowed under Community Retail (CR) District.

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Para Español, por favor contactar a Josue De La Vega 972-205-2454.

(Please Check One Below)

☐ I am in favor of the request.

☒ I am opposed to the request. *need more info.*

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

Is this a loud operation next to residence, will there be a sound barrier wall added (removed years ago) much trouble w/ recent company loud music, celebrations? What kind of company is this?

(Please complete the following information)

729 Ticonderoga Dr, Garland, TX 75043

Your Property Address

Kenneth Clasen

Printed Name

729 Ticonderoga Dr Garland, TX

Address

City, State

75043

Zip

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

Kenneth Clasen

Signature

Home Owner

Title

MAR 22 '19 PM 3:32



GARLAND

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

March 13, 2019

HEARING DATE/TIME: Plan Commission: March 25, 2019 – 7:00 PM

APPLICANT: Kirkman Engineering

File Z 19-02

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Para Español, por favor contactar a Josue De La Vega 972-205-2454.

(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

718 TICONDEROGA DR

Printed Name

CARLOS PALLARES

Address

718 TICONDEROGA DR

City, State

GARLAND TX

Zip

75043

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

Signature

Title

MAR 28 '19 PM 3:23

Allmendinger, Tracy

From: jim wadkins <jim.wadkins@sbcglobal.net>
Sent: Tuesday, April 02, 2019 8:51 AM
To: Planning Group
Subject: File Z 19-02

I am opposed to the request by Kirkman Engineering to change the zoning of 722 West Centerville Rd. from Community Retail (CR) to Heavy Commercial (HC) District.

My name and contact info is:

James C. Wadkins
214-679-9909

My property address is:

733 Baruna Circle
Garland TX 75043

My mailing address is:

11905 Jamestown Rd.
Dallas TX. 75230

Thank you

Jim Wadkins

C (214) 679-9909

jim.wadkins@sbcglobal.net

(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.

*It would bring in too much traffic and noise. We have enough
toys used cars both on Garland Ave going to downtown. Garba junky. Should
be cleaned up.*

(Please complete the following information)

748 Valiant Circle

Your Property Address

VIVIAN LITTLEPAGE

Printed Name

748 Valiant Circle

Address

City, State

TX

Zip

75043

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

Vivian Littlepage

Signature

Owner of 748 Valiant property

Title

Outside the Notification Area

APR 1 19 PM 2:17

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

(Please complete the following information)

Your Property Address

727 Sceptre Cir

Printed Name

Cynthia Pinkard-Cornelius

Address

City, State

Garland TX

Zip

75043

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

Cynthia Pinkard-Cornelius

Signature

Title

RECEIVED MAR 20 2019

Z19-02

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Para Español, por favor contactar a Josue De La Vega 972-205-2454.

(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.

A MECHANIC SHOP IS ALLREADY AT THAT PLACE
A CAR LOT WILL BE A HAZZARD FOR THE CHILD CARE PLACE

(Please complete the following information)

Your Property Address

736 ARROWHEAD CIR.

Printed Name

JAIQUE & ALICIA OLIVERA

Address

736 ARROWHEAD CIR.

City, State

GARLAND TEX

Zip

75043

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

Signature

Title

Outside the notification area.



GARLAND

March 13, 2019

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

HEARING DATE/TIME: Plan Commission: March 25, 2019 – 7:00 PM

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Para Español, por favor contactar a Josue De La Vega 972-205-2454.

(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.

If The Car Lot Fails AND IS ZONED HEAVY COMMERCIAL (HC) WHO KNOWS WHO WOULD REPLACE. Selling of Heavy Equipment?

(Please complete the following information)

725 VALIANT Circle
Your Property Address
George Nolan
Printed Name
725 VALIANT Circle GARLAND TX
Address City, State 75043
Zip

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

George Nolan Signature President MCVRA Title

Outside the Notification Area



GARLAND

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

March 13, 2019

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Para Español, por favor contactar a Josue De La Vega 972-205-2454.

(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)

741 Valiant Circle
Your Property Address
Dianne E. Eskin
Printed Name
741 Valiant Circle, Garland, TX 75043
Address City, State Zip

The above statements reflect my (our) opinion regarding the proposed request(s).
Dianne E. Eskin, Vice President, Meadow Creek Village Residents Association
Signature Title

Outside the Notification Area



GARLAND

March 13, 2019

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

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Para Español, por favor contactar a Josue De La Vega 972-205-2454.

(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.

I do not believe a car lot would be viable with no frontage on Centerville or NW Hwy. Do not think you should allow heavy commercial that close to a heavily populated residential area.

(Please complete the following information)

4235 Spindrift Passage, Garland TX 75043

Your Property Address

Printed Name

Janet Reardon

Address

City, State

Zip

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

Janet Reardon *CITIZEN of Garland for 40 yrs*

Signature

Title

Outside the Notification Area

Allmendinger, Tracy

From: Guerin, Will
Sent: Monday, March 25, 2019 11:45 AM
To: Allmendinger, Tracy; Phillips, Denise
Cc: Ahmed, Nabiha
Subject: FW: 722 W Centerville Road

See below. Please file. Thank you.

From: Council4
Sent: Monday, March 25, 2019 11:14 AM
To: Guerin, Will <WGuerin@garlandtx.gov>
Subject: Fwd: 722 W Centerville Road

Please add her response to the list.

Sent from my iPhone

Begin forwarded message:

From: Pat Presswood <ppresswood@tx.rr.com>
Date: March 25, 2019 at 10:52:30 AM CDT
To: <council4@garlandtx.gov>
Subject: 722 W Centerville Road

Dear Mr. Bookhout,

I am very much opposed to the property at 722 Centerville being rezoned to heavy commercial. I believe this would cause even further decline in my area of South Garland.

Please cast a no vote when the opportunity arises.

Patricia Presswood
1121 Tahoe Drive
Garland TX 75043
469-586-7396

Sent from my iPad

Outside the Notification Area

Allmendinger, Tracy

From: Sharon Goddard <sharonggoddard@gmail.com>
Sent: Friday, March 22, 2019 4:42 PM
To: Planning Group
Subject: zoning notice

I am opposed to the request.
704 Sceptre Circle, Garland, Texas 75043

Sharon Goddard
972.863.7237
sharonggoddard@gmail.com

Outside the
notification area

Allmendinger, Tracy

From: LeeAnn Claunch <LAClaunc@garlandisd.net>
Sent: Friday, March 22, 2019 11:13 AM
To: Planning Group
Cc: Teresa Sutherland
Subject: Response Form
Attachments: Z 19-02.pdf

Good morning,

Please see the attached response form concerning Z 19-02.

Thank you and have a great day!

LeeAnn Claunch, CEOP

Secretary to Paul P. Gonzales Sr., Director of Maintenance

Marvin Padgett Auxiliary Services Center | 701 N. First Street | Garland, TX 75040

laclaunch@garlandisd.net

(972) 494-8351 Department Line

(972) 487-4126 Direct Line





GARLAND

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

March 13, 2019

HEARING DATE/TIME: Plan Commission: March 25, 2019 – 7:00 PM

APPLICANT: Kirkman Engineering

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Para Español, por favor contactar a Josue De La Vega 972-205-2454.

(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

Joel Falcon

Printed Name

701 N. First Street

Address

Garland, TX

City, State

75040

Zip

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


Signature

Executive Director of Facilities & Maintenance, Garland ISD
Title

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

(Please complete the following information)

Your Property Address

727 Sceptre Cir

Printed Name

Cynthia Pinkard-Cornelius Garland TX 75043

Address

City, State

Zip

727 Sceptre Cir Garland TX 75043

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

Cynthia Pinkard-Cornelius

Signature

Title

RECEIVED MAR 20 2019

Z19-02

unable to view
position

Z 19-02

**Approval of a Change in Zoning from Community Retail (CR)
District to Heavy Commercial (HC) District.**

**City Council Meeting
April 16, 2019**



GARLAND

TEXAS MADE HERE

Case Information

Location: 722 West Centerville Road

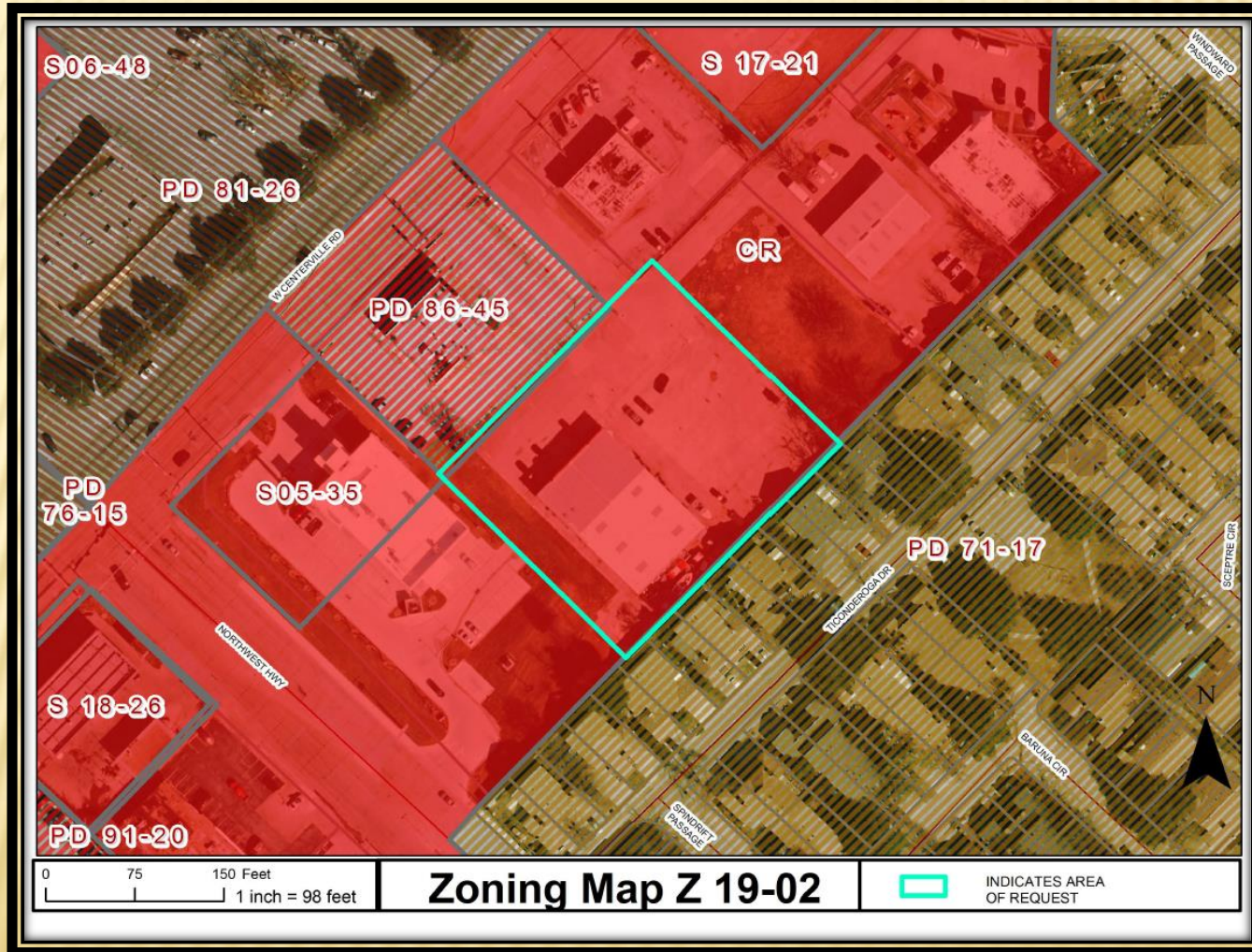
Applicant: Kirkman Engineering

Owner: Kourosh Investments, LLC.

Acreage: Approximately 1.29 acres

Zoning: Community Retail (CR) District

Location Map



Photos



View of the subject property from West Centerville Road (behind Boston Market).



View of properties located to the west of the subject property



View of properties located to the north from the subject property.



View of properties located to the south from West Centerville Road.

Background

- The applicant requests approval of a Change in Zoning from Community Retail (CR) District to Heavy Commercial (HC) District to open an Automobile Repair, Major and an Automobiles Sales shop, New or Used, on a developed property.
- The existing building was previously used for minor automobile repair use which is allowed by right in the Community (CR) District. The building is now vacant.
- The applicant proposes to open an automobile repair (major) use and an automobile sales use. Both uses are not permitted in the Community Retail (CR) District. However, the Heavy Commercial (HC) District allows both uses.

Consideration

The applicant requests a Change in Zoning from Community Retail (CR) District to Heavy Commercial (HC) District.

Land Use Matrix

Motor Vehicle & Related Uses



	AG - Agricultural	SFE - Single-Family Estate	SF-10 - Single-Family -10	SF-7 - Single-Family-7	SF-5 - Single-Family-5	SFA - Single-Family Attached (townhouse)	2F - Two-Family (duplex)	MF - Multi-Family	NO - Neighborhood Office	CO - Community Office	NS - Neighborhood Services	CR - Community Retail	LC - Light Commercial	HC - Heavy Commercial	IN - Industrial	UR - Urban Residential (live/work)	UB - Urban Business (work/live)	DT - Downtown FBC (see Chapter 7)	Parking Requirements	Cross-Reference(s) for Special Standards
Printing/Publishing House									S		S	S	P	P			-		1 / 300 office gfa + 1 / 1,000 remainder gfa	-
Recording Studio/Media Production									S		P	P	P	P		S	-		1 / 300 gfa	-
Recycling Collection Center (no outside storage)													S	S			-		1 / 300 gfa for office + 1 / 1,000sf warehouse and storage area	Sec. 2.52(A)(8)
Recycling Salvage Yard (unlimited outside storage)														S			-		1 / 300 gfa for office + 1 / 1,000sf warehouse and storage area	Sec. 2.52(A)(8)
Self-Storage Facility (mini-warehouse)											S	P	P	P			-		1 / 20 units (1/25 units if over 100 units in development) + 1 / 300 office gfa + 1 / manager's apartment	Sec. 2.52(A)(16)
Small Engine/Lawn Equipment Rental & Repair (indoors)											S	P	P	P			-		1 / 300 gfa	-
Taxidermist												S	P	P			-		1 / 400 gfa	-
Vehicle Dispatch & Storage												S	S	P			-		1 / 300 office gfa + 1 / 1,000 remainder gfa	-
Veterinary Clinic, Large Animal (outdoor pens)	S																-		1 / 400 gfa	-
Veterinary Clinic, Small Animal (indoors only)								S	P	S	P	P	P	P	P	P	-		1 / 300 gfa	-
Veterinary Clinic, Small Animal (outdoor kennels, runs)	S											S	P	P			-		1 / 300 gfa	-
MOTOR VEHICLE & RELATED USES																				
Automobile Leasing/Rental									S		P	P	P	P			-		1 / 400 gfa	Sec. 2.52(A)(3)
Automobile Repair, Major												S	P	P			-		1 / 400 gfa + 2 / repair bay	Sec. 2.52(A)(3), Sec. 4.20
Automobile Repair, Minor											P	P	P	P			-		1 / 400 gfa + 2 / repair bay	Sec. 2.52(A)(3), Sec. 4.20
Automobile Sales, New or Used												S	P	S			-		customer parking: 1 / 400 gfa (minimum 2 spaces), plus 1 space per employee on-site at any time	-
Boat Sales, Leasing & Repair (outside storage)											S	S	P	S			-		1 / 600 gfa	Sec. 2.52(A)(14)

Land Use Matrix

Motor Vehicle & Related Uses



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Car Wash, Automated/Rollover												S	P	P	P			-	1 / 200 gfa	Sec. 2.52(A)(3), Sec. 4.20
Car Wash, Full-Service/Detail												S	P	P	P			-	1 / 200 gfa	Sec. 2.52(A)(3), Sec. 4.20
Car Wash, Self-Service/Wand													S	P	P			-	1 / bay	Sec. 2.52(A)(3), Sec. 4.20
Impoundment Lot (commercial/private)															S			-	1 / 300 office gfa	-
Motorcycle/ATV Sales, Leasing & Repair (new and used – indoors only)													P	P	S			-	1 / 400 gfa	-
Parking Lot or Garage, Commercial									P		P	P	P	P	P	P	P	-	1 / 300 office gfa	-
Personal Watercraft Sales, Leasing & Repair (new and used)												S	P	P	S			-	1 / 400 gfa	-
Recreational Vehicle/Trailer Sales, Leasing & Repair													S	P	S			-	1 / 600 gfa	-
Salvage Yard, Automotive																		-	-	-
Travel Center																		-	-	-
Truck/Bus Repair														S	S			-	1 / 600 gfa	-
Truck/Bus Sales & Leasing/Rental														S	S			-	1 / 600 gfa	-
Truck/Bus Storage														S	S			-	1 / 300 office gfa	-
Truck/Bus Wash														P	P			-	1 / 250 gfa + 1 / bay	Sec. 2.52(A)(3), Sec. 4.20
Wrecker/Towing Service														P	P			-	1 / 300 office gfa + 1 / wrecker	-
TRANSPORTATION USES																				
Airport/Heliport														S	S			-	1 / 4 seating accommodation + .5 / employee at maximum shift	-

Comprehensive Plan

The Future Land Use Map of the Envision Garland 2030 Comprehensive Plan designates the subject property as 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.

Neighborhood centers are generally five to ten acres. Developments within this land use pattern generally consist of one or more buildings including 30,000 to 100,000 square feet of leasable area.