GARLAND

AGENDA

REGULAR MEETING OF THE CITY COUNCIL

City of Garland
Council Chambers, City Hall
William E. Dollar Municipal Building
200 North Fifth Street
Garland, Texas
Tuesday, April 2, 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 March 19, 2019 Regular Meeting.

2. Consider approval of the following bids:

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.

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.

c. **Campbell Road Switch Station Construction, Phase II** **Bid No. 0431-19**

Primoris T&D Services, LLC	**$1,349,814.35**
Optional Contingency	**134,981.43**
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.

d. **GP&L Crist Road Substation Engineering Services** **Bid No. 0826-18**

Black & Veatch **$14,950.00**

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.

e. **Solar Generator Interconnection and Subsynchronous Control Interaction Study** **Bid No. 0609-19**

Siemens PTI **$195,950.00**

This request is to obtain engineering services for a solar generator interconnection and subsynchronous control interaction study.

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.

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.

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.

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.

j. **Articulated Dump Trucks** **Bid No. 0661-19**

RDO Equipment Co. **$1,215,965.64**

This request is to purchase two replacement articulated dump trucks to be used by the Hinton Landfill in their daily operations.

k. **Front-Loader Cab and Chassis** **Bid No. 0662-19**

Chastang Enterprises, Inc. **$178,912.00**

This request is for the purchase of a replacement front-loader cab and chassis to be used by the EWS Department in their daily operations.

l. **Knuckleboom Truck** **Bid No. 0667-19**

Freightliner of Austin **$187,997.00**

This request is for the purchase of a replacement knuckleboom truck to be used by the EWS Department in their daily operations.

m. Wheeled Excavator **Bid No. 0666-19**

RDO Equipment Company **$246,525.00**

This request is for the purchase of a replacement John Deere wheeled excavator to be used by the Stormwater Management Department in their daily operations.

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.

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

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

Consider an ordinance 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.

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

Consider an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving 1) an amendment to Planned Development (PD) 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.

4. **Consider a resolution 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.

5. **Consider an ordinance 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.

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.

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.

7. **Adjourn.**

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

GARLAND

CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda **1.**

Meeting Date: 04/02/2019

Item Title: Minutes March 19

Submitted By: Rene Dowl, City Secretary

Summary of Request/Problem

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

Recommendation/Action Requested and Justification

Attachments

Minutes March 19

Minutes of the Garland City Council Regular Meeting

The City Council of the City of Garland convened in regular session at 7:00 p.m. on Tuesday, March 19, 2019 in the Council Chambers at City Hall, 200 North Fifth Street, Garland, Texas, with the following members present:

COUNCIL PRESENT:	Mayor	Lori Barnett Dodson
	Mayor Pro Tem	Rich Aubin
	Council Member	David Gibbons
	Council Member	Deborah Morris
	Council Member	Jerry Nickerson
	Council Member	Jim Bookhout
	Council Member	Robert Vera
	Deputy Mayor Pro Tem	Scott LeMay
	Council Member	Robert Smith
STAFF PRESENT:	City Manager	Bryan Bradford
	City Attorney	Brad Neighbor
	City Secretary	Eloyce René Dowl

CEREMONIAL: Mayor Dodson presented a proclamation to Melanie Carroll, Jonathan's Place, proclaiming March 17-23, 2019 to be National Safe Place Week.

Mayor Dodson presented a proclamation to Gary Holcomb, Director of Purchasing and staff members: Bob Bonnell, Elizabeth Segura, Cassandra Sanders and Amy Richardson honoring them for receiving the Achievement of Excellence for Purchasing and Procurement award and proclaimed March 2019 as Purchasing and Supply Management Month.

Mayor Dodson presented a special recognition to Karen Archibald, Assistant Library Director and some of the board members: Bettye Haynes, Michael Degen, CorSharra Jackson, Edwina Garner and Patrick Dullano for receiving the Texas Municipal Library Director's Association Achievement of Excellence Award for Libraries for the 14^{th} consecutive year.

CALL TO ORDER: The meeting was called to order by Mayor Dodson.

CONSENT AGENDA: All items marked with asterisks (**) on the Consent Agenda were voted on at the beginning of the meeting. Mayor Dodson read those items into the record. Motion was made by Deputy Mayor Pro Tem Aubin to approve the Consent Agenda as presented, with the exclusion of Item 4, which was pulled by

Council Member Morris for individual consideration, seconded by Council Member Vera, to approve items 1, 2a, 2b, 2c, 2d, 2e, 2f, 2g, 2h, 2i, 3a, 3b, 5, 6, 7, 8, 9, 10, 11 and 12. Motion carried, 9 ayes, 0 nays.

1. APPROVED** Approval of the Minutes of the March 5, 2019 Regular Meeting.

2a. APPROVED** Bic No. 0365-19 awarded to MG Luxury Homes, LLC in the amount of $135,856.00 for the New Home Construction at 1441 Nash Street.

This request is for the construction of a new single family home at 1441 Nash Street using the 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.

2b. APPROVED** Bid No. 0380-19 awarded to KBS Electrical Distributors, Inc. in the amount of $2,655,099.75 for the GP&L Dent Road to Shelby 138kV Transmission Line Steel Structures.

This request if for the purchase of steel structures to be used in the 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.

2c. APPROVED** Bid No. 0561-19 awarded to Burns & McDonnell in the amount of $258,500.00 for the GP&L Dent Road to Shelby 138kV Transmission Line Engineering and Construction Management Services.

This request is to obtain engineering and construction management services related to the new 138kV transmission line in Greenville. The line will extend from the new Dent Road 138kV Switch Station to the existing Shelby Substation.

An on-site field engineer will provide oversight of construction activities for the duration of the project. This is part of the approved Dent Road to Shelby 138kV Transmission Line CIP project.

2d. APPROVED** Bid No. 0562-19 awarded to Burns & McDonnell in the amount of $341,000.00 for the GP&L Dent Road 138kV Switch Station Engineering and Construction Management Services.

This request is to obtain engineering and construction management services related to the new Dent Road 138 kV Switch Station. An onsite field engineer will provide oversight of construction activities for the duration of the project. This is part of the approved Dent Road Switch Station CIP project.

2e. APPROVED** Bid No. 0407-19 awarded to Techline, Inc. in the amount of $1,432,925.00, which includes an optional contingency of $143,292.50, for a total bid of $1,576,217.50.

This request is for the purchase of tubular steel structures for phase II of the Lookout to Apollo 138kV Transmission Line Rebuild CIP project. The bid award includes 30 complete galvanized steel transmission monopoles with all necessary components and incidentals per engineering detail drawings and specifications. Due to the complex nature of the project, an optional contingency is included for any additional materials that may be required.

2f. APPROVED** Bid No. 0410-19 awarded to Klute Inc. Steel Fabrication in the amount of $312,859.64 for the GP&L Dent Road 138kV Switch Station Steel Structures.

This request is for the purchase of steel structures to be used in the construction of the Dent Road 138kV Switch Station. This is part of the approved Dent Road Switch Station CIP project.

2g. APPROVED** Bid No. 0265-19 awarded to Boyd Operating Company, LLC in the amount of $200,000.00 for a Term Agreement for Electrical Services.

This request is to provide a full range of electrical services to the various City departments on an as-needed basis. 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 $1,000,000 over the life of the agreement. Expenditures will not exceed appropriated funds.

2h. APPROVED** Bid No. 0601-19 awarded to Power Testing & Energization in the amount of $300,000.00 for TMPA Breaker and Relay Protection and Control Services.

This request to provide relay protection and control services at TMPA substations on an as-needed basis. Services will include testing of transformers, breakers and relays, in additional to relay setting changes, firmware, upgrades and unplanned control circuit repairs. This a TMPA expense and will be reimbursed at 100%.

2i. APPROVED** Bid No. 0477-19 awarded to Techline, Inc. in the amount of $199,271.91, which includes an optional contingency of $19,927.19, for a total bid of $219,199.10 for GP&L Campbell Road Switch Station Construction Materials.

This request is to provide insulators, bus, jumpers, control cable and associated materials for construction at the Campbell Road Switch Station. This purchase also includes material to loop the transmission line into the new substation. This is part of the approved GP&L Campbell Road Switch Station CIP project. Due to the complex nature of the project, an optional contingency is included for any additional materials that may be required.

3a. APPROVED** Ordinance No. 7044 amending the Garland Development Code of the City of Garland, Texas, by approving a Change in Zoning from Planned Development (PD) 99-44 District for Cluster and Patio Homes to Single-Family Attached (SFA) District (townhouses) on approximately 1.29 acres of land located at 2901 Arapaho 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. Zoning File No. Z 18-49, City of Garland, (District 7)

3b. APPROVED** Ordinance No. 7045 amending the Garland Development Code of the City of Garland, Texas, by approving 1) an Amendment to Planned Development (PD) 03-53 for Freeway Uses, 2) an amended Concept Plan, and 3) a Detail Plan for Dwelling, Multi-Family Uses on a 39.64-acre tract of land located at 3400 Firewheel Parkway; 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. (Zoning File No. Z 18-33, Development Engineering Consultants, LLC (District 1)

5. APPROVED** Ordinance No. 7046 amending Chapter 26 "Police-Miscellaneous Provisions and Offenses" of the Code of Ordinances of the City of Garland.

At the March 4, 2019 Council Work Session, Council discussed the Public Safety Committee recommended revisions to the ordinance related to the Safelight Program.

6. APPROVED** Ordinance No. 7047 You Programs Standards of Care.

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

7. APPROVED** Resolution No. 10376 agreeing to the sale of certain property located within the City of Garland and owned by taxing authorities including the City of Garland as the result of a tax sale; authorizing the Mayor to execute a Deed Without Warranty; and providing an effective date.

At the March 4, 2019 City Council Work Session, Council was briefed on the potential sale of property located at 2510 Arcady Drive. The City of Garland has received an unsolicited offer from Ryan Z and Associates, Inc. related to the purchase of City owned property obtained through a 2011 Sheriff's Sale. Ryan Z and Associates, Inc. has presented an offer of $23,000 for the property. The City of Garland will receive $11,108.98 from the proceeds of this sale.

8. APPROVED** Resolution No. 10377 agreeing to the sale of certain property located within the City of Garland and owned by taxing authorities including the City of Garland as the result of a tax sale; authorizing the Mayor to execute a Deed Without Warranty; and providing an effective date.

At the March 4, 2019 City Council Work Session, Council was briefed on the potential sale of property located at 1105 Glynn Drive. The City of Garland has received an unsolicited offer from Ryan Z and Associates, Inc. related to the purchase of City owned property obtained through a 2011 Sheriff's Sale. Ryan Z and Associates, Inc. has presented an offer of $13,500 for the property. The City of Garland will receive $3,497.50 from the proceeds of this sale.

9. APPROVED** Resolution No. 10378 agreeing to the sale of certain property located within the City of Garland and owned by taxing authorities including the City of Garland as the result of a tax sale; authorizing the Mayor to execute a Deed Without Warranty; and providing an effective date.

At the March 4, 2019 City Council Work Session, Council was briefed on the potential sale of property located at 145 Rio Rita Drive. The City of Garland has received an unsolicited offer from Mr. Jose Velasquez related to the purchase of City owned property obtained through a 2011 Sheriff's Sale. Mr. Velasquez has presented an offer of $26,000 for the property. The City of Garland will receive $7,630.81 from the proceeds of this sale.

10. APPROVED** Resolution No. 10379 agreeing to the sale of certain property located within the City of Garland and owned by taxing authorities including the City of Garland as the result of a tax sale; authorizing the Mayor to execute a Deed Without Warranty; and providing an effective date.

At the March 4, 2019 City Council Work Session, Council was briefed on the potential sale of property located at 822 Greencove Drive. The City of Garland has received an unsolicited offer from Ryan Z and Associates, Inc. related to the purchase of City owned property obtained through a 2010 Sheriff's Sale. Ryan Z and Associates, Inc. has presented an offer of $18,500 for the property. The City of Garland will receive $6,558.64 from the proceeds of this sale.

11. APPROVED** Resolution No. 10380 Consider a resolution agreeing to the sale of certain property located within the City of Garland and owned by taxing authorities including the City of Garland as the result of a tax sale; authorizing the Mayor to execute a Deed Without Warranty; and providing an effective date.

At the March 4, 2019 City Council Work Session, Council was briefed on the potential sale of property located at 814 Waikiki Drive. The City of Garland has received an unsolicited offer from Ryan Z and Associates, Inc. related to the purchase of City owned property obtained through a 2012 Sheriff's Sale. Ryan Z and Associates, Inc. has presented an offer of $17,000 for the property. The City of Garland will receive $7,527.86 from the proceeds of this sale.

12. APPROVED** Resolution No. 10381 agreeing to the sale of certain property located within the City of Garland and owned by taxing authorities including the City of Garland as the result of a tax sale; authorizing the Mayor to execute a Deed Without Warranty; and providing an effective date.

At the March 4, 2019 City Council Work Session, Council was briefed on the potential sale of property located at 134 E. Kingsley Road. The City of Garland has received an unsolicited offer from Mr. Jeff Robertson related to the purchase of City owned property obtained through a 2010 Sheriff's Sale. Mr. Robertson has presented an offer of $16,787.88 for the property. The City of Garland will receive $4,666.29 from the proceeds of this sale.

ITEMS FOR INDIVIDUAL CONSIDERATION

4. POSTPONED

Consider an ordinance amending Chapter 32 of the Code of Ordinances relating to hotel taxes and lodging establishments.

At the City Council Work Session on December 17, 2018, the Council instructed the City attorney to draft an ordinance including short-term rentals within the definition of "hotel" (as allowed under current Texas law) for purposes of collecting hotel taxes. The ordinance also includes an amendment to the City's current lodging standards that will bring some, but not all, short-term rentals within the scope of the City's existing lodging establishment regulations.

Mayor Dodson recognized Council Member Morris to open the discussion.

Speaker on this item was Daniel Maher, Lucille's Bed and Breakfast. Brad Neighbor, City Attorney provided commentary on the existing ordinance and the proposed ordinance.

Motion was made by Council Member Morris to postpone discussion of this item to a future Work Session, seconded by Council Member Smith. Motion carried 8 ayes, 1 nay (Council Member Bookhout).

13. PUBLIC HEARING HELD

Hold a public hearing to receive comments on the 2019-2020 CDBG, HOME and ESG Budgets

At the March 18,, 2019 Work Session City Council was provided background information regarding anticipated 2019-2020 CDBG, HOME and ESG entitlement funding and submitted application requests.

Mayor Dodson opened the public hearing at 7:30 p.m.

Speakers on this item were: Marc Mendoza, Christian Gipson and Ann Noska (9th Street Boxing Program), Eric Anderson and Ashley Wakefield (Garland Parks & Recreation Department Stars Camp), Cheryl Jones (VNA Meals on Wheels), Andrew Mlcak (Achievement Center of Texas), Suzanna Sulfstede (The Senior Source), Mike Bencheck and Larry Walker (Matthew 25:40 Project), Jim Malatich, CEO (Hopes Door New Beginnings), Mark King (Hope Clinic) and Susan Hennum (Counseling Institute of Texas).

Council Member Gibbons requested information on the Salvation Army application and if they received notice regarding this meeting. Mona Woodard, Neighborhood Resources Administrator, provided the requested information.

Mayor Dodson closed the public hearing at 8:07 p.m.

14. APPROVED

Consider the application of Tread Source LLC, requesting approval of a Specific Use Provision (SUP) for Truck/Bus Repair on a property zoned Industrial (IN) District. This property is located at 1305 South Shiloh Road. (File No. Z 19-01, District 6)

BEING a portion of Lot 1, Block A of Globe Union Addition, an addition to the City of Garland, Texas according to the plat recorded in Volume 71125, Page 2122 of the Official Public Records of Dallas County, Texas, and a portion of a tract of land situated in the Benjamin Dye Survey, Abstract No. 415

of the Official Public Records of Dallas County, Texas. This proposal is to allow the operation of a truck/bus repair shop on an already developed site (an area of approximately 1.8 acres with a building and parking area).

The staff report was presented by Josue De La Vega, Sr. Development Planner. There was discussion by the Council. Speakers on this item were: Mark Madison, applicant. Spencer Willson submitted a position in favor of the application, but did not testify. Motion was made by Council Member Vera to approve the application based on staff recommendation, seconded by Mayor Pro Tem Aubin. Motion carried 9 ayes, 0 nays.

RECESSED — Mayor Dodson called for a recess at 8:15 p.m.

RECONVENED — Mayor Dodson reconvened the session at 8:30 p.m.

15. APPROVED — Consider the application of Kimley-Horn, requesting approval of 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 property zoned Planned Development (PD) 12-41 District for Mixed-Use. This property is located at 6310 Naaman Forest Boulevard and 6501 North George Bush Highway. (File No. Z 18-41, District 7)

BEING an approximate 22.44-acre tract of land out of the P. H. Rice Survey, Abstract No. 1241 in the City of Garland, Dallas County, Texas, being a portion of a tract of land described in deed to Weaver Development Company, Ltd. recorded in Instrument No. 201400043481 of the Official Public Records of Dallas County, Texas, and being all of a tract of land described in deed to Weaver Development Company, Ltd. recorded in Instrument No. 201600176228 of the Official Public Records of Dallas County, Texas. This proposal is to allow a Concept Plan to divide the property into two tracts and assign land uses to each tract as follows: Multi-Family use (with Commercial uses allowed) on the southern tract and Commercial [Retail, Office and Hospitality] uses on the northern tract. Additionally, a Detail Plan is being proposed to develop an apartment complex (Multi-Family use, with Commercial uses allowed) on the southern tract.

The staff report was presented by Josue De La Vega, Sr. Development Planner. Speaker on this item was Maxwell Fisher, applicant. There was discussion by the Council. Motion was made by Deputy Mayor Pro Tem LeMay to approve the application, excluding consideration 14, including Planning and Zoning recommendations, seconded by Council Member Vera.

Motion to amend was made by Council Morris to require an additional 22 spaces of covered parking, seconded by Council Member Bookhout. Motion to amend failed with 3 ayes, (Council Members Morris, Gibbons and Bookhout). 6 nays (Mayor Dodson, Mayor Pro Tem Aubin, Deputy Mayor Pro Tem LeMay and Council Member: Nickerson, Vera and Smith).

A vote was cast on the main motion. Motion carried 8 ayes, 1 nay (Council Member Bookhout).

16. APPROVED

Consider a request to waive a required payment to Tree Fund as outlined in the Garland Development Code Chapter 4: Article 4: Tree Preservation & Mitigation.

This request is associated with Zoning Application Z 18-41. The subject site is located at the north corner of Naaman Forest Boulevard and Mansions Drive; it is an 8.96-acre unimproved area identified as part of Block 1 on an approved Concept Plan in Planned Development (PD) 12-41 District.

The staff report was presented by Josue De La Vega, Sr. Development Planner, Will Guerin, Planning Director. Speaker on this item was: Maxwell Fisher, applicant.

There was discussion by the Council. Motion was made by Deputy Mayor Pro Tem LeMay to set the fee at $70,000, seconded by Council Member Morris. Motion carried 9 ayes, 0 nays.

17. CITIZEN COMMENTS: There were no comments.

18. ADJOURN There being no further business to come before the City Council, Mayor Dodson adjourned the meeting at 9:34 p.m.

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:	04/02/2019	
Item Title:	Replacement SUVs for Various Departments	
Submitted By:	Terry Anglin, Fleet Services Director	
Bid Number:	0668-19	

Purchase Justification:

This request is for the purchase of six (6) replacement SUVs to be used by various City departments in their daily operations.

Evaluation:

The SUVs are available from Caldwell Country Ford through the BuyBoard Cooperative Purchasing Contract 521-16.

Award Recommendation:

Vendor	***Item***	***Amount***
Caldwell Country Ford	All	$130,579.00
	TOTAL:	**$130,579.00**

Basis for Award:	Cooperative Purchase
Purchase Requisition #:	41265

Fiscal Impact

Total Project/Account:	$156,537
Expended/Encumbered to Date:	0
Balance:	$156,537
This Item:	130,579
Proposed Balance:	$25,958
Account #:	444-1551-9009, 444-4034-9009, 444-4516-9009, & 444-4553-9009

Fund/Dept/Project – Description and Comments:

Equipment Replacement Fund / General Fund Replacement Equipment	
Building Inspection (444-1551-9009)	$ 61,255
Equipment Replacement Fund / Water Utility Fund Replacement Equipment	
Cross-Connection Control (444-4034-9009)	20,285
Equipment Replacement Fund / IT Fund Replacement Equipment	
Operations Support Services (444-4516-9009)	20,285
Radio Communications Services (444-4553-9009)	28,754
Grand Total	$130,579

Attachments

Bid Recap

Fiscal Reference:			
Budget Type:	Operating Budget		
Fiscal Year:	2018-19		
Document Location:	Page 126		
Budget Director Approval:	Ron Young	Approval Date:	03/20/2019
Purchasing Director Approval:	Gary L. Holcomb	Approval Date:	03/20/2019

CITY OF GARLAND - BID RECAP SHEET
OPENED: 03/19/19
REQ. NO. PR 41265
BID NO. 0668-19
PAGE: 1 of 1
BUYER: T. Smith

ITEM	QTY	UNIT	DESCRIPTION	Caldwell Country Ford UNIT PRICE	Caldwell Country Ford TOTAL	UNIT PRICE	TOTAL	. UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	5	ea.	2019 Ford Escape SUV	$20,285.00	$101,425.00						
2	1	ea.	2020 Ford Explorer	$28,754.00	$28,754.00						
3	1	ea.	BuyBoard Fee	$400.00	$400.00						
			TOTAL GROSS PRICE		$130,579.00						
			CASH DISCOUNT								
			TOTAL NET PRICE		$130,579.00						
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY								

NEXT LOW:
LOW:
SAVINGS:

N/A # IonWave Notifications
N/A # IonWave HUBS
N/A # Direct Contact HUBS
N/A # HUBS Responded

All bids submitted for the designated project are reflected on this bid tab sheet. However, the listing of a bid on this sheet should not be construed as a comment on the responsiveness of such bid or as any indication that the city accepts such bid as responsive. 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.b.**

Meeting Date: 04/02/2019
Item Title: GP&L Apollo to Lookout 138kV Transmission Reconstruction Materials
Submitted By: Ross Owen, Director of Transmission & Distr
Bid Number: 0408-19

Purchase Justification:

This request 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.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. SAE Towers Ltd. submitted incorrect pricing from a previous bid and was, therefore, deemed nonresponsive. Techline, Inc., submitted the Lowest Responsible Bid, meeting all requirements of the specifications.

Award Recommendation:

Vendor	***Item***	***Amount***
Techline, Inc.	All	$451,847.75
Optional Contingency		45,184.77

	TOTAL:	**$497,032.52**

Basis for Award: Lowest Responsible Bid
Purchase Requisition #: 41175

Fiscal Impact

Total Project/Account:	$3,530,000
Expended/Encumbered to Date:	1,545,500
Balance:	$1,984,500
This Item:	497,033

Proposed Balance: $1,487,467

Account #: 215-3599-3143801-6051

Fund/Dept/Project – Description and Comments:

Electric CIP Fund / Transmission Lines - This request 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.

Attachments

Bid Recap

Fiscal Reference:	
Budget Type:	CIP
Fiscal Year:	2019
Document Location:	Page E01

Budget Director Approval:	Ron Young	Approval Date:	03/19/2019
Purchasing Director Approval:	Gary L. Holcomb	Approval Date:	03/18/2019

CITY OF GARLAND - BID RECAP SHEET
OPENED: March 5, 2019
REQ. NO. PR 41175
BID NO. 0408-19
PAGE: 1 of 1
BUYER: T. Smith

				Techline, Inc.		SAE Towers Ltd.		.			
ITEM	QTY	UNIT	DESCRIPTION	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	1	Lt.	Lookout-Apollo 138 kV Trans.		$451,847.75		$1,570,384.52				
			Reconstruction Materials				Non-Responsive				
			TOTAL GROSS PRICE		$451,847.75						
			CASH DISCOUNT								
			TOTAL NET PRICE		$451,847.75						
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY								

NEXT LOW:
LOW:
SAVINGS:

355 # IonWave Notifications
47 # IonWave HUBS
2 # 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: 04/02/2019

Item Title: Campbell Road Switch Station Construction, Phase II

Submitted By: Ross Owen, Director of Transmission & Distr

Bid Number: 0431-19

Purchase Justification:

This request is to provide aboveground construction for the Campbell Road Switch Station. This is part of an approved 2019 CIP project that will provide Oncor Electric Delivery Company a power delivery point for a 138/25 kV substation. Due to the complex nature of the project, an Optional Contingency is included for any additional work that may be required.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Five bids were received and evaluated based on the published criteria of price, experience, qualifications, equipment, and safety. The Brandt Companies, LLC, did not include all of the required bid items and is, therefore, deemed nonresponsive. Powerline Services did not include all of the required bid documents and is, therefore, deemed nonresponsive. Primoris T&D Services, LLC, received the highest evaluated score, offering the Best Value for the City.

Award Recommendation:

Vendor	***Item***	***Amount***
Primoris T&D Services, LLC	All	$1,349,814.35
Optional Contingency		134,981.43

	TOTAL:	**$1,484,795.78**

Basis for Award: Best Value

Purchase Requisition #: 41101

Fiscal Impact

Total Project/Account: $8,650,000

Expended/Encumbered to Date: 5,486,664

Balance:	$3,163,336
This Item:	1,484,796
Proposed Balance:	$1,678,540
Account #:	210-3799-3177901-7111

Fund/Dept/Project – Description and Comments:

Electric CIP / Substations Upgrades - This request provides aboveground construction for the Campbell Road Switch Station as part of an approved 2019 CIP project to provide Oncor Electric Delivery Company with a power delivery point for a 138/25 kV substation. Due to the complex nature of the project, an Optional Contingency is included for any additional work that may be required.

Attachments

BId Recap

Fiscal Reference:	
Budget Type:	CIP
Fiscal Year:	2019
Document Location:	Page E10

Budget Director Approval:	Ron Young	Approval Date:	03/20/2019
Purchasing Director Approval:	Gary L. Holcomb	Approval Date:	03/19/2019

CITY OF GARLAND - BID RECAP SHEET
OPENED: 02/28/19
REQ. NO. PR 41101
BID NO. 0431-19
PAGE: 1 of 1
BUYER: T. Smith

ITEM	QTY	UNIT	DESCRIPTION	Primoris T&D Services, LLC UNIT PRICE	Primoris T&D Services, LLC TOTAL	Hargrave Power, Inc UNIT PRICE	Hargrave Power, Inc TOTAL	Integrated Power Co. UNIT PRICE	Integrated Power Co. TOTAL	The Brandt Companies, LLC UNIT PRICE	The Brandt Companies, LLC TOTAL	Powerline Services UNIT PRICE	Powerline Services TOTAL
1	1	LT	Bid Proice for Evaluation		$1,349,914.35		$1,381,643.00		$1,589,825.00		$1,465,212.48		$1,169,040.15
											Non-Responsive		Non Responsive
			Evaluation Criteria										
			Price	Maximum= 30	30		29		25				
			Experience	Maximum= 26	16		16		16				
			Qualifications	Maximum= 20	13		14		10				
			Equipment	Maximum= 8	8		7		7				
			Safety	Maximum= 16	12		10		15				
				Maximum= 100	79		76		75				
			TOTAL GROSS PRICE		$1,349,914.35		$1,381,795.00		$1,589,973.00				
			CASH DISCOUNT										
			TOTAL NET PRICE		$1,349,914.35		$1,381,795.00		$1,589,973.00				
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY										

NEXT LOW:	**$1,381,643.00**
LOW:	**$1,349,814.35**
SAVINGS:	**$31,828.65**

329 # IonWave Notifications
37 # IonWave HUBS
38 # 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.d.**

Meeting Date: 04/02/2019

Item Title: GP&L Crist Road Substation Engineering Services

Submitted By: Ross Owen, Director of Transmission & Distr

Bid Number: 0826-18

Purchase Justification:

This request provides 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.

Evaluation:

Black & Veatch was originally selected as the Most Qualified firm for this project from a short list of consultants evaluated and scored in RFQ 5771-15. This Change Order represents an approximate 34.6% increase to the original PO amount of $43,200.

Award Recommendation:

Vendor	***Item***	***Amount***
Black & Veatch	All	$14,950.00
	TOTAL:	**$14,950.00**

Basis for Award: Change Order

Purchase Requisition #: 41313

Fiscal Impact

Total Project/Account:	$159,000
Expended/Encumbered to Date:	54,598
Balance:	$104,402
This Item:	14,950
Proposed Balance:	$89,452
Account #:	210-3799-3178101-7111

Fund/Dept/Project – Description and Comments:

Electric CIP / Substations Upgrades - This request provides additional engineering services to support relay and test switch installations needed for backup bus protection at the Crist Road Substation.

Attachments

Bid Recap

Fiscal Reference:	
Budget Type:	CIP
Fiscal Year:	2019
Document Location:	Page E10

Budget Director Approval:	Ron Young	Approval Date:	03/19/2019
Purchasing Director Approval:	Gary L. Holcomb	Approval Date:	03/18/2019

CITY OF GARLAND - BID RECAP SHEET
OPENED:
REQ. NO. PR 41313
BID NO. 0826-18
PAGE: 1 of 1
BUYER: T. Dabney

ITEM	QTY	UNIT	DESCRIPTION	Black & Veatch UNIT PRICE	Black & Veatch TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	1	1	CO for PO 27277 Crist Rd. Line Switch & Aux CT installment project		$14,950.00						
			TOTAL GROSS PRICE								
			CASH DISCOUNT								
			TOTAL NET PRICE								
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY								

NEXT LOW:
LOW:
SAVINGS:

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.e.**

Meeting Date: 04/02/2019

Item Title: Solar Generator Interconnection and Subsynchronous Control Interaction Study

Submitted By: Ross Owen, Director of Transmission & Distr

Bid Number: 0609-19

Purchase Justification:

This request is to obtain engineering services for a solar generator interconnection and subsynchronous control interaction study. The purpose of the study is to allow connection to the GP&L transmission system from a solar farm facility being developed in Upton County, Texas. The developer of the solar farm has reimbursed GP&L for these expenses.

Evaluation:

Siemens PTI was selected as the Most Qualified firm for this project from a short list of consultants evaluated and scored in RFQ 0942-17.

Award Recommendation:

Vendor	***Item***	***Amount***
Siemens PTI	All	$195,950.00
	TOTAL:	**$195,950.00**

Basis for Award: Most Qualified

Purchase Requisition #: 41170

Fiscal Impact

Total Project/Account:	$290,000
Expended/Encumbered to Date:	30,607
Balance:	$259,393
This Item:	195,950
Proposed Balance:	$63,443
Account #:	215-3599-3144001-7111

Fund/Dept/Project – Description and Comments:

Electric CIP / Transmission Lines - This request provides engineering services for a solar generator interconnection and subsynchronous control interaction study that would allow connection to the GP&L transmission system by a solar farm facility being developed in Upton County, Texas. The developer of the solar farm has reimbursed GP&L for these expenses.

Attachments

Bid Recap

Fiscal Reference:	
Budget Type:	CIP
Fiscal Year:	2019
Document Location:	Page E01

Budget Director Approval:	Ron Young	Approval Date:	03/20/2019
Purchasing Director Approval:	Gary L. Holcomb	Approval Date:	03/19/2019

CITY OF GARLAND - BID RECAP SHEET
OPENED:
REQ. NO. PR 41170
BID NO. 0609-19
PAGE: 1 of 1
BUYER: T.Dabney

ITEM	QTY	UNIT	DESCRIPTION	Siemens PTI UNIT PRICE	Siemens PTI TOTAL	UNIT PRICE	TOTAL	. UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	1	1	Engineering Services for Interconnection and Subsynchronous control interaction studies		$195,950.00						
			TOTAL GROSS PRICE		$195,950.00						
			CASH DISCOUNT								
			TOTAL NET PRICE		$195,950.00						
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY								

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. <u>The City will notify the successful bidder upon award of the contract and, according to the law, all bids received will be available for inspection at that time.</u>

GARLAND

PURCHASING REPORT

City Council Regular Session Agenda **2.f.**

Meeting Date: 04/02/2019

Item Title: Pickups for Various Departments

Submitted By: Terry Anglin, Fleet Services Director

Bid Number: 0659-19

Purchase Justification:

This request is for the purchase of three (3) new and nine (9) replacement pickups to be used by various City departments in their daily operations.

Evaluation:

The pickups are available from Sam Pack's Five Star Ford through the Tarrant County Purchasing Contract 2019-041.

Award Recommendation:

Vendor	***Item***	***Amount***
Sam Pack's Five Star Ford	All	$372,230.70
	TOTAL:	**$372,230.70**

Basis for Award: Cooperative Purchase

Purchase Requisition #: 41322

Fiscal Impact

Total Project/Account:	$631,030
Expended/Encumbered to Date:	194,483
Balance:	$436,547
This Item:	372,231
Proposed Balance:	$64,316
Account #:	Various (See below)

Fund/Dept/Project – Description and Comments:

Equipment Replacement Fund / General Fund Replacement Equipment		
Engineering – Field Operations (444-1403-9009)		$ 26,065
EWS Disposal – Hinton Landfill (444-1603-9009)		34,033
Code Compliance – Environmental Code (444-1812-9009)		25,570
Health – Animal Services (444-1931-9009)		54,743
	Sub-Total	$140,411
Equipment Replacement Fund / Water Replacement Equipment		
Water Plant Operations & Maintenance (444-4022-9009)		$ 26,440
Construction (444-4031-9009)		29,501
	Sub-Total	$ 55,941
Equipment Replacement Fund / Wastewater Replacement Equipment		
Duck Creek Waste Treatment (444-4232-9009)		$ 28,415
Equipment Replacement Fund / EWS Delivery Replacement Equipment		
Brush Collection (444-4312-9009)		$ 36,715
Equipment Replacement Fund / Customer Service Replacement Equipment		
Administration (444-4901-9009)		$ 24,941
General Fund		
Code Compliance (100-1822-9009)		$ 25,570
PRCAD (100-2412-9009 & 100-2413-9009)		60,238
	Sub-Total	$ 85,808
	Grand Total	**$372,231**

Attachments

Bid Recap

Fiscal Reference:	
Budget Type:	Operating Budget
Fiscal Year:	2018-19
Document Location:	Pages 126, 170, & 252

Budget Director Approval:	Ron Young	Approval Date: 03/19/2019
Purchasing Director Approval:	Gary L. Holcomb	Approval Date: 03/18/2019

CITY OF GARLAND - BID RECAP SHEET
OPENED: 03/15/19
REQ. NO. PR 41322
BID NO. 0659-19
PAGE: 1 of 1
BUYER: T. Smith

ITEM	QTY	UNIT	DESCRIPTION	Sam Pack's Five Star Ford UNIT PRICE	Sam Pack's Five Star Ford TOTAL	UNIT PRICE	TOTAL	. UNIT PRICE	. TOTAL	UNIT PRICE	TOTAL
1	1	ea.	2019 Ford F-150 Supercab		$26,064.90						
2	1	ea.	2019 Ford F-250 Crew Cab		$34,033.10						
3	1	ea.	2019 Ford F-150 Supercab		$25,569.90						
4	1	ea.	2019 Ford F-150 Supercab		$25,569.90						
5	1	ea.	2019 Ford F-250 Extended Cab		$54,743.00						
6	1	ea.	2019 Ford F-250 Regular Cab		$26,382.25						
7	1	ea.	2019 Ford F-250 Regular Cab		$33,855.50						
8	1	ea.	2019 Ford F-150 Supercab		$26,439.90						
9	1	ea.	2019 Ford F-250 Extended Cab		$29,501.00						
10	1	ea.	2019 Ford F-150 CrewCab		$28,415.25						
11	1	ea.	2019 Ford F-350 Regular Cab		$36,715.00						
12	1	ea.	2019 Ford F-150 Regular Cab		$24,941.00						
			TOTAL GROSS PRICE		$372,230.70						
			CASH DISCOUNT								
			TOTAL NET PRICE		$372,230.70						
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY								

NEXT LOW:
LOW:
SAVINGS:

N/A # IonWave Notifications
N/A # IonWave HUBS
N/A # Direct Contact HUBS
N/A # HUBS Responded

All bids submitted for the designated project are reflected on this bid tab sheet. However, the listing of a bid on this sheet should not be construed as a comment on the responsiveness of such bid or as any indication that the city accepts such bid as responsive. 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.g.**

Meeting Date: 04/02/2019
Item Title: Side-Loader and Front-Loader Bodies
Submitted By: Terry Anglin, Fleet Services Director
Bid Number: 0665-19

Purchase Justification:

This request is for the purchase of one (1) replacement front-loader and seven (7) replacement side-loader bodies to be used by the EWS Department in their daily operations.

Evaluation:

The loader bodies are available from Heil of Texas through the BuyBoard Cooperative Purchasing Contract 515-16.

Award Recommendation:

Vendor	***Item***	***Amount***
Heil of Texas	All	$1,133,325.00
	TOTAL:	**$1,133,325.00**

Basis for Award: Cooperative Purchase
Purchase Requisition #: 41373

Fiscal Impact

Total Project/Account:	$9,410,162
Expended/Encumbered to Date:	5,613,361
Balance:	$3,796,801
This Item:	1,133,325
Proposed Balance:	$2,663,476
Account #:	246-4319-2106800-9007, 246-4319-2106900-9007, and 246-4319-2107500-9007

Fund/Dept/Project – Description and Comments:

Environmental Waste Services - Delivery - Replacement of 6 Side-Load Residential Truck Bodies, 1 Side-Load Recycling Truck Body, and 1 Front-Load Commercial Truck Body

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Attachments

Bid Recap

Fiscal Reference:	
Budget Type:	CIP
Fiscal Year:	2019
Document Location:	Pages M01, M02, and M05

Budget Director Approval:	Ron Young	Approval Date:	03/20/2019
Purchasing Director Approval:	Gary L. Holcomb	Approval Date:	03/20/2019

CITY OF GARLAND - BID RECAP SHEET
OPENED: 03/19/19
REQ. NO. PR 41373
BID NO. 0665-19
PAGE: 1 of 1
BUYER: T. Smith

ITEM	QTY	UNIT	DESCRIPTION	Heil of Texas UNIT PRICE	Heil of Texas TOTAL	UNIT PRICE	TOTAL	. UNIT PRICE	. TOTAL	UNIT PRICE	TOTAL
1	6	ea.	Side Loader Bodies, Heil Rapid Rail 22 Yd. Body	$139,275.00	$835,650.00						
2	1	ea.	Side Loader Body, Heil Rapid Rail 24 Yd. Body	$139,275.00	$139,275.00						
3	1	ea.	Front Loader Body, Heil Durapack Half Pack 28 Yd. Body	$158,000.00	$158,000.00						
4	1	ea.	BuyBoard Fee	$400.00	$400.00						
			TOTAL GROSS PRICE		$1,133,325.00						
			CASH DISCOUNT								
			TOTAL NET PRICE		$1,133,325.00						
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY								

NEXT LOW:
LOW:
SAVINGS:

N/A # IonWave Notifications
N/A # IonWave HUBS
N/A # Direct Contact HUBS
N/A # HUBS Responded

All bids submitted for the designated project are reflected on this bid tab sheet. However, the listing of a bid on this sheet should not be construed as a comment on the responsiveness of such bid or as any indication that the city accepts such bid as responsive. 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.h.**

Meeting Date: 04/02/2019
Item Title: Side-Loader Cab and Chassis
Submitted By: Terry Anglin, Fleet Services Director
Bid Number: 0664-19

Purchase Justification:

This request is for the purchase of seven (7) replacement side-loader cab and chassis to be used by the EWS Department in their daily operations. This request includes employee travel expenses for inspection of the chassis and training at Crane Carrier.

Evaluation:

The side-loader cab and chassis are available from Bond Equipment Company, Inc., through the BuyBoard Cooperative Purchasing Contract 521-16.

Award Recommendation:

Vendor	Item	Amount
Bond Equipment Company, Inc.	All	$1,233,693.00
	TOTAL:	**$1,233,693.00**

Basis for Award: Cooperative Purchase
Purchase Requisition #: 41388

Fiscal Impact

Total Project/Account:	$7,853,162
Expended/Encumbered to Date:	5,378,121
Balance:	$2,475,041
This Item:	1,233,693
Proposed Balance:	$1,241,348
Account #:	246-4319-2106800-9007 and 246-4319-2106900-9007

Fund/Dept/Project – Description and Comments:

Environmental Waste Services - Delivery - Replacement of 6 Side-Load Residential Trucks and 1 Side-Load Recycling Collection Truck

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Attachments

Bid Recap

Fiscal Reference:			
Budget Type:	CIP		
Fiscal Year:	2019		
Document Location:	Pages M01 & M02		
Budget Director Approval:	Ron Young	Approval Date:	03/19/2019
Purchasing Director Approval:	Gary L. Holcomb	Approval Date:	03/18/2019

CITY OF GARLAND - BID RECAP SHEET
OPENED: 03/18/19
REQ. NO. PR 41388
BID NO. 0664-19
PAGE: 1 of 1
BUYER: T. Smith

				Bond Equipment Company, Inc.				.			
ITEM	QTY	UNIT	DESCRIPTION	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	6	ea.	Side Loader Chassis, Crane Carrier LET-26 LH	$175,799.00	$1,054,794.00						
2	1	ea.	Side Loader Chassis, Crane Carrier LET26-26 LH	$175,799.00	$175,799.00						
3	3	ea.	Transportation for Garland Employees to inspect chassis and train at Crane Carrier.	$900.00	$2,700.00						
4	1	ea.	BuyBoard Fee	$400.00	$400.00						
			TOTAL GROSS PRICE		$1,233,693.00						
			CASH DISCOUNT								
			TOTAL NET PRICE		$1,233,693.00						
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY								

NEXT LOW:
LOW:
SAVINGS:

N/A # IonWave Notifications
N/A # IonWave HUBS
N/A # Direct Contact HUBS
N/A # HUBS Responded

All bids submitted for the designated project are reflected on this bid tab sheet. However, the listing of a bid on this sheet should not be construed as a comment on the responsiveness of such bid or as any indication that the city accepts such bid as responsive. 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.i.**

Meeting Date:	04/02/2019
Item Title:	Rubber Tire Loader and Track Loader
Submitted By:	Terry Anglin, Fleet Services Director
Bid Number:	0660-19

Purchase Justification:

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.

Evaluation:

The loaders are available from Caterpillar, Inc., through the Sourcewell Cooperative Purchasing Contract 032515.

Award Recommendation:

Vendor	***Item***	***Amount***
Caterpillar, Inc.	All	$1,547,500.00
	TOTAL:	**$1,547,500.00**

Basis for Award:	Cooperative Purchase
Purchase Requisition #:	41389

Fiscal Impact

Total Project/Account:	$6,090,625
Expended/Encumbered to Date:	2,993,958
Balance:	$3,096,667
This Item:	1,547,500
Proposed Balance:	$1,549,167
Account #:	692-1609-1715400-9009 and 692-1609-1715500-9009

Fund/Dept/Project – Description and Comments:

Landfill CIP - Replacement of 1 Rubber Tire Loader and 1 Track Loader

Attachments

Bid Recap

Fiscal Reference:			
Budget Type:	CIP		
Fiscal Year:	2019		
Document Location:	Pages EW01 & EW02		
Budget Director Approval:	Ron Young	Approval Date:	03/19/2019
Purchasing Director Approval:	Gary L. Holcomb	Approval Date:	03/18/2019

CITY OF GARLAND - BID RECAP SHEET
OPENED: 3/18/19
REQ. NO. PR 41389
BID NO. 0660-19
PAGE: 1 of 1
BUYER: T. Smith

ITEM	QTY	UNIT	DESCRIPTION	Caterpillar, Inc. UNIT PRICE	Caterpillar, Inc. TOTAL	UNIT PRICE	TOTAL	. UNIT PRICE	. TOTAL	UNIT PRICE	TOTAL
1	1	ea.	Caterpillar 950 M Rubber Tire	$465,280.00	$465,280.00						
			Wheel Loader w/ Waste Pkg.								
			Trade-In - CAT 963C 2DS02142	-$50,000.00	-$50,000.00						
			Unit #160-1441								
2	1	ea.	Caterpillar D8-T Track Loader w/	$1,132,220.00	$1,132,220.00						
			Waste Pkg.								
			TOTAL GROSS PRICE		$1,547,500.00						
			CASH DISCOUNT								
			TOTAL NET PRICE		$1,547,500.00						
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY								

NEXT LOW:
LOW:
SAVINGS:

N/A # IonWave Notifications
N/A # IonWave HUBS
N/A # Direct Contact HUBS
N/A # HUBS Responded

All bids submitted for the designated project are reflected on this bid tab sheet. However, the listing of a bid on this sheet should not be construed as a comment on the responsiveness of such bid or as any indication that the city accepts such bid as responsive. 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.j.**

Meeting Date: 04/02/2019

Item Title: Articulated Dump Trucks

Submitted By: Terry Anglin, Fleet Services Director

Bid Number: 0661-19

Purchase Justification:

This request is for the purchase of two (2) replacement articulated dump trucks to be used by the Hinton Landfill in their daily operations.

Evaluation:

The articulated dump trucks are available from RDO Equipment Co. through the BuyBoard Cooperative Purchasing Contract 515-16.

Award Recommendation:

Vendor	***Item***	***Amount***
RDO Equipment Co.	All	$1,215,965.64
	TOTAL:	**$1,215,965.64**

Basis for Award: Cooperative Purchase

Purchase Requisition #: 41390

Fiscal Impact

Total Project/Account:	$5,604,718
Expended/Encumbered to Date:	4,126,178
Balance:	$1,478,540
This Item:	1,215,966
Proposed Balance:	$262,574
Account #:	692-1609-1715400-9009

Fund/Dept/Project – Description and Comments:

Landfill CIP / Replacement of Landfill Equipment - Replace 2 Articulated Dump Trucks

Attachments

Bid Recap

Fiscal Reference:			
Budget Type:	CIP		
Fiscal Year:	2019		
Document Location:	Page EW01		
Budget Director Approval:	Ron Young	Approval Date:	03/19/2019
Purchasing Director Approval:	Gary L. Holcomb	Approval Date:	03/19/2019

CITY OF GARLAND - BID RECAP SHEET
OPENED: 03/18/19
REQ. NO. PR 41390
BID NO. 0661-19
PAGE: 1 of 1
BUYER: T. Smith

ITEM	QTY	UNIT	DESCRIPTION	RDO Equipment Co. UNIT PRICE	RDO Equipment Co. TOTAL	UNIT PRICE	TOTAL	. UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	2	ea.	John Deere 460E Articulated Dump Trucks	$607,982.82	$1,215,965.64						
			TOTAL GROSS PRICE		$1,215,965.64						
			CASH DISCOUNT								
			TOTAL NET PRICE		$1,215,965.64						
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY								

NEXT LOW:
LOW:
SAVINGS: **$0.00**

n/a # IonWave Notifications
n/a # IonWave HUBS
n/a # Direct Contact HUBS
n/a # HUBS Responded

All bids submitted for the designated project are reflected on this bid tab sheet. However, the listing of a bid on this sheet should not be construed as a comment on the responsiveness of such bid or as any indication that the city accepts such bid as responsive. 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.k.**

Meeting Date: 04/02/2019
Item Title: Front-Loader Cab and Chassis
Submitted By: Terry Anglin, Fleet Services Director
Bid Number: 0662-19

Purchase Justification:

This request is for the purchase of a replacement front-loader cab and chassis to be used by the EWS Department in their daily operations.

Evaluation:

The front-loader cab and chassis is available from Chastang Enterprises, Inc., through the BuyBoard Cooperative Purchasing Contract 521-16.

Award Recommendation:

Vendor	***Item***	***Amount***
Chastang Enterprises, Inc.	All	$178,912.00
	TOTAL:	**$178,912.00**

Basis for Award: Cooperative Purchase
Purchase Requisition #: 41391

Fiscal Impact

Total Project/Account: $1,557,000
Expended/Encumbered to Date: 1,368,565
Balance: 188,435
This Item: 178,912
Proposed Balance: 9,523
Account #: 246-4319-2107500-9007
Fund/Dept/Project – Description and Comments:

Environmental Waste Services - Delivery / Replacement of Commercial Front-Load Truck

Attachments

Bid Recap

Fiscal Reference:	
Budget Type:	CIP
Fiscal Year:	2019
Document Location:	Page M05

Budget Director Approval:	Ron Young	Approval Date:	03/19/2019
Purchasing Director Approval:	Gary L. Holcomb	Approval Date:	03/18/2019

CITY OF GARLAND - BID RECAP SHEET
OPENED: 03/18/19
REQ. NO. PR 41391
BID NO. 0662-19
PAGE: 1 of 1
BUYER: T. Smtih

				Chastang Enterprises, Inc.				.			
ITEM	QTY	UNIT	DESCRIPTION	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	1	ea.	Front Loader Chassis 2020	$178,512.00	$178,512.00						
2	1	ea.	BuyBoard Fee	$400.00	$400.00						
			TOTAL GROSS PRICE		$178,912.00						
			CASH DISCOUNT								
			TOTAL NET PRICE		$178,912.00						
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY								

NEXT LOW:
LOW:
SAVINGS:

N/A # IonWave Notifications
N/A # IonWave HUBS
N/A # Direct Contact HUBS
N/A # HUBS Responded

All bids submitted for the designated project are reflected on this bid tab sheet. However, the listing of a bid on this sheet should not be construed as a comment on the responsiveness of such bid or as any indication that the city accepts such bid as responsive. 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.I.**

Meeting Date: 04/02/2019
Item Title: Knuckleboom Truck
Submitted By: Terry Anglin, Fleet Services Director
Bid Number: 0667-19

Purchase Justification:

This request is for the purchase of a replacement knuckleboom truck to be used by the EWS Department in their daily operations.

Evaluation:

The knuckleboom truck is available from Freightliner of Austin through the BuyBoard Cooperative Purchasing Contract 521-16.

Award Recommendation:

Vendor	***Item***	***Amount***
Freightliner of Austin	All	$187,997.00
	TOTAL:	**$187,997.00**

Basis for Award: Cooperative Purchase
Purchase Requisition #: 41394

Fiscal Impact

Total Project/Account: $910,402
Expended/Encumbered to Date: 718,300
Balance: $192,102
This Item: 187,997
Proposed Balance: $4,105
Account #: 246-4319-2107800-9007
Fund/Dept/Project – Description and Comments:

Environmental Waste Services - Delivery - Replacement of 1 Knuckleboom Truck

Attachments

Bid Recap

Fiscal Reference:			
Budget Type:	CIP		
Fiscal Year:	2019		
Document Location:	M06		
Budget Director Approval:	Ron Young	Approval Date:	03/20/2019
Purchasing Director Approval:	Gary L. Holcomb	Approval Date:	03/20/2019

CITY OF GARLAND - BID RECAP SHEET
OPENED: 03/19/19
REQ. NO. PR 41394
BID NO. 0667-19
PAGE: 1 of 1
BUYER: T. Smith

ITEM	QTY	UNIT	DESCRIPTION	Freightliner of Austin UNIT PRICE	Freightliner of Austin TOTAL	UNIT PRICE	TOTAL	. UNIT PRICE	. TOTAL	UNIT PRICE	TOTAL
1	1	ea.	2019 Knuckleboom Truck, Freightliner M2-106	$187,597.00	$187,597.00						
2	1	ea.	BuyBoard Fee	$400.00	$400.00						
			TOTAL GROSS PRICE		$187,997.00						
			CASH DISCOUNT								
			TOTAL NET PRICE		$187,997.00						
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY								

NEXT LOW:
LOW:
SAVINGS:

N/A # IonWave Notifications
N/A # IonWave HUBS
N/A # Direct Contact HUBS
N/A # HUBS Responded

All bids submitted for the designated project are reflected on this bid tab sheet. However, the listing of a bid on this sheet should not be construed as a comment on the responsiveness of such bid or as any indication that the city accepts such bid as responsive. 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.m.**

Meeting Date: 04/02/2019
Item Title: Wheeled Excavator
Submitted By: Terry Anglin, Fleet Services Director
Bid Number: 0666-19

Purchase Justification:

This request is for the purchase of a replacement John Deere wheeled excavator to be used by the Stormwater Management Department in their daily operations.

Evaluation:

The excavator is available from RDO Equipment Company through the Sourcewell Cooperative Purchasing Contract 032515-JDC.

Award Recommendation:

Vendor	***Item***	***Amount***
RDO Equipment Company	All	$246,525.00
	TOTAL:	**$246,525.00**

Basis for Award: Cooperative Purchase
Purchase Requisition #: 41402

Fiscal Impact

Total Project/Account: $298,071
Expended/Encumbered to Date: 0
Balance: $298,071
This Item: 246,525
Proposed Balance: $51,546
Account #: 266-4699-3981900-9009
Fund/Dept/Project – Description and Comments:

Stormwater Management / Stormwater Maintenance Equipment - Replacement of 1 Rubber Tire Excavator

Attachments

Bid Recap

Fiscal Reference:			
Budget Type:	CIP		
Fiscal Year:	2019		
Document Location:	Page M15		
Budget Director Approval:	Ron Young	Approval Date:	03/20/2019
Purchasing Director Approval:	Gary L. Holcomb	Approval Date:	03/20/2019

CITY OF GARLAND - BID RECAP SHEET
OPENED: 03/19/19
REQ. NO. PR 41402
BID NO. 0666-19
PAGE: 1 of 1
BUYER: T. Smith

ITEM	QTY	UNIT	DESCRIPTION	RDO Equipment Company UNIT PRICE	RDO Equipment Company TOTAL	UNIT PRICE	TOTAL	. UNIT PRICE	. TOTAL	UNIT PRICE	TOTAL
1	1	ea.	2019 John Deere 190G Wheeled Excavator	$246,525.00	$246,525.00						
			TOTAL GROSS PRICE		$246,525.00						
			CASH DISCOUNT								
			TOTAL NET PRICE		$246,525.00						
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY								

NEXT LOW:
LOW:
SAVINGS:

N/A # IonWave Notifications
N/A # IonWave HUBS
N/A # Direct Contact HUBS
N/A # HUBS Responded

All bids submitted for the designated project are reflected on this bid tab sheet. However, the listing of a bid on this sheet should not be construed as a comment on the responsiveness of such bid or as any indication that the city accepts such bid as responsive. 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.n.**

Meeting Date: 04/02/2019
Item Title: Scaffolding Rental and Labor for Ray Olinger Plant
Submitted By: Jeff Janke, Administration
Bid Number: 0257-19

Purchase Justification:

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. 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 $750,000 over the life of the agreement. Expenditures will not exceed appropriated funds.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Four (4) bids were received and evaluated based on the published criteria of price, reputation/experience, qualifications, and availability of services/equipment. BrandSafway Solutions, LLC, received the highest evaluated score, offering the Best Value for the City.

Award Recommendation:

Vendor	***Item***	***Amount***
BrandSafway Solutions, LLC	All	$150,000.00
	TOTAL:	**$150,000.00**

Basis for Award: Best Value
Purchase Requisition #: 40859

Fiscal Impact

Total Project/Account: N/A
Expended/Encumbered to Date: N/A
Balance: N/A

This Item:	$150,000
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 appropriate Electric accounts as incurred.

Attachments

Bid Recap

Fiscal Reference:			
Budget Type:	Operating Budget		
Fiscal Year:	2018-19		
Document Location:	Page 215		
Budget Director Approval:	Ron Young	Approval Date:	03/27/2019
Purchasing Director Approval:	Gary L. Holcomb	Approval Date:	03/21/2019

CITY OF GARLAND - BID RECAP SHEET
OPENED:
REQ. NO. PR 40859
BID NO. 0257-19
PAGE: 1 of 1
BUYER: J. Wilson

ITEM	QTY	UNIT	DESCRIPTION	BrandSafway Solutions, LLC UNIT PRICE	BrandSafway Solutions, LLC TOTAL	Upright Industrial UNIT PRICE	Upright Industrial TOTAL	Brace Integrated Servics UNIT PRICE	Brace Integrated Servics TOTAL	Hi-Tech Industrial UNIT PRICE	Hi-Tech Industrial TOTAL
1	1	1	Scaffolding Rental and Labor		$793.67		$885.90		$1,149.26		$2,712.20
			Hourly Rates for Evaluation								
			Evaluation Criteria:								
			Price	Maximum = 45	45		40		31		13
			Capability to provide full range servic	Maximum = 20	20		20		20		20
			Reputation and experience	Maximum = 20	20		20		20		20
			Compliance with the Specifications	Maximum = 10	10		10		10		10
			Availability of services, work, ect.	Maximum = 5	5		5		5		5
			Total Score		100		95		86		68
			TOTAL GROSS PRICE								
			CASH DISCOUNT								
			TOTAL NET PRICE								
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY								

NEXT LOW:	**$885.90**
LOW:	**$793.67**
SAVINGS:	**$92.23**

594 # IonWave Notifications
150 # 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
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda **3.a.**

Meeting Date: 04/02/2019
Item Title: Z 19-01 Tread Source LLC (District 6)
Submitted By: Josue De La Vega, Sr. Development Planner

Summary of Request/Problem
Zoning Ordinance Z 19-01 Tread Source LLC

Recommendation/Action Requested and Justification
Consider adoption of attached ordinance.

Attachments

Z 19-01 Ordinance
Z 19-01 Exhibit A
Z 19-01 Exhibit B
Z 19-01 Exhibit C

ZONING FILE NO. Z 19-01

ORDINANCE NO. ____

AN ORDINANCE 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.

WHEREAS, at its regular meeting held on the 25th day of February, 2019, the Plan Commission did consider and make recommendations on a certain request for approval of a Specific Use Provision for Truck/Bus Repair by **Tread Source LLC**; and

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

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

Section 1

The Garland Development Code is hereby amended by approving a Specific Use Provision for Truck/Bus Repair on a 1.89-acre tract of land zoned Industrial (IN) District and located at 1305 South Shiloh Road and being more particularly described in Exhibit A, attached hereto and made a part hereof.

Section 2

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

Section 3

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

Section 4

NOTICE OF CONDITIONS OF COMPLIANCE: Notwithstanding the provisions of any other ordinance of the City, the full, complete, and continuing compliance with all the conditions, restrictions, and regulations of Exhibit B of this Ordinance is a condition to the issuance and continuation of any permit, approval, authorization or consent by the City, including without limitation the issuance or continuation of any certificate of occupancy for any building or structure located on any portion of the property described in Exhibit A. All promises, representations, obligations and undertakings made or assumed by the applicant to the City Council at any public presentation in connection with the granting of this Ordinance are hereby incorporated into and made a part of this Ordinance as if expressly set forth herein at length. No substantial deviation from any material portion of the conditions, restrictions, and regulations contained within Exhibit B of this Ordinance are allowed except as may be provided by the City Council after a public hearing.

Section 5

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

Section 6

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 7

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

PASSED AND APPROVED this ________day of_____________, 2019.

CITY OF GARLAND, TEXAS

____
Mayor

ATTEST:

____
City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File Z 19-01

BEING A PORTION OF LOT 1, BLOCK A OF GLOBE UNION ADDITION, AN ADDITION TO THE CITY OF GARLAND, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 71125, PAGE 2122 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, AND A PORTION OF A TRACT OF LAND SITUATED IN THE BENJAMIN DYE SURVEY, ABSTRACT NO. 415 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THENCE SOUTH 00 DEG. 18 MIN. WEST, WITH THE SAID WEST LINE OF S. SHILOH ROAD, A DISTANCE OF 164.78 FEET TO THE INTERSECTION OF THE SAID WEST LINE OF S. SHILOH ROAD, WITH THE NORTH LINE OF MARQUIS DRIVE, AS DEDICATED BY PLAT OF NORTHGATE V BUSINESS PARK, AN ADDITION TO THE CITY OF GARLAND, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 86057, PAGE 4957, MAP RECORDS DALLAS COUNTY, TEXAS, A 3/8" IRON ROD FOUND FOR CORNER;

THENCE NORTH 88 DEG. 18 MIN. 50 SEC. WEST WITH THE SAID NORTH LINE OF MARQUIS DRIVE, LEAVING THE NORTH LINE OF MARQUIS DRIVE AT A DISTANCE OF 234.89 FEET AND CONTINUING WITH AN EASTERLY LINE OF SAID NORTHGATE V BUSINESS PARK, A TOTAL DISTANCE OF 499.89 FEET A 1/2"IRON ROD SET FOR CORNER;

THENCE NORTH 00 DEG. 18 MIN. EAST, WITH AN EASTERLY LINE OF SAID NORTHGATE V BUSINESS PARK, SAME
BEING WITH THE EAST LINE OF A 50' M.K. & T. RAILROAD RIGHT OF WAY, A DISTANCE OF 164.78 FEET,

THENCE SOUTH 89 DEG. 28 MIN. EAST, WITH A SOUTHERLY LINE OF SAID TRACT OF LAND CONVEYED TO NORTHGATE V BUSINESS ASSOCIATES, ACCORDING TO THE PLAT RECORDED IN VOLUME 76064, PAGE 545, MAP RECORDS DALLAS COUNTY, TEXAS, A DISTANCE OF 499.74 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.89 ACRES OF LAND, OR 82,328.4 SQ. FT. OF LAND.

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 19-01

1305 South Shiloh Road

I. **Statement of Purpose:** The purpose of this Specific Use Provision is to allow Truck/Bus Repair.

II. **Statement of Effect:** This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.

III. **General Regulations:** All regulations of the Industrial (IN) District as set forth in Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.

IV. **Development Plans:**

A. <u>Site Layout</u>: The site should be in general conformance with the approved site plan labeled Exhibit C. In the event of conflict between the conditions and the site plan, the conditions listed below are to apply.

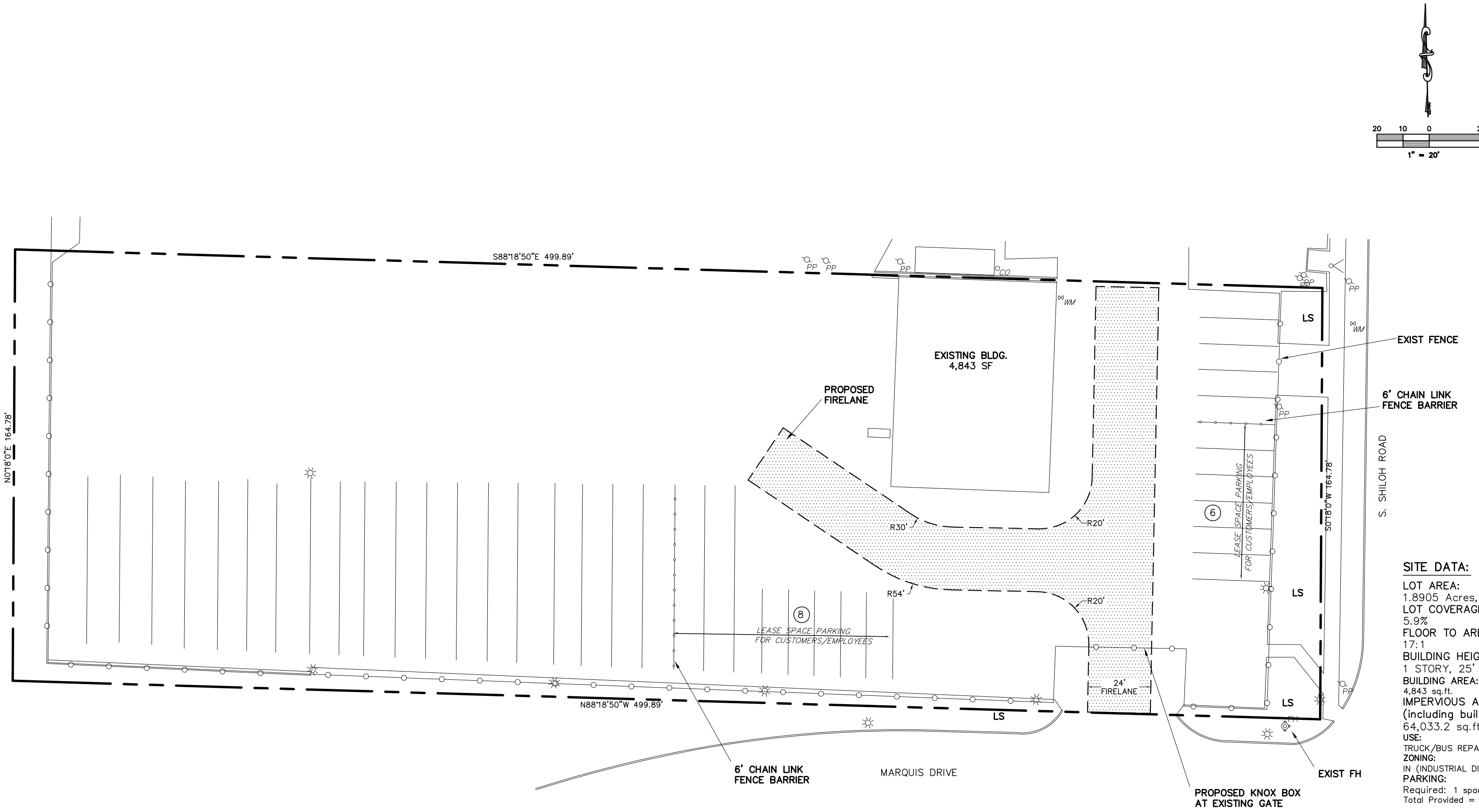
V. **Specific Use Provision:**

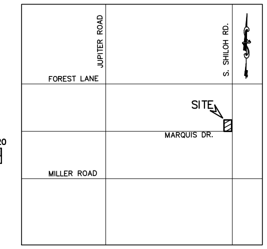
A. <u>SUP Time Period</u>: The Specific Use Provision for Truck/Bus Repair shall be in effect for a period of fifteen (15) years and shall apply only to the area depicted on the approved site plan labeled Exhibit C.

B. <u>Outside Storage and Parking</u>: Outside storage of trucks, buses, trailers, equipment and any other vehicles is prohibited except the parking of vehicles being repaired, which may remain on-site for no longer than ninety (90) calendar days.

C. <u>Truck/Bus Repairs</u>: All repairs and services shall be conducted inside the existing building (indoors).

Exhibit C





VICINITY MAP
NOT TO SCALE

LEGEND

- = PROPERTY LINE
- EX. W = EX. WATER
- EX. SS = EX. SANITARY SEWER
- S = EX. SS MANHOLE
- CO = EX. SS CLEANOUT
- G = EX. GAS METER
- WM = EX. WATER METER
- = EX. WATER VALVE
- = EX. LIGHT POLE
- PP = EX. POWER POLE
- T = EX. TELEPHONE BOX
- T = EX. SWBELL MANHOLE
- FH = EX. FIRE HYDRANT
- = PROPOSED FIRELANE

SITE DATA:

LOT AREA:
1.8905 Acres, 82,349.93 sq. ft.
LOT COVERAGE:
5.9%
FLOOR TO AREA RATIO:
17:1
BUILDING HEIGHT:
1 STORY, 25'
BUILDING AREA:
4,843 sq.ft.
IMPERVIOUS AREA
(including buildings):
64,033.2 sq.ft.
USE:
TRUCK/BUS REPAIR
ZONING:
IN (INDUSTRIAL DISTRICT)
PARKING:
Required: 1 space/600 (4843/600) = 8
Total Provided = 14

GERALD E. MONK
44563
1-8-19

NOTES:
1) SITE IS FULLY DEVELOPED
NO WATER/SEWER REQ'D.
2) A KNOX BOX IS REQUIRED ON
GATES BLOCKING FIRELANE.

WARNING:
PRIOR TO THE BEGINNING OF ANY CONSTRUCTION OR CONSTRUCTION STAKING, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT THE CIVIL ENGINEER TO ENSURE THAT ALL PARTIES ARE IN POSSESSION OF THE MOST CURRENT SET OF CONSTRUCTION DOCUMENTS.

NOTES:
1) ALL WORK MUST CONFORM TO CITY OF GARLAND & NCTCOG STANDARDS AND DETAILS 3rd EDITION.
2) ALL WORK IN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO CITY OF GARLAND STANDARDS AND DETAILS
3) SEE PLAT FOR ALL INFORMATION REGARDING EASEMENTS, PROPERTY LINES, ETC.

NOTE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION OF ALL EXISTING UTILITIES AND EASEMENTS PRIOR TO START OF OPERATIONS. CONTRACTOR WILL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO STARTING THE WORK. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO START OF CONSTRUCTION. TAKE THE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

SUP SITE PLAN

1305 S. SHILOH RD.

City of Garland, Dallas County, Texas

owner
TREAD SOURCE
802 Nicholson, Garland Texas 75042
Contact: Mark Madison 214-228-8787

prepared by
MONK CONSULTING ENGINEERS
1200 W. State Street, Garland Texas 75040
972 272-1763 Fax 972 272-8761

REG. NO.: F-2567

date:	scale:	sheet:
1/8/19	1"=20'	C101

GARLAND

CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda **3.b.**

Meeting Date: 04/02/2019

Item Title: Z 18-41 Kimley-Horn (District 7)

Submitted By: Josue De La Vega, Sr. Development Planner

Summary of Request/Problem

Zoning Ordinance Z 18-41 Kimley-Horn

Recommendation/Action Requested and Justification

Consider adoption of attached ordinance.

Attachments

Z 18-41 Ordinance

Z 18-41 Exhibit A

Z 18-41 Exhibit B

Z 18-41 Exhibits C-G

ZONING FILE NO. Z 18-41

ORDINANCE NO. ____

AN ORDINANCE 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.

WHEREAS, at its regular meeting held on the 25th day of February, 2019, the Plan Commission did consider and make recommendations on a certain request for approval of 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 by **Kimley-Horn**; and

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

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

Section 1

The Garland Development Code is hereby amended by approving 1) an amendment to Planned Development (PD) 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 and being more particularly described in Exhibit A, attached hereto and made a part hereof.

Section 2

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

Section 3

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

Section 4

NOTICE OF CONDITIONS OF COMPLIANCE: Notwithstanding the provisions of any other ordinance of the City, the full, complete, and continuing compliance with all the conditions, restrictions, and regulations of Exhibit B of this Ordinance is a condition to the issuance and continuation of any permit, approval, authorization or consent by the City, including without limitation the issuance or continuation of any certificate of occupancy for any building or structure located on any portion of the property described in Exhibit A. All promises, representations, obligations and undertakings made or assumed by the applicant to the City Council at any public presentation in connection with the granting of this Ordinance are hereby incorporated into and made a part of this Ordinance as if expressly set forth herein at length. No substantial deviation from any material portion of the conditions, restrictions, and regulations contained within Exhibit B of this Ordinance are allowed except as may be provided by the City Council after a public hearing.

Section 5

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

Section 6

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 7

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

PASSED AND APPROVED this ________day of_____________, 2019.

CITY OF GARLAND, TEXAS

____
Mayor

ATTEST:

____
City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File Z 18-41

BEING a 22.44-acre tract of land out of the P. H. Rice Survey, Abstract No. 1241 in the City of Garland, Dallas County, Texas, being a portion of a tract of land described in deed to Weaver Development Company, Ltd. recorded in Instrument No. 201400043481 of the Official Public Records of Dallas County, Texas, and being all of a tract of land described in deed to Weaver Development Company, Ltd. recorded in Instrument No. 201600176228 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2” iron rod found at the intersection of the southwest right-of-way line of President George Bush Highway (State Highway 190, a variable width ROW) and the northwest right-of-way line of Manisons Drive (variable width ROW at this point);

THENCE with said northwest right-of-way line, the following courses and distances to wit:

South 13°03'15" East, a distance of 28.28 feet to a 1/2” iron rod found for corner (60’ ROW at this point);

South 31°56'45" West, a distance of 5.48 feet to a 1/2” iron rod found at the beginning of a tangent curve to the right having a central angle of 24°43'48", a radius of

445.00 feet, a chord bearing and distance of South 44°18'39" West, 190.58 feet;

In a southwesterly direction, with said curve to the right, an arc distance of 192.07 feet to a 1/2” iron rod found for corner;

South 56°40'33" West, a distance of 104.52 feet to an X in concrete found at the beginning of a tangent curve to the left having a central angle of 57°26'33", a radius of 480.00 feet, a chord bearing and distance of South 27°57'16" West, 461.33 feet;

In a southwesterly direction, with said curve to the left, an arc distance of 481.23 feet to an X in concrete found for corner;

South 0°46'00" East, a distance of 32.40 feet to an X in concrete found for corner;

South 44°11'06" West, a distance of 21.20 feet to an X in concrete found for corner in the north right-of-way line of Naaman Forest Boulevard (82’ ROW);

THENCE with said north right-of-way line, the following courses and distances to wit;

South 89°14'00" West, a distance of 133.47 feet to an X in concrete found at the beginning of a tangent curve to the right having a central angle of 44°26'19", a radius of 809.00 feet, a chord bearing and distance of North 68°32'51" West, 611.85 feet;

In a northwesterly direction, with said curve to the right, an arc distance of 627.46 feet to an X in concrete found for the south corner of Shoal Creek Office Park, an addition to the City of Garland according to the plat thereof recorded in Instrument No. 200600462691 of the Official Public Records of Dallas County, Texas;

THENCE with the east line of said Shoal Creek Office Park, North 0°41'19" West, a distance of 1056.67 feet to a 1/2” iron rod found I the south right-of-way line of Campbell Road (variable width ROW);

THENCE with said south right-of-way line, North 89°32'25" East, a distance of 251.58 feet to a TXDOT bronze disk found at the intersection of said south right-of-way line and the southwest right-of-way line of said President George Bush Highway;

THENCE with said southwest right-of-way line, the following courses and distances to wit:

South 56°20'17" East, a distance of 499.81 feet to a 1/2” iron rod found for corner;

South 56°28'32" East, a distance of 413.48 feet to a 1/2” iron rod found for corner;

South 58°03'15" East, a distance of 177.86 feet to the POINT OF BEGINNING and containing 22.44 acres of land.

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 18-41

6310 Naaman Forest Boulevard and 6501 North President George Bush Highway

I. Statement of Purpose: The purpose of this Planned Development is to approve an amended Concept Plan and a Detail Plan subject to the conditions contain herein.

II. Statement of Effect: This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, and Planned Development (PD) 12-41 District as amended prior to adoption of this ordinance, except as specifically provided herein.

III. General Regulations: All regulations as set forth in Planned Development (PD) 12-41 District, Division 4 in Chapter 2 and Chapter 4 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.

IV. Development Plans:

A. Concept Plan: Development shall be in general conformance with the Concept Plan labeled Exhibit C.

B. Detail Plan: Development shall be in general conformance with the Detail Plan labeled Exhibit D through Exhibit F. In the event there is conflict between the approved Detail Plan and the Specific Regulations below, the Specific Regulations shall apply.

V. Specific Regulations for Detail Plan:

A. Site Plan: The site layout, building placement, parking and other development proposed shall be in general conformance with the approved Site Plan labeled Exhibit D.

B. Landscape Plan: Screening, landscaping and street furniture shall be in general conformance with the approved Landscape Plan labeled Exhibit E.

C. Elevations: Elevations shall be in general conformance with the approved elevations labeled Exhibit F.

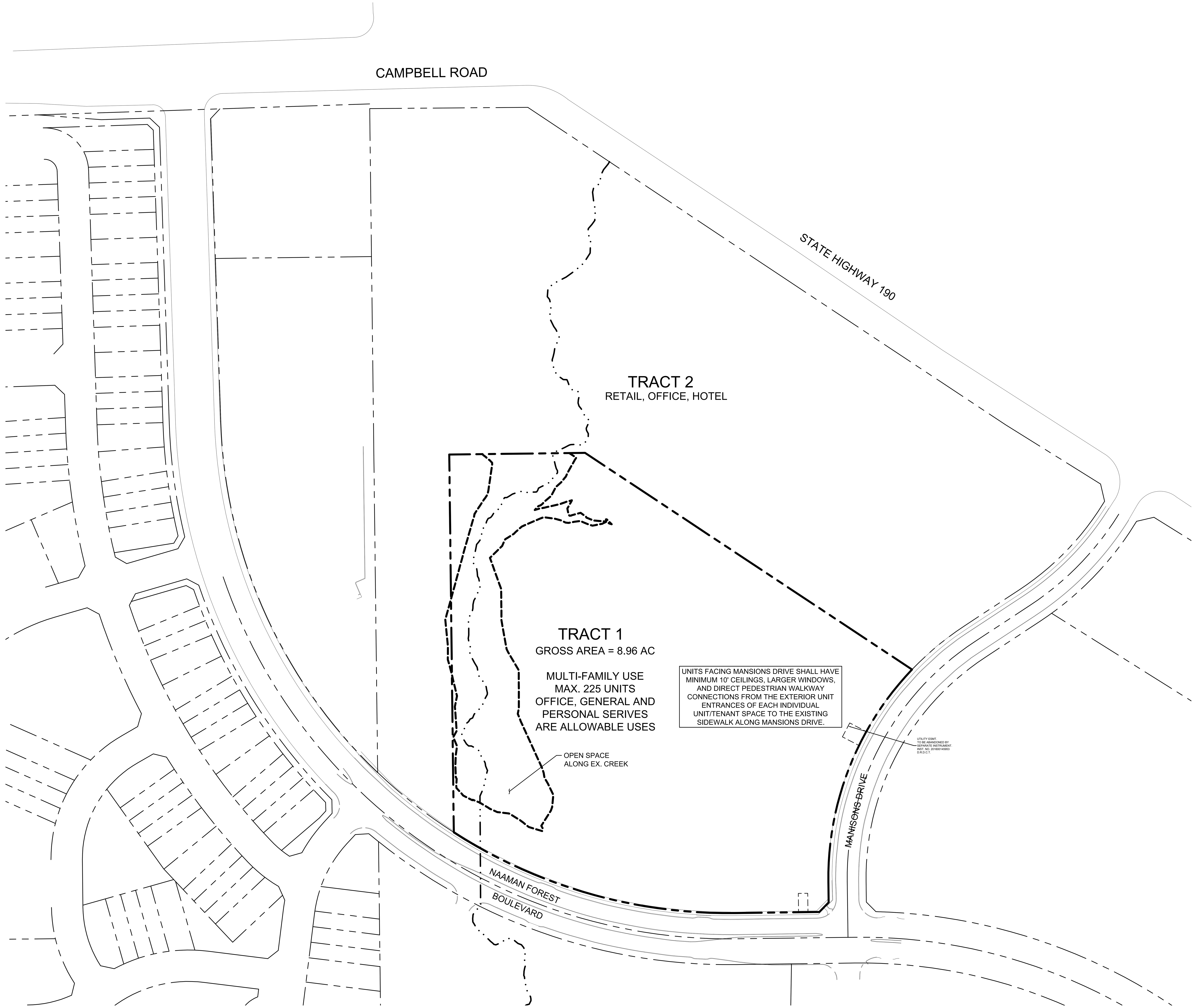
D. Building Street Frontage: The percentage of building street frontage within the minimum and maximum setbacks (build-to-zones) along Naaman Forest Boulevard and Mansions Drive shall be as shown on the Site Plan labeled Exhibit D.

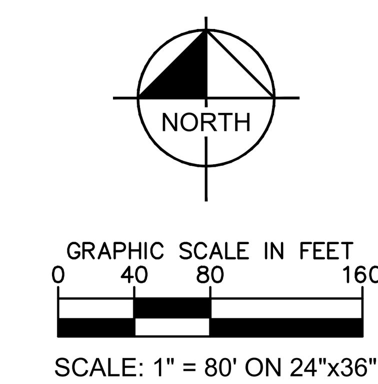
E. Setback Encroachment: Any building feature, defined as architectural attachments to the primary building facade, may encroach up to six (6) feet from the building face into the minimum setback area. These features may include, (but are not limited to): stoops, chimneys, awnings, porches, canopies, eaves, planters, bay windows, balconies, pilasters, tower elements.

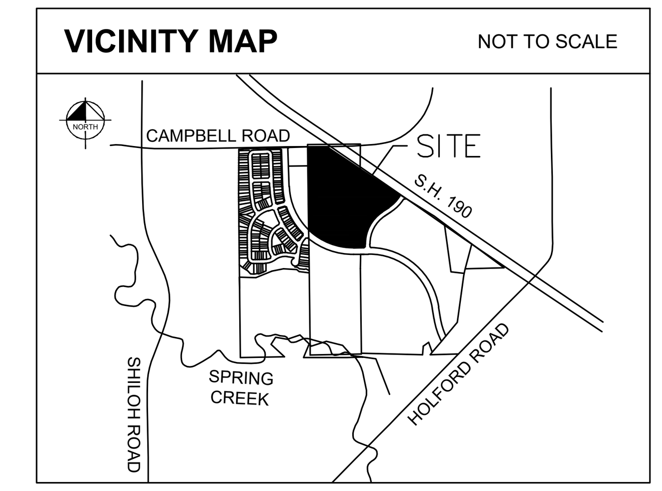
F. Enclosed/Covered Parking: A minimum of 126 parking spaces shall be covered parking, of which at least fifty-six (56) shall be provided in tuck under garages.

G. Additional Amenities: At least two (2) picnic tables shall be provided within or near the green wooded area on the western side of Tract 1 as part of the proposed Dwelling, Multi-Family development.

H. Support Columns of Carports: Support columns of carports shall be constructed as shown on the plans labeled Exhibit F and Exhibit G.







TRACT	LAND USE PROPOSED - BLOCK 1	ACREAGE
1	MULTI-FAMILY RESIDENTIAL/ OFFICE, GENERAL & PERSONAL SERVICES	8.96 AC
2	OFFICE/RETAIL/HOTEL	13.48 AC

Exhibit C

CONCEPT PLAN

OF

SPRING CREEK RESERVE

TRACTS 1 & 2, BLOCK 1

22.44 ACRES

SITUATED IN THE P.H. RICE SURVEY ABSTRACT
NO. 1241
CITY OF GARLAND, DALLAS COUNTY, TEXAS

DATE: FEBRUARY 6, 2019

OWNER:
CAMPBELL 190 PARTNERS, LLC.
511 E. John Carpenter Freeway, Suite 550
Irving, TX 75062
Tel. No. (214) 691-4900
Contact: Pete Flowers

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 Noel Road, Two Galleria Office Tower, Suite 700
Dallas, Texas 75240
Tel. No. 972-770-1300
Contact: Sarah E. Scott, P.E.

CASE # 180322-3

No.	REVISIONS	DATE	BY

Kimley»Horn
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PHONE: 972-770-1300 FAX: 972-239-3820
TEXAS REGISTERED ENGINEERING FIRM F-928

PROJECT No.	067780321
DATE:	FEB. 2019
SCALE:	AS SHOWN
DESIGNED BY:	MM
DRAWN BY:	RNI
CHECKED BY:	SES

ALTA SPRING CREEK

CITY OF GARLAND
DALLAS COUNTY, TEXAS

CONCEPT PLAN

SHEET NUMBER
1 OF 1

IMAGES
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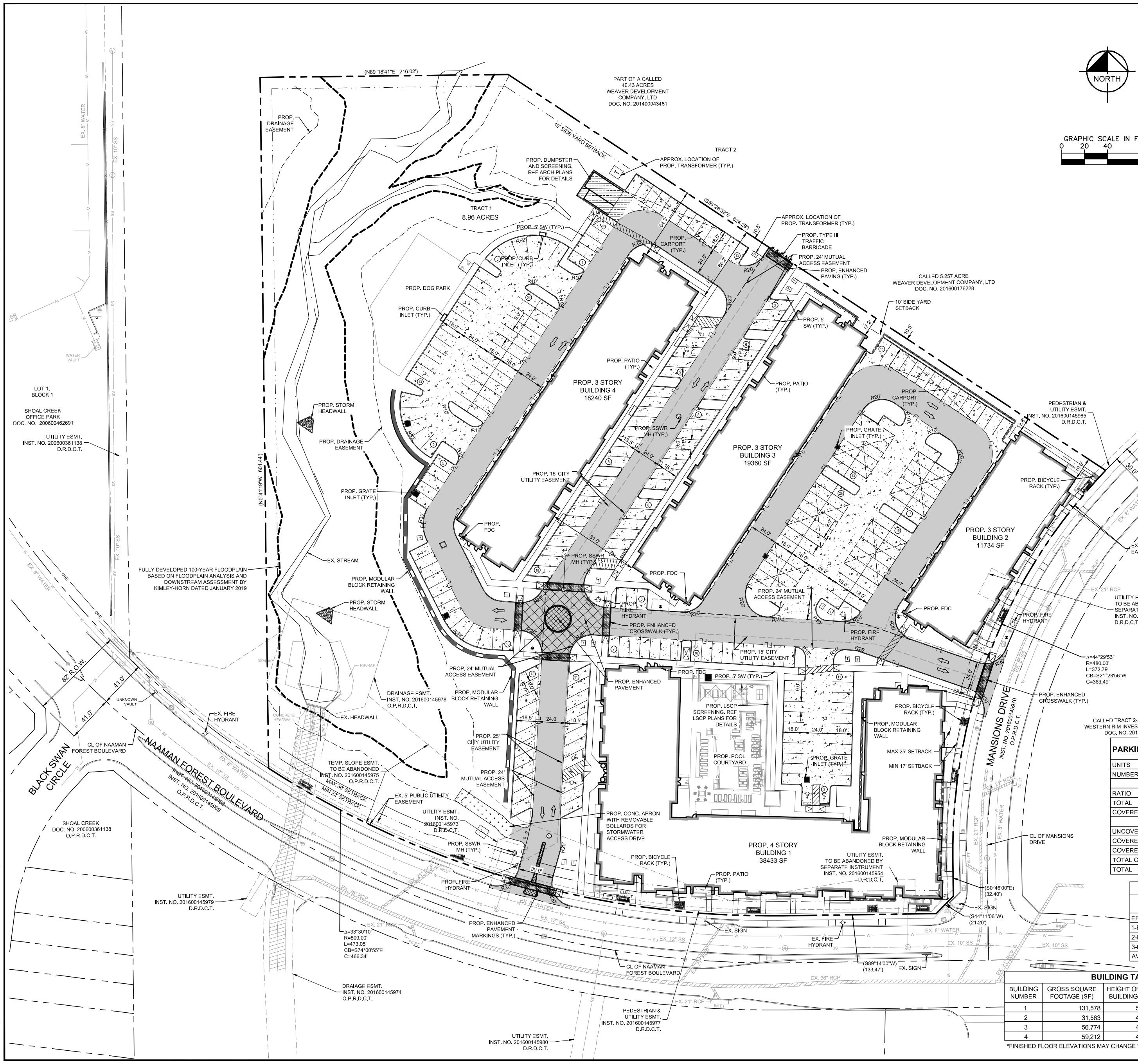
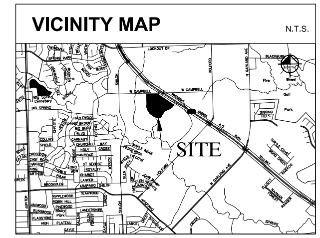




LEGEND

PROPOSED CONCRETE FIRELANE	TRANSFORMER PAD (SEE MEP PLANS)
PROPOSED CONCRETE PAVEMENT	PROPOSED SANITARY SEWER MANHOLE
PROPOSED DUMPSTER PAVEMENT	PROPOSED WATER METER & VAULT
PROPOSED ENHANCED PAVEMENT	PROPOSED FIRE DEPARTMENT CONNECTION
FIRELINE STRIPING	PROPOSED LIGHT STANDARD
FULL DEPTH SAWCUT	TRAFFIC FLOW ARROW
BUILDING SETBACK LINE	PROPOSED CURB INLET
CARPORT	PROPOSED GRATE INLET
	PROPOSED FIRE HYDRANT
	PROPOSED RETAINING WALL

NOTES

1. THE SITE IS ZONED IN PD 12 - 41.
2. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. ALL CURB RADII ARE 2' UNLESS SHOWN OTHERWISE.
4. DIMENSIONS SHOWN FOR BUILDING CORNERS ARE APPROXIMATE OUTER BUILDING ENVELOPE FOR THE PURPOSES OF GRADING. CONTRACTOR SHALL USE ARCHITECT'S STRUCTURAL SLAB PLANS FOR FORM BOARD STAKING AND CONTRACTOR SHALL PROVIDE A FORM BOARD SURVEY, FOR APPROVAL BY THE OWNER, PRIOR TO POURING BUILDING SLABS.
5. ALL SIDEWALKS, BFR'S, AND DRIVE APPROACHES SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE CITY OF GARLAND STANDARD DETAILS.
6. MINIMUM FIRE LANE RADIUS IS TO BE 20'.
7. THE REFUSE FACILITY IS TO BE 30' L x 26' W x 7' H, AND CONSTRUCTED WITH CMU CLAD WITH BRICK.
8. AMENITIES INCLUDE A SWIMMING POOL, FITNESS CENTER, MEETING/ CONFERENCE ROOMS, AND GAME AND LEISURE ROOM.
9. ARCHITECTURAL ATTACHMENTS TO NOT ENCROACH MORE THAN 6' INTO THE MINIMUM SETBACK AREA.
10. PER SECTION 2.5 IN PD 12-41, ALL BUILDINGS THAT FACE CENTRAL GREEN (ALONG MANSIONS DRIVE) SHALL BE CONSTRUCTED TO ALLOW FOR NON-RESIDENTIAL USES TO OCCUR AT GRADE.
11. RETAINING WALLS ADJACENT TO THE BUILDING WILL HAVE BRICK MATCHING THE BRICK ON THE MAIN BUILDINGS AS THE FINISH/ CLADDING MATERIAL. RETAINING WALLS IN LANDSCAPE AND ADJACENT TO THE CREEK TO HAVE COMPLIMENTARY MATERIALS TO THE DEVELOPMENT AND THE NATURAL SURROUNDINGS.
12. ALL SIGNS WILL COMPLY WITH PD 12-41, SECTION 2.49 IN THE GDC AND ARTICLE 5 IN CHAPTER 4 OF THE GDC.

SITE TABLE		
TOTAL SITE AREA	8.96	AC
TOTAL FLOODPLAIN AREA	1.2	AC
NET DEVELOPABLE SITE ACREAGE	7.76	AC
TOTAL FLOOR AREA RATIO	0.72:1	
TOTAL IMPERVIOUS AREA	242,611	SF
PERC. OF IMPERVIOUS COVER	62.16%	
BUILDING COVERAGE	279,127	SF
TOTAL UNITS	225	UNITS
DENSTIY	28.99	UNITS/NET AC

BUILDING SETBACKS	
FRONT YARD SETBACK ON NAMAAN FOREST BOULDEVARD	MIN. 22', MAX. 30'
FRONT YARD SETBACK ON MANSIONS DRIVE	MIN. 17', MAX. 25'
SIDE YARD SETBACK	10'

BUILDING STREET FRONTAGE

NAMAAN FOREST BLVD	IN SETBACK (FT)	OVERALL FRONTAGE (FT)	% IN FRONTAGE
BUILDING 1	240	301	80%
MANSIONS DR			
BUILDING 1	95	184	52%
BUILDING 2	145	180	81%
TOTAL MANSIONS DR	240	364	66%

PARKING REQUIREMENT TABLE	
UNITS	225
NUMBER OF BEDROOMS	315
PARKING REQUIRED	
RATIO	1 PER BEDROOM
TOTAL	315
COVERED (50%)	158
PARKING PROVIDED	
UNCOVERED	213
COVERED GARAGE	56
COVERED CARPORT	70
TOTAL COVERED	126
TOTAL	339

BUILDING UNIT DATA

UNIT	MIN DWELLING AREA
EFFICIENCIES	663 SF
1-BEDROOM	726 SF
2-BEDROOM	1144 SF
3-BEDROOM	1476 SF
AVERAGE AREA	930 SF

BUILDING TABLE

BUILDING NUMBER	GROSS SQUARE FOOTAGE (SF)	HEIGHT OF BUILDING	NUMBER OF STORIES	FINISHED FLOOR ELEVATION (FT)*
1	131,578	57	4	548
2	31,563	45	3	555-566
3	56,774	45	3	549-551
4	59,212	45	3	545-542

*FINISHED FLOOR ELEVATIONS MAY CHANGE WITH FINAL ENGINEERING PLANS

BENCHMARKS

CITY OF GARLAND MONUMNET NO. GPS 103: 2" BRASS DISK STAMPED #103 LOCATED ON MEDIAN NOSE @ HOLFORD RD. AND IH 190 FRONTAGE ROAD TURNAROUND LANNE APPROX. 47' N.W. OF HOLFORD RD. S. BOUND LANNE C/L, AND APPROX. 18.30' N.E. BOUND IH 190 FRONTAGE RD C/L
ELEV. = 567.74'

BM # 1 SQUARE CUT WITH "X" ON CENTER OF CURB INLET ON WEST SIDE OF MANSIONS DRIVE, ±560' SOUTH OF SERVICE ROAD TO PGBT AND ±376' NORTH OF CENTERLINE OF NAAMAN FOREST BOULEVARD.
ELEV. = 565.46'

BM # 2 SQUARE CUT WITH "X" ON CENTER OF CURB INLET ON WEST SIDE OF MANSIONS DRIVE, ±85' NORTH OF CENTERLINE OF NAAMAN FOREST BOULEVARD.
ELEV. = 559.96'

BM # 3 SQUARE CUT WITH "X" ON CENTER OF CURB INLET ON NORTH CURB OF NAAMAN FOREST BOULEVARD ±485 WEST OF INTERSECTION OF NAAMAN FOREST BOULEVARD AND MANSIONS DRIVE.
ELEV. = 543.52'

CASE # 180322-3

Kimley»Horn
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PHONE: 972-770-1300 FAX: 972-239-3820
TEXAS REGISTERED ENGINEERING FIRM F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
Engineer SARAH E. SCOTT, P.E.
P.E. No. 113285 Date 2/6/2019

PROJECT No.	067780321
DATE:	FEB. 2019
SCALE:	AS SHOWN
DESIGNED BY:	MM
DRAWN BY:	RNI
CHECKED BY:	SES

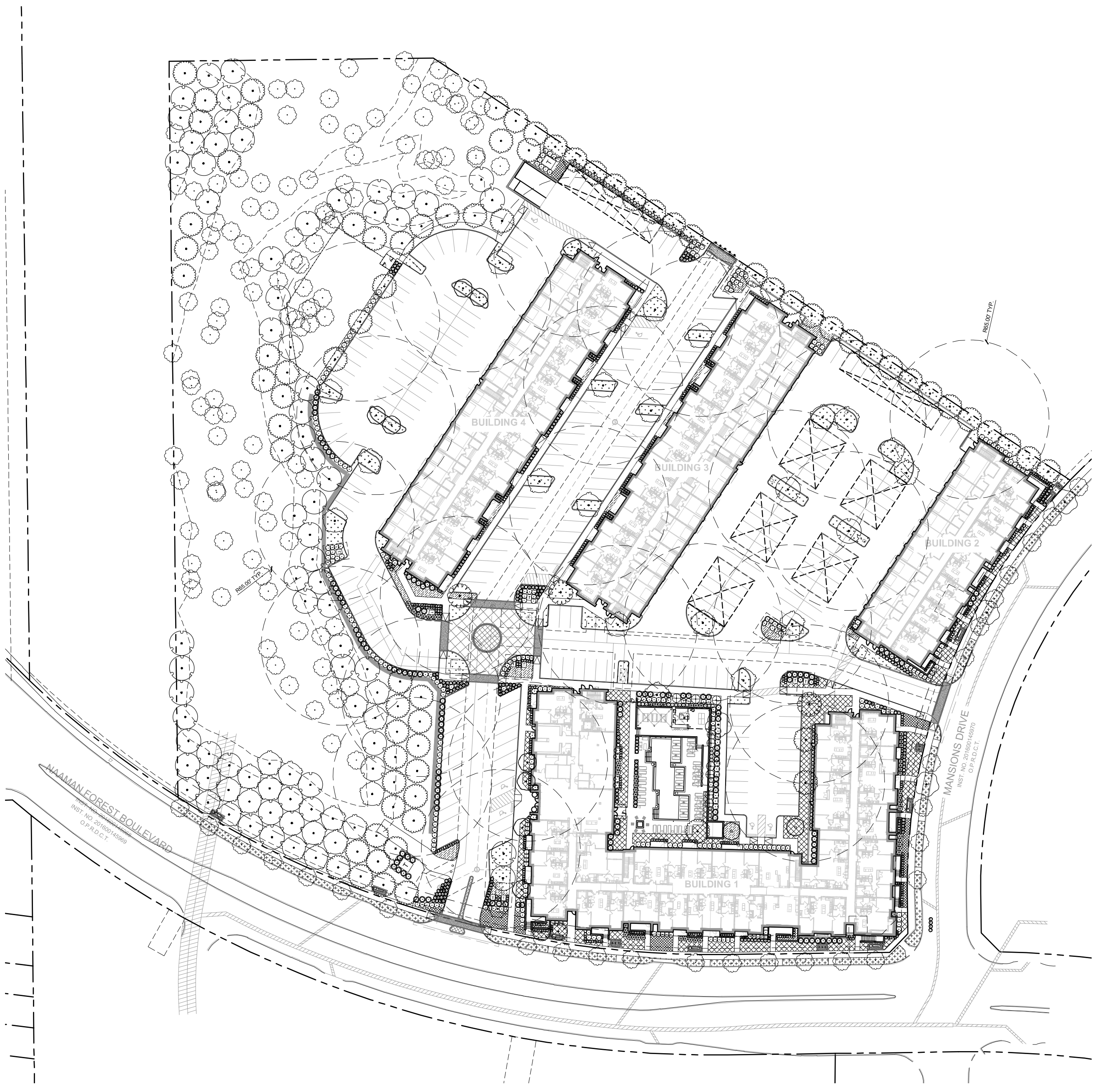
ALTA SPRING CREEK

CITY OF GARLAND
DALLAS COUNTY, TEXAS

SITE PLAN

SHEET NUMBER
D-01

Exhibit D



PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	CALIPER	SIZE	MATURE SIZE
	CECA	1	Cercis canadensis 'texensis' / Texas Redbud	4" MIN.	6`-8` HT.	20`-30` HT.
	FRTE	1	Fraxinus texensis / Texas Ash	4" MIN.	8`-10` HT.	40`-60` HT.
	GBAG	3	Ginkgo biloba `Autumn Gold` TM / Maidenhair Tree	4" MIN.	8`-10` HT.	40`-60` HT.
	ILVO	2	Ilex vomitoria / Yaupon Holly	4" MIN.	6` HT MIN.	15`-20` HT.
	LAIN	9	Lagerstroemia indica / Crape Myrtle	4" MIN.	8`-12` HT.	20`-30` HT.
	QUSH	64	Quercus shumardii / Shumard Red Oak	4" MIN.	8`-10` HT.	40`-60` HT.
	QUVI	3	Quercus virginiana / Southern Live Oak	4" MIN.	10`-12` HT.	40`-80` HT.
	TADI	77	Taxodium distichum / Bald Cypress	4" MIN.	10`-12` HT.	50`-100` HT.
	ULCR	37	Ulmus crassifolia / Cedar Elm	4" MIN.	10`-12` HT.	40`-60` HT.
	VC	2	Vitex agnus-castus / Chaste Tree	4" MIN.	8`-10` HT.	15`-20` HT.
SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SPACING	SIZE	MATURE SIZE
	ABGR	274	Abelia x grandiflora / Glossy Abelia	4` O.C.	2` HT MIN.	3'-6' HT.
	CAAM	18	Callicarpa americana / American Beautyberry	4` O.C.	2` HT MIN.	3'-6' HT.
	IVNA	538	Ilex vomitoria `Nana` / Dwarf Yaupon	2` O.C.	1` HT MIN.	3'-4' HT.
	LEFR	52	Leucophyllum frutescens / Texas Sage	3` O.C.	2` HT MIN.	3'-4' HT.
	MGLG	9	Magnolia grandiflora `Little Gem` / Dwarf Southern Magnolia	10` O.C.	6`-8` MIN. HT	20'-25' HT.
	MYNA	91	Myrica cerifera `Nana` / Dwarf Waxmyrtle	3` O.C.	2` HT MIN.	4'-6' HT.
	PRCA	125	Prunus caroliniana / Carolina Laurel Cherry	4` O.C.	2` HT MIN.	4'-8' HT.
GRASSES	CODE	QTY	BOTANICAL NAME / COMMON NAME	SPACING	SIZE	SPACING
	MSML	235	Miscanthus sinensis `Morning Light` / Eulalia Grass	3` O.C.	1` HT MIN.	36" o.c.
GROUND COVERS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SPACING	SIZE	SPACING
	CD	12,044 sf	Cynodon dactylon / Bermuda Grass	--	SOD	–
	EXT		Existing Turf To Remain	--	–	–
	LM	2,029 sf	Liriope muscari / Lily Turf	18" O.C.	12" HT MIN.	10-18" HT MIN.
	TA	8,291 sf	Trachelospermum asiaticum / Asian Jasmine	12" O.C.	6" HT MIN.	12-18" HT MIN.

SITE AREA:

	SQ. FT.	%
TOTAL SITE AREA	390,298	100%
LANDSCAPE AND OPEN SPACE	183,004	47%

PARKING AREA:

	SQ. FT.	%
TOTAL PARKING AREA	121,533	100%
LANDSCAPED ISLANDS	6,077	5%

REQUIRED TREES:

	RATIO	REQUIRED	PROVIDED
MANSIONS DRIVE -420 LF FRONTAGE	1 TREE/ 30 LF AVE.	14 TREES	14 TREES
NAAMAN FOREST DRIVE -621 LF FRONTAGE	1 TREE/ 35 LF AVE.	18 TREES	18 TREES
PARKING -356 SPACES	1 TREE/ 10 LF AVE.	36 TREES	36 TREES

REQUIRED SHRUBS:

	RATIO	REQUIRED	PROVIDED
MANSIONS DRIVE -420 LF FRONTAGE -NOT LISTED ON THOROUGHFARE PLAN	NONE	NONE	FRONT YARD PLANTING PER PD 12-41
NAAMAN FOREST DRIVE -621 LF FRONTAGE -TYPE D THOROUGHFARE PLAN	7 SHRUBS / 30 LF	154 SHRUBS	FRONT YARD PLANTING PER PD 12-41 (MIN. 154 SHRUBS)

PLANTING NOTES:

1. ALL SHRUBS SCREENING PARKING AREAS WILL HAVE A MINIMUM HEIGHT OF 2 FEET AT TIME OF PLANTING AND WILL REACH A MINIMUM HEIGHT OF 3 FEET WITHING 2 YEARS OF PLANTING.
2. ALL AREAS OF EXISTING VEGETATION DISTURBED BY CONSTRUCTION ACTIVITY AREA TO BE REPLANTED WITH SOD OR GROUNDCOVER UNLESS SPECIFIED OTHERWISE.

LandDesign.
5301 ALPHA ROAD, SUITE 24
DALLAS, TX 75240
214.785.6009
WWW.LANDDESIGN.COM

OWNER / DEVELOPER
WOOD PARTNERS
5440 HARVEST HILL ROAD # 206
DALLAS, TX
214.593.0218

ARCHITECT
GFF
2808 FAIRMOUNT STREET SUITE 300
DALLAS, TX
214.303.1500

CIVIL ENGINEER
KIMLEY-HORN
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER SUITE 700
DALLAS, TX
972.770.1300

KEY MAP

SEAL

PRELIMINARY
FOR REVIEW PURPOSES ONLY AND SHALL NOT BE USED FOR BIDDING, PERMITTING, OR CONSTRUCTION.
C. Heth Kendrick
Registered Landscape Architect of the State of TEXAS
Registration Number: 2948

NOT FOR CONSTRUCTION

PROJECT

ALTA SPRING CREEK

WOOD PARTNERS
--
--

LANDDESIGN PROJ.# 8518063

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
	TECHNICAL REVIEW REVISIONS	02.06.2019

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE
VERT: N/A
HORZ: 1"=40'
0 20' 40' 80'
NORTH

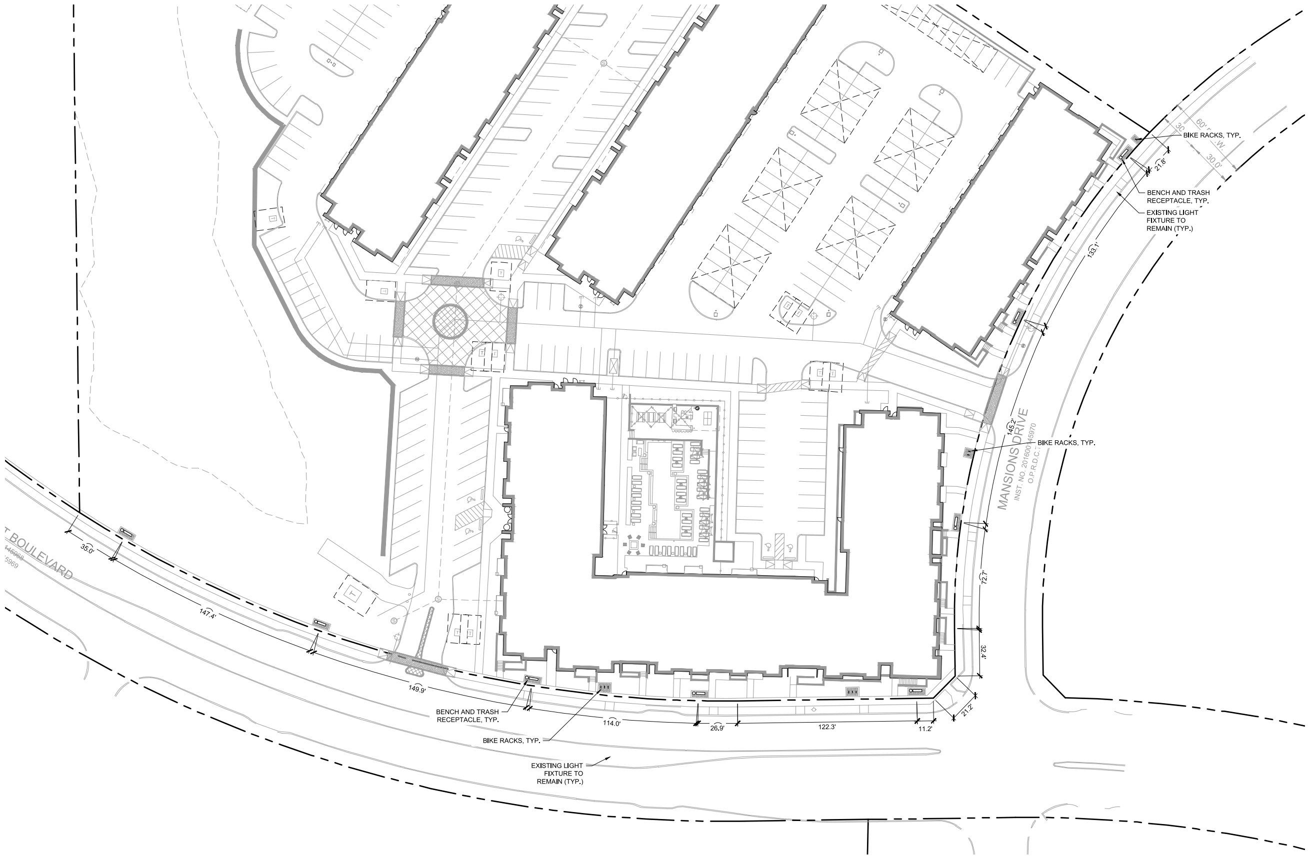
SHEET TITLE
PLANTING PLAN

SHEET NUMBER
L1-01

2/5/2019 8:11 PM JOSHUA WILCOX N:\2018\8518063\CAD\CONSTRUCTION DOCUMENTS\18063_PLN-PLANTING.DWG

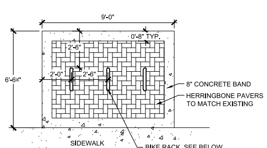
ORIGINAL SHEET SIZE: 24" X 36"

Exhibit E



STREET FURNITURE		
	REQUIRED	PROVIDED
BIKE RACKS (1 PER 150 LF OF FRONTAGE, CLUSTERED)	MANSIONS DRIVE: 3 NAAMAN FOREST BOULEVARD: 5	MANSIONS DRIVE: 3 NAAMAN FOREST BOULEVARD: 5
BENCHES (1 PER 150 LF OF FRONTAGE)	MANSIONS DRIVE: 3 NAAMAN FOREST BOULEVARD: 5	MANSIONS DRIVE: 3 NAAMAN FOREST BOULEVARD: 5
TRASH RECEPTACLES (1 PER 150 LF OF FRONTAGE, CLUSTERED)	MANSIONS DRIVE: 3 NAAMAN FOREST BOULEVARD: 5	MANSIONS DRIVE: 3 NAAMAN FOREST BOULEVARD: 5

IMAGE



PLAN

SPECIFICATIONS:

MANUFACTURER
DUMOR SITE FURNISHINGS

PRODUCT
BIKE RACK 83-00/S-1

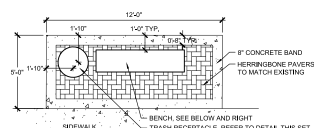
FINISH
BLACK POWDERCOAT

CONTACT INFORMATION:
PAUL E ALLEN CO.
ERIC HILLER
P: 972.724.2656
erichiller@pauleallenco.com
www.pauleallenco.com

NOTE:
1. BIKE RACK TO MATCH EXISTING BIKE RACKS ON MANSIONS DRIVE.
2. REFER TO PLANS FOR LOCATIONS.
3. INSTALL PER MANUFACTURER'S DETAILS AND SPECIFICATIONS.

BIKE RACK

IMAGE — NOT TO SCALE



PLAN

IMAGE

SPECIFICATIONS:

MANUFACTURER
DUMOR SITE FURNISHINGS

PRODUCT
BENCH 106-60
6' BACKLESS CAST STEEL BENCH

FINISH
BLACK POWDERCOAT

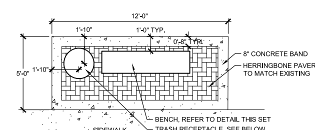
CONTACT INFORMATION:
PAUL E ALLEN CO.
ERIC HILLER
P: 972.724.2656
erichiller@pauleallenco.com
www.pauleallenco.com

NOTE:
1. BENCH TO MATCH EXISTING BENCHES ON MANSIONS DRIVE.
2. REFER TO PLANS FOR LOCATIONS.
3. INSTALL PER MANUFACTURER'S DETAILS AND SPECIFICATIONS.

BENCH

PLAN, IMAGE — NOT TO SCALE

IMAGE



PLAN

SPECIFICATIONS:

MANUFACTURER
LANDSCAPE FORMS

PRODUCT
SCARBOROUGH SIDE OPENING LITTER W/ STRAP DETAILS

COLOR/FINISH
POWDERCOATED METAL: BLACK
POLYETHYLENE LINER: BLACK

CONTACT INFORMATION:
LANDSCAPE FORMS
LAURA MOFFAT
P: 855-482-7311

NOTE:
1. TRASH RECEPTACLE TO MATCH EXISTING TRASH RECEPTACLES ON MANSIONS DRIVE.
2. REFER TO PLANS FOR TRASH RECEPTACLE LOCATION.
3. INSTALL TRASH RECEPTACLE PER MANUFACTURER'S DETAILS AND SPECIFICATIONS.

TRASH RECEPTACLE

IMAGE — NOT TO SCALE

LandDesign.
5301 ALPHA ROAD, SUITE 24
DALLAS, TX 75240
214.785.6009
WWW.LANDDESIGN.COM

OWNER / DEVELOPER
WOOD PARTNERS
5440 HARVEST HILL ROAD # 206
DALLAS, TX
214.593.0218

ARCHITECT
GFF
2808 FAIRMOUNT STREET SUITE 300
DALLAS, TX
214.303.1500

CIVIL ENGINEER
KIMLEY-HORN
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER SUITE 700
DALLAS, TX
972.770.1300

KEY MAP

SEAL

PRELIMINARY
FOR REVIEW PURPOSES ONLY AND SHALL NOT BE USED FOR BIDDING, PERMITTING, OR CONSTRUCTION.

C. Heth Kendrick
Registered Landscape Architect of the State of TEXAS
Registration Number: 2948

NOT FOR CONSTRUCTION

PROJECT

ALTA SPRING CREEK

WOOD PARTNERS

--

--

LANDDESIGN PROJ.#
8518063

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
	TECHNICAL REVIEW REVISIONS	02.06.2019

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE — NORTH

VERT: N/A
HORZ: 1"=40'
0 20' 40' 80'

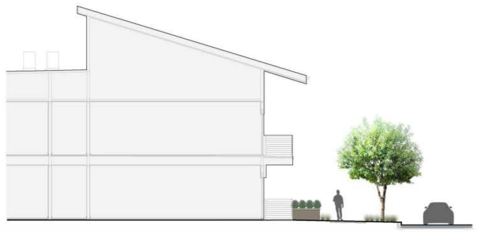
SHEET TITLE
STREET FURNITURE PLAN

SHEET NUMBER
L1-02

2/5/2019 6:11 PM JOSHUA WILCOX N:\2018\8518063\CAD\CONSTRUCTION DOCUMENTS\18063_PLN-STREET-FURN.DWG

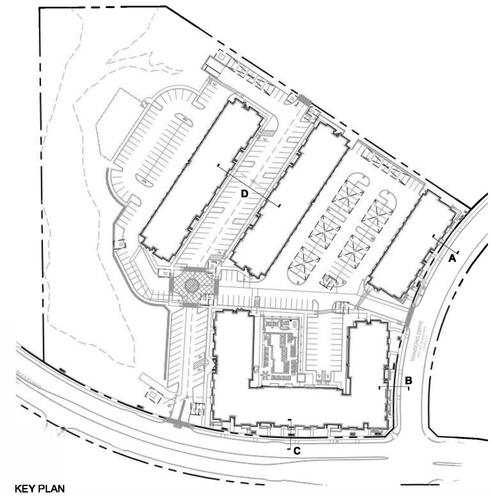
ORIGINAL SHEET SIZE: 24" X 36"

Exhibit E

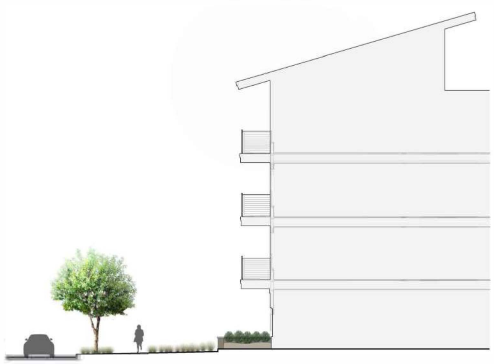


SECTION A

SECTION B



KEY PLAN



SECTION C

SECTION D

LandDesign.

5301 ALPHA ROAD, SUITE 24
DALLAS, TX 75240
214.785.6009
WWW.LANDDESIGN.COM

OWNER / DEVELOPER
WOOD PARTNERS
5440 HARVEST HILL ROAD # 206
DALLAS, TX
214.593.0218

ARCHITECT
GFF
2808 FAIRMOUNT STREET SUITE 300
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ALTA SPRING CREEK

WOOD PARTNERS

LANDDESIGN PROJ.# 8518063

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
	TECHNICAL REVIEW REVISIONS	02.06.2019

DESIGNED BY
DRAWN BY:
CHECKED BY

VERT: 1"=10'
HORZ: 1"=10'
0 5' 10' 20'

BUILDING EDGE SECTIONS

SHEET NUMBER
L1-03

Exhibit E

04 ARTICULATED WINDOWS
(XREF: SD-Elevations.dwg) Scale: NTS

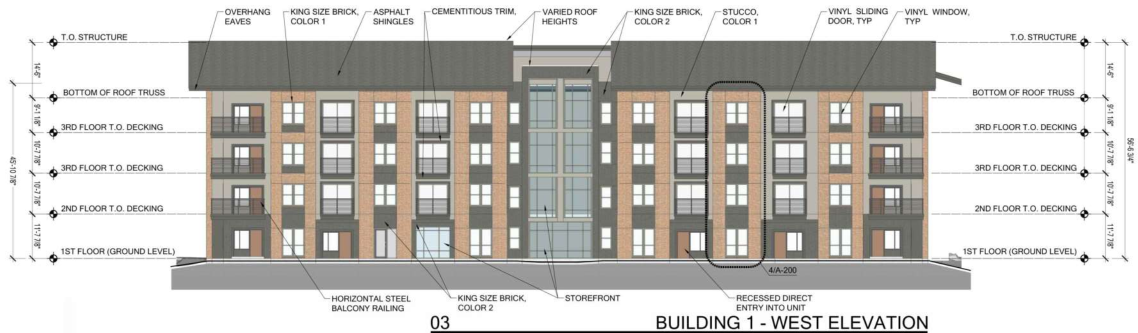
Color and Material Schedule		
Material	Manufacturer	Color
King Size Brick* Color 1	ACME	Academy
King Size Brick* Color 2	ACME	Lunar Dark
Stucco Color 1	Sherwin Williams (Paint)	SW7045 Intellectual Gray
Stucco Color 2	Sherwin Williams (Paint)	SW7048 Urbane Bronze
Cementitious Trim	Sherwin Williams (Paint)	SW7048 Urbane Bronze
Windows	Plygem	Clay

*Non-veneer brick product

Accent Features Schedule	
Street-Facing	Varied Roof Heights
	Overhang Eaves
	Recessed Entries
	Ornamental Window Headers
	Articulated Window Sills
	Planters (see plans)
Non-Street Facing	Varied Roof Heights
	Overhang Eaves
	Recessed Entries

Building 1 Courtyard West Elevation	Percentage	Area (SF)
Brick (Primary)	22.1%	585
Stucco (Secondary)	76.7%	2035
Cementitious Trim (Accent)	1.2%	32
Total	100.0%	2652

Building 1 Courtyard West Elevation	Percentage	Area (SF)
Glazing (must be <50%)	31.2%	1201



03 BUILDING 1 - WEST ELEVATION
(XREF: SD-Elevations.dwg) Scale: 1/16" = 1'-0"
0 8 16 32 Feet

Building 1 Northeast Elevation	Percentage	Area (SF)
Brick (Primary)	92.8%	1810
Stucco (Secondary)	3.9%	77
Cementitious Trim (Accent)	3.2%	63
Total	100.0%	1950

Building 1 Northeast Elevation	Percentage	Area (SF)
Glazing (must be <50%)	6.9%	145

Building 1 Courtyard North Elevation	Percentage	Area (SF)
Brick (Primary)	20.7%	1034
Stucco (Secondary)	78.4%	3918
Cementitious Trim (Accent)	0.9%	46
Total	100.0%	4998

Building 1 Courtyard North Elevation	Percentage	Area (SF)
Glazing (must be <50%)	28.7%	2014

Building 1 Northwest Elevation	Percentage	Area (SF)
Brick (Primary)	92.4%	2287
Stucco (Secondary)	3.8%	95
Cementitious Trim (Accent)	3.7%	92
Total	100.0%	2474

Building 1 Northwest Elevation	Percentage	Area (SF)
Glazing (must be <50%)	7.4%	198

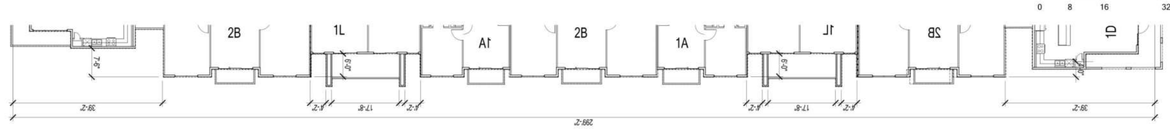
02 BUILDING 1 - NORTH ELEVATION
(XREF: SD-Elevations.dwg) Scale: 1/16" = 1'-0"
0 8 16 32 Feet

Building 1 South Elevation (Naaman Forest)	Percentage	Area (SF)
Brick (Primary)	84.1%	7597
Stucco (Secondary)	7.8%	705
Cementitious Trim (Accent)	8.1%	733
Total	100.0%	9035

Building 1 South Elevation (Naaman Forest)	Percentage	Area (SF)
Glazing (must be <50%)	28.9%	3681

01 BUILDING 1 - SOUTH (NAAMAN FOREST) ELEVATION
(XREF: SD-Elevations.dwg) Scale: 1/16" = 1'-0"
0 8 16 32 Feet

Building 1 South Elevation (Naaman Forest)	Percentage
Recessed Façade	130
Total	299.2
Percentage Recessed	43.40%



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Dallas | Fort Worth | Austin

ALTA SPRING CREEK
Garland, Texas 75044

SCHEMATIC DESIGN

No. Date Revision

Drawn
Approved

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TYLER CINI, AIA

BUILDING 1 ELEVATIONS

Project No.	17229.00
Date	01/08/19

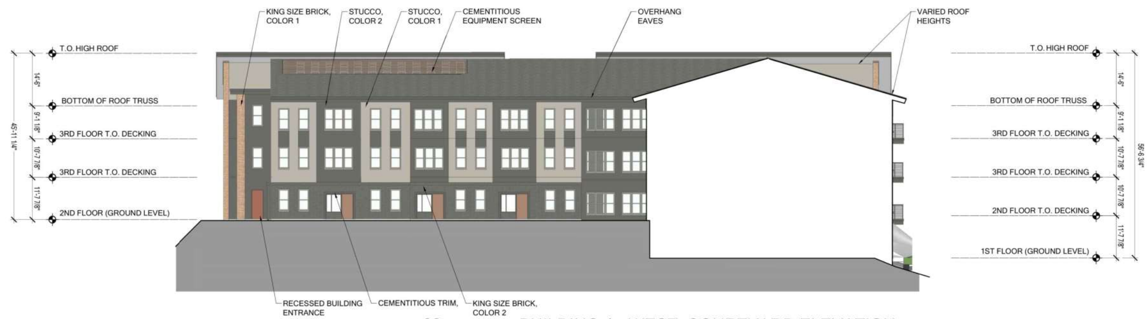
A-200

Exhibit F

Color and Material Schedule		
Material	**Manufacturer**	**Color**
King Size Brick* Color 1	ACME	Academy
King Size Brick* Color 2	ACME	Lunar Dark
Stucco Color 1	Sherwin Williams (Paint)	SW7045 Intellectual Gray
Stucco Color 2	Sherwin Williams (Paint)	SW7048 Urbane Bronze
Cementitious Trim	Sherwin Williams (Paint)	SW7048 Urbane Bronze
Windows	Plygem	Clay

*Non-veneer brick product

Accent Features Schedule	
Street-Facing	Varied Roof Heights
	Overhang Eaves
	Recessed Entries
	Ornamental Window Headers
	Articulated Window Sills
	Planters (see plans)
Non-Street Facing	Varied Roof Heights
	Overhang Eaves
	Recessed Entries



03 BUILDING 1 - WEST COURTYARD ELEVATION

(XREF: SD-Elevations.dwg) Scale: 1/16" = 1'-0"

Building 1 Courtyard West Elevation	Percentage	Area (SF)
Brick (Primary)	22.1%	585
Stucco (Secondary)	76.7%	2035
Cementitious Trim (Accent)	1.2%	32
Total	100.0%	2652

Building 1 Courtyard West Elevation	Percentage	Area (SF)
Glazing (must be <50%)	31.2%	1201

Building 1 Courtyard East Elevation	Percentage	Area (SF)
Brick (Primary)	21.4%	892
Stucco (Secondary)	75.5%	3142
Cementitious Trim (Accent)	3.1%	128
Total	100.0%	4162

Building 1 Courtyard East Elevation	Percentage	Area (SF)
Glazing (must be <50%)	32.1%	1970

02 BUILDING 1 - EAST COURTYARD ELEVATION

(XREF: SD-Elevations.dwg) Scale: 1/16" = 1'-0"

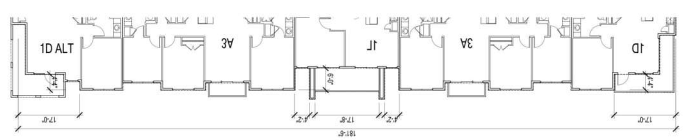
Building 1 East Elevation (Mansion Dr)	Percentage	Area (SF)
Brick (Primary)	78.9%	3323
Stucco (Secondary)	11.6%	490
Cementitious Trim (Accent)	9.4%	396
Total	100.0%	4209

Building 1 East Elevation (Mansion Dr)	Percentage	Area (SF)
Glazing (must be <50%)	34.6%	2229

01 BUILDING 1 - EAST (MANSIONS DRIVE) ELEVATION

(XREF: SD-Elevations.dwg) Scale: 1/16" = 1'-0"

Building 1 East Elevation (Mansion Dr)	Percentage
Recessed Façade	60
Total	181.5
Percentage Recessed	33.1%



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TYLER CINI, AIA

BUILDING 1 ELEVATIONS

Project No. 17229.00

Date 01/08/19

A-201

Exhibit F

Building 2 North Elevation	Percentage	Area (SF)
Brick (Primary)	86.9%	1390
Stucco (Secondary)	10.6%	169
Cementitious Trim (Accent)	2.5%	40
Total	100.0%	1599

Building 2 North Elevation	Percentage	Area (SF)
Glazing (must be <50%)	5.2%	87

04 BUILDING 2 - NORTH ELEVATION

(XREF: SD-Elevations.dwg) Scale: 1/16" = 1'-0"

0 8 16 32 Feet

Building 2 South Elevation	Percentage	Area (SF)
Brick (Primary)	87.2%	1743
Stucco (Secondary)	9.5%	189
Cementitious Trim (Accent)	3.3%	66
Total	100.0%	1998

Building 2 South Elevation	Percentage	Area (SF)
Glazing (must be <50%)	4.2%	87

03 BUILDING 2 - SOUTH ELEVATION

(XREF: SD-Elevations.dwg) Scale: 1/16" = 1'-0"

0 8 16 32 Feet

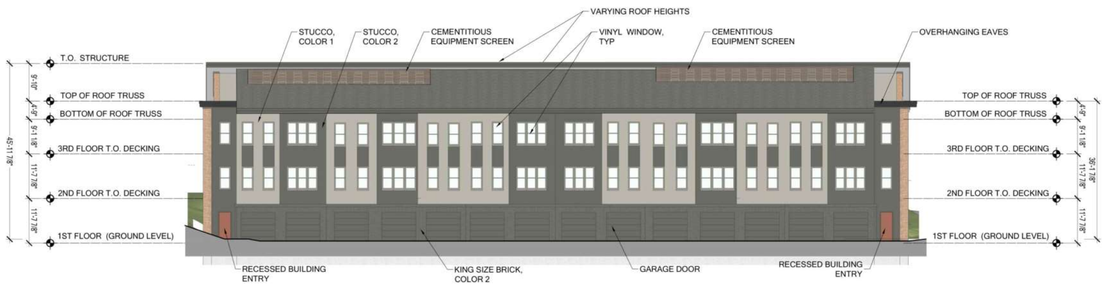
Color and Material Schedule		
Material	**Manufacturer**	**Color**
King Size Brick* Color 1	ACME	Academy
King Size Brick* Color 2	ACME	Lunar Dark
Stucco Color 1	Sherwin Williams (Paint)	SW7045 Intellectual Gray
Stucco Color 2	Sherwin Williams (Paint)	SW7048 Urbane Bronze
Cementitious Trim	Sherwin Williams (Paint)	SW7048 Urbane Bronze
Windows	Plygem	Clay

*Non-veneer brick product

Accent Features Schedule	
Street-Facing	Varied Roof Heights
	Overhang Eaves
	Recessed Entries
	Ornamental Window Headers
	Articulated Window Sills
	Planters (see plans)
Non-Street Facing	Varied Roof Heights
	Overhang Eaves
	Recessed Entries

Building 2 West Elevation	Percentage	Area (SF)
Brick (Primary)	18.3%	799
Stucco (Secondary)	81.3%	3546
Cementitious Trim (Accent)	0.4%	18
Total	100.0%	4363

Building 2 West Elevation	Percentage	Area (SF)
Glazing (must be <50%)	22.2%	1248



02 BUILDING 2 - WEST ELEVATION

(XREF: SD-Elevations.dwg) Scale: 1/16" = 1'-0"

0 8 16 32 Feet

Building 2 East Elevation (Mansion Dr)	Percentage	Area (SF)
Brick (Primary)	79.6%	2016
Stucco (Secondary)	11.1%	281
Cementitious Trim (Accent)	9.3%	235
Total	100.0%	2532

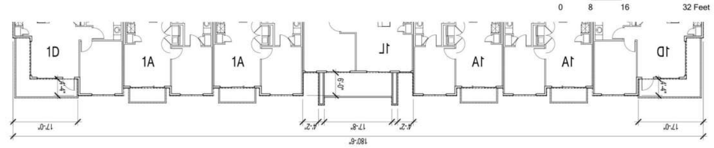
Building 2 East Elevation (Mansion Dr)	Percentage	Area (SF)
Glazing (must be <50%)	29.5%	1058

01 BUILDING 2 - EAST (MANSIONS DRIVE) ELEVATION

(XREF: SD-Elevations.dwg) Scale: 1/16" = 1'-0"

0 8 16 32 Feet

Building 2 East Elevation (Mansion Dr)	Percentage
Recessed Façade	60
Total	180.0
Percentage Recessed	33.3%



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Garland, Texas 75044

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TYLER CINI, AIA

BUILDING 2 ELEVATIONS

Project No. 17229.00

Date 01/08/19

A-202

Exhibit F

Color and Material Schedule		
Material	Manufacturer	Color
King Size Brick* Color 1	ACME	Academy
King Size Brick* Color 2	ACME	Lunar Dark
Stucco Color 1	Sherwin Williams (Paint)	SW7045 Intellectual Gray
Stucco Color 2	Sherwin Williams (Paint)	SW7048 Urbane Bronze
Cementitious Trim	Sherwin Williams (Paint)	SW7048 Urbane Bronze
Windows	Plygem	Clay

*Non-veneer brick product

Accent Features Schedule	
Street-Facing	Varied Roof Heights
	Overhang Eaves
	Recessed Entries
	Ornamental Window Headers
	Articulated Window Sills
	Planters (see plans)
Non-Street Facing	Varied Roof Heights
	Overhang Eaves
	Recessed Entries

Building 3 West Elevation	Percentage	Area (SF)
Brick (Primary)	72.4%	4743
Stucco (Secondary)	18.8%	1232
Cementitious Trim (Accent)	8.8%	573
Total	100.0%	6548

Building 3 West Elevation	Percentage	Area (SF)
Glazing (must be <50%)	32.6%	3169

03 BUILDING 3 - WEST ELEVATION
(XREF: SD-Elevations.dwg)
Scale: 1/16" = 1'-0"
0 8 16 32 Feet

Building 3 North Elevation	Percentage	Area (SF)
Brick (Primary)	87.4%	1867
Stucco (Secondary)	9.2%	197
Cementitious Trim (Accent)	3.4%	72
Total	100.0%	2136

Building 3 North Elevation	Percentage	Area (SF)
Glazing (must be <50%)	5.9%	135

04 BUILDING 3 - NORTH ELEVATION
(XREF: SD-Elevations.dwg)
Scale: 1/16" = 1'-0"
0 8 16 32 Feet

Building 3 South Elevation	Percentage	Area (SF)
Brick (Primary)	87.4%	1867
Stucco (Secondary)	9.2%	197
Cementitious Trim (Accent)	3.4%	72
Total	100.0%	2136

Building 3 South Elevation	Percentage	Area (SF)
Glazing (must be <50%)	5.9%	135

02 BUILDING 3 - SOUTH ELEVATION
(XREF: SD-Elevations.dwg)
Scale: 1/16" = 1'-0"
0 8 16 32 Feet

Building 3 East Elevation	Percentage	Area (SF)
Brick (Primary)	22.7%	1448
Stucco (Secondary)	77.0%	4917
Cementitious Trim (Accent)	0.3%	18
Total	100.0%	6383

Building 3 East Elevation	Percentage	Area (SF)
Glazing (must be <50%)	25.0%	2124

01 BUILDING 3 - EAST ELEVATION
(XREF: SD-Elevations.dwg)
Scale: 1/16" = 1'-0"
0 8 16 32 Feet

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Garland, Texas 75044

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BUILDING 3 ELEVATIONS

Project No. 17229.00
Date 01/08/19

A-203

Exhibit F

Color and Material Schedule		
Material	Manufacturer	Color
King Size Brick* Color 1	ACME	Academy
King Size Brick* Color 2	ACME	Lunar Dark
Stucco Color 1	Sherwin Williams (Paint)	SW7045 Intellectual Gray
Stucco Color 2	Sherwin Williams (Paint)	SW7048 Urbane Bronze
Cementitious Trim	Sherwin Williams (Paint)	SW7048 Urbane Bronze
Windows	Plygem	Clay

*Non-veneer brick product

Accent Features Schedule	
Street-Facing	Varied Roof Heights
	Overhang Eaves
	Recessed Entries
	Ornamental Window Headers
	Articulated Window Sills
	Planters (see plans)
Non-Street Facing	Varied Roof Heights
	Overhang Eaves
	Recessed Entries

Building 4 East Elevation	Percentage	Area (SF)
Brick (Primary)	73.7%	5056
Stucco (Secondary)	18.2%	1246
Cementitious Trim (Accent)	8.1%	559
Total	100.0%	6861

Building 4 East Elevation	Percentage	Area (SF)
Glazing (must be <50%)	32.4%	3286

03 BUILDING 4 - EAST (FRONT) ELEVATION

(XREF: SD-Elevations.dwg)

Scale: 1/16" = 1'-0"

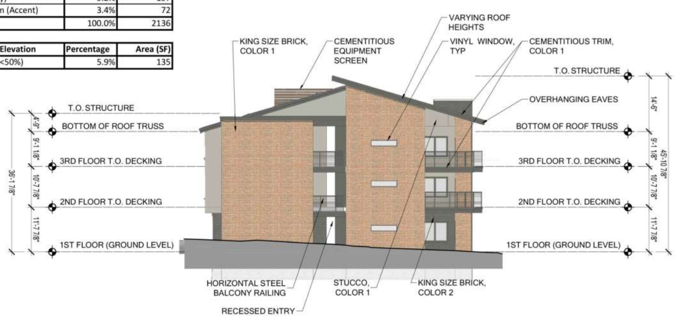
0 8 16 32 Feet

Building 4 North Elevation	Percentage	Area (SF)
Brick (Primary)	87.4%	1867
Stucco (Secondary)	9.2%	197
Cementitious Trim (Accent)	3.4%	72
Total	100.0%	2136

Building 4 North Elevation	Percentage	Area (SF)
Glazing (must be <50%)	5.9%	135

Building 4 South Elevation	Percentage	Area (SF)
Brick (Primary)	87.4%	1867
Stucco (Secondary)	9.2%	197
Cementitious Trim (Accent)	3.4%	72
Total	100.0%	2136

Building 4 South Elevation	Percentage	Area (SF)
Glazing (must be <50%)	5.9%	135



04 BUILDING 4 - SOUTH ELEVATION

(XREF: SD-Elevations.dwg)

Scale: 1/16" = 1'-0"

0 8 16 32 Feet

02 BUILDING 4 - NORTH ELEVATION

(XREF: SD-Elevations.dwg)

Scale: 1/16" = 1'-0"

0 8 16 32 Feet

Building 4 West Elevation	Percentage	Area (SF)
Brick (Primary)	22.6%	1508
Stucco (Secondary)	77.2%	5158
Cementitious Trim (Accent)	0.3%	18
Total	100.0%	6684

Building 4 West Elevation	Percentage	Area (SF)
Glazing (must be <50%)	24.8%	2205

01 BUILDING 4 - WEST ELEVATION

(XREF: SD-Elevations.dwg)

Scale: 1/16" = 1'-0"

0 8 16 32 Feet

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ALTA SPRING CREEK

Garland, Texas 75044

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No. Date Revision

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TYLER CINI, AIA

BUILDING 4 ELEVATIONS

Project No.	17229.00
Date	01/08/19

A-204

Exhibit F

03 DUMPSTER ENCLOSURE PERSPECTIVE
(XREF: SD - G-300 PERSPECTIVES.dwg)

02 CARPORT PERSPECTIVE
(XREF: SD - G-300 PERSPECTIVES.dwg)

01 CARPORT PERSPECTIVE
(XREF: SD - G-300 PERSPECTIVES.dwg)

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ALTA SPRING CREEK
Garland, Texas 75044

SCHEMATIC DESIGN

No.	Date	Revision

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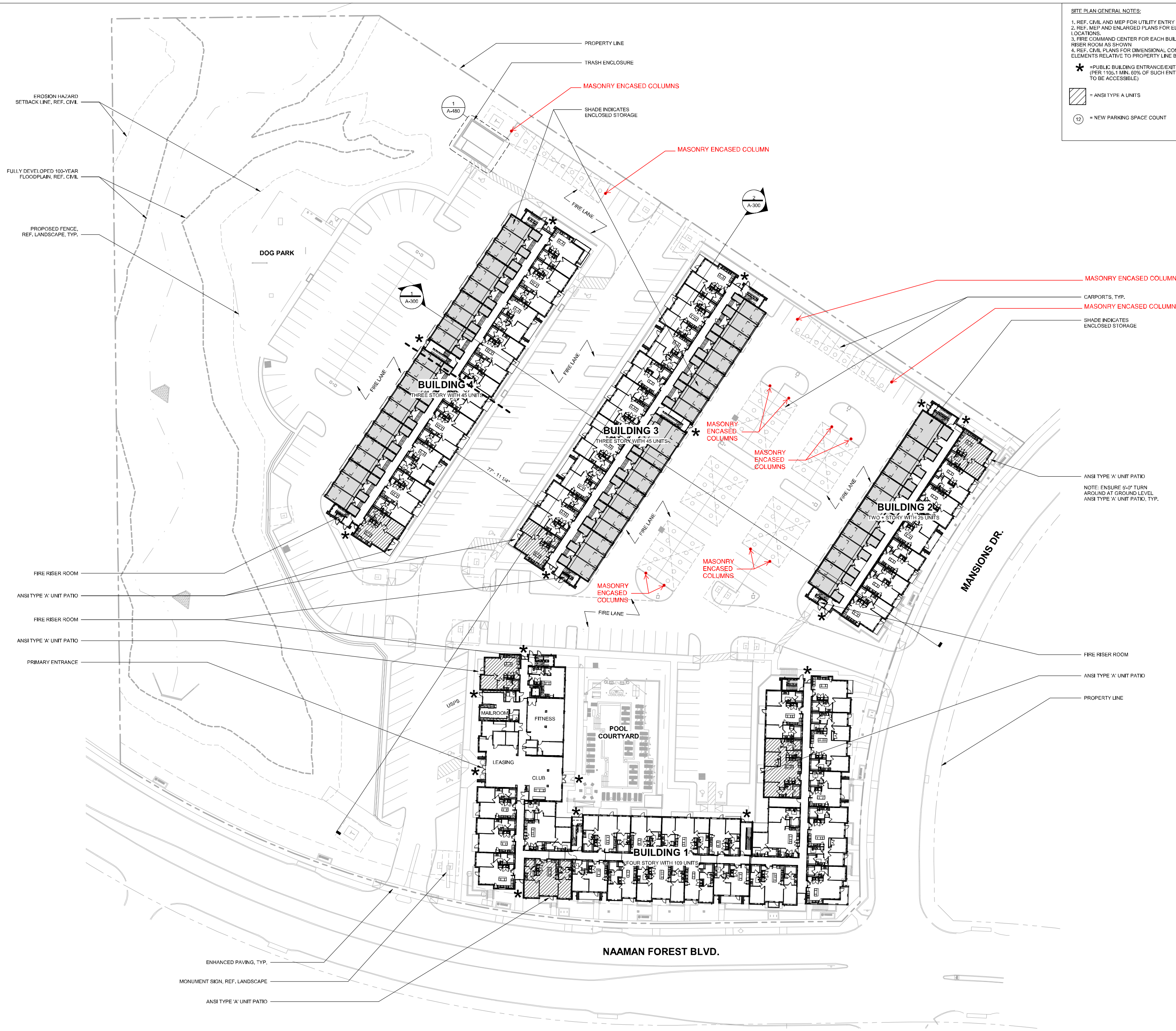
TYLER CINI, AIA

RENDERED PERSPECTIVES

Project No. 17229.00
Date 01/08/19

G-301

Exhibit F



SITE PLAN GENERAL NOTES:

1. REF. CIVIL AND MEP FOR UTILITY ENTRY POINTS
2. REF. MEP AND ENLARGED PLANS FOR ELECTRICAL METER LOCATIONS.
3. FIRE COMMAND CENTER FOR EACH BUILDING LOCATED AT RISER ROOM AS SHOWN
4. REF. CIVIL PLANS FOR DIMENSIONAL CONTROL OF SITE PLAN ELEMENTS RELATIVE TO PROPERTY LINE BOUNDARY.

* =PUBLIC BUILDING ENTRANCE/EXIT (PER 1105.1 MIN. 60% OF SUCH ENTRANCES TO BE ACCESSIBLE)

= ANSI TYPE A UNITS

(12) = NEW PARKING SPACE COUNT

Exhibit G

1 A-001 SITE PLAN
1" = 30'-0"

TRUE NORTH

PLAN NORTH

ARCHITECTS
Dallas | Fort Worth | Austin

gff

WOOD PARTNERS

ALTA SPRING CREEK
Garland, TX 75044

DESIGN DEVELOPMENT

No.	Date	Revision

Author
Drawn By

Approver
Reviewed

THIS DOCUMENT IS NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.

TYLER CINI, AIA

02/19/2019

ARCHITECTURAL SITE PLAN

Project No. 17229.01
Date 2/19/19

A-001

GARLAND

CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda **4.**

Meeting Date: 04/02/2019

Item Title: Abandonment of Utility Easement for Garland Wastewater Main in Sunnyvale

Submitted By: Michael Polocek, Engineering Director

Summary of Request/Problem

In 1960, the City acquired a utility easement for a wastewater main from Charles Mayhew, across three tracts of land located between Town East Boulevard and East Fork Road in the Town of Sunnyvale. A portion of the Mayhew property was subsequently sold to Dallas Power & Light (now Oncor Electric). The remainder of the Mayhew property is now owned by TF Stoney Creek, LP (Developer).

A detailed survey of the property resulted in the actual location of the wastewater main not coinciding with the legal description of the original Utility Easement. The Developer is requesting abandonment of the existing Utility Easement and the dedication, by them, of a new easements that would be centered on the existing wastewater main. This would allow the Developer better use of the property for their development and correct the discrepancies between the actual wastewater main and the dedicated easement. Oncor Electric has also agreed to dedicate a new easement to contain the existing wastewater main.

This item was considered by the Council at the March 18, 2019 Work Session.

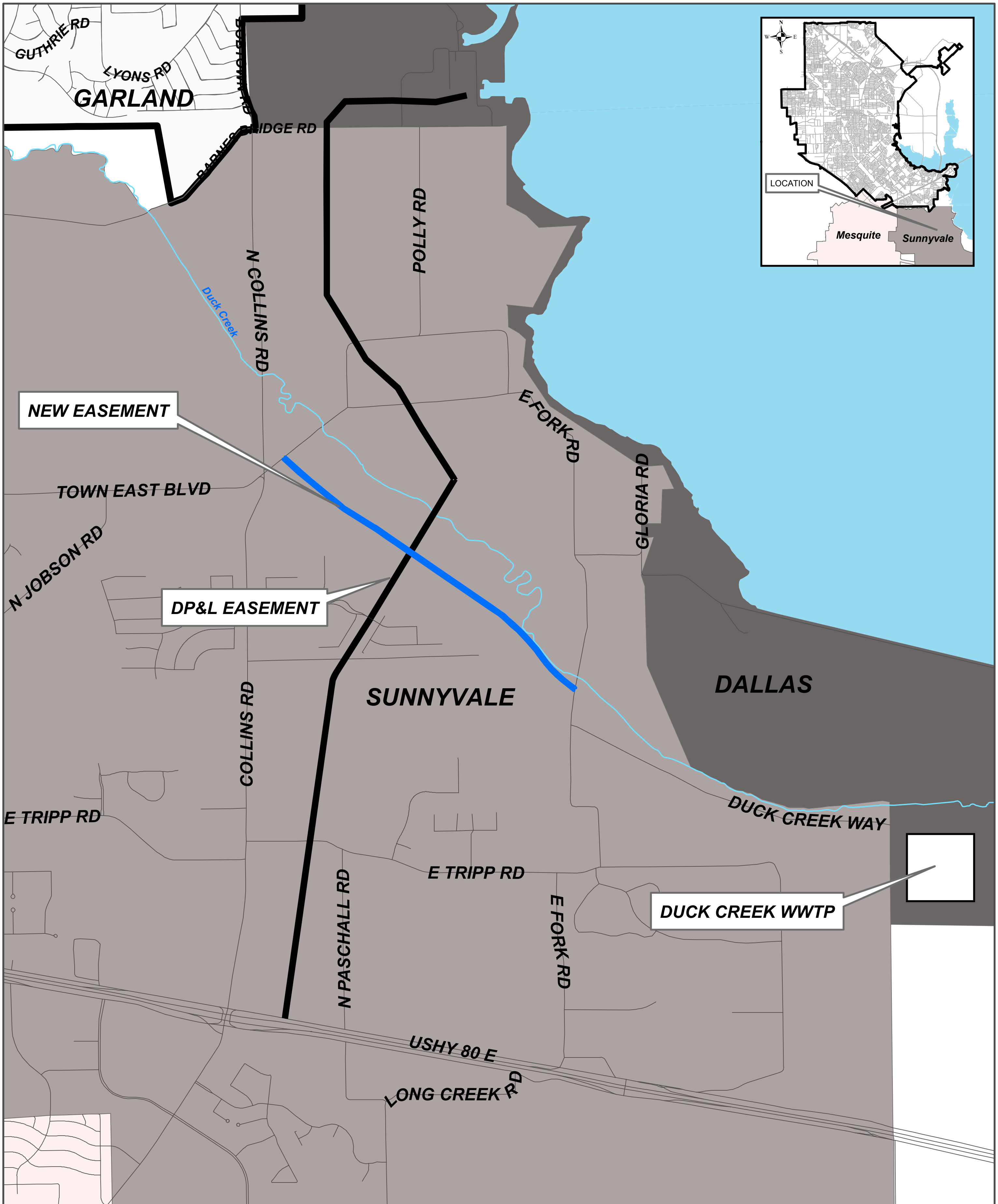
Recommendation/Action Requested and Justification

Approve a Resolution 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.

Attachments

Attachment A - New Easement

Utility Easement Abandonment Resolution Sunnyvale



GARLAND
ENGINEERING

UTILITY EASEMENT DEDICATIONS
IN SUNNYVALVE - ATTACHMENT A

Scale: NTS
Date: 3/8/2019
Drawn: JW

File: Easements.mxd

Sheet
1
of
1

N

Not to Scale

RESOLUTION NO.

A RESOLUTION ABANDONING, RELEASING, AND CONVEYING UTILITY EASEMENTS IN THE TOWN OF SUNNYVALE TO THE UNDERLYING FEE OWNERS, ONCOR ELECTRIC DELIVERY COMPANY, L.L.C. AND T.F. STONEY CREEK, L.P.; AUTHORIZING THE MAYOR TO EXECUTE ABANDONMENT INSTRUMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City is the owner of certain utility easements containing a wastewater main in the Town of Sunnyvale, Texas, and being more particularly described and depicted in the abandonment instruments, attached hereto and incorporated herein as Exhibit "A" and Exhibit "B" by reference("Abandonment Instruments");

WHEREAS, the City has determined that the as-built location of the wastewater main is not within the legal description of the original utility easements;

WHEREAS, to correct the legal description error, the City has determined that it is necessary to abandon the existing easements contemporaneously with the dedication of new easements by the underlying fee owners;

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

Section 1

That the City of Garland hereby abandons, releases, and conveys, in favor of the respective property owners, Oncor Electric Delivery Company, L.L.C. and T.F. Stoney Creek, L.P., all of its interest in and to the utility easements described and depicted in the Abandonment Instruments;

Section 2

That the Mayor is hereby authorized to execute the Abandonment Instruments.

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 **5.**

Meeting Date: 04/02/2019

Item Title: Renewal of Juvenile Curfew Ordinance

Submitted By: Jeffrey Bryan, Chief of Police

Summary of Request/Problem

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

Recommendation/Action Requested and Justification

Approve the re-adoption of Chapter 26 "Police-Miscellaneous Provisions and Offenses," of the Code of Ordinances of the City of Garland, Subsection 26.10 related to curfew hours for minors.

Attachments

Juvenile Curfew Ordinance

ORDINANCE NO. ____

AN ORDINANCE 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.

WHEREAS, the City Council has reviewed the juvenile curfew ordinance and its effects on the community and the problems the ordinance was intended to remedy; and

WHEREAS, the City Council has conducted public hearings on the need to continue the ordinance, and determined that it should be continued.

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

Section 1

That Section 26.10 of the Code of Ordinances of the City of Garland, as amended, is hereby continued and shall remain in full force and effect.

Section 2

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