



GARLAND

AGENDA

REGULAR MEETING OF THE CITY COUNCIL

City of Garland
Council Chambers, City Hall
200 North Fifth Street
Garland, Texas
March 21, 2017
7:00 p.m.

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

Garland City Hall and Council Chambers is wheelchair accessible. Special parking is available on the east side of City Hall and on Austin & State Street west of City Hall.

Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services must contact the City Secretary's Office at (972) 205-2404 at least two working days prior to the meeting so that appropriate arrangements can be made.

BRAILLE IS NOT AVAILABLE.

CITY COUNCIL GOALS 2020

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

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

LEGISLATIVE PRAYER AND PLEDGE OF ALLEGIANCE

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

MAYORAL PROCLAMATIONS, RECOGNITIONS AND ANNOUNCEMENTS

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

CONSENT AGENDA

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

1. Consider approval of the minutes of the March 7, 2017 Regular Meeting.
2. Consider approval of the following bids:
 - a. **Change Order for New Storefront Door and Window** **Bid No. 0405-17**

Custard Construction Services **\$ 3,780.02**

This Change Order is to substitute the door originally selected as part of the Water Control Administration remodel project. The door originally selected did not meet exiting and accessibility standards.
 - b. **Line and Breaker Disconnect Indications** **Bid No. 0488-17**

Power Testing & Energization **\$ 170,500.00**

The purpose of this request is to provide for line and breaker disconnect indications as well as autotransformer configuration and testing services at the TMPA Gibbons Creek Switchyard. The 138kV line and breaker disconnect indications are being added at the Switchyard for communication to ERCOT.

- c. College to Jupiter and Lawler 138kV Overhead Transmission Lines** **Bid No. 0494-17**

R-Delta Engineers **\$ 270,000.00**

The purpose of this request is to provide engineering services for the reconstruction of the College to Jupiter 138kV and the Lawler 138kV Overhead Transmission Lines.

- d. TMPA Gibbons Creek Substation Project - Change Order** **Bid No. 6713-16**

Irby Construction Company **\$ 108,893.72**

This Change Order will provide for additional services that were not included in the original TMPA Gibbons Creek Substation project. The additional services include installation of a junction box foundation, installation of a new pull box, repair of an A-frame on the autotransformer, and mobilization. The original bid amount of \$1,005,767.44 was approved at the September 6, 2016, City Council Meeting.

- 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 16-44 New Era Partners, LLC (District 1)**

Council is requested to consider an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving 1) a Master Concept Plan for a multi-story office building and 2) a Specific Use Provision for a Pharmacy (with drive-through or window) and 3) a Detail Plan on property zoned Planned Development (PD) 15-20 for Mixed Uses, on a 6.11-acre tract of land located at 2300 North Lookout Drive and providing for conditions, restrictions, and regulations.

- b. Zoning File No. Z 17-07 W3 (District 7)**

Council is requested to consider an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving a Specific Use Provision for Restaurant, Drive-Through on a property zoned Planned Development (PD) District 15-43 for Mixed-Uses on a 19-acre tract of land located southwest of PGBT/SH 190, northwest of Holford Road, north of future expansion of Naaman Forest Boulevard and east of Shiloh Road and providing for conditions, restrictions, and regulations.

4. 2016-17 Budget Amendment No. 1

At the March 6, 2017, Work Session, the City Council reviewed a Policy Report recommending an amendment to the 2016-17 Adopted Budget. The Council directed staff to prepare an Ordinance amending the Budget for 1) projects approved in last year's Budget but uncompleted by the fiscal year-end, 2) the rollover of open Purchase Orders from the 2015-16 fiscal year, 3) grant and other funds recently awarded to the City, and 4) expenditures not anticipated in the 2016-17 Adopted Budget.

5. Waiver of TMPA Decommissioning Plan Deadline

Under the Joint Operating Agreement (JOA) between TMPA and the Member Cities, TMPA is required to adopt a decommissioning plan for the Gibbons Creek plant by September 2017. The JOA requires TMPA to establish a decommissioning plan so that the Member Cities would have an idea as to how to best decommission the Gibbons Creek plant at such time as the Member Cities decide to stop receiving power from the plant.

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. Hold public hearings on:

- a. Consider the application of Robert Smith, requesting approval of 1) a Major Waiver to Table 7-7 of the Garland Development Code regarding the maximum allowed sign area for blade signs, 2) a Major Waiver to Table 7-7 of the Garland Development Code to allow a monument sign, and 3) a Major Waiver to Table 7-7 and Section 4.78(L) of the Garland Development Code regarding the maximum allowed sign area, maximum height and minimum setbacks for monument signs. This property is located at 316 Main Street. (District 2) (File DD 17-01)**

Being a 0.24-acre tract of land and being part of Block 2 of the Town of Duck Creek, an Addition to the City of Garland, Dallas County, Texas, according to the map recorded in Volume 82, Page 352, Map Records, Dallas County, Texas. This property is located at 316 Main Street, Suite 200 in Garland, Texas.

b. Reconsideration Request by Craig Turner Z 15-47, (District 3)

Craig Turner previously submitted an application for 1) a Change in Zoning from Agricultural (AG) District and Community Retail (CR) District to Planned Development (PD) District for Limited Light Commercial Uses (Recreational Vehicle Park only) and 2) a Detail Plan for Recreational Vehicle Park. This property is located at the northeast side of President George Bush Turnpike, between Zion Road and I-30 in Garland, Texas. The Council previously considered and denied this application in a public hearing on March 7, 2017. The applicant requests that the Council reconsider the application.

c. Public Hearing and Possible Action on Downtown Square Project

During the March 6, 2017 work session, the City Council called a public hearing to be scheduled for March 21, 2017 to hear public comments on the Downtown Square and to take possible action regarding a preferred design for the plaza space and whether to remove or retain the existing building at the eastern end of the Square.

7. 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.

8. 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: March 21, 2017

Item Title: Minutes for March 7

Submitted By: Rene Dowl, City Secretary

Summary of Request/Problem

Consider approval of the minutes of the March 7, 2017 Regular Meeting.

Recommendation/Action Requested and Justification

Attachments

March 7 Minutes

Minutes of the Garland City Council Regular Meeting

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

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

STAFF PRESENT:	City Manager	Bryan L. Bradford
	Deputy City Attorney	Mike Betz
	City Secretary	Eloyce René Dowl

ABSENT:	City Attorney	Brad Neighbor
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CALL TO ORDER: The meeting was called to order by Mayor Douglas Athas.

CONSENT AGENDA: All items marked with asterisks (**) on the Consent Agenda were voted on at the beginning of the meeting. Mayor Athas read those items into the record. Motion was made by Council Member Williams to approve the Consent Agenda, with corrections to the minutes and removal of Item 3 for individual discussion, seconded by Council Member Stanley, to approve items 1, 2a, 2b, 2c, 2d, 2e, 2f, 2g, 2h, 2i, 4, and 5. Motion carried, 9 ayes, 0 nays.

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

2a. APPROVED** Bid No. 0445-17 awarded to Municipal Emergency Services, Inc. in the amount of \$144,784.00 for Emergency Response Safety Equipment.

This request is to provide Self-Contained Breathing Apparatus (SCBA) and related necessary components as part of the Personal Protective Equipment (PPE) used by firefighters in training and emergency responses.

2b. APPROVED**

Bid No. 0469-17 awarded to Kimley-Horn and Associates, Inc. in the amount of \$298,500.00 for Engineering Design Services for Miller Road and Nash Street Water, and Paving Improvements.

This request is to provide professional engineering design services for the replacement of water lines, wastewater lines, and paving improvements along Miller Road from Hilltop Drive to South Glenbrook Drive, and water lines along Nash Street from North Garland Avenue to Hillcrest Drive.

2c. APPROVED**

Bid No. 2288-11 awarded to Nathan D. Maier Consulting Engineers, Inc. in the amount of \$139,000.00. This bid is Change Order No. 1 to the Engineering Design Services Contract for Shiloh Road from I.H. 635 to Kingsley Road.

The purpose of this Change Order is to provide funding for additional engineering design services necessary to complete the design phase of the project.

2d. APPROVED**

Bid No. 3903-13 awarded to R-Delta Engineers in the amount of \$93,900.00 for the Forest Lane Substation Loop Project.

The purpose of this Change Order is to allow for engineering and design revisions to the Forest Lane Substation Loop Project.

2e. APPROVED**

Bid No. 0457-11 awarded to TRC in the amount of \$122,337.00 for GP&L Joint Use Management Services.

This request is to create a Joint Use Management Service Program to manage GP&L's foreign pole attachment processes for existing and future pole-attaching entities (phone, fiber, TV cables, etc.)

2f. APPROVED**

Bid No. 0347-17 awarded to R&M Services in the amount of \$250,000.00 for Valve and Fire Hydrant Maintenance.

This request is to provide maintenance, painting, and minor repair of fire hydrants, as well as, cleaning of valve stacks and operation of water shutoff valves throughout the city. This is a term agreement with four optional renewals.

2g. APPROVED**

Bid No. 0340-17 awarded to Front Line Power Construction, LLC in the amount of \$932,335.00, which includes an optional contingency of \$139,850.00, for a total bid of \$1,072,185.00 for the RagingWire Substation Material Procurement and Construction.

This request is to provide for the procurement of materials and construction for the RagingWire Substation. The project includes: installing two power transformers, yard surfacing, foundations, grounding, structure erection, bus, switchgear, overhead lighting, shielding, conduit systems, drainage systems, control wiring, testing, and commissioning. Due to the complex nature of the project, an optional contingency is included for any additional work that may be required.

2h. APPROVED**

Bid No. 0262-17 awarded to XIT Paving & Construction in the amount of \$1,273,553.00 for the Centerville Road Street and Sidewalk Repairs from S.H. 66 to Broadway.

This request is to remove and replace failed sections of concrete street pavement and sidewalks on Centerville Road between S.H. 66 and Broadway Boulevard.

2i. APPROVED**

Bid No. 0281-17 awarded to SYB Construction Company, Inc. in the amount of \$1,248,326.76 for the Profit Drive and Lavon Drive Water and Wastewater Improvements.

This request is to provide for the construction of approximately 242 linear feet of 6-inch water, 1,920 linear feet of 8-inch water, 578 linear feet of 8-inch water by pipe

bursting, 86 linear feet of 6-inch wastewater, and 1,629 linear feet of 8-inch wastewater, along with 4,297 square yards of pavement replacement and all incidentals as shown on the approved plans.

4. APPROVED**

Ordinance No. 6900 amending Ordinance No. 6833; providing a saving clause and a severability clause; and providing an effective date.

Council adopted an ordinance correcting the main early voting place for Dallas County for the May 6 General Election.

5. APPROVED**

Resolution No. 10275 of the City of Garland, Texas urging the 85th Texas Legislature to provide funding for the reconstruction of IH-635 East from US Highway 75 to and including the IH-30 Interchange; imploring the 85th Legislature to expedite and to authorize all necessary means to expedite that project; and providing an effective date.

Council approved a resolution regarding the funding for the IH-35 East reconstruction project.

ITEMS FOR INDIVIDUAL CONSIDERATION

3. APPROVED

Ordinance No. 6899 amending Section 33.28(C) of Chapter 33, "Transportation," of the Code of Ordinances of the City of Garland; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland; providing a savings clause and a severability clause; and providing an effective date.

The staff report was presented by Paul Luedtke, Director of Transportation. There was discussion by the Council. Motion was made by Council Member Stanley to approve the request for establishing a school zone, seconded by Council Member Aubin. Motion carried 9 ayes, 0 nays.

Council approved an ordinance establishing a 20 MPH School Speed Zone.

6a. APPROVED

Consider the application of New Era Partners, LLC, requesting approval of 1) a Master Concept Plan for a multi-story office building and 2) a Specific Use Provision for a Pharmacy (with drive-through or window) and 3) a Detail Plan on property zoned Planned Development (PD) 15-20 for Mixed Uses. This property is located at 2300 North Lookout Drive. (File No. Z 16-44, District 1)

Being a 6.11-acre lot, tract or parcel of land, situated in the L. Ferris Survey, Abstract Number 477, Dallas County, Texas, and being all of Lot 1, Block 1, Blackburn State Highway 190 Addition, an addition to the City of Garland, Dallas County, Texas, according to the plat thereof, recorded in Volume 97081, Page 2794, Plat Records, Dallas County, Texas. This property is located at 2300 North Lookout Drive in Garland, Texas.

The staff report was presented by Will Guerin, Director of Planning, Josue De la Vega, Development Planner, and Rick Vasquez, Assistant City Manager. Speakers on this item were: Bill Resch, applicant and Marc Krohn. There was discussion by the Council.

With the permission of Council Gibbons this item was tabled, until later in the session, to allow the applicant time to review calculations for sign dimensions.

Discussion resumed at 9:50 p.m.

Motion was made by Council Member Gibbons to approve the request, excluding details for the building signage, which will be brought back at a later date, seconded by Council Member Aubin. Motion carried 9 ayes, 0 nays.

6b. APPROVED

Consider the application of W3, requesting approval of a Specific Use Provision for Restaurant, Drive-Through on a property zoned Planned Development (PD) District 15-43 for Mixed-Uses. This property is located southwest of PGBT/SH 190, northwest of Holford Road, north of future expansion of Naaman Forest Boulevard and east of Shiloh Road. (File No. Z 17-07, District 7)

Being an approximate 19-acre tract of land located in the City of Garland, Dallas County, Texas, part of the P.H. Rice Survey, Abstract No. 1241, being part of a 52.418-acre tract of land described in deed to Garland Partners, Ltd. as recorded as Instrument No. 201200079372, Official Public Records, Dallas County, Texas. The property is located southwest of PGBT/SH 190, northwest of Holford Road, north of future expansion of Naaman Forest Boulevard and east of Shiloh Road in Garland, Texas.

The staff report was presented by Josue De La Vega, Development Planner. Speaker on this item was: Matthew Hiles, applicant. There was discussion by the Council. Motion was made by Mayor Pro Tem LeMay to approve the application based on Plan Commission recommendation, seconded by Council Member Dodson. Motion carried 9 ayes, 0 nays.

6c. DENIED

Consider the application of Craig Turner, requesting approval of 1) a Change in Zoning from Agricultural (AG) District and Community Retail (CR) District to Planned Development (PD) District for Limited Light Commercial Uses (Recreational Vehicle Park only) and 2) a Detail Plan for Recreational Vehicle Park. This property is located at the northeast side of President George Bush Turnpike, between Zion Road and I-30. (File No. Z 15-47, District 3) (This item was postponed from the February 21, 2017 Regular City Council meeting).

Being approximately a 12.8151-acre tract of land situated in the Rebecca Bateman Survey, Abstract No. 89 and in the James Loving Survey, Abstract No. 791, in the City of Garland, Dallas County, Texas, and being that same tract of land conveyed to W. R. Evans, Jr. and wife, Evelyn E. Evans by deed recorded in Volume 164, Page 886, of the Deed Records of Dallas County, Texas, SAVE & EXCEPT those tracts of land conveyed for right-of-way by virtue of Warranty Deed filed 04/03/1947, recorded in Volume 2805, Page 580, Real Property Records, Dallas County, Texas and by virtue of Special Warranty Deed filed 10/28/2008, recorded in cc# 20080344086, Real Property Records, Dallas County, Texas. This property is located at the northeast side of President George Bush Turnpike, between Zion Road and I-30 in Garland, Texas.

The staff report was presented by Josue De La Vega, Development Planner. Speaker on this item was: Craig Turner, applicant. There was extensive discussion by the Council.

RECESSED

Mayor Athas called for a ten minute recess at 9:40 p.m.

RECONVENED

Mayor Athas reconvened the meeting at 9:50 p.m.

Mr. Turner agreed to postpone his case and allow Council to resume discussions on case 6a.

Discussion on this item resumed at 9:55 p.m.

Additional speakers on this item were: Paul Mayer and Jim Adams, spoke in support of the application. Sean Davis, Geri Cook-Lenahan, Anna Heil, Jason Rodriguez, Shannon Phillips, Mike Polkinhorn, Bill Swisher, and Kevin Brooks spoke in opposition to the application. Joseph Clennan and Mary Mathews did not testify, but registered a position in opposition to the request.

Motion was made by Council Member Stanley to approve the rezoning and variances based on staff and Plan Commission recommendations, seconded by Council Member Dodson.

Motion failed 3 ayes, (Council Members Stanley, Dodson, and Cahill) and 6 nays (Mayor Athas, Mayor Pro Tem LeMay, and Council Members Gibbons, Goebel, Williams, and Aubin).

7. APPOINTED

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

Council Member Rich Aubin

- Reta Day – Garland Cultural Arts Commission

8. CITIZEN COMMENTS: None

9. ADJOURN

There being no further business to come before the City Council, Mayor Athas adjourned the meeting at 11:14 p.m.

CITY OF GARLAND, TEXAS

APPROVED: _____
Douglas Athas, Mayor

ATTEST: _____
Eloyce René Dowl, City Secretary



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.a.

Meeting Date: March 21, 2017

Item Title: Water Control Administration Remodel

Submitted By: Ginny Holliday, Facilities Management Director

PURCHASE JUSTIFICATION:

The purpose of this Change Order is to substitute the door originally selected as part of the Water Control Administration remodel project. The door originally selected was found to be unsuitable during the construction. A new storefront door and window are required to meet exiting and accessibility standards. This Change Order represents a 34% increase to the original awarded amount of \$11,201.49 .

AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Custard Construction Services	All	\$3,780.02
	TOTAL:	----- \$3,780.02

Basis for Award: Change Order

Fiscal Impact

Total Project/Account: \$474,170
Expended/Encumbered to Date: 135,970
Balance: \$338,200
This Item: 3,780
Proposed Balance: \$334,420
Account #: 221-4033-7111 and 231-4122-7111
Fund/Agency/Project – Description and Comments:
Water Operating Fund and Wastewater Collection Operating Fund

Attachments

Bid Recap
Executive Summary

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2016-17

Document Location: Pages 282 & 287

Budget Director Approval:	Approval Date:
Ron Young	03/08/2017

Purchasing Director Approval:	Approval Date:
Gary L. Holcomb	03/07/2017



GARLAND
PURCHASING EXECUTIVE SUMMARY

Bid 0405-17
Water Control Administration Remodel

Recommended Vendor:

Custard Construction Services

Total Recommended Award:

\$3,780.02

Basis for Award:

Change Order

Purpose:

The purpose of this Change Order is to substitute the door originally selected as part of the Water Control Administration remodel project. The door originally selected was found to be unsuitable during the construction. A new storefront door and window are required to meet exiting and accessibility standards. This Change Order represents a 34% increase to the original awarded amount of \$11,201.49.

Evaluation:

The original PO 25351 was awarded based on the TIPS/TAPS Job Order Contracting (JOC) Purchasing Cooperative Contract 1012116.

Recommendation:

Staff recommends approving the Change Order to Custard Construction Services.

Funding Information:

This project is funded by the Water and Wastewater Departments.

Department Director:

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



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.b.

Meeting Date: March 21, 2017

Item Title: TMPA Gibbons Creek Switchyard Equipment Indications, Configuration, and Testing

Submitted By: Ross Owen, Director of Transmission & Distr

PURCHASE JUSTIFICATION:

The purpose of this request is to provide for line and breaker disconnect indications as well as autotransformer configuration and testing services at the TMPA Gibbons Creek Switchyard. The 138kV line and breaker disconnect indications are being added at the Switchyard for communication to ERCOT. This will require cable and control wiring, relay setting updates, functional testing, and performance verification. Additionally, the Switchyard autotransformer is being replaced which will require control cable wiring, relay circuit configuration, current injections, relay acceptance, and functional testing.

AWARD RECOMMENDATION:

<u><i>Vendor</i></u>	<u><i>Item</i></u>	<u><i>Amount</i></u>
Power Testing & Energization	All	\$170,500.00
	TOTAL:	\$170,500.00

Basis for Award: Cooperative Purchase

Fiscal Impact

Total Project/Account: \$1,448,201
Expended/Encumbered to Date: 211,382
Balance: \$1,236,819
This Item: 170,500
Proposed Balance: \$1,066,319
Account #: 215-3542-3175301-7111
Fund/Agency/Project – Description and Comments:
Electric / Transmission Lines CIP Fund

Attachments

Bid Recap
Executive Summary

Fiscal Reference:

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

Budget Director	Approval Date:
Approval:	03/08/2017
Ron Young	
Purchasing Director	Approval Date:
Approval:	03/07/2017
Gary L. Holcomb	

[illegible]



GARLAND
PURCHASING EXECUTIVE SUMMARY

Bid 0488-17

TMPA Gibbons Creek Switchyard Equipment Indications, Configuration, and Testing

Recommended Vendor:

Power Testing & Energization

Total Recommended Award:

\$170,500.00

Basis for Award:

Cooperative Purchase

Purpose:

The purpose of this request is to provide for line and breaker disconnect indications as well as autotransformer configuration and testing services at the TMPA Gibbons Creek Switchyard. The 138kV line and breaker disconnect indications are being added at the Switchyard for communication to ERCOT. This will require cable and control wiring, relay setting updates, functional testing, and performance verification. Additionally, the Switchyard autotransformer is being replaced which will require control cable wiring, relay circuit configuration, current injections, relay acceptance, and functional testing.

Evaluation:

These services are being provided by Power Testing & Energization through an interlocal agreement with the City of Denton.

Recommendation:

Staff recommends awarding these services to Power Testing & Energization.

Funding Information:

215-3542-3175301-7111

Department Director:

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



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.c.

Meeting Date: March 21, 2017

Item Title: GP&L College to Jupiter Transmission Line Route Study

Submitted By: Ross Owen, Director of Transmission & Distr

PURCHASE JUSTIFICATION:

The purpose of this request is to provide engineering services for the reconstruction of the College to Jupiter 138kV and the Lawler 138kV Overhead Transmission Lines. The route study includes surveying, preliminary design, and cost estimates for two (2) partial reconstruction options. The goal of the reconstruction is to eliminate the line sections within the Western Drive alley between Shiloh Road and Jupiter Road. Due to the complex nature of the project, an Optional Contingency is included for any additional work that may be required.

AWARD RECOMMENDATION:

<u><i>Vendor</i></u>	<u><i>Item</i></u>	<u><i>Amount</i></u>
R-Delta Engineers	All	\$245,000.00
Optional Contingency		25,000.00
	TOTAL:	\$270,000.00

Basis for Award: Most Qualified

Fiscal Impact

Total Project/Account: \$2,046,666
Expended/Encumbered to Date: 123,945
Balance: \$1,922,721
This Item: 270,000
Proposed Balance: \$1,652,721
Account #: 210-3599-3138601-7111

Fund/Agency/Project – Description and Comments:

Electric / Transmission Lines CIP Fund

Attachments

Bid Recap
Executive Summary

Fiscal Reference:

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

Budget Director	Approval Date:
Approval:	03/08/2017
Ron Young	

Purchasing Director	Approval Date:
Approval:	03/07/2017
Gary L. Holcomb	



**GARLAND
PURCHASING EXECUTIVE SUMMARY**

Bid 0494-17
GP&L College to Jupiter Transmission Line Route Study

Recommended Vendor:
R-Delta Engineers

Total Recommended Award:
\$270,000.00

Basis for Award:
Most Qualified

Purpose:
The purpose of this request is to provide engineering services for the reconstruction of the College to Jupiter 138kV and the Lawler 138kV Overhead Transmission Lines. The route study includes surveying, preliminary design, and cost estimates for two (2) partial reconstruction options. The goal of the reconstruction is to eliminate the line sections within the Western Drive alley between Shiloh Road and Jupiter Road.

Evaluation:
R-Delta Engineers was selected as the most qualified firm for this project based on the short-listed engineering firms evaluated in Request for Qualifications RFQ 3617-13.

Recommendation:
Staff recommends awarding the project to R-Delta Engineers as the most qualified firm.

Funding Information:
210-3599-3138601-7111

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



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.d.

Meeting Date: March 21, 2017

Item Title: TPA Gibbons Creek Transformer Installation

Submitted By: Ross Owen, Director of Transmission & Distr

PURCHASE JUSTIFICATION:

The purpose of this Change Order is to provide for additional services that were not included in the original TPA Gibbons Creek Substation project. The additional services include installation of a junction box foundation, installation of a new pull box, repair of an A-frame on the autotransformer, and mobilization. The original bid amount of \$1,005,767.44 was approved at the September 6, 2016, City Council Meeting.

AWARD RECOMMENDATION:

<u><i>Vendor</i></u>	<u><i>Item</i></u>	<u><i>Amount</i></u>
Irby Construction Company	All	\$108,893.72
	TOTAL:	----- \$108,893.72

Basis for Award: Change Order

Fiscal Impact

Total Project/Account: \$2,483,028
Expended/Encumbered to Date: 1,244,416
Balance: \$1,238,612
This Item: 108,894
Proposed Balance: \$1,129,718
Account #: 215-3542-3175501-7111
Fund/Agency/Project – Description and Comments:
Electric / Transmission Lines CIP Fund

Attachments

Bid Recap

Executive Summary

Fiscal Reference:

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

Budget Director	Approval Date:
Approval:	03/08/2017
Ron Young	

Purchasing Director	Approval Date:
Approval:	03/07/2017
Gary L. Holcomb	

[illegible]



GARLAND
PURCHASING EXECUTIVE SUMMARY

Bid 6713-16
TMPA Gibbons Creek Transformer Installation

Recommended Vendor:

Irby Construction Company

Total Recommended Award:

\$108,893.72

Basis for Award:

Change Order

Purpose:

The purpose of this Change Order is to provide for additional services that were not included in the original TMPA Gibbons Creek Substation project. The additional services include installation of a junction box foundation, installation of a new pull box, repair of an A-frame on the autotransformer, and mobilization.

Evaluation:

Irby Construction Company originally submitted the lowest bid and received the highest evaluated score, offering the best value for the City. The original bid amount of \$1,005,767.44 was approved at the September 6, 2016, City Council Meeting.

Recommendation:

Staff recommends the approval of the Change Order to PO 24853.

Funding Information:

215-3542-3175501-7111

Department Director:

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



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

3.a.

Meeting Date: March 21, 2017

Item Title: Z 16-44 New Era Partners, LLC (District 1)

Submitted By: Will Guerin, Planning Director

Summary of Request/Problem

Zoning Ordinance Z 16-44 New Era Partners, LLC

Recommendation/Action Requested and Justification

Consider adoption of attached ordinance.

Attachments

Z 16-44 Ordinance
Z 16-44 Legal Description
Z 16-44 PD Conditions
Z 16-44 Exhibit C
Z 16-44 Exhibit D
Z 16-44 Exhibit E
Z 16-44 Exhibit F
Z 16-44 Exhibit G
Z 16-44 Exhibit H

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING 1) A MASTER CONCEPT PLAN FOR A MULTI-STORY OFFICE BUILDING, 2) A SPECIFIC USE PROVISION FOR A PHARMACY (WITH DRIVE-THROUGH OR WINDOW) AND 3) A DETAIL PLAN ON PROPERTY ZONED PLANNED DEVELOPMENT (PD) 15-20 FOR MIXED USES AND LOCATED AT 2300 NORTH LOOKOUT DRIVE; PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; PROVIDING A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 13th day of February, 2017, the Plan Commission did consider and make recommendations on a certain request for approval of an amended Master Concept Plan, a Specific Use Provision, and a Detail Plan made by **New Era Partners, 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 zoning laws would provide for and would be in the best interest of the health, safety, morals, and general welfare:

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

Section 1

The Garland Development Code is hereby amended by approving 1) **A MASTER CONCEPT PLAN FOR A MULTI-STORY OFFICE BUILDING**, 2) **A SPECIFIC USE PROVISION FOR A PHARMACY (WITH DRIVE-THROUGH OR WINDOW)** AND 3) **A DETAIL PLAN ON PROPERTY ZONED PLANNED DEVELOPMENT (PD) 15-20 FOR MIXED USES AND LOCATED AT 2300 NORTH LOOKOUT DRIVE**; and being more particularly described in Exhibit A, attached hereto and made a part hereof.

Section 2

ZONING FILE NO. Z 16-44

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

Section 3

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

Section 4

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

Section 5

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

Section 6

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

PASSED AND APPROVED this _____ day of _____, 2017.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

ZONING FILE NO. Z 16-44

Published:

LEGAL DESCRIPTION
6.611 ACRES
ALL OF LOT 1, BLOCK 1
BLACKBURN STATE HIGHWAY 190 ADDITION
CITY OF GARLAND, DALLAS COUNTY, TEXAS

BEING all that certain lot, tract or parcel of land, situated in the L. Ferris Survey, Abstract Number 477, Dallas County, Texas, and being all of Lot 1, Block 1, Blackburn State Highway 190 Addition, an addition to the City of Garland, Dallas county, Texas, according to the plat thereof, recorded in Volume 97081, Page 2794, Plat Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a "+" found in the concrete at the northeast corner of the said Lot 1, and being the south end of a corner clip at the intersection of the south line of Lookout Drive (formerly W. Blackburn Road), as dedicated by deed, recorded in Volume 75188, Deed Records, Dallas County, Texas and the west line of Telecom Parkway, as described by said Plat of Blackburn State Highway Addition;

THENCE with the southeast line of said Lot 1, and the northwest line of the said Telecom Parkway, the following:

Southwesterly with the arc of a curve to the right, having a radius of 459.00 feet, a central angle of $22^{\circ}54'40''$, an arc length of 183.54 feet and whose chord bears $S 17^{\circ}04'30'' W$, 182.32 feet to a "+" found in the concrete at a point of compound curvature;

Southwesterly with the arc of said curve, having a radius of 240.00 feet, a central angle of $21^{\circ}49'30''$, an arc length of 91.42 feet and whose chord bears $S 39^{\circ}26'34'' W$, 90.87 feet to a "+" found in the concrete at a point of reverse curvature;

Southwesterly with the arc of said curve, having a radius of 260.00 feet, a central angle of $06^{\circ}36'12''$, an arc length of 110.04 feet and whose chord bears $S 50^{\circ}47'19'' W$, 109.77 feet to a $\frac{1}{2}''$ rebar found "Disturbed", replace with $\frac{1}{2}''$ capped rebar set (G&A Consultants);

$S 32^{\circ}10'28'' E$, 11.00 feet to a "+" found in the concrete;

Southwesterly with the arc of a curve to the right, having a radius of 459.00 feet, a central angle of $18^{\circ}20'16''$, an arc length of 146.91 feet and whose chord bears $S 66^{\circ}59'40'' W$, 146.28 feet to a "+" found in the concrete at a point of compound curvature;

Southwesterly with the arc of said curve, having a radius of 240.00 feet, a central angle of 21° , an arc length of 90.25 feet and whose chord bears $S 86^{\circ}56'08'' W$, 89.71 feet to a $\frac{1}{2}''$ rebar found at a point of reverse curvature;

Northwesterly with the arc of said curve, having a radius of 260.00 feet, a central angle of $09^{\circ}30'01''$, an arc length of 43.11 feet and whose chord bears $N 87^{\circ}02'33'' W$, 43.06 feet to a $\frac{1}{2}''$ rebar found at a point of compound curvature;

Southwesterly with the arc of said curve, having a radius of 552.00 feet, a central angle of $23^{\circ}36'46''$, an arc length of 227.49 feet and whose chord bears $S 76^{\circ}24'04'' W$, 225.88 feet to a point at the southwest corner of said Lot 1, and being the south end of a corner clip at the intersection of the north line of said Telecom Parkway, and the east line of State Highway 190, as dedicated by deed, recorded in Volume 88176, Page 3406, Deed Records, Dallas County, Texas, from which a $\frac{1}{2}''$ capped rebar found (Metroplex) bears $N 80^{\circ}34' E$, 0.5 feet;

THENCE N 71°02'37" W, 19.71 feet with the said corner clip, to a point, from which a ½" rebar found bears S 85°55' E, 0.4 feet, and from which a ½" rebar found bears S 58°45' E, 0.5 feet;

THENCE with the west line of said Lot 1, and the east line of said State Highway 190, the following:

N 19°28'49" W, 163.61 feet to a Brass Texas Department of Transportation monument found;

N 23°06'49" W, 199.70 feet to a 5/8" capped rebar found (Carter & Burgess) at the south end of a corner clip at the intersection of the east line of said State Highway 190, and the south line of said Lookout Drive and being the westerly northwesterly corner of Lot 1;

THENCE N 29°32'11" E, 120.33 feet with the said corner clip, to a 5/8" capped rebar found (Carter & Burgess) at the north end of the said corner clip, and being the northerly northwest corner of said Lot 1;

THENCE N 88°29'57" E, 779.45 feet with the north line of said Lot 1, and the south line of said Lookout Drive, to a point at the northerly northeast corner of said Lot 1, and being at the north end of the aforementioned corner clip, from which a ½" rebar found bears S 31°10' E, 0.3 feet;

THENCE S 43°18'45" E, 17.87 feet with the east line of said Lot 1, and the west line of said Telecom Parkway, to the POINT OF BEGINNING, and containing approximately 6.611 acres of land.

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 16-44

2300 NORTH LOOKOUT DRIVE

- I. Statement of Purpose:** The purpose of this Planned Development District is to permit the development of Medical and Dental Office/Clinic and Pharmacy (with Drive-Through or Window) subject to conditions.
- II. Statement of Effect:** This Planned Development District 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 Garland Development Code, Ordinance No. 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
- A. Master Concept Plan:** Development concepts shall be in general conformance with the Master Concept Plan labeled Exhibit C.
- B. Detail Plan:** Development shall be in general conformance with the Detail Plan labeled Exhibit D. In the event there is conflict between the approved Detail Plan and the Specific Regulations below, the Specific Regulations shall apply.
- V. Specific Regulations:**
- A. Regulating Plan:** Except as modified by this Planned Development (PD) District 16-44, Exhibit H, all uses, conditions, processes and standards shall be as provided in Planned Development (PD) District 15-20 Ordinance No. 6785.
- B. Permitted Uses:** Only a Medical and Dental Office/Clinic and Pharmacy (with Drive-Through or Window) shall be permitted on the subject property.

- C. Screening and Landscaping: Screening and landscaping shall be in general conformance with the landscape plan labeled Exhibit E.
- D. Elevations: Building elevations shall be in general conformance with the elevations labeled Exhibit F.
- E. Signage: Freestanding signage shall comply with Exhibit G. The applicant shall obtain approval from the City Council for attached building signage prior to obtaining sign permits for attached building signage.



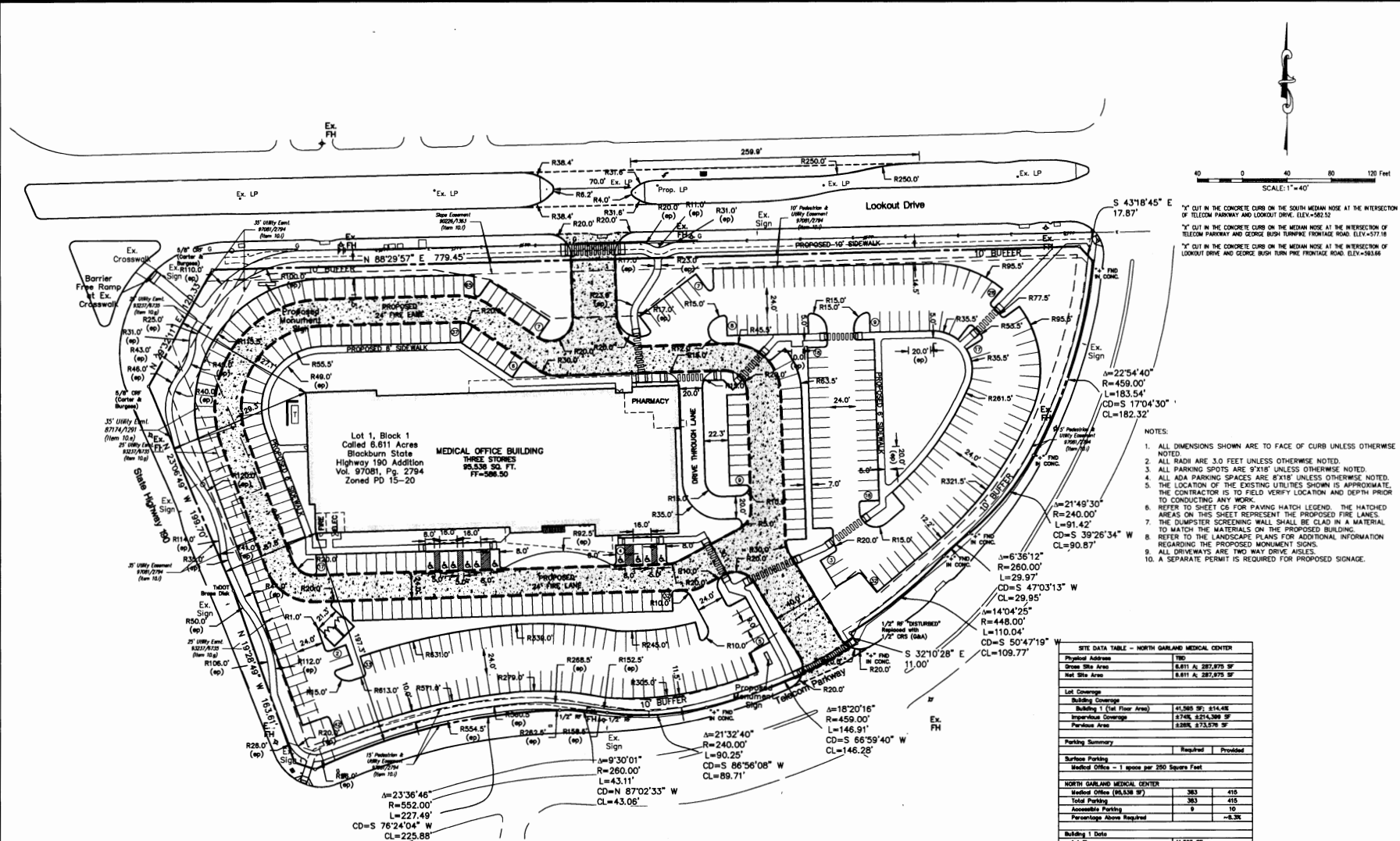
"X" CUT IN THE CONCRETE CURB ON THE SOUTH MEDIAN NOSE AT THE INTERSECTION
 OF TELECOM PARKWAY AND LOOKOUT DRIVE. ELEV.=582.52
 "X" CUT IN THE CONCRETE CURB ON THE MEDIAN NOSE AT THE INTERSECTION OF
 TELECOM PARKWAY AND GEORGE BUSH TURNPIKE FRONTAGE ROAD. ELEV.=577.18
 "X" CUT IN THE CONCRETE CURB ON THE MEDIAN NOSE AT THE INTERSECTION OF
 LOOKOUT DRIVE AND GEORGE BUSH TURN PIKE FRONTAGE ROAD. ELEV.=583.86

- NOTES:
1. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 2. ALL RADII ARE 3.0 FEET UNLESS OTHERWISE NOTED.
 3. ALL PARKING SPACES ARE 8'X18' UNLESS OTHERWISE NOTED.
 4. ALL ADA PARKING SPACES ARE 8'X18' UNLESS OTHERWISE NOTED.
 5. THE LOCATION OF THE EXISTING UTILITIES SHOWN IS APPROXIMATE. THE CONTRACTOR SHALL VERIFY LOCATION AND DEPTH PRIOR TO CONDUCTING ANY WORK.
 6. REFER TO SHEET CB FOR PAVING MATCH LEGEND, THE HATCHED AREAS ON THIS SHEET REPRESENT THE PROPOSED DRIVE LANE.
 7. THE DUMPSITE SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE PROPOSED BUILDING.
 8. REFER TO THE SHEET FOR THE PROPOSED SIGNAGE INFORMATION REGARDING THE PROPOSED MONUMENT SIGNS.
 9. ALL DRIVEWAYS ARE TO BE TWO (2) DRIVE ALLEYS.
 10. A SECURITY FENCE IS REQUIRED TO BE PROVIDED SIGNAGE.

SITE DATA TABLE - NORTH GARLAND MEDICAL CENTER			
Physical Address	1780		
Gross Site Area	8,611 A, 287,875 SF		
Net Site Area	8,611 A, 287,875 SF		
Lot Coverage			
Building Coverage	41,583 SF, 214.68		
Building (1st Floor Area)	41,583 SF, 214.68		
Impervious Coverage	27,425, 214,360 SF		
Pervious Area	2,226, 23,578 SF		
Parking Summary			
Surface Parking	Required	Provided	
Medford Office - 1 space per 250 Square Feet			
NORTH GARLAND MEDICAL CENTER			
Medford Office (40,538 SF)	383	415	
Total Parking	383	415	
Automobile Parking	8	10	
Percentage Above Required			-6.36
Building 1 Data			
1st Floor	41,583 SF		
2nd Floor	27,426 SF		
3rd Floor	26,818 SF		
Height (Story/Feet)	1 to 3 Story		
Pool, Heliport			
Total Square Footage	95,830 SF		

OWNER/DEVELOPER
NEW ERA PARTNERS
801 HANOVER DRIVE, SUITE 680
GRAPEVINE, TEXAS 75201
Ph. 214-234-8223
Contact: MR. BILL RIESCH

CASE# 160512-1



NOTES:

1. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL RADI ARE 3.0 FEET UNLESS OTHERWISE NOTED.
3. ALL PARKING SPOTS ARE 8'X18' UNLESS OTHERWISE NOTED.
4. ALL ADA PARKING SPACES ARE 8'X18' UNLESS OTHERWISE NOTED.
5. THE LOCATION OF THE EXISTING UTILITIES SHOWN IS APPROXIMATE. THE CONTRACTOR IS TO FIELD VERIFY LOCATION AND DEPTH PRIOR TO CONDUCTING ANY WORK.
6. REFER TO SHEET GS FOR PAVING HATCH LEGEND. THE HATCHED AREAS ON THIS SHEET REPRESENT THE PROPOSED FIRE LANES.
7. THE DUMPSITE SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE PROPOSED BUILDING.
8. REFER TO THE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION REGARDING THE PROPOSED MONUMENT SIGNS.
9. ALL DRIVEWAYS ARE TWO WAY DRIVE AISLES.
10. A SEPARATE PERMIT IS REQUIRED FOR PROPOSED SIGNAGE.

SITE DATA TABLE - NORTH GARLAND MEDICAL CENTER

Physical Address	160
Grass Site Area	8,811 A, 287,879 SF
Net Site Area	8,811 A, 287,879 SF

Lot Coverage	
Building Coverage	41,580 SF, 214.4%
Impervious Coverage	2,758, 2,574,389 SF
Pavement Area	2,385, 2,135,79 SF

Parking Summary

	Required	Provided
Surface Parking		
Medical Office - 1 space per 250 Square Feet		

NORTH GARLAND MEDICAL CENTER

Medical Office (WALK IN)	383	415
Total Parking	383	415
Accessible Parking	9	10
Percentage Above Required		+3.3%

Building 1 Data

Lot Area	41,580 SF
Shed Floor	27,137 SF
3rd Floor	28,818 SF
Height (Story/Feet)	1 & 3.3 Story
Peak Height	58' 0"
Total Square Footage	85,538 SF

OWNER/DEVELOPER
NEW ERA PARTNERS
801 HANCOCK DRIVE, SUITE 800
GRAPEVINE, TEXAS 76031
PH: 972-484-8888
CONTACT: MR. BILL REICHL

CASE# 160512-1

PRELIMINARY PLANS
THIS DOCUMENT IS FOR
INTERIM REVIEW AND IS
NOT INTENDED FOR
CONSTRUCTION, RECORDING,
OR PERMIT PURPOSES.
OWNERS AND ARCHITECTS
SHALL BE RESPONSIBLE FOR
OBTAINING ALL NECESSARY
PERMITS AND APPROVALS.
DATE: 2/3/2017

NORTH GARLAND MEDICAL CENTER
Lot 1, Block 1
BLACKBURN STATE HIGHWAY 190 ADDITION
6.81 Acres
L. FERRIS SURVEY, GARLAND
CITY OF GARLAND, TEXAS
DALLAS COUNTY, TEXAS

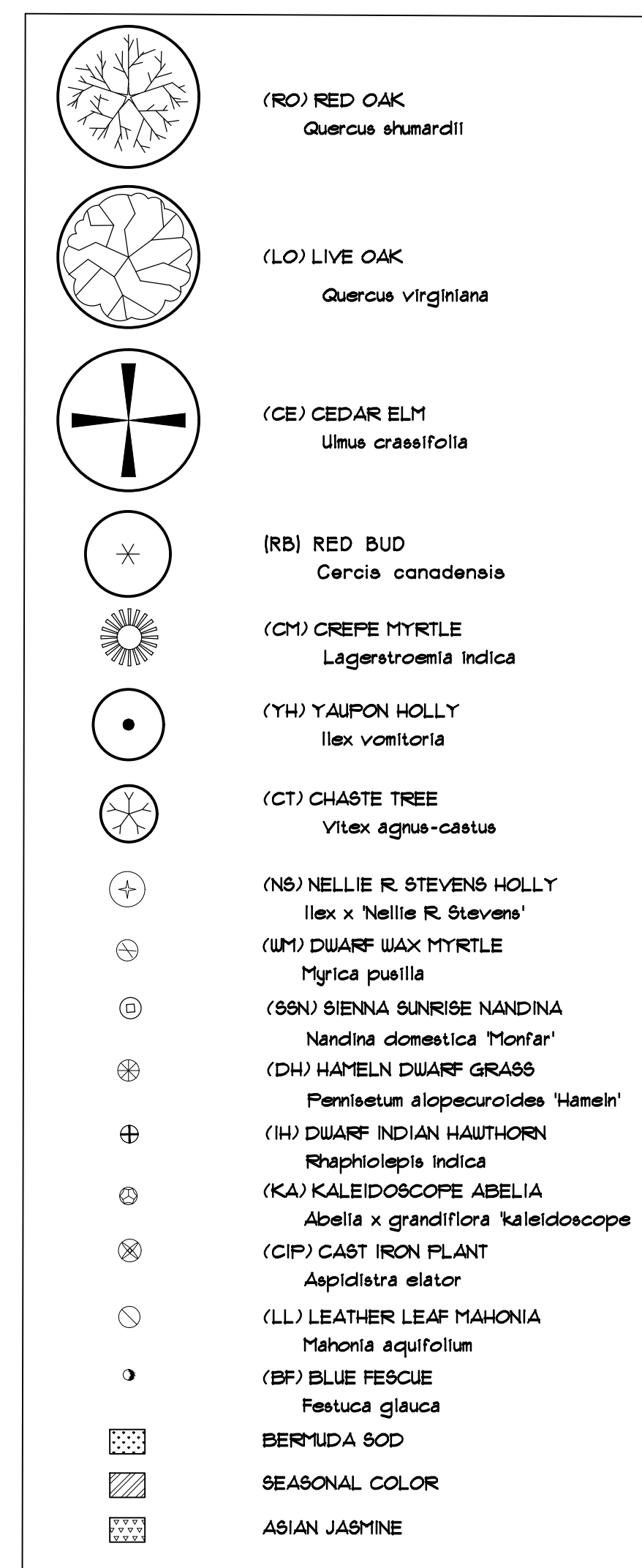
DETAIL PLAN

PRELIMINARY PLANS
THIS DOCUMENT IS FOR
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CONSTRUCTION, RECORDING,
OR PERMIT PURPOSES.
OWNERS AND ARCHITECTS
SHALL BE RESPONSIBLE FOR
OBTAINING ALL NECESSARY
PERMITS AND APPROVALS.
DATE: 2/3/2017

Scale: 1"=40'
1/2"=80'
3/4"=120'
1"=160'
1 1/4"=200'
1 1/2"=240'
1 3/4"=280'
2"=320'
2 1/2"=360'
3"=400'
3 1/2"=440'
4"=480'
4 1/2"=520'
5"=560'
5 1/2"=600'
6"=640'
6 1/2"=680'
7"=720'
7 1/2"=760'
8"=800'
8 1/2"=840'
9"=880'
9 1/2"=920'
10"=960'

16093

D



Final landscape plan will meet all City of Garland development ordinances. All landscape will be maintained according to city standards. All required landscape will be 100% watered by an underground irrigation system.

REQUIRED: At least 10% of the lot/tract area shall be pervious, permanently landscaped area. $287,975 \times 10\% = 28,797$ sq. ft.
PROVIDED: 29,356 sq. ft.

REQUIRED: A minimum 10' landscape street buffer shall be required along any street frontage.

REQUIRED: One large shade tree and seven shrubs shall be required per thirty linear feet of street buffer frontage.
LOOKOUT DRIVE : 790.6 l.f. of street frontage / 30 l.f. = 26 trees and 112 shrubs

TELECOM ROAD : 937 l.f. of street frontage / 30 l.f. = 31 large shade trees and 133 shrubs.

PROVIDED: 31 new shade trees + 12 ornamental + 235 shrubs
 94190 SERVICE ROAD : 457 l.f. of street frontage / 30 l.f. = 15
 large shade trees and 8 shrubs.

PROVIDED: 14 new shade trees + 3 ornamental + 116 shrubs

Surface Parking trees shall be provided in a ratio of 1 tree for every 10 spaces and there shall be a surface parking tree within 65' of every parking space.
418 parking spaces / 10 = 42 trees
3' screening of parking spaces adjacent to public right of way
PROVIDED: 52 trees all within 65' of every parking space
3' continuous hedge

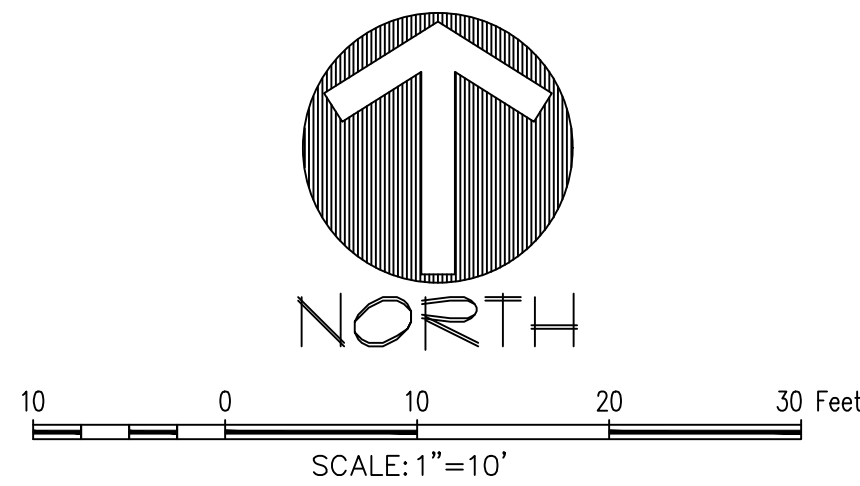
Re: Z:\2016\16093\Drawings\FP & Const Plans\SHEETS\Schematic Sheets\16093 LANDSCAPE PLAN

CASE# 160512-1

NORTH GARLAND MEDICAL CENTER
Lot 1, Block 1
BLACKBURN STATE HIGHWAY 190 ADDITION
6.611 Acres
in the
L. FERRIS SURVEY, ABSTRACT NO. 477
CITY OF GARLAND
DALLAS COUNTY, TEXAS

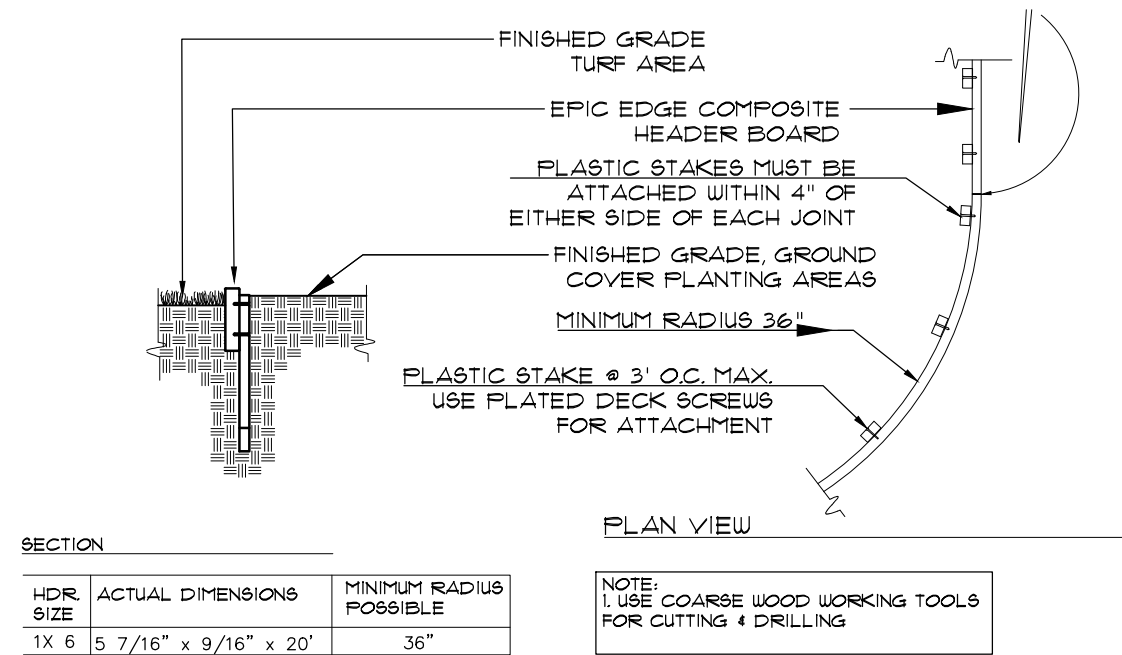
ENVIRONS GROUP
LANDSCAPE ARCHITECTURE
a division of G & A Consultants, LLC.
111 Hillside Drive • Lewisville, TX 75057
P: 972.317.0276 • F: 972.436.9715

NORTH GARLAND MEDICAL CENTER

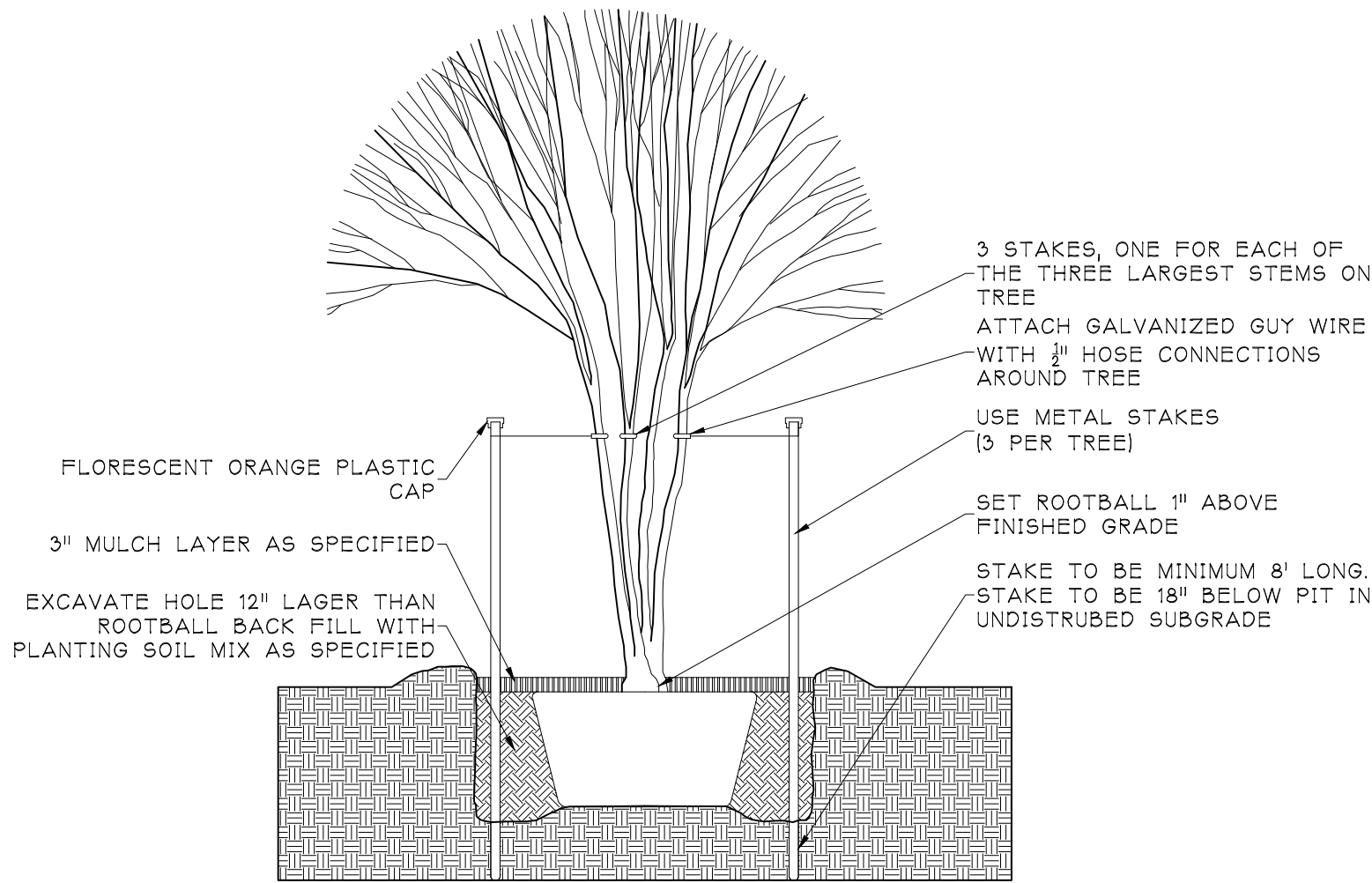


PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT INTENDED FOR CONSTRUCTION.
NO PERMIT REQUIRED FOR LANDSCAPE ARCHITECT
JAMESON P. PINSON
2826
STATE OF TEXAS
DATED 2/20/2017

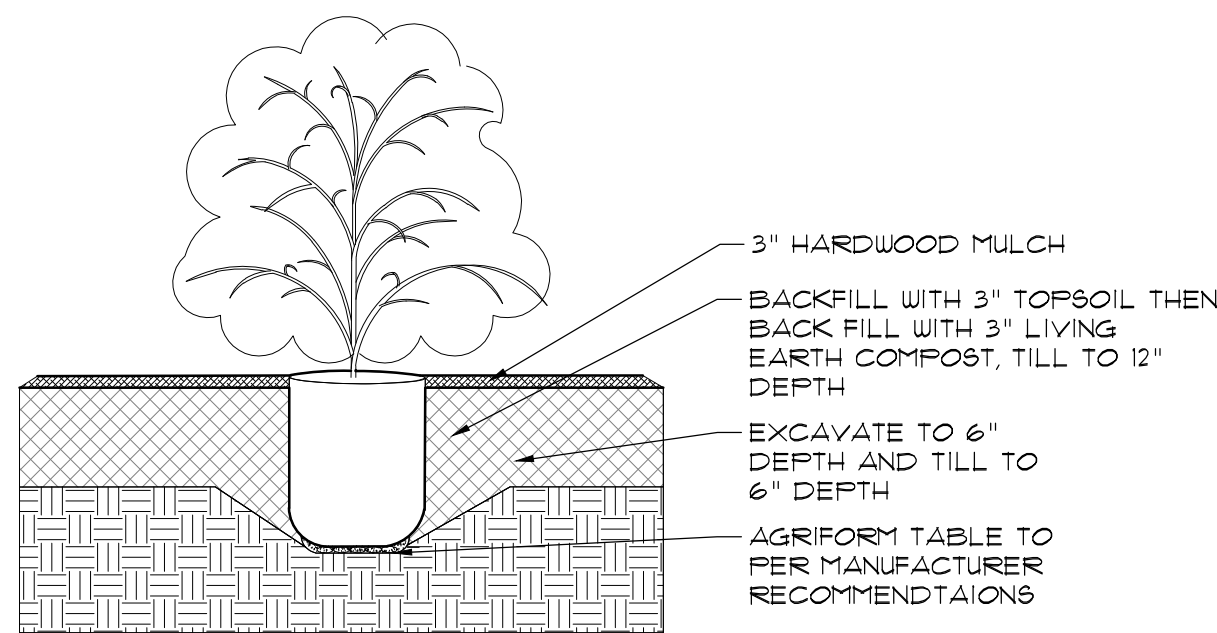
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Date: 10/12/2016
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Revisions:
12/21/2016
12/28/2016
01/25/2017
02/08/2017
02/20/2017



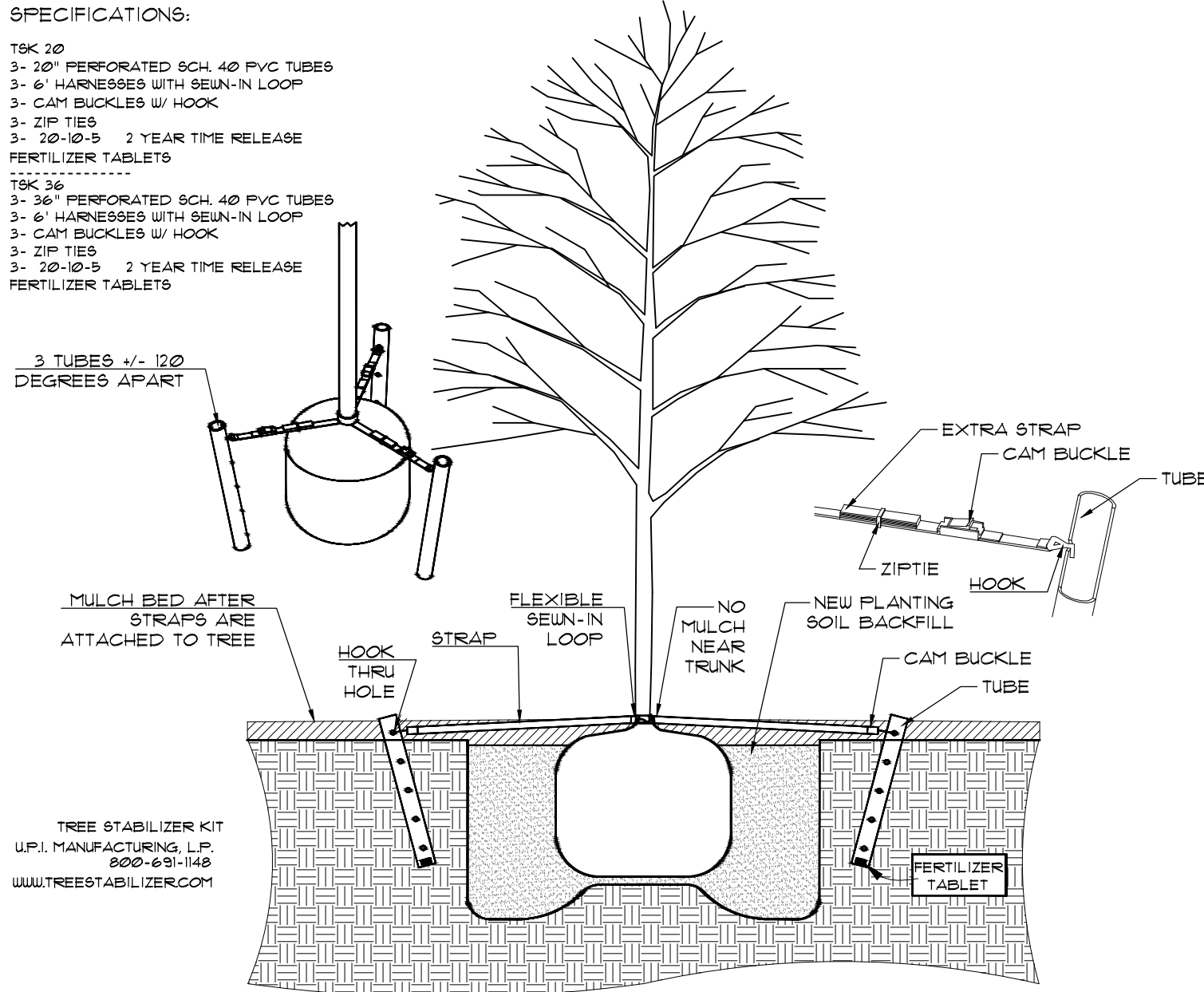
1 EPIC EDGE DETAIL
SCALE: NOT TO SCALE



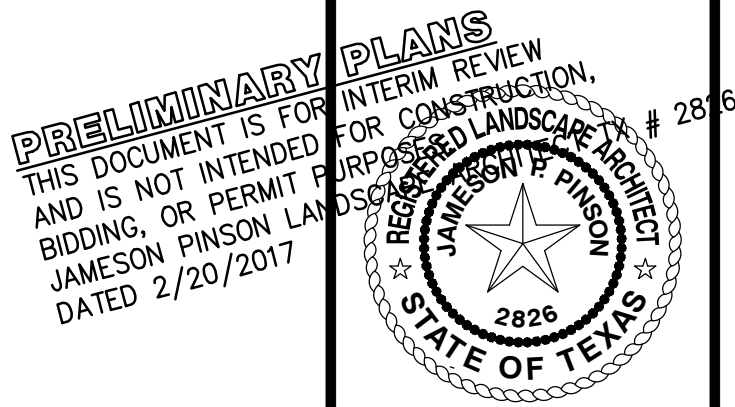
2 MULTI TRUNK TREE STAKING
NOT TO SCALE



3 SHRUB DETAIL
SCALE: NOT TO SCALE



4 TREE STAKING DETAIL
SCALE: NOT TO SCALE



Drawn By: RLS
Date: 10/12/2016
Scale: 1" = 40'
Revisions:
12/21/2016
12/28/2016
01/25/2017
02/08/2017
02/20/2017

OWNER/DEVELOPER
NEW ERA PARTNERS
801 HANOVER DRIVE, SUITE 650
GRAPEVINE, TEXAS 76201
Ph. 214-234-8223
Contact: MR. BILL RESCH

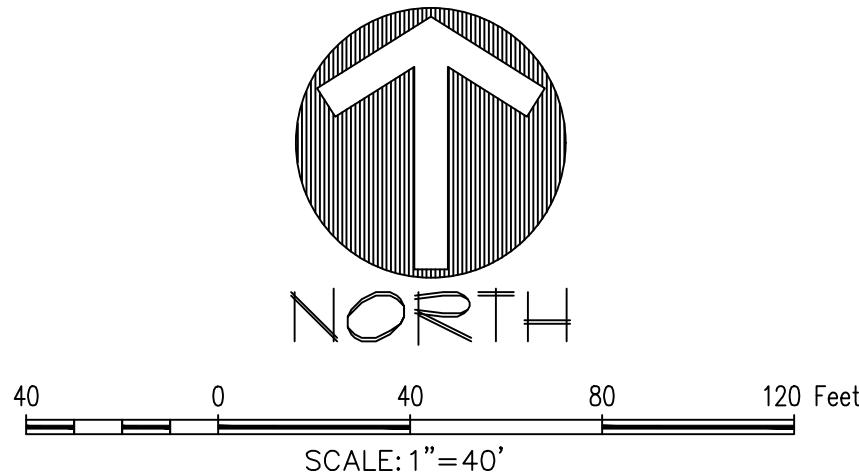
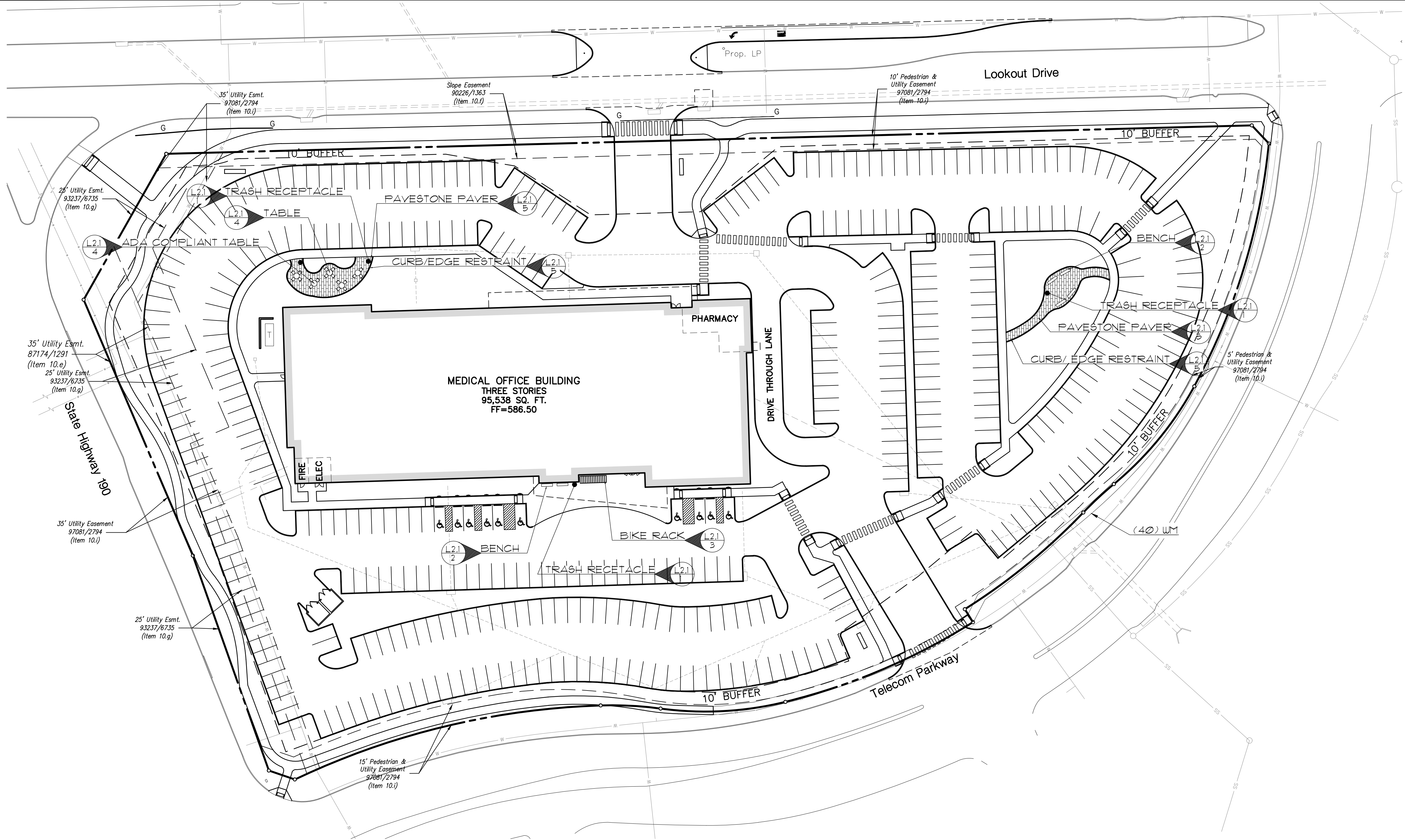
CASE# 160512-1

ENVIRONS GROUP
LANDSCAPE ARCHITECTURE
a division of G & A Consultants, L.L.C.
111 Hillside Drive • Lewisville, TX 75067
P: 972.317.0226 • F: 972.538.9715

NORTH GARLAND MEDICAL CENTER
Lot 1, Block 1
BLACKBURN STATE HIGHWAY 190 ADDITION
6.611 Acres
in the
CITY OF GARLAND
L FERRIS SURVEY, ABSTRACT NO. 477
DALLAS COUNTY, TEXAS

L1.2 LANDSCAPE PLAN

16093

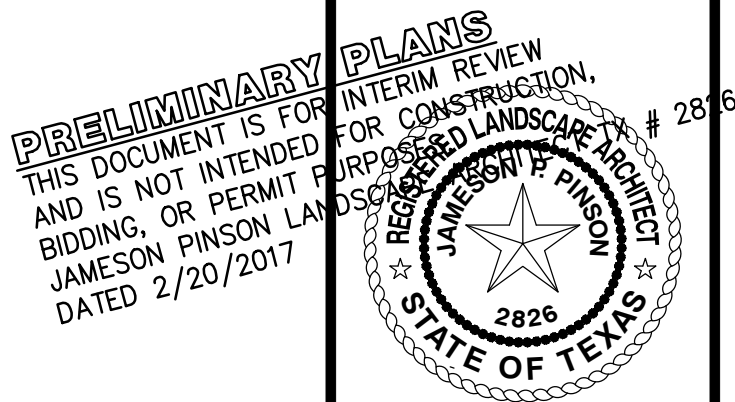


NORTH GARLAND MEDICAL

CENTER
Lot 1, Block 1
BLACKBURN STATE HIGHWAY 190 ADDITION

6.611 Acres
in the
L FERRIS SURVEY, ABSTRACT NO. 477
CITY OF GARLAND, TEXAS
DALLAS COUNTY, TEXAS

HARDSCAPE PLAN

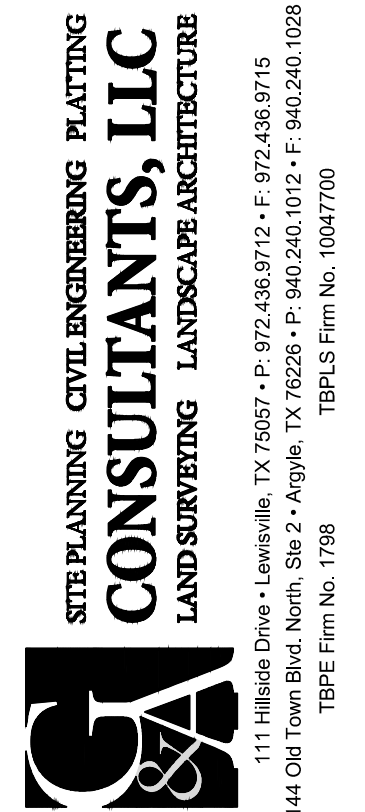


Drawn By: LD
Date: 10/12/2016
Scale: 1"=40'
Revisions:
12/21/2016
12/28/2016
01/25/2017
02/08/2017
02/20/2017

OWNER/DEVELOPER
NEW ERA PARTNERS
801 HANOVER DRIVE, SUITE 650
GRAPEVINE, TEXAS 76201
Ph. 214-234-8223
Contact: MR. BILL RESCH

16093

L2.0



111 Hillside Drive - Lewisville, TX 76047 - P: 972-458-9712 - F: 972-458-9715
144 Old Town Square - Arlington, TX 76010 - P: 817-442-4241 - F: 817-442-4241
TDRS Firm No. 1788 TDRS Firm No. 1047700

NORTH GARLAND MEDICAL CENTER



MIDTOWN

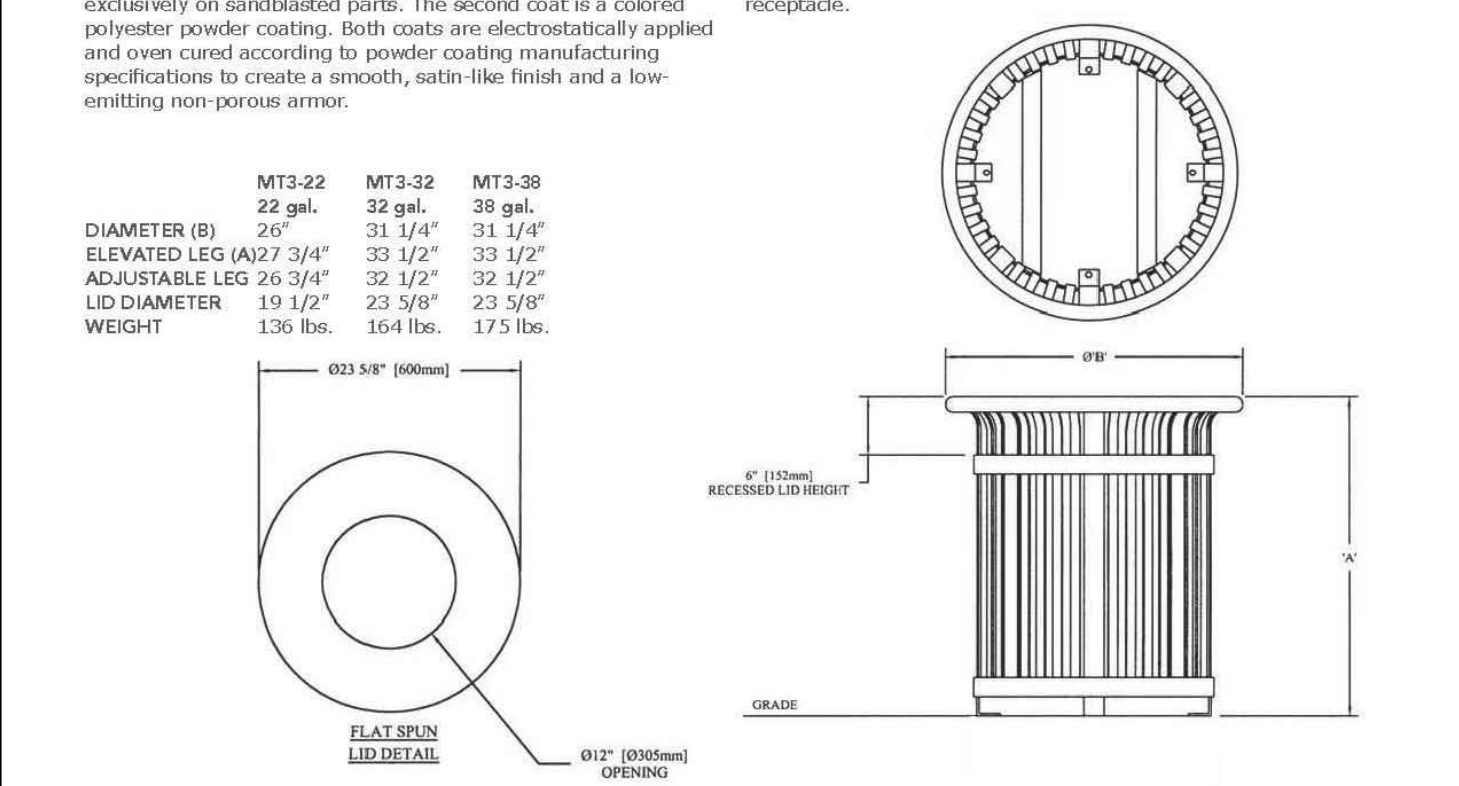
MIDTOWN LITTER RECEPTACLE
Bench with back is covered by patent no. des. 457,742. All other Midtown pieces are Exclusive By Design™.

KEYSHIELD® METAL FINISH
The trademarked KEYSHIELD® finish protects each piece of furniture from chipping, cracking, and UVA damage while providing unparalleled corrosion resistance. Steel products are finished with a two-coat powder coating process applied to a 7-15 mil thickness. Substrate preparation includes sandblasting to a white finish to remove all surface contaminants. The raw product then receives a corrosion-inhibiting phosphate coating prior to the application of the powder coating. The first coat applied to the substrate is zinc rich epoxy powder primer used exclusively on sandblasted parts. The second coat is a colored polyester powder coating. Both coats are electrostatically applied and oven cured according to powder coating manufacturing specifications to create a smooth, satin-like finish and a low-emitting non-porous armor.

FULLY ASSEMBLED UNIT
The Midtown litter receptacle is manufactured in the USA as a fully assembled unit to provide ultimate stability and avoid damage during transit to the site, saving time and money.

MATERIALS
Commercial-grade materials, at least 25% recycled raw steel, 100% recyclable steel, completely welded for optimum strength and stability; sizes and dimensions according to Keystone Ridge Designs, Inc. CAD drawing; alternating pattern of vertical ¼" x 1" and ¼" x 2" steel strips attached to 1-1/2" OD 11 gauge tubing top hoop; ¼" x 2" middle and bottom rings; ¼" x 2" flat liner base support; 1in gauge square metal lid; plastic liner and polyester coated stainless steel lanyard attached to lid and receptacle.

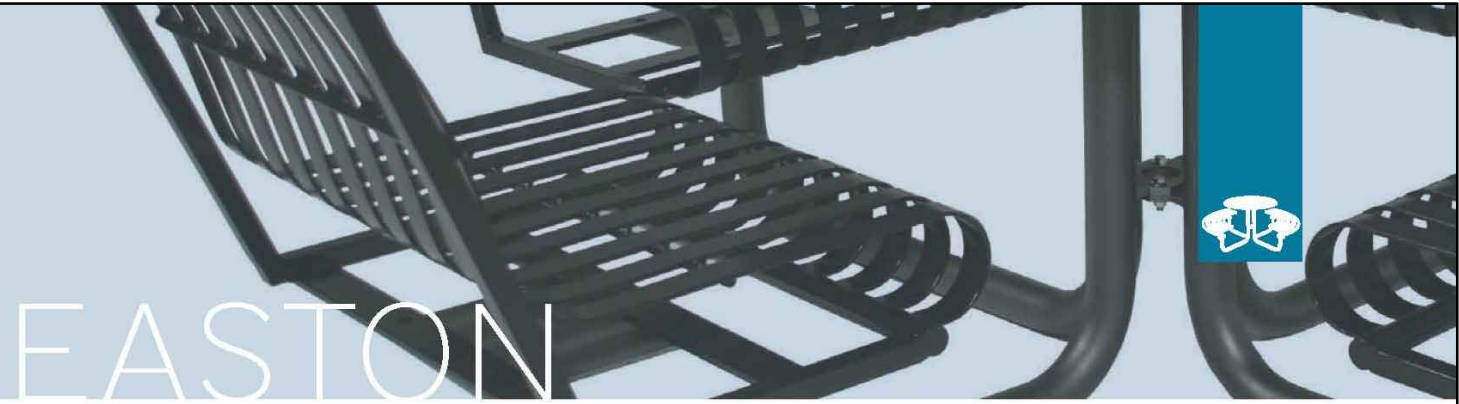
	MT3-22	MT3-32	MT3-38
DIAMETER (Ø)	22 gal.	32 gal.	38 gal.
WIDTH (B)	26"	31 1/4"	31 1/4"
ELEVATED LEG (A)27 3/4"	33 1/2"	33 1/2"	33 1/2"
ADJUSTABLE LEG	26 3/4"	32 1/2"	32 1/2"
LID DIAMETER	19 1/2"	23 3/8"	23 3/8"
WEIGHT	136 lbs.	164 lbs.	175 lbs.



PROPRIETARY STATEMENT
Keystone Ridge Designs, Inc.® is proud to offer the design community exceptional site amenities. Due to the time and resources invested in designing, manufacturing and marketing Keystone Ridge Designs' products and services, we pursue design patents, copyrights, trademarks and service marks whenever possible. Any unlawful duplication or misrepresentation of Keystone Ridge Designs' products will be rigorously protected.

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Toll-free: 1-800-284-8208 | Phone: 724-284-1213 | Fax: 724-284-1253
www.keystoneridgedesigns.com

1. TRASH RECEPTACLE
NOT TO SCALE



EASTON

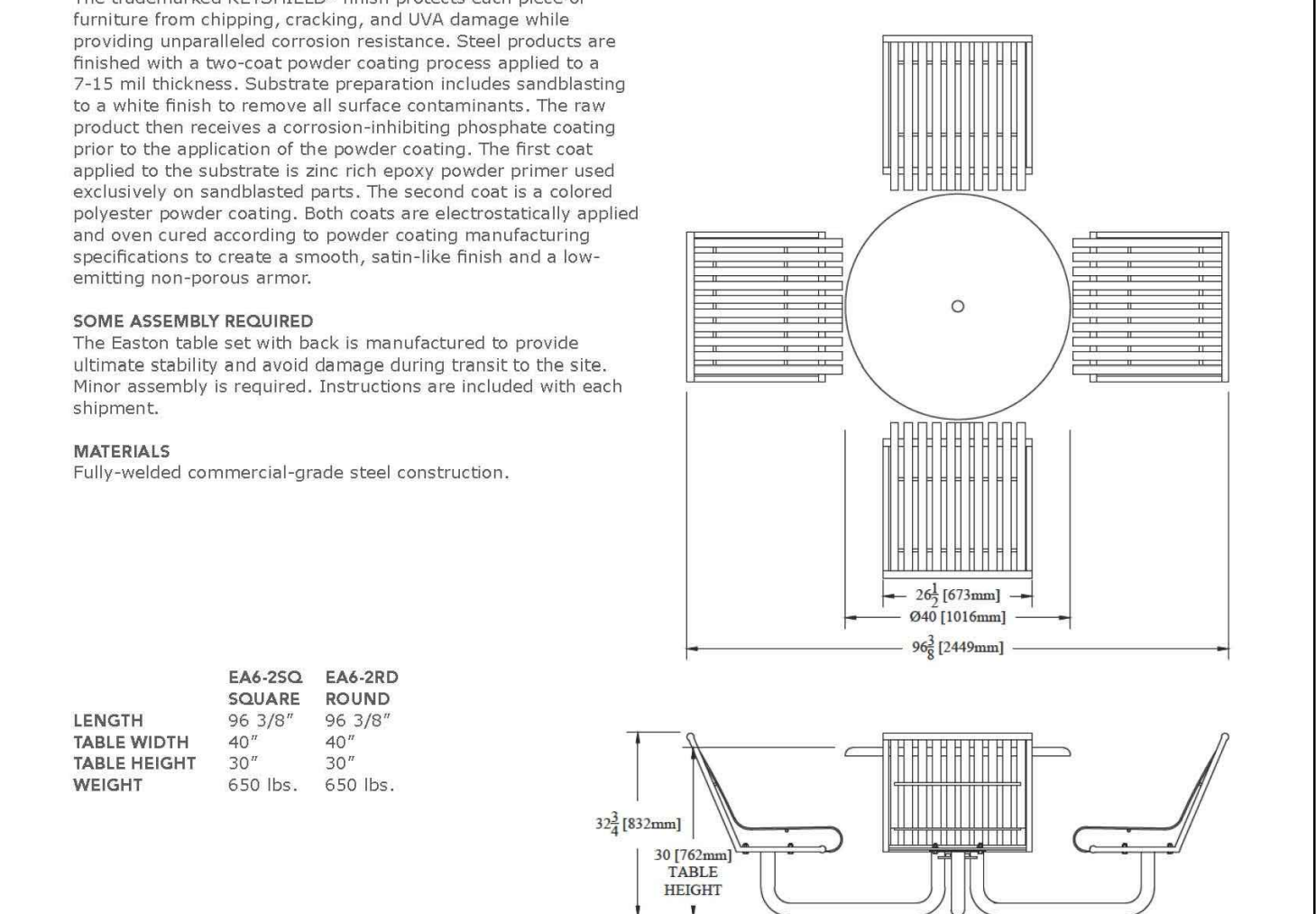
EASTON TABLE SET WITH BACK
All Easton pieces are Exclusive By Design™.

KEYSHIELD® METAL FINISH
The trademarked KEYSHIELD® finish protects each piece of furniture from chipping, cracking, and UVA damage while providing unparalleled corrosion resistance. Steel products are finished with a two-coat powder coating process applied to a 7-15 mil thickness. Substrate preparation includes sandblasting to a white finish to remove all surface contaminants. The raw product then receives a corrosion-inhibiting phosphate coating prior to the application of the powder coating. The first coat applied to the substrate is zinc rich epoxy powder primer used exclusively on sandblasted parts. The second coat is a colored polyester powder coating. Both coats are electrostatically applied and oven cured according to powder coating manufacturing specifications to create a smooth, satin-like finish and a low-emitting non-porous armor.

SOME ASSEMBLY REQUIRED
The Easton table set with back is manufactured to provide ultimate stability and avoid damage during transit to the site. Minor assembly is required. Instructions are included with each shipment.

MATERIALS
Fully-welded commercial-grade steel construction.

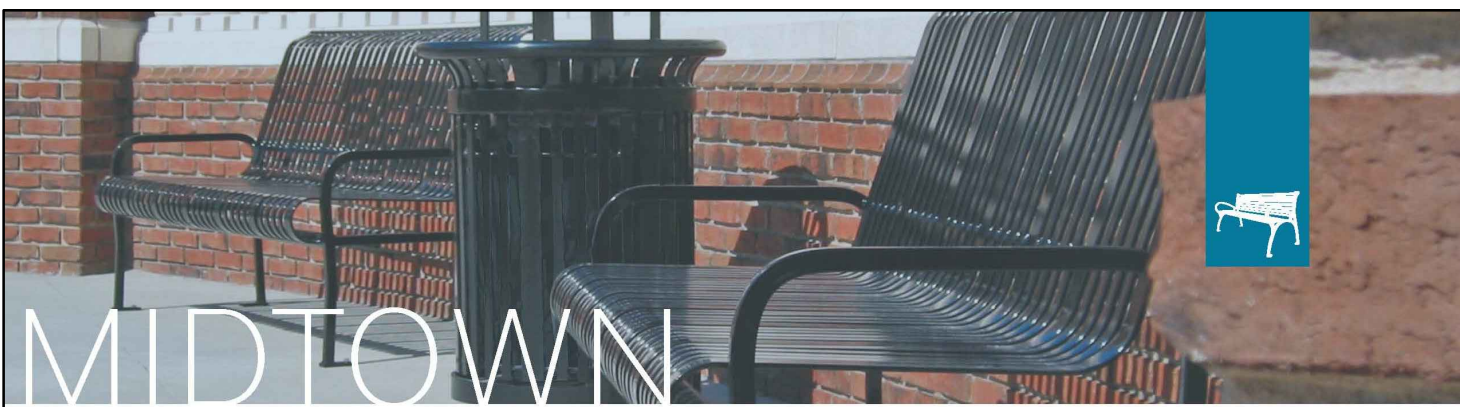
	EA6-25Q SQUARE	EA6-28D ROUND
LENGTH	96 3/8"	96 3/8"
TABLE WIDTH	40"	40"
TABLE HEIGHT	30"	30"
WEIGHT	650 lbs.	650 lbs.



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4. TABLE (CAN BE ADA MODIFIED)
NOT TO SCALE



MIDTOWN

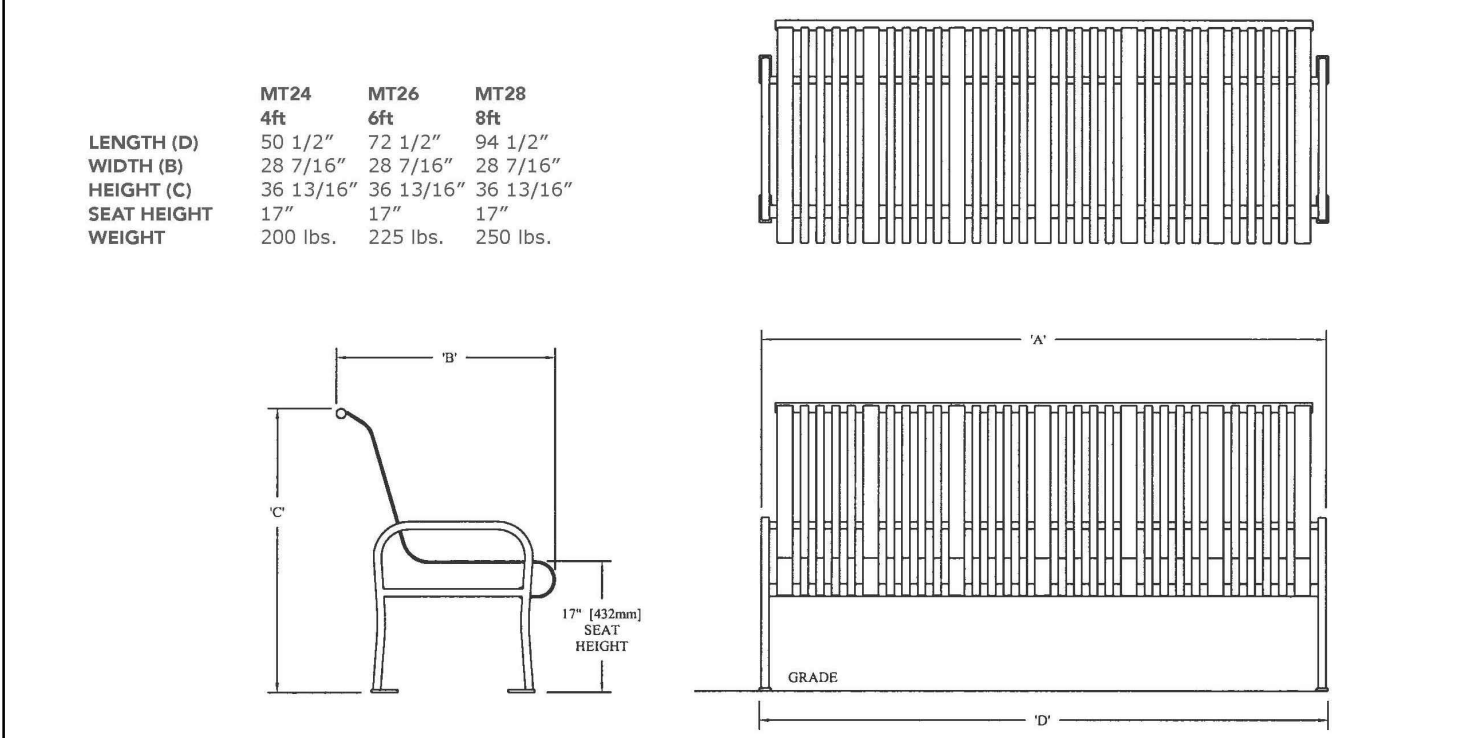
MIDTOWN BENCH WITH BACK
Bench with back is covered by patent no. des. 457,742. All other Midtown pieces are Exclusive By Design™.

KEYSHIELD® METAL FINISH
The trademarked KEYSHIELD® finish protects each piece of furniture from chipping, cracking, and UVA damage while providing unparalleled corrosion resistance. Steel products are finished with a two-coat powder coating process applied to a 7-15 mil thickness. Substrate preparation includes sandblasting to a white finish to remove all surface contaminants. The raw product then receives a corrosion-inhibiting phosphate coating prior to the application of the powder coating. The first coat applied to the substrate is zinc rich epoxy powder primer used exclusively on sandblasted parts. The second coat is a colored polyester powder coating. Both coats are electrostatically applied and oven cured according to powder coating manufacturing specifications to create a smooth, satin-like finish and a low-emitting non-porous armor.

FULLY ASSEMBLED UNIT
The Midtown bench with back is manufactured in the USA as a fully assembled unit to provide ultimate stability and avoid damage during transit to the site, saving time and money.

MATERIALS
Commercial-grade materials, at least 25% recycled raw steel, 100% recyclable steel; completely welded for optimum strength and stability according to Keystone Ridge Designs, Inc. CAD drawing; alternating vertical ¼" x 1" and ¼" x 2" steel strips evenly spaced 1" apart attached to 1-1/2" O.D. steel tubing center frame with back; mounted on 1" square solid legs.

	MT24 4R	MT26 6R	MT28 8R
LENGTH (D)	50 1/2"	72 1/2"	94 1/2"
WIDTH (B)	28 7/16"	28 7/16"	28 7/16"
HEIGHT (C)	36 13/16"	36 13/16"	36 13/16"
SEAT HEIGHT	17"	17"	17"
WEIGHT	200 lbs.	225 lbs.	250 lbs.



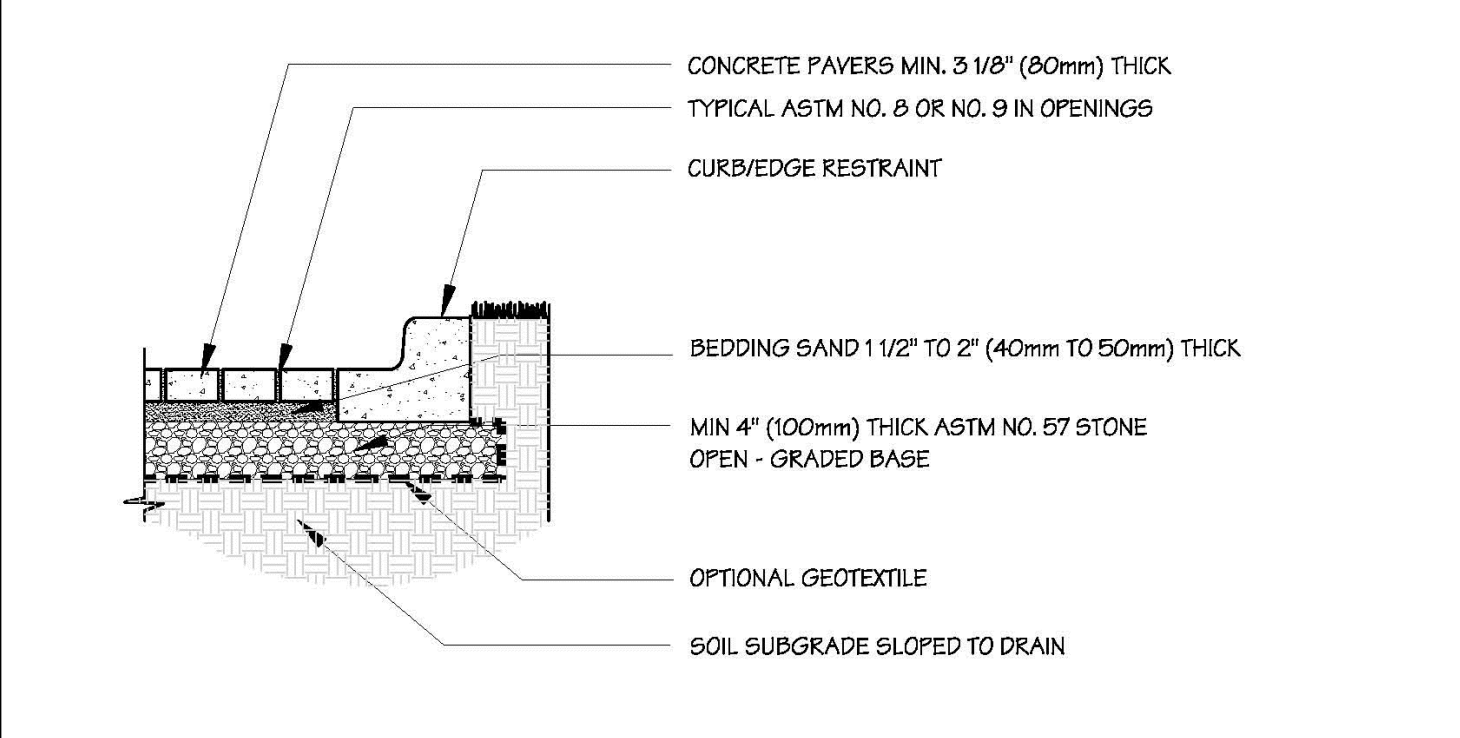
PROPRIETARY STATEMENT
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2. BENCH
NOT TO SCALE

PERMEABLE PAVERS TREATMENT

INFILTRATION WITH CURB



CONCRETE PAVERS MIN. 3 1/8" (80mm) THICK
TYPICAL ASTM NO. 6 OR NO. 9 IN OPENINGS

CURB/EDGE RESTRAINT

BEDDING SAND 1 1/2" TO 2" (40mm TO 50mm) THICK

MIN 4" (100mm) THICK ASTM NO. 57 STONE
OPEN - GRADED BASE

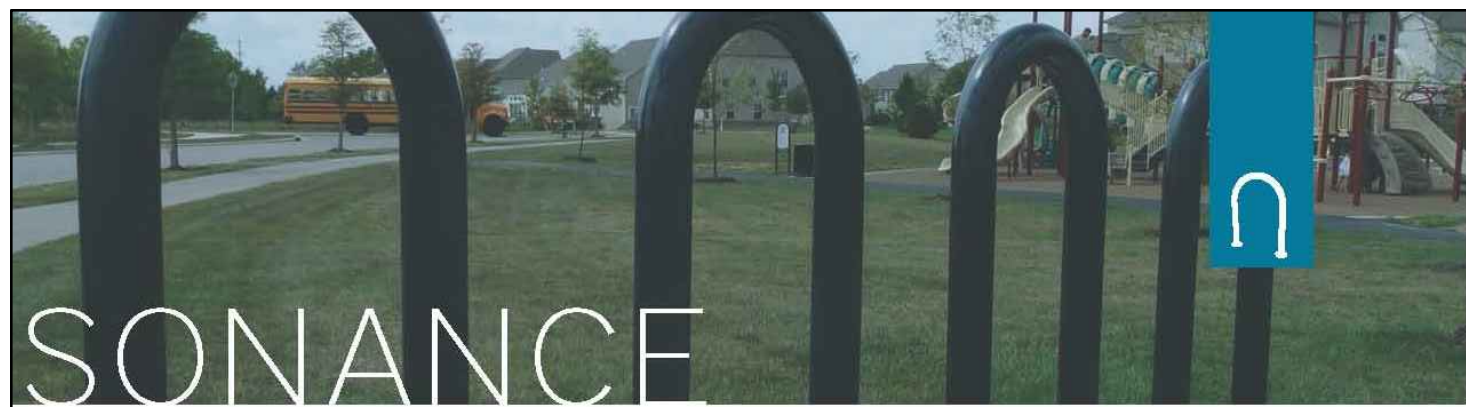
OPTIONAL GEOTEXTILE

SOIL SUBGRADE SLOPED TO DRAIN

file: perm-pavers-treatment-infil-w_curb.dwg
SCALE: 1"=1'-0"

NOTE: DETAIL DESIGN SHALL BE APPROVED BY A LICENSED ARCHITECT, ENGINEER OR LANDSCAPE ARCHITECT FAMILIAR WITH SITE CONDITIONS AND LOCAL BUILDING CODES.

5. PAVESTONE PAVING DETAIL
NOT TO SCALE



SONANCE

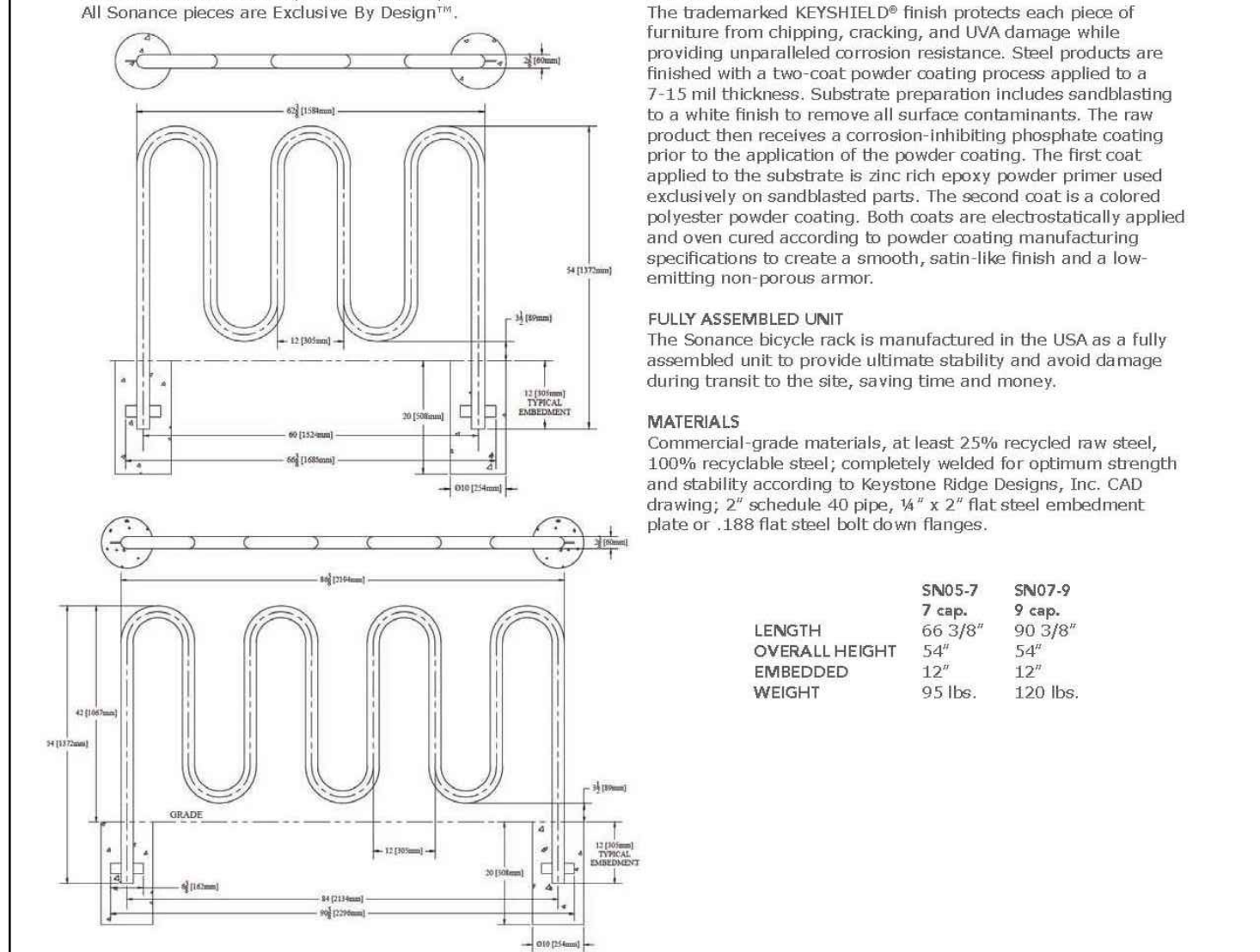
SONANCE BICYCLE RACK (7 OR 9 CAPACITY)
All Sonance pieces are Exclusive By Design™.

KEYSHIELD® METAL FINISH
The trademarked KEYSHIELD® finish protects each piece of furniture from chipping, cracking, and UVA damage while providing unparalleled corrosion resistance. Steel products are finished with a two-coat powder coating process applied to a 7-15 mil thickness. Substrate preparation includes sandblasting to a white finish to remove all surface contaminants. The raw product then receives a corrosion-inhibiting phosphate coating prior to the application of the powder coating. The first coat applied to the substrate is zinc rich epoxy powder primer used exclusively on sandblasted parts. The second coat is a colored polyester powder coating. Both coats are electrostatically applied and oven cured according to powder coating manufacturing specifications to create a smooth, satin-like finish and a low-emitting non-porous armor.

FULLY ASSEMBLED UNIT
The Sonance bicycle rack is manufactured in the USA as a fully assembled unit to provide ultimate stability and avoid damage during transit to the site, saving time and money.

MATERIALS
Commercial-grade materials, at least 25% recycled raw steel, 100% recyclable steel; completely welded for optimum strength and stability according to Keystone Ridge Designs, Inc. CAD drawing; alternating vertical ¼" x 1" and ¼" x 2" steel strips evenly spaced 1" apart attached to 1-1/2" O.D. steel tubing center frame with back; mounted on 1" square solid legs.

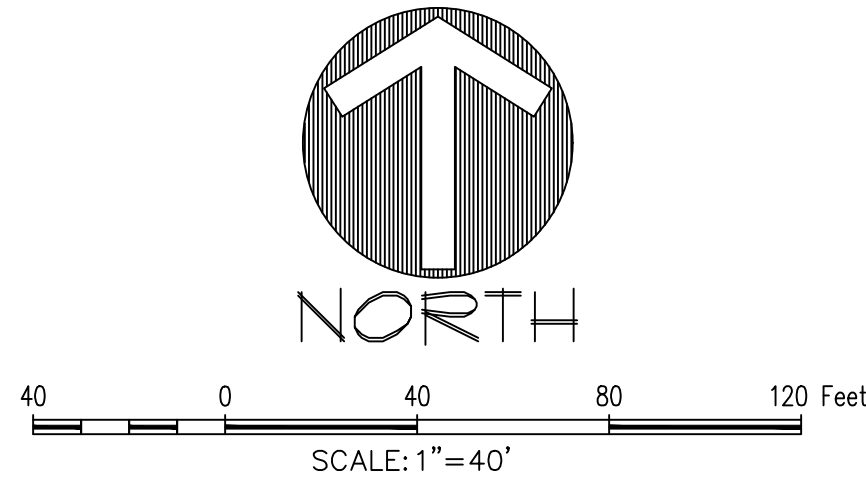
	SN05-7 7 cap.	SN07-9 9 cap.
LENGTH	66 3/8"	90 3/8"
OVERALL HEIGHT	54"	54"
EMBEDDED	12"	12"
WEIGHT	95 lbs.	120 lbs.



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3. BIKE RACK
NOT TO SCALE



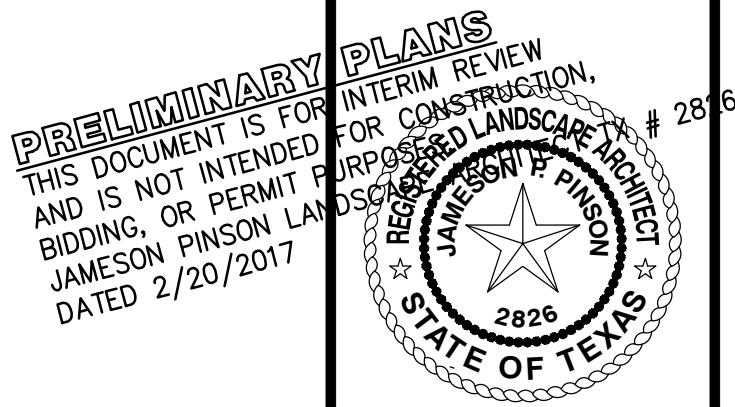
NORTH GARLAND MEDICAL CENTER

BLACKBURN STATE HIGHWAY 190 ADDITION
Lot 1, Block 1

6.61 Acres
in the
CITY OF GARLAND, TEXAS

L FERRIS SURVEY, ABSTRACT NO. 477
DALLAS COUNTY, TEXAS

HARDSCAPE PLAN



Drawn By: LD
Date: 10/12/2016
Scale: 1"= 40'
Revisions:
12/21/2016
12/28/2016
01/25/2017
02/08/2017
02/20/2017

16093

OWNER/DEVELOPER
NEW ERA PARTNERS
801 HANOVER DRIVE, SUITE 650
GRAPEVINE, TEXAS 76201
Ph. 214-234-8223
Contact: MR. BILL RESCH

L2.1

NORTH GARLAND MEDICAL CENTER

SITE PLANNING CIVIL ENGINEERING PLATTING

CONSULTANTS, LLC

LAND SURVEYING LANDSCAPE ARCHITECTURE



111 Hillside Drive • Lewisville, TX 76047 • P: 972-468-9712 • F: 972-468-9715
144 Old Hickory Road • Arlington, TX 76010 • P: 817-464-2401 • F: 817-464-2401
TDE Firm No. 1758 TDELS Firm No. 10447700

EXHIBIT F

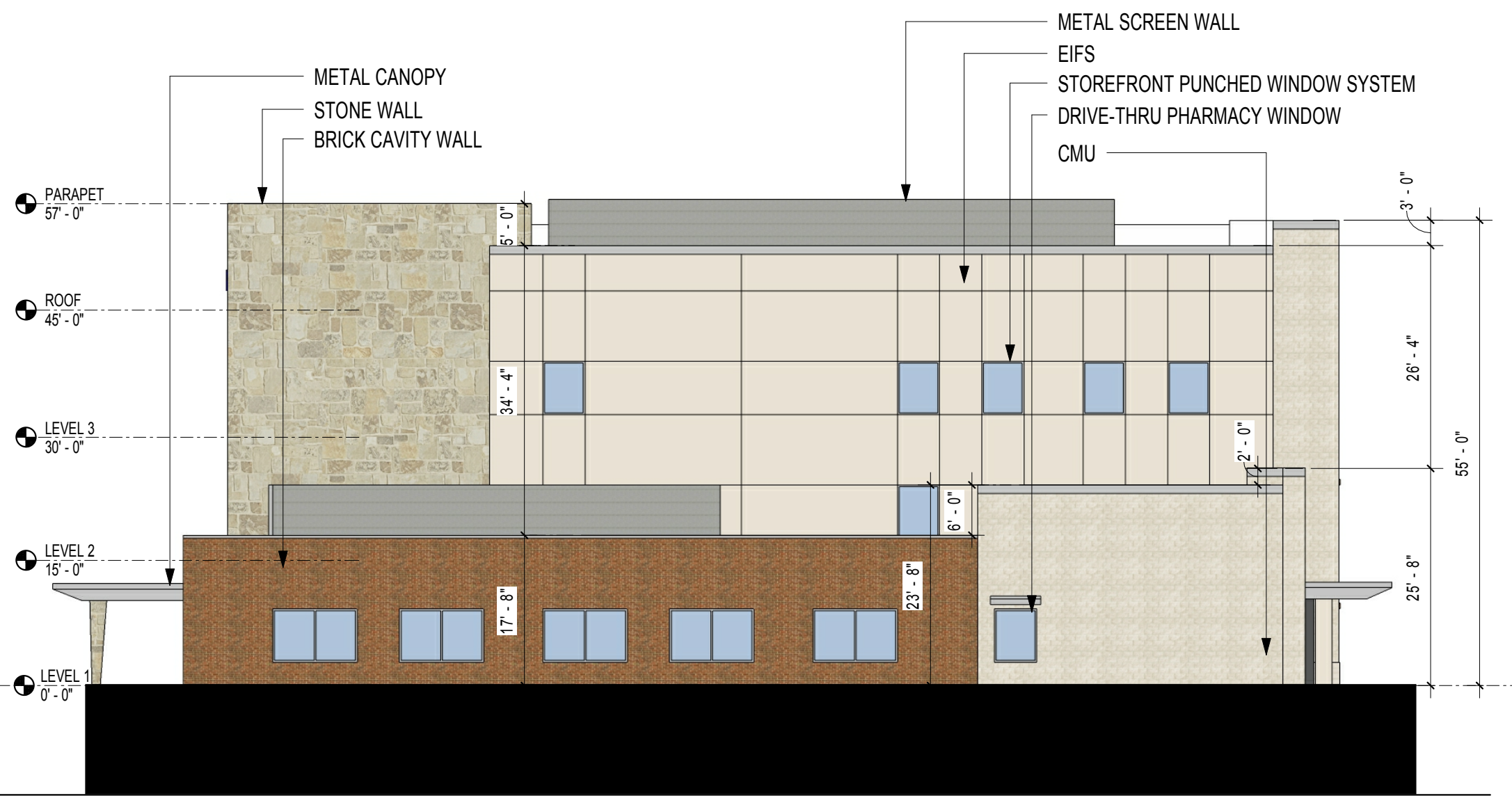


NORTH ELEVATION

MATERIAL PERCENTAGES:

METAL COMPOSITE PANEL: 3.92%
BRICK: 31.39%
GLAZING: 24.22%
CMU: 40.47%

LEVEL 1 GLAZING: 21.84%

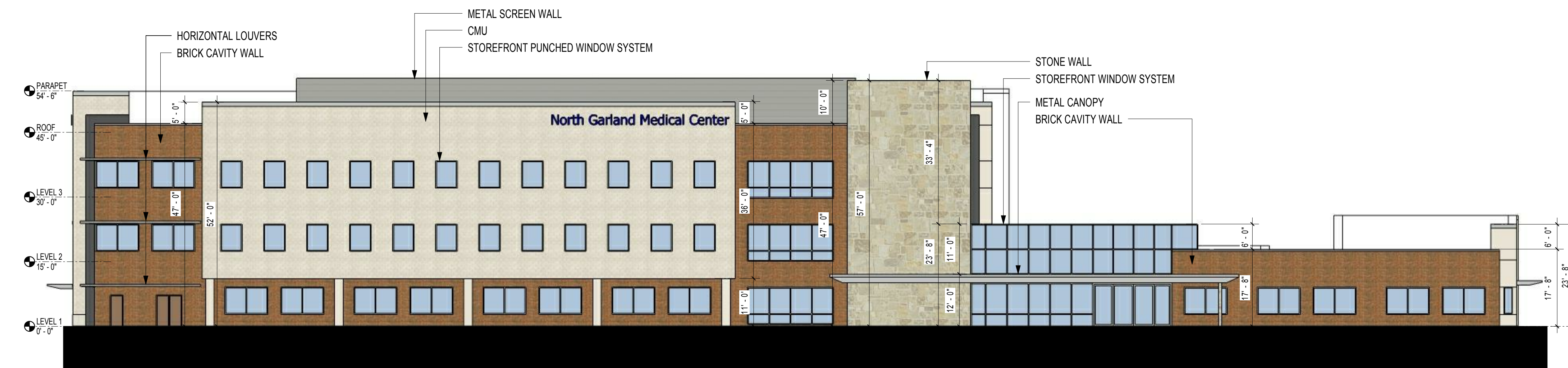


EAST ELEVATION

MATERIAL PERCENTAGES:

METAL COMPOSITE PANEL: 1.23%
BRICK: 20.46%
STONE: 17.31%
GLAZING: 8.29%
CMU: 13.02%
EIFS: 39.68%

LEVEL 1 GLAZING: 14.82%

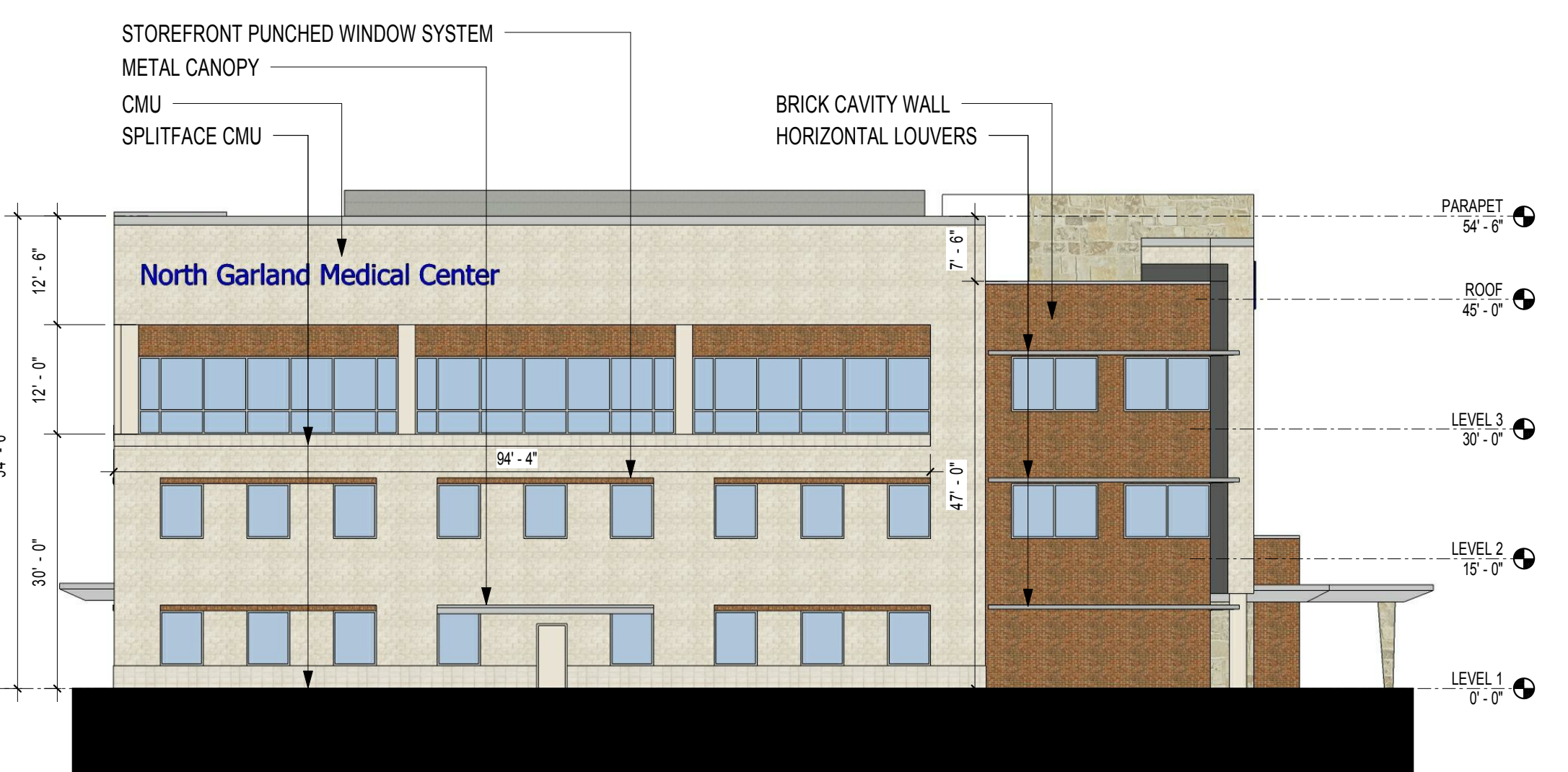


SOUTH ELEVATION

MATERIAL PERCENTAGES:

METAL COMPOSITE PANEL: 2.61%
BRICK: 27.08%
STONE: 12.14%
GLAZING: 25.45%
CMU: 32.72%

LEVEL 1 GLAZING: 25.41%

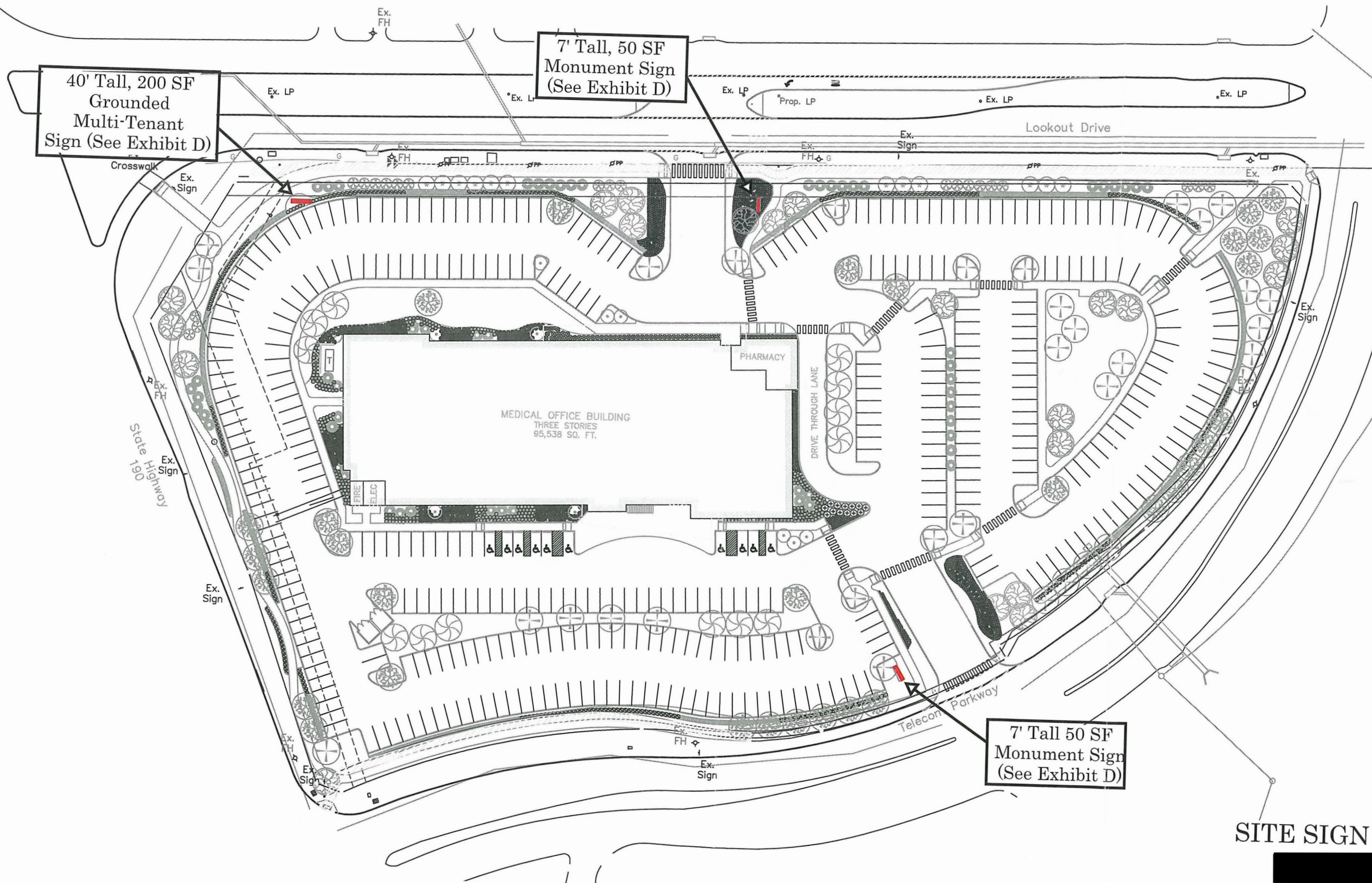


WEST ELEVATION

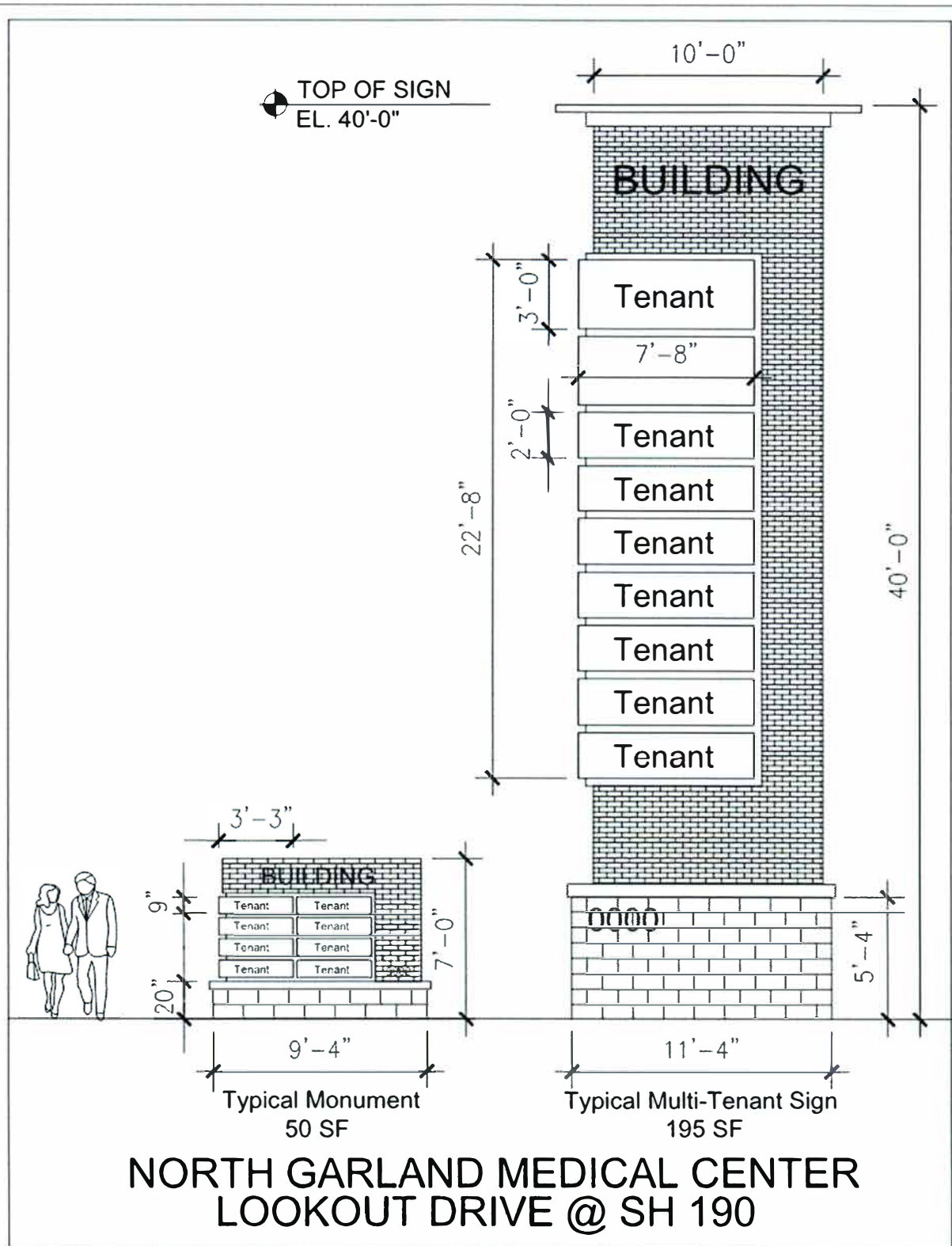
MATERIAL PERCENTAGES:

BRICK: 19.53%
GLAZING: 23.84%
CMU: 56.64%

LEVEL 1 GLAZING: 12.56%



SITE SIGN PLAN



**SH 190 FBC Zoning District
TABLE 6-3 Development
Standards Table
Southeast Corner SH 190 @
Lookout Drive**

Character Zone Development Standard	Employment Mixed Use	Provided
-------------------------------------	----------------------	----------

1.0 Building and Site Standards		
a. Principle Building Height	No Maximum	Varies 47'-53' at highest point
b. Setbacks and build-to zones		
Front- Type A frontages	Min- Flexible/ Max. -25'	NA
Front SH 190	Min- 20'/ Max- Flexible	91.4'
Type "B" Frontage	Min-5'/ Max-Flexible	NA
Side	Flexible (Lookout)	73.95' (closest point)
Rear	Flexible (Telecom)	99' (closest point)
c. Minimum Building Frontage		
Type "A" Frontages	60%	NA
All Other Frontages	None required	50.44%-SH 190/ 30.62% Telecom/ 33.57% Lookout Drive
d. Accessory Buildings	Permitted/ Flexible	Masonry trash enclosure
e. Principle Building Orientation	Building orient to Type A street or other focal point	Main Entry oriented to Telecom Parkway (primary entry point)
f. Building Façade & Architectural Design Std.	Proposed by Applicant	Masonry / Glass/ Stucco (EIFs) See elevations
2. Block and Lot Standards		
	NA	Single building site, no lots or blocks created
3. Street Design Standards		
	NA	No new Streets to be Constructed
4. Streetscape Standards		
	NA	No Type "A" Streets on Parcel
5. Open/Civic Spaces		
	Required/ flexible squares and plazas are appropriate	Several amenity areas are provided along the shaded pedestrian pathways. See Site Plan

6. Parking and Screening Standards		
a. Off-Street parking	For Medical Office use 1/250sf (4/1000sf) allowed with a 15% overage (4.6/1000 sf) allowable with justification.	No on-street or other shared parking near this site is available. All parking to be self-contained Providing 418 parking spaces for the 95,500 gsf building or 4.37/ 1000 sf
b. Off-Street Loading C. Screening	Section 4.22 of the GDC Applies unless alternative standards are provided	No specific space provided as this facility does not receive large orders delivered by semi-tractor trailers during operating hours. This facility does not require a loading dock.
1.Trash/ Recycling containers	Required/ flexible	Masonry Enclosure buffered by plantings
2. Other Utility Equipment	See Section VI.A.11	Transformer screened from street by masonry wall
3. Loading Spaces	Section 4.41 and 4.42 of the GDC Apply unless Alternative Standards Provided	No specific space provided as this facility does not receive large orders delivered by semi-tractor trailers during operating hours. This facility does not require a loading dock. Required landscape buffered provided at street frontages, large landscape buffers provided to screen interior parking and drive areas from Telecom Parkway and Lookout Drive.
4. Surface Parking Areas	Required/ Flexible- GDC Sections 4.35 and 4.44 shall apply	Additional landscape buffer at Drive thru location as well
7. Landscape and Streetscape		
a. Landscaping 1. Landscape Buffer Between Surface Parking and Sidewalks/Trails and Streets 2. Parking Lot Minimum Interior Landscaping b. Lighting 1. Street Lighting 2. Building Entrances 3. Parking Areas, Trails and Streets	Required/ Flexible Flexible Required/ Flexible Required/ Flexible Required/ Flexible	Provided Provided NA TBD TBD

8. Signs

	Flexible- Flexible signage in the SH 190 MUC-PD may be proposed by the applicant and approved by the Planning Commission as part of the Master Concept Plan application or as a separate Master Sign Plan. Signage in the SH 190 MUC-PD shall integrate the streetscape and architectural design of the district through a pallet of signs that enhance the pedestrian environment and create a unique identity. If no standards are proposed by the applicant, standards in Chapter 4, Article 5 of the GDC shall apply)	Building signage will be Wall Mounted on raceway for larger tenants, cumulative area not to exceed 2 SF/LF of street frontage allowed under the GDC for the North, West and South elevations. The interior elevation (east) will be allowed building signage not to exceed 1SF/LF of frontage as allowed under the GDC. Site Signage will consist of 3 ground signs:(1) 40 ft high 200SF max along the SH 190 frontage and (2) monument signs 7' high x 10 ' wide with 50 sf Max sign area to be located on the Telecom and Lookout frontages. Internal way finding signage at entry points to be utilized as well.
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**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

3.b.

Meeting Date: March 21, 2017

Item Title: Z 17-07 W3 (District 7)

Submitted By: Josue De La Vega, Development Planner

Summary of Request/Problem

Zoning Ordinance W3 (District 7)

Recommendation/Action Requested and Justification

Consider adoption of attached ordinance.

Attachments

Z 17-07 Ordinance

Z 17-07 Legal Description

Z 17-07 SUP Conditions

Z 17-07 Exhibits C-F

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING A SPECIFIC USE PROVISION FOR RESTAURANT, DRIVE-THROUGH ON A 19.0559-ACRE TRACT OF LAND ZONED PLANNED DEVELOPMENT (PD) DISTRICT 15-43 FOR MIXED-USES AND LOCATED SOUTHWEST OF PGBT/SH 190, NORTHWEST OF HOLFORD ROAD, NORTH OF NAAMAN FOREST BOULEVARD AND EAST OF 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 SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 13th day of February, 2017, the Plan Commission did consider and make recommendations on a certain request for approval of a Specific Use Provision for Restaurant, Drive-Through made by **W3**; 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 Restaurant, Drive-Through on a 19.0559-acre tract of land zoned Planned Development (PD) District 15-43 for Mixed-Uses and located southwest of PGBT/SH 190, northwest of Holford Road, north of Naaman Forest Boulevard and east of Shiloh Road and being more particularly described in Exhibit A, attached hereto and made a part hereof.

Section 2

ZONING FILE NO. Z 16-45

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

Section 3

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

Section 4

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

Section 5

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

Section 6

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

PASSED AND APPROVED this _____ day of _____, 2017.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

ZONING FILE NO. Z 17-07

City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File Z 17-07

BEING an approximate 19.0559-acre tract of land located in the City of Garland, Dallas County, Texas, part of the P.H. Rice Survey, Abstract No. 1241, being part of a 52.418 acre tract of land described in deed to Garland Partners, Ltd. as recorded as Instrument No. 201200079372, Official Public Records, Dallas County, Texas and being more particularly described as follows:

COMMENCING at a concrete TXDOT monument found at the intersection of the south right-of-way line of Campbell Road (variable width R.O.W.) and the southwest right-of-way line of State Highway 190 (President George Bush Tollway, a variable width R.O.W.);

THENCE, along the southwest right-of-way line of said State Highway 190, South 56 degrees 20 minutes 17 seconds East, a distance of 499.81 feet to a concrete TXDOT monument found for the northwest corner of said 52.418 acre tract;

THENCE, continuing along the southwest right-of-way line of State Highway and the northeast line of said 52.418 acre tract, South 58 degrees 03 minutes 15 seconds East,

a distance of 277.85 feet to the POINT OF BEGINNING of the herein described tract;

THENCE, continuing along the southwest right-of-way line of State Highway and the northeast line of said 52.418 acre tract as follows:

South 58 degrees 03 minutes 15 seconds East, a distance of 422.98 feet to a concrete TXDOT monument found;

South 53 degrees 22 minutes 00 seconds East, a distance of 162.04 feet to an "X" in concrete found being in the west line of a called 2.93 acre tract of land conveyed to An bar Inc. as recorded in Volume 2004193, Page 6358, Deed Records, Dallas County, Texas;

THENCE, departing the southwest line of State Highway 190, along the easterly line of said 52.418 acre tract and the westerly line of said 2.93 acre tract as follows:

South 07 degrees 44 minutes 54 seconds East, a distance of 618.48 feet to a 1/2" iron rod found;

South 83 degrees 25 minutes 59 seconds East, a distance of 170.13 feet to a 1/2" iron rod found for the southeast corner of said 2.93 acre tract, being in the westerly line of a tract of land described in deed to Don Nicholson and Alice Nicholson as recorded in Volume 91225, Page 245, Deed Records, Dallas County, Texas;

THENCE, along the easterly lines of said 52.418 acre tract and the westerly line of said Nicholson tract as follows:

South 13 degrees 52 minutes 45 seconds West, a distance of 35.82 feet to a 1/2" iron rod found;

South 07 degrees 36 minutes 01 seconds West, a distance of 592.55 feet to a 1/2" iron rod found;

South 40 degrees 05 minutes 29 seconds West, a distance of 229.16 feet to a 1/2" iron rod with cap stamped "JBI" found, the beginning of a non-tangent curve to the right;

Departing the west line of said Nicholson tract, over and across said 52.418 acre tract as follows:

along said curve to the right through a central angle of 16 degrees 13 minutes 18 seconds, a radius of 859.00 feet an arc length of 243.20 feet, a chord bearing of North 16 degrees 56 minutes 38 seconds West, a chord distance of 242.39 feet to a 5/8" iron rod with cap stamped "RPLS 5199" set;

THENCE, North 08 degrees 49 minutes 58 seconds West, a distance of 138.44 feet to a 1/2" iron rod found with cap stamped "JBI", the beginning of a curve to the left;

THENCE, long said curve to the left through a central angle of 79 degrees 40 minutes 59 seconds, a radius of

891.00 feet, an arc length of 1239.14 feet, a chord bearing of North 48 degrees 40 minutes 28 seconds West and a chord distance of 1141.67 feet to a 1/2" iron rod with cap stamped "JBI" found;

THENCE, North 44 degrees 52 minutes 56 seconds West, a distance of 21.54 feet to a 1/2" iron rod with cap stamped "JBI" found;

THENCE, North 00 degrees 46 minutes 00 seconds West, a distance of 32.62 feet to a 5/8" iron rod with cap stamped "RPLS 5199" set, the beginning of a curve to the right;

THENCE, along said curve to the right through a central angle of 57 degrees 26 minutes 33 seconds, a radius of 420.00 feet, an arc length of 421.08 feet, a chord bearing of North 27 degrees 57 minutes 16 seconds East and a chord distance of 403.66 feet to a 5/8" iron rod with cap stamped RPLS 5199" set;

THENCE, North 56 degrees 40 minutes 33 seconds East, a distance of 99.03 feet to a 5/8" iron rod with cap stamped RPLS 5199" set, the beginning of a curve to the left;

THENCE, along said curve to the left through a central angle of 24 degrees 43 minutes 48 seconds, a radius of 530.00 feet, an arc length of 228.76 feet, a chord

bearing of North 44 degrees 18 minutes 39 seconds East
and a chord distance of 226.99 feet to a 5/8" iron rod
with cap stamped RPLS 5199" set;

THENCE, North 76 degrees 56 minutes 45 seconds East, a
distance of 28.28 feet to the POINT OF BEGINNING and
containing 830,077 square feet or 19.0559 acres of land more
or less.

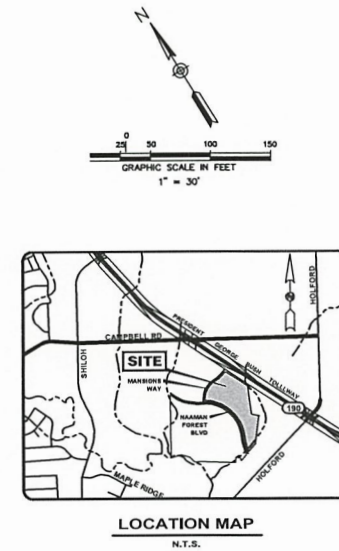
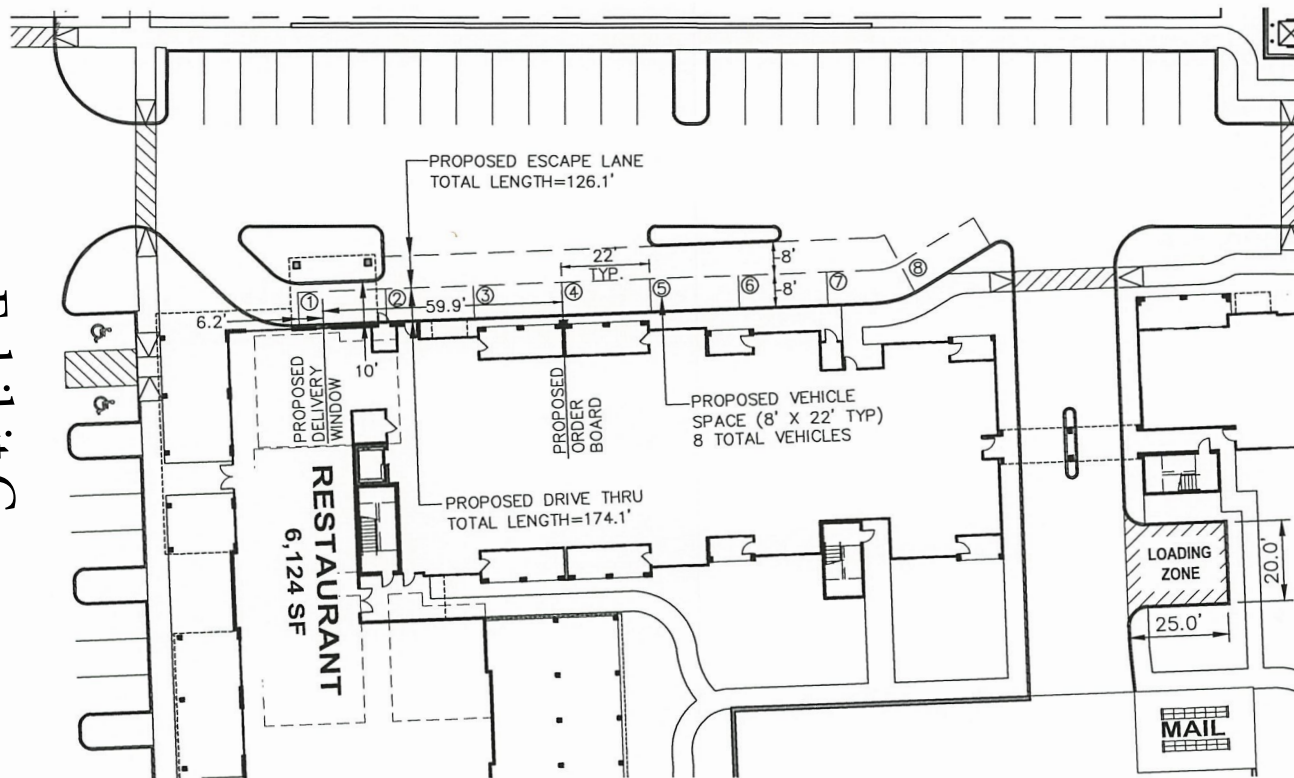
SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 17-07

The property is located southwest of PGBT/SH 190, northwest of Holford Road, north of future expansion of Naaman Forest Boulevard and east of Shiloh Road.

- I. Statement of Purpose:** The purpose of these Specific Use Provisions is to permit Restaurant, Drive-Through.
- II. Statement of Effect:** These Specific Use Provisions 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 Planned Development (PD) District 15-43 for Mixed-Uses are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Specific Regulations:**
 - A. SUP Time Period:** The Specific Use Provision for Restaurant, Drive-Through shall be in effect for a period of fifteen (15) years and shall apply to a 6,124-square foot tenant space as reflected on Exhibit F.
 - B. Site Layout:** The site shall be in general conformance to the site layout reflected on Exhibit C.
 - C. Screening and Landscaping:** Screening and landscaping shall be in general conformance to the layout reflected on Exhibit D.
 - D. Building Elevations:** Building elevations shall be in general conformance to the elevations reflected on Exhibit E.

Exhibit C



**DRIVE THRU SPECIAL USE
PERMIT EXHIBIT**
FOR
TOWERS AT SPRING CREEK
19.0560 ACRE TRACT OF LAND
OUT OF
P.H. RICE SURVEY, ABSTRACT No. 1241
CITY OF GARLAND
DALLAS COUNTY, TEXAS
PREPARED OCTOBER 2016

OWNER: Garland Partners, Ltd. 3081 Knox St., Ste 207 Dallas, Texas 75205 Tel. No. (214) 273-1832 Contact: Ben J. Liedtke	APPLICANT: Western Rim Investment Advisors, Inc. 2505 N. State Hwy 365, Ste 800 Grand Prairie, Texas 75050 Tel. No. (972) 471-4700 Contact: Matthew Hiles	ENGINEER: RKM & Associates, Inc. 1700 Alma Drive, Suite 227 Plano, Texas 75075 Tel. No. (469) 365-3535 Fax: (469) 365-2485 Contact: Joshua A. Lincoln, P.E.
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RKM & Associates, Inc.
Civil Engineers and Consultants
1700 Alma Drive, Suite 227
Plano, Texas 75075
phone (469) 365-3535
fax (469) 365-2485
www.rkm-inc.com

PRELIMINARY
FOR REVIEW ONLY
ADRIAN Z. KAMMER
P.E. No. 123456
RKM & Associates, Inc.
From: 10/1/16

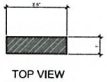
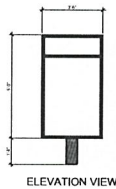
**TOWERS at
SPRING CREEK**
Lots 1 & 2, Block 1
City of Garland, Texas

**DRIVE THRU
SUP EXHIBIT**

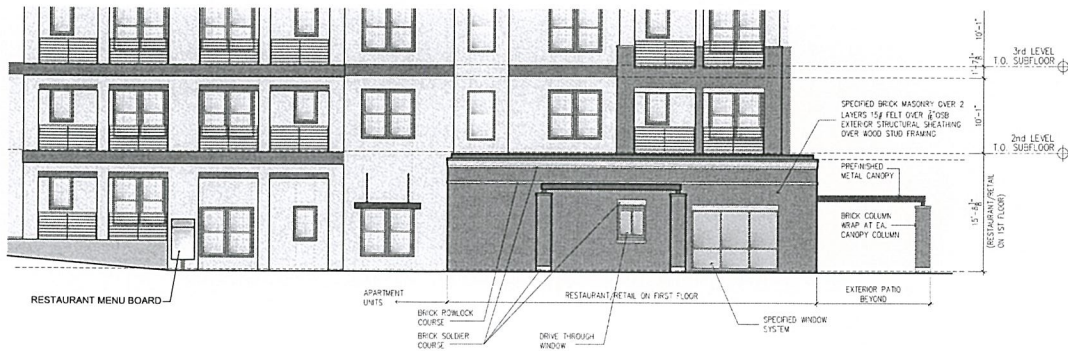
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Designed by: JAL
Drawn by: JAL
Checked by: JAL
Date: October 26, 2016
Project No. 1026-022

SHEET
2
OF 2

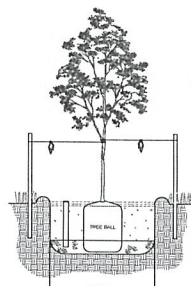
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2 (TYP.) RESTAURANT MENU BOARD
N.T.S.



1 RESTAURANT MENU BOARD LOCATION
N.T.S.



3 TREE PLANTING DETAIL
3\"/>

- NOTES:
- 1) PRUNE ONLY DEAD OR BROKEN BRANCHES AND WEAK OR NARROW CROTCHES.
 - 2) KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 - 3) DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
 - 4) AMENDED BACKFILL SHALL BE 1/2 COMPOST (PREFERABLY CLASSIFIED) AND 3/2 NATIVE AND/OR IMPORTED TOPSOIL.
 - 5) ALL SHRUBS IN ROCK AREAS TO RECEIVE SHEECED MULCH RINGS.
 - 6) DEEP WATER ALL PLANTS AT TIME OF PLANTING.



4 SHRUB PLANTING DETAIL
N.T.S.

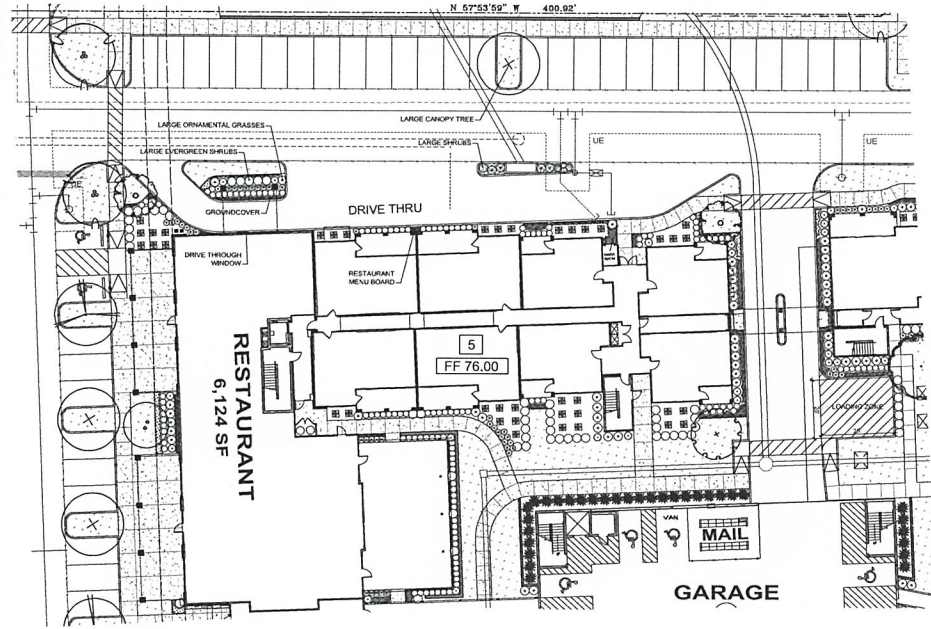
IRRIGATION NOTES:

ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAP-TRANSPIRATION (ET) WEATHER BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.

A FULL SET OF IRRIGATION PLANS SHALL BE SUBMITTED TO THE CITY FOR APPROVAL / PERMIT PRIOR TO INSTALLATION.

GENERAL NOTE:

NO LANDSCAPING SUCH AS TREES, HEDGES, OR STRUCTURES ABOVE AND UNDERGROUND SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHT OF WAYS.



TOWERS AT SPRING CREEK ADDITION
LOT 1 & 2 / BLOCK 1
N. & S. OF NAAMAN FOREST BLVD. E. OF BLACK SWAN
ZONED PD 12-41

CITY CASE # 150602-2

1 DRIVE-THROUGH LANDSCAPE PLAN
SCALE: 1\"/>

ISSUES:

01	08/07/16	DRIVE-THROUGH PERMIT
02	08/15/17	DRIVE-THROUGH PERMIT
03		
04		
05		
06		
07		
08		
09		
10		

CLIENT:
WESTERN RIM PROPERTY SERVICES
2500 N. STATE HIGHWAY 360
SUITE 400
GRAND PRAIRIE, TX 75050
(972) 471-8700

TOWERS AT
SPRING CREEK
GARLAND, TEXAS

landscape architects
MEERKS DESIGN GROUP, INC.
1704 N. COLLINS BLVD., SUITE 300
RICHARDSON, TX 75080
PH (972) 680-7411
C (214) 354-4934
meerksgroup@gmail.com



ISSUE FOR PERMIT

TOWERS AT SPRING CREEK

GARLAND, TEXAS
JOB NUMBER: WWP-1501

LANDSCAPE PLAN

D-T LP.01

Architectural drawing of the West Elevation of a four-story building. The drawing shows a central entrance with a drive-through area, flanked by apartment units. The building features a mix of brick and stone masonry, with a prominent central tower. Callouts identify materials like "Specified Brick Masonry" and "Brick Soldier Course". Level markers on the right indicate the 4th, 3rd, and 2nd levels, as well as subfloors. A key map in the top right corner shows the building's location within a larger site plan.

Labels and Callouts:

- Specified Brick Masonry over 2 Layers 15# Felt over 6" OSB
- Extending Structural Sheathing over Wood Stud Framing
- Prefinished Metal Canopy
- Brick Column Wrap at EA Canopy Column
- Brick Column Wrap at EA Canopy Column
- Drive Through
- Brick Soldier Course
- Brick Rowlock Course
- Restaurant/Retail on First Floor
- Brick Soldier Course
- Specified Window System
- Brick Rowlock Course
- Apartment Units

Level Markers (Right Side):

- 4th Level T.O. Subfloor
- 3rd Level T.O. Subfloor
- 2nd Level T.O. Subfloor
- Restaurant/Retail on 1st Floor

Key Map (Top Right):

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

Page Number: 2




 01/20/2017

[illegible]

NEWPORT CLASSIC HOMES, LP

**THE TOWERS
AT
SPRING CREEK
RETAIL BUILD-OUT**

6209 N. GEORGE BUSH HWY.
GARLAND, TEXAS 75044
DALLAS COUNTY

EXTERIOR ELEVATIONS

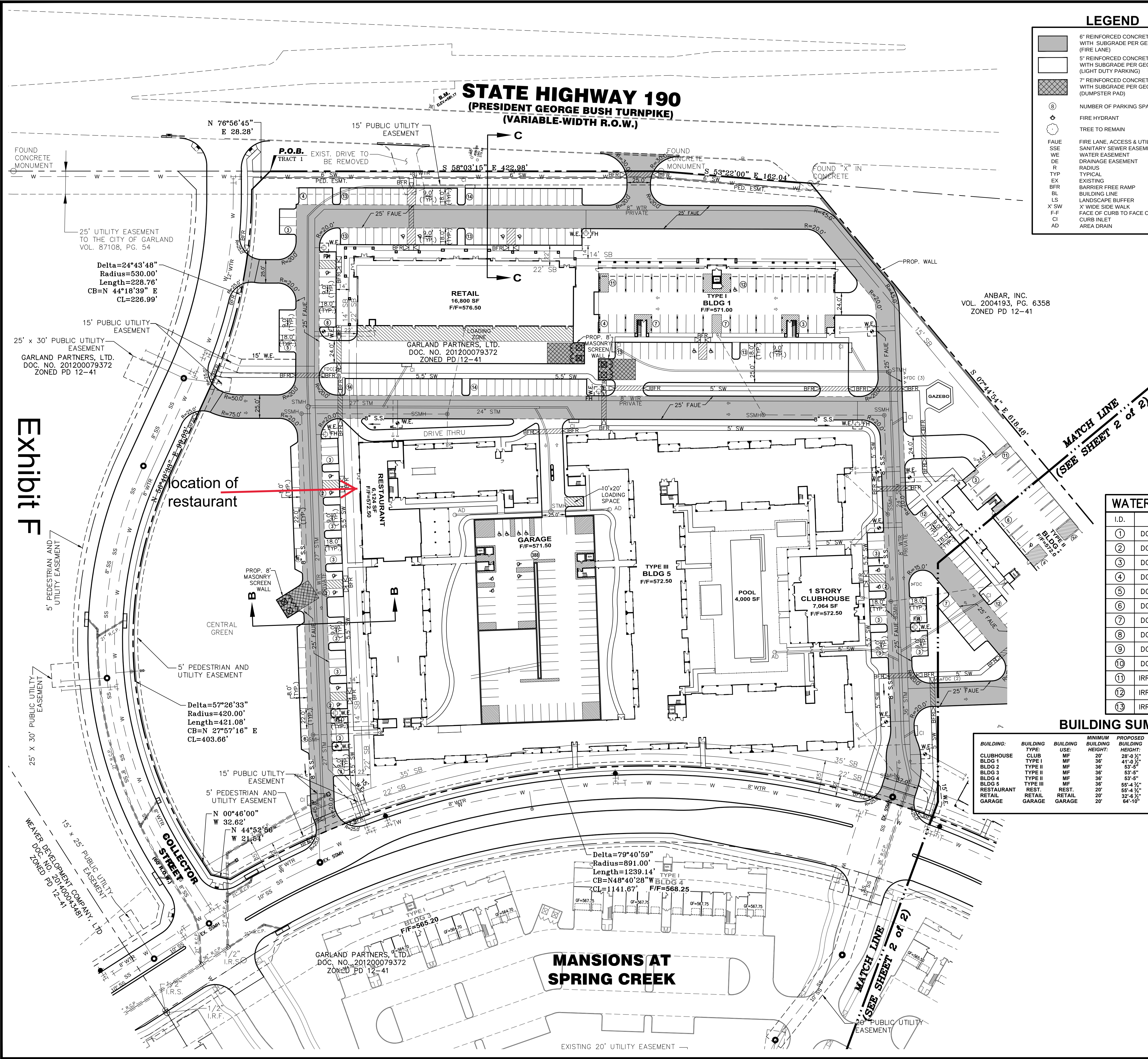
Project Number	16032
Date	01/20/2017

A300

Scale



RESTAURANT / RETAIL DRIVE THROUGH - NORTH ELEVATION SCALE: 1/8" = 1'-0" 1



LEGEND

- 6" REINFORCED CONCRETE PAVEMENT WITH SUBGRADE PER GEOTECH (FIRE LANE)
- 5" REINFORCED CONCRETE PAVEMENT WITH SUBGRADE PER GEOTECH (LIGHT DUTY PARKING)
- 7" REINFORCED CONCRETE PAVEMENT WITH SUBGRADE PER GEOTECH (DUMPSTER PAD)
- NUMBER OF PARKING SPACES
- FIRE HYDRANT
- TREE TO REMAIN
- FIRE LANE, ACCESS & UTILITY EASEMENT
- SANITARY SEWER EASEMENT
- WATER EASEMENT
- DRAINAGE EASEMENT
- RADIUS
- TYPICAL
- EXISTING
- BARRIER FREE RAMP
- BUILDING LINE
- LANDSCAPE BUFFER
- X' SW
- FACE OF CURB TO FACE OF CURB
- CLUB INLET
- AREA DRAIN

TOCS
1-800-245-4545
tcticket@1-call.com

LOCATION MAP
N.T.S.

TOWERS AT SPRING CREEK SITE DATA SUMMARY

ZONING:		PROPOSED USE:				
PD 12-41		MIXED USES: MULTIFAMILY	RESTAURANT			
LOT AREA:		GROSS AREA:	830,077 sf 19.06± Ac.			
		NET DEVELOPABLE SITE AREA:	573,233 sf 13.2± Ac.			
BUILDING:		# BLDGS	NO. OF 1BR UNITS	NO. OF 2BR UNITS	NO. OF 3BR UNITS	NO. OF 4BR UNITS
CLUBHOUSE		1	16	8	-	-
TYPE I		1	126	64	16	16
TYPE II		1	130	-	-	-
RESTAURANT		1	-	-	-	-
RETAIL		1	-	-	-	-
GARAGE		1	-	-	-	-
TOTAL UNITS=		376	272	72	16	16
FLOOR AREA RATIO:		1.12				
PARKING SPACES REQUIRED RATIO		# UNITS	REQ'D			
1.33 SPACES / 1 BR UNIT		272	353			
2.00 SPACES / 2 BR UNIT		72	144			
2.50 SPACES / 3 BR UNIT		16	40			
3.00 SPACES / 4 BR UNIT		16	48			
0.15 SPACES / UNIT (GUEST)		376	56			
CLUBHOUSE (1 SPACE/300 SF)		-	24			
RESTAURANT (1 SPACE/75 SF)		-	82			
RETAIL (1 SPACE/250 SF)		-	68			
PROVIDED PER USE		PROVIDED				
SURFACE PARKING - MF		126	549			
GARAGE PARKING		549	82			
RESTAURANT PARKING		82	68			
RETAIL PARKING		68	825			
(HANDICAP PARKING)		(34)				
DENSITY:		NET ACRE	UNITS PER NET ACRE			
		13.2 Ac.	28.5			
BUILDING FRONTAGE:		TOTAL FRONTAGE	FRONTAGE IN COMPLIANCE			
		1,905 LF	1,546 LF (81%)			
IMPERVIOUS COVER:		SQUARE FEET	% OF SITE AREA			
		406,850 sf	45 %			

NOTE:
APPROVAL OF A SPECIFIC USE PROVISION FOR A DRIVE-THROUGH IS REQUIRED PRIOR TO THE CONSTRUCTION OF THE DRIVE-THROUGH FOR THE RESTAURANT.

SITE PLAN FOR TOWERS AT SPRING CREEK
19.0560 ACRE TRACT OF LAND
OUT OF
P.H. RICE SURVEY, ABSTRACT No. 1241
CITY OF GARLAND
DALLAS COUNTY, TEXAS
PREPARED NOVEMBER 20, 2015

OWNER:
Garland Partners, Ltd.
3001 Knox St. Ste 207
Dallas, Texas 75205
Tel. No. (214) 373-1892
Contact: Ben J. Luedtke

APPLICANT:
Western Rim Investment Advisors, Inc.
2505 N. State Hwy 360, Ste 800
Grand Prairie, Texas 75075
Tel. No. (972) 471-8700
Contact: Mathew Hiles

ENGINEER:
RKM & Associates, Inc.
1700 Alma Drive, Suite 227
Plano, Texas 75075
Tel. No. (469) 361-3695
Fax: (469) 361-2485
Contact: Joshua A. Lincoln, P.E.

PRELIMINARY FOR REVIEW ONLY
Not for Construction
RKM & Associates, Inc.
Firm No. 1975
Engineer: JOSHUA A. LINCOLN
P.E. No. 114389 Date: 11/20/15

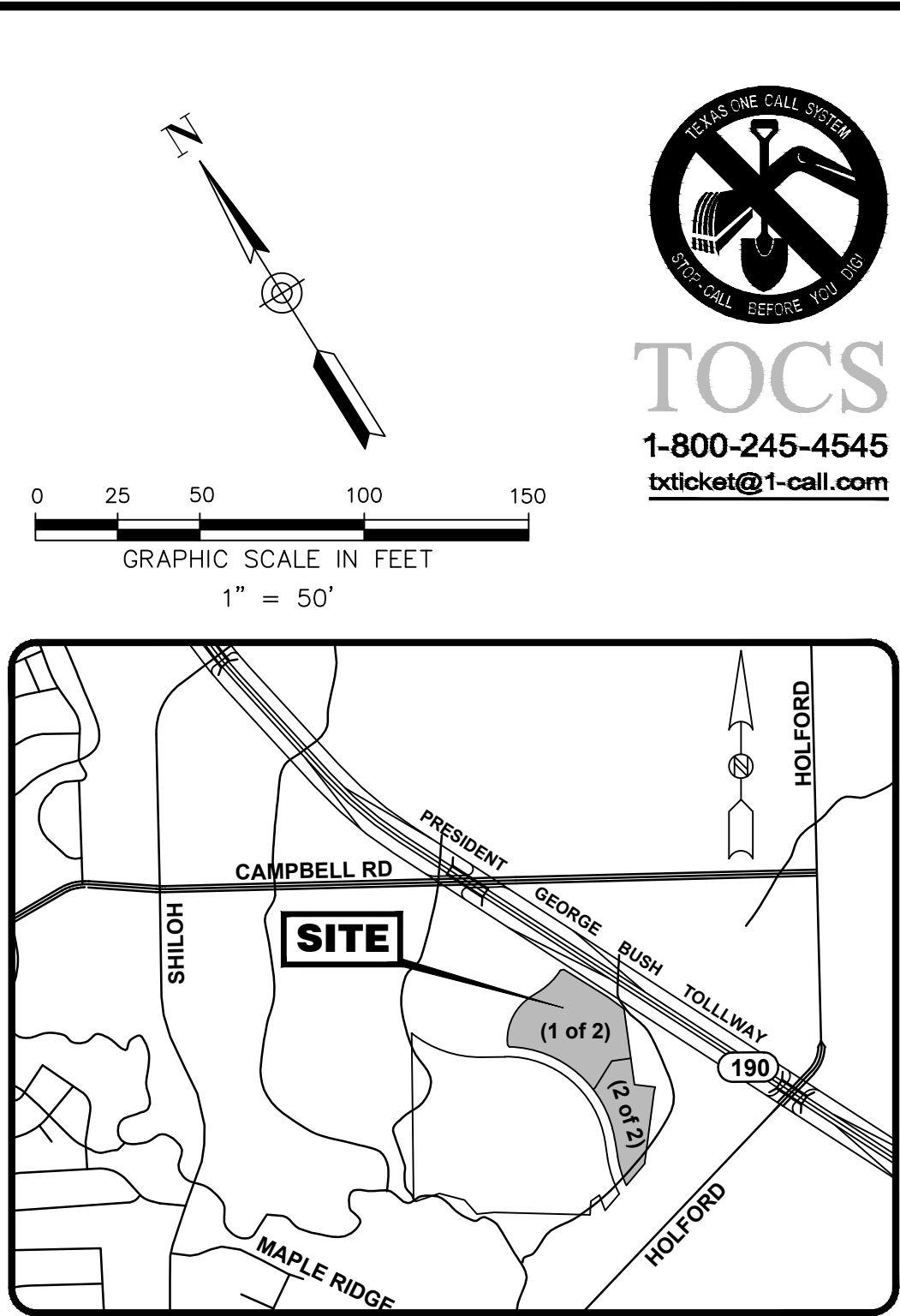
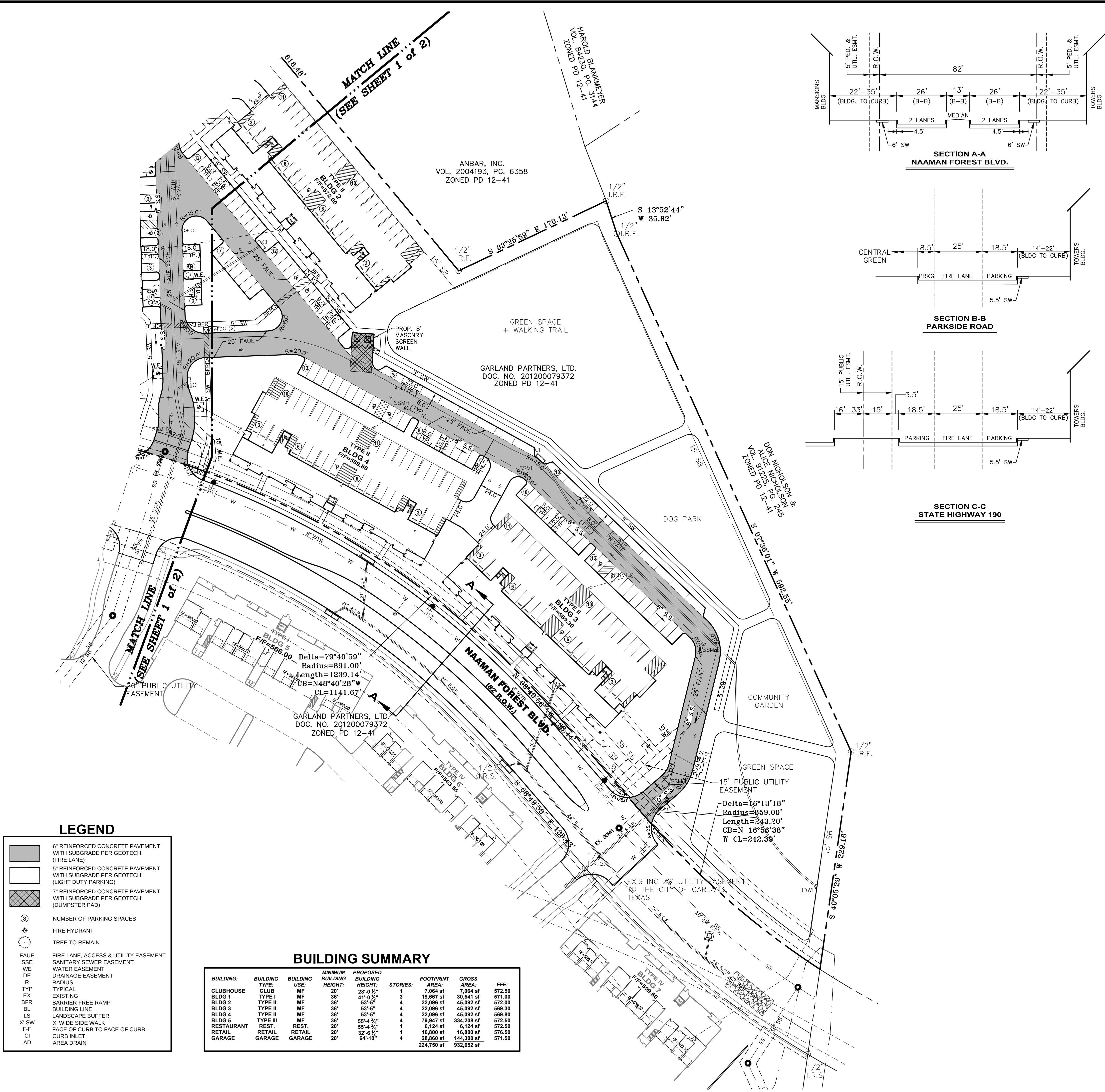
TOWERS at SPRING CREEK
City of Garland, Texas

SITE PLAN (1 OF 2)

CITY CASE NO: 150602-2

Scale: 1" = 50'
Designed by: JAL
Drawn by: ASB
Checked by: RKM
Date: November 20, 2015
Project No. 1026-022

SHEET 1 OF 2



TOWERS AT SPRING CREEK SITE DATA SUMMARY						
ZONING:		PROPOSED USE:		MIXED USES: MULTIFAMILY RESTAURANT RETAIL		
LOT AREA:		GROSS AREA:		830,077 sf 19.065 Ac.		
		NET DEVELOPABLE SITE AREAAGE:		573,233 sf 13.25 Ac.		
BUILDING:	# BLDGS	NO. OF 1BR UNITS	NO. OF 2BR UNITS	NO. OF 3BR UNITS	NO. OF 4BR UNITS	
CLUBHOUSE	1	16	8	-	-	
TYPE I	1	-	-	-	-	
TYPE II	3	126	-	-	-	
TYPE III	1	130	64	16	16	
RESTAURANT	1	-	-	-	-	
RETAIL	1	-	-	-	-	
GARAGE	1	-	-	-	-	
	10	272	72	16	16	
TOTAL UNITS= 376						
FLOOR AREA RATIO:				1.12		
PARKING SPACES REQUIRED RATIO		# UNITS		REQ'D		
1.33 SPACES / 1 BR UNIT		272		363		
2.00 SPACES / 2 BR UNIT		72		144		
2.50 SPACES / 3 BR UNIT		16		40		
3.00 SPACES / 4 BR UNIT		16		48		
0.15 SPACES / UNIT (QUEST)		376		56		
CLUBHOUSE (1 SPACE/300 SF)				24		
RESTAURANT (1 SPACE/75 SF)				82		
RETAIL (1 SPACE/250 SF)				85		
				825		
PROVIDED PER USE				PROVIDED		
SURFACE PARKING - MF		126		126		
GARAGE PARKING		549 *		549 *		
RESTAURANT PARKING		82		82		
RETAIL PARKING		68		68		
(HANDICAP PARKING)		725		725		
		(34)		(34)		
* MEETS REQUIREMENT OF 1 COVERED SPACE PER UNIT AND 50% OF REQUIRED SPACES TO BE COVERED						
DENSITY:	NET ACRE		UNITS PER NET ACRE			
	13.2 Acre		28.5			
BUILDING FRONTAGE:	TOTAL FRONTAGE		FRONTAGE IN COMPLIANCE			
	1,905 LF		1,546 LF (81%)			
IMPERVIOUS COVER:	SQUARE FEET		% OF SITE AREA			
	408,850 sf		43 %			

NOTE:

APPROVAL OF A SPECIFIC USE PROVISION FOR A DRIVE-THROUGH IS REQUIRED PRIOR TO THE CONSTRUCTION OF THE DRIVE-THROUGH FOR THE RESTAURANT.

FILE NO: Z15-43

SITE PLAN
FOR
TOWERS AT SPRING CREEK
19.0560 ACRE TRACT OF LAND
OUT OF
P.H. RICE SURVEY, ABSTRACT No. 1241
CITY OF GARLAND
DALLAS COUNTY, TEXAS

PREPARED NOVEMBER 20, 2015

OWNER:

Garland Partners, Ltd
3001 Knox St. Ste 207
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Tel. No. (214) 373-1892
Contact: Ben J. Luedtke

APPLICANT:

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Contact: Mathew Hiles

ENGINEER:

RKM & Associates, Inc.
1700 Alma Drive, Suite 227
Plano, Texas 75075
Tel. No. (469) 361-3695
Fax: (469) 361-2485
Contact: Joshua A. Lincoln, P.E.

REV.	DATE	REMARKS	BY

PRELIMINARY

FOR REVIEW ONLY
Not for Construction

Firm No. 12775

Engineer	JOSHUA A. LINCOLN	
P.E. No.	114389	Date 11/20/15

TOWERS
at
SPRING CREEK
City of Garland, Texas

**SITE PLAN
(2 OF 2)**

CITY CASE NO: 150602-2

TOWERS AT SPRING CREEK - CITY OF GARLAND, TEXAS - RKM PROJECT NO. 1026-022

Scale:	1" = 50'
Designed by:	JAL
Drawn by:	ASB
Checked by:	RKM
Date:	November 20, 2015
Project No.	1026-022

SHEET

2

OF 2



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

4.

Meeting Date: March 21, 2017

Item Title: 2016-17 Budget Amendment No. 1

Submitted By: Ron Young, Budget Director

Summary of Request/Problem

At the March 6, 2017, Work Session, the City Council reviewed a Policy Report recommending an amendment to the 2016-17 Adopted Budget. The Council directed staff to prepare an Ordinance amending the Budget for 1) projects approved in last year's Budget but uncompleted by the fiscal year-end, 2) the rollover of open Purchase Orders from the 2015-16 fiscal year, 3) grant and other funds recently awarded to the City, and 4) expenditures not anticipated in the 2016-17 Adopted Budget.

All funds required to cover the increases in appropriations are in the respective fund balances, or additional funds have been received as awards to cover specific expenditures. As a result, Budget Amendment No. 1 has no financial impact to the City.

Recommendation/Action Requested and Justification

Consider approval of the ordinance amending the 2016-17 Adopted Budget.

Attachments

FY 2016-17 Budget Amendment Ordinance

2016-17 Budget Amendment #1 Policy Report

Schedule of Open Encumbrances being Rolled Forward

Schedule of Proposed Amendments by Fund

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING AN AMENDMENT TO THE 2016-17 OPERATING BUDGET (BUDGET AMENDMENT NO. 1), PROVIDING FOR SUPPLEMENTAL APPROPRIATION OF FUNDS IN THE EQUIPMENT REPLACEMENT FUND, THE FAIR HOUSING GRANT FUND, THE INFRASTRUCTURE REPAIR & REPLACEMENT FUND, THE WATER UTILITY FUND, THE WASTEWATER UTILITY FUND, AND VARIOUS FUNDS ASSOCIATED WITH PURCHASE ORDER ENCUMBRANCES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council approved the 2016-17 Operating Budget and appropriated the necessary funds out of the general revenues and grants and other revenues for the maintenance and operation of various departments, activities, and improvements of the City; and

WHEREAS, the City Charter provides that the City Council may approve any amendments and supplements to the Budget as deemed necessary; and

WHEREAS, Council has reviewed and concurred with a Policy Report that establishes the need for changes to appropriations in the Equipment Replacement Fund, the Fair Housing Grant Fund, the Infrastructure Repair & Replacement Fund, the Water Utility Fund, the Wastewater Utility Fund, and also various funds associated with Purchase Order encumbrances from the 2015-16 fiscal year;

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

Section 1

The City Council of the City of Garland, Texas, hereby authorizes and approves an amendment to the 2016-17 Operating Budget (Budget Amendment No. 1) for the purposes and in the amounts as shown in Exhibit A (Policy Report), attached hereto and incorporated herein by reference.

Section 2

The City Council of the City of Garland, Texas, hereby amends Ordinance No. 6855, Section 1, adjusting operating appropriations in the Equipment Replacement Fund, the Fair Housing Grant Fund, the Infrastructure Repair & Replacement Fund, the Water Utility Fund, the Wastewater Utility Fund, and also various funds associated with Purchase Order encumbrances from the 2015-16 fiscal year, in the amounts and for the purposes specified in Exhibit A (Policy Report), attached hereto.

Section 3

This Ordinance shall be and become effective immediately upon and after its adoption and approval.

PASSED AND APPROVED this the 21st day of March, 2017.

THE CITY OF GARLAND, TEXAS

By: _____
Mayor

ATTEST:

City Secretary



Meeting: Work Session

Date: March 6, 2017

Policy Report

2016-17 BUDGET AMENDMENT NO. 1

ISSUE

Amend the 2016-17 Adopted Budget in order to appropriate available funds for the following:

- (1) Projects approved in last year's Budget but not completed by the fiscal year-end.
- (2) Rollover of open Purchase Orders from the 2015-16 fiscal year.
- (3) Grant and other funds recently awarded to the City.
- (4) Expenditures not anticipated in the 2016-17 Adopted Budget.

OPTIONS

- (A) Approve Budget Amendment No. 1 as proposed.
- (B) Approve portions of Budget Amendment No. 1.
- (C) Do not approve Budget Amendment No. 1.

RECOMMENDATION

Option (A) – Approve Budget Amendment No. 1 as proposed. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the March 21, 2017, Regular Meeting.

COUNCIL GOAL

“Financially Stable Government with Tax Base that Supports Community Needs”

Budget amendments allow the City to respond to changing situations and needs in a manner that permits flexibility while ensuring financial integrity and controls.

BACKGROUND

(1) Carry-Over of 2015-16 Incomplete Projects

(a) Street Upgrades

The FY 2015-16 Revised Budget for the Infrastructure Repair & Replacement Fund included \$387,150 for Street Pavement Improvements for the Street Department. Budget Amendment No. 1 proposes to increase FY 2016-17 operating appropriations by \$387,150 to complete drainage, water, sanitary sewer, and paving improvements along Sunnybrook Lane from Devonshire Drive to Westchester Drive.

A Budget Amendment is required due to the timing of the expenditures only. There is no additional financial impact.

(b) Rolled-Forward Equipment Replacement Funds

The FY 2015-16 Revised Budget for the Equipment Replacement Fund included \$166,600 to replace Street equipment that did not get purchased by the close of the fiscal year. Budget Amendment No. 1 proposes to increase FY 2016-17 operating appropriations by \$166,600 to purchase the previously approved equipment.

A Budget Amendment is required due to the timing of the expenditures only. There is no additional financial impact.

(2) Rolled-Forward Encumbrances from Fiscal Year 2015-16

When an order is placed for goods or services, a Purchase Order is issued that encumbers the budgeted funds. This has the effect of reserving the funds for future payment of the items covered in the Purchase Order. Every year on September 30th, when the fiscal year ends, there are open Purchase Orders related to goods or services that have been ordered but not yet received. Accordingly, the funds reserved for these open Purchase Orders are still in the year-end fund balances since the transactions are not yet completed.

Because the purchase of these open items was authorized by Council in the previous fiscal year (2015-16), the City's practice has been to roll these encumbrances forward into the current fiscal year (2016-17). This has the effect of increasing the current year's appropriation by the amount of the open Purchase Orders or encumbrances. The funding to cover the expenditures is available in the fund balance since payment was not made before the close of the fiscal year.

The projected fund balance for the current fiscal year is unaffected by the “roll-forward” because it was assumed in the 2016-17 Adopted Budget that the expenditures would be completed in the prior year. The presence of the funds in the fund balance is above and beyond what the Budget assumes for the 2016-17 year-end balance.

Budget Amendment No. 1 proposes that encumbrances totaling \$5,606,007 be rolled forward to 2016-17. Of the total rollover amount, \$541,170 is related to the General Fund. Attachment A provides a detailed listing by fund of individual outstanding encumbrances over \$25,000.

A Budget Amendment is required due to the timing of the expenditures only. There is no additional financial impact.

(3) Grant and Other Funds Awarded to the City

(a) Fair Housing Initiatives Program (FHIP) Grant

The Garland Fair Housing Services Department applied for and was selected to receive a Fair Housing Initiatives Program (FHIP) Education and Outreach – General component grant, in the amount of \$125,000, from the U.S. Department of Housing and Urban Development (HUD). The City of Garland received notice of selection following the approval of the FY 2016-17 Operating Budget, so no request was submitted. The purpose of the grant is to provide outreach services to the Garland housing community, with the goal of increasing awareness and knowledge about fair housing protections and prohibited actions by housing providers. The FHIP grant will also work to educate the public about the Affirmatively Further Fair Housing rule. Budget Amendment No. 1 proposes appropriating these Federal grant funds for FY 2016-17.

(4) Expenditures Not Anticipated in the 2016-17 Adopted Budget

(a) Water Management Plan Update

The Water Management Plan requires an update to address zoning and population changes that have occurred since the previous study was completed in 2006. Additionally, a new Water Management Plan combined with an updated hydraulic model of the distribution system will allow the City to develop a comprehensive plan that satisfies new Federal and State monitoring requirements.

Budget Amendment No. 1 proposes an increase of \$550,000 to the Water Utility Fund for FY 2016-17 that will allow the department to update the comprehensive plan for future development. With the adoption of the new Impact Fee Ordinance in December 2016, fees were identified along with completed projects that would allow the Management Plan to move forward with funding from previously collected impact fees. There will be no impact on rate payers.

(b) Public Utility Commission Filing

The Mayors of Garland, Mesquite, Plano, and Richardson came together on December 14, 2016, in an unprecedented move to announce their cities' intentions to request that the Texas Public Utility Commission conduct a review of their water rates with the North Texas Municipal Water District (NTMWD). It is these cities' contention that the rates set by NTMWD under a six-decades-old water supply contract are discriminatory, inconsistent with water conservation efforts, and not in the public's interest.

Budget Amendment No. 1 proposes an additional \$100,000 be added to the Water Utility Fund's FY 2016-17 Operating Budget to pay the City of Garland's share of the filing costs. This funding will come from fund balance reserves in the Water Utility Fund.

(c) Wastewater Customer Contract

At the time the FY 2016-17 Operating Budget was adopted, staff projected costs to provide services to all of our customer cities that included additional meter and maintenance costs with the Town of Sunnyvale. Since then, additional unforeseen services have been provided and expenses incurred on behalf of the City of Rowlett.

The Wastewater Utility Fund requests approval of an additional \$60,000 through Budget Amendment No. 1 that will allow its Pretreatment group to address unforeseen service expenses not originally budgeted. Funding for this additional expense will be part of the Cost of Service calculation prepared annually to recover costs from customer cities and will not impact Garland rate payers.

(d) Wastewater Treatment Vehicle

The Rowlett Creek Wastewater Treatment Plant is in need of a new Cargo Van for its assigned Instrumentation/Electrician staff. The 2002 model year van currently in use is not part of the City's Equipment Replacement Fund and is in need of major repairs. Ongoing maintenance and repair costs are expected to exceed the value of the vehicle, and downtime incurred by staff when the van is unavailable negatively impacts personnel's ability to complete their duties.

The Wastewater Utility Fund requests approval of an additional \$24,000 through Budget Amendment No. 1 to purchase a replacement van. Funding for this purchase will come from excess fund balance reserves and will have no impact on rate payers.

FINANCIAL CONSIDERATIONS

The Street Upgrades, street equipment in the Equipment Replacement Fund, and outstanding Purchase Orders carried forward were fully funded in the FY 2015-16 Budget, and the funds required to cover these expenditures remain within each fund's respective fund balance. As a result, there is no financial impact from approval of these items. Federal Grant Funds were awarded to provide outreach services to the Garland housing community and to educate the public about the Affirmatively Further Fair Housing rule. The additional expenses in the Water Utility Fund will be funded by impact fees for the Management Plan and from fund balance reserves for the Public Utility Commission filing. The additional expenses in the Wastewater Utility Fund will be funded by the excess fund balance reserves and the customer cities' cost-of-service fee.

Budget Amendment No. 1 proposes to appropriate funds as follows:

<u>Equipment Replacement Fund</u>	
Vehicle Replacement – Various Departments	\$ 166,600
<u>Fair Housing Grant Fund</u>	
Fair Housing Initiatives Program Grant	125,000
<u>Infrastructure Repair & Replacement Fund</u>	
Street Repair and Replacement Projects	387,150
<u>Water Utility Fund</u>	
Water Management Plan Update	550,000
Public Utility Commission Filing	100,000
<u>Wastewater Utility Fund</u>	
Wastewater Customer Contract	60,000
Wastewater Treatment Vehicle	24,000
<u>Various Funds</u>	
Rollover of Purchase Order Encumbrances	<u>5,606,007</u>
TOTAL SUPPLEMENTAL APPROPRIATION	<u>\$7,018,757</u>

ATTACHMENT(S)

Attachment A – Schedule of Open Encumbrances being Rolled Forward

Attachment B – Schedule of Proposed Amendments by Fund

Submitted By:

Ron Young
Director
Budget & Research

Date: March 6, 2017

Approved By:

Bryan L. Bradford
City Manager

Date: March 6, 2017

ATTACHMENT A
2015-16 Rollover
(With Detail of PO's Over \$25,000)

<i>Fund/Department</i>	<i>PO Description</i>	<i>Amount Outstanding 9-30-16</i>
<u>General Fund</u>		
Fire	Personal Protective Equipment	\$52,243
	Face Masks and Voice Amplifiers	50,581
Parks, Recreation and Cultural Arts	Brush Chipper	\$29,870
Planning and Community Development	Neighborhood Survey	\$60,000
Police	Body Armor and Riot Shields	\$142,182
	Digital System Upgrade	33,009
Various	PO's Under \$25,000	\$173,285
Sub-Total General Fund		\$541,170
<u>Customer Service</u>		
	Software	\$90,000
	PO's Under \$25,000	16,427
Sub-Total Customer Service Fund		\$106,427
<u>Economic Development Fund</u>		
	Image Management - Phase 1	\$128,582
	Downtown Square Preservation	29,969
Sub-Total Economic Development Fund		\$158,551
<u>Electric Utility Fund</u>		
	Service Contracts	\$34,714
	Professional Services	170,438
	Vehicles	74,486
	PO's Under \$25,000	185,392
Sub-Total Electric Utility Fund		\$465,030
<u>Stormwater Management Fund</u>		
	Materials	\$70,851
	PO's Under \$25,000	29,892
Sub-Total Stormwater Management Fund		\$100,743

ATTACHMENT A
2015-16 Rollover
(With Detail of PO's Over \$25,000)

<i>Fund/Department</i>	<i>PO Description</i>	<i>Amount Outstanding 9-30-16</i>
<u>Equipment Replacement Fund</u>		
GP&L - Distribution Operations	Digger Derrick with Auger and Motor	\$434,864
GP&L - Distribution Operations	Digger Derrick	413,260
GP&L - Distribution Operations	Altec AT37G Aerial Truck	114,405
Water - Construction	12-Yard Dump Truck	102,783
Wastewater - Distribution & Transmission	Ford F-750 with 7-Ton Hoist Crane	136,658
Wastewater - Collection	6-Yard Dump Truck	85,320
Sub-Total Equipment Replacement Fund		<u>\$1,287,290</u>
<u>Facilities Management Fund</u>		
	Wrought Iron Fence	\$130,970
	PO's Under \$25,000	38,807
Sub-Total Facilities Management Fund		<u>\$169,777</u>
<u>Fleet Services Fund</u>		
	Landfill Equipment Maintenance & Repairs	\$96,043
Sub-Total Fleet Services Fund		<u>\$96,043</u>
<u>Information Technology Fund</u>		
	Service Contracts	\$210,453
	Servers	33,265
	PO's Under \$25,000	77,082
Sub-Total Information Technology Fund		<u>\$320,800</u>
<u>Information Technology Replacement Fund</u>		
	Network Switch Replacement	\$67,725
	Servers and Enclosures	96,344
	PO's Under \$25,000	132,236
Sub-Total Information Technology Replacement Fund		<u>\$296,305</u>

**ATTACHMENT A
2015-16 Rollover
(With Detail of PO's Over \$25,000)**

<i>Fund/Department</i>	<i>PO Description</i>	<i>Amount Outstanding 9-30-16</i>
<u>Infrastructure Repair & Replacement Fund</u>		
	Paving Services	\$277,504
	Engineering Services	169,528
	Mack Truck for Heavy Haul	150,194
	Rental of Mixer/Reclaimer Machinery	35,524
	PO's Under \$25,000	31,479
	Sub-Total Infrastructure Repair & Replacement Fund	\$664,229
<u>Narcotic Seizure Fund</u>		
	Control Station System	\$28,149
	PO's Under \$25,000	408
	Sub-Total Narcotic Seizure Fund	\$28,557
<u>Water Utility Fund</u>		
	Professional Services	\$50,000
	PO's Under \$25,000	71,291
	Sub-Total Water Utility Fund	\$121,291
<u>Wastewater Utility Fund</u>		
	Professional Services	\$728,476
	Equipment Maintenance	332,891
	PO's Under \$25,000	100,397
	Sub-Total Wastewater Utility Fund	\$1,161,764
<u>All Other Funds</u>		
	PO's Under \$25,000	\$88,030
<u>TOTAL OUTSTANDING PO's</u>		<u>\$5,606,007</u>

ATTACHMENT B

Proposed Budget Amendment FY 2016-17 Operating Budget

	<u>BA #1</u>	<u>BA #1 PO Rollover</u>	<u>Total Budget Amendments</u>
REVENUES AND EXPENDITURES			
Sources of Funds:			
Additional Revenue - Fair Housing Grant Fund	\$125,000	\$0	\$125,000
Fund Balance - Prior Year	1,287,750	5,606,007	6,893,757
Total Funds Provided	<u>\$1,412,750</u>	<u>\$5,606,007</u>	<u>\$7,018,757</u>
Use of Funds - Expenditures:			
General Fund (See Detail in Notes)	\$0	\$541,170	\$541,170
Electric Utility Fund	0	465,030	465,030
Water Utility Fund	650,000	121,291	771,291
Wastewater Utility Fund	84,000	1,161,764	1,245,764
Environmental Waste Services Fund	0	19,565	19,565
Infrastructure Repair & Replacement Fund	387,150	664,229	1,051,379
Stormwater Management Fund	0	100,743	100,743
Firewheel Fund	0	11,935	11,935
Recreation Performance Fund	0	28,500	28,500
SafeLight Fund	0	2,252	2,252
Economic Development Fund	0	158,551	158,551
Housing Reinvestment Fund	0	7,348	7,348
Group Health Insurance Fund	0	18,430	18,430
Fair Housing Grant Fund	125,000	0	125,000
Narcotic Seizure Funds	0	28,557	28,557
Equipment Replacement Fund	166,600	1,287,290	1,453,890
Customer Service Fund	0	106,427	106,427
Facilities Management Fund	0	169,777	169,777
Fleet Services Fund	0	96,043	96,043
Information Technology Fund	0	320,800	320,800
IT Replacement Fund	0	296,305	296,305
Total Expenditures	<u>\$1,412,750</u>	<u>\$5,606,007</u>	<u>\$7,018,757</u>
Notes:			
General Fund -			
City Attorney	\$0	\$8,717	\$8,717
Code Compliance	0	4,989	4,989
Emergency Management	0	1,496	1,496
Engineering	0	10,196	10,196
Fire	0	149,057	149,057
Health	0	4,524	4,524
Human Resources	0	921	921
Municipal Court	0	6,258	6,258
Parks, Recreation & Cultural Arts	0	68,499	68,499
Planning & Community Development	0	85,701	85,701
Police	0	198,118	198,118
Purchasing	0	2,694	2,694
Sub-Total General Fund	<u>\$0</u>	<u>\$541,170</u>	<u>\$541,170</u>



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

5.

Meeting Date: March 21, 2017

Item Title: Waiver of TMPA Decommissioning Plan Deadline

Submitted By: Jeff Janke, Administration

Summary of Request/Problem

Under the Joint Operating Agreement (JOA) between TMPA and the Member Cities, TMPA is required to adopt a decommissioning plan for the Gibbons Creek plant by September 2017. The JOA requires TMPA to establish a decommissioning plan so that the Member Cities would have an idea as to how to best decommission the Gibbons Creek plant at such time as the Member Cities decide to stop receiving power from the plant.

As a result of the contemplated sale of Gibbons Creek and ongoing negotiations with the potential buyer, TMPA has requested an extension of the September deadline to avoid the necessity of incurring costs to develop a plan that will be unnecessary if the contemplated sale is consummated. Each Member City is planning to adopt a resolution waiving the TMPA decommissioning deadline.

Recommendation/Action Requested and Justification

It is recommended that the City Council authorize the City Manager to execute a letter in substantially the form attached, waiving the decommissioning plan deadline until after the sale is closed or the sale efforts are abandoned.

Attachments

Resolution - TMPA Decommissional Plan Waiver

RESOLUTION NO.

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A LETTER WAIVING THE DECOMMISSIONING PLAN DEADLINE UNDER THE JOINT OPERATING AGREEMENT FOR THE TEXAS MUNICIPAL POWER AGENCY; AND PROVIDING AN EFFECTIVE DATE.

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

Section 1

That the City Manager is hereby authorized to execute a letter, in the form and substance of that attached, waiving the Decommissioning Plan Deadline, as that term is used and described in the Joint Operating Agreement between and among the cities of Bryan, Denton, Garland, and Greenville, and the Texas Municipal Power Agency.

Section 2

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

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

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary



GARLAND PLANNING REPORT

City Council Regular Session Agenda

6.a.

Meeting Date: March 21, 2017

Item Title: DD 17-01 Robert Smith (District 2)

Submitted By: Josue De La Vega, Development Planner

REQUEST

Approval of 1) a Major Waiver to Table 7-7 of the Garland Development Code regarding the maximum allowed sign area for blade signs, 2) a Major Waiver to Table 7-7 of the Garland Development Code to allow a monument sign, and 3) a Major Waiver to Table 7-7 and Section 4.78(L) of the Garland Development Code regarding the maximum allowed height and minimum setbacks for monument signs.

OWNER

Duck Creek Commercial, LLC

PLAN COMMISSION RECOMMENDATION

On February 27, 2017 the Plan Commission, by a vote of seven (7) to zero (0), recommended approval of 1) a Major Waiver to Table 7-7 of the Garland Development Code to allow a blade sign with a maximum sign area of twenty-four (24) square feet, 2) a Major Waiver to Table 7-7 of the Garland Development Code to allow a monument sign, and 3) a Major Waiver to Table 7-7 and Section 4.78(L) of the Garland Development Code to allow the monument sign to have a maximum height of twenty-three (23) feet and seven (7) inches and a minimum setback of one (1) foot from the property line. The Plan Commission tied the aforementioned recommendation to the style and shape of the blade sign and monument sign reflected on Exhibit B and Exhibit C and recommends allowing the option of sequential lighting of the letters on the proposed monument sign.

STAFF RECOMMENDATION

Approval of 1) a Major Waiver to Table 7-7 of the Garland Development Code to allow a blade sign with a maximum sign area of twenty-four (24) square feet, 2) a Major Waiver to Table 7-7 of the Garland Development Code to allow a monument sign, and 3) a Major Waiver to Table 7-7 and Section 4.78(L) of the Garland Development Code to allow the monument sign to have a maximum height of twenty-three (23) feet and seven (7) inches and a minimum setback of one (1) foot from the property line.

BACKGROUND

The subject property was developed in 1947 with a 2-story building. The building is divided into four tenant spaces. One tenant space is occupied with a welding shop, a second tenant space is occupied with a tattoo shop and the other two are currently vacant. The applicant is proposing to place a monument sign and a blade sign as shown on the site plan (Exhibit A).

Section 7.30(C) of the GDC states that Major Waivers are material and substantial changes to the design standards in the Downtown District, or changes which may initially appear to be in conflict with the goals and intent of this district. Major Waivers may only be approved by the City Council, following a recommendation by the Planning Director and the Plan Commission. In order to approve a Major Waiver, the City Council shall find that the Waiver:

- Meets the general intent of this district; and
- Will result in an improved project which will be an attractive contribution to the Downtown District.

SITE DATA

The subject property contains approximately 0.24 acres in area, with approximately 92 lineal feet of frontage along Main Street and 125 lineal feet of frontage along South 4th Street. The site can be accessed from both Main Street and South 4th Street.

USE OF PROPERTY UNDER CURRENT ZONING

The Uptown (U) Sub-district in the Downtown (DT) District consists of mixed-use office, retail and urban lifestyle housing. Uses allowed include a wide range of residential building types: townhouses, live/work, apartments, condominiums and lofts.

CONSIDERATIONS

Major Waiver to exceed the maximum allowed sign area for blade signs:

1. Table 7-7 of the Garland Development Code establishes a maximum area of four (4) square feet for signs when attached to the façade of the building on the ground-level. The applicant seeks approval of a Major Waiver to allow the placement of a blade sign with a sign area of twenty-four (24) square feet (Exhibit B). The proposed blade sign would be attached to the façade of the building on the ground-level as well as serve and mark the entrance of the tattooing shop.

The applicant asserts that the maximum sign area established in the Garland Development Code is appropriate for those areas of the Downtown where there is pedestrian traffic. However, in the area of the Downtown where the subject property is located the current conditions are such that most traffic is vehicular and a four (4) square foot sign would be difficult to see from a moving vehicle.

Major Waiver to allow a monument sign:

2. Table 7-7 of the Garland Development Code excludes monument signs from the Downtown (DT) District. The applicant requests approval of a Major Waiver to the

aforesaid table to allow the placement of a monument sign (Exhibit C). The proposed monument sign would be located on the frontage along Main Street and it would display the name of the overall development.

Major Waiver to the allowed sign area, maximum height and minimum setbacks for monument signs:

3. Section 4.78(L) of the Garland Development Code establishes the following limitations on monument signs:
4. A maximum height of seven (7) feet, including the monument base, as measured from the average ground level at the base to the topmost portion of the sign
5. A minimum setback of five (5) feet from any property or right-of-way line

The applicant seeks approval of a Major Waiver to each of the aforementioned limitations and proposes a monument sign with the following maximum height and setback:

6. A maximum height of twenty-three (23) feet and seven (7) inches
7. A minimum setback of one (1) foot from the property line

The applicant has indicated that the proposed monument sign has a twofold purpose; one is to identify the location of the property and the second is to be a landmark along the east entrance to the Downtown area. The applicant contends that for the sign to become a feature of the Downtown that is easily seen and recognized from a distance, it is imperative that the proposed monument sign is of a significant size.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Neighborhood Centers for the subject property. Neighborhood Centers provide a mix of retail, services and community gathering places appropriately scaled to adjacent residential areas.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The surrounding properties are located in the Downtown (DT) District, either in the Uptown (U) Sub-district or the Downtown Historic (DH) Sub-district. These properties are developed with an array of land uses including Automobile Repair; Automobile Sales; Office, General; Church; Dwelling, Single-Family Detached; Retail Store and Personal Service.

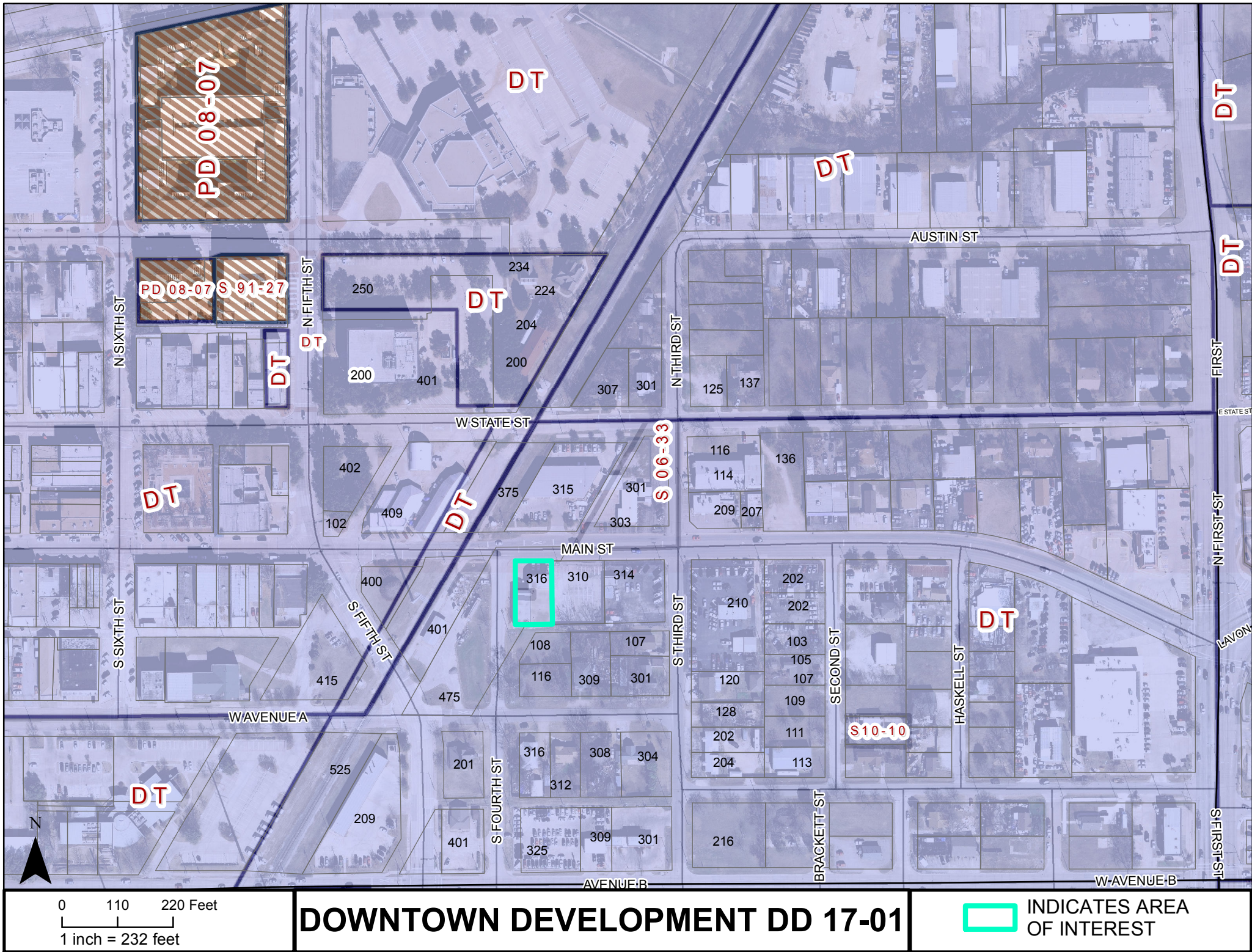
Although Table 7-7 of the Garland Development Code excludes monument signs in the Downtown (DT) District, the addition of the proposed monument sign as well as the blade sign is part of a reinvestment effort by the applicant and the first step of a phased expansion. The objective behind the revitalization of the subject property is to transform it into a more viable location and a catalyst to the east area of the Downtown.

DD 17-01 Location Map

DD 17-01 Exhibits

DD 17-01 R&M

DD 17-01 Notification Map and Responses



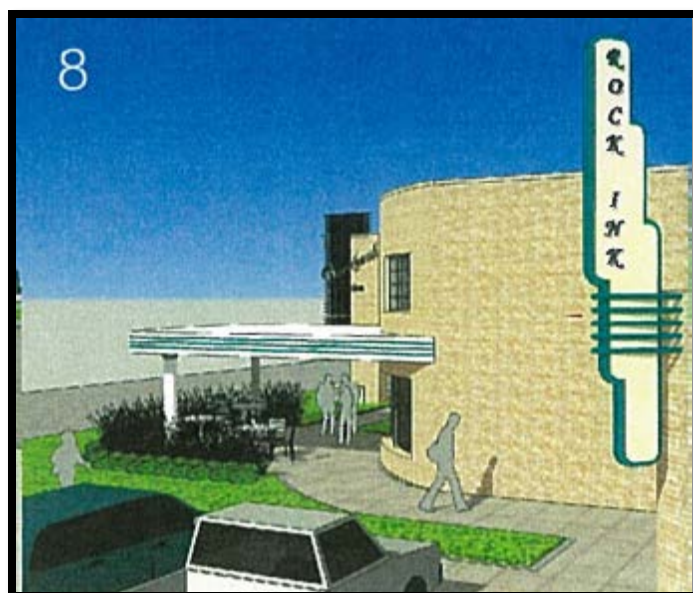
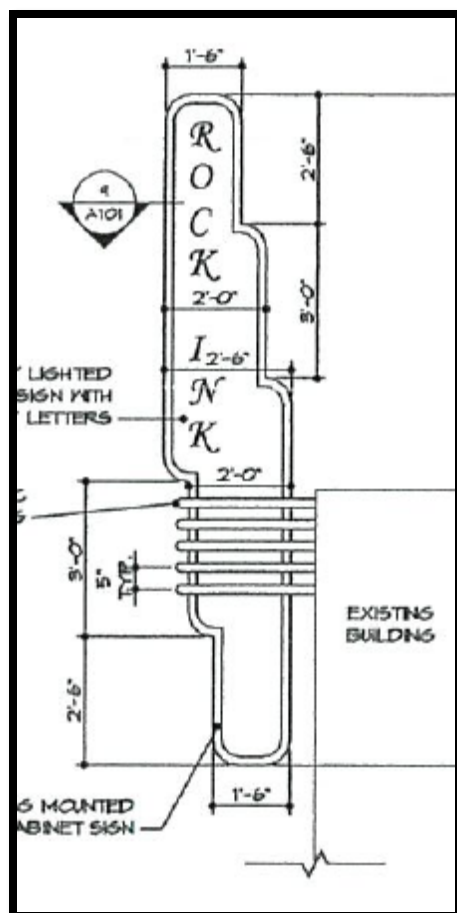


Exhibit B

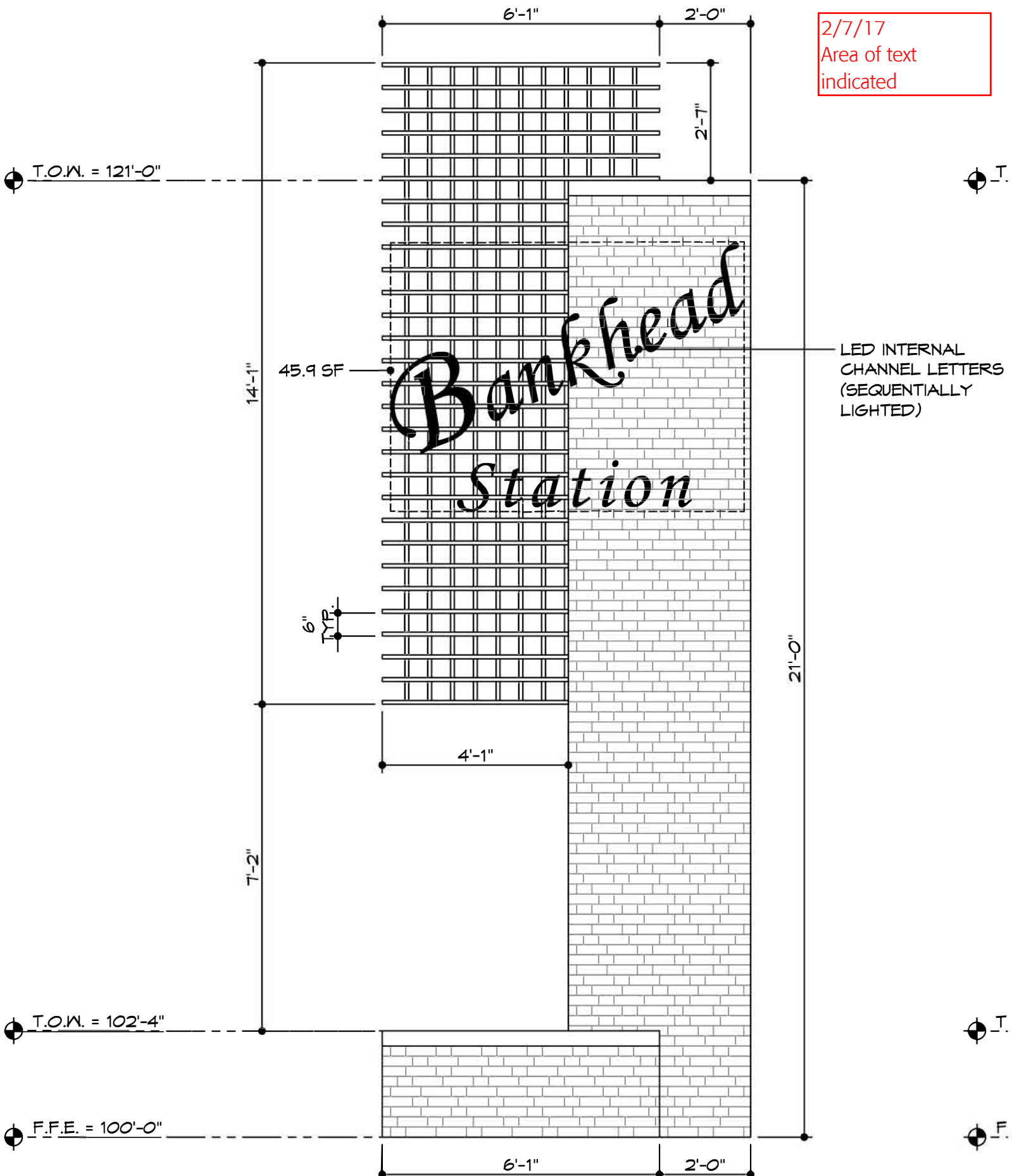




Exhibit C

REPORT & MINUTES

P.C. Meeting, February 27, 2017

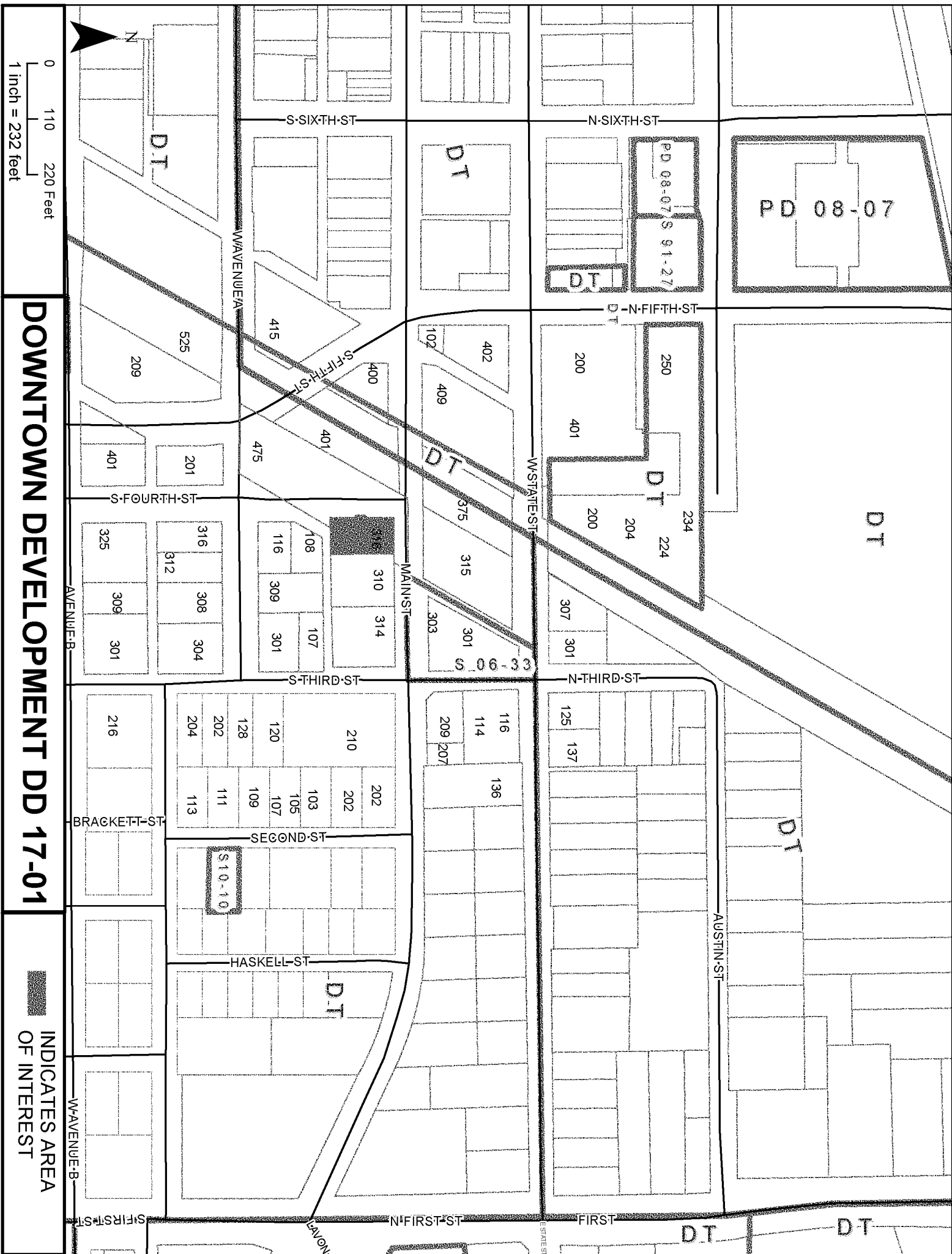
Consideration the application of **Robert Smith**, requesting approval of 1) a Major Waiver to Table 7-7 of the Garland Development Code regarding the maximum allowed sign area for blade signs, 2) a Major Waiver to Table 7-7 of the Garland Development Code to allow a monument sign, and 3) a Major Waiver to Table 7-7 and Section 4.78(L) of the Garland Development Code regarding the maximum allowed sign area, maximum height and minimum setbacks for monument signs. This property is located at 316 Main Street. (District 2) (File DD 17-01)

The applicant Robert Smith, provided a brief outline of the request and remained available for questions and stated they would like to keep the sequentially lighted signage associated with the monument sign request.

Representing the applicant Ron Hobbs, 614 W. Main Street, Garland, TX 75040 provided an overview of the request and provided additional information regarding the sequentially lighted signage feature and requested this be a permanent feature of the development.

Chairman Roberts stated the request to keep the sequentially lighted signage can be accommodated by adding a Major Waiver to the request. Chairman Roberts also stated that the shape, style and maximum signage amounts can be tied to the Major Waiver approvals.

Motion was made by Commissioner Moore, seconded by Commissioner Dalton to approve the request per staff recommendation, and to keep the sequentially lighted signage by adding a Major Waiver to the request and to tie the shape, style and maximum signage amounts to the Major Waiver approvals. **Motion carried: 7 Ayes, 0 Nays.** Commissioner Luckie recused himself from this case.



We did not receive any responses for this notification.



GARLAND POLICY REPORT

City Council Regular Session Agenda

6.b.

Meeting Date: March 21, 2017

Item Title: Reconsideration Request by Craig Turner (Z 15-47, District 3)

Submitted By: Will Guerin, Planning Director

Council Goal: Sustainable Quality Development and Redevelopment

ISSUE

The applicant, Craig Turner, is requesting that the City Council reconsider the denial of Zoning Case Z 15-47.

OPTIONS

1. Authorize reconsideration of Zoning Case Z 15-47 at the April 18, 2017 City Council meeting, unless otherwise directed.
2. Do not authorize reconsideration.

BACKGROUND

At the March 7, 2017 regular meeting, the City Council denied the request by Craig Turner (File Z 15-47) for a 1) a Change in Zoning from Agricultural (AG) District and Community Retail (CR) District to Planned Development (PD) District for Limited Light Commercial Uses (Recreational Vehicle Park only) and 2) a Detail Plan for Recreational Vehicle Park. The Garland Development (GDC) states that a zoning application may not be considered by the Plan Commission or the City Council within one year of the Council's denial of the same, or substantially similar requested application, unless the Council agrees to reconsider the request by a three-fourths (3/4) vote of the members present and voting. A Council Policy sets forth the criteria and procedures for reconsideration, upon request by the applicant, of zoning requests which have been denied. A motion to grant reconsideration may only be made by a Councilmember who voted to deny the original request. The motion to approve the ordinance failed by a vote of 3 to 6, therefore in effect denying it. Mayor Athas and Councilmembers Gibbons, Goebel, Williams, Aubin, and LeMay voted against the motion for approval.

CONSIDERATION

1. As noted, the attached Council Policy sets forth criteria and procedures for reconsidering a zoning request that has been denied. The Policy states that zoning requests which have been denied may be reconsidered if it is demonstrated that new considerations not known or discoverable at the time of the original hearing constitute good cause for reconsidering the request.
2. The Policy directs that if the request for reconsideration is approved, the zoning request shall be re-advertised and placed on the agenda of the next appropriate agenda. Unless otherwise directed, if Council approves the request for reconsideration, a public hearing would be scheduled for the April 18, 2017 regular meeting.
3. While the Policy requires that at least five (5) members of the Council must vote in favor of the reconsideration request in order for it to be authorized, Garland Development Code (GDC) Chapter 2, Section 2.05(K) stipulates a three-fourths (3/4) vote of the Council members present and voting in order to authorize the reconsideration. Per the City Attorney's Office, the GDC as an adopted ordinance applies; therefore, a three-fourths (3/4) vote of the Council members present and voting is needed in favor of the reconsideration in order to authorize it accordingly. As mentioned earlier in the report, a motion to grant reconsideration may only be made by a Councilmember who voted to deny the request.

Attachments

City Council Policy on Reconsiderations
Reconsideration Letter

Section 3 Reconsideration of zoning change denials

(A) The applicant for a change in zoning may request the reconsideration of a denial of a change in zoning. A motion for reconsideration must be filed with the Director of Planning, in writing. The motion must be filed before the close of business not more than five business days following the meeting at which the zoning change request was denied.

(B) The motion for reconsideration must demonstrate that new considerations not known or discoverable at the time of the original hearing constitute good cause for reconsidering the request. The following circumstances generally do not justify the granting of a motion to reconsider:

(1) Failure of the applicant to appear at the hearing of the City Council at which the request was denied;

(2) Failure of the applicant to be adequately prepared for presentation of the request to the City Council; or

(3) Absence of one or more members of the City Council from the meeting at which the request was considered or denied.

Additionally, modifications of a request to address matters identified in the planning report for the zoning change request as reasons for a recommendation of denial are a disfavored basis of reconsideration. Nonetheless, the City Council retains the authority to review each motion for reconsideration on its merits in order to determine if a reconsideration of a request is in the best interest of the public.

(C) A request for reconsideration will be heard by the City Council at the next meeting immediately following the denial of the zoning change request. A motion to grant reconsideration may only be made by a member of the City Council who voted in favor of denial of the request. A motion to grant reconsideration may be seconded by any member of the City Council. A vote of not less than five members of the City Council then present, is required to grant a motion for reconsideration. If a motion for reconsideration is granted, the case shall be re-advertised and placed on the next appropriate agenda of the City Council. A denial of a motion for reconsideration may include a motion to waive the one year rule provided in the Garland Development Code that prohibits the consideration of a zoning change request within one year of the denial of a request for a change in zoning for the affected tract of land. A denial of a change in zoning may also be made “without prejudice” to re-filing for the same purpose.

VIA BAYOU INC

310 East Interstate 30, Suite 320, Garland, TX 75043

972-613-9782 office | 972-613-9789 fax

March 10, 2017

Mr. Guerin,

This is a formal request to bring the RV Resort put up for reconsideration at the next city council meeting. I am asking this request because of the forthcoming I-30 corridor committee presentation that will give more insight to the needs in the I-30 corridor area.

Sincerely,

Craig Turner

President and Owner | Vi Bayou Inc.



GARLAND POLICY REPORT

City Council Regular Session Agenda

6.c.

Meeting Date: March 21, 2017

Item Title: Public Hearing and Possible Action on Downtown Square Project

Submitted By: Will Guerin, Planning Director

Council Goal: Sustainable Quality Development and Redevelopment

ISSUE

During the March 6, 2017 work session, the City Council called a public hearing to be scheduled for March 21, 2017 to hear public comments on the Downtown Square and to take possible action regarding a preferred design for the plaza space and whether to remove or retain the existing building at the eastern end of the Square.

OPTIONS

1. The Council may select a preferred design between Scenario C and Scenario D, as shown in the attachments, for the Downtown Square plaza space.
2. In addition, the Council may make a decision to remove or retain the existing building on the eastern side of the Downtown Square, and possibly seek private redevelopment proposals.
3. The Council may select a preferred design option, as mentioned above, and apply it to the entire Downtown Square block between Fifth, Sixth, Main and State Streets.

BACKGROUND

The scope of the Downtown Square project addresses potential architectural opportunities to the eastern half of the square which includes the Civic Theater Building and the design of the western Plaza area. An outline of activity is included below:

1. The Downtown Square project was approved by Garland voters as a part of the 2004 Bond Fund. The project scope included the redesign of the Downtown Square to create a more functional and inviting public space for large gatherings, as well as individual activity. In 2012, preliminary design services were completed with a consultant team led by David C. Baldwin, Inc. providing a comprehensive assessment of the project area. An extensive public engagement process concluded with the identification of three (3) design concepts for consideration.
2. In September 2016, three (3) design concepts were presented during a series of public engagement meetings. Each concept presented a unique layout for the Square featuring amenities identified by area stakeholders. Project stakeholders included Downtown user

groups; and Downtown merchants, organizations, and property owners.

3. In October 2016, an additional design concept was initiated. It was based on public input and with an emphasis on limited amenities to allow for more open space. Each of these options included the development of open space along State Street in the area formerly occupied by the GP&L Building and retaining the Civic Theater building at 108 Sixth Street, also known as the Crossman Block, with planning for the building identified as “to be determined”.
4. A comprehensive asbestos and lead survey and a structural condition assessment were completed for the Civic Theater in September 2016. The assessment concluded that the structure was generally sound with no unknown deficiencies.
5. A streetscape engineering analysis has been initiated to review opportunities to improve accessibility, identity, and safety along properties adjacent to the Downtown Square. This analysis will address fundamental quality of needs, along with the development of a framework for improvements that encourage vital spaces within Downtown.

CONSIDERATION

1. On February 23, 2017, a second public meeting was held at which two (2) design concepts were presented for feedback: Concept C, an option based on public input provided in September 2016 with reduced amenities and b) Concept D, an option with further reduced amenities than those initially identified by the public. Written feedback was collected from the February meeting; results are shown below:

Scenario C:	11 votes provided on feedback form; 16 votes on dot exercise
Scenario D:	26 votes provided on feedback form; 32 votes on dot exercise

Remove Building:	30 votes
Retain Building:	13 votes

2. In addition, an online poll was placed on MySidewalk in February 2017, and the results were as follows:

Scenario C:	7 votes
Scenario D:	7 votes

Remove Building - Leave Open:	6 votes
Remove Building - Redevelop:	2 votes
Retain Existing Building:	8 votes

3. During the March 6, 2017 work session, the City Council called for a public hearing to be scheduled for March 21, 2017 to hear public comments and to make a decision to move forward with the Downtown Square project. The Council may choose a preferred design scenario, and whether to remove the existing building on the eastern side of the block, retain the existing building, and/or release a Request for Qualifications (RFQ) and Request for Proposals (RFP) for redevelopment of the site.
4. Once Council has made a final decision on design, construction cost estimates will be completed as part of the 2019 Capital Improvement Projects program.

Attachments

Design Concept C

Design Concept D



CONCEPTUAL DESIGN C / THE ELLIPSE GARLAND DOWNTOWN SQUARE REDEVELOPMENT

