



GARLAND

AGENDA

REGULAR MEETING OF THE CITY COUNCIL

City of Garland
Council Chambers, City Hall
200 North Fifth Street
Garland, Texas
March 7, 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 been briefed on these items at a previous work session and approval of the consent agenda authorizes the City Manager to implement each item. The Mayor will announce the agenda and provide an opportunity for members of the audience and the City Council to request that an item be removed and considered separately.

1. Consider approval of the minutes of the February 21, 2017 Regular Meeting.
2. Consider approval of the following bids:
 - a. **Emergency Response Safety Equipment** **Bid No. 0445-17**

Municipal Emergency Services, Inc. **\$144,784.00**

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.

- b. Engineering Design Services for Miller Road and Nash Street Water, Sewer, and Paving Improvements** **Bid No. 0469-17**

Kimley-Horn and Associates, Inc. \$298,500.00

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.

- c. Change Order No. 1 to Engineering Design Services Contract for Shiloh Road - I.H. 635 to Kingsley Road** **Bid No. 2288-11**

Nathan D. Maier Consulting Engineers, Inc. \$139,000.00

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

- d. Forest Lane Substation Loop Project** **Bid No. 3903-13**

R-Delta Engineers \$93,900.00

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

- e. GP&L Joint Use Management Services** **Bid No. 0457-17**

TRC Solutions \$122,337.00

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.).

- f. Valve and Fire Hydrant Maintenance** **Bid No. 0347-17**

R&M Services \$250,000.00

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.

g. RagingWire Substation Material Procurement and Construction **Bid No. 0340-17**

Front Line Power Construction, LLC	\$932,335.00
Optional Contingency	<u>139,850.00</u>
TOTAL	\$1,072,185.00

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.

h. Centerville Road Street and Sidewalk Repairs - S.H. 66 to Broadway **Bid No. 0262-17**

XIT Paving & Construction	\$1,273,553.00
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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.

i. Profit Drive and Lavon Drive Water and Wastewater Improvements **Bid No. 0281-17**

SYB Construction Company, Inc.	\$1,248,326.76
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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.

3. Consider an ordinance 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.

Council is requested to approve an ordinance establishing a 20 MPH School Speed Zone.

4. **Consider an ordinance amending Ordinance No. 6883; providing a savings clause and a severability clause; and providing an effective date.**

Council is requested to adopt an ordinance correcting the main early voting place for Dallas County.

5. **Consider a resolution of the City Council 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 to authorize all necessary means to expedite that project; and providing an effective date.**

Council is requested to approve a resolution regarding the funding for the IH-635 East reconstruction project.

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 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.

- b. **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.

- c. **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.

7. Consider appointments to Boards and Commissions.

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

8. Council Member Rich Aubin

- Reta Day - Garland Cultural Arts Commission

9. 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.

10. Adjourn.

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



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

1.

Meeting Date: March 7, 2017

Item Title: Minutes February 21, 2017

Summary of Request/Problem

Consider approval of the minutes of the February 21, 2017 Regular Meeting.

Recommendation/Action Requested and Justification

Attachments

Minutes February 21, 2017

Minutes of the Garland City Council Regular Meeting

The City Council of the City of Garland convened in regular session at 7:00 p.m. on Tuesday, February 21, 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	James Cahill

ABSENT:	Council Member	Lori Dodson
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STAFF PRESENT:	City Manager	Bryan L. Bradford
	City Attorney	Brad Neighbor
	City Secretary	Eloyce René Dowl

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

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 Stanley to approve the Consent Agenda as presented with the substitute resolution for Item 6, seconded by Mayor Pro Tem LeMay, to approve items 1, 2a, 2b, 2c, 2d, 2e, 3a, 3b, 3c, 4, 5, 6, and 7. Motion carried, 8 ayes, 0 nays.

1. APPROVED** Approval of the Minutes of the February 7, 2017 Regular Meeting.

2a. APPROVED** Bid No. 0171-17 awarded to Thermo Environmental Instruments in the amount of \$158,539.40 for Gas Analyzers for Continuous Emission Monitoring Systems.

This request is to purchase gas analyzers for Continuous Emission Monitoring Systems (CEMS) at GP&L's Olinger and Spencer Plants.

2b. APPROVED**

Bid No. 6403-16 awarded to Irby Construction Company in the amount of \$22,655.35 for the TMPA Dansby Substation Control Cable Installation.

This request is to provide control cable installation for the TMPA Dansby Substation breaker replacement project.

2c. APPROVED**

Bid No. 0245-17 awarded to Emerson Process Management in the amount of \$1,772,194.00, which includes an optional contingency of \$173,220.00 for a total bid of \$1,945,414.00 for the GP&L Olinger Units #2 and #3 Turbine System Upgrade.

This request is to replace the 43-year-old steam turbine control system for GP&L's Ray Olinger Power Station Units #2 and #3.

2d. APPROVED**

Bid No. 0379-17 awarded to RDO Equipment in the amount of \$93,500.00, Holt Caterpillar for \$96,424.00, and Associated Supply Company for \$132,371.00 for a total bid of \$322,295.00 to purchase Heavy Fleet Equipment.

This request is to purchase one Backhoe/Loader Tractor, one Mid-Sized Excavator, and one Rubber Tire Front-End Loader to be used by the Water and Wastewater Departments in their daily operations.

2e. APPROVED**

Bid No. 0012-17 awarded to McIntyre Truck and Trailer Repair, LLC DBA McIntyre/Casa View Wrecker Service, in the amount of \$1,600.00 for Towing Service and Impound Storage Facility Management.

This request is to provide Towing Service and Impound Storage Facility Management for the City of Garland. The agreement will be for a two year term with two optional renewals, for a potential six year term.

3a. APPROVED**

Ordinance No. 6884 amending the Garland Development Code of the City of Garland, by approving a Change in Zoning from Community Retail (CR) District to Single-Family-10 (SF-10) District on a 1.9486-acre tract of land located at 3750 Zion Road; providing for conditions, restrictions, and regulations; providing for a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland; providing a savings clause and a severability clause; and providing an effective date. (File No. Z 17-01, Haitham Alatoon, District 3)

3b. APPROVED**

Ordinance No. 6885 amending the Garland Development Code of the City of Garland, by approving 1) an amendment to Planned Development (PD) District 84-73, 2) an amendment to a Concept Plan, and 3) a Detail Plan for Elder Care-Nursing/Convalescent Care facility with a Medical and Dental Office/Clinic Use on property zoned Planned Development (PD) District 84-73 for Office Uses on a 5.4098-acre tract of land located at the northwest corner of Shiloh Road and Campbell Road; providing for conditions, restrictions, and regulations; providing for a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland; providing a saving clause and severability clause; and providing an effective date. (Zoning File No. Z 16-46, HealthCap Partners, District 1)

3c. APPROVED**

Ordinance No. 6886 amending the Garland Development Code of the City of Garland, by approving 1) an amendment to Planned Development (PD) District 00-45, 2) a Detail Plan for a Restaurant, Drive-Through, and 3) a Specific Use Provision for a Restaurant, Drive-Through on property zoned Planned Development (PD) 00-45 for Community Retail (CR) District Uses, on a 2.48-acre tract of land located at 1102 Northwest Highway; providing for conditions, restrictions, and regulations; providing for a penalty under the provisions of Sec. 10.05 of the Code of Ordinance of the City of Garland; providing a savings clause and a

- severability clause; and providing an effective date. (Zoning File No. Z 16-43, Kimley-Horn, District 5)
4. APPROVED** Minute action authorizing the Mayor, City Manager, and City Secretary to enter into a Joint Election Contract and Elections Services Agreement with Dallas County Elections and other participating Dallas County Entities.
5. APPROVED** Minute action authorizing the City Manager to renew the agreements between GISD and the City of Garland.
6. APPROVED** Resolution No. 10274 abandoning the Seventh Street right-of-way between Avenue A and Avenue B; authorizing the Mayor to execute a Deed without Warranty for the abandonment of the public right-of-way; and providing an effective date.
- Council approved a resolution authorizing the Mayor to abandon the Seventh Street right-of-way from Avenue A to Avenue B and the portion of alley crossing the property at 616 W. Avenue A and execute a Deed Without Warranty conveying the 22,219 square feet of land to TX Garland Apartments, LP.
7. APPROVED** Ordinance No. 6887 establishing civil service classifications within the Police and Fire Departments; prescribing the number of positions in each classification; prescribing the base salary and types of pay for those classifications; and providing an effective date.
- Council approved an ordinance increasing the number of authorized Police Supervisor (Lieutenant) positions by one while decreasing the number of sworn Police Officer positions by one by approving the revised Civil Service Ordinance.

ITEMS FOR INDIVIDUAL CONSIDERATION

8. PH HELD Hold a public hearing to receive comment on the 2017 Proposed Capital Improvement Program (CIP).

A public hearing was held on the 2017 Proposed Capital Improvement Program (CIP). At the public hearing, all interested persons were given the opportunity to be heard for or against the proposed program. The 2017 Proposed CIP is available for public inspection in the City's libraries and the City Secretary's Office and has been on the City's website since January 18, 2017.

There was one speaker on this item: Raymond L. Johnson. There was discussion by the Council.

9. APPROVED Ordinance No. 6888 approving the 2017 Capital Improvement Program. A motion was made by Council Member Gibbons to approve the CIP as amended to decrease the Walnut Street Pedestrian Project by \$600,000.00 in the Economic Development Section of the CIP and to increase the funding for the Substations Upgrade Program by \$11,550,000.00 in the Electric Section, seconded by Council Member Aubin. Motion carried 8 ayes, 0 nays.

On January 17, 2017, the City Council was presented with the Proposed Capital Improvement Program (CIP) for 2017. The 2017 Proposed CIP is available for public inspection in the City's libraries and the City Secretary's Office and has been on the City's website since January 18, 2017. The City Council held a Special Budget Work Session on January 28, 2017, to review the proposed program. In addition, a Public Hearing on the Proposed CIP was held on February 7 and 21, 2017.

10. APPROVED

Adoption of Amendments to the Garland Code of Ordinances.

The City Council previously considered at work session various amendments to the Code of Ordinances as submitted by the City Attorney. A description of the proposed amendments was contained in a synopsis included in the work session agenda. At the work session, a debate took place regarding a proposed amendment that would allow dogs on restaurant patios. The City Council determined by consensus that the matter addressing dogs on restaurant patios, should be separated out from the main ordinance to which it had been appended (regarding food service establishment rules) for individual consideration and disposition. Thus, the attachments included a draft ordinance addressing the issue of dogs on patios that, as a stand-alone item, may be approved, disapproved, referred to committee for further study or set on a future work session for additional debate by the Council as whole. The other food service establishment rules are contained in an ordinance that may be approved without addressing the issue of dogs on patios.

Motion was made by Council Member Stanley to approve the Adoption of Amendments to the Garland Code of Ordinances, seconded by Council Member Goebel.

Motion was made by Council Member Gibbons to amend the motion, removing the ordinance for dogs on patios, seconded by Council Member Aubin. Amendment to the motion carried 7 ayes, 1 nay (Mayor Athas).

A vote was cast on the main amended Motion which carried, 8 ayes, 0 nays.

Motion was made by Council Member Aubin to deny approval of the dogs on patio ordinance, seconded by Council Member Gibbons.

Motion was made by Mayor Pro Tem LeMay to postpone the item for ninety days, seconded by Council Member Cahill. There was Council discussion. Mr. Briley presented the staff report.

Motion to deny was superseded by the motion to postpone. Motion to postpone carried 5 ayes, 3 nays (Council Members: Gibbons, Stanley, and Aubin).

11. APPROVED

Adoption of CDBG Community Service Application and Grant Scoring Process.

Council is requested to consider a Community Development Block Grant (CDBG) Public Services Activity grant application and grant application scoring methodology.

Motion was made by Council Member Gibbons to approve the CDBG Public Services Activity grant application and grant application scoring methodology as presented, seconded by Council Member Aubin. Motion carried, 8 ayes, 0 nays.

12. POSTPONED

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 for two weeks at the request of the applicant.

13. APPOINTED

As the following name was placed in nomination, a vote was cast to approve the appointment with 8 ayes, 0 nays:

Mayor Douglas Athas

- Elizabeth Berry – Parks and Recreation Board

14. CITIZEN COMMENTS: Brandy Valdes

Megan May

15. ADJOURN:

There being no further business to come before the City Council, Mayor Athas adjourned the meeting at 7:43 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 7, 2017

Item Title: Emergency Response Safety Equipment

Submitted By: Mark Lee, Fire Chief

PURCHASE JUSTIFICATION:

The purpose of 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. This equipment is being provided by Municipal Emergency Services, Inc., through an Interlocal Agreement with the City of Austin, Contract GA 140000072.

AWARD RECOMMENDATION:

<u><i>Vendor</i></u>	<u><i>Item</i></u>	<u><i>Amount</i></u>
Municipal Emergency Services, Inc.	All	\$144,784.00
TOTAL:		\$144,784.00

Basis for Award: Cooperative Purchase

Fiscal Impact

Total Project/Account:	\$347,189
Expended/Encumbered to Date:	134,978
Balance:	\$212,211
This Item:	144,784
Proposed Balance:	\$67,427
Account #:	100-1321-600504 and 100-1321-9007
Fund/Agency/Project – Description and Comments:	General Fund / Fire Operations / Safety Equipment

Attachments

Bid Recap
Executive Summary

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2016-17

Document Location: Page 200

Budget Director Approval: Ron Young
Approval Date: 02/17/2017

Purchasing Director Approval: Gary L. Holcomb
Approval Date: 02/17/2017



GARLAND
PURCHASING EXECUTIVE SUMMARY

Bid 0445-17
Emergency Response Safety Equipment

Recommended Vendor:

Municipal Emergency Services, Inc.

Total Recommended Award:

\$144,784.00

Basis for Award:

Cooperative Purchase

Purpose:

The purpose of 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.

Evaluation:

This equipment is being provided by Municipal Emergency Services, Inc., through an Interlocal Agreement with the City of Austin, Contract GA 140000072.

Recommendation:

Staff recommends awarding the purchase of Emergency Response Safety Equipment to Municipal Emergency Services, Inc.

Funding Information:

100-1321-600504, 100-1321-9007

Department Director:

Mark Lee, Fire Chief, 972-781-7101



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.b.

Meeting Date: March 7, 2017

Item Title: Engineering Design Services for Miller Road and Nash Street Water, Sewer, and Paving Improvements

Submitted By: Michael Polocek, Engineering Director

PURCHASE JUSTIFICATION:

The purpose of 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.

AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Kimley-Horn and Associates, Inc.	All	\$298,500.00

TOTAL:	\$298,500.00
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Basis for Award: Most Qualified

Fiscal Impact

Total Project/Account:	\$13,926,915
Expended/Encumbered to Date:	8,526,407
Balance:	\$5,400,508
This Item:	298,500
Proposed Balance:	\$5,102,008
Account #:	Various
Fund/Agency/Project – Description and Comments:	

Water Commercial Paper / Water Capital Outlay / Transmission Mains
Water Revenue Bonds / Water Capital Outlay / Upgrade Undersized Water Mains
Wastewater Commercial Paper / Wastewater Capital Outlay /
Relocation of Mains Prior to Paving
Tax-Supported Certificates of Obligation / Streets / Street Improvements
Stormwater Management / Stormwater Management / Professional Services

Attachments

Bid Recap
Executive Summary
Miller Rd Location Map
Nash St Location Map

Fiscal Reference:

Budget Type: Operating Budget
CIP
Fiscal Year: 2017
Document Location: Various CIP & Operating

Budget Director Approval:	Approval Date:
Ron Young	02/22/2017
Purchasing Director Approval:	Approval Date:
Gary L. Holcomb	02/22/2017



GARLAND
PURCHASING EXECUTIVE SUMMARY

Bid 0469-17
Engineering Design Services for
Miller Road and Nash Street Water, Sewer, and Paving Improvements

Recommended Vendor:

Kimley-Horn and Associates, Inc.

Total Recommended Award:

\$298,500.00

Basis for Award:

Most Qualified

Purpose:

The purpose of 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.

Evaluation:

Kimley-Horn and Associates, Inc., was selected as the most qualified firm for this project from the short list of engineers evaluated and ranked by the published criteria in RFQ 3617-13.

Recommendation:

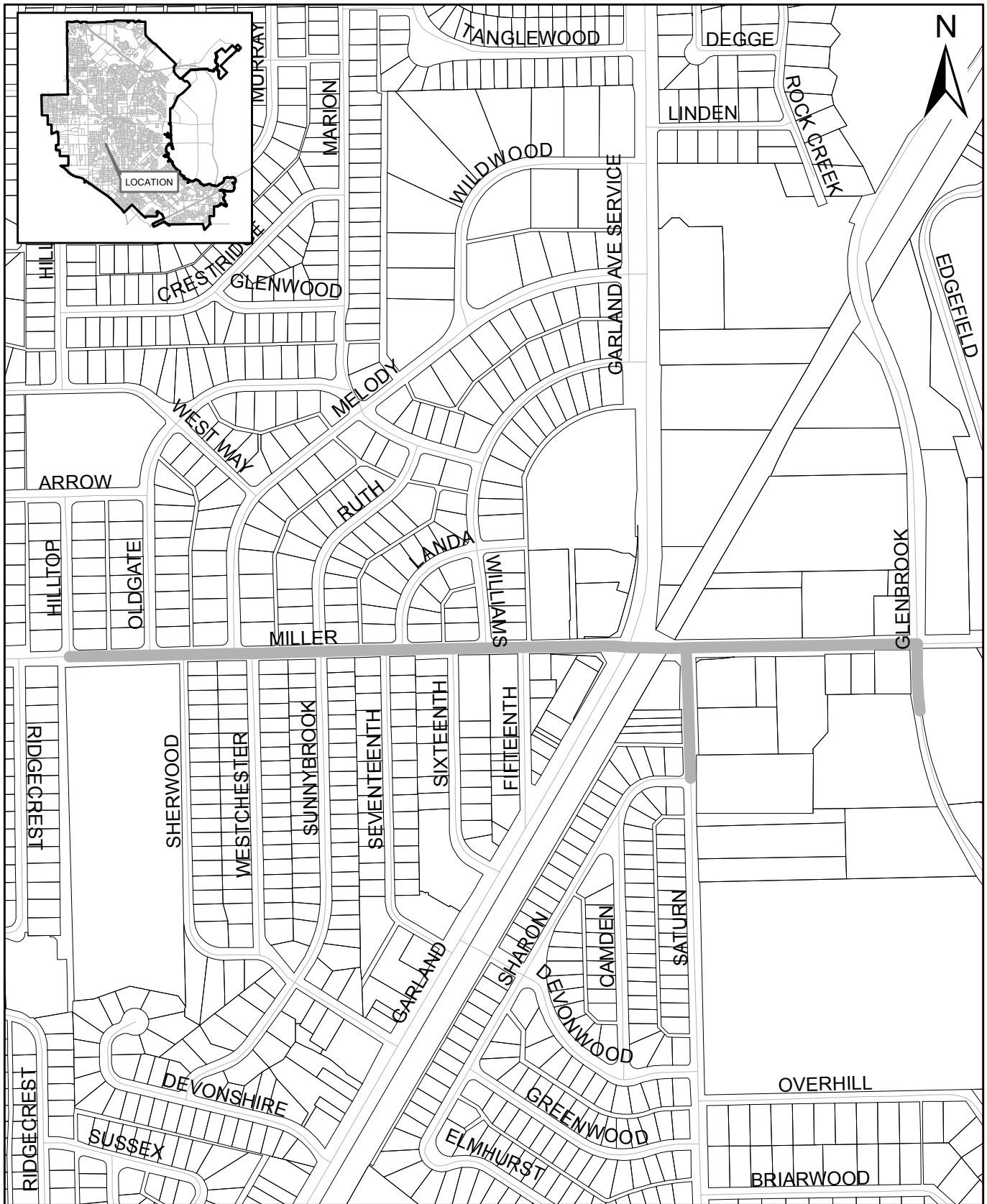
Staff recommends awarding the engineering design services to Kimley-Horn and Associates, Inc.

Funding Information:

Water:	220-4049-3019000-7101	\$89,550.00 (Miller Road)
Sewer:	230-4149-3215700-7101	89,550.00 (Miller Road)
Water:	227-4049-3020700-7101	44,775.00 (Nash Street)
Paving:	692-4699-3981800-7101	59,700.00
Stormwater:	261-4621-7101	14,925.00

Department Director:

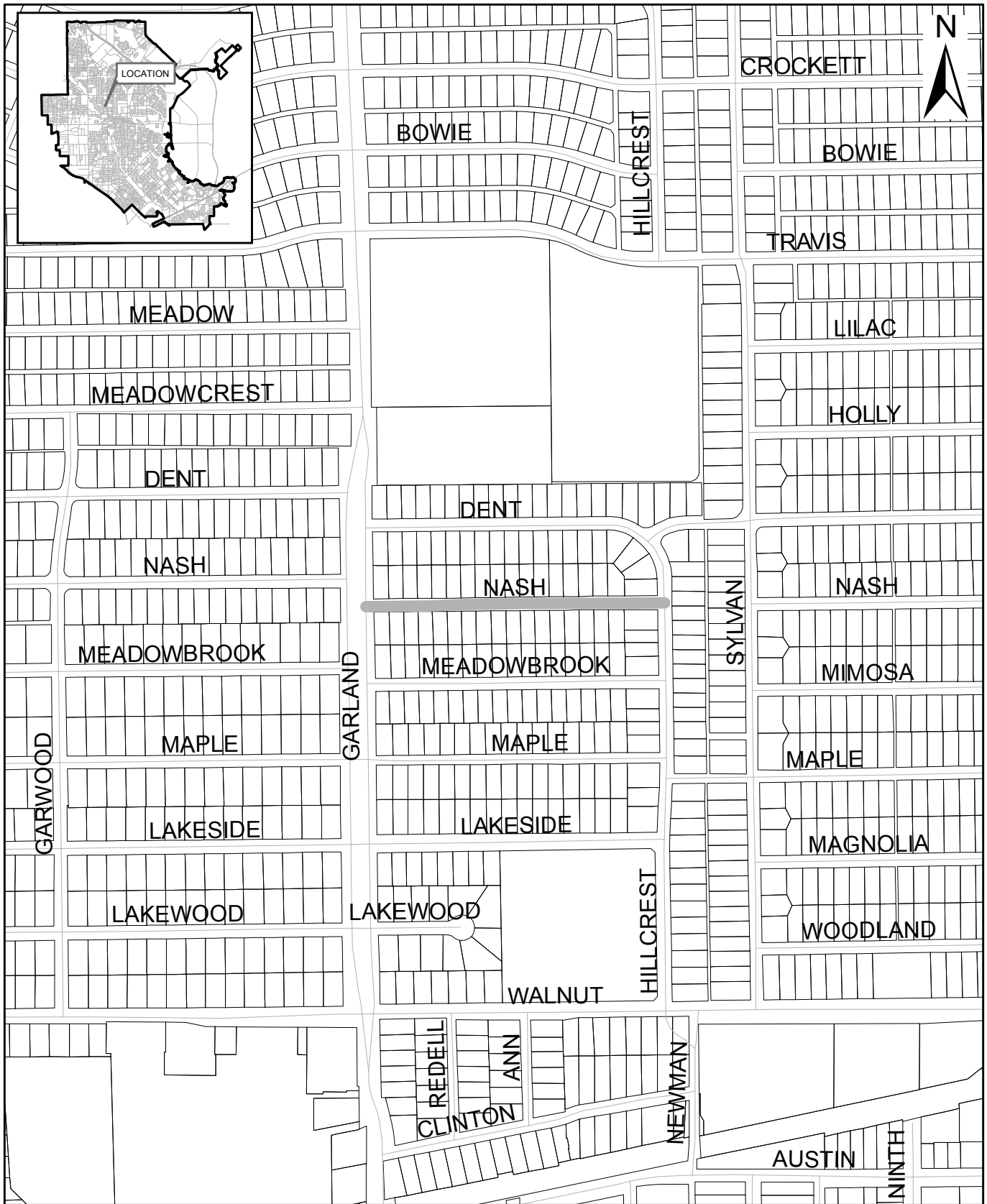
Michael C. Polocek, Director of Engineering, 972-205-2178



MILLER - HILLTOP TO S GLENBROOK
WATER & SEWER IMPROVEMENTS

Scale: NTS
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 Drawn: JW

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NASH ST - N. GARLAND AVE
TO HILLCREST DR
WATER IMPROVEMENTS

Scale: NTS
File: NashWtr2017.mxd
Date: 2/6/2017
Drawn: JW

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**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.c.

Meeting Date: March 7, 2017

Item Title: Change Order No. 1 to Engineering Design Services Contract for Shiloh Road - I.H. 635 to Kingsley Road

Submitted By: Michael Polocek, Engineering Director

PURCHASE JUSTIFICATION:

The purpose of this Change Order is to provide funding for additional engineering design services necessary to complete the design phase of the project. The Shiloh Road corridor is a restrictive right-of-way. The City has worked with a number of entities including three (3) electric utilities, telephone, gas, cable, railroad, City Water and Wastewater, and TxDOT to achieve a roadway design that best accommodates the needs of all involved. During that time, we have encountered several challenges which were not in the original scope of services such as: undocumented utilities; water, wastewater, and drainage betterments; street improvements; and channel improvements. In order to finalize the design plans, the Consultant has requested compensation for final modifications of these additional items. This CIP project is currently at 99% design set of plans. The original contract was approved at the October 5, 2010, City Council Meeting. This Change Order represents a 40.1% increase to the original contract amount of \$346,655. The 40.1% increase is for additional work to incorporate modifications required due to the discovery of unexpected and/or unknown conditions after the signing of the original contract. The City's funding partner, Dallas County, agrees with the additional work required for the paving and drainage improvements.

AWARD RECOMMENDATION:

<u><i>Vendor</i></u>	<u><i>Item</i></u>	<u><i>Amount</i></u>
Nathan D. Maier Consulting Engineers, Inc.	All	\$139,000.00
TOTAL:		\$139,000.00

Basis for Award: Change Order

Fiscal Impact

Total Project/Account: \$17,022,288

Expended/Encumbered to Date: 4,799,967

Purchasing Director	Approval Date:
Approval:	02/23/2017
Gary L. Holcomb	



GARLAND
PURCHASING EXECUTIVE SUMMARY

Bid 2288-11
Shiloh Road, I.H. 635 to Kingsley Road -
Paving, Water, Sanitary Sewer, and Drainage Modifications

Recommended Vendor:

Nathan D. Maier Consulting Engineers, Inc.

Total Recommended Award:

\$139,000.00

Basis for Award:

Change Order

Purpose:

The purpose of this Change Order is to provide funding for additional engineering design services necessary to complete the design phase of the project. The Shiloh Road corridor is a restrictive right-of-way. The City has worked with a number of entities including three (3) electric utilities, telephone, gas, cable, railroad, City Water and Wastewater, and TxDOT to achieve a roadway design that best accommodates the needs of all involved. During that time, we have encountered several challenges which were not in the original scope of services such as: undocumented utilities; water, wastewater, and drainage betterments; street improvements; and channel improvements. In order to finalize the design plans, the Consultant has requested compensation for final modifications of these additional items. This CIP project is currently at 99% design set of plans.

The following is a more specific account of the additional work the City has requested from the Consultant: extend the limits of the 12" water line east in Kingsley Road to existing valve, west in McCree, to the limits of the proposed pavement; add a driveway and utility connections to 2300 East McCree; provide plan and profile design for approximately 600' of an 8" sewer line in Shiloh and approximately 130' of a 6" sewer service line to the GM facility; perform additional drainage analysis to verify impact of a storm sewer realignment, paving modifications, and grading modifications requested by the City at the S.H. 78 intersection; paving design, drainage design, and detail modifications for the Leon Channel improvements along the McCree Water Tower site; and paving modifications, grading modifications, and details along McCree Road.

Evaluation:

Nathan D. Maier Consulting Engineers, Inc., was originally selected as the most qualified firm from the short list of engineers evaluated and ranked by the published criteria in RFQ 3617-13. The original contract was approved at the October 5, 2010, City Council Meeting. This Change Order represents a 40.1% increase to the original contract amount of \$346,655. The 40.1% increase is for additional work to incorporate modifications required due to the discovery of unexpected and/or unknown conditions after the signing of the original contract. The City's funding partner, Dallas County, agrees with the additional work required for the paving and drainage improvements.

Recommendation:

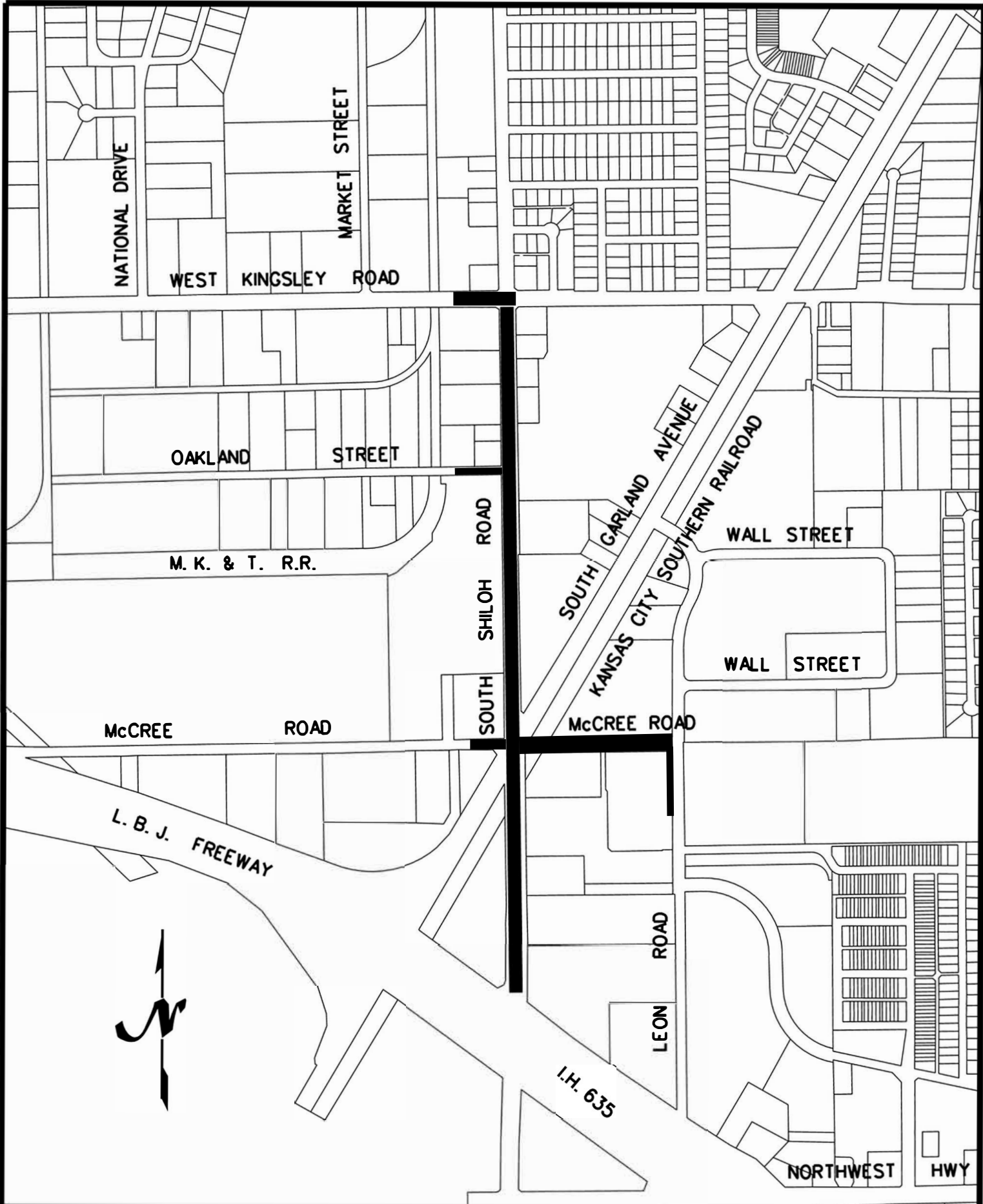
Staff recommends approval of Change Order No. 1 to original contract.

Funding Information:

Paving	624-1409-1428804-7101	\$99,580.00
Water	220-4049-3019200-7101	6,835.00
Sewer	230-4149-3215700-7101	32,585.00

Department Director:

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





**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.d.

Meeting Date: March 7, 2017

Item Title: Forest Lane Substation Loop Project

Submitted By: Ross Owen, Director of Transmission & Distr

PURCHASE JUSTIFICATION:

The purpose of this Change Order is to allow for engineering and design revisions to the Forest Lane Substation Loop Project. The project was originally planned for construction in 2015 but was put on hold to accommodate a new parking lot for Kraft. GP&L subsequently established a new relay protection design associated with the construction of the Lookout, Wylie, and Swindell Substations. This Change Order will update the relay protection design to GP&L's new design, which will increase reliability to the transmission grid to the substation serving Kraft. This Change Order will also separate the substation site civil plan to a stand-alone bid document, allowing GP&L personnel to perform the station construction in-house.

AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
R-Delta Engineers	All	\$93,900.00
TOTAL:		\$93,900.00

Basis for Award: Change Order

Fiscal Impact

Total Project/Account: \$2,452,634
Expended/Encumbered to Date: 754,928
Balance: \$1,697,706
This Item: 93,900
Proposed Balance: \$1,603,806
Account #: 210-3799-3174901-7111
Fund/Agency/Project – Description and Comments:
Electric CIP / Substations Upgrades / Forest Lane Substation Loop Project

Attachments

Bid Recap
Executive Summary

Fiscal Reference:

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

Budget Director	Approval Date:
Approval:	02/21/2017
Ron Young	

Purchasing Director	Approval Date:
Approval:	02/17/2017
Gary L. Holcomb	

[illegible]



GARLAND
PURCHASING EXECUTIVE SUMMARY

Bid 3903-13
Forest Lane Substation Loop Project

Recommended Vendor:
R-Delta Engineers

Total Recommended Award:
\$93,900.00

Basis for Award:
Change Order

Purpose:
The purpose of this Change Order is to allow for engineering and design revisions to the Forest Lane Substation Loop Project. The project was originally planned for construction in 2015 but was put on hold to accommodate a new parking lot for Kraft. GP&L subsequently established a new relay protection design associated with the construction of the Lookout, Wylie, and Swindell Substations. This Change Order will update the relay protection design to GP&L's new design, which will increase reliability to the transmission grid to the substation serving Kraft. This Change Order will also separate the substation site civil plan to a stand-alone bid document, allowing GP&L personnel to perform the station construction in-house.

Evaluation:
R-Delta Engineers was selected as the most qualified firm for this project from a short list of approved engineering firms. The original project was awarded at the October 15, 2013, City Council Meeting in the amount of \$242,900.

Recommendation:
Staff recommends the approval of Change Order #2 to Purchase Order 21423.

Funding Information:
210-3799-3174901-7111

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



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.e.

Meeting Date: March 7, 2017

Item Title: GP&L Joint Use Management Services

Submitted By: Ross Owen, Director of Transmission & Distr

PURCHASE JUSTIFICATION:

The purpose of 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.). In addition, the proposed service includes the development and negotiation of new pole attachment agreements with pole-attaching entities. This management service will assist GP&L in the coordination of rental rates, fee assessment, and revenue collection associated with foreign contacts to GP&L service poles. This service will also provide for the implementation and management of computer software used to track foreign pole attachments within GP&L's system and training of GP&L staff. Additionally, this service will provide: coordination with attaching entities for permitting, pole loading analysis, and make-ready costs; tracking of attachment invoices and delinquent transfers; pole inventory and inspection support; and assistance in pole rental rate development.

AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
TRC Solutions	All	\$122,337.00
TOTAL:		\$122,337.00

Basis for Award: Cooperative Purchase

Fiscal Impact

Total Project/Account: \$2,885,515
Expended/Encumbered to Date: 831,036
Balance: \$2,054,479
This Item: 122,337
Proposed Balance: \$1,932,142
Account #: 211-3226-7111
Fund/Agency/Project – Description and Comments:

Electric / Distribution / Joint Use Management Service Program -
Foreign Pole Attachments

Attachments

Bid Recap

Executive Summary

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2016-17

Document Location: Page 216

Budget Director Approval:

Ron Young

Approval Date:

02/24/2017

Purchasing Director Approval:

Gaty L. Holcomb

Approval Date:

02/23/2017



GARLAND
PURCHASING EXECUTIVE SUMMARY

Bid 0457-17
GP&L Joint Use Management Services
Foreign Pole Attachments

Recommended Vendor:
TRC Solutions

Total Recommended Award:
\$122,337.00

Basis for Award:
Cooperative Purchase

Purpose:

The purpose of 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.). In addition, the proposed service includes the development and negotiation of new pole attachment agreements with pole-attaching entities. This management service will assist GP&L in the coordination of rental rates, fee assessment, and revenue collection associated with foreign contacts to GP&L service poles. This service will also provide for the implementation and management of computer software used to track foreign pole attachments within GP&L's system and training of GP&L staff. Additionally, this service will provide: coordination with attaching entities for permitting, pole loading analysis, and make-ready costs; tracking of attachment invoices and delinquent transfers; pole inventory and inspection support; and assistance in pole rental rate development.

Evaluation:

These services will be provided by TRC Solutions through an Interlocal Agreement with CPS Energy.

Recommendation:

Staff recommends awarding the project for joint use management services to TRC Solutions.

Funding Information:

211-3226-7111

Department Director:

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



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.f.

Meeting Date: March 7, 2017

Item Title: Valve and Fire Hydrant Maintenance

Submitted By: Wes Kucera, Managing Director

PURCHASE JUSTIFICATION:

The purpose of this bid 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 (4) optional renewals. A term is defined as either the annual expiration date or the expenditure of funds, whichever occurs first. Subsequent renewals do not require additional City Council approval. If all optional renewals are exercised, the potential financial impact will be \$1,000,000 over the life of the agreement. Expenditures will not exceed appropriated funds.

AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
R&M Services	All	\$250,000.00
TOTAL:		\$250,000.00

Basis for Award: Straight Low Bid

Fiscal Impact

Total Project/Account: \$250,000
Expended/Encumbered to Date: 0
Balance: \$250,000
This Item: 250,000
Proposed Balance: \$0
Account #: 221-4032-7101
Fund/Agency/Project – Description and Comments:
Water / Distribution / Valve and Fire Hydrant Maintenance

Attachments

Bid Recap
Executive Summary

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2016-17

Document Location: Page 287

Budget Director Approval:	Approval Date:
Ron Young	02/22/2017

Purchasing Director Approval:	Approval Date:
Gary L. Holcomb	02/22/2017



GARLAND
PURCHASING EXECUTIVE SUMMARY

Bid 0347-17
Valve and Fire Hydrant Maintenance

Recommended Vendor:
R&M Services

Total Recommended Award:
\$250,000.00

Basis for Award:
Straight Low Bid

Purpose:
The purpose of this bid 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 (4) optional renewals.

Evaluation:
A request for bids was issued in accordance with Purchasing procedures. Three (3) bids were received and evaluated with R&M Services submitting the lowest overall bid.

Recommendation:
Staff recommends awarding the bid and subsequent optional renewals to R&M Services.

Funding Information:
Water Distribution Account 221-4032-7101

Department Director:
Wes Kucera, Managing Director of Water and Wastewater, 972-205-3283



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.g.

Meeting Date: March 7, 2017

Item Title: RagingWire Substation Material Procurement and Construction

Submitted By: Ross Owen, Director of Transmission & Distr

PURCHASE JUSTIFICATION:

The purpose of this bid is to provide for the procurement of materials and construction for the RagingWire Substation. The project includes: installing two (2) 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. RagingWire is responsible for paying for this work, and they have agreed to deposit with the City the full amount of the anticipated costs. The City will draw against that deposit as work by the contractor progresses.

AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Front Line Power Construction, LLC	All	\$ 932,335.00
Optional Contingency		139,850.00
TOTAL:		\$1,072,185.00

Basis for Award: Best Value

Fiscal Impact

Total Project/Account: \$1,322,185
Expended/Encumbered to Date: 119,193
Balance: \$1,202,992
This Item: 1,072,185
Proposed Balance: \$130,807
Account #: 215-3799-3177001-7111
Fund/Agency/Project – Description and Comments:
Electric CIP / Substation Capital / RagingWire Substation

Attachments

Bid Recap
Executive Summary

Fiscal Reference:

Budget Type: CIP
Fiscal Year: 2017
Document Location: Page E10

Budget Director	Approval Date:
Approval:	02/22/2017
Ron Young	

Purchasing Director	Approval Date:
Approval:	02/21/2017
Gary L. Holcomb	

SAVINGS:		\$0.00	16 # Direct Contact HUBS	upon award of the contract and, according to the law, all bids received will be available for inspection at that time.
			0 # HUBS Responded	



GARLAND
PURCHASING EXECUTIVE SUMMARY

Bid 0340-17
RagingWire Substation Material Procurement and Construction

Recommended Vendor:

Front Line Power Construction, LLC

Total Recommended Award:

\$1,072,185.00

Basis for Award:

Best Value

Purpose:

The purpose of this bid is to provide for the procurement of materials and construction for the RagingWire Substation. The project includes: installing two (2) power transformers; yard surfacing; foundations; grounding; structure erection; bus; switchgear; overhead lighting; shielding; conduit systems; drainage systems; control wiring; testing; and commissioning.

The economic development incentive agreement with RagingWire includes a provision for the City to assist with the Substation project. It is in the City's best interest to ensure the work is performed in accordance with City and GP&L standards, not only because the new data center will be a major GP&L customer, but also because it will connect directly into the City's substation.

RagingWire is responsible for paying for this work, and they have agreed to deposit with the City the full amount of the anticipated costs. The City will draw against that deposit as work by the contractor progresses.

Evaluation:

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

Recommendation:

Staff recommends awarding the bid for RagingWire Material Procurement and Construction to Front Line Power Construction, LLC.

Funding Information:

215-3799-3177001-7111

Department Director:

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



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.h.

Meeting Date: March 7, 2017

Item Title: Centerville Road Street and Sidewalk Repairs - S.H. 66 to Broadway

Submitted By: Steve Oliver, Streets Director

PURCHASE JUSTIFICATION:

This purpose of 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.

AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
XIT Paving & Construction	All	\$1,273,553.00

TOTAL: \$1,273,553.00

Basis for Award: Straight Low Bid

Fiscal Impact

Total Project/Account:	\$10,468,000
Expended/Encumbered to Date:	6,600,903
Balance:	\$3,867,097
This Item:	1,273,553
Proposed Balance:	\$2,593,544
Account #:	692-4699-3981800-7111

Fund/Agency/Project – Description and Comments:

Street Reconstruction and Improvements

692-4699-3981800-7111 \$1,273,553

Attachments

Bid Recap

Executive Summary

Fiscal Reference:

Budget Type: CIP
Fiscal Year: 2017
Document Location: Page ST34

Budget Director	Approval Date:
Approval:	02/24/2017
Ron Young	

Purchasing Director	Approval Date:
Approval:	02/23/2017
Gary L. Holcomb	



GARLAND
PURCHASING EXECUTIVE SUMMARY

0262-17
Centerville Road Street and Sidewalk Repairs

Recommended Vendor:

XIT Paving & Construction

Total Recommended Award:

\$1,273,553.00

Basis for Award:

Straight Low Bid

Purpose:

The purpose of 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.

Evaluation:

Requests for bids were issued in accordance with Purchasing procedures. XIT Paving & Construction submitted the lowest bid. They have successfully completed similar projects for other government agencies and are fully capable of completing this project.

Recommendation:

Staff recommends awarding the bid to XIT Paving & Construction.

Funding Information:

692-4699-3981800-7111 - Street Reconstruction and Improvements Bond Account

Department Director:

Steve Oliver, P.E., Director of Streets, 972-205-3555



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

2.i.

Meeting Date: March 7, 2017

Item Title: Profit Drive and Lavon Drive Water and Wastewater Improvements

Submitted By: Michael Polocek, Engineering Director

PURCHASE JUSTIFICATION:

The purpose of 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.

AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
SYB Construction Company, Inc.	All	\$1,248,326.76
TOTAL:		\$1,248,326.76

Basis for Award: Straight Low Bid

Fiscal Impact

Total Project/Account:	\$14,701,950
Expended/Encumbered to Date:	6,422,262
Balance:	\$8,279,688
This Item:	1,248,327
Proposed Balance:	\$7,031,361
Account #:	220-4049-3019100-9214, 237-4149-3214900-9305, and 230-4149-3214900-9305

Fund/Agency/Project – Description and Comments:

Water / Distribution Lines

220-4049-3019100-9214	\$ 733,512.80
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Wastewater / Collection Mains

237-4149-3214900-9305	383,778.00
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230-4149-3214900-9305	<u>131,035.96</u>
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TOTAL	\$1,248,326.76
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Attachments

Bid Recap

Executive Summary

Profit and Lavon Location Map

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2017

Document Location: Pages W02 & WW04

Budget Director

Approval:

Ron Young

Approval Date:

02/24/2017

Purchasing Director

Approval:

Gary L. Holcomb

Approval Date:

02/23/2017

[illegible]



GARLAND
PURCHASING EXECUTIVE SUMMARY

Bid 0281-17
Profit Drive and Lavon Drive Water and Wastewater Improvements

Recommended Vendor:

SYB Construction Company, Inc.

Total Recommended Award:

\$1,248,326.76

Basis for Award:

Straight Low Bid

Purpose:

The purpose of 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.

Evaluation:

Requests for bids were issued in accordance with Purchasing procedures. Five (5) bids were received and evaluated with SYB Construction Company, Inc., submitting the lowest bid. Staff believes this project is fully within their capabilities.

Recommendation:

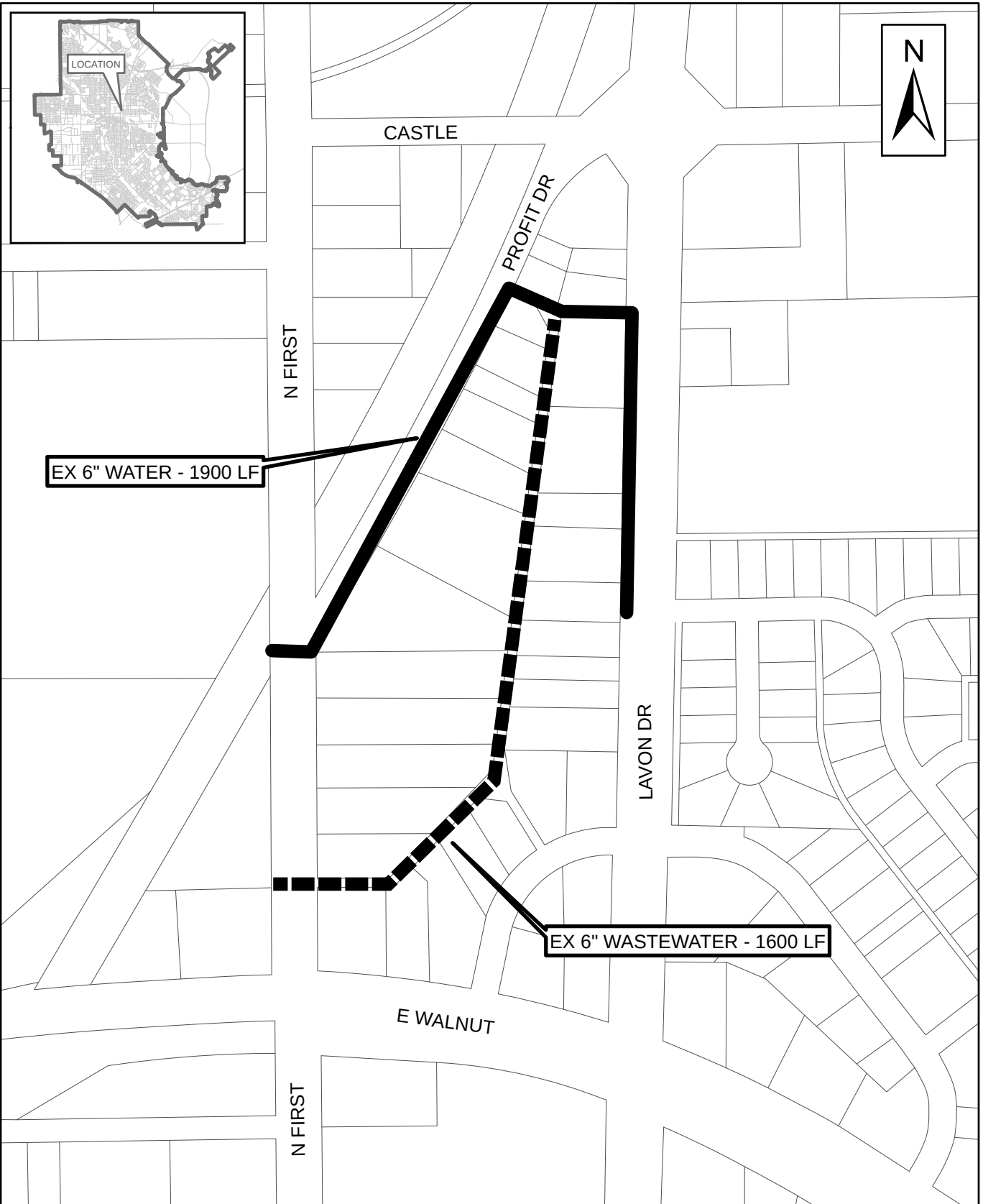
Staff recommends awarding the bid to SYB Construction Company, Inc.

Funding Information:

Water:	220-4049-3019100-9214 / CW191-CP-15-9214	\$733,512.80
Wastewater:	237-4149-3214900-9305 / CS2149-RB-9-9305	383,778.00
Wastewater:	230-4149-3214900-9305 / CS2149-RB-9-9305	131,035.96

Department Director:

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



PROFIT - LAVON WATER & WASTEWATER
IMPROVEMENTS

Scale: 1"=300
File: ProfitLavon
Date: 02/21/2017
Drawn: jmk

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OF
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**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

3.

Meeting Date: March 7, 2017

Item Title: Garland Avenue School Zone

Submitted By: Paul Luedtke, Transportation Director

Summary of Request/Problem

Two teenagers have been struck by vehicles in front of Garland High School on Garland Avenue. No school zone currently exists. Staff is recommending a 20 MPH School Speed Zone be established.

Recommendation/Action Requested and Justification

Approve the attached ordinance.

Attachments

Garland Avenue School Zone Ordinance

ORDINANCE NO.

AN ORDINANCE AMENDING SECTION 33.28(C) OF CHAPTER 33, "TRANSPORTATION", OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

Section 1

That Section 33.28(C) of Chapter 33, "Transportation", of the Code of Ordinances, City of Garland, Texas, is hereby amended by the addition of the following street or street segment:

Street

Extent

Garland Avenue

From 50 feet north of Avenue D to 50 feet south of Avenue B.

Section 2

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

Section 3

That Chapter 33, "Transportation", of the Code of Ordinances of the City of Garland, Texas, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

Section 4

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

Section 5

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

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

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

Published:



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

4.

Meeting Date: March 7, 2017

Item Title: Ordinance Revising Ordinance No. 6883

Summary of Request/Problem

Council is requested to approve an ordinance revising Ordinance No. 6883 calling the May 6, 2017 General Election. In Section 5 of Ordinance No. 6883 the address for the Dallas County early voting location (Dallas County Records Building, 509 Main Street, Dallas, Texas 75202) was incorrect. This ordinance changes the address to the correct address at: George L. Allen Sr. Courts Bldg. 600 Commerce Street, Dallas, Texas 75202.

Recommendation/Action Requested and Justification

Adopt an ordinance correcting the main early voting place for Dallas County.

Attachments

Ordinance Revising Early Voting Address for Dallas County

ORDINANCE NO.

AN ORDINANCE AMENDING ORDINANCE NO. 6883; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

Section 1

That Section 5 of Ordinance No. 6883 is amended to read as follows:

"EARLY VOTING

The main early voting place is the George L. Allen Sr. Courts Bldg. 600 Commerce Street, Dallas, Texas 75202. A voter lawfully registered to vote in Dallas County may vote at any authorized early voting location. Within the City of Garland, early voting by personal appearance shall be conducted locally at Richland College - Garland Campus, 675 W. Walnut Street, Garland, Texas 75040. Applications for ballot by mail shall be mailed to:

Toni Pippins-Poole, Early Voting Clerk
Dallas County Elections Department, 8th Floor
Health and Human Service Building
2377 N. Stemmons Freeway, Suite 820
Dallas, Texas 75207

Early Voting for the General Election:

Early voting by personal appearance for the general election shall be conducted on weekdays beginning on Monday, April 24, 2017 through Friday, April 28 , 2017 between the hours of 8:00 a.m. and 5:00 p.m.; Saturday, April 29, 2017 between the hours of 8:00 a.m. and 5:00 p.m.; Sunday, April 30, 2017 between the hours of 1:00 p.m. and 6:00 p.m.; and Monday, May 1, 2017 through Tuesday, May 2, 2017 between the hours of 7:00 a.m. and 7:00 p.m. Applications for ballots by mail for the general election must be received no later than the close of business on April 25, 2017.

Early Voting for a Run-off Election:

Early voting by personal appearance for the run-off election, if a run-off election is necessary, shall be conducted on Monday, May 29, 2017 through Friday, June 2, 2017 between the hours of 8:00 a.m. and 5:00 p.m.; Saturday, June 3, 2017 between the hours of 8:00 a.m. and 5:00 p.m.; Sunday, June 4, 2017 between the hours of 1:00 p.m. and 6:00 p.m.; and Monday, through Tuesday, June 5-6, 2017 between the hours of 7:00 a.m. to 7:00 p.m."

Section 2

That Ordinance No. 6883, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

Section 3

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

Section 4

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

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

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Regular Session Agenda

5.

Meeting Date: March 7, 2017

Item Title: Adoption of a Resolution Regarding Funding for the IH-635 East Reconstruction Project

Summary of Request/Problem

At the March 6, 2017 Work Session, Council considered the adoption of a resolution regarding funding for the IH-635 East reconstruction project.

Recommendation/Action Requested and Justification

Council is requested to approve a resolution regarding the funding for the IH-635 East reconstruction project.

Attachments

IH-635 East Reconstruction Project Resolution

DRAFT

For Discussion Purposes Only

This draft has not been adopted, approved or endorsed by the City Council

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL 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; IMPLOING THE 85TH LEGISLATURE TO AUTHORIZE ALL NECESSARY MEANS TO EXPEDITE THAT PROJECT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the segment of IH-635 that passes through or alongside the city limits of Garland was built in the early 1970s and has remained in essentially the same configuration since those days despite an exponential increase in the amount of traffic using that road, which now handles approximately 199,952 vehicles per day;

WHEREAS, through the considerable efforts of state and local leaders, Texas Department of Transportation officials and others over the years, the Western portion of IH-635 between IH-35 and US-75 and the Southeastern portion of IH-635 between IH-30 and US-80, have now been improved and updated to meet the needs of the area, to the benefit of the Dallas region and the people and businesses within it;

WHEREAS, by equal measure and for the same reasons, the Eastern portion of IH-635 from US-75 to IH-30 needs to be improved in the same manner to increase the number of lanes, to increase the carrying capacity of the road, to improve pavement conditions, to provide continuous frontage roads (something that segment of IH-635 has never had in its nearly 50 years of existence), and to provide a new interchange with IH-30;

WHEREAS, improvements on adjacent portions of IH-635 East have created significant additional traffic volume, creating business-choking congestion that has the Dallas area ranked in studies as having the worst congestion in Texas and 16th in the world;

WHEREAS, transportation mobility is critical to the retention and growth of the economic base of North Texas and to maintaining Texas' position as the growth engine of the United States;

WHEREAS, the need for the reconstruction of IH-635 East is now urgent and further delay will risk permanent damage to the region;

WHEREAS, the Texas Department of Transportation has prepared a design for the reconstruction of IH-635 East that is now 90% complete and will shortly be ready to be bid for construction;

WHEREAS, it has been reported that there may be insufficient

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Proposition 1 and Proposition 7 funds generated to complete the IH-635 East reconstruction, or that the Texas Legislature may reduce the amount of funds available to be used for projects such as the IH-635 East reconstruction, either of which could delay the project by several years and could delay the necessary reconstruction of the IH-635 to IH-30 interchange;

WHEREAS, no scheme of prioritization of available or predicted funding for the North Texas Region, even if politically possible, would be sufficient to ensure the reconstruction of IH-635 East without significant delays;

WHEREAS, other funding mechanisms for IH-635 East are available and may be viable and that do not shift unknown burdens onto Garland taxpayers or otherwise impose undue costs on the City which could further delay the project;

WHEREAS, the people of Texas have, by their votes on road funding propositions, indicated their desire to fund and prioritize such projects;

WHEREAS, because the people have spoken, it is incumbent on the elected officials within this State to make projects like IH-635 East an immediate reality by approving all necessary funding and funding tools, by providing such other approvals as may be necessary, and by removing whatever roadblocks to funding may currently exist; and

WHEREAS, the Council of the City of Garland, Texas, has previously adopted resolutions supporting the reconstruction of IH-635 from US-75 to IH-30 over the course of the last several sessions of the Texas Legislature;

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

Section 1

That the City Council urges the 85th Texas Legislature to take prompt action to allow for the immediate funding the immediate reconstruction of IH-635 from US-75 to IH-30 and that such action be completed during this current legislative session.

Section 2

That the City Council urges the 85th Texas Legislature to allow for the immediate funding of the IH-635 reconstruction by the most economically viable and expedient means, including the mechanisms

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of Proposition 1 funds, Proposition 7 funds, Federal funding, other State funding; or a Comprehensive Development Agreement for the entire length of the IH-635 East reconstruction from US-75 to IH-30, inclusive of the IH-30 interchange.

Section 3

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

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

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary



GARLAND PLANNING REPORT

City Council Regular Session Agenda

6.a.

Meeting Date: March 7, 2017

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

Submitted By: Kira Wauwie, Principal Development Planner

REQUEST

Approval of 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.

OWNER

Lookout Bush LTD.

PLAN COMMISSION RECOMMENDATION

On February 13, 2017 the Plan Commission, by a vote of seven (7) to zero (0), recommended approval of 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.

In addition, the Plan Commission recommended EIFS (Exterior insulation and finish system) be replaced on the ground floor with CMU block and that additional landscaping be provided along Telecom Parkway. The applicant has submitted revised elevations and landscape plans reflecting conformity with the recommendations by the Plan Commission and staff.

STAFF RECOMMENDATION

Approval of 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.

Staff recommended that EIFS (Exterior insulation and finish system) be replaced not less than six feet high on the building and that small ornamental trees be provided along Telecom Parkway. The applicant has submitted revised elevations and landscape plans accordingly.

BACKGROUND

In 2015, City Council approved a Change in Zoning from multiple districts on approximately 300 acres resulting in a Master Planned Development, commonly referred to as PD 15-20. The overall Master Planned Development boundaries are shown on Exhibit I, and generally include land adjacent to Lookout Drive, Campbell Road, and the President George Bush Turnpike. The adoption of the PD 15-20 was the result of a two-year study entailing the efforts of multiple property owners who came together under a City contract with a consultant team led by Gateway Planning Group. The need for the Planned Development resulted from multiple interests of many property owners and prospective developers desiring to develop the area primarily with residential uses and the City's goal for the area to develop with mixed-use compatible uses inclusive of an employment generating center in conformity with the Envision Garland 2030 Comprehensive Plan. Exhibit I shows the resulting Zoning Framework Plan that was adopted with PD 15-20. The intended result of PD 15-20 is a vision for a regional mixed use destination with significant employment and residential uses. Further, the desired outcome is a mixed use community incorporating residential as well as shopping and employment uses. The ultimate development of the area was for a mix of uses with a balance of non-residential and residential with an urban design aesthetic including pedestrian-oriented amenities and open spaces.

Shortly after adoption of PD 15-20, multiple applications were presented to the City for development consideration. Some of these applications followed the intent of the Zoning Framework Plan while others have deviated from the initial goals of achieving a mixed-use community. Several developments are currently under construction including a data center and a multi-family community.

PD 15-20 established thresholds for review of development applications as determined by the scope of development. Type 1 applications demonstrate conformity with PD 15-20, do not require public hearings and therefore are processed through Administrative Review. Type 2 applications are processed through Public Hearings of the Plan Commission and City Council. Type 2 requests are the result of specific requirements of PD 15-20 or proposals which depart from PD 15-20 regulations.

The applicant requests approval of a Master Concept Plan for a multi-story office building, a Specific Use Provision for a Pharmacy (with a drive-through or window) for a period of twenty-five (25) years, and a Detail Plan for the site.

SITE DATA

The subject property contains approximately 6.611 undeveloped acres of land. The property fronts along three rights-of-way, with approximately 423 feet of frontage along President George Bush Freeway (PGBT), approximately 842 feet of frontage along Lookout Drive, and approximately 928 feet of frontage along Telecom Parkway.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Planned Development (PD) District 15-20 for Mixed Use. The goal of PD 15-20 as originally adopted is to create a walkable, mixed-use development. Specific to the subject site, the Zoning Framework Plan for PD 15-20 specifies the Character Zone “Employment Mixed-Use” (EMU) for development with Ground Floor Commercial.

EMU is defined in PD 15-20 as “appropriate for the long-term development of large-scale regional employment and office uses due to its proximity to the Telecom Corridor[©].” The location this type of employment and office uses is supported by the adjacent regional serving streets and PGBT. Further, this EMU area, due to its major street frontages is not appropriate for ground floor residential uses although upper story residential uses were included and would achieve a Mixed Use Building. The vision for this zone is mid-to-high-rise office buildings with structured parking.

Specific uses assigned to the EMU Character Zone are listed in Table 5-1 Schedule of Uses. These uses include multi-family and live/work residential developments, elder care facilities, institutional and educational uses, medical uses, offices, small-scale retail shops, uses, hotels/motels, personal services, and data centers.

CONSIDERATIONS

1. This request is composed of three parts.

Part 1 is a Master Concept Plan. A Master Concept Plan is considered a Type 2 application when the proposal does not comply with the approved Zoning Framework Plan or Form Based Code standards. In addition, the proposed use does not constitute EMU due to its commercial use without other use types such as residential, although there are two commercial uses proposed (office and pharmacy, drive-through). EMU is intended to include multiple uses developed in combination. Specifically the vision for EMU is mid-to-high-rise office buildings with structured parking. The combined uses may include residential components, employment, and other uses. In addition to the use combination, site Development Standards are proposed for amendment with this Master Concept Plan application. The project narrative and Exhibit H provide specific development standards for the project.

Adherence to the Zoning Framework Plan standards would result in the creation of a neighborhood street grid, establishing blocks that function not only for vehicular street circulation but also as a highly pedestrian-oriented development. In addition to the block form, the concepts laid out in PD 15-20 encourage structured or parking garage parking. The proposed Master Concept Plan demonstrates a traditional suburban single-building office with surface parking.

Part 2 of the application is a Specific Use Provision for a Pharmacy (with a drive-through or window). Applications for a Specific Use Provision require a public hearing as a Type 2 application.

Part 3 of the application is the request for a Detail Plan. Where the development does not comply with an approved Master Concept Plan or Form-Based Code Standards of PD 15-20 then the application is Type 2. This Detail Plan accompanies the new Master Concept Plan.

2. The site is located in the EMU Character Zone. A Character Zone is a geographic area of the PD 15-20 that is intended to preserve and/or create an urban form that is distinct from other areas. Character Zones are shown on the Zoning Framework Plan, and defined as by PD 15-20's regulatory framework including use and development standards. The application maintains the existing EMU designation for uses, which would allow future adaptation of the site for future Mixed Use concepts. Although PD 15-20 emphasizes mixed use development, it also intends large scale regional employment and office use development. The application states that the use will result in a concentration of medical services in one location and the medical use includes family practice, primary care, imaging, pharmacy and complimentary specialties.
3. The form of development proposed departs from the rigid block structure intended by PD 15-20. However, in context of existing development, this site is located north of an existing suburban style office development consisting of a bank (Texans Credit Union) and medical office (Baylor Medical Plaza). To the east is the Raging Wire Data Center. These are single-use development with no mixed-use characteristics. The Raging Wire Data Center was anticipated, and standards for the data center use were incorporated with the PD 15-20 zoning. At the northeast corner of Telecom Parkway and Lookout Road an electric substation facility has been constructed, further suggesting an alternative development pattern as compared to the PD 15-20 mixed-use atmosphere.
4. This property is independent from abutting properties due to frontage on three streets. The site is an "island" for which connections to adjacent properties would need to be created through intentional pedestrian and trail connections as contained in PD 15-20. The adjacent streets are integral to the City's thoroughfare circulation. The street conditions are static and not intended to be altered through rerouting or closure. The development is not proposing internal blocks with smaller parcels; it is conceived as an individual parcel for a single office user with a drive-through pharmacy.

External sidewalk connections will be provided to the adjacent properties, and a trail will be incorporated into the site along PGBT as per the PD 15-20. On-site circulation is achieved throughout with sidewalks that connect to the external street sidewalk system, on-site open spaces, parking areas, and the medical office building. Specifically, sidewalks will be ten (10) feet wide along Lookout Drive, and 6-feet wide along PGBT and Telecom Parkway.

5. PD 15-20 street grids would result in development with Type B and Type A street frontages. These street frontages are designated according to Character Zones and the detailed standards for the street frontages are found in the PD 15-20 Development Standards on Table 6-3. The block standard length per PD 15-20 ranges from 400 feet to 600 feet and should vary in size based on the Sample Illustrative Plans (these plans overlay some portions of the Zoning Framework Plan). There is no Sample Illustrative Plan for this site. An Illustrative Plan is a drawing that shows suggested street blocks and building forms as a means to support the ideas contained in PD 15-20. As stated above, the site contains a
6. PD 15-20 frontage standards for the EMU Character Zone:
 - a. Ground Floor Commercial Uses

- i. Response: This proposal includes ground floor commercial use.
 - b. No ground floor residential uses
 - i. Response: This proposal has no ground floor residential use.
 - c. Upper floor residential allowed anywhere in the zone with structured parking only
 - i. Response: This proposal does not incorporate upper floor residential use, and has no structured parking.
 - d. No limitation on surface parking along the PGBT frontage. Along Lookout Road and Telecom Parkway frontage, surface parking shall be limited to no more than one double loaded aisle of parking (parallel, angled, or head-in).
 - i. Response: The site lay out minimizes parking along PGBT to one double loaded parking area. Along Lookout Road and Telecom Parkway parking is proposed within the same confines of one double loaded parking area along the building edges. However, a wide parking expanse covers the remainder of the site fronting onto Lookout Road and Telecom Parkway.
7. Open Space and Landscaping. The minimum requirement for open space in PD 15-20 is ten (10) percent of the gross area of the site. This site is 6.611 acres or 287,975 square feet which results in 28,797.5 square feet of required open space. The proposal provides more than 53,798 square feet of open space or eighteen (18) percent of the gross area of the site. Of this, approximately 28,000 square feet is designed as affording space for open space and civic open space. These three areas are small-scale, each under one-quarter acre or less than 10,890 square feet per PD 15-20 limitations. They are designed specifically as walking destinations with seating and landscaping. The first open space area is a civic oriented plaza at the corner of Lookout Drive and Telecom Parkway; the second is a central landscape area in the center of the eastern parking lot; and the third is at the south entrance to the office building.

Open spaces are also provided in perimeter street landscaping areas, at the building base, in multiple parking lot planters. These spaces add visual relief from hard surfaces, and incorporate bike racks and benches to encourage pedestrian destinations for walking through and around the site. Specifically PD 15-20 encourages plazas located at a street intersection or as a focal point of a development in the EMU Character Zone, such as the proposed open space at the corner of Telecom Parkway and Lookout Drive.

Street perimeter landscaping is required in a minimum fifteen (15) foot wide landscape buffer along streets. Although the Detail Plan shows a ten (10) foot wide landscape buffer, the Landscape Plan planter zone along Telecom Parkway measures a minimum total width of fifteen (15) feet.

Along PGBT a ten (10) foot buffer is shown on the Detail Plan and Landscape Plan. Due to existing infrastructure, infrastructure easements and power lines, strategic design and placement of landscaping is incorporated, yet ideal achievable results are limited. The resulting landscape plan includes large shade trees, ornamental trees, shrubs and ground cover along the streets. PGBT includes a variable ten (10) to twenty (20) foot wide sod in the right-of-way shoulder, and on site; also the plans show a meandering six (6) foot wide trail, fourteen (14) large shade trees, nine (9) small trees, and one hundred twenty-nine (129) shrubs.

The corner of PGBT and Lookout Drive is more challenged with power lines limiting the placement of large shade trees. This condition results in a planting arrangement

consisting of six (6) large shade trees and forty-four (44) clustered ornamental trees, plus shrubs. A ten (10) foot wide sidewalk is proposed in the right-of-way along Lookout Drive.

In combination with an existing utility and pedestrian easement, the initially proposed site design limited tree placement along Telecom Parkway. In response to the Plan Commission and staff recommendation, the applicant submitted revised a landscape plan that includes (18) additional small ornamental trees. In this frontage the landscape plan also shows a sidewalk with a width of six (6) feet and planting consisting of twenty-three (23) shade trees and shrubs. A two hundred eighty (280) foot (approximate) length of frontage along Telecom Parkway is proposed without trees. In this area, the buffer width varies from fifteen (15) feet to twenty (20) feet in width. In addition, a fifteen (15) foot pedestrian and utility easement overlays the buffer area. An existing six (6) foot wide sidewalk meanders through the easement and buffer area. In addition, along Telecom Parkway, screening of parking is proposed with a landscape hedge placed at the outer edge of the parking areas adjacent to the perimeter streets.

A City of Garland S.H. 190 Easements policy establishes the extent of improvements allowed along the PGBT (S.H. 190) right-of-way within a total thirty-five (35) foot wide easement. Development in the PGBT corridor has generally conformed to this policy. The easement cross section consists of the following, beginning at the right-of-way line and extending into the subject site and designated for the purpose as stated: six (6) foot utility easement, ten (10) foot line of trees, and nineteen (19) feet utility and water easements. The site landscaping design contains trees, shrubs, and ground cover in the portion of the easement intended for a line of trees. In comparison to other development along PGBT the proposed landscape would be generally consistent.

In addition, along the corner of Lookout Road and PGBT there is a twenty-five foot utility easement within which large trees and signs are normally precluded. The landscape plan for this area includes large trees.

Parking lot landscaping is provided at the end of parking rows and in planters between parking rows. However, no landscape planters are proposed within the parking rows.

8. Building orientation and façade standards. The building is oriented towards three street edges, with an internally focused main entrance facing towards Telecom Parkway. PD 15-20 requires primary facades to be oriented towards a Type "A" frontage, plaza, landscaped street, or other open space or environmental feature. The development has no Type "A" streets and the primary façade orients towards a landscaped street and large building entry plaza.

Facades in PD 15-20 are required to include ground floor windows on the building façade facing and adjacent to a street or facing a park, plaza or other civic space. The elevation drawings display windows and store fronts at the grade level along all sides of the building.

The proposed building may be characterized as contemporary, having large massive walls set apart by large box units which break the overall building into sections. The building is contextually compatible with nearby development although some nearby buildings are smaller in scale. The architectural context in the immediate area is established by the bank and office to the south, as well as the data center to the east. This proposal primarily draws attention and contextual compatibility with the office to the south which is

characterized by large walls set-off by individual box-like forms, and non-distinct architectural details. The bank building also employs large walls and these are broken into smaller forms as a result of the bank's functional needs with drive-through and customer services.

PD 15-20 establishes the base building façade and architectural design standards. The applicant may propose appropriate building façade and architectural design standards based on the standards established by the PD 15-20 which references the Garland Development Code (GDC) Chapter 4 Building Design regulations and includes a minimum eighty (80) percent masonry construction. The masonry proposed is saw cut concrete masonry unit, split face concrete masonry unit, and brick. Metal canopy systems call attention to building entrances and the pharmacy drive-through. Roof-top mechanical unit screening is completed with a metal panel screen wall. Large wall surfaces are broken by the use of varied material application, vertical elements and horizontal variations of building facades. EIFS (Exterior insulation and finish system) is employed on the east elevation, and the elevations indicate the percentage of EIFS is fifty (50) percent of the façade area, including openings. The GDC allows a maximum of twenty (20) percent EIFS excluding openings. Visually, the elevation presents as having greater than twenty (20) percent EIFS. Staff recommends that the EIFS be employed at no more than twenty (20) percent of the east façade and, if allowed, then the EIFS should be placed no less than 6 feet from grade level due to its limited durable integrity. The Plan Commission recommended that the EIFS be replaced on the ground floor with CMU block. In response, the applicant submitted revised elevation drawings replacing the EIFS with CMU block at the ground floor elevation level.

Articulation of the building through distinctive horizontal and vertical off-sets is incorporated, although technically noncompliant with the PD 15-20 reference to the GDC. The plans establish building articulation. Analysis of the floor plans and elevation drawings reveal that the southwest corner of the building will have a second story overhang above the first story and the overhang is supported by square columns that create a minimum five (5) foot wide recess under which first floor windows are shaded by the upper story. The placement of light and dark materials in combination with low-set muntin bars on the windows strengthens the building image that the upper story windows are recessed at the northwest corner of the west façade. The other sides of the building are well represented with variations of façade height and width. Specifically, the west portion of the building is three stories while the east portion is single-story. The roof line is also broken up as a result of the main entry wall which is set taller compared to the remainder of the first story; other elements also help to break the building into smaller components minimizing the large scale visual effect of long and tall walls.

9. Parking is provided throughout the site within one outer-ring parking area fronting the perimeter streets and three interior parking pods. The various parking areas contain landscaping in planters at the ends of parking rows, within the parking rows, and between parking pods. A total of 415 parking spaces are provided, which is thirty-four spaces or 8.3 percent greater than the GDC maximum parking ratio for medical office use. The GDC medical office use parking ratio is one parking space per 250 gross square feet of building area. The proposed parking ratio is one parking space per 228 gross square feet of building area. PD 15-20 anticipated that some sites may propose parking in amounts greater than the maximum allowed by the GDC. A development may, with justification and analysis, propose parking in excess of the maximum parking ratios. The application

includes a justification and analysis that establishes the need for greater parking based on the medical use, and its employment and customer expectations. The resulting findings of the study establish the need for greater parking.

Bicycle parking is provided at the building entrance and adjacent to open spaces.

10. The pharmacy drive-through lane is off-set from the street right of way by more than one hundred feet. The drive-through is hidden from the street behind the parking lot and planters that incorporate hedge screens and trees.
11. The refuse enclosure and service is located at the southwest corner of the site. The site boundaries do not define a typical back or rear for the site. Traffic proceeding north along PGBT flows from south to north and will not have a direct view into the refuse enclosures. Alternative placement on the site would result in greater visibility of the refuse enclosure.
12. PD 15-20 states that signage regulations are flexible. If specific signage is not proposed for consideration at a public hearing of the Plan Commission, then the signage must conform to the GDC.

Attached signage for the first and second floors would deviate from the GDC in the placement of the signage above the floor plate of the first or second floors. This allowance would result in the placement of signs throughout the building façade on all floor levels. The GDC allows attached signage no higher than the height of the wall surface or parapet. An illustrative sample of typical building signage was submitted with this application (Exhibit G, building illustration). The request does not propose size, height or other variations from the GDC for attached signage. This proposal for attached signage is not objectionable.

Three monument signs are proposed. Two of these conform to the GDC while one exceeds the GDC limitations. The two in conformance would be located at each of the site's entrances from Telecom Parkway and Lookout Drive. These monument signs are proposed with a height of seven (7) feet and an area of fifty (50) square feet.

The third monument sign would be placed at the intersection of PGBT and Lookout Drive. The application seeks modification of GDC standards for this monument sign. This monument sign is proposed with a height of forty (40) feet tall and two-hundred (200) square feet. The maximum allowed GDC monument sign height is seven (7) feet and the maximum sign area is fifty (50) square feet. This tall monument sign would be setback forty (40) feet from the right-of-way line, whereas the GDC requires a monument sign setback of five (5) feet. In addition, a site is allowed one monument sign per street frontage or a maximum of one per three hundred (300) feet of total street frontage if no pole sign is also used (a maximum number of three (3) signs per site is allowed, unless designed and placed as multi-tenant complex signs). The third monument sign would serve as advertising for multiple tenants of the building.

The applicant has selected to vary from the monument sign standards rather than pursue a multi-tenant complex sign. Multi-tenant complex signs are intended for large campus developments with multiple individual parcels containing separate buildings. The multi-tenant complex signage standards would limit the number of free standing signs to

the multi-tenant complex sign and a single monument sign per parcel. However, the standards of a multi-tenant complex sign should be contrasted for the benefit of this proposal. A multi-tenant complex sign is allowed at a height of thirty-five (35) feet within one hundred (100) feet of PGBT and if sign visibility is impeded due to the highway elevation up to ten (10) additional feet of height may be approved but the sign may never exceed a total height of forty (40) feet. The sign area of multi-tenant complex signs is two hundred (200) square feet per side for monument style signs.

Monument signs are typically found in the PGBT (SH-190) frontage. With limited exceptions most of the monument signs are approximately seven (7) feet in total height. The most adjacent properties along PGBT to the south of this site are improved with only monument signs along the PGBT frontage. Across (southwest) PGBT and south of Lookout Road is a shopping center (Kroger anchor) with a twenty-two (22) foot tall, two hundred (200) square foot pylon sign at the PGBT frontage.

13. Development Standards proposed with this project result in a revised Table 6-3, as shown in Exhibit H. The objective of PD 15-20 for this site is to create an urban character through placement of buildings close to the street, minimizing parking fields, and maximizing the use of ground and airspace for buildings. In order to achieve the proposed suburban commercial site design, the following development standards are proposed:

- a. Front setback SH 190 (PGBT) - Flexible minimum, maximum 25-feet (propose 87.8 feet);
- b. Front setback All other streets – Minimum 5-feet, maximum flexible (propose 105 feet on Lookout Road and 143 feet on Telecom Parkway);
- c. Building Orientation – Orient to Type A frontage or other focal point such as plaza or open space (propose orientation to existing streets, there are no Type B frontages)
- d. Block Type – Regular or irregular (no proposed blocks)
- e. Block along PGBT provide a trail – eight (8) foot wide (propose six (6) feet wide)
- f. Open space for pedestrian gathering spaces connected through a continuous walkable environment to any adjoining development within the MUC-PD - (propose an approximately eight thousand (8,429) square foot plaza at the corner of Telecom Parkway and Lookout Road)
- g. Streetscapes - sidewalks/trails/walkways six (6) feet (provide ten (10) feet and six (6) feet)
- h. Streetscapes - planters (provided)
- i. Streetscapes – six (6) foot wide planter (provided)
- j. Streetscapes – street trees required (provided)
- k. Open / Civic Space – required/flexible with squares and plazas (provided with benches and bicycle racks along with pedestrian connections, and landscaping)
- l. Parking & Screening – off-street parking (provided, exceeds maximum ratio of the GDC although PD 15-20 states that parking ratio is intended to be flexible; bicycle parking provided)
- m. Loading – required (none provided, justified that the use does not receive merchandise or other large deliveries)
- n. Refuse screening – required (provided)
- o. Parking screening – required (provided)
- p. Landscaping between parking and sidewalks and streets – required (provided)
- q. Signs – flexible (provided locations for two monument signs, one placed at the entrance to the site from Telecom Parkway, and one placed at the corner of PGBT

and Lookout Road.

COMPREHENSIVE PLAN

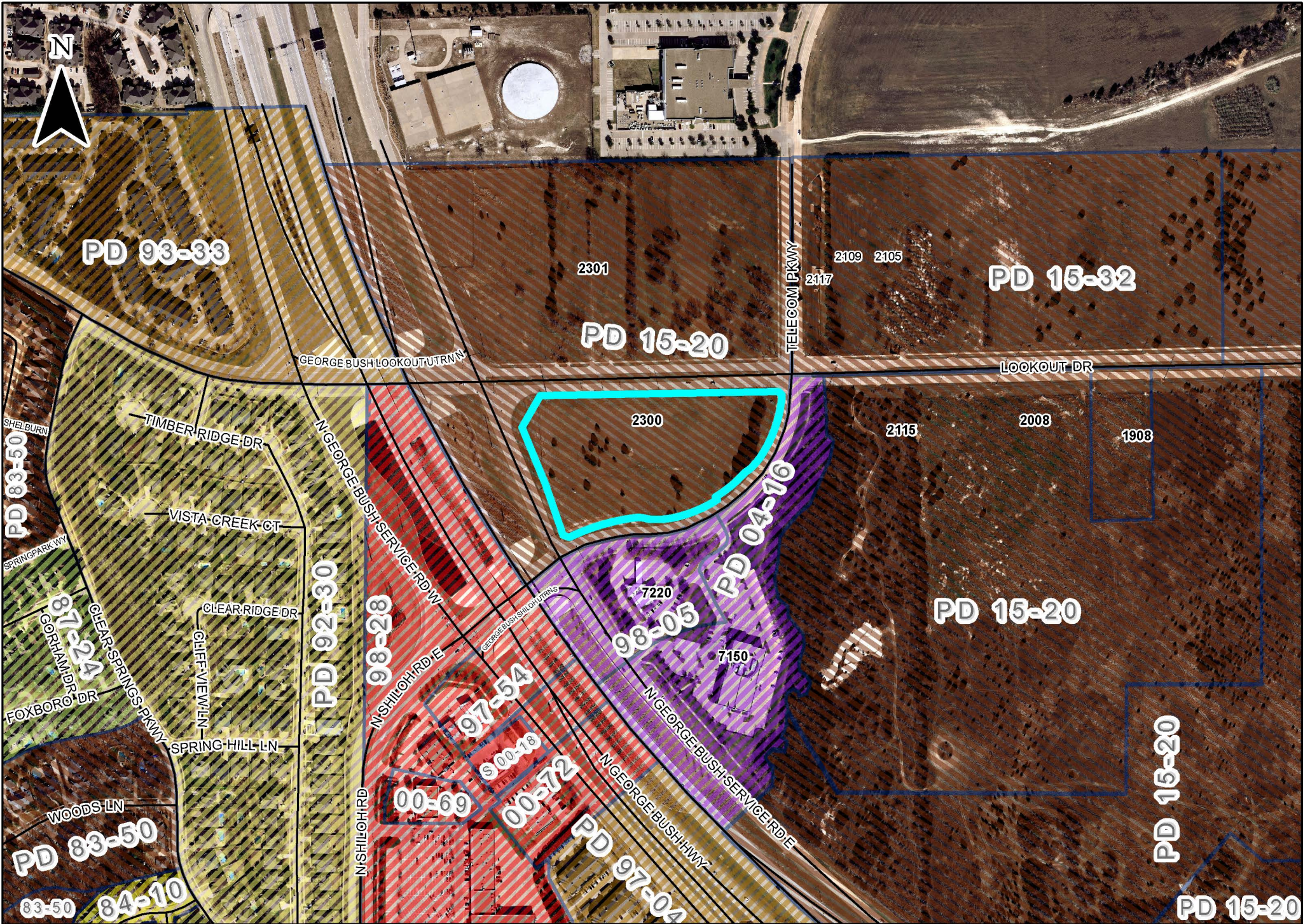
The Envision Garland Future Land Use Map depicts the subject property as Business within the Employment Center Building Block. Business Centers represent clusters of business offices and/or low-impact industry whose development and operations result in minimal negative effects to adjacent Development Types. The uses include supporting land uses and may include a residential component. Buffers and safeguards are provided for any negative effects. Development ranges in scale and intensity. The development incorporates high-quality design and materials.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The subject property is located within an area of business office, banking and utility services development. The site has frontage along the major thoroughfares of Telecom Parkway and Lookout Road which provide direct access to PGBT, making the site highly accessible to visitors entering Garland. The proposed use is compatible with the surrounding zoning and land uses.

Attachments

Z 16-44 New Era Partners, LLC Attachments
Z 16-44 New Era Partners, LLC Responses
Z 16-44 New Era Partners, LLC Applicant's Presentation



ZONING Z 16-44

 INDICATES AREA OF REQUEST

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: Signage shall comply with Exhibit G, except as otherwise modified with this Planned Development (PD) District 16-44.

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 16-44

2300 NORTH LOOKOUT DRIVE

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to permit a Pharmacy (with Drive-Through or Window).
- 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 16-44, Planned Development 15-20, and Garland Development Code as set forth in Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Specific Regulations:**
- A. SUP Time Period: The Specific Use Provision for Pharmacy (with Drive-Through or Window) shall be in effect for a period of twenty-five (25) years.
- B. Site Layout: The site shall conform to the site layout reflected on Exhibit D.



E
 "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.=583.66

- 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 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. ALL CONTRACTORS SHALL VERIFY LOCATION AND DEPTH PRIOR TO CONDUCTING ANY WORK.
 6. REFER TO SHEET CS FOR PAWING HATCH LEGEND. THE HATCHED AREAS ON THIS SHEET REPRESENT THE PROPOSED PARKING LANES. THE DUMPSCREEN SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS SHOWN ON PROPOSED BUILDING.
 7. REFER TO THE SEPARATE SHEET FOR ADDITIONAL INFORMATION REGARDING THE PROPOSED MONUMENT SIGNS.
 8. ALL PRIVATE DRIVEWAYS ARE TO BE CONSTRUCTED TO MEET ALL CITY REQUIREMENTS.
 9. A SEPARATE PERMIT IS REQUIRED FOR PROPOSED SIGNAGE.

SITE DATA TABLE - NORTH GARLAND MEDICAL CENTER		
Physical Address	1780	
Gross Site Area	6,611 A, 287,875 SF	
Net Site Area	6,611 A, 287,875 SF	
Lot Coverage		
Building Coverage	41,563 SF, 214.6%	
Impervious Coverage	27,436, 214,360 SF	
Pervious Area	2,025, 17,379 SF	
Parking Summary		
Surface Parking	Required	Provided
Med/Off Offices - 1 space per 250 Square Feet		
NORTH GARLAND MEDICAL CENTER		
Med/Off Offices (40,536 SF)	383	415
Total Parking	383	415
Automobile Parking	383	415
Percentage Above Required		-6.3%
Building 1 Data		
1st Floor	41,563 SF	
2nd Floor	27,127 SF	
3rd Floor	26,818 SF	
Height (Story/Feet)	3 / 81.3 Story	
Peak Height	81.3 SF	
Total Spacing Footprint	108,508 SF	

OWNER/DEVELOPER
NEW ERA PARTNERS
801 HANOVER DRIVE, SUITE 680
GRAPEVINE, TEXAS 76001
Ph. 214-234-8223
Contact: MR. BILL RESCH

CASE# 160512-1



GFA
CONSULTANTS, LLC
SITE PLANNING CIVIL ENGINEERING PLANNING
LAND SURVEYING LANDSCAPE ARCHITECTURE

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

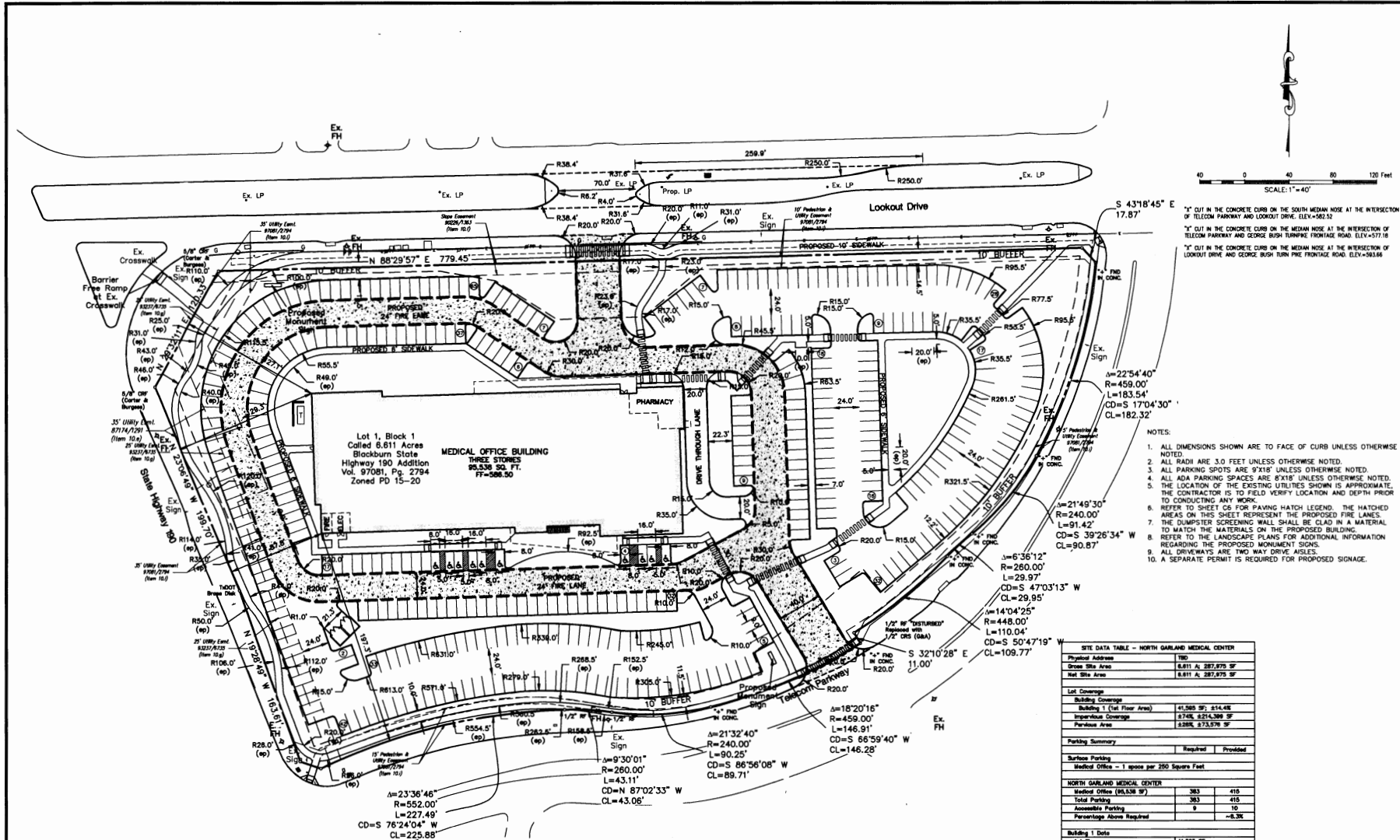
MASTER CONCEPT PLAN

PRELIMINARY PLANS
THIS DOCUMENT IS FOR
INTERIM REVIEW AND IS
NOT INTENDED FOR
CONSTRUCTION, BIDDING,
OR PERMIT PURPOSES.
G&A CONSULTANTS, F-1798
ROBERT JOHN DOLLAH, JR.
P.E. #86898
DATE 2/3/2017

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

16093

REPORT



1" CUT IN THE CONCRETE CURB ON THE SOUTH MEDIAN NOSE AT THE INTERSECTION OF TELECOM PARKWAY AND LOOKOUT DRIVE. ELEV=582.52

1" CUT IN THE CONCRETE CURB ON THE MEDIAN NOSE AT THE INTERSECTION OF TELECOM PARKWAY AND GEORGE BUSH TURNPIKE FRONTAGE ROAD. ELEV=577.18

1" CUT IN THE CONCRETE CURB ON THE MEDIAN NOSE AT THE INTERSECTION OF LOOKOUT DRIVE AND GEORGE BUSH TURNPIKE FRONTAGE ROAD. ELEV=583.66

- 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	
Surface Parking	Required
Medical Office - 1 space per 250 Square Feet	Provided
NORTH GARLAND MEDICAL CENTER	
Medical Office (WALKIN SF)	383 415
Total Parking	383 415
Automobile Parking	9 10
Percentage Above Required	-8.3%
Building 1 Data	
Lot Area	41,580 SF
Shed Floor	27,137 SF
3rd Floor	28,818 SF
Height (Story/Feet)	1 & 3.33 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 REICHI

CASE# 160512-1

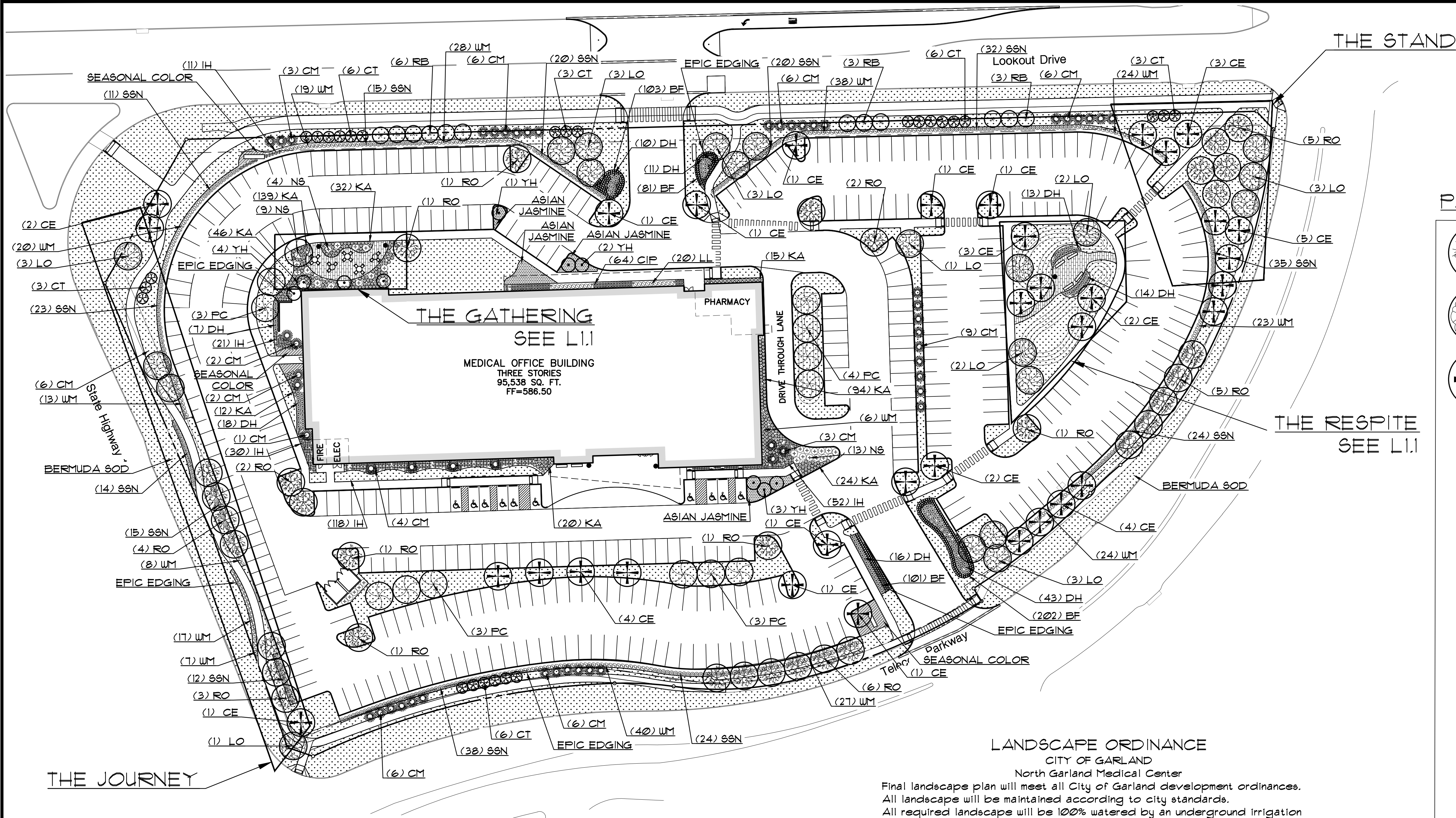
PRELIMINARY PLANS
THIS DOCUMENT IS FOR
INTERIM REVIEW AND IS
NOT INTENDED FOR
CONSTRUCTION, RECORDING,
OR PERMIT PURPOSES.
OWN: CONSTRUCTION, 1-1789
ROBERT JOHN DOLAN, JR.
P.E., #00688
DATE: 2/3/2017

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

DETAIL PLAN

16093

D



PLANT LIST

	(RO) RED OAK <i>Quercus shumardii</i>
	(LO) LIVE OAK <i>Quercus virginiana</i>
	(CE) CEDAR ELM <i>Ulmus crassifolia</i>
	(RB) RED BUD <i>Cercis canadensis</i>
	(CM) CREPE MYRTLE <i>Lagerstroemia indica</i>
	(YH) YAUPOON HOLLY <i>Ilex vomitoria</i>
	(CT) CHASTE TREE <i>Vitex agnus-castus</i>
	(NS) NELLIE R. STEVENS HOLLY <i>Ilex x 'Nellie R. Stevens'</i>
	(WM) DWARF WAX MYRTLE <i>Myrica pauciflora</i>
	(SSN) SIENNA SUNRISE NANDINA <i>Nandina domestica 'Monfar'</i>
	(DH) HAMELN DWARF GRASS <i>Pennisetum alopecuroides 'Hameln'</i>
	(IH) DWARF INDIAN HAWTHORN <i>Raphiolepis indica</i>
	(KA) KALEIDOSCOPE ABELIA <i>Abelia x grandiflora 'Kaleidoscope'</i>
	(CIP) CAST IRON PLANT <i>Aspidistra elatior</i>
	(LL) LEATHER LEAF MAHONIA <i>Mahonia aquifolium</i>
	(BF) BLUE FESCUE <i>Festuca glauca</i>
	BERMUDA SOD
	SEASONAL COLOR
	ASIAN JASMINE

LANDSCAPE ORDINANCE

CITY OF GARLAND
North Garland Medical Center

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.

SITE LANDSCAPE

REQUIRED: At least 10% of the lot/tract area shall be pervious, permanently landscaped area. 287,915 x 10% = 28,791 sq. ft.
PROVIDED: 29,356 sq. ft.

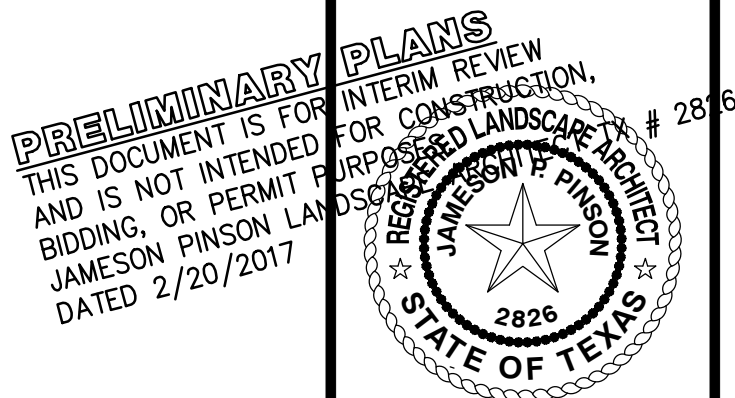
STREET PERIMETER LANDSCAPE

REQUIRED: A minimum 10' landscape street buffer shall be required along any street frontage.
PROVIDED: Variable width landscape buffer with a minimum of 15'
REQUIRED: One large shade tree and seven shrubs shall be required per thirty linear feet of street buffer frontage.
LOOKOUT DRIVE : 1906 l.f. of street frontage / 30 l.f. = 26 trees and 112 shrubs
PROVIDED: 9 new shade trees + 51 ornamental trees + 207 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
SH 190 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

PARKING LANDSCAPE

Surface Parking trees shall be provided in a ratio of 1 tree for every 10 spaces and there shall be a surface parking tree with in 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 with in 65' of every parking space
3' continuous hedge

QUANT.	COMMON NAME	BOTANICAL NAME	SIZE	MIN. HT.	SPACE	REMARKS
33	RED OAK	<i>Quercus shumardii</i>	3"	10'-12'	Per Plan	Single Trunk
21	LIVE OAK	<i>Quercus virginiana</i>	3"	10'-12'	Per Plan	Single Trunk
13	POND CYPRESS	<i>Taxodium ascendens</i>	3"	10'-12'	Per Plan	Single Trunk
34	CEDAR ELM	<i>Ulmus crassifolia</i>	3"	10'-12'	Per Plan	Single Trunk
12	RED BUD	<i>Cercis canadensis 'texensis'</i>	3"	8'-10'	Per Plan	Single Trunk
54	CRAPEMYRTLE	<i>Lagerstroemia indica 'Hopi'</i>	15 gal.	6'-8'	Per Plan	Multi-Trunk Pink Flowers
10	YAUPOON HOLLY	<i>Ilex vomitoria</i>	15 gal.	6'-8'	Per Plan	Multi-Trunk
27	CHASTE TREE	<i>Vitex agnus-castus</i>	15 gal.	6'-8'	Per Plan	Multi-Trunk
31	NELLIE R. STEVENS	<i>Ilex x 'Nellie R. Stevens'</i>	7 gal.	4'-5'	Per Plan	Full
271	DWARF WAX MYRTLE	<i>Myrica pauciflora</i>	5 gal.	2'-6'	3' Ø"	Full
302	SIENNA SUNRISE NANDINA	<i>Nandina domestica 'Monfar'</i>	5 gal.	12"	3' Ø"	Full
222	DWARF INDIAN HAWTHORN	<i>Raphiolepis indica 'Dwarf Pink'</i>	3 gal.	24"	2' 6"	Full
116	HAMELN DWARF GRASS	<i>Pennisetum alopecuroides 'Hameln'</i>	3 gal.	12"	3' 6"	Full
345	KALEIDOSCOPE ABELIA	<i>Abelia x grandiflora 'Kaleidoscope'</i>	3 gal.	24"	2' 6"	Full
64	CAST IRON PLANT	<i>Aspidistra elatior</i>	3 gal.	24"	3'-4'	Full
20	LEATHER LEAF MAHONIA	<i>Mahonia aquifolium</i>	3 gal.	24"	3'-4'	Full
430	BLUE FESCUE	<i>Festuca glauca</i>	1 gal.	12"	1' 6"	Full
1100	ASIAN JASMINE	<i>Asiatic Jasmine</i>	4" POT	9"	12"	Full
571	SEASONAL COLOR		4" POT	9"	12"	Full

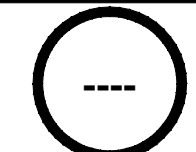


Drawn By: JPP
Date: 10/12/2016
Scale: 1" = 40'
Revisions:
12/21/2016
12/28/2016
01/25/2017
02/08/2017
02/20/2017

OWNER/DEVELOPER
NEW ERA PARTNERS
801 HANOVER DRIVE, SUITE 600
GRAPEVINE, TEXAS 76021
Ph. 214-234-8223
Contact: MR. BILL RESCH

CASE# 160512-1

16093



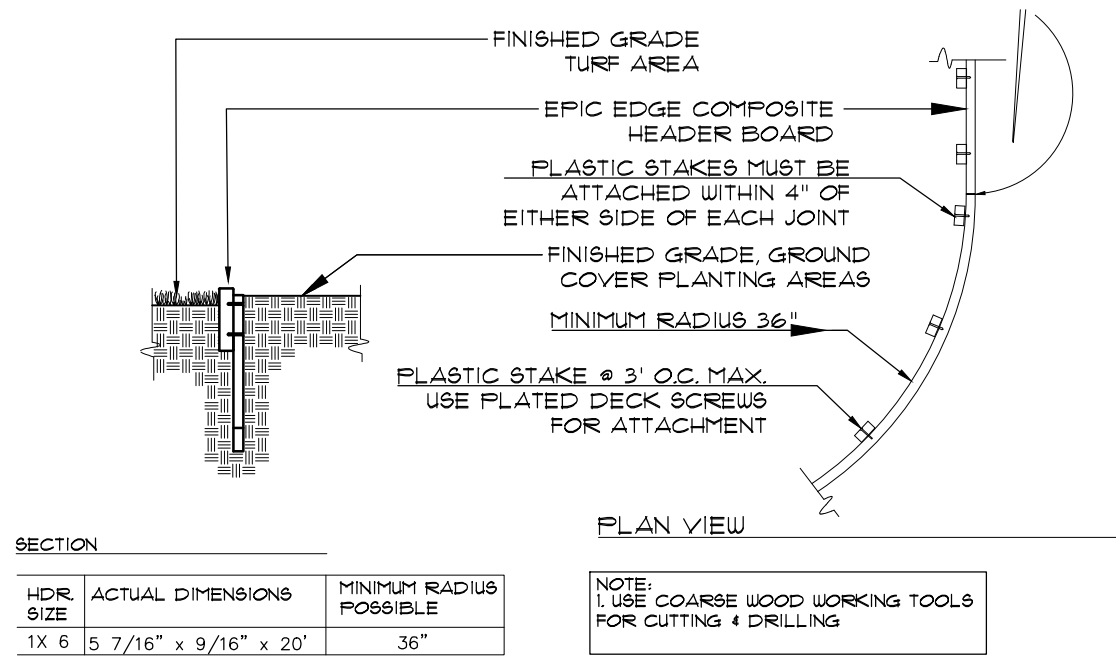
The landscape site plan depicts a park area with a curved path on the left side. The central area features a paved plaza with circular and rectangular patterns, including several circular tables with chairs. A large grassy area is on the right, with a north arrow and a scale bar (1 inch = 10 feet) in the top right corner. The plan includes various symbols for trees, shrubs, and seating areas.

CASE# 160512-1

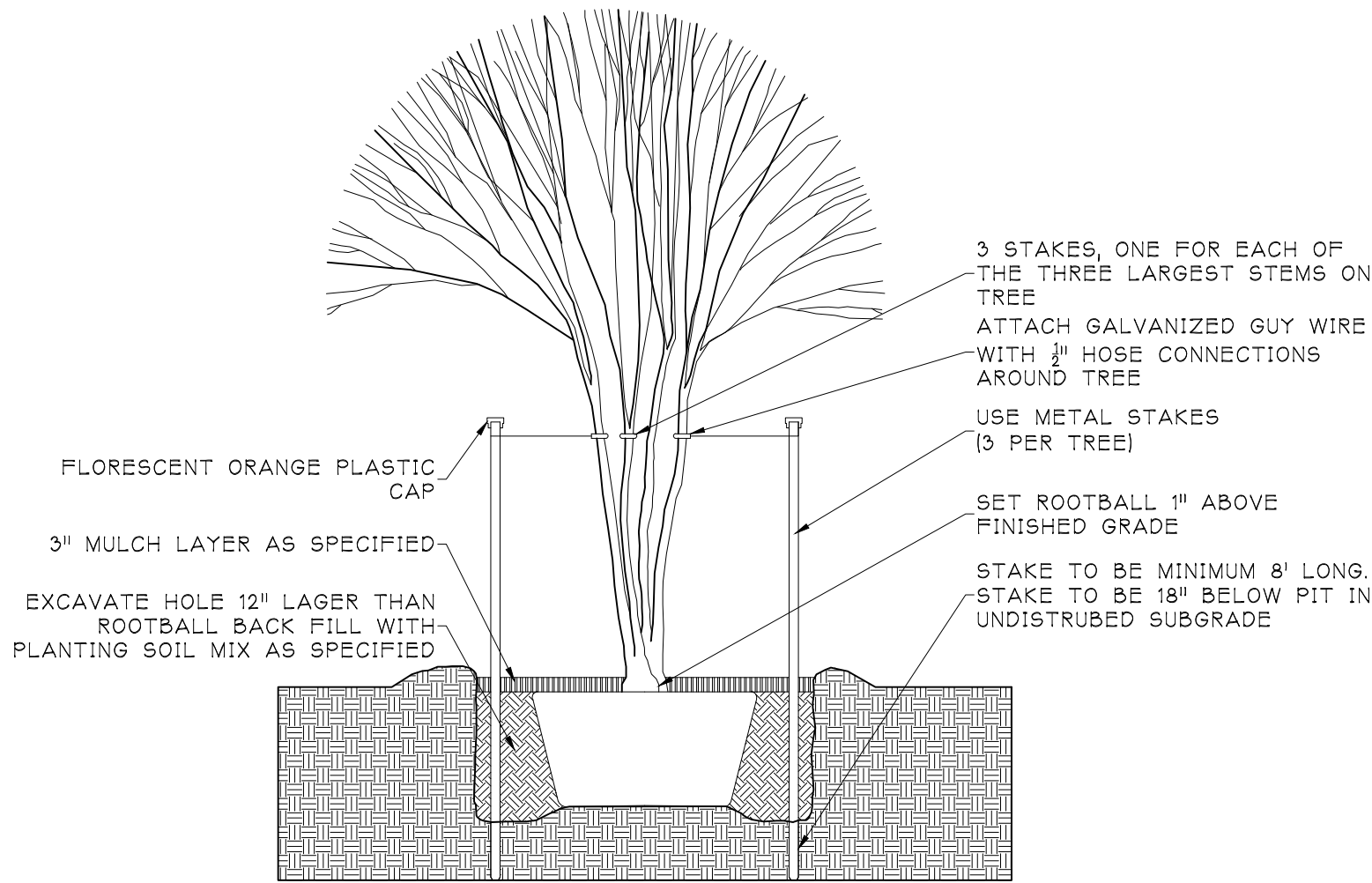
NORTH GARLAND MEDICAL CENTER
 Lot 1, Block 1
 BLACKBURN STATE HIGHWAY 190 ADDITION
 6.611 Acres
 in the
 L. FERRIS SURVEY, ABSTRACT NO. 477
 CITY OF GARLAND
 DALLAS COUNTY, TEXAS

ENVIRONS GROUP
LANDSCAPE ARCHITECTURE
a division of G & A Consultants, LLC.
111 Hillside Drive • Lewisville, TX 75057
P: 972.317.0276 • F: 972.438.3715

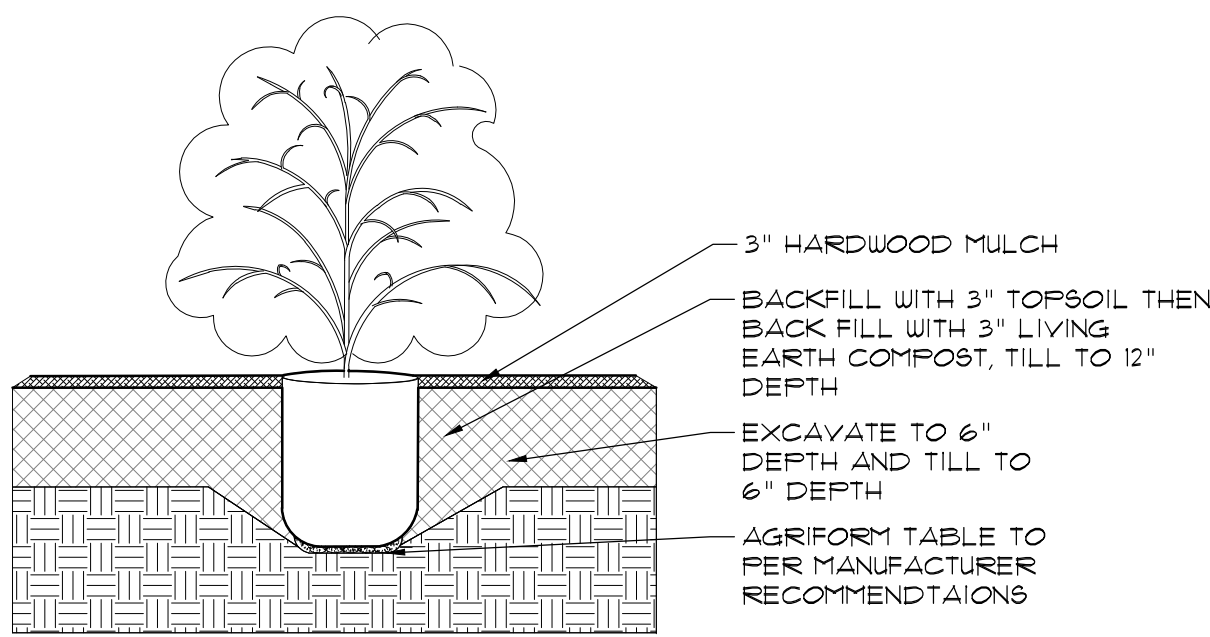
NORTH GARLAND MEDICAL CENTER



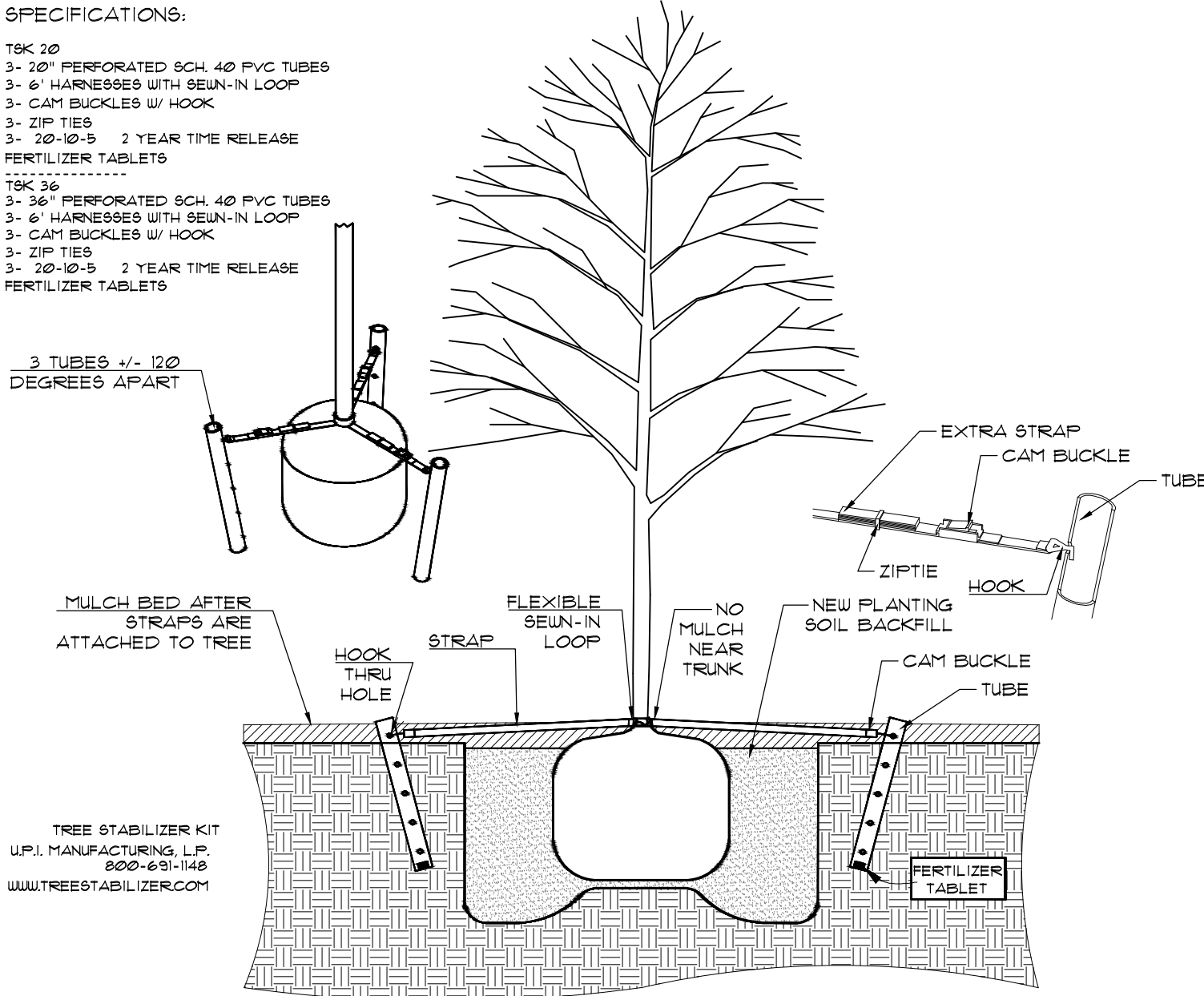
1 EPIC EDGE DETAIL
SCALE: NOT TO SCALE



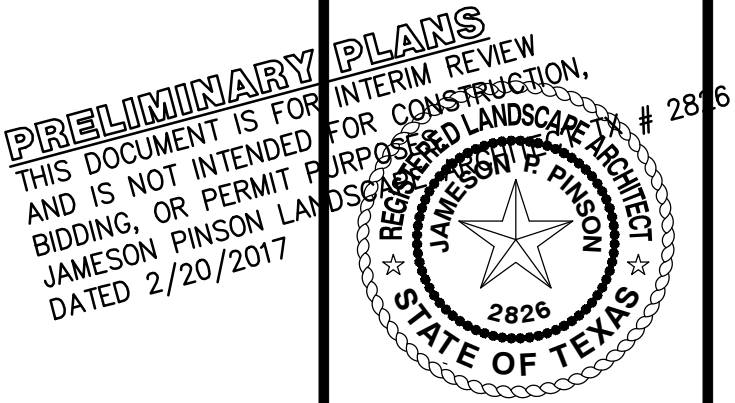
2 MULTI TRUNK TREE STAKING
NOT TO SCALE



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

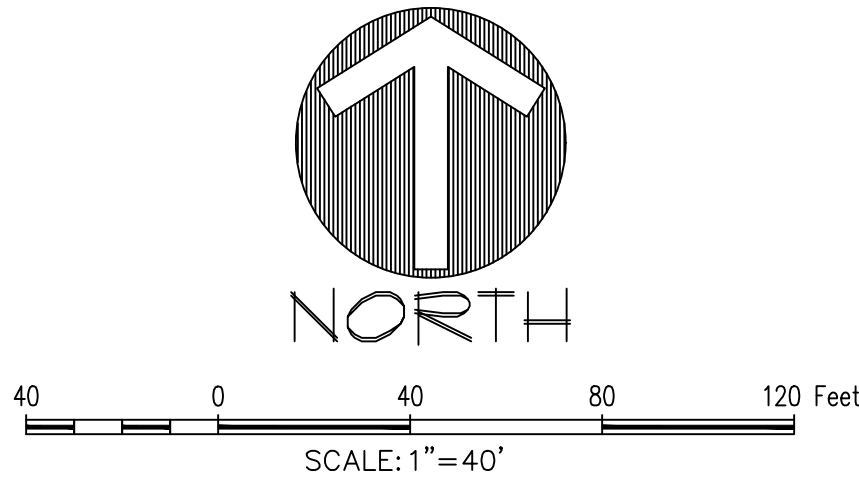
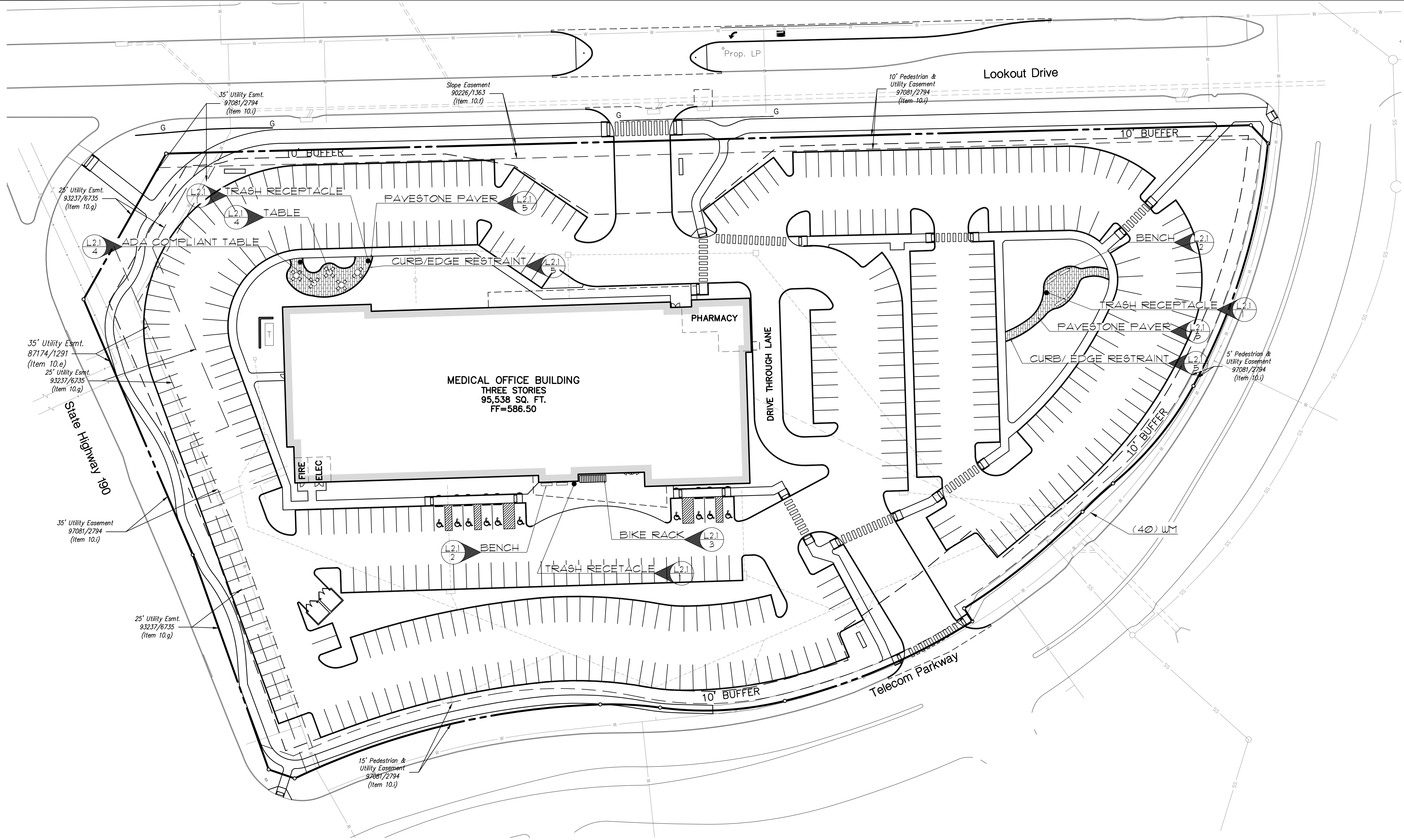
NORTH GARLAND MEDICAL CENTER
Lot 1, Block 1
BLACKBURN STATE HIGHWAY 190 ADDITION
6.611 Acres
in the
CITY OF GARLAND
L FERRIS SURVEY, ABSTRACT NO. 477
DALLAS COUNTY, TEXAS

L1.2 LANDSCAPE PLAN

ENVIRONS GROUP
LANDSCAPE ARCHITECTURE
a division of G & A Consultants, L.L.C.
111 Hillside Drive • Lewisville, TX 75067
P: 972.317.0226 • F: 972.438.9715

eab

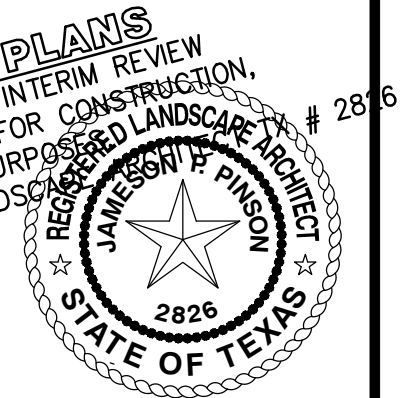
NORTH GARLAND MEDICAL CENTER



NORTH GARLAND MEDICAL

CENTER
Lot 1, Block 1
BLACKBURN STATE HIGHWAY 190 ADDITION
6.611 Acres
in the
CITY OF GARLAND, 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

L2.0

SITE PLANNING CIVIL ENGINEERING PLATTING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE

G&A

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

Fig. 2 2/20/2017 4:03 PM Plan View & Section Views of the Proposed Landscape Plan
Revised: 2/20/2017 1:55 PM, by J. J. Jones, Owner. 2/20/2017 4:47 PM, by J. J. Jones, Designer



MIDTOWN

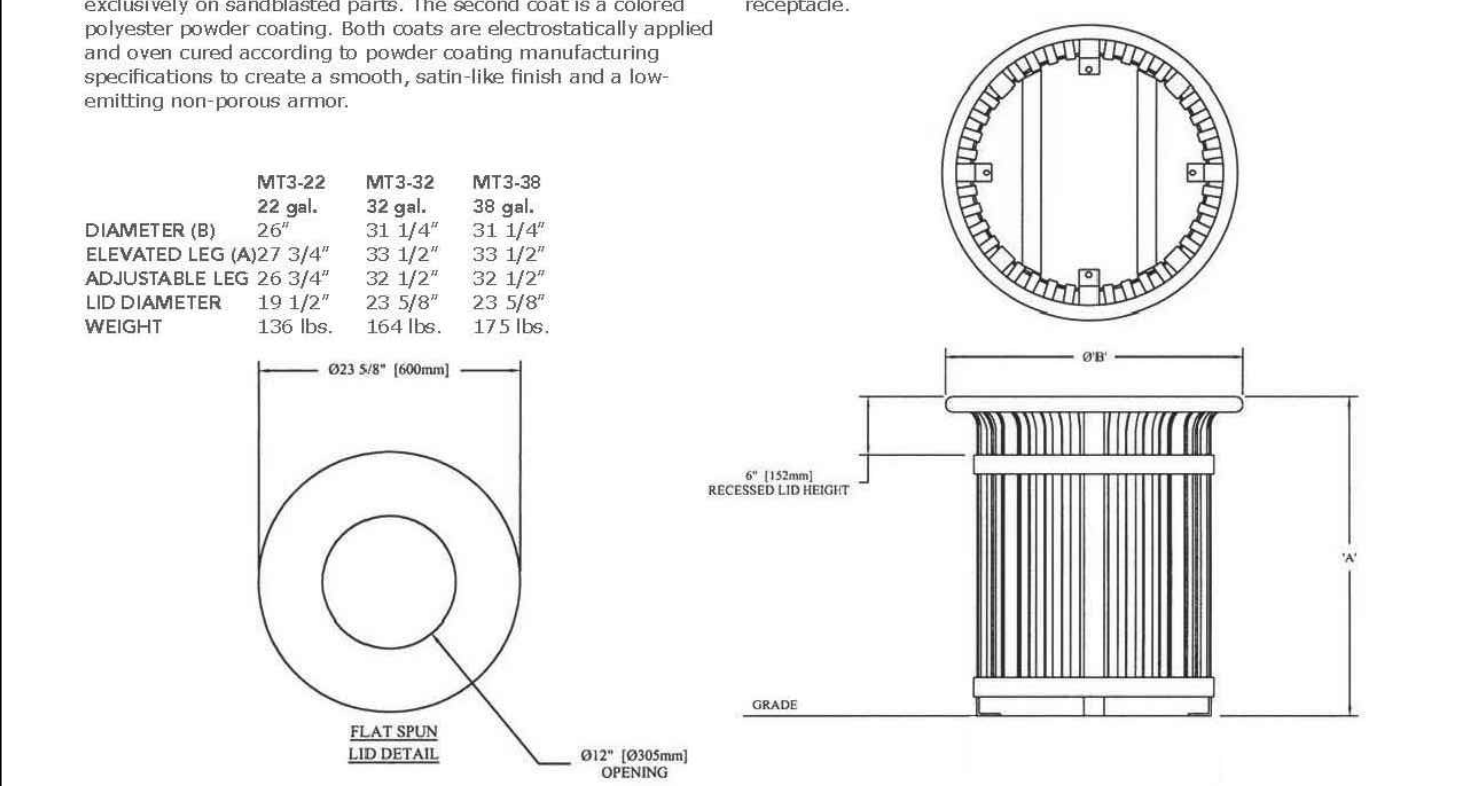
MIDTOWN LITTER RECEPTACLE
Bench with back is covered by patent no. des. 457,742. All other Midtown pieces are Exclusive By Design™.

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.

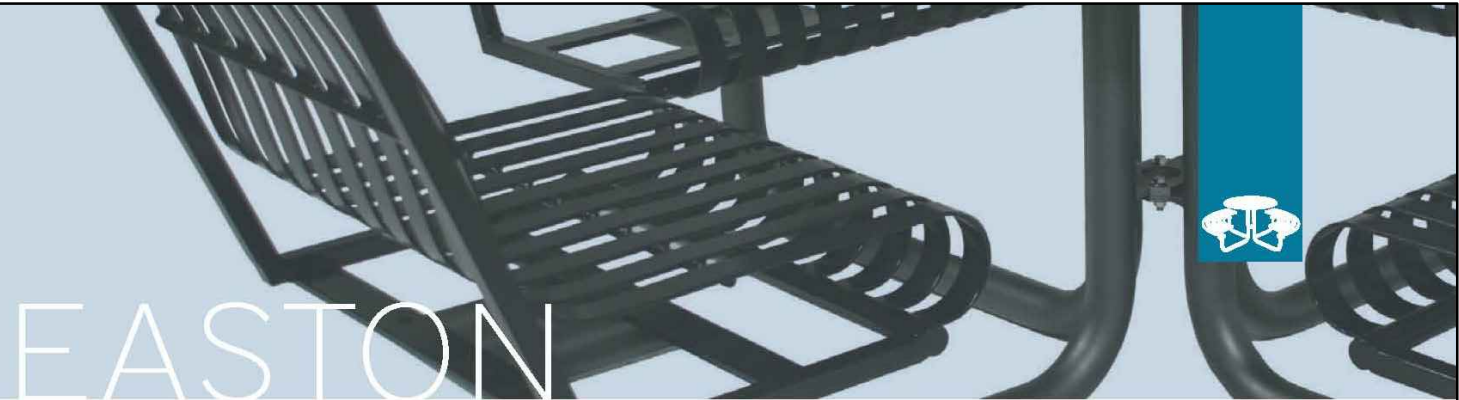
	MT3-22	MT3-32	MT3-38
DIAMETER (Ø)	22 gal.	32 gal.	38 gal.
WIDTH (B)	26"	31 1/4"	31 1/4"
ELEVATED LEG (A)27 3/4"	33 1/2"	33 1/2"	33 1/2"
ADJUSTABLE LEG	26 3/4"	32 1/2"	32 1/2"
LID DIAMETER	19 1/2"	23 3/8"	23 3/8"
WEIGHT	136 lbs.	164 lbs.	175 lbs.



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.

670 Mercer Road | Butler, PA 16001-1840
Toll-free: 1-800-284-8208 | Phone: 724-284-1213 | Fax: 724-284-1253
www.keystoneridgedesigns.com

1. TRASH RECEPTACLE
NOT TO SCALE



EASTON

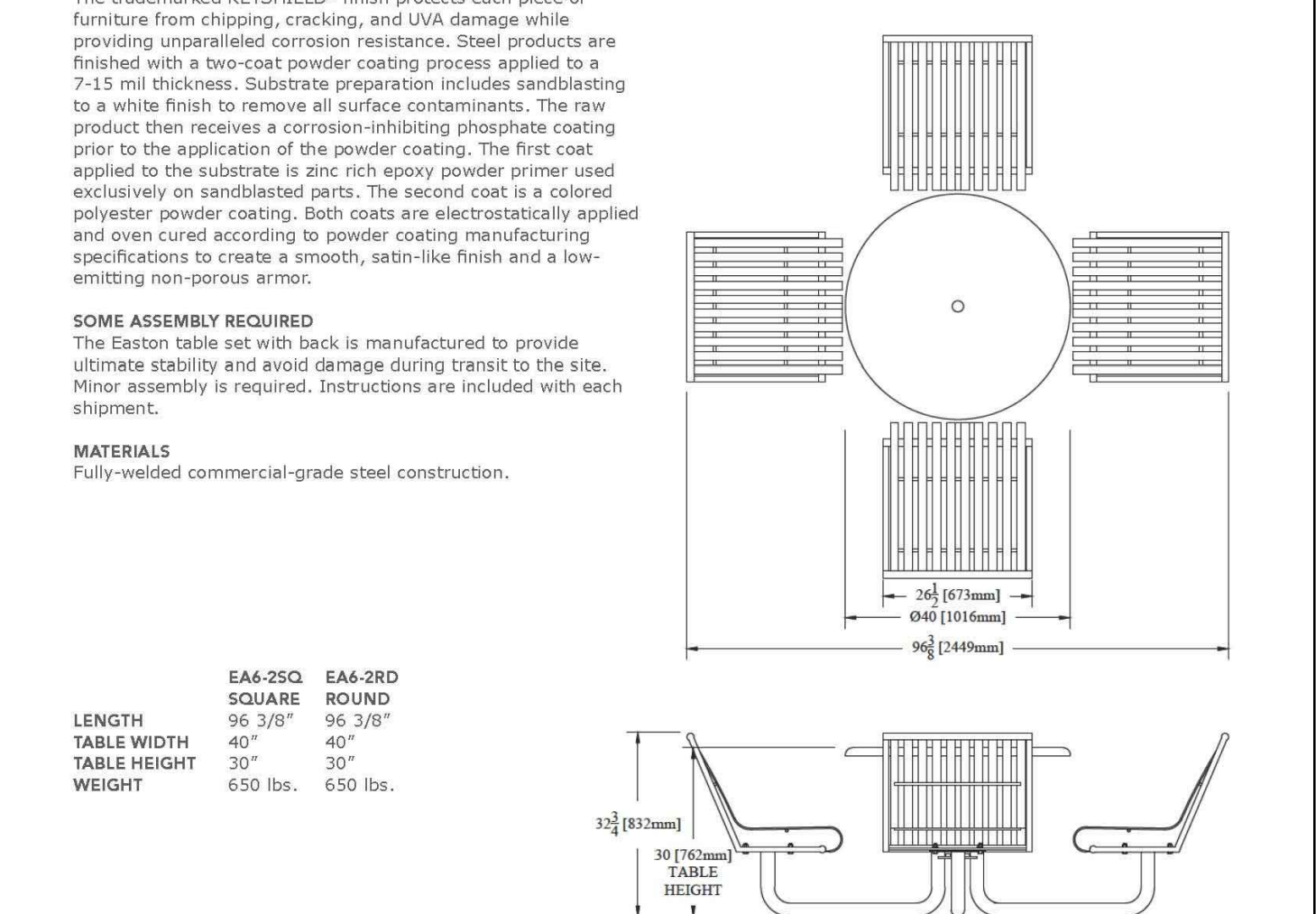
EASTON TABLE SET WITH BACK
All Easton pieces are Exclusive By Design™.

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.

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

670 Mercer Road | Butler, PA 16001-1840
Toll-free: 1-800-284-8208 | Phone: 724-284-1213 | Fax: 724-284-1253
www.keystoneridgedesigns.com

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



MIDTOWN

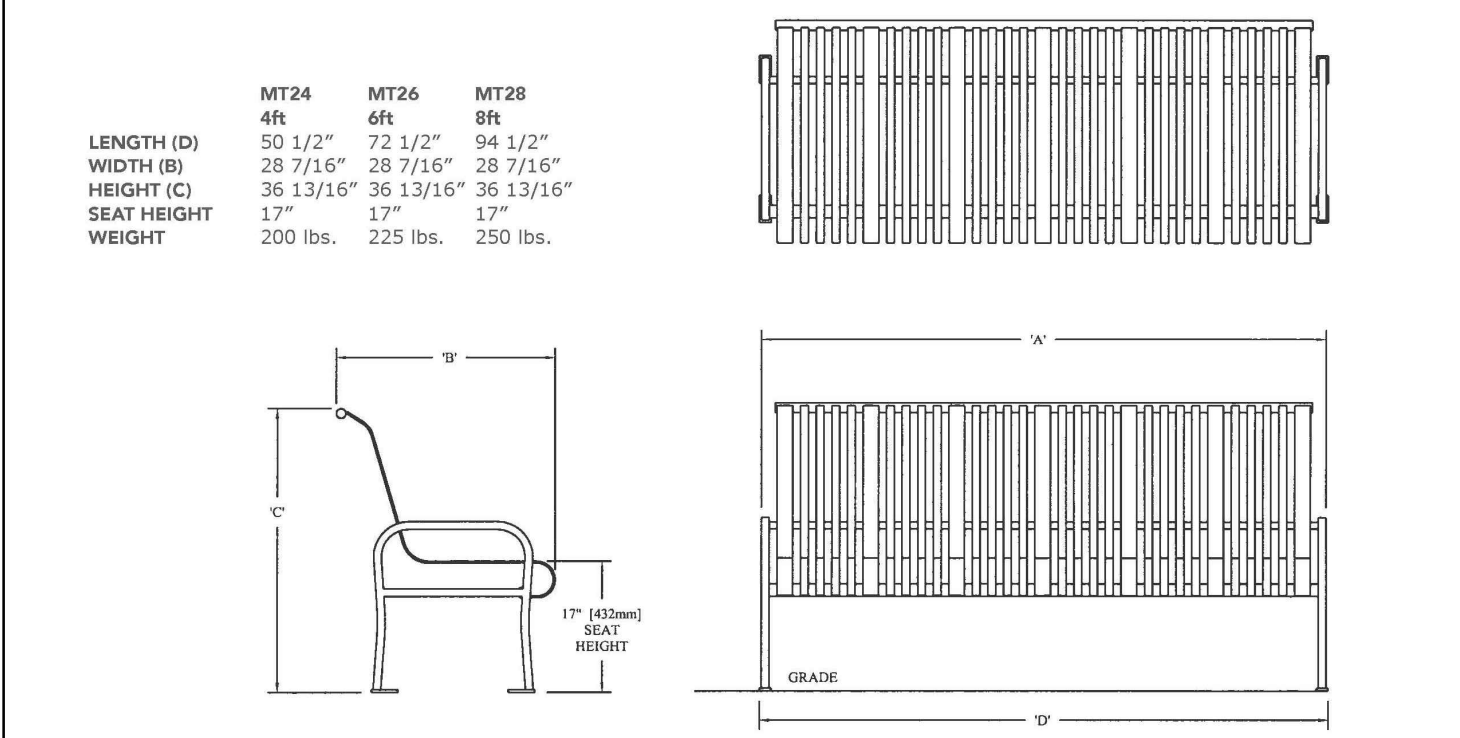
MIDTOWN BENCH WITH BACK
Bench with back is covered by patent no. des. 457,742. All other Midtown pieces are Exclusive By Design™.

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.



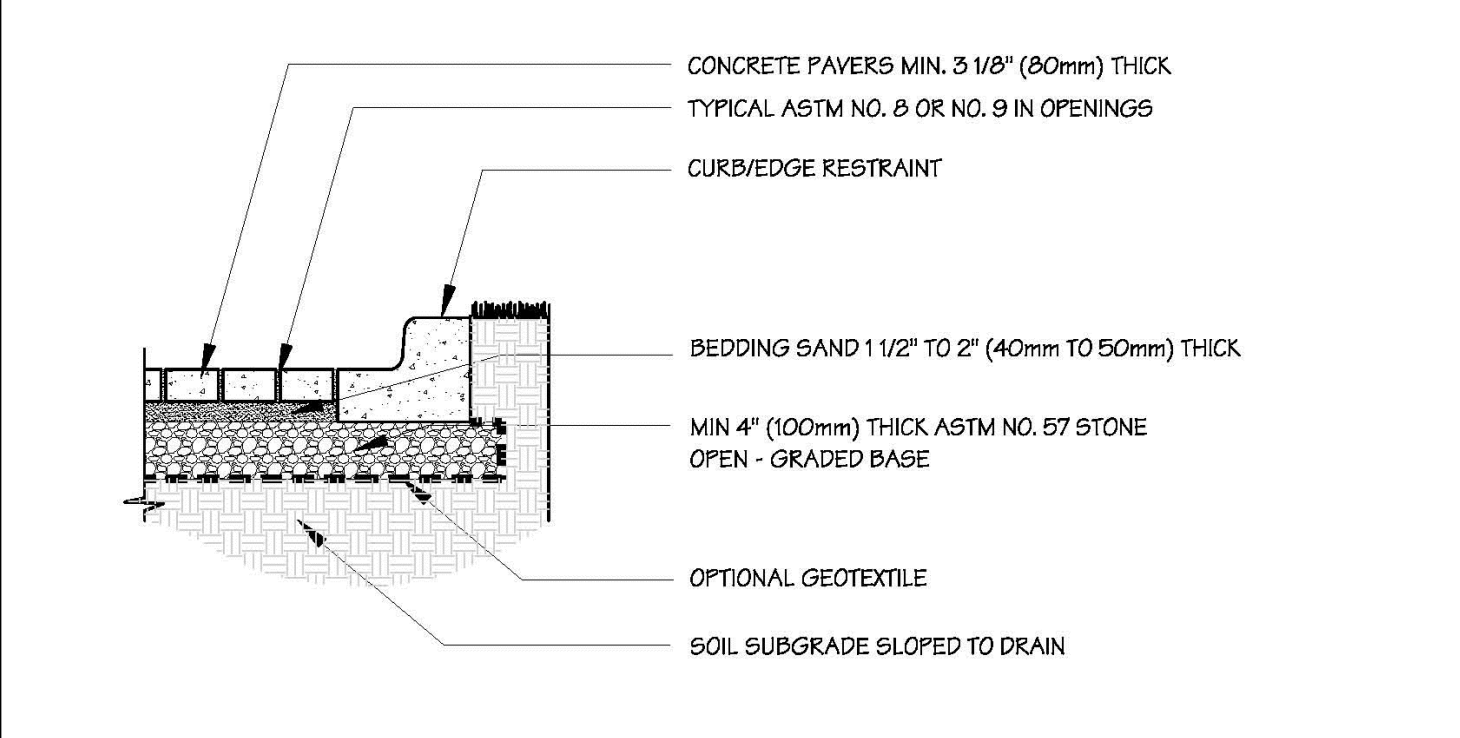
PROPRIETARY STATEMENT
Keystone Ridge Designs, Inc.® is proud to offer the design community exceptional site amenities. Due to the time and resources invested in designing, manufacturing and marketing Keystone Ridge Designs' products and services, we pursue design patents, copyrights, trademarks and service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

670 Mercer Road | Butler, PA 16001-1840
Toll-free: 1-800-284-8208 | Phone: 724-284-1213 | Fax: 724-284-1253
www.keystoneridgedesigns.com

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

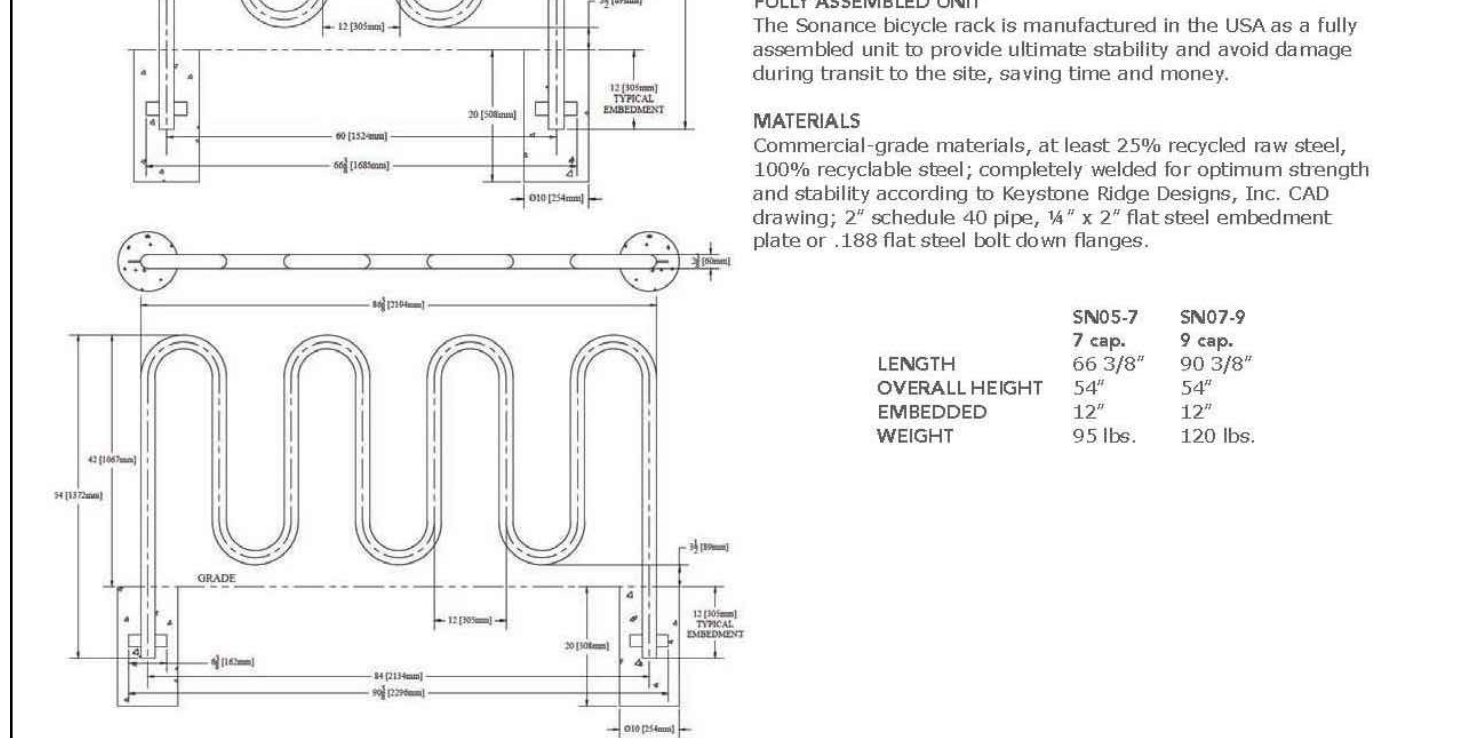
SONANCE BICYCLE RACK (7 OR 9 CAPACITY)
All Sonance pieces are Exclusive By Design™.

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.

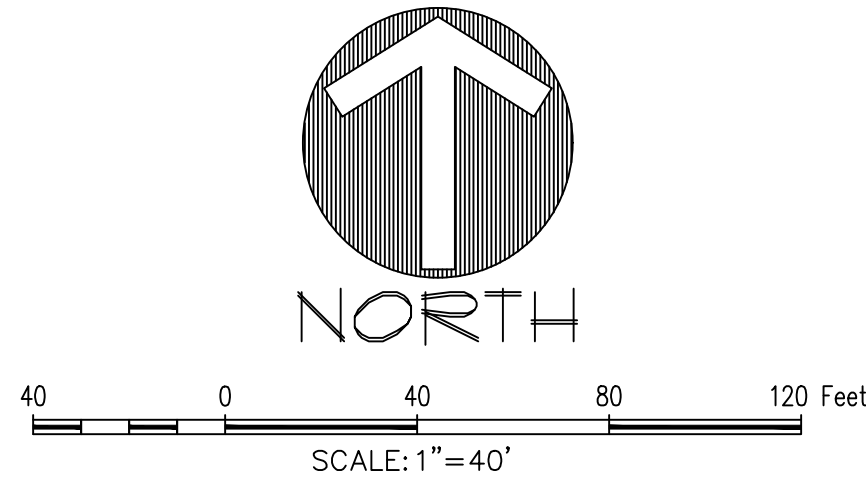
	SN05-7 7 cap.	SN07-9 9 cap.
LENGTH	66 3/8"	90 3/8"
OVERALL HEIGHT	54"	54"
EMBEDDED	12"	12"
WEIGHT	95 lbs.	120 lbs.



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

3. BIKE RACK
NOT TO SCALE



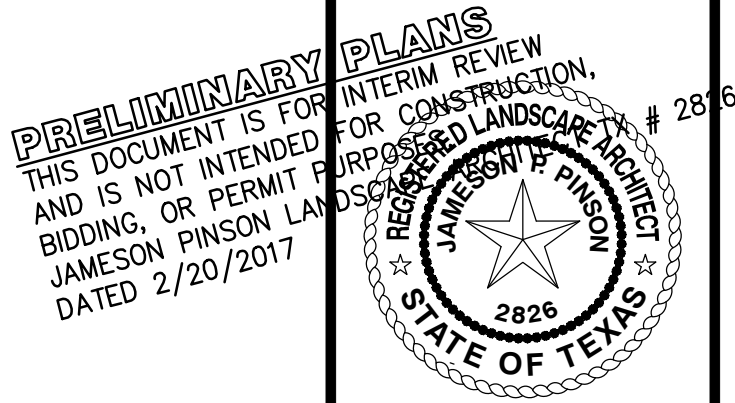
NORTH GARLAND MEDICAL CENTER

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

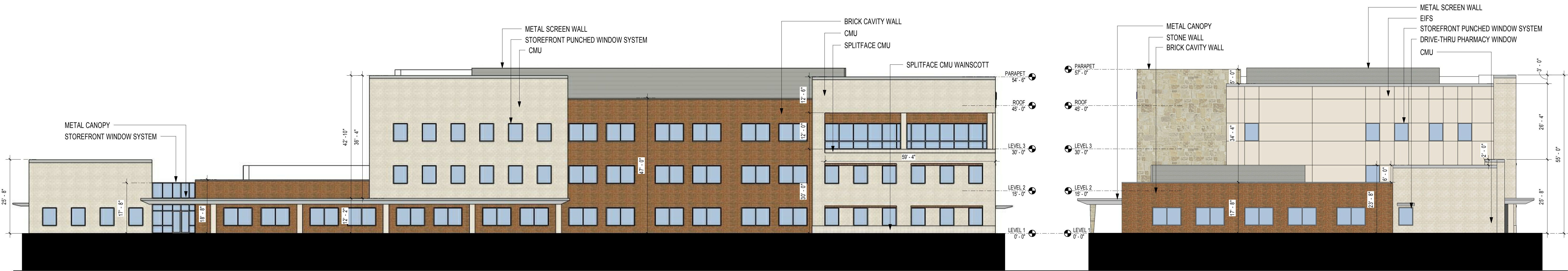


LAND SURVEYING
LANDSCAPE ARCHITECTURE

SITE PLANNING
CIVIL ENGINEERING
PLATTING

CONSULTANTS, LLC

144 Old Hickory Road, Suite 100
Ft. Worth, TX 76103
T: 817-342-4241
F: 817-342-4241
TBE/S Firm No. 1758

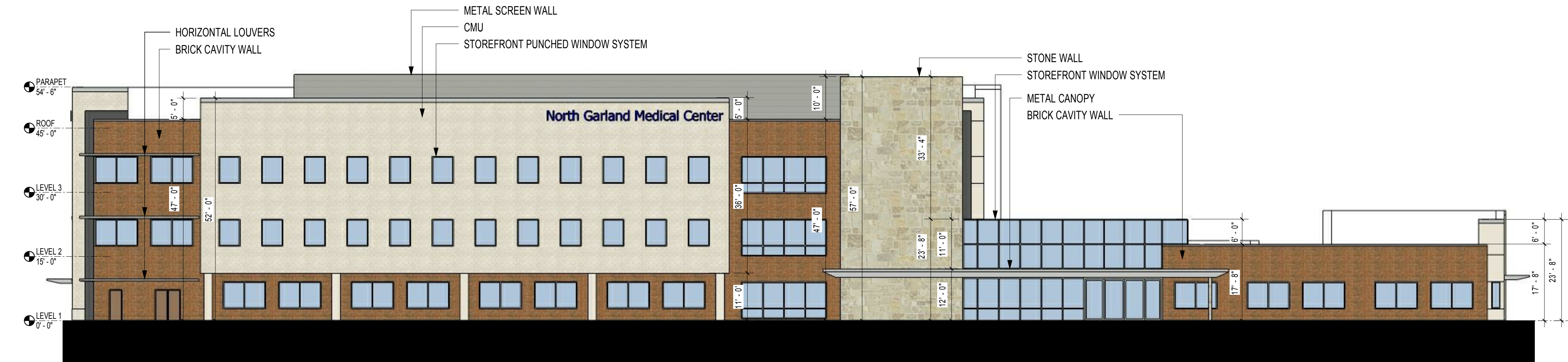


NORTH ELEVATION

MATERIAL PERCENTAGES:
METAL COMPOSITE PANEL: 3.92%
BRICK: 31.39%
GLAZING: 24.22%
CMU: 40.47%
LEVEL 1 GLAZING: 21.84%

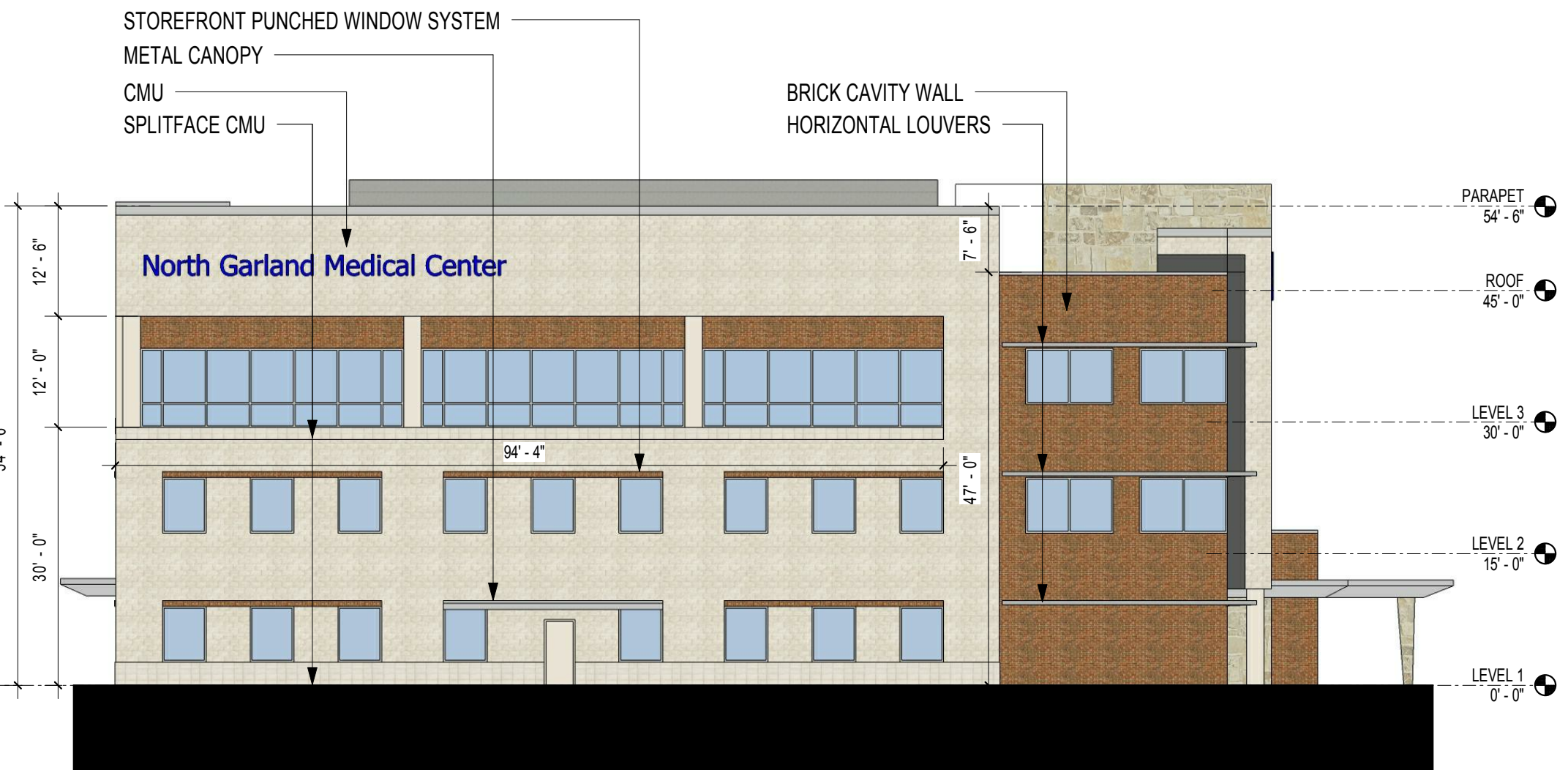
EAST ELEVATION

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

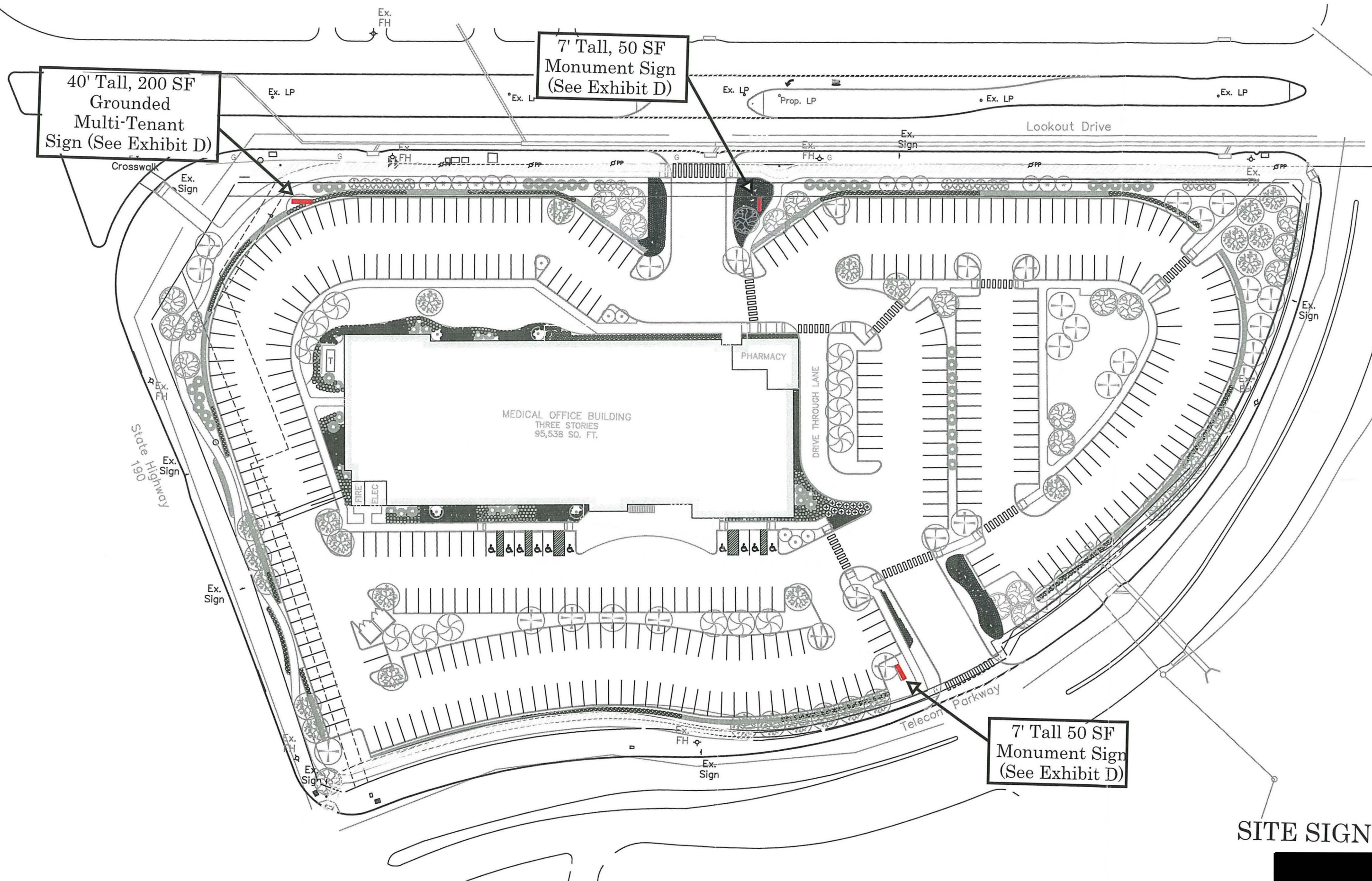
MATERIAL PERCENTAGES:
METAL COMPOSITE PANEL: 2.61%
BRICK: 27.08%
STONE: 12.14%
GLAZING: 25.45%
CMU: 32.72%
LEVEL 1 GLAZING: 25.41%



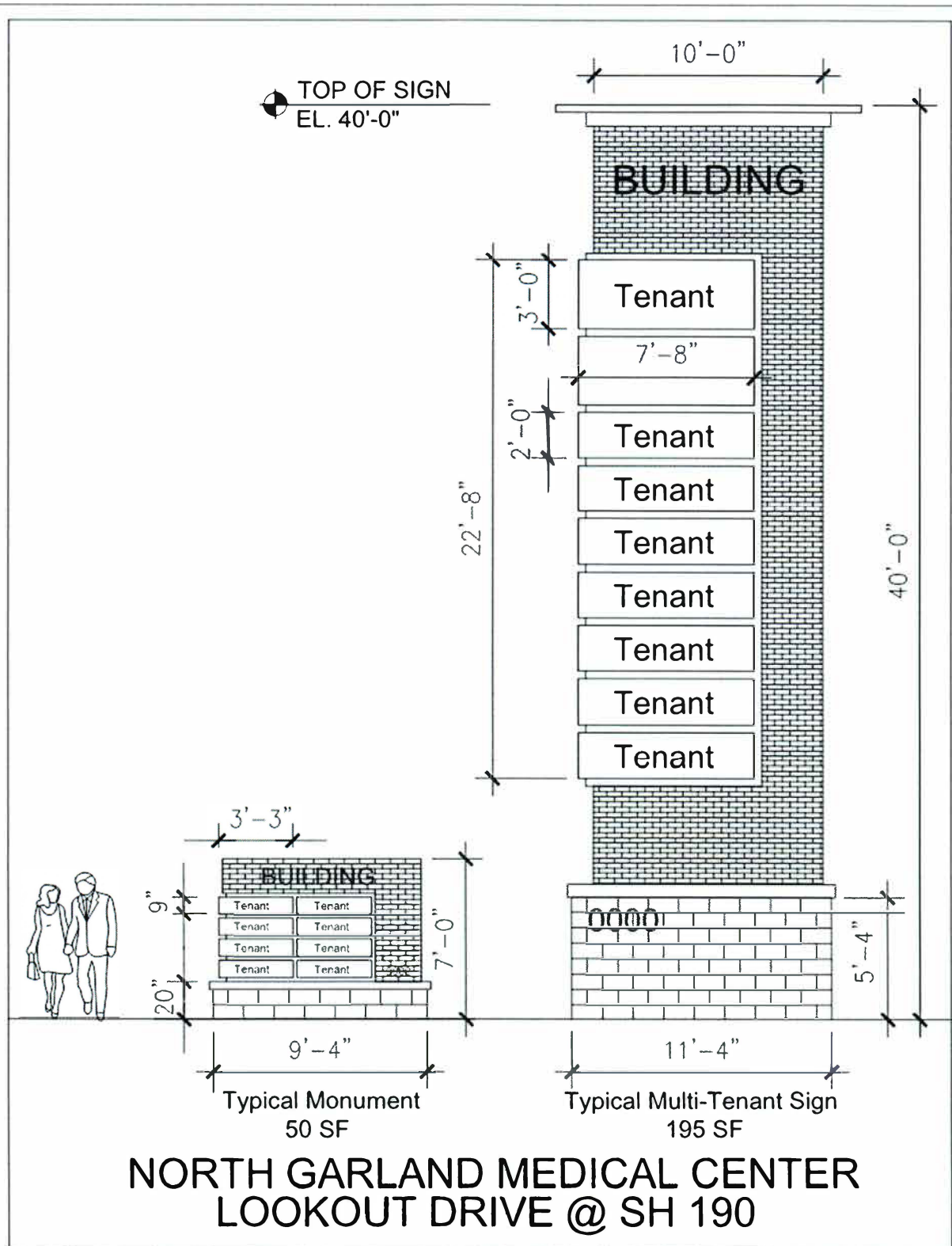
WEST ELEVATION

MATERIAL PERCENTAGES:
BRICK: 19.53%
GLAZING: 23.84%
CMU: 56.64%
LEVEL 1 GLAZING: 12.56%

EXHIBIT G



SITE SIGN PLAN



Building Signage Style Example



SAMPLE OF TYPICAL BUILDING SIGNAGE

**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
-------------------------------------	----------------------	----------

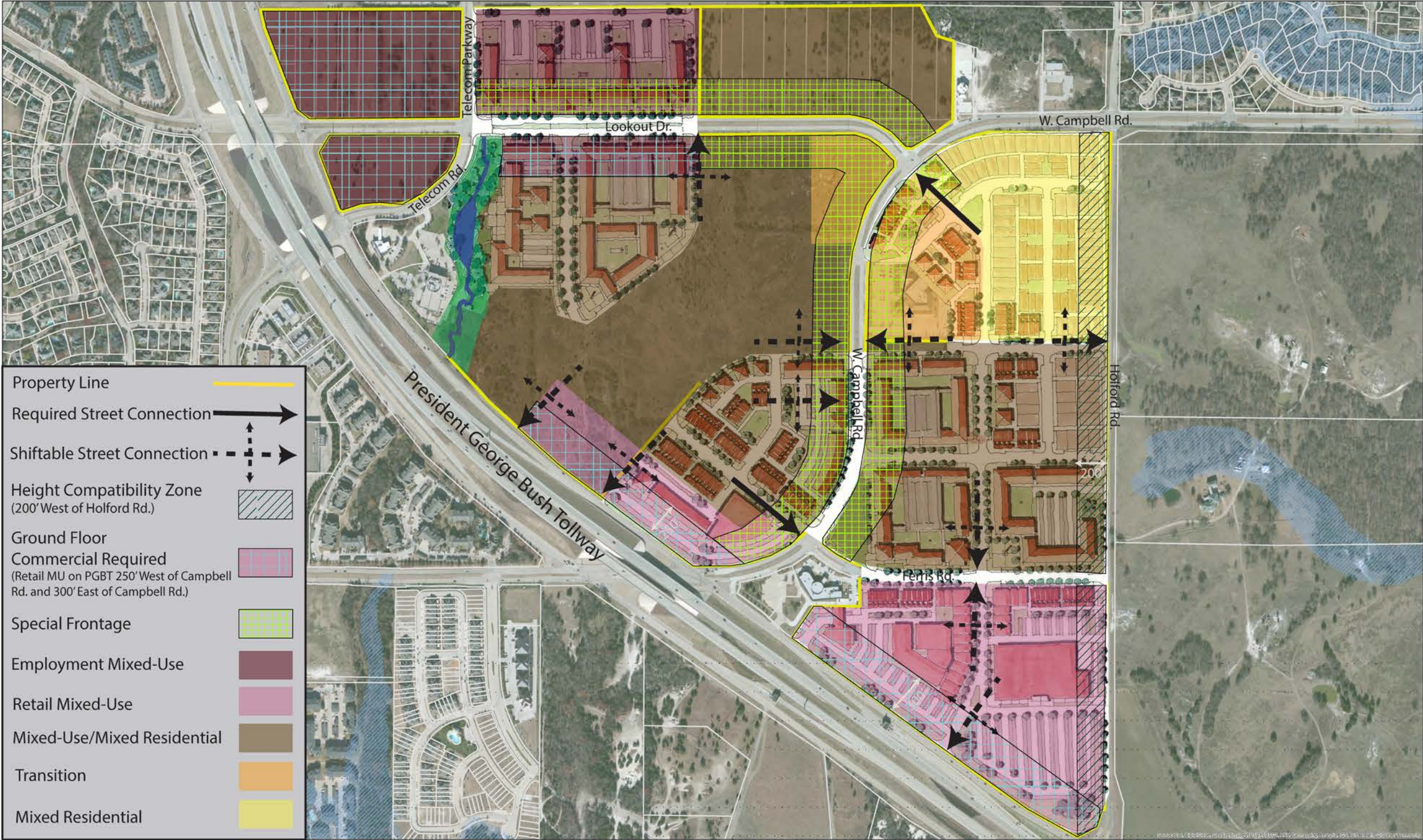
1.0 Building and Site Standards		
a. Principle Building Height	No Maximum	Varies 47'-53' at highest point
b. Setbacks and build-to zones		
Front- Type A frontages	Min- Flexible/ Max. -25'	NA
Front SH 190	Min- 20'/ Max- Flexible	91.4'
Type "B" Frontage	Min-5'/ Max-Flexible	NA
Side	Flexible (Lookout)	73.95' (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	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.
C. Screening		Masonry Enclosure buffered by plantings
1.Trash/ Recycling containers	Required/ flexible	Transformer screened from street by masonry wall
2. Other Utility Equipment	See Section VI.A.11	
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	Required/ Flexible	Provided
2. Parking Lot Minimum Interior Landscaping	Flexible	Provided
b. Lighting		
1. Street Lighting	Required/ Flexible	NA
2. Building Entrances	Required/ Flexible	TBD
3. Parking Areas, Trails and Streets	Required/ Flexible	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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EXHIBIT I



DRAFT 5.14.15



SH 190/Campbell Rd. Mixed Use Center Zoning Framework Plan



REPORT & MINUTES

P.C. Meeting, February 13, 2017

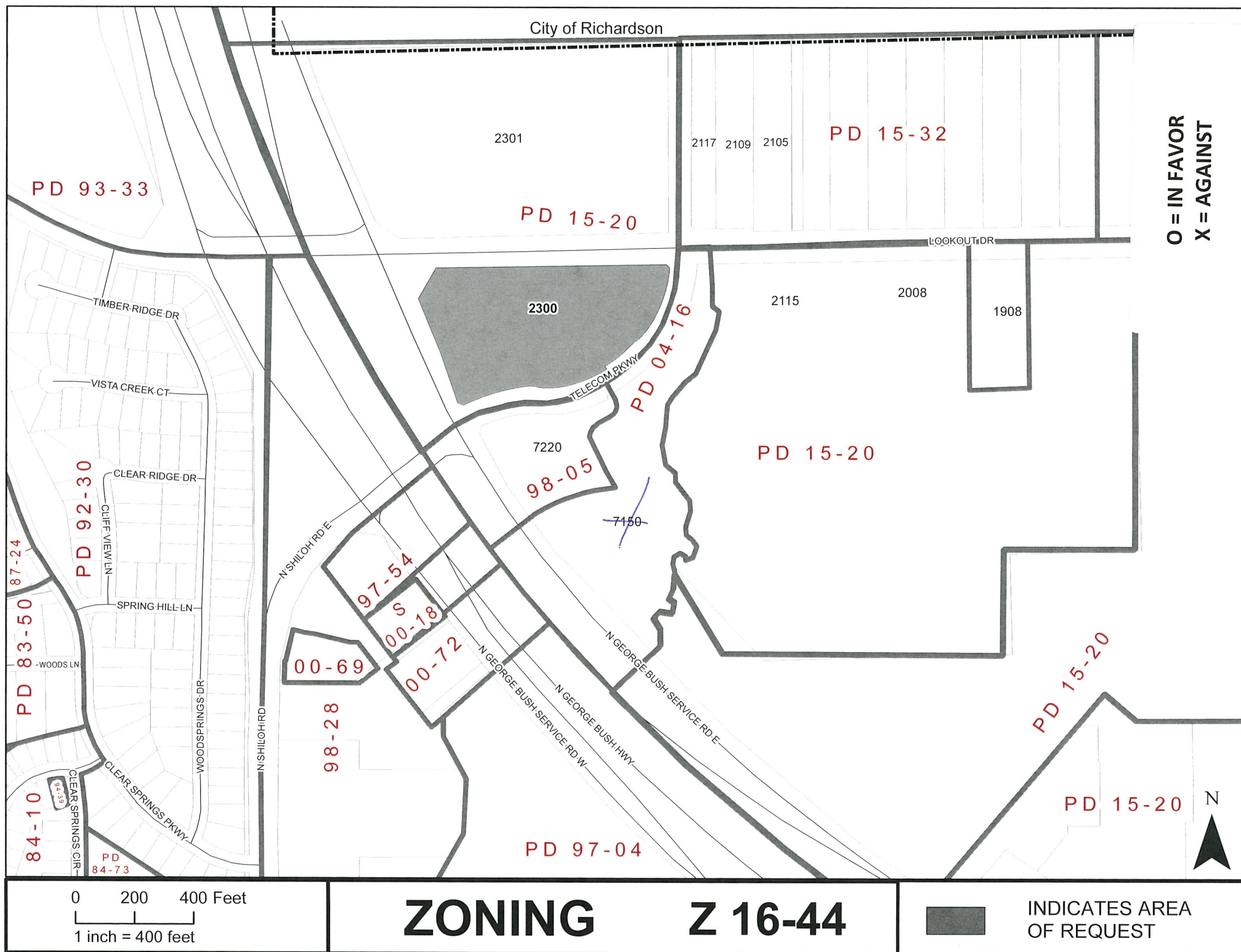
Consideration of the application of New Era Partners, LLC, requesting approval of 1) a Master Concept Plan for a multi-story office building, 2) a Specific Use Provision for a Pharmacy (with drive-through or window), and 3) a Detail Plan on property zoned Planned Development (PD) 15-20 for Mixed Uses. This property is located at 2300 North Lookout Drive. (District 1) (File Z 16-44)

The applicant, Gary Brem, 4305 Lauren Way, Flower Mound, Texas, provided an overview of the request and additional information regarding trash receptacle location, building height, and proposed signage.

Commissioner Welborn asked about the location of the refuse enclosure.

Commissioner Roberts requested additional information regarding the attached building signs. Commissioner Luckie reviewed the sign location in relation to the surrounding streets and area, noting that the need for the signs was logical. Commissioner Roberts noted that the building would be taller than the free standing sign.

Motion was made by Commissioner Luckie, seconded by Commissioner Moore to approve the request per staff recommendation to include the EIFS on the ground floor will be replaced with CMU block and the additional landscaping on Telecom Parkway will be added. **Motion carried: 7 Ayes, 0 Nays.**





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

GARLAND

December 28, 2016

HEARING DATE/TIME: Plan Commission: January 9, 2017 – 7:00 PM

APPLICANT: New Era Partners, LLC

File: Z 16-44

Dear Property Owner:

A public hearing will be held by the Plan Commission of the City of Garland, Texas, at 7:00 P.M. Monday, January 9, 2017, in the Council Chambers of City Hall, 200 North Fifth Street, to 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. The property is shown on the enclosed sketch and is described as follows:

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. (District 1).

Note: Approval of the request will allow for a development with one multi-story building providing medical office uses and a drive-through pharmacy.

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return that section using any of the following methods: mail to **City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002**, fax to 972-205-2474, deliver to the Planning Department at 800 Main Street, Garland TX, or email Planning@Garlandtx.gov. It is important that your response include your property address, your name, and mailing address. Should you have any questions, please contact Kira Wauwie at 972-205-2445.

(Please Check One Below)

☐ I am in favor of the request.

☒ I am opposed to the request.

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

(Please complete the following information)

Your Property Address: 7150 N. PRESIDENT GEORGE TURNPIKE
GARLAND, TEXAS 75044

Printed Name

Address City, State Zip

The above statements reflect my (our) opinion regarding the proposed zoning change.

Signature [Signature]

Title RVP, SOUTHWEST REGION

Date: 1/4/2016

JAN 9 2017 PM 1:40

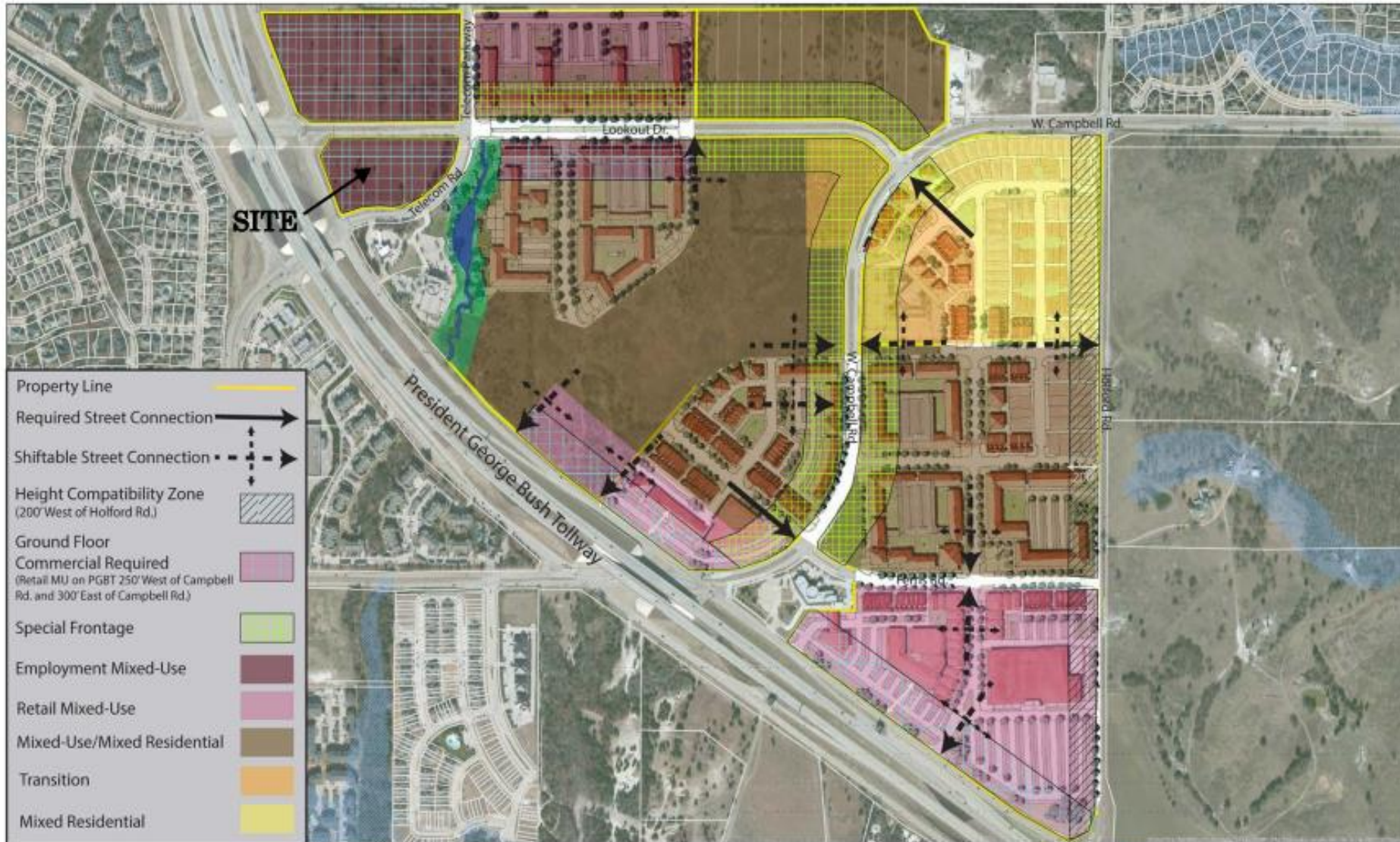


NEW ERA PARTNERS – NEP GARLAND INVESTORS, LLC
JANUARY 31, 2017

1

NORTH GARLAND MEDICAL CENTER

2300 LOOKOUT DRIVE, GARLAND, TX





GARLAND- LOOKOUT DRIVE

LOOKOUT DRIVE

SH 190 SERVICE ROAD

Pharmacy DT

TELECOM PARKWAY

SITE PLAN



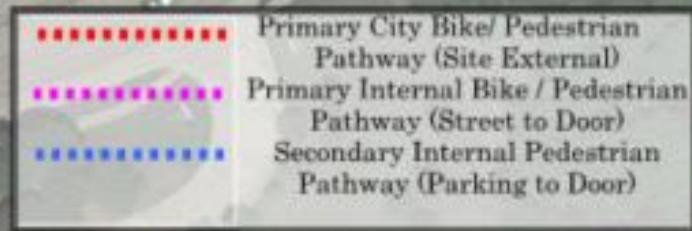
LOOKOUT DRIVE

SH 190 SERVICE ROAD

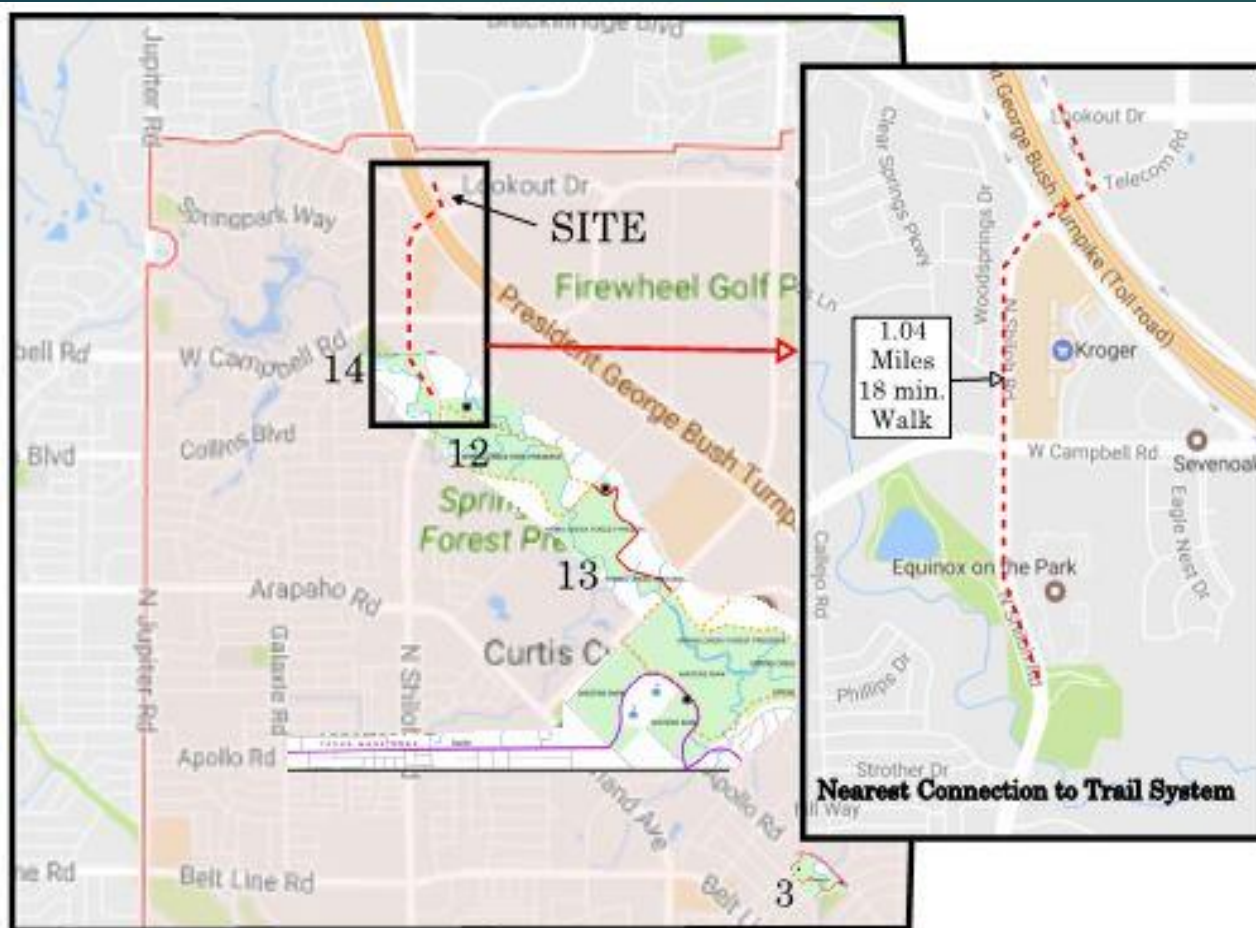
Pharmacy DT

PARKWAY

TELECOM

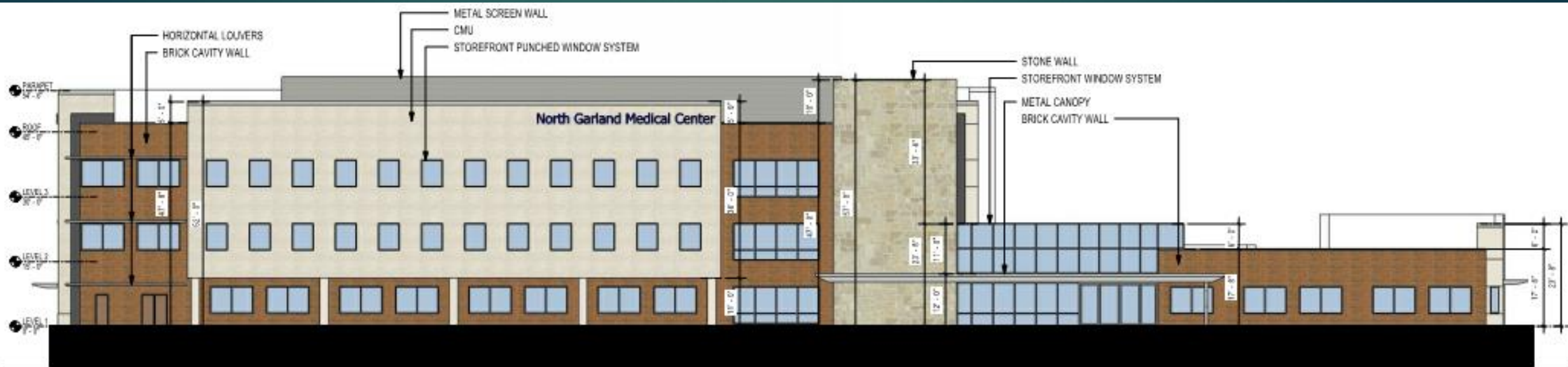


PEDESTRIAN PATHWAYS



Nearest City of Garland Park and Trail System Locations

3. Ronald E. Comer Park	6' Wide Pathway	.3 miles long
12. Spring Creek Park Preserve	Off-Road Pathway	2.1 miles long
13. Spring Creek Forest Preserve	Off-Road Pathway	2.1 miles long
14. Spring Creek Greenbelt	8' Wide Pathway	.8 miles long



SOUTH ELEVATION

MATERIAL PERCENTAGES:

METAL COMPOSITE PANEL: 2.61%

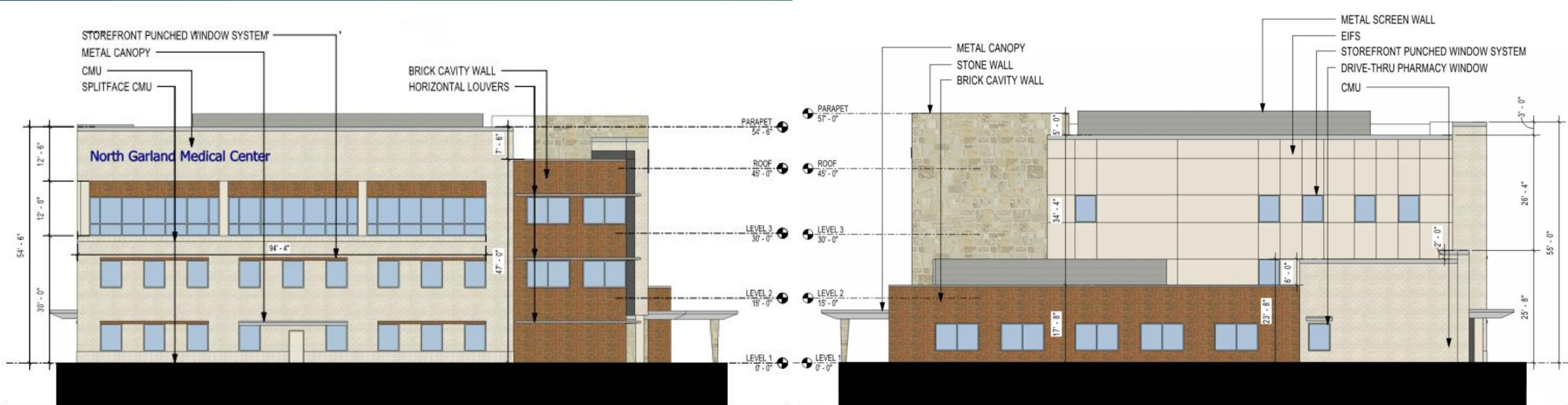
BRICK: 27.08%

STONE: 12.14%

GLAZING: 25.46%

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%

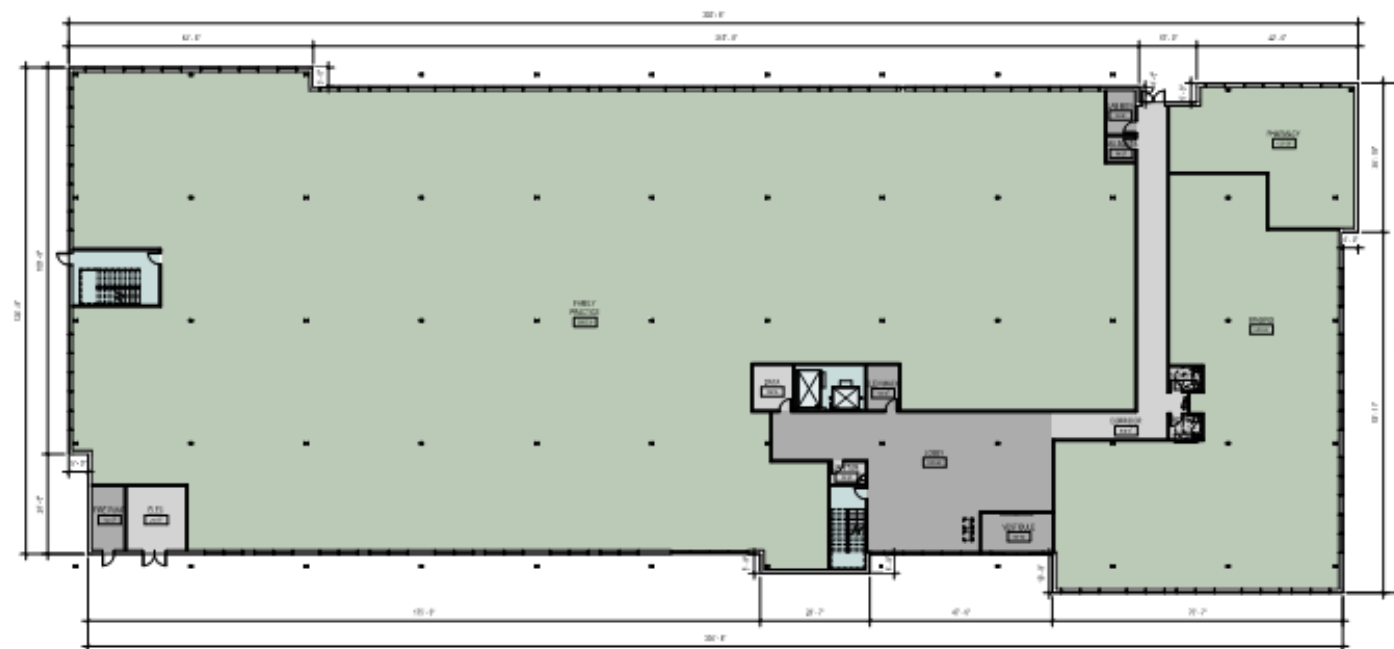
EAST ELEVATION

MATERIAL PERCENTAGES:

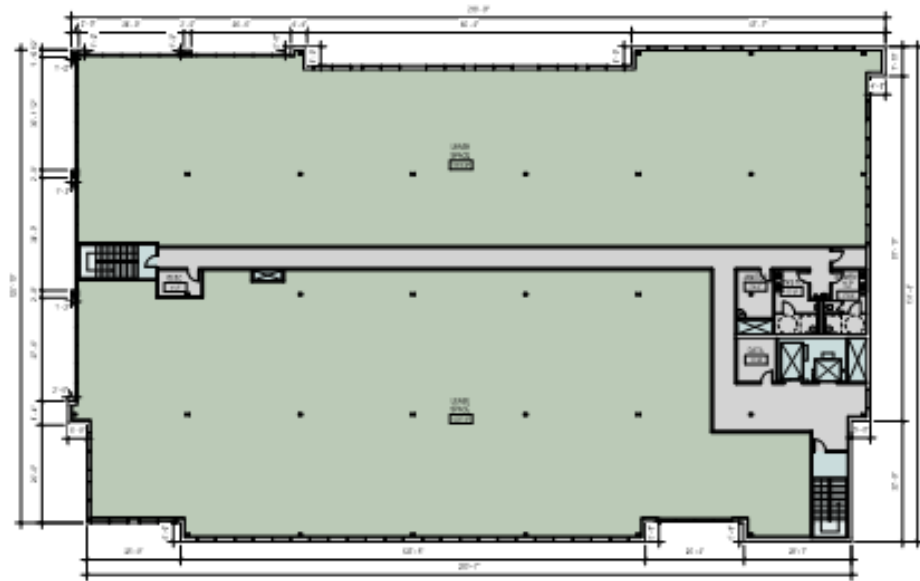
METAL COMPOSITE PANEL: 1.23%
 BRICK: 20.46%
 STONE: 17.31%
 GLAZING: 8.29%
 CMU: 13.02%
 EIFS: 39.69%
 LEVEL 1 GLAZING: 14.82%



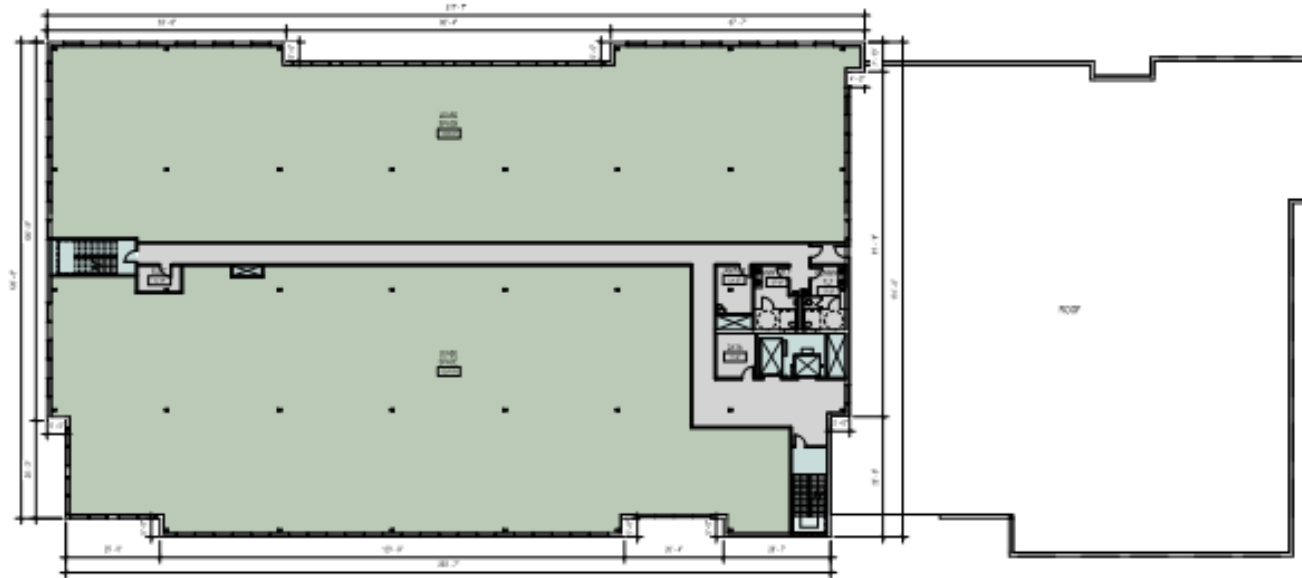
LEVEL 1 GROSS AREA: 41,595 SF
BUILDING GROSS AREA: 95,538 SF



LEVEL 3 GROSS AREA: 26,816 SF
BUILDING GROSS AREA: 95,538 SF



LEVEL 2 GROSS AREA: 27,127 SF
BUILDING GROSS AREA: 95,538 SF

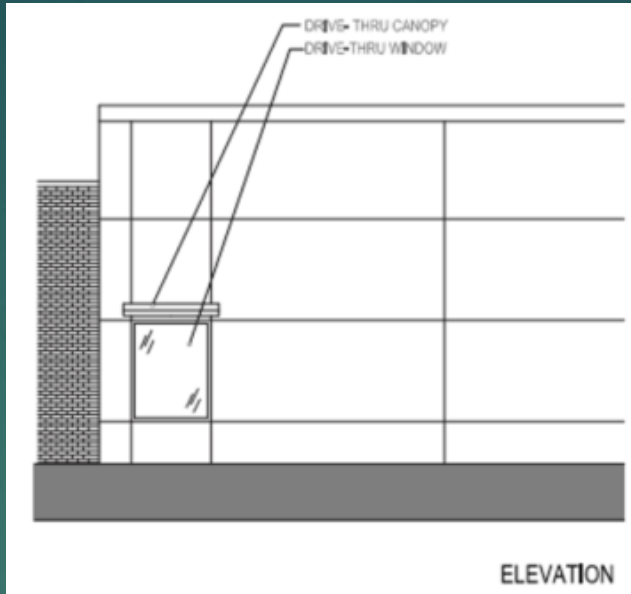




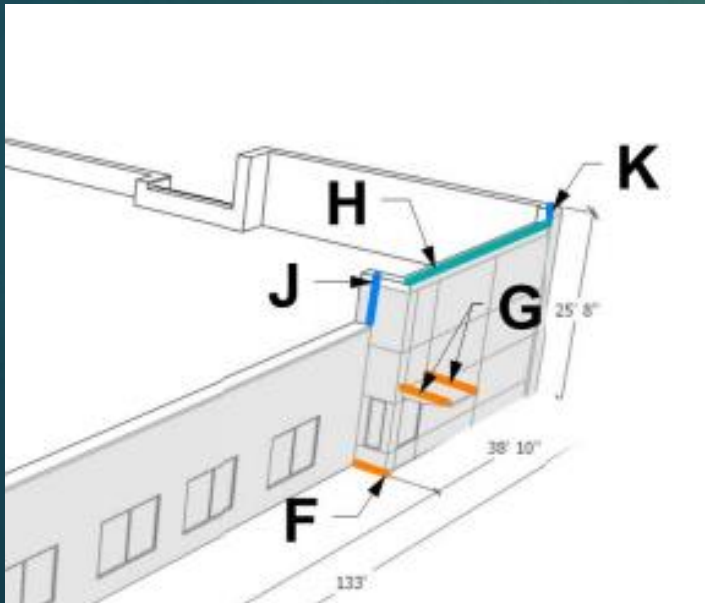
Pharmacy Drive-Thru



Partial Floor Plan



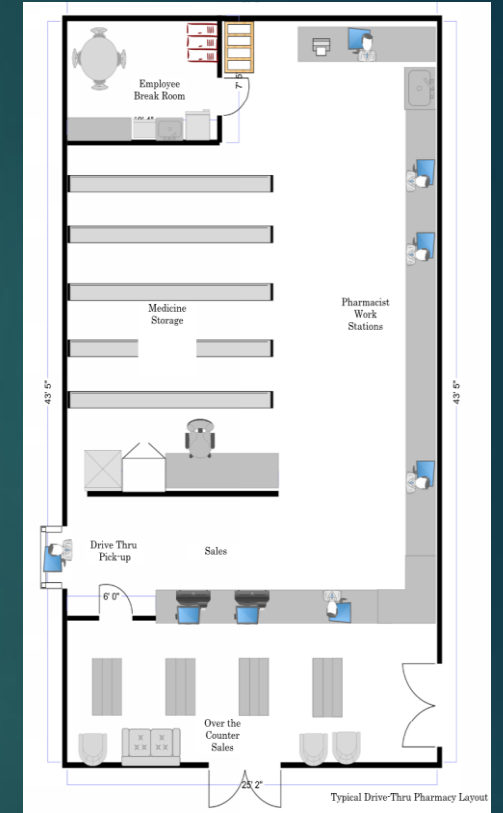
Partial Elevation



Articulation Isometric

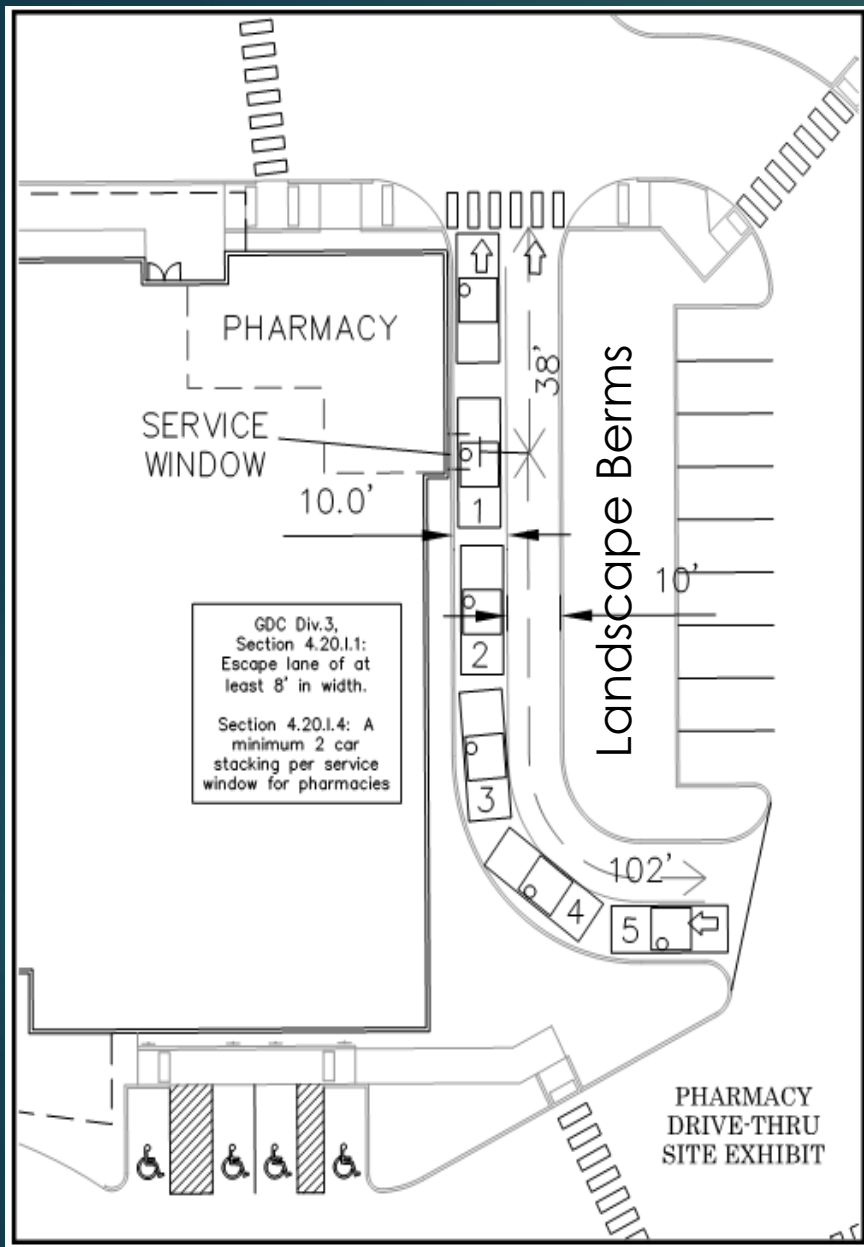


Rendered Partial Elevation

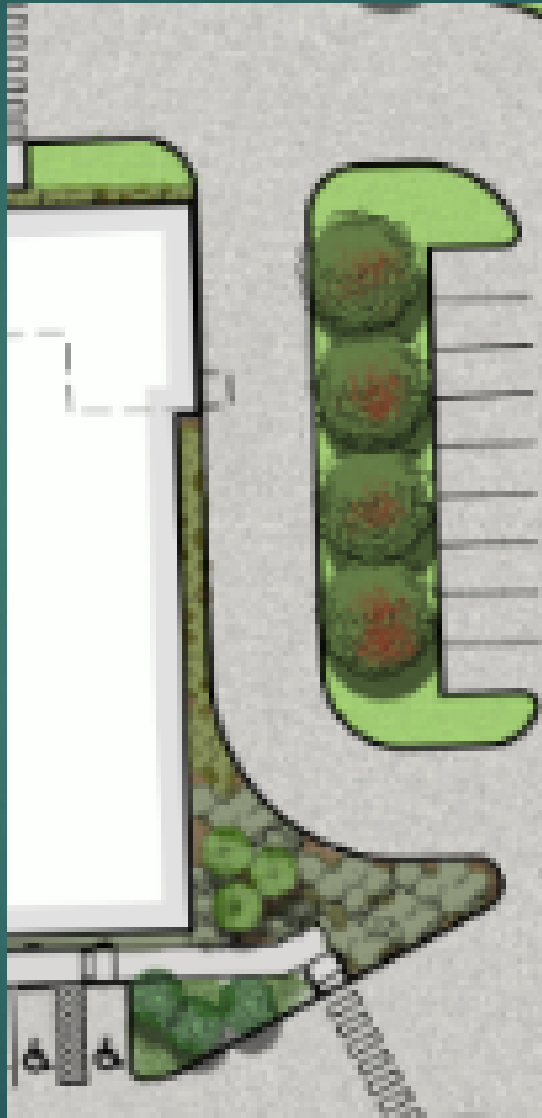


Typical Pharmacy Floor Plan

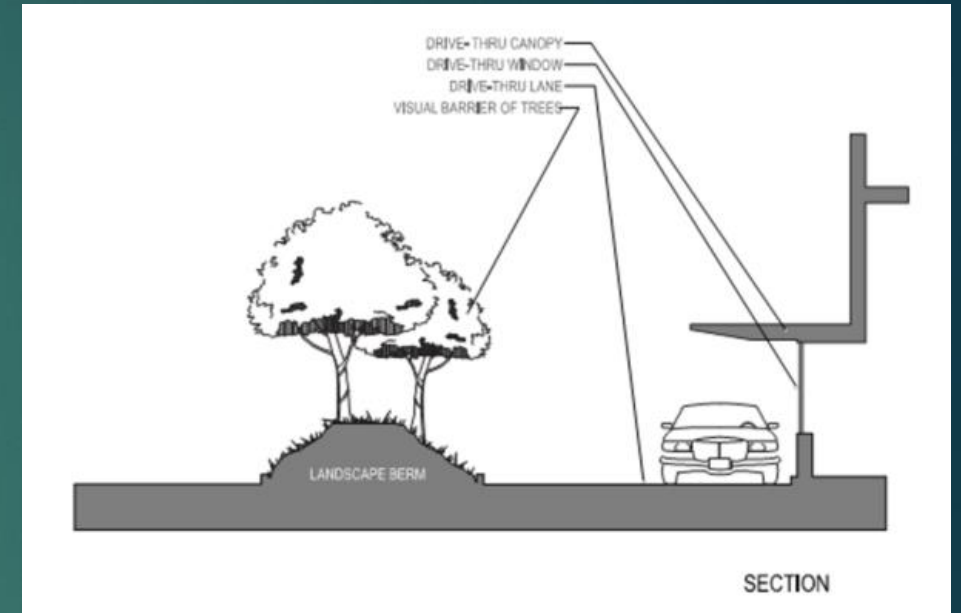
SUP- Pharmacy Drive-Thru Window



Site Plan



Rendered Site Plan



Drive-Thru Section

**SUP- Pharmacy
Drive-Thru Window**

SITE SIGNAGE



View North Along Service Road



View Northbound SH 190 south of Telecom



View West along Telecom to SH 190



View from Middle of Site South Along Service Road



View South Along SH 190 Service Road North of Lookout Dr.

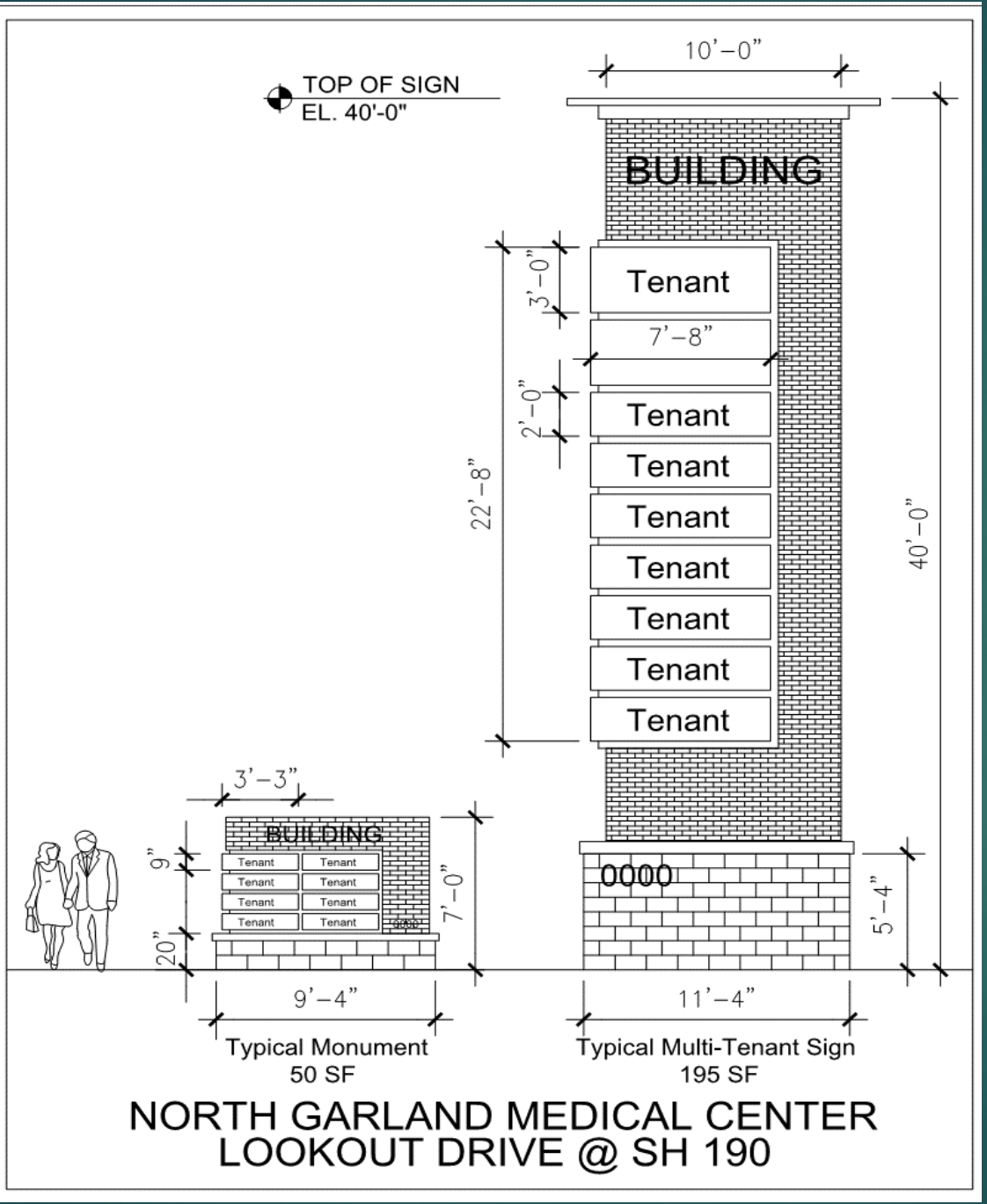


Monument
Signs on
Property to
the South
Cannot be
Read from
SH 190 Due
to Height
and Font
Size

Picture Taken 6' from
SH 190 Guardrail



SITE SIGNAGE





PARKING

Code allows for 1 space /250 sf (4 per 1000 SF) for medical office use. Code also allows for an additional 15% in parking count without variance with justification or 1 space per 216 sf (4.6 per 1000 SF).

Currently proposed for the 95,538sf building is a parking count of 415. This equates to 1 space / 228 sf (4.37 spaces / 1000 sf). This amount of parking is within the range allowed without variance.

The Transportation Research Board states: Parking Requirements for Medical Office Buildings to be 4.5 spaces / 1000sf. **See Exhibit H, page 29**

Parking Count Justification

Garland Code:	95,538 sf MOB	Spaces / 1000sf	Spaces Allowed
Code	1 space/250 sf	4.0	382
Code +15%	1 space/216 sf	4.6	439

Largest Tenant- Family Practice Group

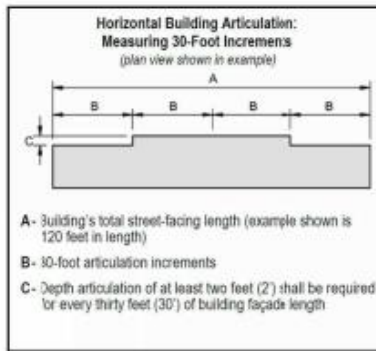
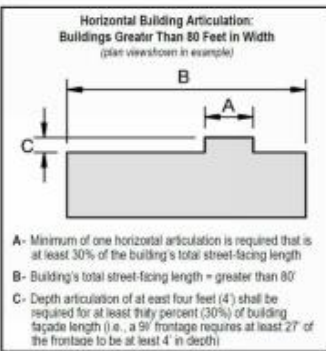
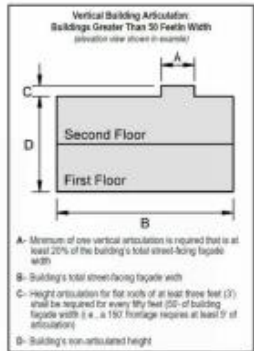
Existing Facility:	Size (SF)	Spaces / 1000sf	Provided Spaces
	16,278	6.82	111

Proposed Building	Use Size	Spaces/ 1000sf	Provided Spaces
Family Practice	32,000	5.15	164
Specialties	63,538	4.00	254
Total	95,538	4.34	415

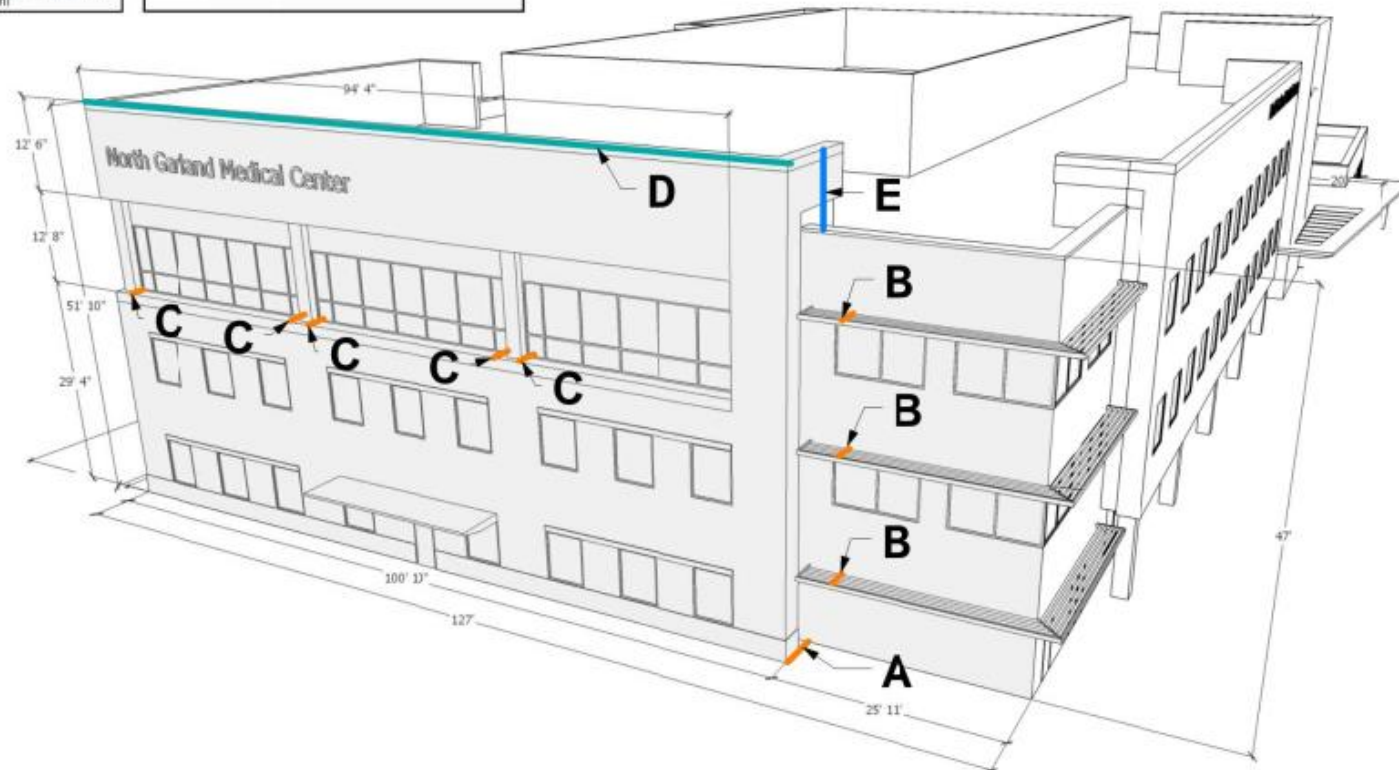
**Parking Count
Justification**

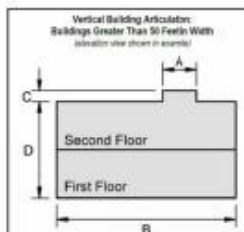


Building Articulation

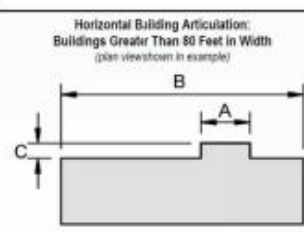


REQUIRED ARTICULATION
HORIZONTAL: $127/30' = 4.23' \times 2' = 9'$
HORIZONTAL: $127(.3) = 38.1/30' = 1.27' \times 4' = 6'$
VERTICAL: $(.2)127 = 26'$
VERTICAL: $127/50 \times 3 = 7' - 6"$
DIMENSIONS:
HORIZONTAL:
A= 5'
B= 3'
B= 3'
B= 3'
C= 1'
C= 1'
C= 1'
C= 1'
TOTAL HORIZONTAL ARTICULATION ACHIEVED: 19' (REQ. 9')
VERTICAL:
D= 100' (REQ. 26')
VERTICAL:
E= 7' - 6"
TOTAL VERTICAL ARTICULATION ACHIEVED: 7' - 6" (REQ. 7' - 6")

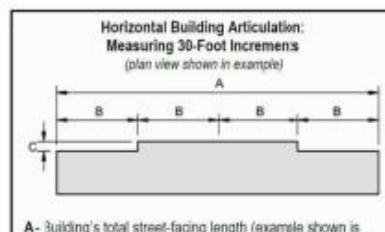




- A- Minimum of one vertical articulation is required that is at least 20% of the building's total street-facing facade width
- B- Building's total street-facing facade width
- C- Height articulation for flat roofs of at least three feet (3') shall be required for every fifty feet (50') of building facade width (i.e., a 150' frontage requires at least 9' of articulation)
- D- Building's non-articulated height



- A- Minimum of one horizontal articulation is required that is at least 30% of the building's total street-facing length
- B- Building's total street-facing length = greater than 80'
- C- Depth articulation of at least four feet (4') shall be required for at least thirty percent (30%) of building facade length (i.e., a 90' frontage requires at least 27' of the frontage to be at least 4' in depth)



- A- Building's total street-facing length (example shown is 120 feet in length)
- B- 30-foot articulation increments
- C- Depth articulation of at least two feet (2') shall be required for every thirty feet (30') of building facade length

REQUIRED ARTICULATION:

HORIZONTAL: $336/30' = 11.2' > 2' = 23'$

HORIZONTAL: $336/(.3) = 100.8/30' = 3.36' \times 4' = 14'$

VERTICAL: $(.2/336' = 68'$

VERTICAL: $336/50 \times 3 = 21'$

DIMENSIONS:

HORIZONTAL:

A= 4'

B= 3'

C= 11'

D= 5'

E= 5'

G= 1'

G= 1'

TOTAL HORIZONTAL ARTICULATION ACHIEVED: 35' (REQ. 23')

VERTICAL:

J= 69' (REQ. 68')

VERTICAL:

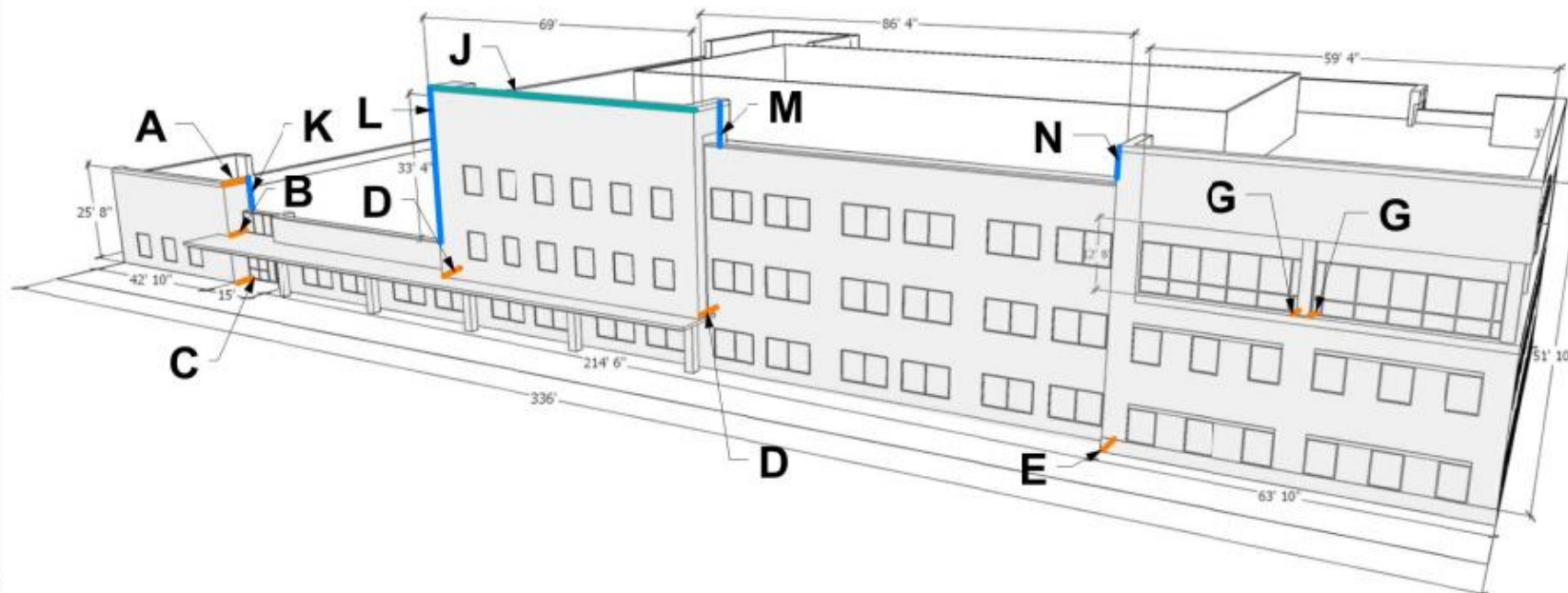
K= 4'

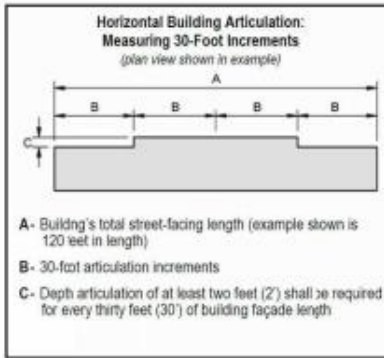
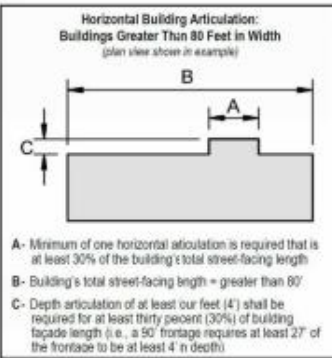
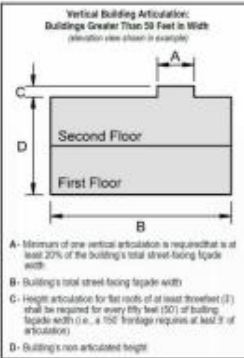
L= 33'

M= 5'

N= 7' - 6"

TOTAL VERTICAL ARTICULATION ACHIEVED: 49' - 6" (REQ. 21')





REQUIRED ARTICULATION :

HORIZONTAL: $330/30' = 11' \times 2' = 22'$

HORIZONTAL: $330/30' = 99/30' = 3.3' \times 4' = 14'$

VERTICAL: $(2/330) = 66'$

VERTICAL: $330/150 \times 3 = 20'$

DIMENSIONS :

HORIZONTAL:

A= 3'
A= 3'
A= 3'
B= 5'
C= 5'
D= 5'
E= 9'
F= 10'
G= 15'

TOTAL HORIZONTAL ARTICULATION ACHIEVED: 58' (REQ. 22')

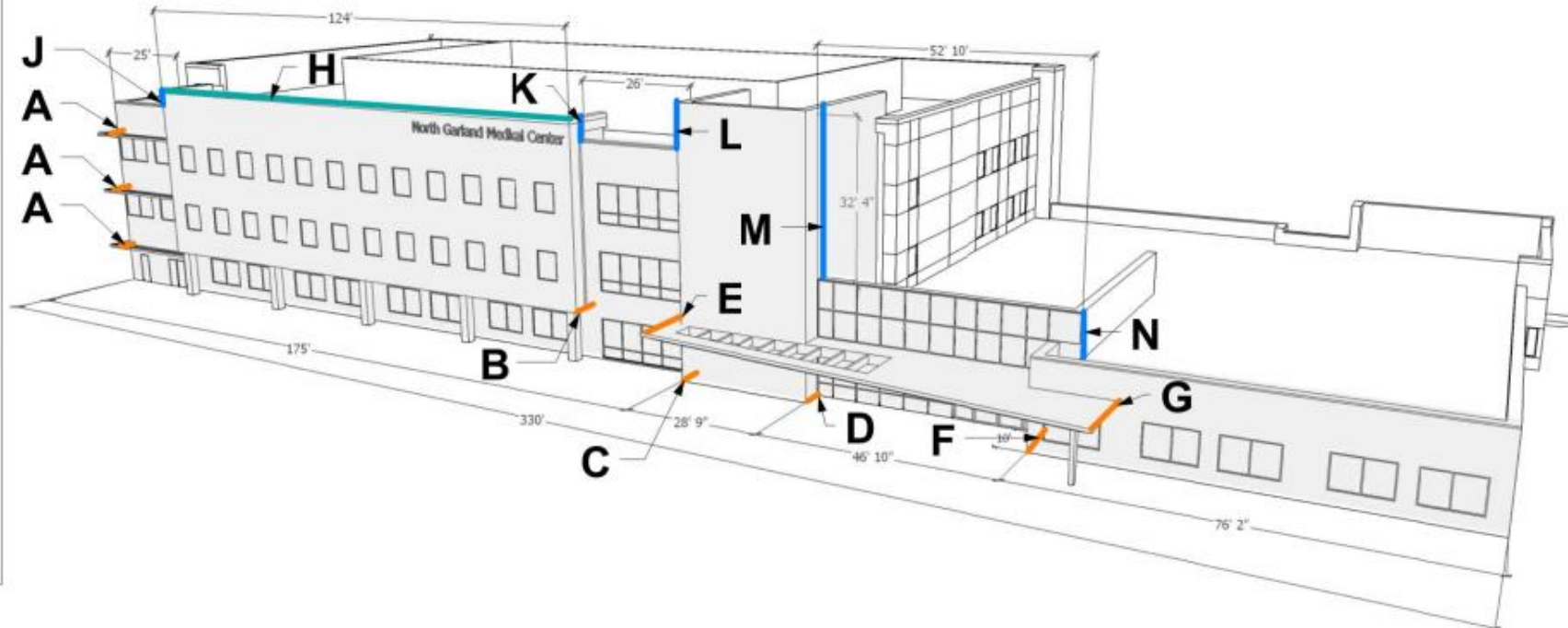
VERTICAL:

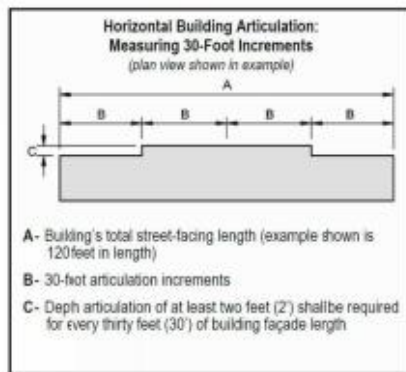
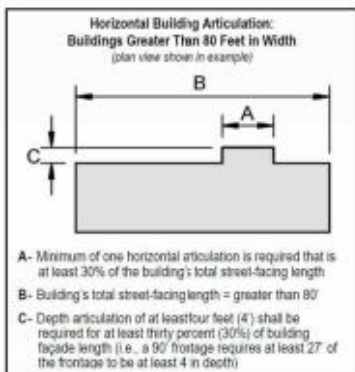
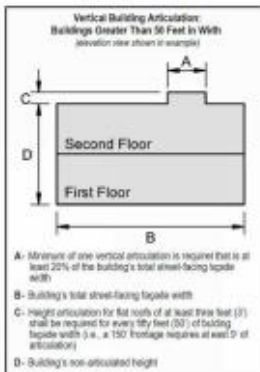
H= 124' (REQ. 66')

VERTICAL:

J= 5'
K= 5'
L= 9'
M= 32'
N= 6'

TOTAL VERTICAL ARTICULATION ACHIEVED: 57' (REQ. 20')





REQUIRED ARTICULATION:

HORIZONTAL: $133' / 30' = 4.43' \times 2' = 9'$

HORIZONTAL: $133' / 30' = 39.9' / 30' = 1.33' \times 4' = 6'$

VERTICAL: $(2) 133' = 26' - 6"$

VERTICAL: $133' / 50' \times 3 = 8'$

FACADE 1 DIMENSIONS:

HORIZONTAL:

A= 5'

B= 4'

TOTAL HORIZONTAL ARTICULATION ACHIEVED: 9' (REQ. 9')

VERTICAL:

C= 36' (REQ. 26' - 6")

VERTICAL:

D= 5'

E= 3'

TOTAL VERTICAL ARTICULATION ACHIEVED: 8' (REQ. 8')

FACADE 2 DIMENSIONS:

HORIZONTAL:

F= 4'

G= 6'

G= 6'

TOTAL HORIZONTAL ARTICULATION ACHIEVED: 16' (REQ. 9')

VERTICAL:

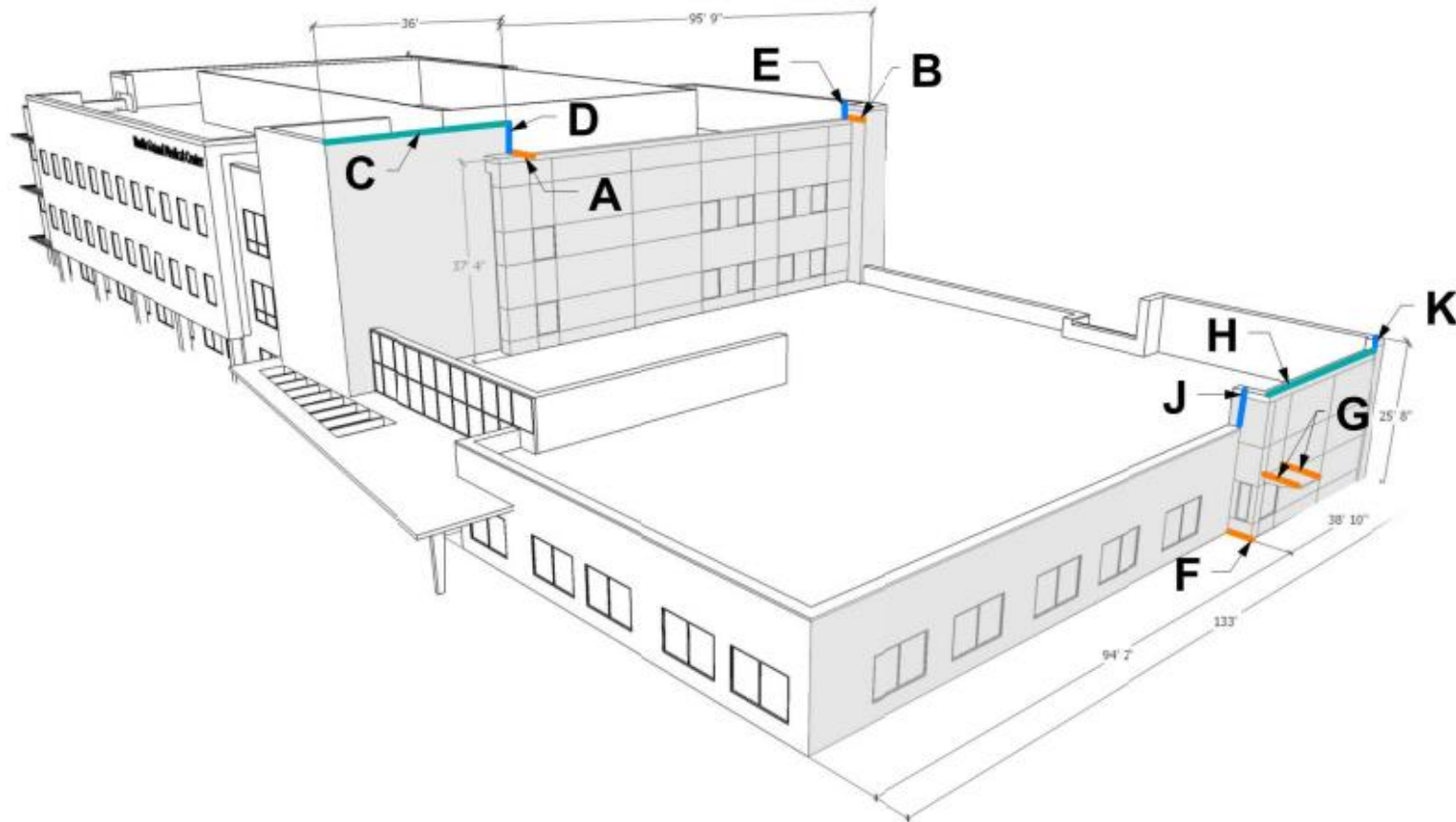
H= 36' (REQ. 26' - 6")

VERTICAL:

J= 6'

K= 2'

TOTAL VERTICAL ARTICULATION ACHIEVED: 8' (REQ. 8')





NEW ERA PARTNERS – NEP GARLAND INVESTORS, LLC
JANUARY 31, 2017

1

NORTH GARLAND MEDICAL CENTER

2300 LOOKOUT DRIVE, GARLAND, TX



GARLAND PLANNING REPORT

City Council Regular Session Agenda

6.b.

Meeting Date: March 7, 2017

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

Submitted By: Josue De La Vega, Development Planner

REQUEST

Approval of a Specific Use Provision for Restaurant, Drive-Through on a property zoned Planned Development (PD) District 15-43 for Mixed-Uses.

OWNER

Western Rim Investors

PLAN COMMISSION RECOMMENDATION

On February 13, 2017 the Plan Commission, by a vote of seven (7) to zero (0), recommended approval of a Specific Use Provision for Restaurant, Drive-Through for a period of fifteen (15) years as proposed by the applicant.

STAFF RECOMMENDATION

Approval of a Specific Use Provision for Restaurant, Drive-Through for a period of fifteen (15) years.

Additionally, staff recommends removing the call box to have the food orders taken at the drive-through window.

BACKGROUND

In 2012 City Council approved Planned Development (PD) District 12-41 with a Concept Plan for Mixed-Uses that promoted activity from the daytime through the evening; development was subject to approval of a Detail Plan. In 2015 City Council approved Planned Development (PD) District 15-43 with a Detail Plan (Exhibit F) that includes seven (7) buildings (Towers at Spring Creek mixed-use development), one of which is identified as Building 5 and is to be occupied with multi-family dwellings and a restaurant with a drive-through provided a Specific Use Provision is secured.

SITE DATA

The overall site has approximately nineteen (19) acres and it has frontage along the service road of SH 190, the expansion of Naaman Forest Boulevard and the proposed Mansions Drive. The site will have access from the service road of SH 190, the expansion of Naaman Forest Boulevard and the proposed Mansions Drive.

USE OF PROPERTY UNDER CURRENT ZONING

Planned Development (PD) District 15-43 allows Dwelling, Multi-family and an array of commercial uses. However, a restaurant with a drive-through requires approval of a Specific Use Provision through a public hearing process.

CONSIDERATIONS

1. The applicant seeks approval of a Specific Use Provision for an anticipated restaurant with a drive-through. The restaurant with a drive-through would operate from a 6,124-square foot tenant space within Building 5 as identified on the Detail Plan approved under Planned Development (PD) District 15-43. The drive-through would be open from 6:00 a.m. to 6:00 p.m. daily while the restaurant would operate until late in the evening.
2. Planned Development (PD) District 15-43 establishes very specific parking ratios for various uses that include restaurant. These parking ratios yielded a parking requirement of 825 parking spaces and the approved Detail Plan provides 825 parking spaces.
3. The applicant proposes to place the drive-through menu board/call box between and contiguous with two patios that are part of two dwelling units. The proposed location of the drive-through menu board/call box, although appropriate to meet stacking requirements and for restaurant buildings standing on their own pads, may not be suitable for a mixed-use environment. The proximity to the patio areas compounded with the hours the restaurant will operate may make the activity around the menu board/call box a nuisance to the residents of the two adjacent dwelling units.

To resolve the conflict between the drive-through menu board/call box and the two dwelling units, the Planning Department staff recommends that the orders from the customers are taken at the drive-through window. This scenario will minimize the nuisance that the drive-through activity can create on the residents and is more appropriate for a development that is designed for mixed uses and with an urban form.

4. The applicant requests approval of a Specific Use Provision for Restaurant, Drive-Through for a period of fifteen (15) years.

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Business Center. Business Centers provide a cluster of business offices and/or low impact industry, including campus-type developments, which cumulatively employ large numbers of people.

Business Centers are generally located at intersections of major streets or significant transit areas. Proximity and access to residential areas are encouraged to reduce travel times to employment. Site design addresses function and visual aesthetics providing appropriate buffering at gateway corridors, between adjacent developments, and for residential neighborhoods. This development type includes a variety of primary and secondary uses, including compatible residential uses that support the business employment sector.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

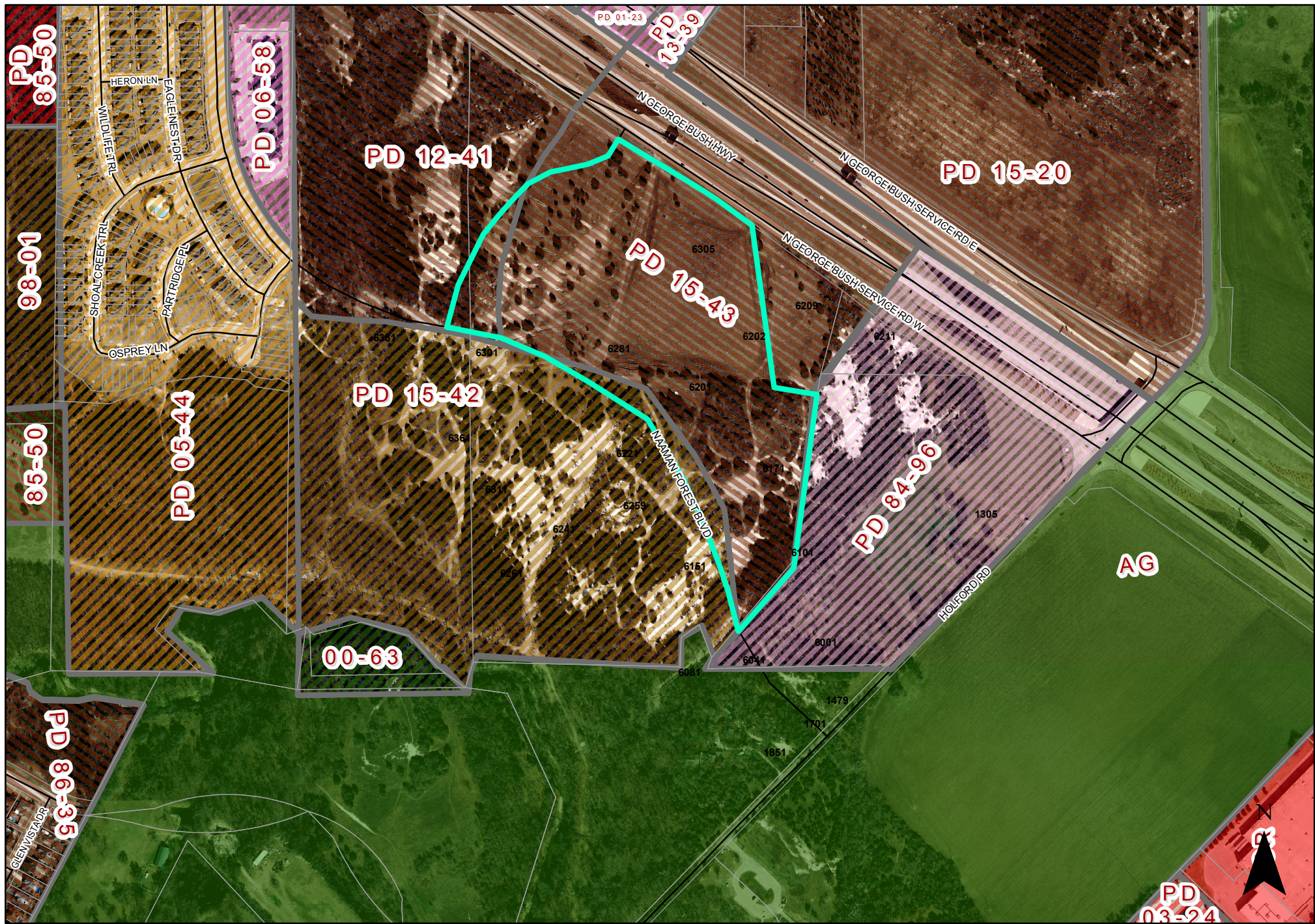
Properties to the east are zoned Agricultural (AG) District and Planned Development (PD) District 84-96 for Office Uses; both tracts remain undeveloped. The property to the south is zoned Planned Development (PD) District 15-42 which allows Multi-Family. The property to the west is part of Planned Development (PD) District 12-41 which allows an array of mixed-uses including Community Retail, Senior Living, Multi-Family, Hotel and Health Care Uses. The properties further west are zoned Planned Development (PD) District 06-58 for Office Uses and Planned Development (PD) District 05-44 for Townhouses. Planned Development (PD) District 06-58 is partially developed with offices and Planned Development (PD) District 05-44 is partially developed with the Shoal Creek Townhomes.

The proposed restaurant with a drive-through will provide a valuable service to the residents living inside and outside the Towers at Spring Creek mixed-use development. However, the location of the drive-through menu board/call box as proposed, is incompatible with the urban character of the Towers at Spring Creek mixed-use development; its proximity to the patio areas of two of the dwelling units may inherently generate a nuisance and a conflict with the privacy of the dwellers. Therefore, to minimize the foresaid conflict, the Planning Department staff recommends keeping the menu board as proposed but removing the call box and have the food orders taken at the drive-through window.

Attachments

Z 17-07 W3 Attachments

Z 17-07 W3 Responses



0 200 400 Feet
1 inch = 473 feet

ZONING Z 17-07



INDICATES AREA
OF REQUEST

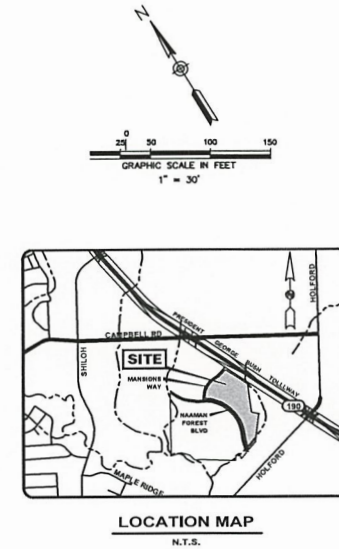
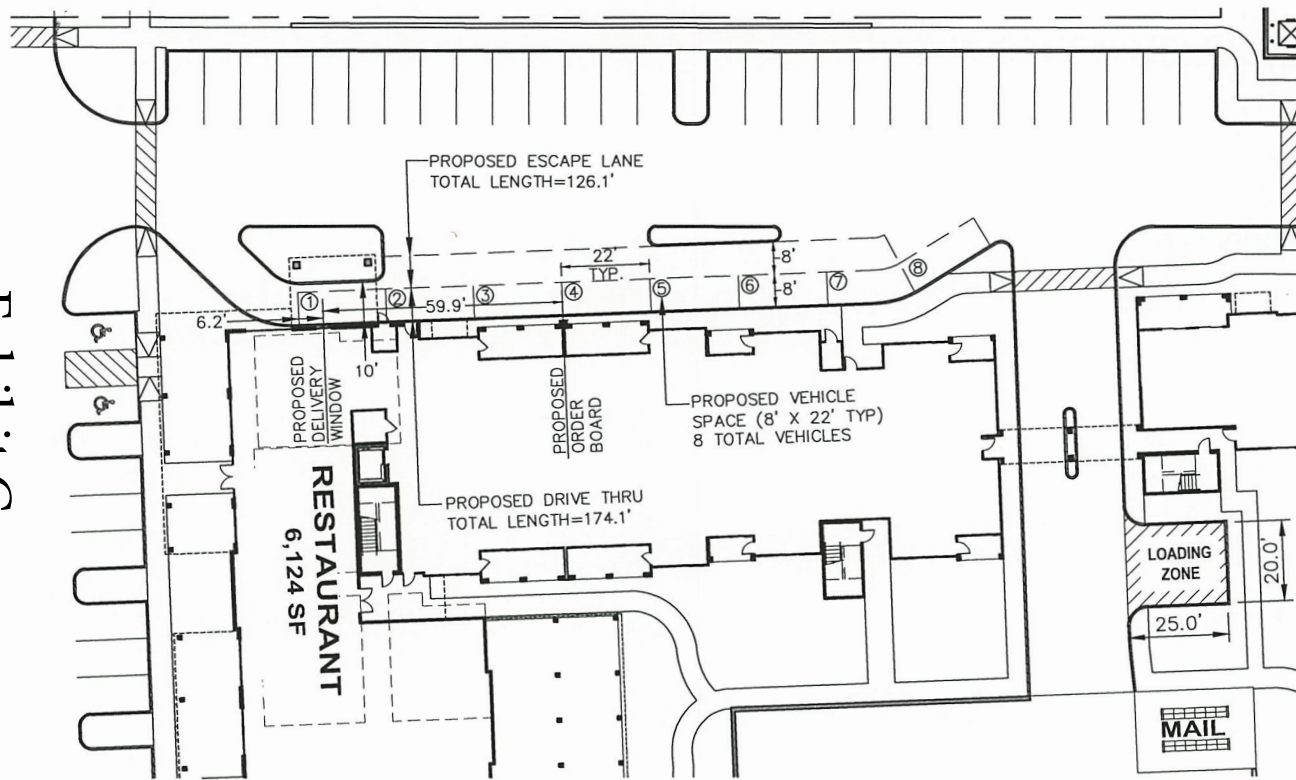
SPECIFIC USE PROVISION CONDITIONS

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.
 - 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.
--	---	--

Scale: 1" = 30'	Project No. 1026-022
Designed by: JAL	
Drawn by: JAL	
Checked by: JAL	
Date: October 26, 2016	
SHEET 2 OF 2	

PRELIMINARY
FOR REVIEW ONLY
NOT TO BE USED FOR CONSTRUCTION
RKM & Associates, Inc.
1700 Alma Drive, Suite 227
Plano, Texas 75075
Tel. (469) 365-3535
Fax (469) 365-2485
www.rkm-inc.com

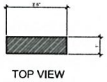
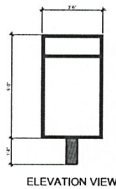
**TOWERS at
SPRING CREEK**
Lots 1 & 2, Block 1
City of Garland, Texas

**DRIVE THRU
SUP EXHIBIT**

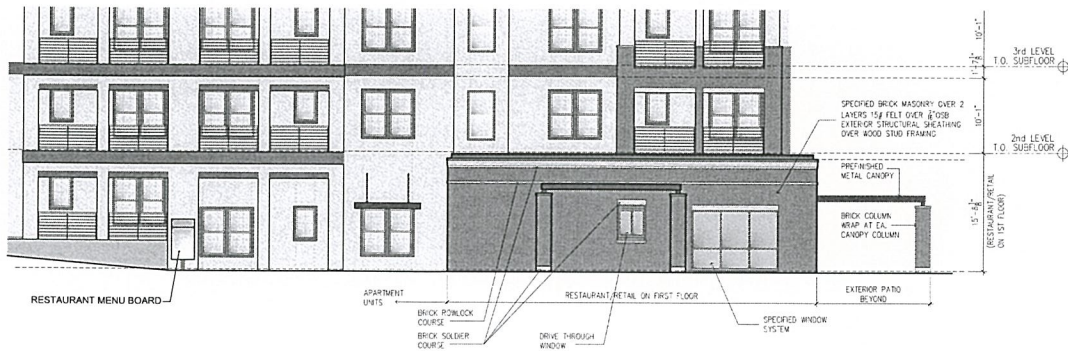
TOWERS AT SPRING CREEK - CITY OF GARLAND, TEXAS - RKM PROJECT NO. 1026-022

JAN 25 2017 AM 11:3

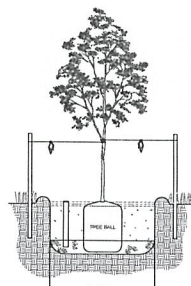
Exhibit D



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.

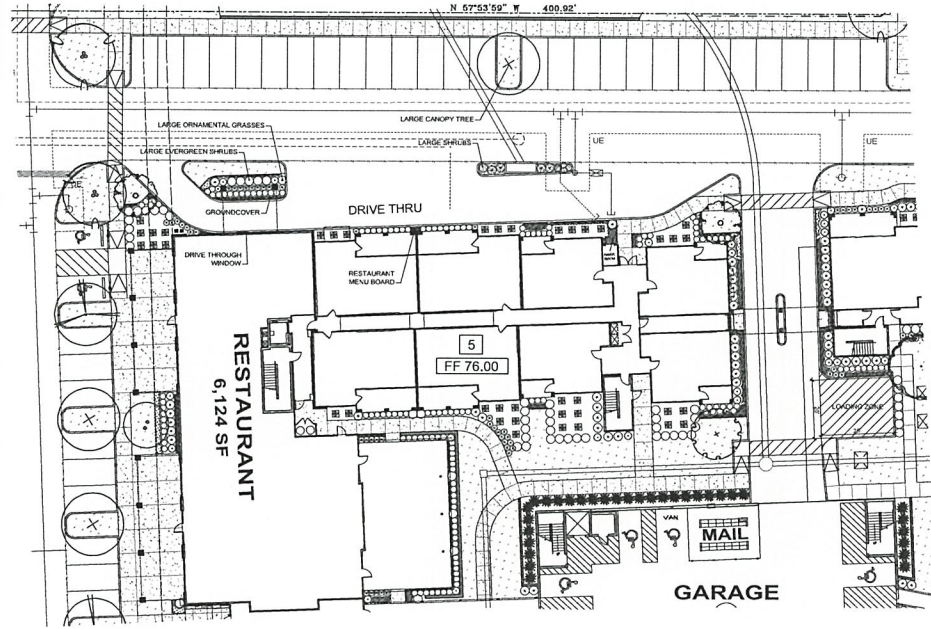
IRRIGATION NOTES:

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"=20'-0"

ISSUES:
01/25/16 DRIVE-THROUGH PERMIT
01/25/17 DRIVE-THROUGH PERMIT

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

mg
landscape architects
MEERKS DESIGN GROUP, INC.
1704 N. COLLINS BLVD., SUITE 300
RICHARDSON, TX 75080
PH: (972) 680-7411
C: (214) 354-4854
mmeerk@mgdgroup.com



ISSUE FOR PERMIT

TOWERS AT SPRING CREEK

GARLAND, TEXAS
JOB NUMBER: WRP-1501

LANDSCAPE PLAN

D-T LP.01

JAN 25 2017 AM 11:13





 01/10/2017

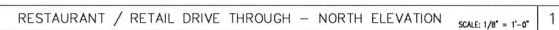
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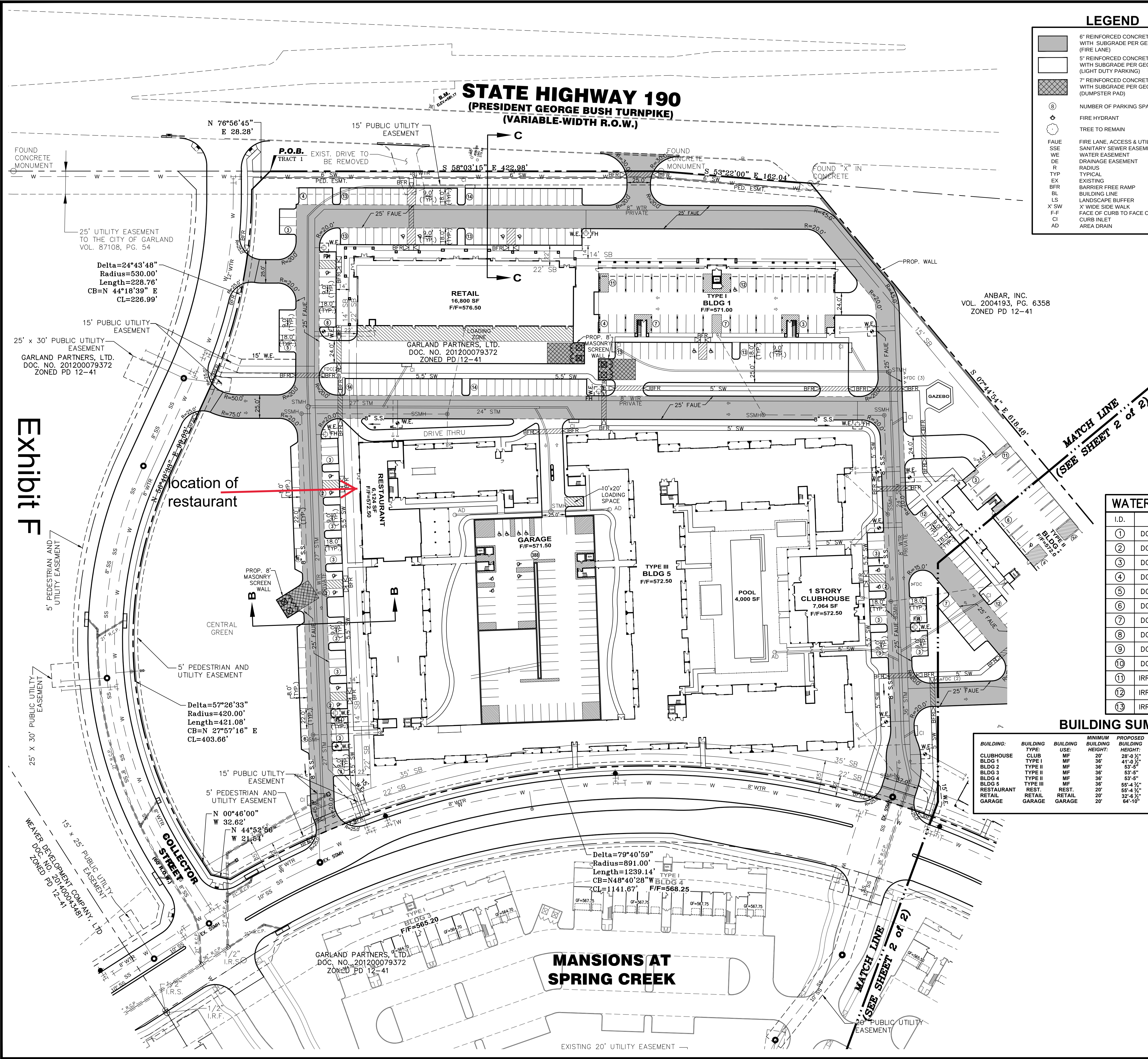
THE TOWERS AT SPRING CREEK RETAIL BUILD-OUT

EXTERIOR ELEVATIONS

A300

Scale	
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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

WATER METER SCHEDULE

I.D.	TYPE	SIZE	NO.	SAN.	SEW.
1	DOMESTIC	2"	1	6"	
2	DOMESTIC	2"	1	6"	
3	DOMESTIC	2"	1	6"	
4	DOMESTIC	2"	1	6"	
5	DOMESTIC	2"	1	6"	
6	DOMESTIC	2"	1	6"	
7	DOMESTIC	2"	1	6"	
8	DOMESTIC	2"	1	6"	
9	DOMESTIC	2"	1	6"	
10	DOMESTIC	2"	1	6"	
11	IRRIGATION	2"	-	-	-
12	IRRIGATION	2"	-	-	-
13	IRRIGATION	2"	-	-	-

BUILDING SUMMARY

BUILDING	TYPE	USE	MINIMUM BUILDING HEIGHT	PROPOSED BUILDING HEIGHT	STORIES	FOOTPRINT AREA	GROSS AREA	FFE
CLUBHOUSE	CLUB	MF	20'	28'-0 1/2"	1	7,064 sq ft	7,064 sq ft	572.50
BLDG 1	TYPE I	MF	36'	41'-0 1/2"	3	19,667 sq ft	30,541 sq ft	571.00
BLDG 2	TYPE II	MF	36'	53'-5"	4	22,096 sq ft	45,092 sq ft	572.30
BLDG 3	TYPE II	MF	36'	53'-5"	4	22,096 sq ft	45,092 sq ft	569.30
BLDG 4	TYPE II	MF	36'	53'-5"	4	22,096 sq ft	45,092 sq ft	569.80
BLDG 5	TYPE III	MF	36'	55'-4 3/4"	4	79,947 sq ft	334,206 sq ft	572.50
RESTAURANT	REST.	REST.	20'	55'-4 3/4"	1	6,124 sq ft	6,124 sq ft	572.50
RETAIL	RETAIL	RETAIL	20'	32'-5 1/2"	1	16,800 sq ft	16,800 sq ft	576.50
GARAGE	GARAGE	GARAGE	20'	64'-10"	4	224,750 sq ft	932,652 sq ft	571.50

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.

RKM & Associates, Inc.
Civil Engineers and Consultants
Plano, Texas 75075
fax (469) 361-2485
www.rkmc.com

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)

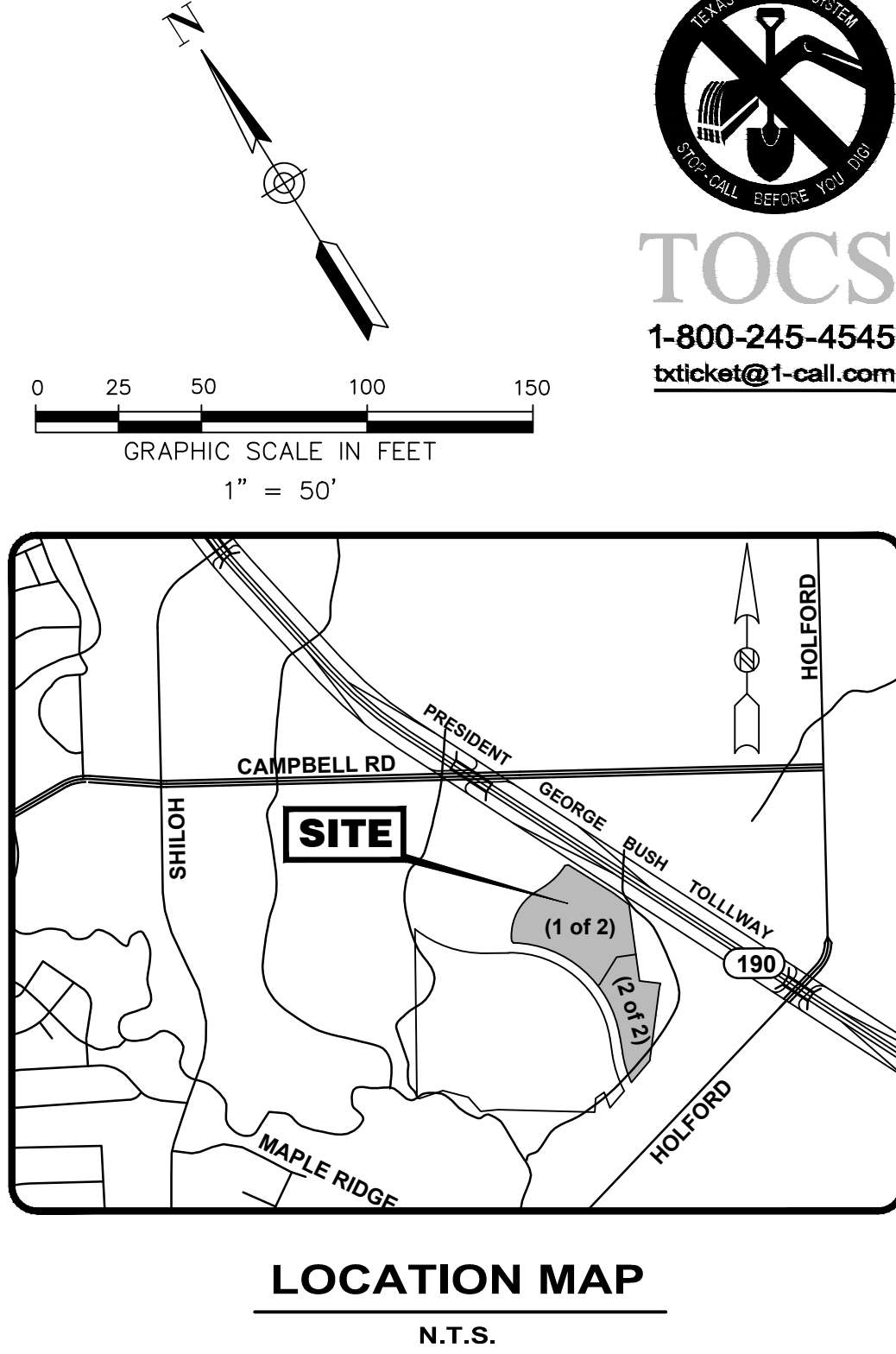
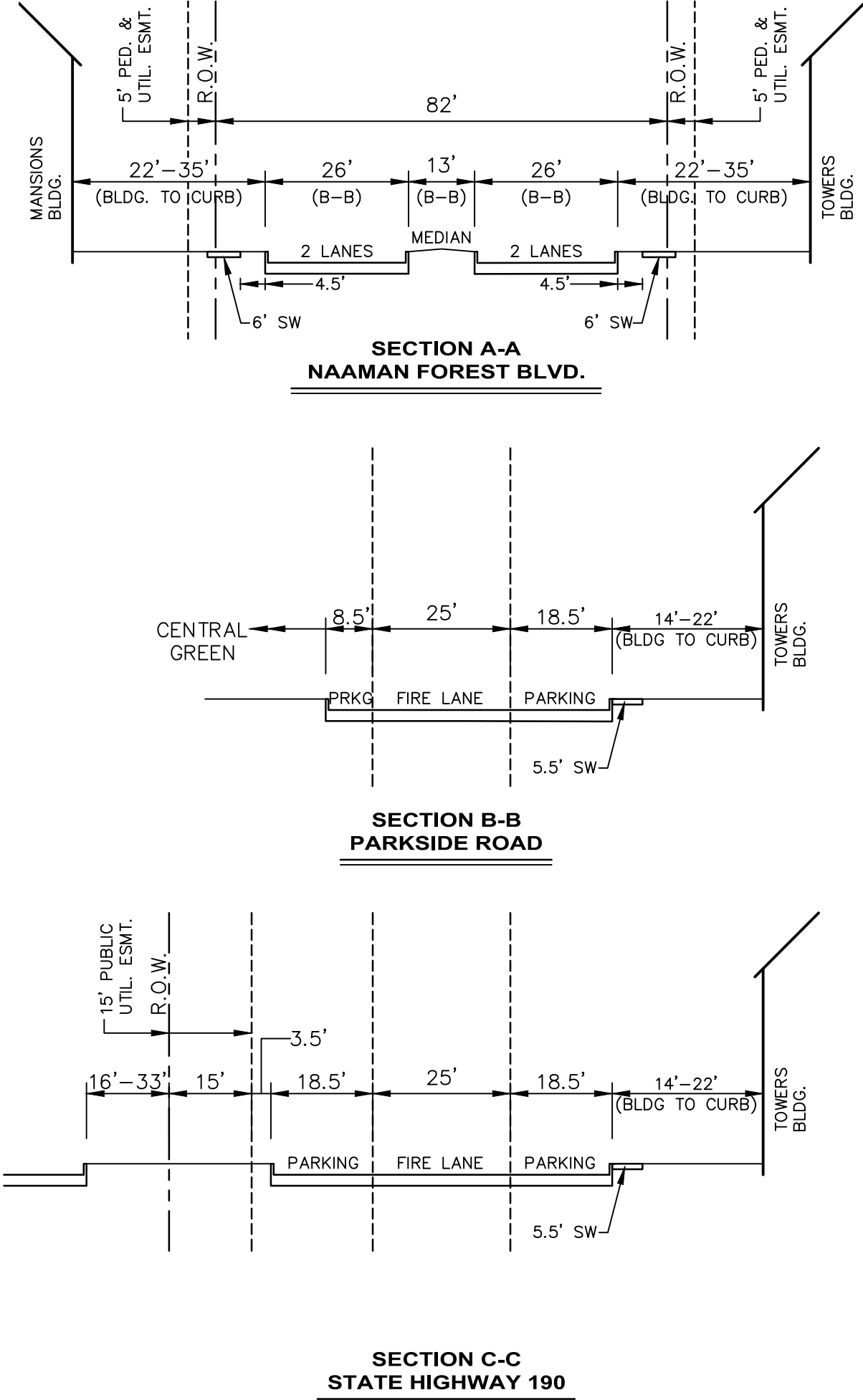
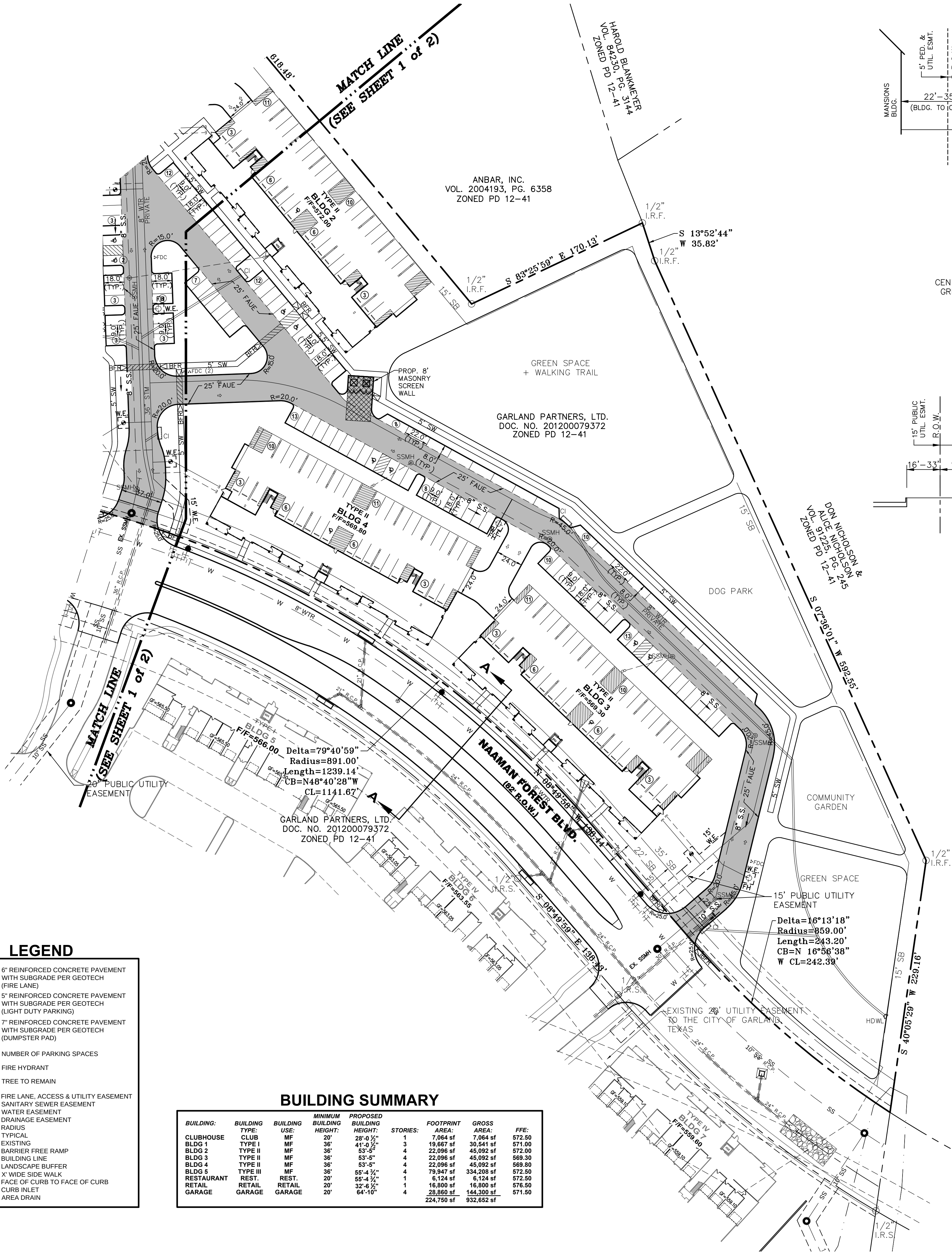
CITY CASE NO: 150602-2

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

SHEET 1 OF 2

LEGEND	
	6" REINFORCED CONCRETE PAVEMENT WITH SUBGRADE PER GEOTECH (FIRE LANE)
	5" REINFORCED CONCRETE PAVEMENT WITH SUBGRADE PER GEOTECH (LIGHT DUTY PARKING)
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	DRAINAGE EASEMENT
	RADIUS
	TYPICAL
	EXISTING
	BARRIER FREE RAMP
	BUILDING LINE
	LANDSCAPE BUFFER
	X' WIDE SIDE WALK
	FACE OF CURB TO FACE OF CURB
	CURB INLET
	AREA DRAIN

BUILDING SUMMARY									
BUILDING:	BUILDING TYPE:	BUILDING USE:	MINIMUM BUILDING HEIGHT:	PROPOSED BUILDING HEIGHT:	STORIES:	FOOTPRINT AREA:	GROSS AREA:	FFE:	
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BLDG 1	TYPE I	MF	36'	41'-0 1/2"	3	19,667 sf	30,541 sf	671.00	
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BLDG 3	TYPE II	MF	36'	53'-5"	4	22,096 sf	45,092 sf	669.30	
BLDG 4	TYPE II	MF	36'	53'-5"	4	22,096 sf	45,092 sf	669.80	
BLDG 5	TYPE III	MF	36'	55'-4 1/2"	4	79,947 sf	334,208 sf	672.50	
RESTAURANT	REST.	REST.	20'	55'-4 1/2"	1	6,124 sf	6,124 sf	672.50	
RETAIL	RETAIL	RETAIL	20'	32'-6 1/2"	1	16,800 sf	16,800 sf	676.50	
GARAGE	GARAGE	GARAGE	20'	64'-10"	4	28,860 sf	144,300 sf	671.50	
						224,750 sf	932,652 sf		



TOWERS AT SPRING CREEK
SITE DATA SUMMARY

ZONING:	PROPOSED USE:		MIXED USES: MULTIFAMILY RESTAURANT RETAIL		
	PO 12-41				
LOT AREA:	GROSS AREA:		830,077 sf 19.06± Ac.		
	NET DEVELOPABLE SITE ACREAGE:		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	-	-	-	-
TYPE I	1	16	8	-	-
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 (GUEST)	376	56			
CLUBHOUSE (1 SPACE/300 SF)		24			
RESTAURANT (1 SPACE/75 SF)		82			
RETAIL (1 SPACE/250 SF)		65			
		825			
PROVIDED PER USE		PROVIDED			
SURFACE PARKING - MF		126			
GARAGE PARKING		548 *			
RESTAURANT PARKING		92			
RETAIL PARKING		68			
(HANDICAP PARKING)		125 (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 Ac.		83.5		
BUILDING FRONTAGE:	TOTAL FRONTAGE 1,905 LF		FRONTAGE IN COMPLIANCE 1,548 LF (81%)		
IMPERVIOUS COVER:	SQUARE FEET 405,850 sf		% OF SITE AREA 49 %		

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:	APPLICANT:	ENGINEER:
Garland Partners, Ltd 3001 Knox St. Ste 207 Dallas, Texas 75205 Tel. No. (214) 373-1892 Contact: Ben J. Luedtke	Western Rim Investment Advisors, Inc. 2505 N. State Hwy 360, Ste 800 Grand Prairie, Texas 75050 Tel. No. (972) 471-8700 Contact: Matthew Hiles	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.

Scale: 1" = 50'

Designed by: JAL

Drawn by: ASB

Checked by: RKM

Date: November 20, 2015

Project No. 1026-022

SHEET

2

OF 2

PRELIMINARY

FOR REVIEW ONLY

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Firm No. 1075

Engineer

P.E. No. 114389

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REPORT & MINUTES

P.C. Meeting, February 13, 2017

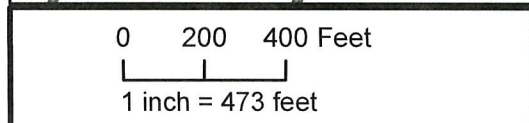
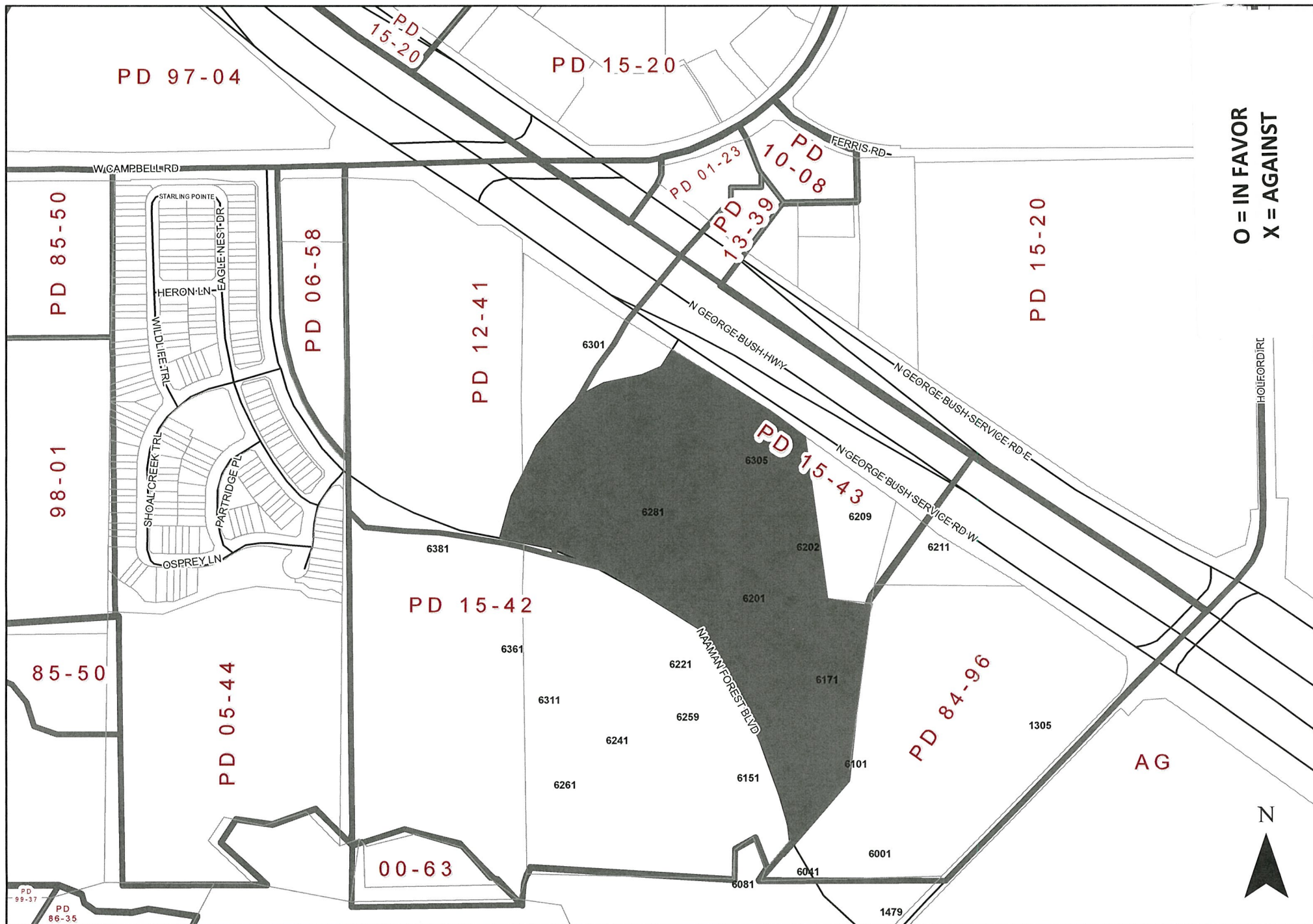
Consideration of the application of W3, requesting approval of a Specific Use Provision for a Restaurant, Drive-Through on property zoned Planned Development (PD) 15-43 District for Mixed Use. This property is located at 6209 N. George Bush Highway. (District 7) (File Z 17-07)

The applicant, Matthew Hiles, 2505 N. State Highway 360, Suite 800, provided additional information regarding the proposed restaurant, the length of time being requested for the Specific Use Provision; steps being taken for noise reduction; and additional safety measures between drive-through and apartments.

Commissioner Hedrick requested additional information regarding the sound proofing of units, proximity of units to the drive-through, and safety aspects of the drive-through in proximity to the drive-through lane.

In response to Commissioner Luckie's question regarding the proposed use, the applicant explained that the restaurant use was proposed in relation to the PD's mixed use.

Motion was made by Commissioner Hedrick, seconded by Commissioner Moore to approve the request as presented. **Motion carried: 7 Ayes, 0 Nays.**



ZONING Z 17-07



We did not receive any responses for this case.



GARLAND PLANNING REPORT

City Council Regular Session Agenda

6.c.

Meeting Date: March 7, 2017

Item Title: Z 15-47 Craig Turner (District 3)

Submitted By: Josue De La Vega, Development Planner

REQUEST

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.

OWNER

Via Bayou Inc.

PLAN COMMISSION RECOMMENDATION

On January 23, 2017 the Plan Commission, by a vote of seven (7) to two (2), recommended 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.

Moreover, Plan Commission approved a Variance to Section 4.34 of the Garland Development Code to allow smaller landscape buffers along the thoroughfares with a reduced amount of required landscape buffer.

STAFF RECOMMENDATION

Approval of 1) a Change in Zoning to a Planned Development (PD) District for Limited Light Commercial Uses (Recreational Vehicle Park only) and 2) a Detail Plan for Recreational Vehicle Park.

BACKGROUND

The Garland Development Code allows the development of a Recreational Vehicle Park only within a Planned Development (PD) District and after approval of a Detail Plan. The applicant proposes a Planned Development (PD) District and a Detail Plan to build a Recreational Vehicle Park on an undeveloped site.

SITE DATA

The subject property consists of approximately 12.8 acres, with frontage along the service road of I-30 and Zion Road. The subject property will be accessed from the service road of I-30 and Zion Road.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is currently zoned Agricultural (AG) District and Community Retail (CR) District. Neither Agricultural (AG) District nor Community Retail (CR) District allows Recreational Vehicle Park; therefore, a zoning change to a Planned Development (PD) District and approval of a Detail Plan are required.

CONSIDERATIONS

Detail Plan:

1. The applicant proposes a Planned Development (PD) with a Detail Plan (Exhibit C) to develop a Recreational Vehicle Park that will provide 180 recreational vehicle pads, a two-story leasing office building with floor area of 4,424-square feet and a one-story club house with a floor area of 4,924-square feet. The Garland Development Code establishes a parking ratio of one (1) parking space for each pad plus one (1) parking space for every eight (8) pads for guest/customer/employee parking, resulting in an overall parking requirement of 203 parking spaces. The proposed Detail Plan provides 203 parking spaces.
2. The proposed Recreational Vehicle Park is subject to Special Standards stipulated in the Garland Development Code. The Special Standards include but are not limited to thoroughfare access, site development elements, accessory uses and amenities. With the exception of the required setbacks and perimeter screening discussed below in Considerations #5 and #6, the proposed Detail Plan complies with the Special Standards. In addition to the pads, the Recreational Vehicle Park will provide areas for the following accessory uses:

- Manager/caretaker residence
- Self-service laundry facility
- Guard/entry structure (gates)
- Sale of RV accessory items and propane
- Snacks shop
- Restroom/bathing facility

Furthermore, the following amenities will be provided:

- Swimming pool
- Fitness center/exercise facility
- Business center
- Community center/club house
- Game room
- Picnic/grilling area

3. With the exception of the required landscape buffers, which will be provided as approved by the Plan Commission, the proposed landscape layout (Exhibit D) complies with the Screening and Landscape Standards in the Garland Development Code.
4. The design of the building (Exhibit E) is required to comply with the following GDC

development standards:

- All building elevations are required to consist of at least eighty (80) percent masonry per Section 4.83(A).
- At least two (2) different exterior construction materials must be applied on facades visible from the streets per Section 4.83(A).
- At least six (6) of the twelve (12) architectural elements listed in Section 4.83(B) must be incorporated into the design of the building.
- Street-facing elevations should be horizontally and vertically articulated in accordance with Section 4.83(C).

The building design complies with the aforementioned development standards.

5. Section 2.52(A)(34)(c)(ii) of the Garland Development Code establishes the following setbacks:

- Front yard setback adjacent to a street: Thirty (30) feet.
- Side and rear yard setbacks adjacent to a street: Twenty (20) feet.
- No setback is required for yards not adjacent to a street, except where the yard is adjacent to a residential district a setback of twenty (20) feet is required.

The applicant proposes a Planned Development (PD) condition to deviate from the aforementioned sections and establish the following setbacks:

- Front yard setback adjacent to a street: Five (5) feet (along service road of I-30).
- Side and rear yard setbacks adjacent to a street: Five (5) feet (along Zion Road).
- No setback is required for yards not adjacent to a street, except where the yard is adjacent to a residential district a setback of five (5) feet is required (along east property line).

The applicant contends that reduced setbacks would allow for additional space to provide the desired number of Recreation Vehicle pads and the amenities required in the Garland Development Code.

6. Section 2.52(A)(34)(c)(iii) of the Garland Development Code states that perimeter fencing must be provided along all property lines of a Recreational Vehicle Park. The perimeter fencing must have a minimum height of six (6) feet and consist of one of the two following screening and landscaping methods:

- Masonry wall with one (1) large canopy tree for every twenty-five (25) linear feet of screening wall on the development's side; or
- Ornamental metal fence with masonry columns with a maximum of fifty (50) feet between the centers of each column plus a continuous row of evergreen high-level screening shrubs on the development's side along all portions of the fence that are not opaque masonry

The applicant proposes a Planned Development (PD) condition to allow an alternative perimeter fencing and landscaping method to the methods prescribed in the Garland Development Code. The fencing and landscape would consist of the following:

- An eight-foot tall board-on-board wood fence with stone columns every fifty (50) feet and four (4) large canopy trees, both fence and trees located on the south side of the entrance, along the property line fronting the service road of I-30.
- An eight-foot tall board-on-board wood fence with stone columns every fifty (50) feet

plus a four-foot tall wrought iron fence along the west property line.

- A four-foot tall wrought iron fence along the property line fronting Zion Road.
- An eight-foot tall board-on-board wood fence with stone columns every fifty (50) feet and forty-one (41) large canopy trees along the property line adjacent to the residential zoned properties to the east.

The applicant asserts that the proposed fences and vegetation meet the same intent and provide the same degree of screening from the residential zoned properties as the prescribed fencing and landscaping. Furthermore, the applicant states that the alternate perimeter fencing and landscaping will allow visitors to enjoy the view of Lake Ray Hubbard from the Recreational Vehicle Park.

7. The subject site falls under the I-30 Catalyst Area, as identified in the Envision Garland Plan. A Catalyst Area Plan is currently underway for the I-30 area and is expected to be completed in the summer of 2017. The applicant/property owner requesting the zoning change is involved in and currently serves on the stakeholder committee for the I-30 Catalyst Area Plan.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Parks and Open Space and Regional Centers for the subject property. Parks and Open Space consists of a variety of public parks, plazas, and natural areas for passive and active recreation, as well as informal gathering places, including development that contributes to their desirability. Parks and Open Space should be interconnected by a network of roads, sidewalks, pathways and transit to encourage residents and visitors to move about for mobility, recreational, social, and health purposes.

Regional Centers include a mix of uses, include retail, services, entertainment, and employment uses, as well as a residential component and public gathering or open space. They include compact, walkable site design; landscape plantings and street furniture; along with other elements of the public realm. Regional Centers incorporate pedestrian and transit as a part of internal circulation and provides amenities for their use such as bike racks, bus shelters and benches.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the east are zoned for Multi-Family uses and Single-Family uses; these properties are developed with an apartment complex and single-family dwellings. To the north the subject property fronts Lake Ray Hubbard. To the west of the subject property, across President George Bush Turnpike, the properties are zoned for Multi-Family, Single-Family, Agricultural and Community Retail uses; these properties are developed with single-family dwellings, apartment complexes and a hotel. To the south of the subject property, across I-30, the properties are zoned for Multi-Family, Agricultural and Community Retail uses; these properties are developed with apartment complexes.

It should be noted that the subject property is located approximately 0.7 miles from Bass Pro Development. Its proximity to Bass Pro Development, along with its adjacency to Lake Ray Hubbard, makes the subject property desirable and fitting for the development of the proposed Recreational Vehicle Park.

Attachments

Z 15-47 Craig Turner Attachments

Z 15-47 Craig Turner Responses



0 150 300 Feet
1 inch = 304 feet

ZONING

Z 15-47

 INDICATES AREA OF REQUEST

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 15-47

- I. Statement of Purpose:** The purpose of this Planned Development is to permit the development of a Recreational Vehicle Park subject to conditions.
- II. Statement of Effect:** This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Light Commercial (LC) District and Special Standards for Recreational Vehicle Park as set forth in Chapter 2 and Site Development Standards as set forth in Chapter 4 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Detail Plan:** Development shall be in compliance with the Detail Plan labeled Exhibit C. In the event there is conflict between the approved Detail Plan and the Specific Regulations below, the Specific Regulations shall apply.
- V. Specific Regulations:**
- A. Permitted Uses: Only Recreational Vehicle Park shall be permitted on the subject property.
- B. Setbacks: The minimum setbacks shall be following:
- Front yard setback adjacent to a street: Five (5) feet (along service road of I-30).
 - Side and rear yard setbacks adjacent to a street: Five (5) feet (along Zion Road).
 - No setback is required for yards not adjacent to a street, except where the yard is adjacent to a residential district a setback of five (5) feet is required (along east property line).

C. Screening and Landscaping: Screening and landscaping shall be in compliance with the landscape plan labeled Exhibit D.

D. Perimeter Fencing and Landscaping: Perimeter fencing and landscaping shall consist of the following:

- An eight-foot tall board-on-board wood fence with stone columns every fifty (50) feet and four (4) large canopy trees, both fence and trees located on the south side of the entrance, along the property line fronting the service road of I-30.
- An eight-foot tall board-on-board wood fence with stone columns every fifty (50) feet plus a four-foot tall wrought iron fence along the west property line.
- A four-foot tall wrought iron fence along the property line fronting Zion Road.
- An eight-foot tall board-on-board wood fence with stone columns every fifty (50) feet and forty-one (41) large canopy trees along the property line adjacent to the residential zoned properties to the east.

E. Landscape Buffers: The landscape buffers shall be permitted to be provided as follows:

- No landscape buffer on the north side of the entrance along the service road of I-30.
- A landscape buffer with a minimum depth of five (5) feet and containing no less than four (4) large canopy trees on the south side of the entrance along the service road of I-30.
- A five-foot wide landscape buffer with no vegetation along Zion Road.
- Turf (grass) shall be allowed to provide 100 percent of coverage within the landscape buffers.

F. Elevations: Building elevations shall be in compliance with the elevations labeled Exhibit E.

G. Signage: Signage shall comply with the applicable standards in the Garland Development Code.

CURRENT ZONING : AGRICULTURE + COMMUNITY RETAIL
PROPOSED ZONING : PD DISTRICT
PROPOSED USE : RV PARK

DESCRIPTION	REQUIRED	PROVIDED
MINIMUM SITE AREA	10 ACRES	12.8 ACRES
MAXIMUM DENSITY	20 RV's/ACRE	14 RV's/ACRE
FRONT SETBACK	30 FEET	
SIDE SETBACK (ADJACENT TO RESIDENTIAL)	20 FEET	5 FEET
REAR SETBACK (ADJACENT TO STREET)	20 FEET	5 FEET
SETBACK (NOT ADJACENT TO STREET)	0 FEET	0 FEET
PARKING SPACE	203	203

TOTAL AREA SITE	558,225 SQ.FT.
TOTAL FLOOR AREA RATIO	0.0167 (FAR)
TOTAL IMPERVIOUS COVER	SEE CIVIL PLANS
TOTAL BUILDING COVERAGE	9,348 SQ.FT.

RV PADS	=	180
OPEN SPACE	=	113,381 SQ.FT

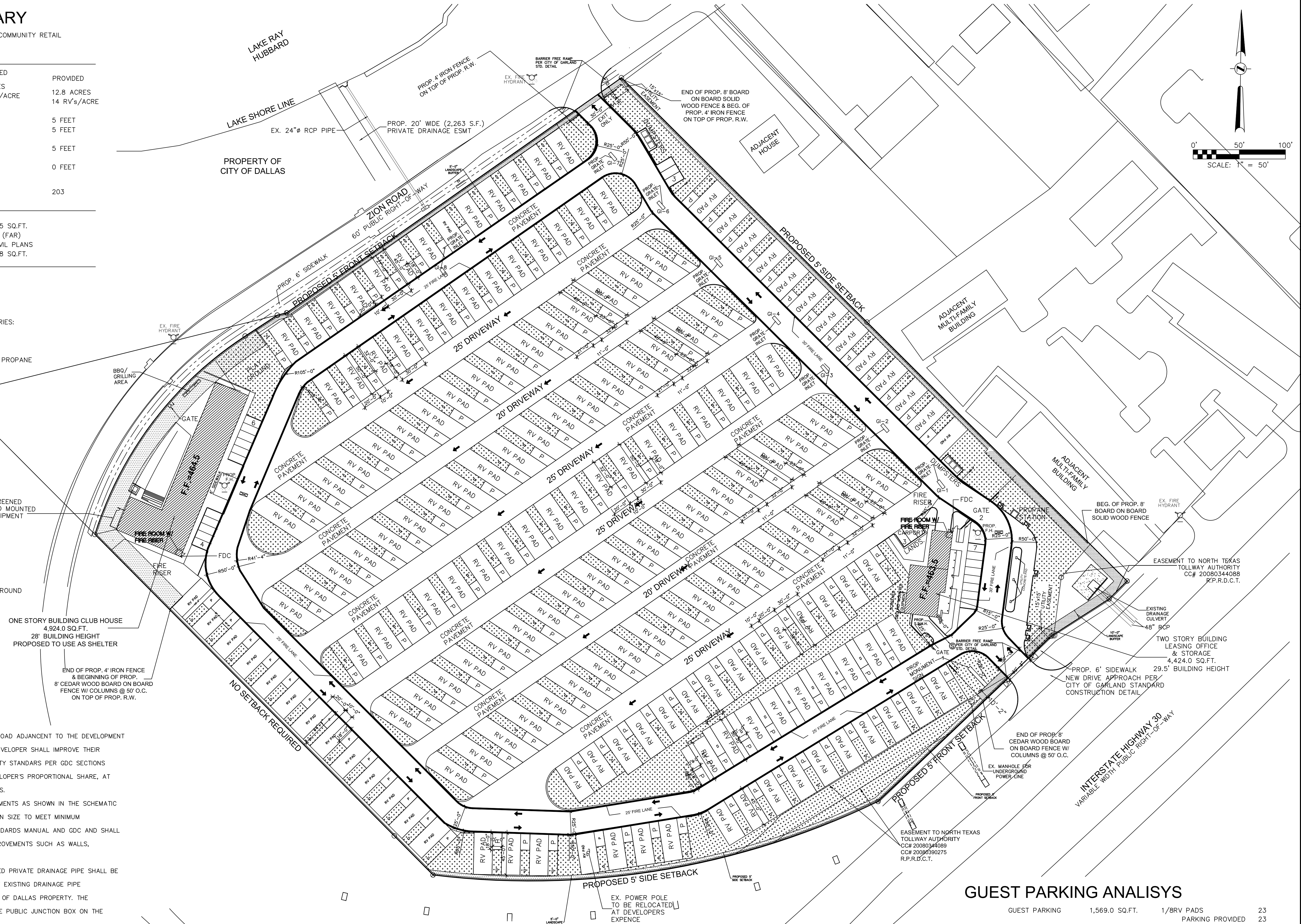
1. MANAGER/CARETAKER RESIDENCE
2. SELF-SERVICE LAUNDRY FACILITY
3. GUARD/ENTRY STRUCTURE
4. SALE OF RV ACCESSORY ITEMS AND PROPANE
5. SNACKSHOP
6. RESTROOM/BATHING FACILITY

Exhibit C

1. SWIMMING POOL
2. FITNESS CENTER/EXERCISE FACILITY
3. BUSINESS CENTER
4. COMMUNITY CENTER/CLUB HOUSE
5. GAME ROOM
6. OUTDOOR GAME COURT/FIELD/PLAYGROUND
7. PICNIC/GRILLING AREA

END OF PROP. 4' IRON FENCE
& BEGINNING OF PROP. 8' CEDAR WOOD BOARD ON BOARD FENCE W/ COLUMNS @ 50' O.C. ON TOP OF PROP. R.W.

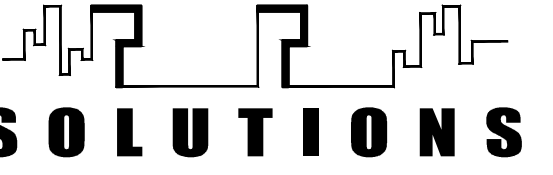
- LAKE RAY
HUBBARD
- LAKE SHORE LINE
- EX. 2
- PROPERTY OF
CITY OF DALLAS



GUEST PARKING ANALISYS

GUEST PARKING	1,569.0 SQ.FT.	1/8RV PADS	23
		PARKING PROVIDED	23

DEVELOPMENT & CONSULTANT



10840 SWITZER AVE. SUITE 102
DALLAS, TX 75238
Office: 214.241.9169 fax: 972.432.4391
www.plansandpermitsolutions.com

OWNER

VIA BAYOU INC.

10 EAST INTERSTATE 30, STE320
GARLAND, TX 75043

No.	REVISION /ISSUE	DATE

No.	REVISION/ISSUE	DATE
-----	----------------	------

PROJECT NAME

LAKE SHORE RV RESORT

ADDRESS

1301 I-30 FRONTAGE RD
GARLAND, TEXAS 75043

SHEET TITLE:

PROPOSED SITE PLAN

DRAWN BY: _____ **REVISED BY:** _____

ISSUED FOR SHEET No.

DATE
12/05/2016

2.0

[illegible]

PROPERTY LINE

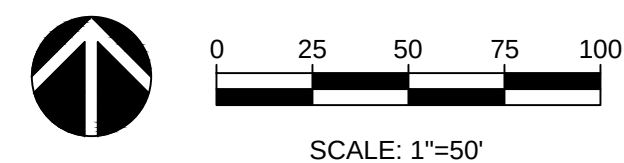
BERMUDA TURF GRASS

Deepa H Koshaley
Landscape Designer
Addison, TX 75244
Cell No: 214-241-9169
deepadesignscape@gmail.com

SOLUTIONS
PLANS & PERMIT
SUBMITTAL AND REPRESENTATION
10840 SWITZER AVE. SUITE 102
DALLAS, TX 75238
Office: 214-241-9169 Fax: 972-432-4391
www.plansandpermitsolutions.com

BUILDING LOT, ADDRESS:
1301 I-30 FRONTAGE RD
GARLAND, TEXAS 75043

310 EAST INTERSTATE 30,
STE 320
GARLAND, TX 75043

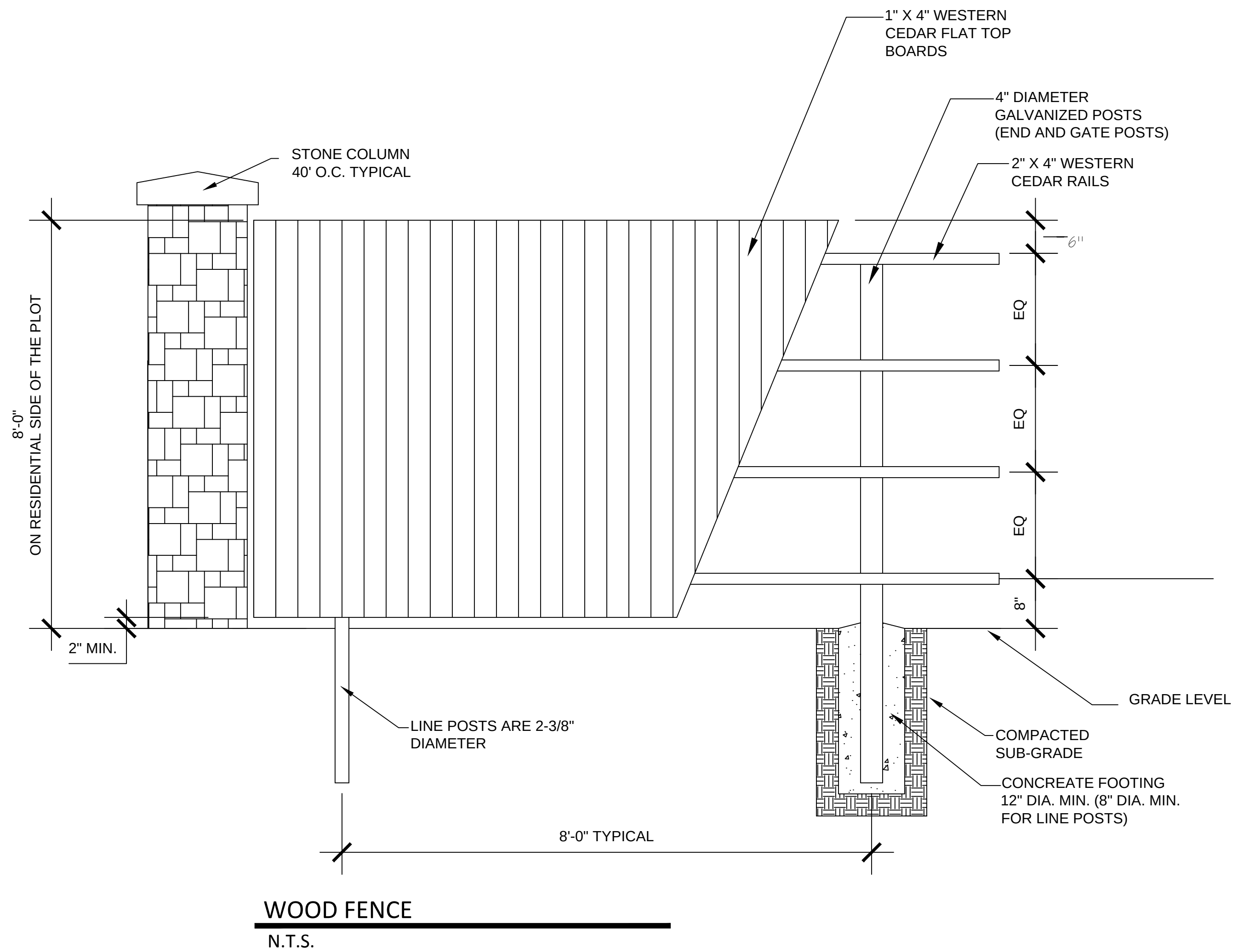
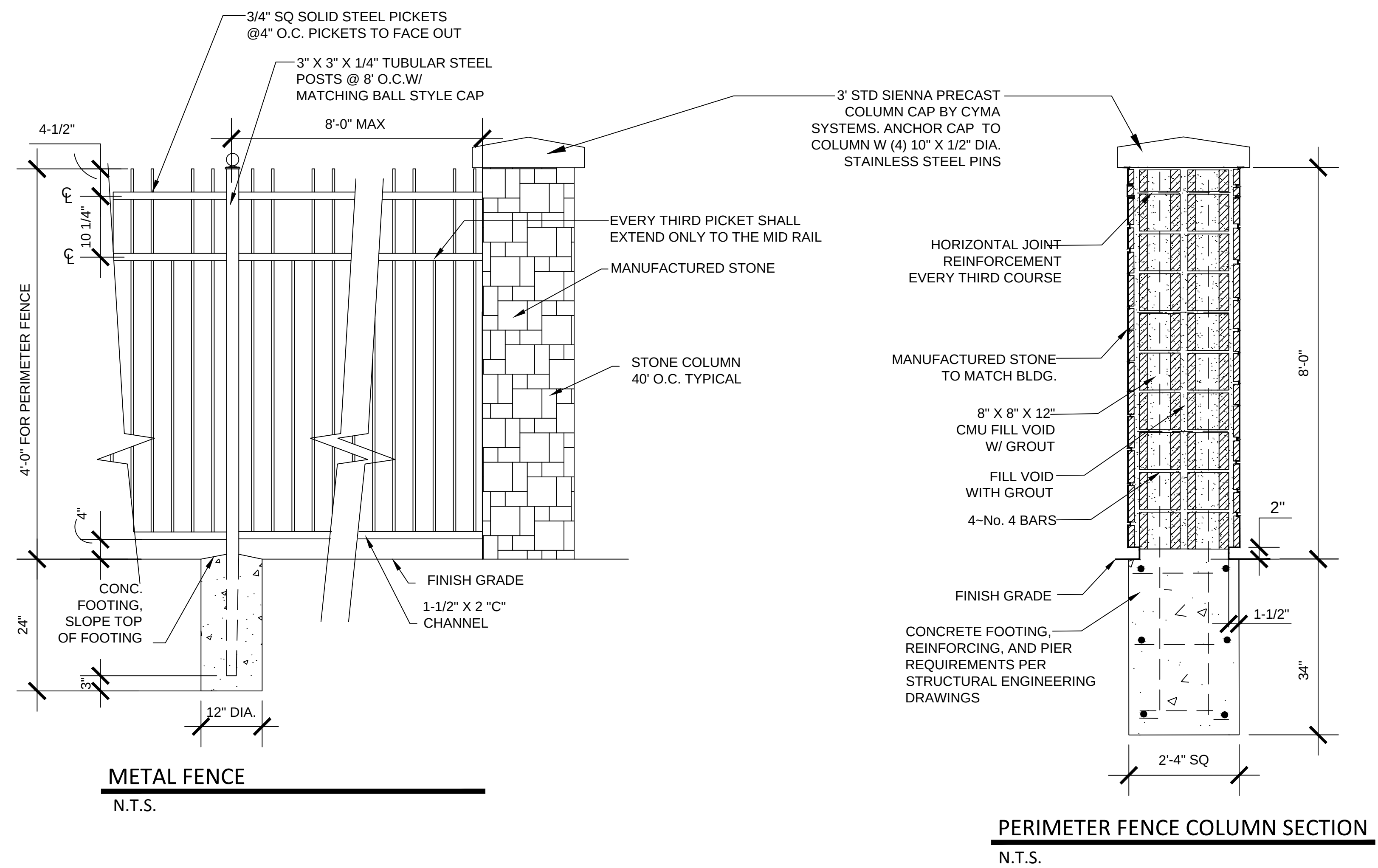
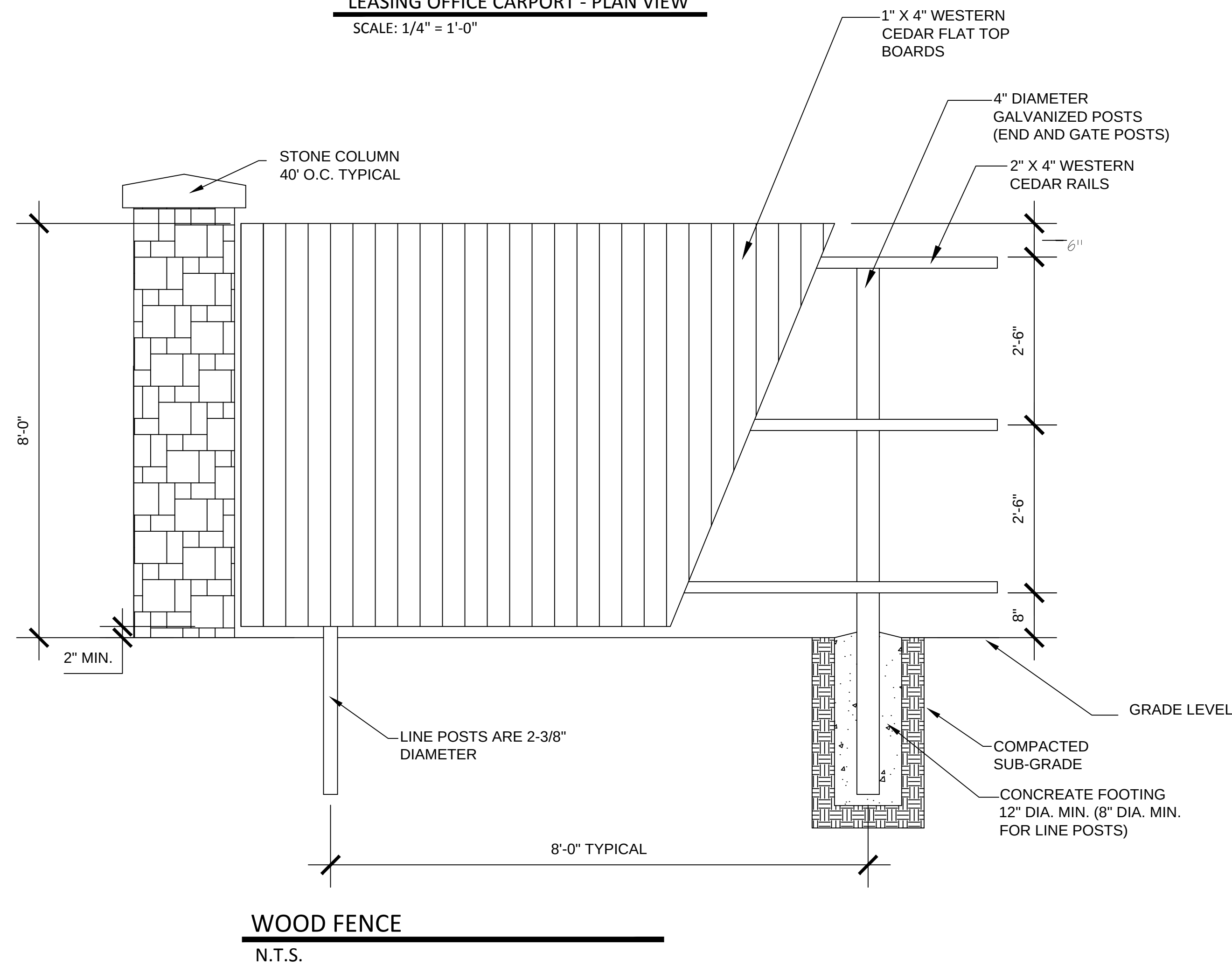
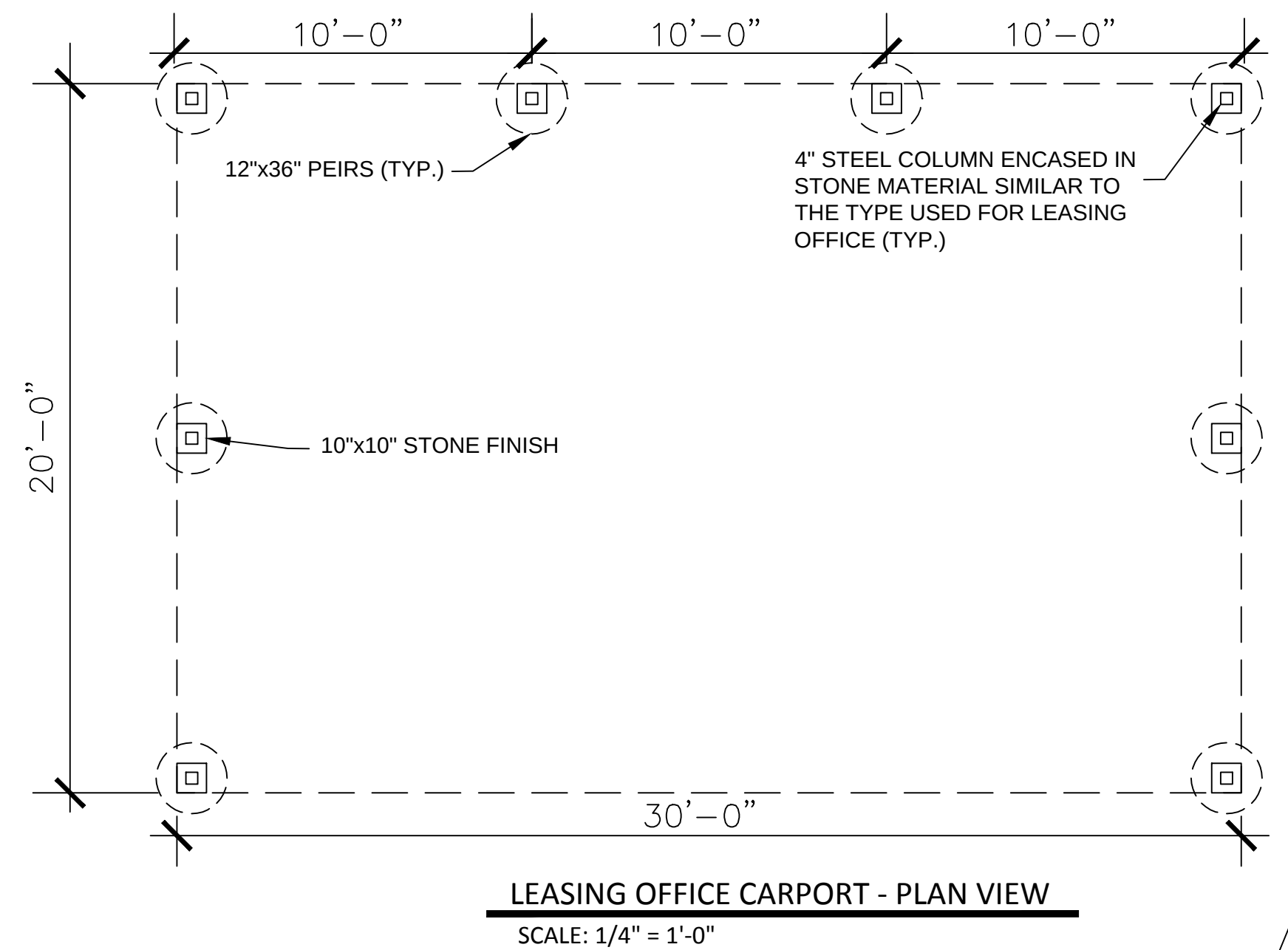
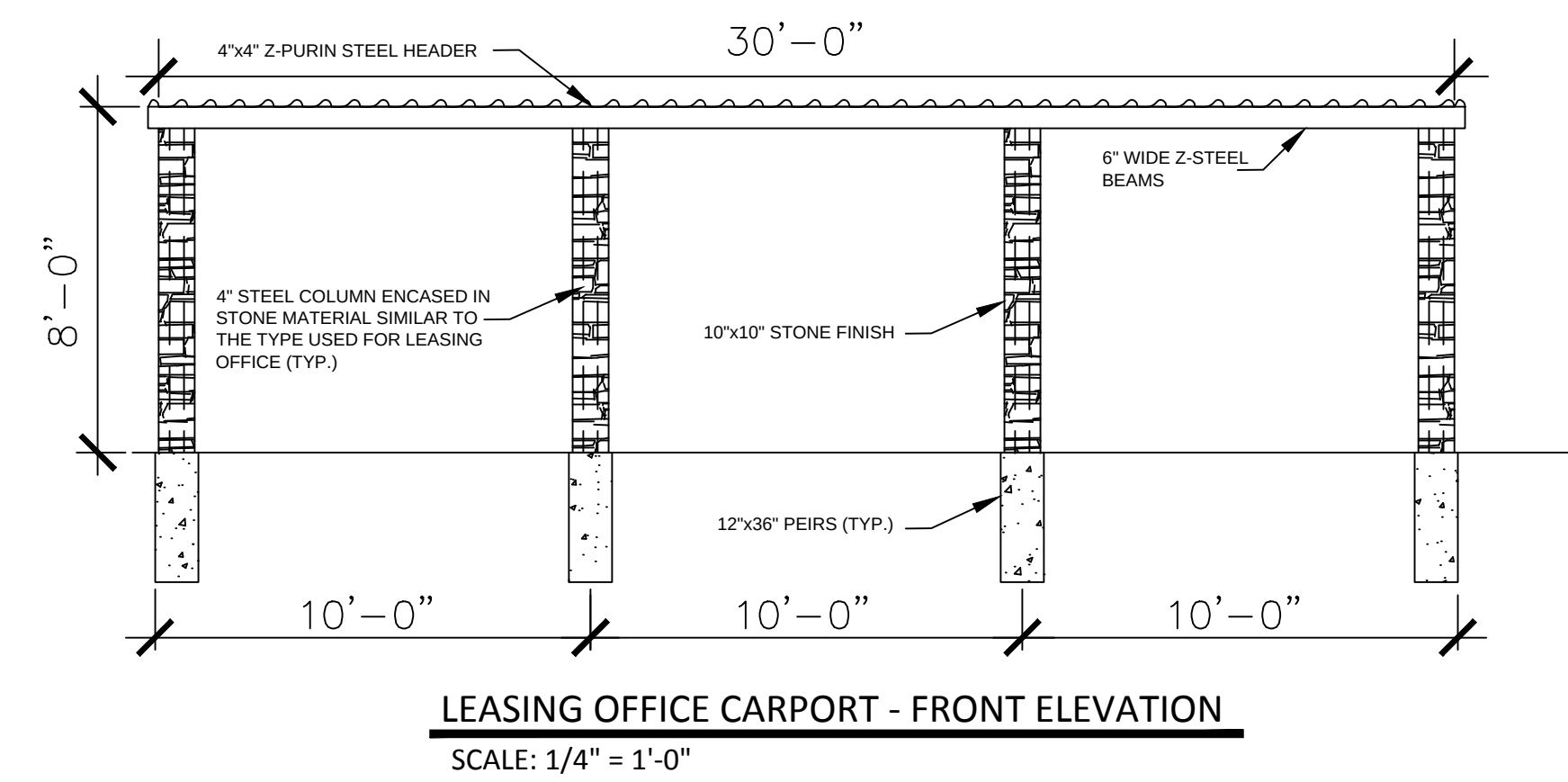
[illegible]

L-1 of 2

SEE SHEET L-2 FOR NOTES, PLANT LIST, PLANTING, ETC.

Exhibit D

Exhibit D



DEEPA DESIGNSCAPE
Deepa H Koshaley
Landscape Designer
 Addison, TX 75244
 Cell No: 214-241-9169
 deepadesignscape@gmail.com

DEVELOPMENT & CONSULTANT

SOLUTIONS

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10840 SWITZER AVE. SUITE 102
DALLAS, TX 75238

Office: 214-241-9169 Fax: 972-432-4391

www.plansandpermitsolutions.com

"These drawings have been prepared under the supervision of Carol Feldman, Registered Landscape Architect." #2080

LAKE SHORE RV RESORT

BUILDING LOT, ADDRESS:
1301 I-30 FRONTAGE RD
GARLAND, TEXAS 75043

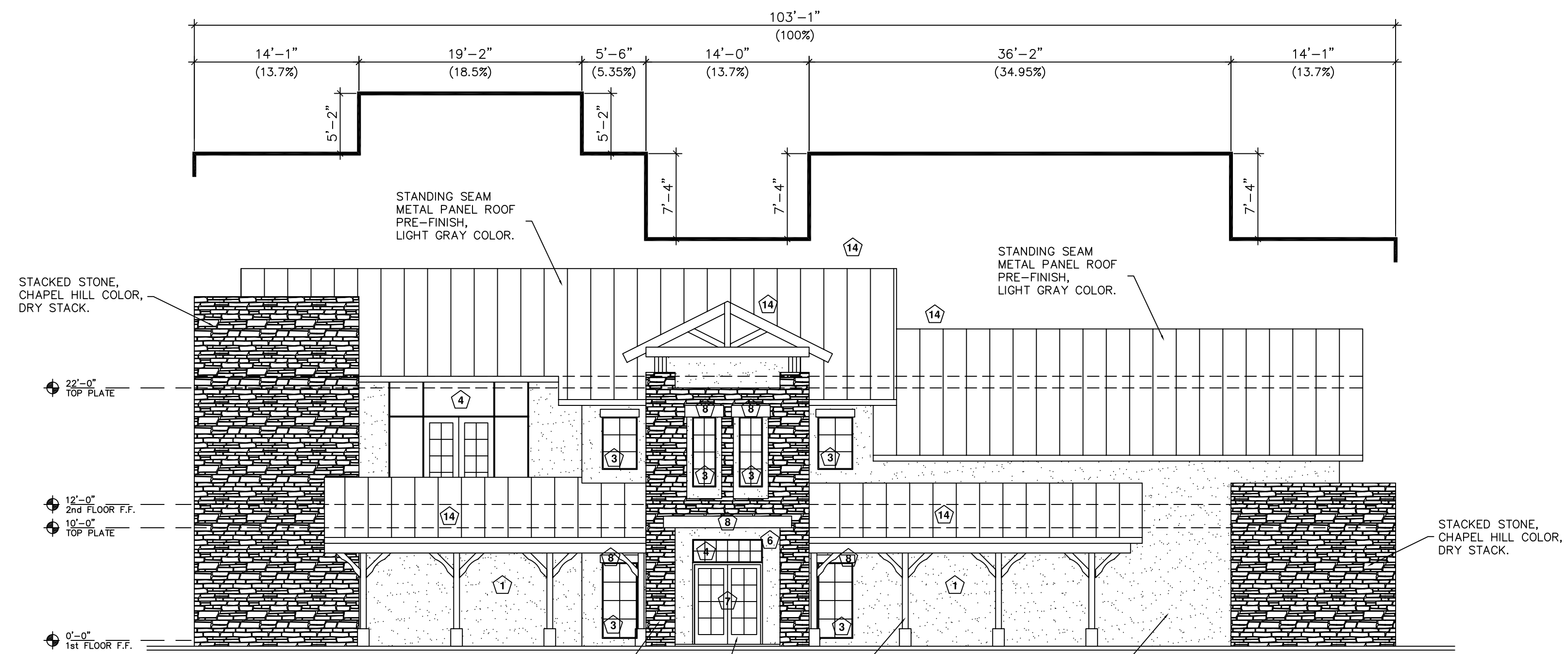
VIA BAYOU INC.

310 EAST INTERSTATE 30,
STE 320
GARLAND, TX 75043

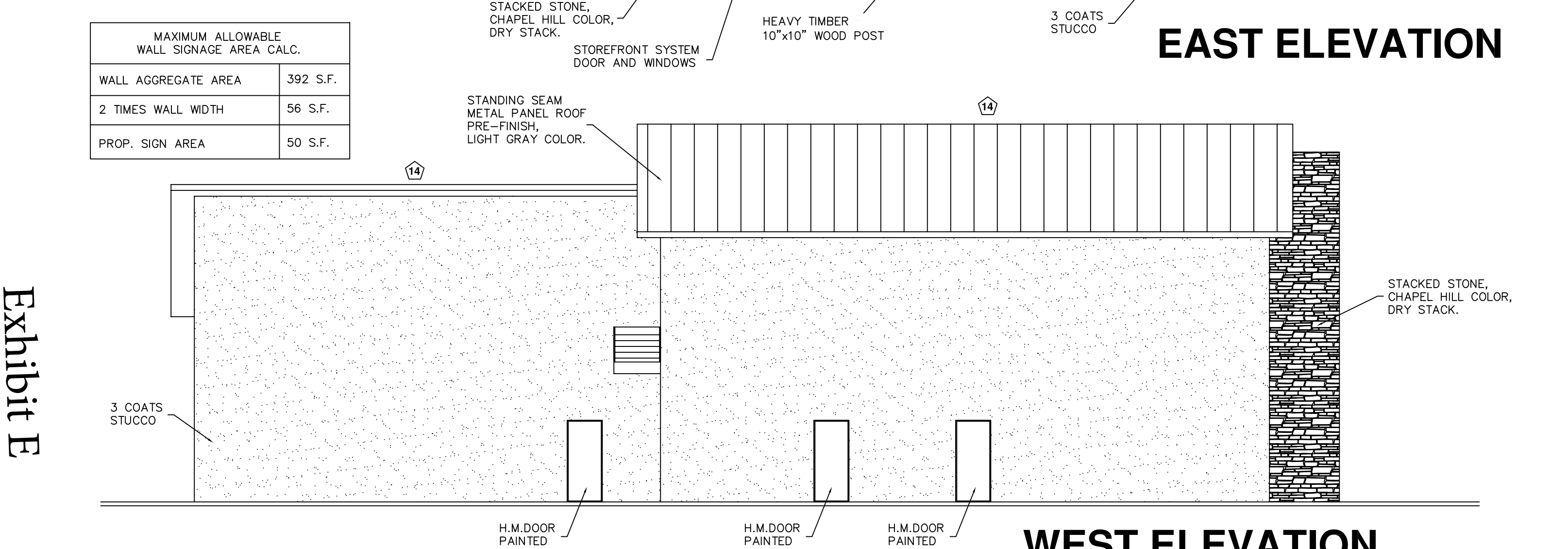
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LANDSCAPE WALL DETAILS L-6 of 6

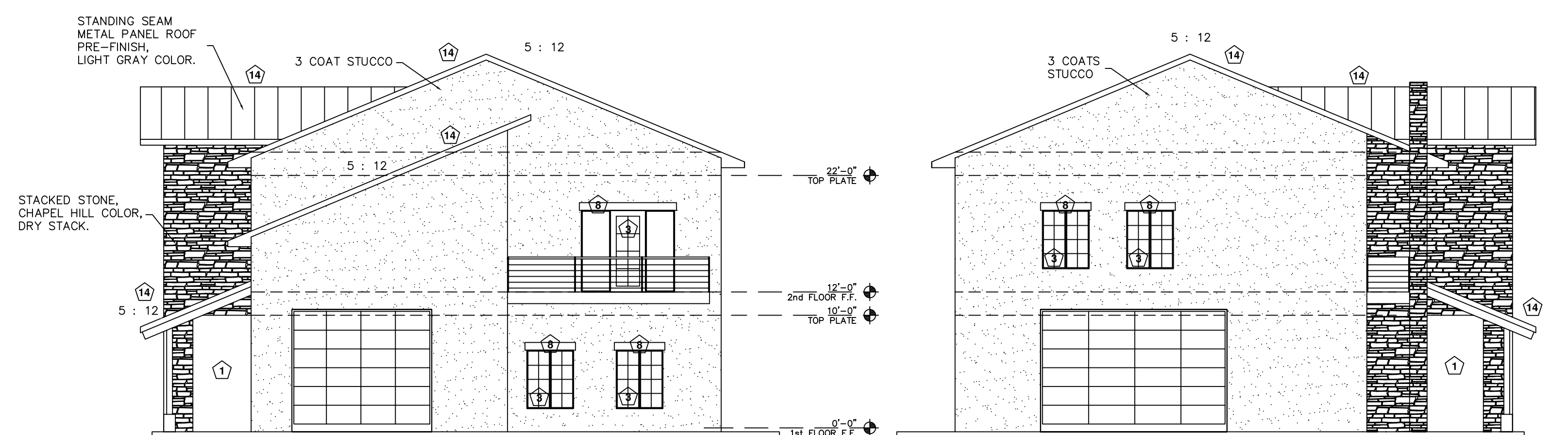
Exhibit E



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION

MATERIAL	WEST	EAST	NORTH	SOUTH
TOTAL FACADE AREA	2,233 SQ.FT.	2,121 SQ.FT.	1,105 SQ.FT.	994 SQ.FT.
DOOR AND WINDOWS	63 SQ.FT.	271 SQ.FT.	222 SQ.FT.	208 SQ.FT.
TOTAL FACADE AREA - DOOR AND WINDOWS	2,170 SQ.FT.	1,850 SQ.FT.	883 SQ.FT.	786 SQ.FT.
STACKED STONE, CHAPEL HILL COLOR, DRY STACK.	0 SQ.FT.	847 SQ.FT. 46%	0 SQ.FT.	0 SQ.FT.
3 COATS STUCCO	2,170 SQ.FT. 100%	1,003 SQ.FT. 54%	883 SQ.FT. 100%	786 SQ.FT. 100%

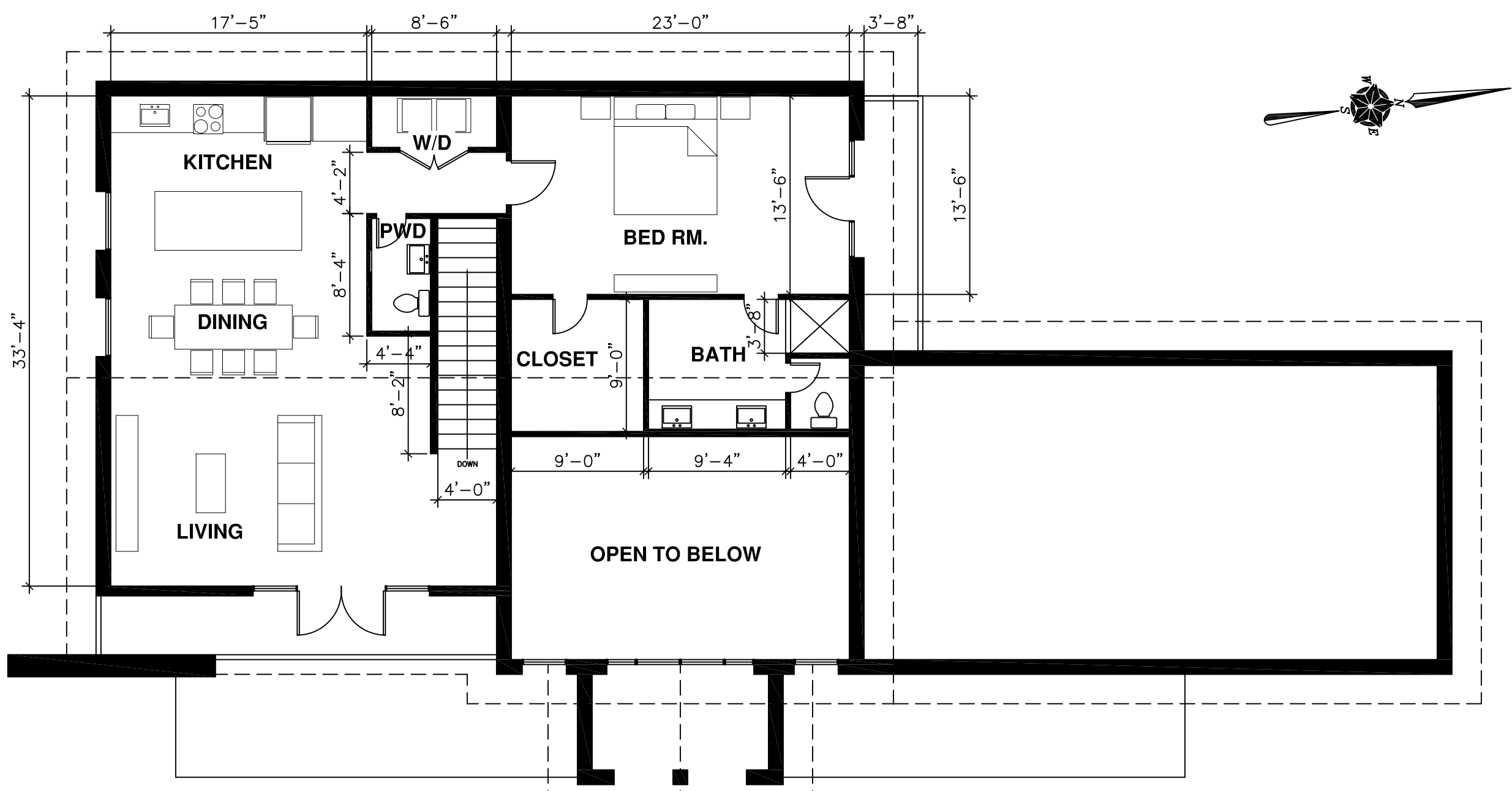
SOUTH ELEVATION

ARCHITECTURAL ELEMENTS

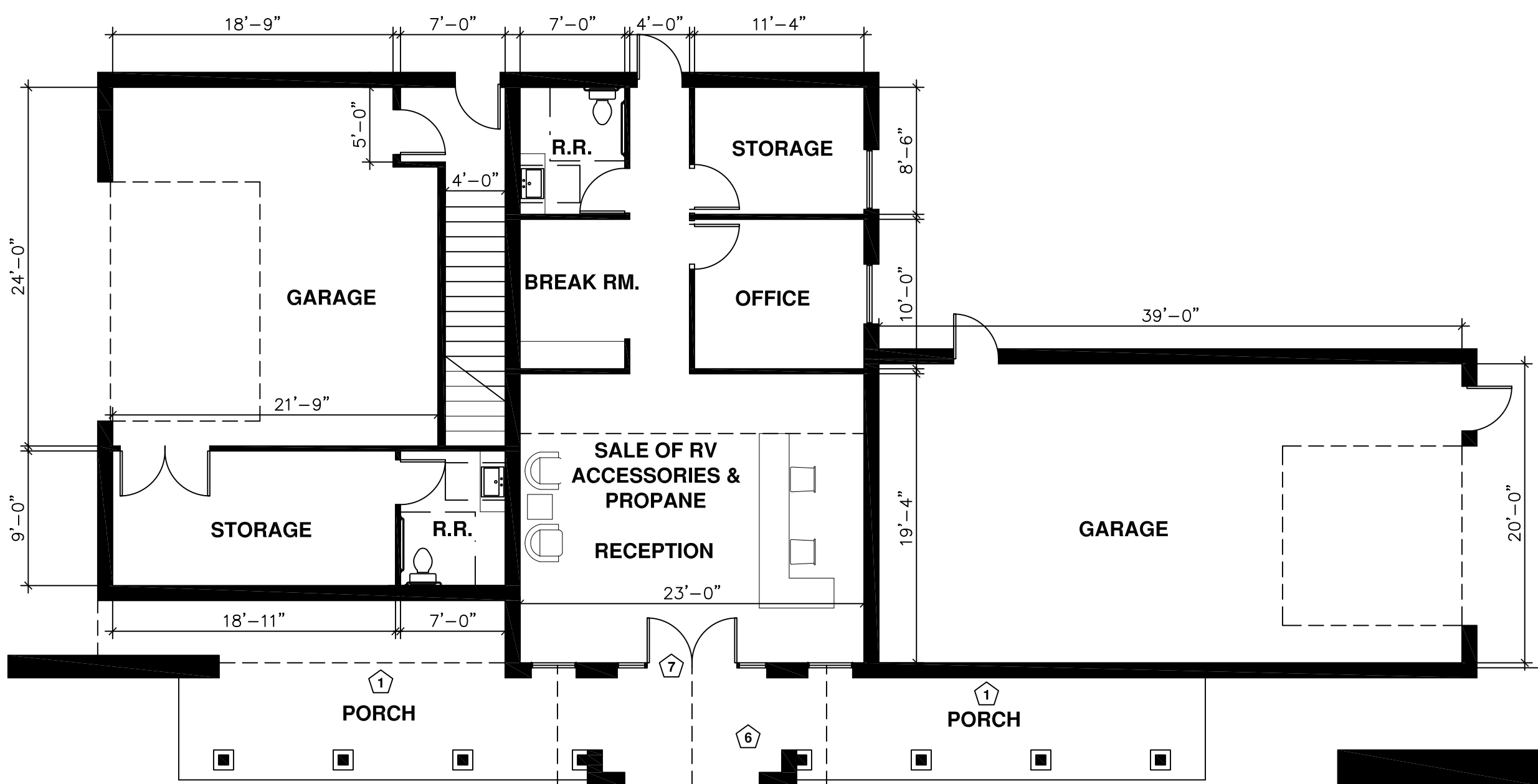
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2. DISPLAY WINDOWS
3. DIVIDED LIGHT WINDOWS
4. TRANSOMS
5. SHUTTERS
6. ALCOVES / PORTICOS
7. RECESSED ENTRIES
8. ORNAMENTAL WINDOW HEADERS / LINTELS
9. QUOINS
10. DISTINCTIVE LIGHTING FEATURES
11. PLANTERS OR FOUNTAINS
12. BENCHES FOR OUTDOOR SEATING
13. DORMERS
14. VARIED ROOF HEIGHTS



FRONT VIEW



2nd STORY FLOOR PLAN
1,569 SQ.FT.



1st STORY FLOOR PLAN
2,855 SQ.FT.

DEVELOPMENT & CONSULTANT

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10840 SWITZER AVE. SUITE 102
DALLAS, TX 75238
office: 214.241.9169 fax: 972.432.4391
www.plansandpermitsolutions.com

OWNER

VIA BAYOU INC.

310 EAST INTERSTATE 30, STE320
GARLAND, TX 75043

PROJECT NAME

**LAKE SHORE
RV RESORT**

ADDRESS

1301 I-30 FRONTAGE RD
GARLAND, TEXAS 75043

SHEET TITLE:

**PROPOSED
LEASING OFFICE
FLOOR PLAN +
ELEVATIONS**

DRAWN BY:

REVISED BY:

ISSUED FOR

SHEET No.

DATE
12.03.2016

4.0

Exhibit E



FRONT ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

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CONSULTANT

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OWNER

VIA BAYOU INC.

310 EAST INTERSTATE 30, STE320
GARLAND, TX 75043

No.	REVISION/ISSUE	DATE

PROJECT NAME

LAKE SHORE
RV RESORT

ADDRESS

1301 I-30 FRONTAGE RD
GARLAND, TEXAS 75043

SHEET TITLE:

PROPOSED
LEASING OFFICE
COLOR
ELEVATIONS

DRAWN BY: REVISED BY:

ISSUED FOR SHEET No.

DATE
4.06.2016

4.1

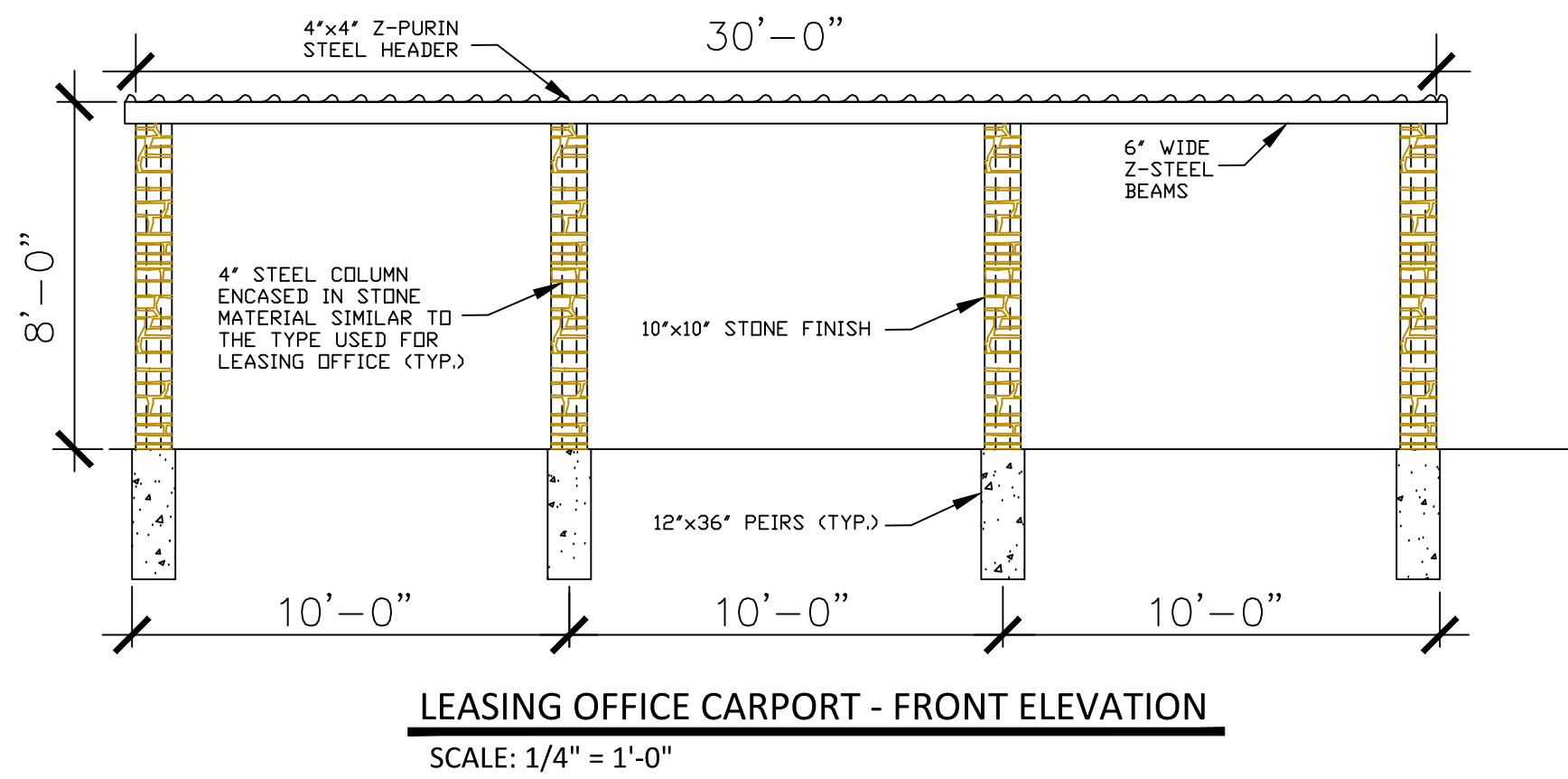
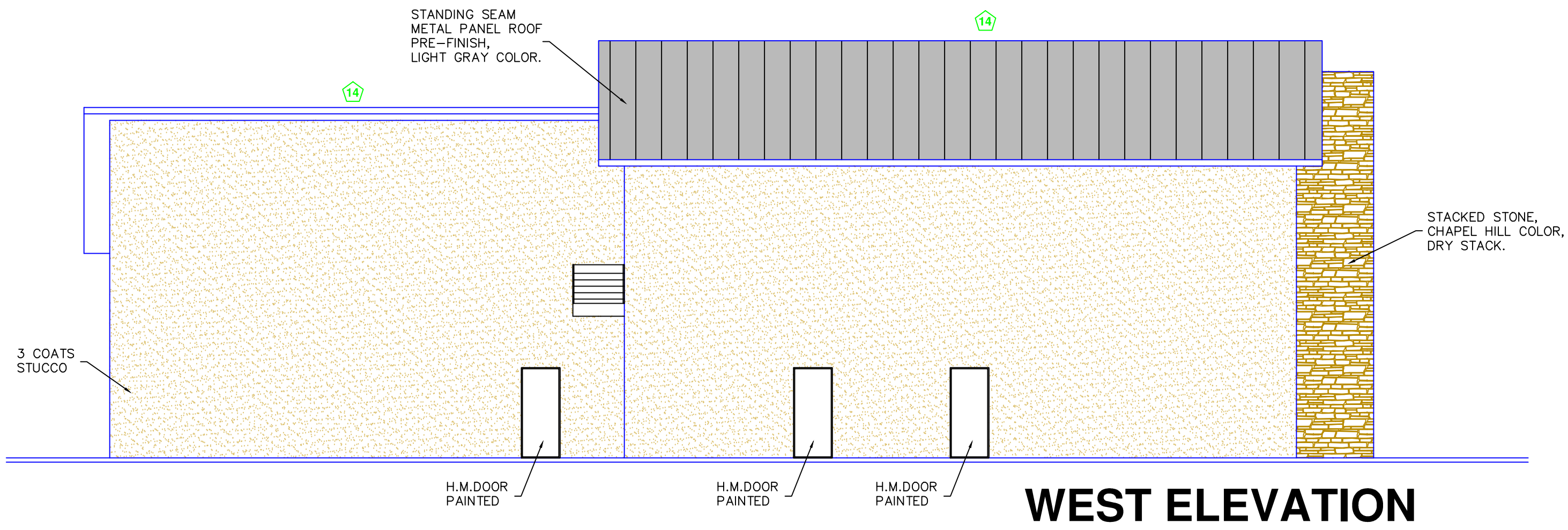
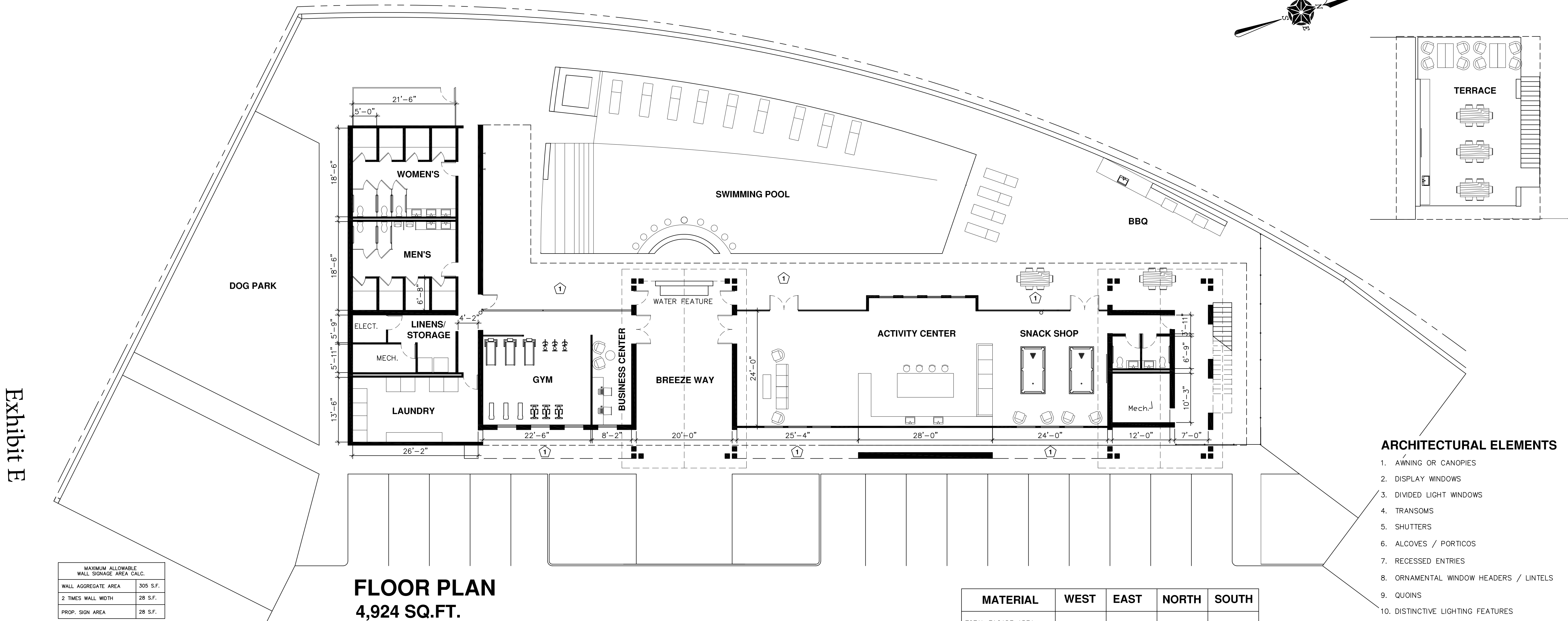


Exhibit E

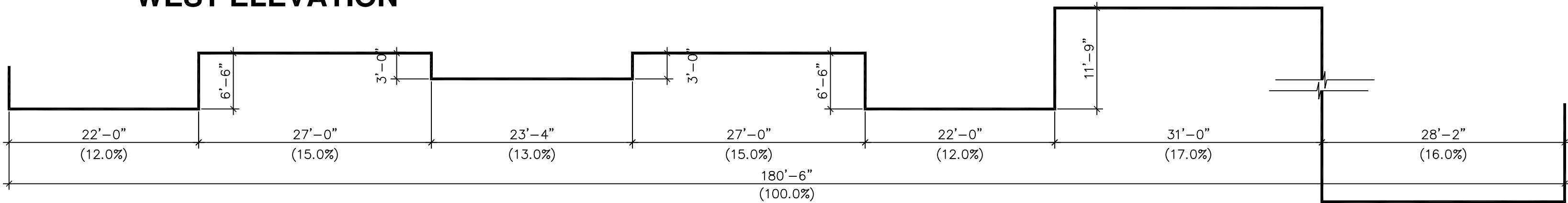
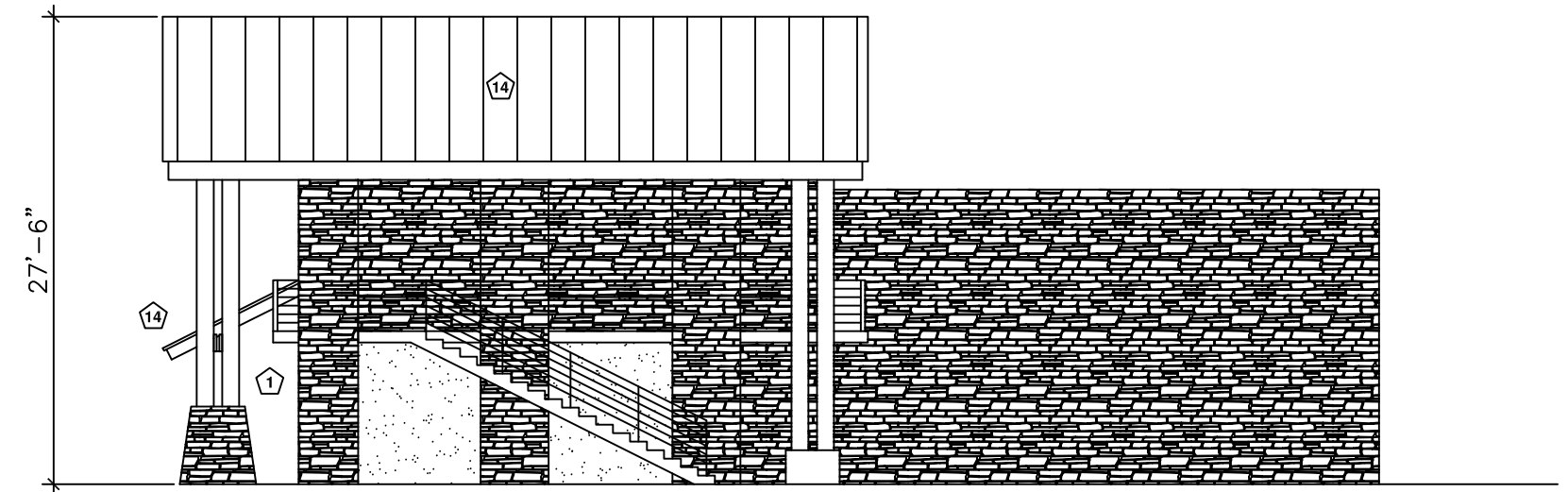
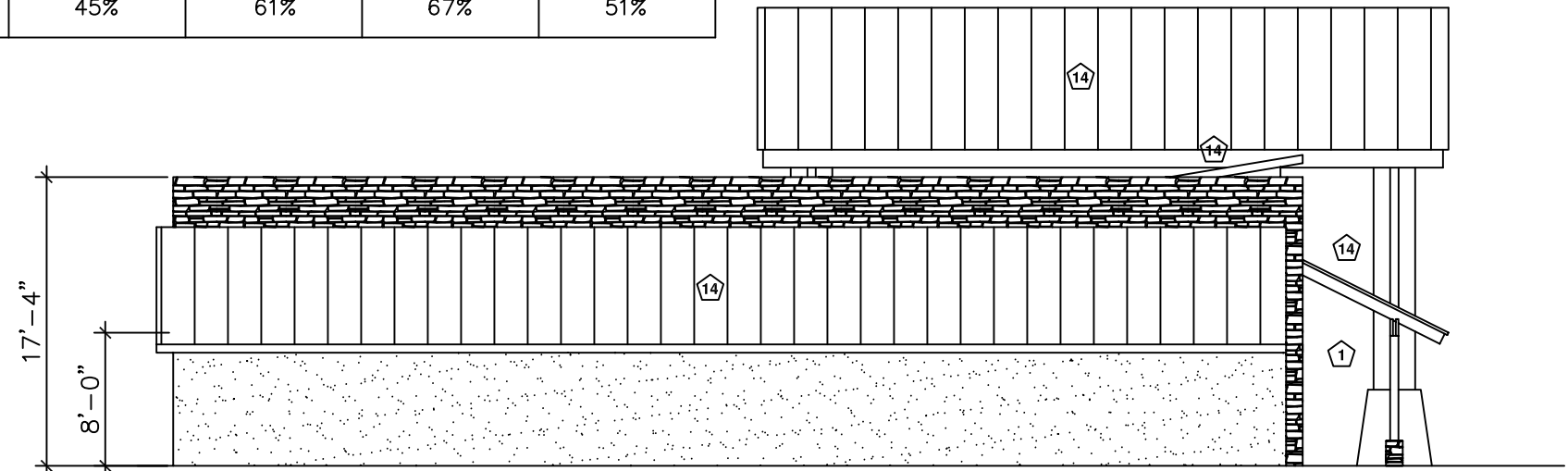
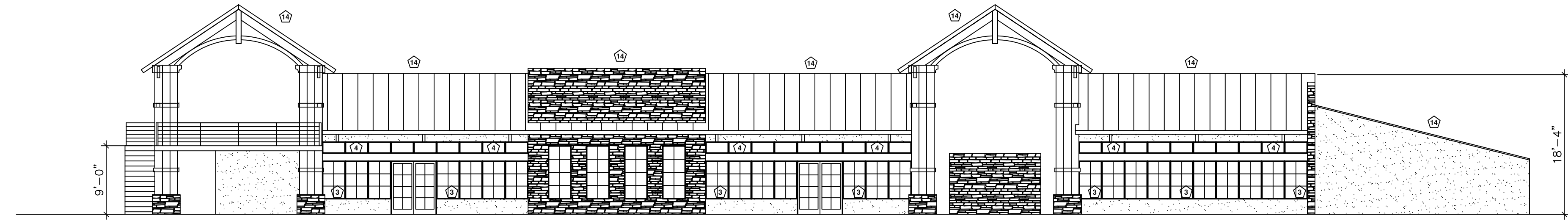
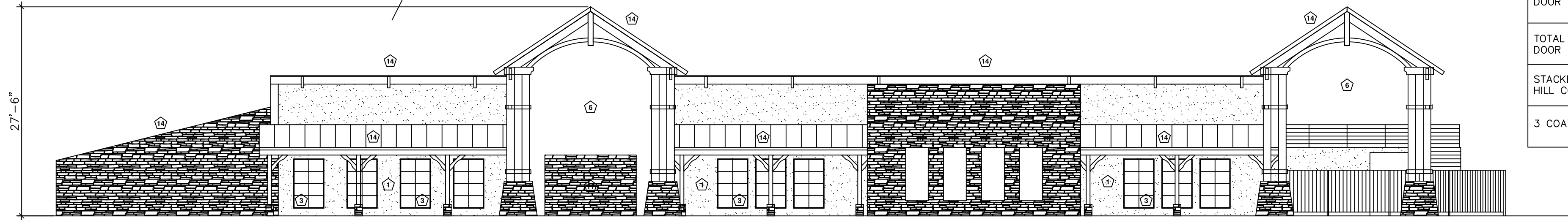


MAXIMUM ALLOWABLE WALL SIGNAGE AREA CALC.	
WALL AGGREGATE AREA	305 S.F.
2 TIMES WALL WIDTH	28 S.F.
PROP. SIGN AREA	28 S.F.

ARCHITECTURAL ELEMENTS

1. AWNING OR CANOPIES
2. DISPLAY WINDOWS
3. DIVIDED LIGHT WINDOWS
4. TRANSOMS
5. SHUTTERS
6. ALCOVES / PORTICOS
7. RECESSED ENTRIES
8. ORNAMENTAL WINDOW HEADERS / LINTELS
9. QUOINS
10. DISTINCTIVE LIGHTING FEATURES
11. PLANTERS OR FOUNTAINS
12. BENCHES FOR OUTDOOR SEATING
13. DORMERS
14. VARIED ROOF HEIGHTS

MATERIAL	WEST	EAST	NORTH	SOUTH
TOTAL FACADE AREA	1,569 SQ.FT.	2,265 SQ.FT.	670 SQ.FT.	563 SQ.FT.
DOOR AND WINDOWS	654 SQ.FT.	260 SQ.FT.	0 SQ.FT.	0 SQ.FT.
TOTAL FACADE AREA - DOOR AND WINDOWS	915 SQ.FT.	2,005 SQ.FT.	670 SQ.FT.	563 SQ.FT.
STACKED STONE, CHAPEL HILL COLOR, DRY STACK.	502 SQ.FT. 55%	790 SQ.FT. 39%	217 SQ.FT. 33%	280 SQ.FT. 49%
3 COATS STUCCO	413 SQ.FT. 45%	1,216 SQ.FT. 61%	453 SQ.FT. 67%	283 SQ.FT. 51%



DEVELOPMENT & CONSULTANT

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www.plansandpermitsolutions.com

OWNER

VIA BAYOU INC.
310 EAST INTERSTATE 30, STE320
GARLAND, TX 75043

PROJECT NAME

**LAKE SHORE
RV RESORT**

ADDRESS

1301 I-30 FRONTAGE RD
GARLAND, TEXAS 75043

SHEET TITLE:

**PROPOSED
CLUB HOUSE**

DRAWN BY:

REVISED BY:

ISSUED FOR

SHEET No.

DATE
12.03.2016

5.0

Exhibit E



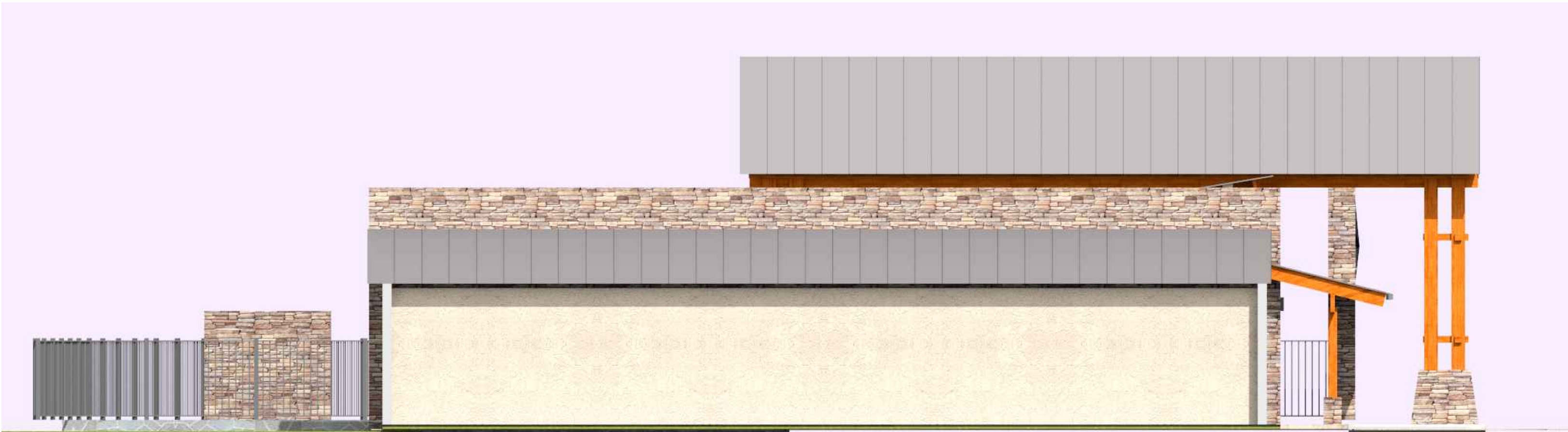
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

OWNER

VIA BAYOU INC.
310 EAST INTERSTATE 30, STE320
GARLAND, TX 75043

No.	REVISION/ISSUE	DATE

PROJECT NAME

**LAKE SHORE
RV RESORT**

ADDRESS

1301 I-30 FRONTAGE RD
GARLAND, TEXAS 75043

SHEET TITLE:

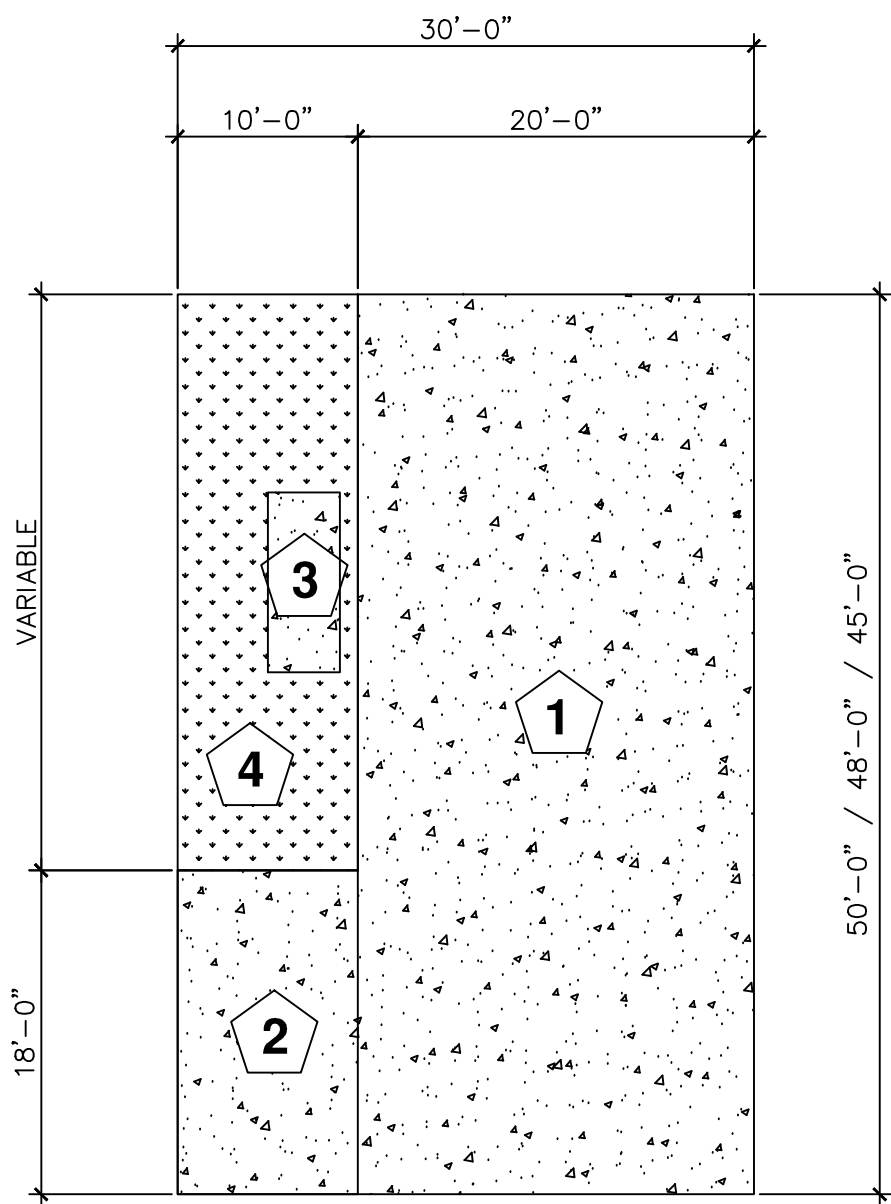
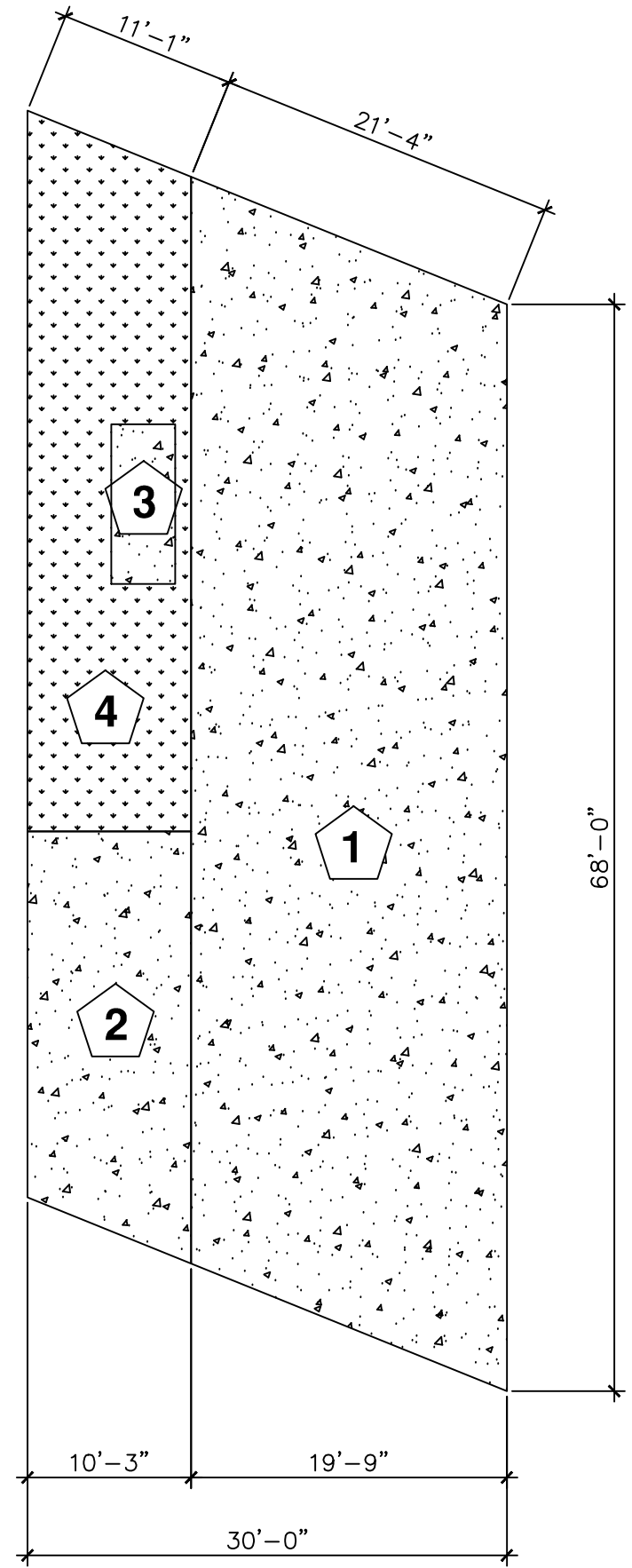
**PROPOSED
CLUB HOUSE
COLOR
ELEVATIONS**

DRAWN BY: REVISED BY:

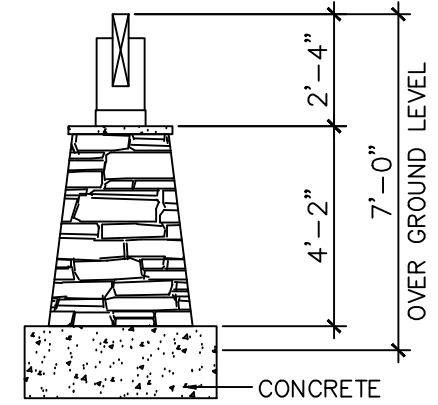
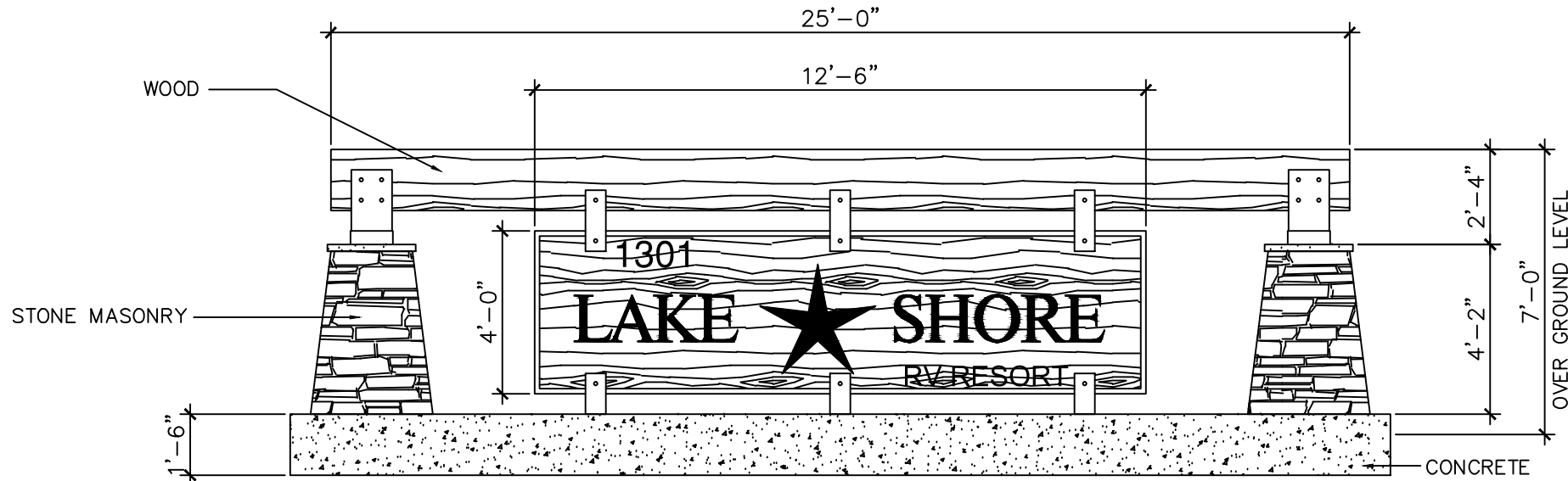
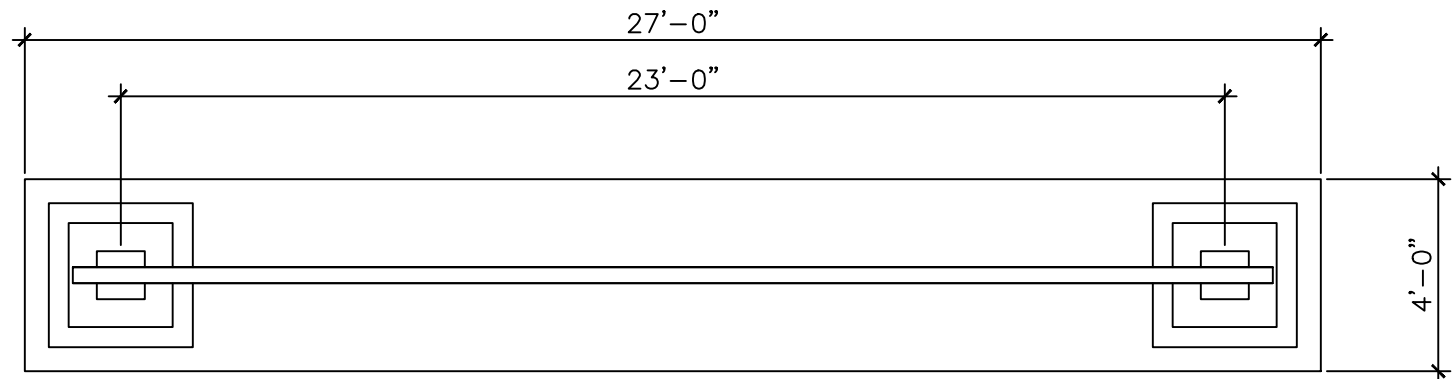
ISSUED FOR SHEET No.

DATE
4.06.2016

5.1

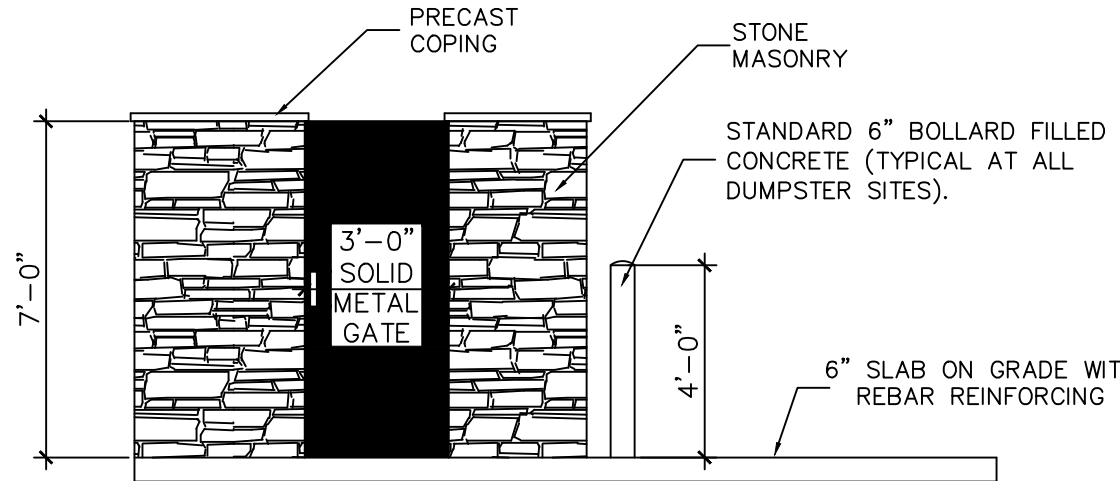
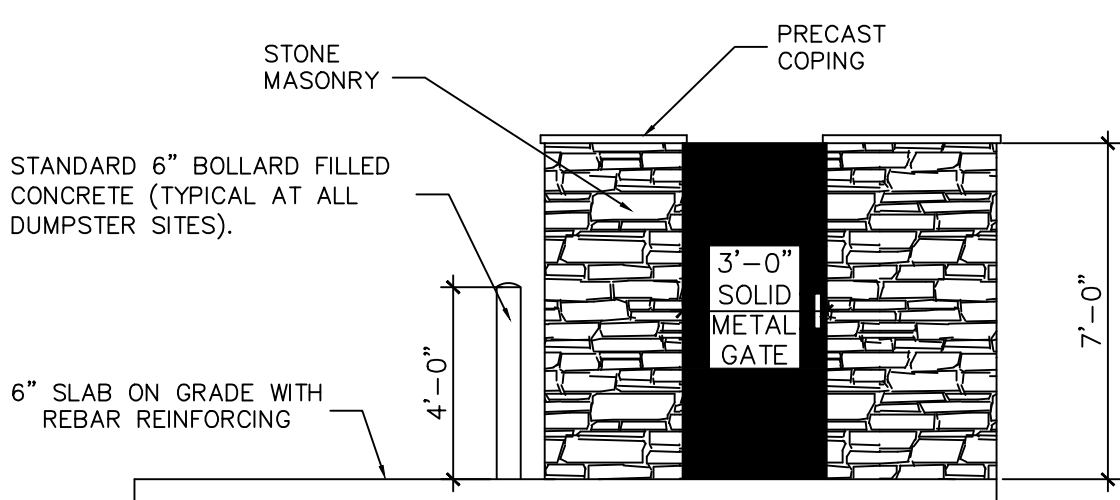
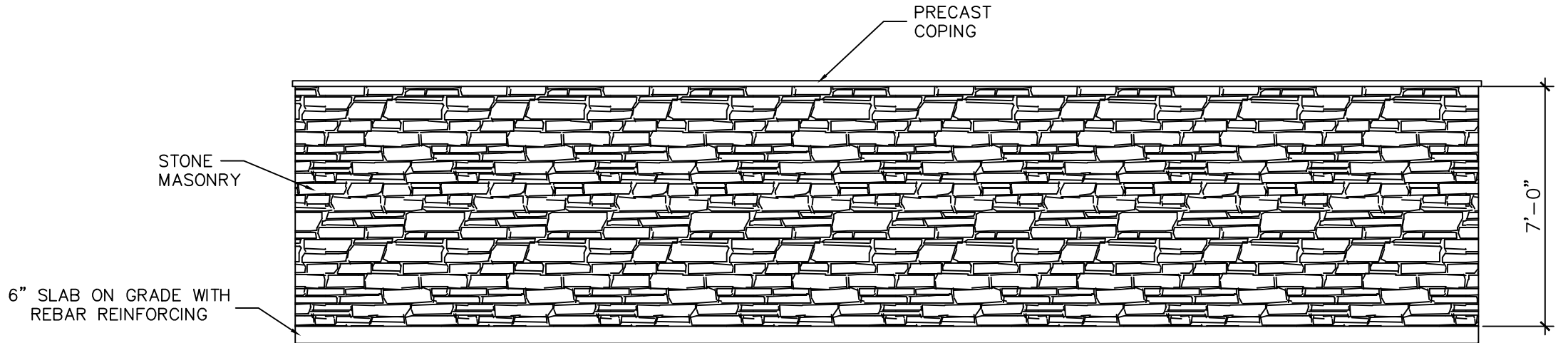
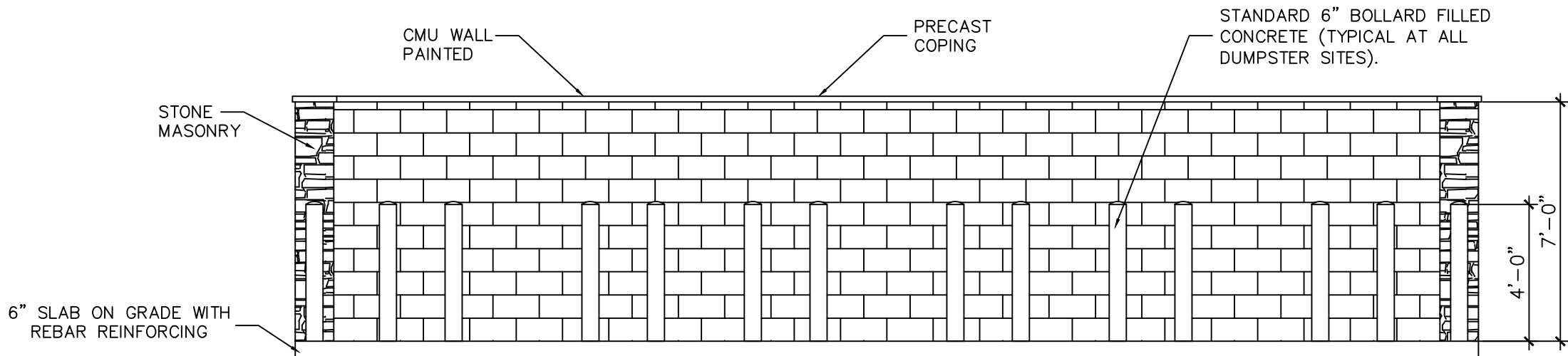
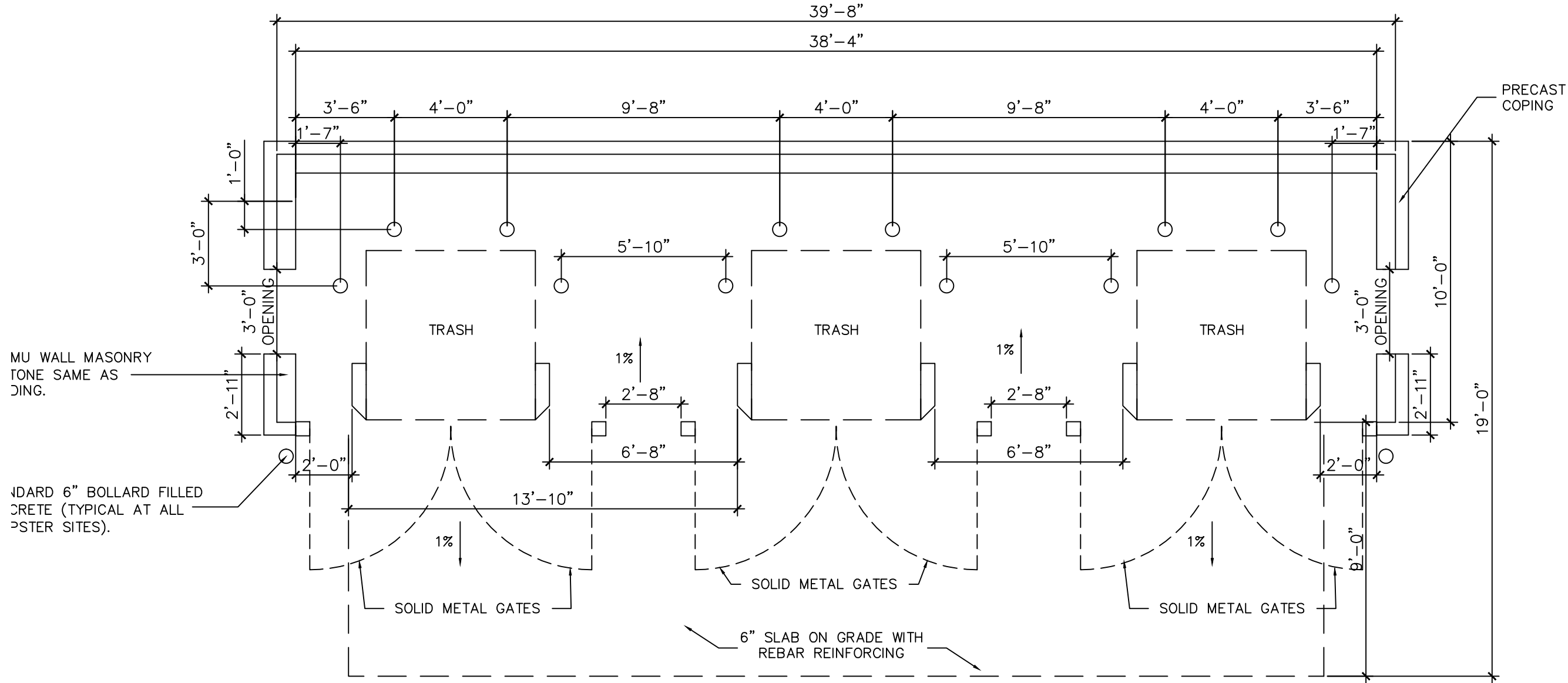


- 1 CONCRETE PAVEMENT RV PAD
- 2 CONCRETE PAVEMENT PARKING SPACE
- 3 UTILITIES CONCRETE PAD
- 4 LANDSCAPE AREA



PLAN VIEW ELEVATION SIDE VIEW

216 SQ.FT. MONUMENT SIGN AREA = 50 SQ.FT.



OWNER

VIA BAYOU INC.
310 EAST INTERSTATE 30, STE320
GARLAND, TX 75043

No.	REVISION/ISSUE	DATE

PROJECT NAME

LAKE SHORE RV RESORT

ADDRESS

1301 I-30 FRONTAGE RD
GARLAND, TEXAS 75043

SHEET TITLE:

SITE DETAILS

DRAWN BY:

REVISED BY:

ISSUED FOR

SHEET No.

DATE

12/05/2016

3.0

REPORT & MINUTES

P.C. Meeting, January 23, 2017

Consideration of the application of Craig Turner, requesting approval of 1) a change in zoning from Agriculture (AG) District and Community Retail (CR) District to Planned Development (PD) District for Limited Light Commercial Uses (Recreational Vehicle Park only), 2) a Detail Plan for Recreational Vehicle Park, and 3) a Variance to Section 4.34 of the Garland Development Code regarding perimeter landscaping (landscape buffers). The property is located at the northeast side of President George Bush Turnpike, between Zion Road and I-30. (District 3) (File Z 15-47)

The applicant Craig Turner, 3926 Zion Road, Garland, TX 75043 provided a brief overview of the request. Mr. Turner provided additional information regarding park access, widening of Zion Road, park maintenance and amenities, check-in/out times, and stated quiet hours will begin at 10 p.m., the maximum length of stay is six months, background checks a visitors staying longer the 30 days, and this is to be a gated park.

Commissioner Dalton inquired as to the class type of vehicle that will be granted access.

Chairman Roberts expressed concern with having a Recreational Vehicle Park located at a gateway into Garland, noise levels, and the proximity to a residential area.

Commissioner Luckie stated that noise is currently being buffered from Interstate 30.

Commissioner Moore requested additional information regarding the Recreational Vehicle Park fees assessed to customers.

Residents speaking in opposition of the request:

Kevin Brooks, 3802 Zion Road, Garland, TX 75043
Sean Davis, 3910 Zion Road, Garland, TX 75043
Donna Cordoba, 3810 Zion Road, Garland, TX 75043

Concerns were raised regarding the stigma of a Recreational Vehicle park, the additional traffic, noise levels, deterioration of streets, and the possible decline in property values.

Motion was made by Commissioner Dalton, seconded by Commissioner Moore to approve the request per staff recommendation. **Motion carried: 7 Ayes, 2 Nays** from Chairman Roberts and Commissioner Welborn.



GARLAND

January 11, 2017

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

HEARING DATE/TIME: Plan Commission: January 23, 2017 – 7:00 PM

APPLICANT: Craig Turner

File Z 15-47

Dear Property Owner:

A public hearing will be held by the Plan Commission of the City of Garland, Texas, at 7:00 P.M. Monday, January 23, 2017, in the Council Chambers of City Hall, 200 North Fifth Street, to 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), 2) a Detail Plan for Recreational Vehicle Park and 3) a Variance to Section 4.34 of the Garland Development Code regarding perimeter landscaping. The property is shown on the enclosed sketch and is described as follows:

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 to the west of West I-30 and to the east of President George Bush Turnpike in Garland, Texas. (District 3)

Note: The applicant proposes the development of a recreational vehicle park.

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return that section using any of the following methods: mail to **City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002**, fax to 972-205-2474, deliver to the Planning Department at 800 East Main Street, Garland TX, or email Planning@Garlandtx.gov. It is important that your response include your property address, your name, and mailing address. Should you have any questions, please contact Josue De La Vega at 972-205-2445.

(Please Check One Below)

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

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

(Please complete the following information)

Your Property Address: 3910 ZION RD. GARLAND TX 75043
SEAN DAVIS
Printed Name
6058 BREAKPOINT TRL DALLAS TX 75252
Address City, State Zip

The above statements reflect my (our) opinion regarding the proposed zoning change.

[Signature] HOME / PROPERTY OWNER
Signature Title

Date: 1-18-17



GARLAND

January 11, 2017

HEARING DATE/TIME: Plan Commission: January 23, 2017 – 7:00 PM

APPLICANT: Craig Turner

File Z 15-47

Dear Property Owner:

A public hearing will be held by the Plan Commission of the City of Garland, Texas, at 7:00 P.M. Monday, January 23, 2017, in the Council Chambers of City Hall, 200 North Fifth Street, to 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), 2) a Detail Plan for Recreational Vehicle Park and 3) a Variance to Section 4.34 of the Garland Development Code regarding perimeter landscaping. The property is shown on the enclosed sketch and is described as follows:

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Note: The applicant proposes the development of a recreational vehicle park.

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(Please Check One Below)

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

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

Property values declining, the transient nature of the people/RV's coming and going, increased traffic, possible increase in crime and any other issues with the increase of RV's that may arise
(Please complete the following information)

Your Property Address: 3810 Zion Rd. Garland, TX 75043

Orlando + Donna Cordoba

Printed Name

3810 Zion Rd. Garland, TX 75043
Address City, State Zip

The above statements reflect my (our) opinion regarding the proposed zoning change.

Orlando + Donna Cordoba OWNERS
Signature Title

Date: 1/23/17

Allmendinger, Tracy

From: slp4hire@gmail.com
Sent: Friday, January 20, 2017 10:40 PM
To: Planning Group
Subject: Z 15-47/District 3

Please let it be known for the record, I'm against this proposal and the Applicant would be wasting money trying. This property is too close to two major highways, occupants would not be able to sleep.

Shannon Phillips
4448 Chaha Rd #206

Tracy Allmendinger

Department Coordinator II

Planning & Community Development

P: [972-205-2445](tel:972-205-2445) | F: [972-205-2474](tel:972-205-2474)

From: slp4hire@gmail.com [mailto:slp4hire@gmail.com]

Sent: Friday, January 20, 2017 10:40 PM

To: Planning Group <Planning@garlandtx.gov>

Subject: Z 15-47/District 3

Please let it be known for the record, I'm against this proposal and the Applicant would be wasting money trying. This property is too close to two major highways, occupants would not be able to sleep.

Shannon Phillips
4448 Chaha Rd #206

Allmendinger, Tracy

From: Sullivan, Mayra
Sent: Tuesday, February 21, 2017 2:17 PM
To: Guerin, Will; Allmendinger, Tracy
Subject: FW: Z 15-47/District 3

From: Council3
Sent: Monday, February 20, 2017 10:47 AM
To: Stanley, Councilman Stephen <STStanley@garlandtx.gov>
Subject: FW: Z 15-47/District 3

Thank you,

Mayra Sullivan

Assistant to the City Council
200 N. Fifth St.
Garland, TX 75040
P: 972-205-2292
F: 972-205-2504
msullivan@garlandtx.gov

From: Shannon Phillips [<mailto:slp4hire@gmail.com>]
Sent: Sunday, February 19, 2017 1:41 PM
To: Council3 <council3@garlandtx.gov>
Subject: Re: Z 15-47/District 3

Mr Councilman,

I'm shocked this was approved by the Plan Commission.

This is not what we need in S Garland along two major highways. There are not going to be snowbirds occupying this park and there are plenty of other spots in S Garland they can build in.

I'll be scrambling all the resources I can on nextdoor.com to oppose this..

Shannon Phillips
4448 Chaha Rd

On Mon, Jan 23, 2017 at 7:15 AM, Allmendinger, Tracy <TAllmend@garlandtx.gov> wrote:

Thank you Ms. Phillips. Your response will be documented.

Outside Notification Area



GARLAND

January 11, 2017

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

HEARING DATE/TIME: Plan Commission: January 23, 2017 – 7:00 PM

APPLICANT: Craig Turner

File Z 15-47

Dear Property Owner:

A public hearing will be held by the Plan Commission of the City of Garland, Texas, at 7:00 P.M. Monday, January 23, 2017, in the Council Chambers of City Hall, 200 North Fifth Street, to 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), 2) a Detail Plan for Recreational Vehicle Park and 3) a Variance to Section 4.34 of the Garland Development Code regarding perimeter landscaping. The property is shown on the enclosed sketch and is described as follows:

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Note: The applicant proposes the development of a recreational vehicle park.

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return that section using any of the following methods: mail to **City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002**, fax to 972-205-2474, deliver to the Planning Department at 800 East Main Street, Garland TX, or email Planning@Garlandtx.gov. It is important that your response include your property address, your name, and mailing address. Should you have any questions, please contact Josue De La Vega at 972-205-2445.

(Please Check One Below)

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

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

CONCERN ABOUT PROPERTY DEVALUATION, ongoing maintenance of property, increased traffic on street, long-term residents at park, increased load on old, existing utilities, crime in neighborhood
(Please complete the following information)

Your Property Address: 3780 ZION RD GARLAND TX 75043
MIKE POLKINHORN AND CRETIA POLKINHORN
Printed Name
3780 Zion Rd GARLAND TX 75043
Address City, State Zip

The above statements reflect my (our) opinion regarding the proposed zoning change.

Edward M. Polkinhorn + Cretia Polkinhorn owners
Signature Title

Date: 1/22/17

Outside the Notification Area



GARLAND

January 11, 2017

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

HEARING DATE/TIME: Plan Commission: January 23, 2017 – 7:00 PM

APPLICANT: Craig Turner

File Z 15-47

Dear Property Owner:

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(Please Check One Below)

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

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

I AM A SINGLE PARENT WITH A 16 YR OLD DAUGHTER WHO RIDES THE SCHOOL BUS AFTER I LEAVE FOR WORK & BACK BEFORE I GET HOME FROM WORK. I DON'T NEED A ADDED CONCERN FOR HER SAFETY JUST DOWN THE STREET. PROPERTY DEVALUATION, INCREASE TRAFFIC AND ADDED CRIME RISK ARE REAL CONCERN
(Please complete the following information)

Your Property Address: 3802 ZION Rd GARLAND, TX 75043

Printed Name

KEVIN P BROOKS
3802 ZION Rd GARLAND, TX 75043
Address City, State Zip

The above statements reflect my (our) opinion regarding the proposed zoning change.

Kevin P Brooks Owner
Signature Title

Date: 1/23/17

Outside the Notification Area

Anna Heil
4016 Stone Haven Dr.
Garland, TX 75043
972-998-2301

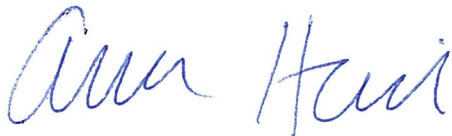
City of Garland Planning and Community Development Department,

Please consider this my written protest to the zoning change request presented by Craig Turner, file number Z15-47 in District 3, requesting the change from Agricultural District to Planned Development for Light Commercial Use (Recreational Vehicle park).

As a resident of the neighboring community, The Shores of Wellington, I express great concern over this request. I feel this will decrease home values, increase crime rate, increase illegal drug use, and be a deterrent to potential home buyers in the area. I feel it will be unsightly and will disrupt neighboring residents with noise, light, and air pollution. With all that the City of Garland is working toward with the I-30 corridor project, this seems counterintuitive.

I appreciate you considering my concerns and would be happy to answer any additional questions you may have.

Sincerely,



Anna Heil

Outside the Notification Area

FEB 20 2017 PM 1:31

Luis and Kristen Roman
4009 Norwich Dr.
Garland, TX
75043

February 20, 2017

To whom it may concern,

We are writing this letter to protest the zoning change file Z15-47 district 3 from agricultural land to planned development of an RV Park. We live in an adjacent neighborhood and do not believe this will be positive for our families and community.

Thank you for your consideration of this protest,

Sincerely,



Luis and Kristen Roman

Outside the Notification Area

FEB 20 2017 PM 3:01

Ruth Rebecca Brower
4020 Stone Haven Dr.
Garland TX 75043
214-794-1673

City of Garland Planning and Community Development Department,

Please consider this my written protest to the zoning change request presented by Craig Turner, file number Z15-47 in District 3, requesting the change from Agricultural District to Planned Development for Light Commercial Use (Recreational Vehicle Park).

As a resident of the neighboring community, The Shores of Wellington, I express great concern over this request. I feel this will decrease home values, increase crime rate, increase illegal drug use, and be a deterrent to potential home buyers in the area. I feel it will be unsightly and will disrupt neighboring residents with noise, light and air pollution. With all that the City of Garland is working towards with the I-30 corridor project, this seems counterintuitive.

I appreciate you considering my concerns and would be happy to answer any additional questions you may have.

Let's Keep Garland Beautiful!

Thank you for your time,



Rebecca Brower

Outside the Notification Area

FEB 20 2017 PM 3:4

Allmendinger, Tracy

From: Sullivan, Mayra
Sent: Tuesday, February 21, 2017 2:18 PM
To: Guerin, Will; Allmendinger, Tracy
Subject: FW: Tv park

Importance: High

-----Original Message-----

From: Council3
Sent: Tuesday, February 21, 2017 9:05 AM
To: Stanley, Councilman Stephen <STStanley@garlandtx.gov>
Subject: FW: Tv park
Importance: High

Thank you,

Mayra Sullivan

Assistant to the City Council
200 N. Fifth St.
Garland, TX 75040
P: 972-205-2292
F: 972-205-2504
msullivan@garlandtx.gov

-----Original Message-----

From: Deborah Rose [mailto:deblrose5411@gmail.com]
Sent: Monday, February 20, 2017 8:51 PM
To: Council3 <council3@garlandtx.gov>
Subject: Tv park

As a resident of Windsurf Bay I would like to ask my councilman to vote against the RV park that is proposed for our area. My understanding is the council has already made up its mind. I hope our vote may mean something.

Thank you,
Deborah McDaniel
5411 Deep Canyon
Garland, Tx. 75043
Sent from my iPhone

Outside notification area

Allmendinger, Tracy

From: Sullivan, Mayra
Sent: Tuesday, February 21, 2017 2:18 PM
To: Allmendinger, Tracy; Guerin, Will
Subject: FW: RV Park

-----Original Message-----

From: Sullivan, Mayra
Sent: Tuesday, February 21, 2017 9:14 AM
To: Stanley, Councilman Stephen <STStanley@garlandtx.gov>
Subject: FW: RV Park

Thank you,

Mayra Sullivan

Assistant to the City Council
200 N. Fifth St.
Garland, TX 75040
P: 972-205-2292
F: 972-205-2504
msullivan@garlandtx.gov

-----Original Message-----

From: Barb Blanck [mailto:barbblanck@sbcglobal.net]
Sent: Monday, February 20, 2017 6:23 PM
To: Council5 <council5@garlandtx.gov>
Subject: RV Park

I was really taken aback when I read this in the paper this morning. Emailed Truett and he said he was the only one on the planning commission that voted against it. Is this really the best that can be done with this land?

I hope this doesn't pass. I don't think a RV park needs to be in the city limits.

Thanks for listening.

Barb Blanck

no address listed

Allmendinger, Tracy

From: Sullivan, Mayra
Sent: Tuesday, February 21, 2017 2:18 PM
To: Guerin, Will; Allmendinger, Tracy
Subject: FW: Rv park

Importance: High

From: Council3
Sent: Tuesday, February 21, 2017 9:05 AM
To: Stanley, Councilman Stephen <STStanley@garlandtx.gov>
Subject: FW: Rv park
Importance: High

Thank you,

Mayra Sullivan

Assistant to the City Council
200 N. Fifth St.
Garland, TX 75040
P: 972-205-2292
F: 972-205-2504
msullivan@garlandtx.gov

From: Angela Chilcoat [<mailto:achilcoat1122@gmail.com>]
Sent: Monday, February 20, 2017 8:20 PM
To: Council3 <council3@garlandtx.gov>
Subject: Rv park

Are you kidding? I hope so. After the tornado ripped through here and destroyed my house and half my belongings it took me nine months after the tornado to get my house rebuilt and back in order. There are still a few things that still have to be done and you're going to put in a trashy RV park where the apartments used to be? It's bad enough that my property values took a huge dump when you put in Bush right here next to my house the noise level of this highway is ridiculous already. For the love of God and all things that are holy please do not put in a trashy RV Park where the apartments used to be. I don't want my property values to go down any more than they should have to. I didn't spend tens of thousands of dollars to redo my entire house just to have my property value go down again.

Sincerely,
Angela Chilcoat

no address listed

Allmendinger, Tracy

From: Sullivan, Mayra
Sent: Tuesday, February 21, 2017 2:17 PM
To: Guerin, Will; Allmendinger, Tracy
Subject: FW: RV park at I-30

Importance: High

From: Council3
Sent: Monday, February 20, 2017 10:48 AM
To: Stanley, Councilman Stephen <STStanley@garlandtx.gov>
Subject: FW: RV park at I-30
Importance: High

Thank you,

Mayra Sullivan

Assistant to the City Council
200 N. Fifth St.
Garland, TX 75040
P: 972-205-2292
F: 972-205-2504
msullivan@garlandtx.gov

From: Sheila Hoefer [<mailto:choosen313@yahoo.com>]
Sent: Sunday, February 19, 2017 9:16 PM
To: Council3 <council3@garlandtx.gov>
Subject: RV park at I-30

Vote no we need no more traffic at I30 don't need trance Transit people
Windsor Park needs upgrades too much evidence of park rules being broken beer bottles trash fires we need more police presence and enforcement people need to respect what little we have there we need shelters seating for seniors and safe areas for children who swim there and dog friendly we don't have any doggie station until we can take care of what we got we don't need to take on any more
[Sent from Yahoo Mail on Android](#)

no address listed

Allmendinger, Tracy

From: Sullivan, Mayra
Sent: Tuesday, February 21, 2017 2:17 PM
To: Guerin, Will; Allmendinger, Tracy
Subject: FW: Rv psrk

Importance: High

-----Original Message-----

From: Council3
Sent: Monday, February 20, 2017 10:48 AM
To: Stanley, Councilman Stephen <STStanley@garlandtx.gov>
Subject: FW: Rv psrk
Importance: High

Thank you,

Mayra Sullivan

Assistant to the City Council
200 N. Fifth St.
Garland, TX 75040
P: 972-205-2292
F: 972-205-2504
msullivan@garlandtx.gov

-----Original Message-----

From: Edie Kirkbride [mailto:majkp@yahoo.com]
Sent: Sunday, February 19, 2017 8:17 PM
To: Council3 <council3@garlandtx.gov>
Subject: Rv psrk

Is it true that Garland is going to approve an RV park on I 30 and 190? I understand this will be part of the February 2, 2017 agenda. Please inform me. We do not want an RV Park at windsurfer Bay. Please address this. We want to come to the February 21, 2017 meeting to address our opposition. Thank you. majkp@yahoo.com

Edie

No address listed

Allmendinger, Tracy

From: Sullivan, Mayra
Sent: Tuesday, February 21, 2017 2:16 PM
To: Guerin, Will; Allmendinger, Tracy
Subject: FW: No To RV Park

Importance: High

-----Original Message-----

From: Council3
Sent: Monday, February 20, 2017 10:47 AM
To: Stanley, Councilman Stephen <STStanley@garlandtx.gov>
Subject: FW: No To RV Park
Importance: High

Thank you,

Mayra Sullivan

Assistant to the City Council
200 N. Fifth St.
Garland, TX 75040
P: 972-205-2292
F: 972-205-2504
msullivan@garlandtx.gov

-----Original Message-----

From: Priscilla Johnson [mailto:pkmccarver@hotmail.com]
Sent: Sunday, February 19, 2017 7:14 PM
To: Council3 <council3@garlandtx.gov>
Subject: No To RV Park

I live off 30 very close to 190. I feel this plan for a RV park will bring down property values and if I ever try to sell my property would be very hard to do. I moved in this area because it was a nice area. If you want to see what this RV park will look like in a couple of years there is one off of Rowlett Rd/Duck Creek. There will be too many RV parks in one area. I am a very concern Garland Resident.

Thank you!

Priscilla Johnson

Sent from my iPhone

no address listed

Allmendinger, Tracy

From: Sullivan, Mayra
Sent: Tuesday, February 21, 2017 2:18 PM
To: Guerin, Will; Allmendinger, Tracy
Subject: FW: City Council set to approve RV park on I30

Importance: High

From: Council3
Sent: Monday, February 20, 2017 10:50 AM
To: Stanley, Councilman Stephen <STStanley@garlandtx.gov>
Subject: FW: City Council set to approve RV park on I30
Importance: High

Thank you,

Mayra Sullivan

Assistant to the City Council
200 N. Fifth St.
Garland, TX 75040
P: 972-205-2292
F: 972-205-2504
msullivan@garlandtx.gov

From: Sharon Shiell, Broker/REALTOR® [<mailto:shiellrealestate@gmail.com>]
Sent: Monday, February 20, 2017 9:26 AM
To: Council3 <council3@garlandtx.gov>
Subject: City Council set to approve RV park on I30

Is there a link to more information about this? I can't read the small blue print that I saw posted on nextdoor. Thank you!

Texas law requires all real estate license holders to give the following:

[Texas Real Estate Commission Information About Brokerage Services](#)

Respectfully,

Sharon Shiell

Broker / REALTOR®

Home Sales & Apartment Locating

Call or text: 972-904-4779

shiellrealestate@gmail.com

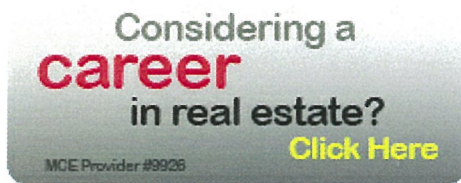
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[To send encrypted documents please click here.](#)

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Please do not send non public information in an unencrypted manner.

Need to arrange your utility connections?



Be aware that I will never provide wire transfer instructions.

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Allmendinger, Tracy

From: Council3
Sent: Tuesday, February 21, 2017 4:27 PM
To: Stanley, Councilman Stephen
Cc: Guerin, Will; Allmendinger, Tracy
Subject: FW: I-30 RV Park

Thank you,
Mayra Sullivan

Assistant to the City Council
200 N. Fifth St.
Garland, TX 75040
P: 972-205-2292
F: 972-205-2504
msullivan@garlandtx.gov

-----Original Message-----

From: ernest stiggers [mailto:estiggers@hotmail.com]
Sent: Tuesday, February 21, 2017 2:53 PM
To: Council3 <council3@garlandtx.gov>
Subject: I-30 RV Park

Councilman Stanley,

This letter is to inform you of our opposition of the RV Park at I30 and 190, please vote against this proposal.

Ernest & Rosa Stiggers
5302 Oceanport Dr.
Garland, Texas

Allmendinger, Tracy

From: Council3
Sent: Tuesday, February 21, 2017 9:00 PM
To: Stanley, Councilman Stephen
Cc: Guerin, Will; Allmendinger, Tracy
Subject: FW: RV psrk

Thank you,

Mayra Sullivan

Assistant to the City Council
200 N. Fifth St.
Garland, TX 75040
P: 972-205-2292
F: 972-205-2504
msullivan@garlandtx.gov

From: Mary Fullington [mailto:maryfullington@gmail.com]
Sent: Tuesday, February 21, 2017 6:57 PM
To: Council3 <council3@garlandtx.gov>
Subject: RV psrk

We cannot attend but are absolutely against the RV park. Please cast my vote for me. Good luck

no address listed

Allmendinger, Tracy

From: Council3
Sent: Tuesday, February 21, 2017 4:28 PM
To: Stanley, Councilman Stephen
Cc: Guerin, Will; Allmendinger, Tracy
Subject: FW: RV Park

Thank you,
Mayra Sullivan

Assistant to the City Council
200 N. Fifth St.
Garland, TX 75040
P: 972-205-2292
F: 972-205-2504
msullivan@garlandtx.gov

-----Original Message-----

From: Alan Poff [mailto:Lndshark1@verizon.net]
Sent: Tuesday, February 21, 2017 11:24 AM
To: Council3 <council3@garlandtx.gov>
Subject: RV Park

Councilman Dictriect 3:

All of Candlestick Cove subdivision are against rezoning or any approval for a RV Park at I-30 and 190. This will substantially decrease our property values, and be a blight on an already distressed area. We vote!
We will remember how you act on this issue before the council, and vote accordingly in the future!

Sincerely,

Alan H. Poff

4605 Lemon Tree Ln

This email has been checked for viruses by Avast antivirus software.
<https://www.avast.com/antivirus>

Outside the Notification Area

Allmendinger, Tracy

From: Council3
Sent: Wednesday, February 22, 2017 7:41 PM
To: Stanley, Councilman Stephen
Cc: Allmendinger, Tracy; Guerin, Will
Subject: FW: Proposed RV park at I-30 and Zion

Thank you,

Mayra Sullivan

Assistant to the City Council
200 N. Fifth St.
Garland, TX 75040
P: 972-205-2292
F: 972-205-2504
msullivan@garlandtx.gov



GARLAND

From: Steven Flores [mailto:steven_dfw@yahoo.com]
Sent: Wednesday, February 22, 2017 2:02 PM
To: Council3 <council3@garlandtx.gov>
Subject: Proposed RV park at I-30 and Zion

Dear Mr. Stanley,

I am a voter, resident of Garland and live at I-30 at Zion. I am writing to let you know that I am opposed to the RV park at the Corner of I-30 and Zion.

Consider the application of Craig Turner, requesting approval of 1) a Change in Zoning f (CR) District to Planned Development (PD) District for Limited Light Commercial Uses (R Recreational Vehicle Park. This property is located at the northeast side of President Ge 30. (File No. Z 15-47, District 3)

The area should be kept clear of development and be a green space. The area is beautiful and opens to a view of the lake. There are plenty of other areas to develop in Garland. But the views of lake in undeveloped land is precious and few.

I appreciate your passion for I-30 Catalyst Plan. I live on I-30 and it needs preservation and beauty before blighted development. I urge to vote against the application from Craig Turner.

I look forward to your response.

-Steven Flores



GARLAND

City Council Regular Session Agenda

8.

Meeting Date: March 7, 2017

Item Title: Boards & Commission

Submitted By: Elisa Morales, Management Services Coordinator , Administration

Summary:

Council Member Rich Aubin

- Reta Day - Garland Cultural Arts Commission
-

Attachments

Reta Day Boards & Commission Application



Board & Commission Application

Please Print or Type. **PLEASE DO NOT SEND RESUME.**

Return completed application to: City Secretary's Office, 200 North Fifth Street, Garland, Texas 75040

Board or Commission of first, second, and third choice: (Utility Advisory Board has a separate application)

- | | | |
|---|---|--|
| ☐ Board of Adjustment | ☐ Garland Cultural Arts Commission | ☐ Parks and Recreation Board |
| ☐ Building and Fire Codes Board | ☐ Garland Youth Council | ☐ Plan Commission * |
| ☐ Citizens Environmental and Neighborhood Advisory Committee | ☐ Housing Standards Board | ☐ Plumbing and Mechanical Codes Board |
| ☐ Community Multicultural Commission | ☐ Library Board | ☐ Senior Citizens Advisory Committee |
| ☐ Electrical Board | | |

Full Name: Reta Day

Home Address _____ us. Address: _____

City, State, Zip: _____ City, State, Zip: _____

Home Phone: _____ Phone (Other): _____

Email Address: _____

Resident of Garland for 62 years Resident of Texas for 62 years

Are you a registered voter in Dallas County? ☒ Yes ☐ No

Voter Registration No. _____ Precinct No. _____ City Council District No. 5

Have you ever been convicted of a felony? ☐ Yes ☒ No

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

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

grant management and grant application evaluation experience

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

Cultural Arts Commission began 8/22/2007 to current

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

Cultural Arts

What is your educational background?

Master's in Public Administration, B.S. Business Admin.

What is your occupational experience?

government grant management, US Census Bureau

* Plan Commission members must own property within the city.

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

Reta Day
Signature of Applicant

FOR OFFICE USE ONLY

Ad Valorem Tax Status

Current _____ Past Due _____

Signatures

Tax Clerk

Status of Utility Accounts

Current _____ Past Due _____

Accounting Clerk

Suit/Claim Filed in City Secretary's Office

Yes _____ No _____

City Secretary

Date Appointed _____

Appointed By _____

Date Notified _____

Date Disclosure Form Filed _____

Revised 4/2008