

## **AGENDA**

### **REGULAR MEETING OF THE CITY COUNCIL**

**City of Garland**

**Council Chambers, City Hall**

**200 North Fifth Street, Garland, Texas**

**December 18, 2012**

**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.

The Garland City Hall and Council Chambers are wheelchair accessible. Special parking is available on the north side of City Hall and the building may be accessed by a sloped ramp from the parking area to the door facing Fifth Street. 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) 205-2403 at least two working days prior to the meeting so that appropriate arrangements can be made. **BRILLE 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**

## **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 December 4, 2012 Regular Meeting.

2. Consider approval of the following bids:

- a. Landfill Dump Trucks Bid No. 3275-13

Holt Cat \$1,204,480.00

*This request is for the purchase of two articulating dump trucks for the Garland Landfill to be used in daily operations.*

- b. Replacement of Mobile Data Computers Bid No. 3279-13

Austin Ribbon and Computer \$171,874.26

*This request is for the replacement of aging mobile data computers used in fire engines, trucks, and ambulances. This replacement of aging hardware will meet public safety specifications for field computing.*

- c. Replacement Golf Carts and Equipment Bid No. 3280-13

Yamaha Golf Cart Company \$367,050.00

*This request is for the replacement of aging golf carts and equipment at Firewheel Golf Park. The equipment is significantly past its useful life and is scheduled for replacement in the 2013 Capital Improvement Program.*

*Due to equipment failures resulting in significant operational difficulties, an advanced capital purchase was considered by Council at the November 26, 2012 Work Session.*

3. **Consider a resolution accepting a Texas Department of Transportation Selective Traffic Enforcement Program – Impaired Driving Mobilization Grant in the amount of \$55,562.57.**

*At the December 18, 2012 Work Session, Council was scheduled to consider authorizing the acceptance of a Texas Department of Transportation Selective Traffic Enforcement Program – Impaired Driving Mobilization Grant related to driving while intoxicated enforcement in the amount of \$55,562.57 for FY 2012-13.*

### **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 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.**

4. **Hold public hearings on the following zoning cases:**
  - a. **Consider the application of R-Delta, requesting approval of a Specific Use Permit for Electrical Substation on property zoned Shopping Center (SC) District within the IH 30 Overlay. This property is located at 2896 Bobtown Road. (File 12-52)**

*The proposal is for approval of a Specific Use Permit for an Electrical Substation on property zoned Shopping Center within the I-30 Overlay. At the November 26, 2012 meeting, the Plan Commission (by an 8 to 0 vote) recommended approval as recommended by staff for a period of 50 years tied to GP&L.*

- b. Consider the application of 7-Eleven, Inc., requesting approval of a Specific Use Permit for Retail Sales with Gasoline Pumps on property zoned Shopping Center (SC) District. The property is located at 2435 West Miller Road. (File 12-54)**

*The proposal is for approval of a Specific Use Permit for Retail Sales with Gas on property zoned Shopping Center. At the November 26, 2012 meeting, the Plan Commission (by an 8 to 0 vote) recommended approval as recommended by staff for a period of 20 years tied to 7-Eleven, Inc.*

**5. 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.*

**6. 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](http://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.*

The City Council of the City of Garland, Texas convened in regular session at 7:00 PM on Tuesday, December 4, 2012, in the Council Chambers at City Hall with the following members present:

Mayor	Ronald Jones
Mayor Pro Tem	John Willis
Deputy Mayor Pro Tem	Preston Edwards
Councilmember	Anita Goebel
Councilmember	B.J. Williams
Councilmember	Lori Dodson
Councilmember	Rick Williams
Councilmember	Jim Cahill

MEMBERS ABSENT: Councilmember Marvin 'Tim' Campbell

STAFF PRESENT:	City Manager	William E. Dollar
	City Attorney	Brad Neighbor
	City Secretary	Lisa Palomba

CALL TO ORDER: The meeting was called to order by Mayor Ronald Jones. Deputy Mayor Pro Tem Edwards led the Invocation and the Pledge of Allegiance.

CEREMONIALS: Mayor Jones recognized and welcomed Leadership Garland Class No. 32.

CONSENT AGENDA: All items marked with asterisks (\*\*) on the Consent Agenda were voted on in a single motion at the beginning of the meeting. Mayor Jones noted that City Council Minutes of November 20, 2012 were revised by unanimous consent; and Councilwoman Dodson recused herself from discussion of Item 3a. A motion was made by Deputy Mayor Pro Tem Edwards, seconded by Mayor Pro Tem Willis, to approve Items: 1 as revised; 2a; 2b; 2c; 3a; 3b; 4; 5; 6; 7; and 8 as presented. A vote was cast. The motion carried unanimously with 8 Ayes; 0 Nays; (Councilman Campbell, absent).

1. Approved\*\* City Council Meeting minutes of the November 20, 2012 Regular Meeting as revised.

2a. Approved\*\* Award of Bid No. 3202-12 with Barnsco, Inc. in the amount of \$112,266.71 for concrete construction materials. This request is for the purchase of steel reinforcement bar and other miscellaneous supplies to support the Street Department's concrete paving program. Due to volatilities in the metals market, this is a six-month term contract with one renewal option.

2.b. Approved\*\*

Award of Bid No. 3144-12 to Barson Utilities, Inc. in the amount of \$1,391,988.40 for water and wastewater improvements. This request is for the construction of approximately 5,137 linear feet of 6" water line, 1,991 linear feet of 8" water line, and 3,876 linear feet of 6" sanitary sewer line, including all service connections, concrete and asphalt paving, manholes, and other incidentals.

2c. Approved\*\*

Award of Bid No. 2889-12 to Wiginton Hooker Jeffrey Architects P.C. in the amount of \$293,525.00 for architectural services for new Fire Station No. 5. This request is to provide architectural professional services for the new Fire Station No. 5 located at 5626 Lyons Road.

3a. Approved\*\*

Approve Ordinance No. 6581 (Zoning File No. 12-41, Garland Partners) amending the zoning laws of the City of Garland by approving a change in zoning from Planned Development (PD) Districts 00-63 and 87-28 for Freeway Uses and Agriculture (AG) District to Planned Development (PD) District for Mixed-Uses with Conditions and a Concept Plan on a 89.27-acre tract of land located southwest of President George Bush Turnpike, northwest of Holford Road, north of the Spring Creek Greenbelt and east of Naaman Forest Boulevard.

3b. Approved\*\*

Approve Ordinance No. 6582 (Zoning File No. 12-43, Dowdey, Anderson, and Associates, Inc.) amending the zoning laws of the City of Garland by approving a change of zoning from Planned Development (PD) District 09-07 for Single Family, Attached Uses (Townhouses) to a Planned Development (PD) District for Single Family, Detached Uses (Patio Homes), and a Detail Plan for 130 Single Family residences on a 42.549-acre tract of land located west of Castle Drive and south of Firewheel Parkway.

4. Approved\*\*

Approve by minute action authorizing the City Manager to execute an agreement to bind coverage with Sun Life effective January 1, 2013. The City of Garland sought proposals for stop loss coverage for the Group Health Insurance Plan through RFP #3157-12 and received two quotes, including one from Sun Life, which will provide the same contract parameters as the current Humana stop loss coverage with no increase in City contributions for calendar year 2013.

5. Approved\*\*

Approve by minute action authorizing the installation of appropriate signs in school zones prohibiting the use of cell

phones. At the November 20, 2012 Work Session, the Public Safety Committee recommended that Council consider authorizing the enforcement of the state law regarding the use of cell phones in school zones. The Committee also recommended the installation of appropriate signs in school zones prohibiting the use of cell phones.

6. Approved\*\*

Approve Ordinance No. 6583 amending Chapter 32, "Neighborhood Sanitation and Housing Services", 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. On October 1, 2012, the Community Services Committee recommended that Council consider modifications to Section 32.56 that regulates residential parking surfaces. The issue arose from the monetary hardships brought about by Code Compliance enforcement activities on noncompliant gravel driveways and the owner having no appeal process because of a poor reference in the current ordinance. At the November 20, 2012 Work Session, Council discussed proposed modifications to Section 32.56 that would correct the improper reference and designate the resident appeal be heard before the Housing Standards Board.

7. Approved\*\*

Approve Ordinance No. 6584 amending and restating Ordinance 6572 relating to the issuance of Commercial Paper Notes, in an aggregate principal amount at any one time outstanding not to exceed \$135,000,000 to provide interim financing to pay project costs for eligible projects and to refund obligations issued in connection with an eligible project; authorizing such short term obligations to be issued, sold and delivered in various forms, including Commercial Paper Notes and Bank Notes, and prescribing the terms, features and characteristics of such instruments; approving and authorizing certain authorized officers and employees of the City to act on behalf of the City in the selling and delivery of such short term obligations, within the limitations and procedures specified herein; making certain covenants and agreements in connection therewith; providing for the payment of the Commercial Paper Notes and Bank Notes; resolving other matters incident and related to the issuance, sale, security and delivery of Commercial Paper Notes, including the approval of an amended and restated issuing and paying agent agreement, reimbursement agreements and an amended and restated dealer agreement; approving the use of an offering memorandum in connection with the sale from time to time of such short term obligations.

8. Approved\*\*

Approve Resolution No. 10085 authorizing the City Manager to execute an Economic Development Agreement with Stainback Organization. The Stainback Organization has requested that the City enter into an Economic Development Agreement for the purpose of developing two Wal-Mart Neighborhood Grocery stores to be located at (1) the northwest quadrant of S. Garland Ave. and Miller Rd. and (2) the northwest quadrant of N. First Street and W. Buckingham Rd. The economic development agreement is contingent upon the development of both sites. The grocery stores will contain a minimum of 35,000 sq. ft. of floor area. It is anticipated that the new economic development agreement will create additional jobs, sales tax, and ad valorem tax to the City.

ITEMS FOR INDIVIDUAL CONSIDERATION: No items to consider.

CITIZEN COMMENTS: No citizens spoke.

There being no further business to come before the City Council, Mayor Jones adjourned the meeting at 7:04 p.m.

CITY OF GARLAND

Signed:

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Mayor Ronald Jones

Attest:

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Lisa Palomba, City Secretary





**GARLAND**  
PURCHASING

Bid No.: 3275-13  
Agenda Item: 2a  
Meeting: Council  
Date: 12/18/12

## Purchasing Report

### LANDFILL DUMP TRUCKS OPEN MARKET

#### PURCHASE JUSTIFICATION:

The purpose of this contract is to purchase two (2) Articulating Dump Trucks for the City of Garland Landfill to be used in daily operations. The articulating dump trucks being utilized at the Landfill are beyond their useful life, and one of them is currently out of service. These dump trucks are being purchased through the BuyBoard Purchasing Cooperative Contract #345-10. Funding for these items is scheduled for inclusion in the 2013 Capital Improvement Program (CIP).

#### AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Holt Cat	All	\$1,204,480.00

**TOTAL:** \$1,204,480.00

#### BASIS FOR AWARD:

##### Cooperative Purchase

Submitted by:

Reviewed by:

Gary L. Holcomb, CPPO, C.P.M.  
Director of Purchasing

William E. Dollar  
City Manager

Date: 12/07/12

Date: 12/10/12

#### FINANCIAL SUMMARY:

Total Project/Account: \$ 1,214,000

Expended/Encumbered to Date: -0-

Balance: \$ -0-

This Item: 1,204,480

Proposed Balance: \$ 9,520

Matt Watson 12/10/12

Budget Analyst Date

Ron Young 12/10/12

Budget Director Date

Operating Budget: ☐ CIP: ☒ Year: 2013

Document Location: N/A

Account #: 635-1609-1714800-9009

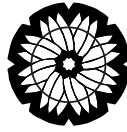
#### Fund/Agency/Project – Description:

Landfill / EWS - Disposal / Articulating Dump Trucks

#### Comments:

Funded on Reimbursement Resolution and will be included in 2013 CIP.





# **GARLAND**

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## **PURCHASING**

### **Executive Summary Bid 3275-13 Landfill Dump Trucks**

**Recommended Vendor:**

Holt Cat

**Total Recommended Award:**

\$1,204,480.00

**Basis for Award:**

Cooperative Purchase

**Purpose:**

The purpose of this contract is to purchase two (2) articulating dump trucks for the City of Garland Landfill to be used in daily operations. The articulating dump trucks being utilized at the Landfill are beyond their useful life, and one of them is currently out of service.

**Evaluation:**

These articulating dump trucks are provided by Holt Cat through the BuyBoard Purchasing Cooperative contract #345-10.

**Recommendation:**

Staff recommends purchasing the articulating dump trucks from Holt Cat.

**Funding Information:**

635-1609171-4800-9009

**Department Director:**

Terry Anglin, Fleet Director, 972-205-3584



**GARLAND**  
PURCHASING

Bid No.: 3279-13  
Agenda Item: 2b  
Meeting: Council  
Date: 12/18/12

## Purchasing Report

### REPLACEMENT OF MOBILE DATA COMPUTERS OPEN MARKET

#### PURCHASE JUSTIFICATION:

The purpose of this contract is to replace aging mobile data computers used in fire engines, trucks, and ambulances. This replacement of aging hardware will meet public safety specifications for field computing. This purchase is being made through the Department of Information Resources (DIR) Contract DIR SDD-1365. The replacement was included as part of the Information Technology Replacement Fund.

#### AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Austin Ribbon and Computer (ARC)	All	\$171,874.26
<b>TOTAL:</b>		<b>\$171,874.26</b>

#### BASIS FOR AWARD:

##### Cooperative Purchase

Submitted by:

Reviewed by:

Gary L. Holcomb, CPPO, C.P.M.  
Director of Purchasing

William E. Dollar  
City Manager

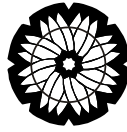
Date: 12/07/12

Date: 12/10/12

#### FINANCIAL SUMMARY:

Total Project/Account:	\$ 277,000	Operating Budget:	<input checked="" type="checkbox"/>	CIP:	<input type="checkbox"/>	Year:	2012-13
Expended/Encumbered to Date:	-0-	Document Location:	Page 133				
Balance:	\$ 277,000	Account #:	413-1311-9029				
This Item:	171,874	Fund/Agency/Project – Description:	IT Replacement Fund – Replacement of Mobile Data Computers for Fire Department				
Proposed Balance:	\$ 105,126	Comments:	New mobile units to be used in fire engines, trucks, and ambulances.				
Matt Monedero	12/10/12						
Budget Analyst	Date						
Ron Young	12/10/12						
Budget Director	Date						





# **GARLAND**

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## **PURCHASING**

### **Executive Summary** **Bid 3279-13** **Replacement of Mobile Data Computers**

**Recommended Vendor:**

Austin Ribbon and Computer (ARC)

**Total Recommended Award:**

\$171,874.26

**Basis for Award:**

Cooperative Purchase

**Purpose:**

The purpose of this contract is to replace the aging mobile data computers used in fire engines, trucks and ambulances. This replacement of aging hardware will meet public safety specifications for field computing. Thirteen (13) existing devices will be eliminated as part of the upgrade.

**Evaluation:**

ARC holds the Department of Information Resources (DIR) contract for ruggedized Panasonic devices that are recommended for field use. Similar Panasonic devices have been successfully deployed in the City over the past ten (10) years without incident.

**Recommendation:**

Staff recommends ordering the ruggedized Panasonic devices from ARC.

**Funding Information:**

413-1311-9029

**Department Director:**

Steven Niekamp, Chief Information Officer, 972-781-7205



**GARLAND**  
PURCHASING

Bid No.: 3280-13  
Agenda Item: 2c  
Meeting: Council  
Date: 12/18/12

## Purchasing Report

### REPLACEMENT GOLF CARTS AND EQUIPMENT FOR FIREWHEEL GOLF PARK OPEN MARKET

#### PURCHASE JUSTIFICATION:

The purpose of this contract is to replace aging golf carts and equipment at Firewheel Golf Park. The equipment is significantly past its useful life and is scheduled for replacement in the 2013 CIP. However, due to equipment failures resulting in significant operational difficulties, an Advanced Capital Purchase was approved at the November 26, 2012, Work Session. The golf carts and equipment are being purchased through the BuyBoard Purchasing Cooperative Contract #373-11.

#### AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Yamaha Golf Car Company	All	\$367,050.00
<b>TOTAL:</b>		<b>\$367,050.00</b>

#### BASIS FOR AWARD:

##### Cooperative Purchase

Submitted by:

Reviewed by:

Gary L. Holcomb, CPPO, C.P.M.  
Director of Purchasing

William E. Dollar  
City Manager

Date: 12/10/12

Date: 12/10/12

#### FINANCIAL SUMMARY:

Total Project/Account:	\$ 367,050
Expended/Encumbered to Date:	-0-
Balance:	\$ 367,050
This Item:	367,050
Proposed Balance:	\$ -0-

Operating Budget: ☐ CIP: ☒ Year: 2013

Document Location: N/A

Account #: 256-4419-3653100-9007

Fund/Agency/Project – Description:  
Golf Park COs / Firewheel Golf / Golf Carts

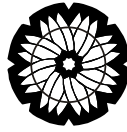
Comments:  
Funded on Reimbursement Resolution.

Budget Analyst Date

Budget Director Date







# **GARLAND**

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## **PURCHASING**

### **Executive Summary** **Bid 3280-13** **Replacement Golf Carts and Equipment for Firewheel**

#### **Recommended Vendors:**

Yamaha Golf Car Company	\$487,050.00
Less Trade In Allowance	<u>-\$120,000.00</u>

**Total Recommended Award:** \$367,050.00

#### **Basis for Award:**

Cooperative Purchase

#### **Purpose:**

The purpose of this contract is to replace aging golf carts and equipment at Firewheel Golf Course. This replacement includes 120 golf carts, a tow cart, two beverage carts and a driving range picker. The equipment is significantly past its useful life and is scheduled for replacement.

#### **Evaluation:**

The golf carts and equipment are provided by Yamaha Golf Car Company through the BuyBoard Purchasing Cooperative contract #373-11.

#### **Recommendation:**

Staff recommends ordering the replacement golf carts and equipment from Yamaha Golf Car Company.

#### **Funding Information:**

256-4419-3653100-9007

#### **Department Director:**

Don Kennedy, Director of Golf, 972-205-2797



## City Council Item Summary Sheet

☐ Work Session

Date: 12/18/2012

☒ Agenda Item

### **2012-2013 Texas Department of Transportation (TxDOT) Selective Traffic Enforcement Program (STEP) Impaired Driving Mobilization (IDM) Grant**

#### **Summary of Request/Problem**

Council is requested to adopt a resolution authorizing the City Manager to accept a State of Texas Department of Transportation (TxDOT) Selective Traffic Enforcement Program (STEP) – Impaired Driving Mobilization Grant related to driving while intoxicated (DWI) enforcement in the amount of \$55,562.57 for FY 2012 – 2013. The required enforcement periods will be conducted on the following dates: Christmas/New Year's Wave – December 21, 2012 to January 1, 2013; Spring Break Wave – March 8, 2013 to March 17, 2013; Independence Day Wave – June 28, 2013 to July 7, 2013; and Labor Day Wave – August 16, 2013 to September 2, 2013. The grant will be utilized to provide an even greater level of traffic safety for the citizens of the City of Garland. The goal of this grant is to increase effective enforcement and adjudication of traffic safety-related laws to reduce fatal and serious crashes; and to reduce the number of DWI-related crashes, injuries, and fatalities.

This item was considered by Council at the December 18, 2012 Work Session.

#### **Recommendation/Action Requested and Justification**

Approve a resolution authorizing the City Manager to accept the State of Texas Department of Transportation (TxDOT) Selective Traffic Enforcement Program (STEP) – Impaired Driving Mobilization Grant for FY 2012 - 2013 in the amount of \$55,562.57.

#### **Submitted By:**

**Mitchel L. Bates**  
Chief of Police  
Garland Police Department

#### **Approved By:**

**William E. Dollar**  
City Manager

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION ACCEPTING A TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) SELECTIVE TRAFFIC ENFORCEMENT PROGRAM (STEP) - IMPAIRED DRIVING MOBILIZATION (IDM) GRANT IN THE AMOUNT OF \$55,562.57; AND PROVIDING AN EFFECTIVE DATE.

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

**Section 1**

That the Garland City Council hereby accepts a Texas Department of Transportation (TxDOT) Selective Traffic Enforcement Program - Impaired Driving Mobilization Grant in the amount of \$55,562.57 for the purpose of enforcing driving while intoxicated (DWI) violations during four (4) separate enforcement waves: Christmas/New Year's Wave - December 21, 2012 to January 1, 2013; Spring Break Wave - March 8, 2013 to March 17, 2013; Independence Day Wave - June 28, 2013 to July 7, 2013; and Labor Day Wave - August 16, 2013 to September 2, 2013.

**Section 2**

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

PASSED AND APPROVED this the \_\_\_\_\_ day of \_\_\_\_\_, 2012.

**CITY OF GARLAND, TEXAS**

\_\_\_\_\_  
Mayor

**ATTEST:**

\_\_\_\_\_  
City Secretary



# Planning Report

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File No. 12-52/District 4

Agenda Item:

Meeting: City Council

Date: December 18, 2012

R-Delta Engineers

2896 Bobtown Road

## REQUEST

Approval of a Specific Use Permit for Electrical Substation on property zoned Shopping Center (SC) District within the IH 30 Overlay.

## OWNER

City of Garland

## PLAN COMMISSION RECOMMENDATION

On November 26, 2012 the Plan Commission, by a vote of eight (8) to zero (0), recommended approval of a Specific Use Permit for Electrical Substation for a period of 50 years tied to Garland Power & Light.

## STAFF RECOMMENDATION

Approval of a Specific Use Permit for Electrical Substation for a period of 50 years and tied to Garland Power & Light. The substation expansion will provide enhanced electrical system reliability to GP&L customers in the South Garland area. The proposed expansion will not generate a negative visual impact given that it will be located within the parameters of the existing screening wall and several hundred feet from the nearest thoroughfares and residential district.

## BACKGROUND

The subject property is currently developed with an electrical substation that has been in operation since 2003. The applicant seeks approval of a Specific Use Permit to expand the existing electrical substation within the existing masonry perimeter screening wall. Electrical Substation in the Shopping Center (SC) District and within the IH 30 Overlay is permitted only by Specific Use Permit.

## SITE DATA

The subject property contains 4.3344 acres with approximately 55 feet of frontage along Bobtown Road. The site can only be accessed from Bobtown

Road. The existing electrical substation area is setback approximately 500 feet from Bobtown Road and is screened on all sides by a masonry wall.

## **USE OF PROPERTY UNDER CURRENT ZONING**

The Shopping Center (SC) District provides for the establishment of convenient retail and personal service activities by grouping compatible uses in a single center which is designed in an integrated manner according to an overall site plan. The Shopping Center (SC) District accommodates shopping center development having a neighborhood or community service area.

## **COMPREHENSIVE PLAN**

The Future Land Use Map of the Envision Garland Plan recommends Urban Neighborhoods for the subject property. Urban Neighborhoods are higher density residential developments. This residential option may utilize vertical mixed-use integrated into the surrounding area, reflecting the area's dominant character or, when desired, promoting a new character. This type of development should encourage access to a range of mobility options and is generally located in the vicinity of major intersections and/or secondary arterial streets, with proximity to significant bus or rail amenities.

While the subject property was developed in 2003 with the existing electrical substation, 9 years before the adoption of the Future Land Use Map of the Envision Garland Plan, its expansion represents an infrastructure component that is vital in the support of future development as recommended in the Future Land Use Map of the Envision Garland Plan.

## **CONSIDERATIONS**

1. The applicant is requesting a Specific Use permit to expand the existing electrical substation within the parameters of the existing screening wall. The expansion involves the installation of one additional distribution transformer, one new switchgear, additional switches, additional breakers, associated buswork and support structures, and underground electrical feeder infrastructure.
2. The screened electrical substation is setback approximately 500 feet from Bobtown Road. Furthermore, the screened electrical substation area is approximately 280 feet from Rosehill Road and 550 feet to the nearest residential district.

3. The applicant is requesting approval of the Specific Use Permit for a period of 50 years tied to **Garland Power & Light**.

### **COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES**

The properties located to the north of the subject property and across Bobtown Road are zoned Single Family Dwelling (SF-7) District and are developed with single family dwelling units. The properties to the east and south are zoned Freeway (FW) District and are mainly large tracts of undeveloped land. The properties to the west are zoned Agriculture (AG) District and Shopping (SC) District; these properties are mainly large tracts of undeveloped land with the exception of a few residential dwelling units facing Bobtown Road and an Oncor electrical substation located immediately west of the subject property.

The existing electrical substation has existed on the subject property since 2003 with no apparent negative impact to the surrounding properties. The expansion of the electrical substation is approximately 550 linear feet to the nearest residential district; furthermore, the entire expansion of the electrical substation will occur within the screened area. The proposed expansion will not generate nuisances to the surrounding area.

Prepared By:

Josue De La Vega  
Development Planner

Date: December 6, 2012

Reviewed By:

Neil Montgomery  
Director of Planning

Date: December 7, 2012

Reviewed By:

William E. Dollar  
City Manager

Date: December 11, 2012







## **SPECIFIC USE PERMIT CONDITIONS**

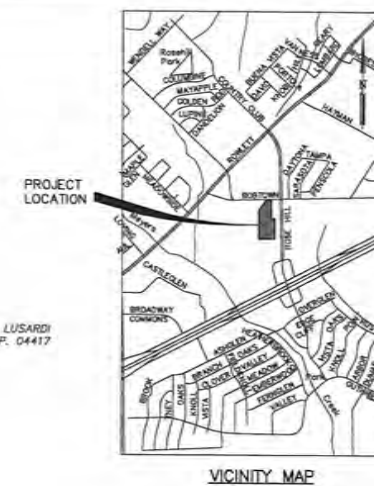
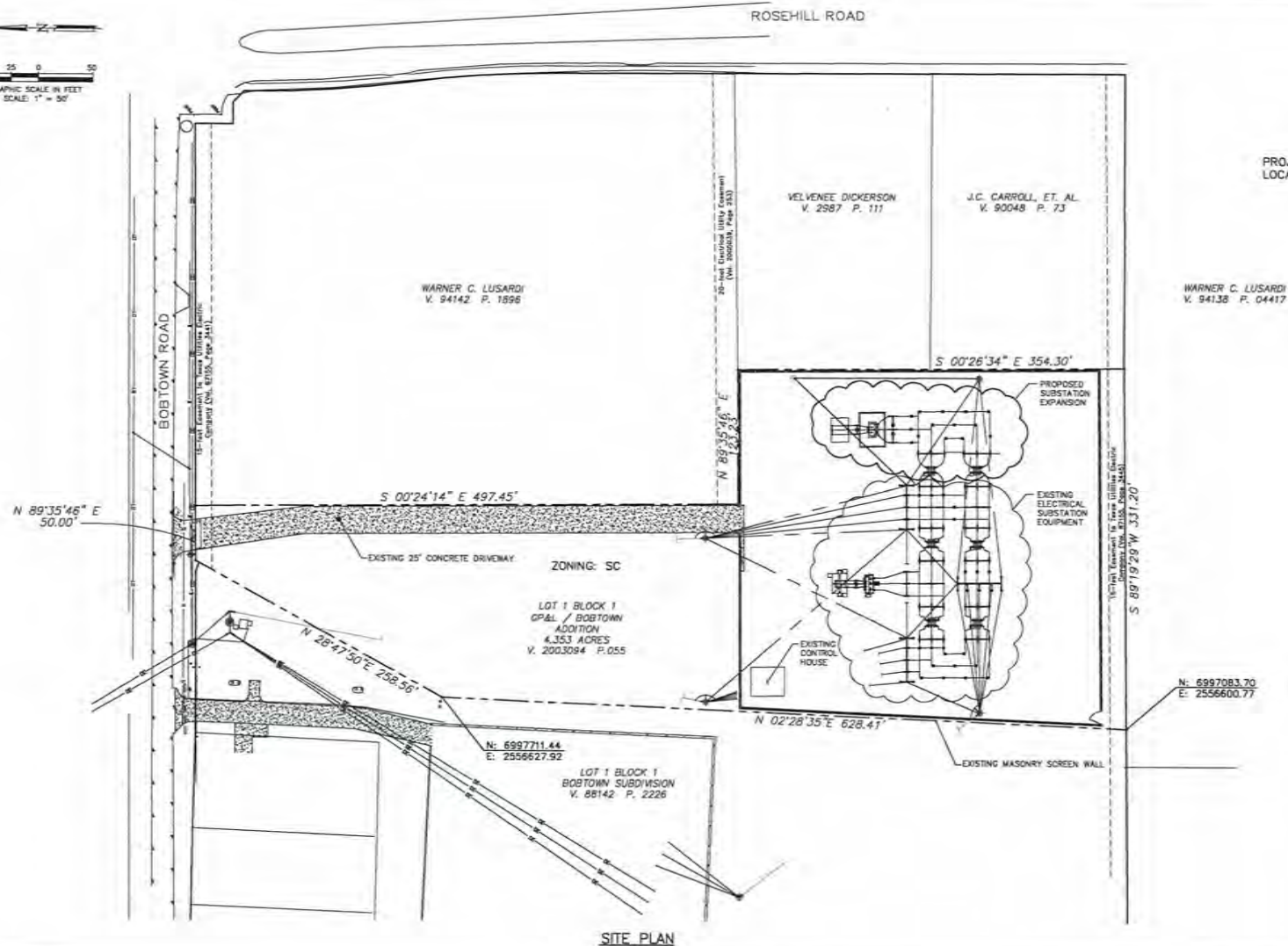
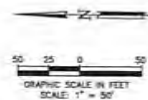
### **ZONING FILE 12-52**

**2896 Bobtown Road**

- I. **Statement of Purpose:** The purpose of this Specific Use Permit is to permit the expansion of an electrical substation on the subject property.
- II. **Statement of Effect:** This permit shall not affect any regulation found in the Comprehensive Zoning Ordinance, as amended, except as specifically provided herein.
- III. **General Regulations:** All regulations of the IH 30 Development Standards and Shopping Center (SC) District set forth in Section 24, 33 and 48 of the Comprehensive Zoning Ordinance, Ordinance No. 4647 are included by reference and shall apply, except as otherwise specified in this ordinance.
- IV. **Specific Regulations:**
  - A. Time Period: The Specific Use Permit shall be in effect for a 50 year time period and tied to **Garland Power & Light**.
  - B. Site Plan: Development shall be in conformance with site plan labeled Exhibit C.



**EXHIBIT C**

[illegible]

# GARLAND

GARLAND POWER &amp; LIGHT

R-DELTA ENGINEERS, INC.

618 MAIN STREET GARLAND, TEXAS  
 PH. (972) 494-5001 FAX (972) 494-2170  
 WWW.RIDELTA.COM TIME FIRM NO. F-000137

JOB NO. 2071-12		DESIGN BY FAP	
CREATED		CODE	
PLOTTED		CHECKED BY	
LAST UPDATE BY			
DRAWN: KLS		SCALE: AS SHOWN	
CHECKED: RDE	DRAWING NO.:		ISSU
APPROVED:	<div style="text-align: center; font-size: 2em; font-weight: bold;">SUP - 1</div>		
FILENAME:			

**SITE PLAN  
ROSEHILL SUBSTATION  
SPECIFIC USE PERMIT**



October 25, 2012

City of Garland  
Planning Department  
P.O. Box 469002  
Garland, Texas 75040

**ATTENTION: Ms. Chasidy Allen**

**SUBJECT: Rosehill Substation Expansion  
Submittal of SUP Request and Supporting Documentation  
Case Number 121011-2**

Dear Ms. Allen,

Garland Power and Light (GP&L) wishes to expand their existing Rosehill Substation located at 2876 Bobtown Road in Garland, Texas. The electrical substation expansion involves the installation of one additional distribution transformer, one new switchgear, additional switches, additional breakers, associated buswork and support structures, and underground electrical feeder infrastructure. All proposed electrical equipment will be installed inside of the existing masonry perimeter screening wall. The substation expansion is proposed to provide enhanced electrical system reliability to GP&L customers in the South Garland area.

The property was platted as Lot 1, Block 1 of the GP&L/Bobtown Addition in 2005 (Volume 2005039 Page 00253 DRDCT) and has been utilized for electrical substation purposes since that time.

During the project presubmittal meeting on October 11, 2012, we were informed that a Specific Use Permit was required for the property before the substation expansion would be permitted. Towards this end we are submitting the following:

- Completed Zoning Application
- 13 – 24" x 36" black line prints of SUP Site Plan (folded)
- 1 – 8 ½" x 11" copy of Zoning Site Plan

Due to the nature of the proposed improvements, the Engineering Department's comments from the presubmittal meeting state "No Engineering Site Permit Required"; therefore no civil engineering plans accompany this submittal. Also, since the substation expansion will take place inside of the existing perimeter masonry screen walls, we have not included a Landscaping Plan with this submittal. We understand that the

landscaping and screening issues were addressed during development plan reviews for the original substation design in 2005.

Please feel free to contact me with any questions or comments you may have regarding this submittal. We look forward to a cooperative effort during the zoning process.

Best Regards,



**R-DELTA ENGINEERS, INC.**  
**TBPE Firm No. F-001515**

Frank A. Polma, P.E.  
Vice President of Operations

Cc: Mr. Steve Foster – GP&L (w/ attachments)



## **Z 12-52**

Specific Use Permit for Electrical Substation on property zoned Shopping Center (SC) District within the IH 30 Overlay and located at 2896 Bobtown Road.



Looking south from Bobtown Rd. at the subject property (Shopping Center District)



Looking north from the subject site at the properties across Bodtown Rd. (Single Family Dwelling District)



Looking west from the subject site at the adjacent property (Shopping Center District)



Looking east from the subject site at the adjacent property (Freeway District)

## REPORT & MINUTES

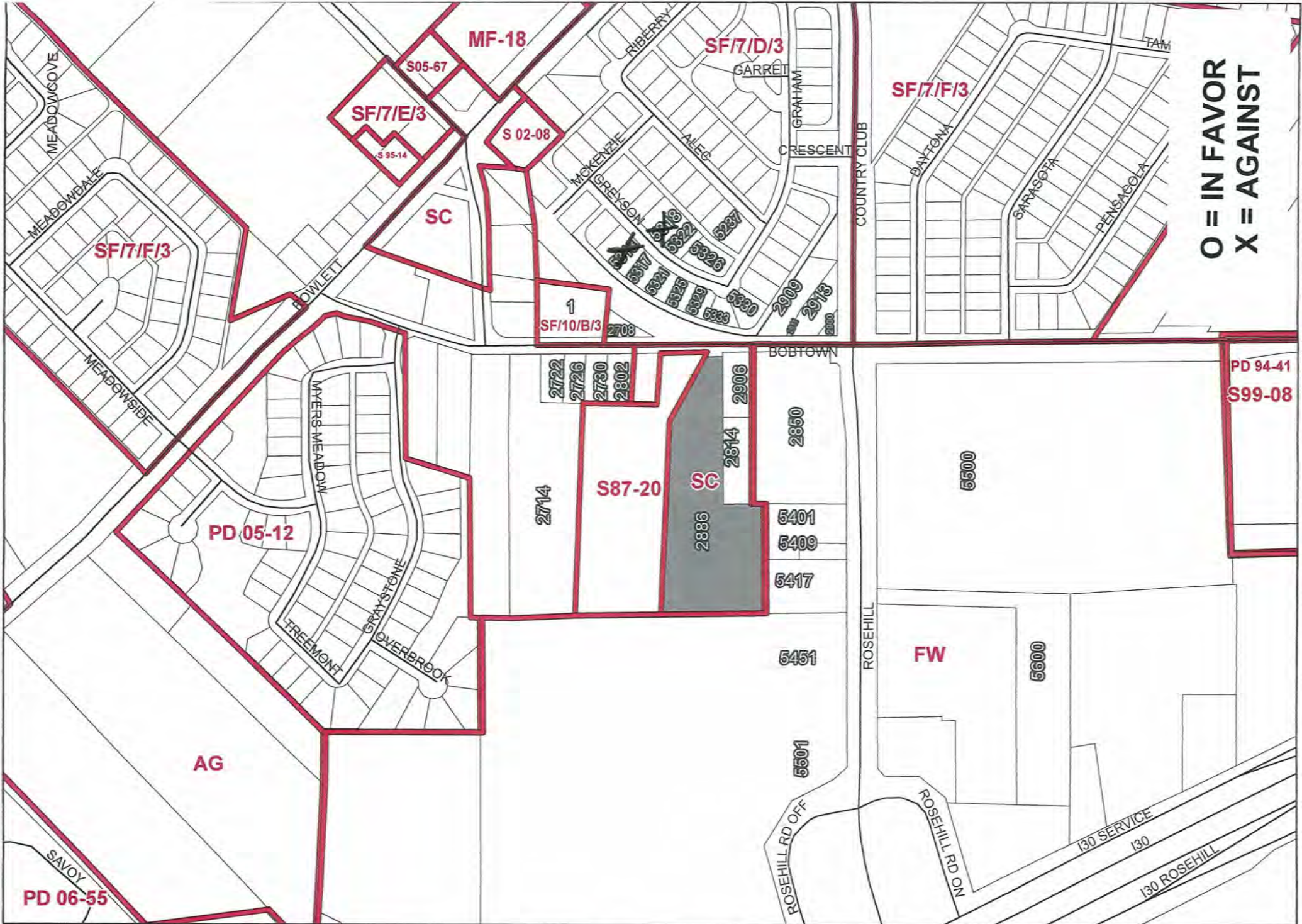
P.C. Meeting, November 26, 2012 (8 Members Present)

**Consideration of the application of R-Delta, requesting approval of a Specific Use Permit for Electrical Substation on property zoned Shopping Center (SC) District within the IH 30 Overlay. This property is located at 2896 Bobtown Road. (File 12-52)**

There were not speakers for this case.

**Motion** was made by Commissioner O'Hara, seconded by Commissioner Welborn to **approve** the request for a Specific Use Permit for an Electrical Substation for a period of 50 years tied to G P & L. **Motion carried: 8** Ayes, 0 Nays.





O = IN FAVOR  
X = AGAINST

0 200 400 Feet

# ZONING Z 12-52

INDICATES AREA OF REQUEST





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

November 15, 2012

HEARING DATE/TIME: Plan Commission: November 26, 2012 – 7:00 PM

APPLICANT: R-Delta Engineers

**File Z 12-52**

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, November 26, 2012, in the Council Chambers of City Hall, 200 North Fifth Street, to consider the application of **R-Delta Engineers** requesting approval of a Specific Use Permit for Electrical Substation on property zoned Shopping Center (SC) District within the IH 30 Overlay. The property is shown on the enclosed sketch and is described as follows:

Being an approximate 4.3344-acre parcel shown as Lot 1 Block 1 of G. P. & L./Bobtown Addition, an addition to the City of Garland. The property is located at 2896 Bobtown Road. (District 4)

**Note: The applicant seeks approval of a Specific Use Permit to expand the existing electrical substation within the existing masonry perimeter screening wall.**

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return to **City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002**. 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.

it would make VALUE OFF  
my HOUSE go DOWN MORE

(Please complete the following information)

Your Property Address

Printed Name JESSIE L JARDEW  
Address 5313 GREYSON DR City, State TX Zip 75043

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

Signature Jessie L Jarde Title Home owner  
Date: 11-19-12



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

November 15, 2012

HEARING DATE/TIME: Plan Commission: November 26, 2012 – 7:00 PM

APPLICANT: R-Delta Engineers

**File Z 12-52**

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, November 26, 2012, in the Council Chambers of City Hall, 200 North Fifth Street, to consider the application of **R-Delta Engineers** requesting approval of a Specific Use Permit for Electrical Substation on property zoned Shopping Center (SC) District within the IH 30 Overlay. The property is shown on the enclosed sketch and is described as follows:

Being an approximate 4.3344-acre parcel shown as Lot 1 Block 1 of G. P. & L./Bobtown Addition, an addition to the City of Garland. The property is located at 2896 Bobtown Road. (District 4)

**Note: The applicant seeks approval of a Specific Use Permit to expand the existing electrical substation within the existing masonry perimeter screening wall.**

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return to **City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002**. 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.

---

---

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(Please complete the following information)

Your Property Address

Printed Name Aureliano Flores  
Address 5318 Greyson Dr. City, State Garland, TX Zip 75043

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

Signature

Title

Date:

11/16/2012





# Planning Report

---

File No. 12-54/District 8

Agenda Item:

Meeting: City Council

Date: December 18, 2012

**7-Eleven Inc.**

**2435 West Miller Road**

## **REQUEST**

Approval of a Specific Use Permit for Retail Sales with Gasoline Pumps on property zoned Shopping Center (SC) District.

## **OWNER**

7-Eleven Inc.

## **PLAN COMMISSION RECOMMENDATION**

On November 26, 2012 the Plan Commission, by a vote of eight (8) to zero (0), recommended approval of a Specific Use Permit for Retail Sales with Gasoline Pumps for a period of 20 years tied to 7-Eleven Inc.

## **STAFF RECOMMENDATION**

Approval of a Specific Use Permit for Retail Sales with Gas Pumps for a period of 20 years and tied to 7-Eleven Inc. The existing gas station has served the residents and employees from the nearby neighborhoods and businesses for the past 16 years. The gas station is appropriately located at a major intersection and its service is compatible with the surrounding area as well as consistent with the recommendation of the Future Land Use Map of the Envision Garland Plan.

## **BACKGROUND**

The subject property was developed in 1996 with a convenience store with gas pumps. Previously in 1995, City Council approved a Specific Use Permit (S94-51) for Retail Sales with Gas Pumps. In 1997 the subject property went through a change of ownership and City Council approved a Specific Use Permit (S97-46) for Retail Sales with Gas Pumps tied to the new owner. Finally in 2005, a second change of ownership occurred and City Council approved a Specific Use Permit (S05-39) to continue the use of the convenience store with gas pumps under the new owner's name. The subject property is once again changing ownership and the applicant is requesting approval of a Specific Use Permit for Retail Sales with Gasoline Pumps to be issued to 7-Eleven Inc.

## **SITE DATA**

The subject property contains 1.705 acres with approximately 220 feet of frontage along South Shiloh Road and 270 feet of frontage along West Miller Road. The site can be accessed from both South Shiloh Road and West Miller Road. The subject property consists of a 3,110 square foot building containing a convenience store, a 4,130 square foot canopy covering 6 fuel dispensers, and an automated carwash structure.

## **USE OF PROPERTY UNDER CURRENT ZONING**

The Shopping Center (SC) District provides for the establishment of convenient retail and personal service activities by grouping compatible uses in a single center which is designed in an integrated manner according to an overall site plan. The Shopping Center (SC) District accommodates shopping center development having a neighborhood or community service area.

## **COMPREHENSIVE PLAN**

The Future Land Use Map of the Envision Garland Plan recommends Neighborhoods Centers for the subject property. Neighborhood centers provide a mix of retail, services and community gathering places. This center should be appropriately scaled to adjacent residential areas. This type of center is predominantly, but not exclusively, non-residential. Neighborhood Centers are served by local roads and transit routes. For the past 16 years, the existing gas station has served the residents of the neighborhoods located immediately to the east of the subject property; furthermore, the gas station is conveniently and appropriately located at the corner of two major thoroughfares.

## **CONSIDERATIONS**

1. The applicant is requesting a Specific Use Permit for Retail Sales with Gas Pumps to continue the operation of an existing gas station under new ownership. Currently there are no plans for expansion or for any improvements to the subject property.
2. Section 10-200 of the Comprehensive Zoning Ordinance requires 1 parking space per 200 square feet for Retail Sales with Gas Pumps. The existing convenience store contains 3,110 square feet and thus the site is required to have 16 parking spaces. There are currently 26 parking spaces on the subject property.

3. The existing signage will remain unaltered and will continue to bear the name and logo of the existing gas station operator for approximately the next 2 years.
4. As a condition of the Specific Use Permit approval the owner/operator shall provide a \$40,000 surety bond or similar security to the City to ensure the removal of all buildings, equipment, above-ground and underground storage tanks and/or other improvements in the event the business operations (retail sales with gas pumps) ceases operation for a period of two or more years, Section 10-309(c) of the Comprehensive Zoning Ordinance.
5. The applicant is requesting approval of the Specific Use Permit for a period of 20 years tied to **7-Eleven Inc.**

## **COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES**

The subject property is particularly located between an industrial area and a residential area. The properties to the west of South Shiloh Road are zoned Industrial 1 (I-1) District and Industrial 2 (I-2) District; these properties consist of vacant land and lots developed with buildings that are used for warehousing and high commercial activity. The properties at or near the subject intersection have been developed with a mix of uses including manufacturing, a convenience store, a QuickTrip gas station, and general office. The properties to the east of South Shiloh Road are zoned Single Family Dwelling (SF-10) District and Single Family Dwelling (SF-7) District; these properties are developed with single family residences. If approved, the Specific Use Permit will allow the continuation of a compatible, well-established business at the corner of two major thoroughfares.

Prepared By:

Josue De La Vega  
Development Planner

Date: December 6, 2012

Reviewed By:

Neil Montgomery  
Director of Planning

Date: December 7, 2012

Reviewed By:

William E. Dollar  
City Manager

Date: December 11, 2012





0 200 400 Feet

**ZONING** **Z 12-54**

 INDICATES AREA OF REQUEST



## **SPECIFIC USE PERMIT CONDITIONS**

### **ZONING FILE 12-54**

#### **2435 West Miller Road**

- I. **Statement of Purpose:** The purpose of this Specific Use Permit is to permit the operation of a gas station under new ownership.
- II. **Statement of Effect:** This permit shall not affect any regulation found in the Comprehensive Zoning Ordinance, as amended, except as specifically provided herein.
- III. **General Regulations:** All regulations of Section 10-309 and the Shopping Center (SC) District set forth in Section 24, 33 and 48 of the Comprehensive Zoning Ordinance, Ordinance No. 4647 are included by reference and shall apply, except as otherwise specified in this ordinance.
- IV. **Specific Regulations:**
  - A. Time Period: The Specific Use Permit shall be in effect for a 20 year time period and tied to **7-Eleven Inc.**
  - B. Site Plan: Subject property shall remain in general conformance with site plan labeled Exhibit C.
  - C. Surety Bond: The owner/operator shall provide a \$40,000 surety bond or similar security to the City to ensure the removal of all buildings, equipment, above-ground and underground storage tanks and/or other improvements in the event the business operations (retail sales with gas pumps) ceases operation for a period of two or more years, Section 10-309(c) of the Comprehensive Zoning Ordinance.

ה'תש"ח - 1947  
ה'תש"ט - 1948  
ה'תש"ס - 1949

ACCOUNT	DATE	AMOUNT	ACCOUNT
RECEIPTS	1974	100.00	RECEIPTS
EXPENSES	1974	100.00	EXPENSES
RECEIPTS	1975	100.00	RECEIPTS
EXPENSES	1975	100.00	EXPENSES
RECEIPTS	1976	100.00	RECEIPTS
EXPENSES	1976	100.00	EXPENSES
RECEIPTS	1977	100.00	RECEIPTS
EXPENSES	1977	100.00	EXPENSES
RECEIPTS	1978	100.00	RECEIPTS
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RECEIPTS	2006	100.00	RECEIPTS
EXPENSES	2006	100.00	EXPENSES
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RECEIPTS	2011	100.00	RECEIPTS
EXPENSES	2011	100.00	EXPENSES
RECEIPTS	2012	100.00	RECEIPTS
EXPENSES	2012	100.00	EXPENSES
RECEIPTS	2013	100.00	RECEIPTS
EXPENSES	2013	100.00	EXPENSES
RECEIPTS	2014	100.00	RECEIPTS
EXPENSES	2014	100.00	EXPENSES
RECEIPTS	2015	100.00	RECEIPTS
EXPENSES	2015	100.00	EXPENSES
RECEIPTS			

[illegible]

Example 1:  $\frac{1}{2} \times \frac{3}{4} = \frac{3}{8}$

STATE OF TEXAS

THEY HAVE MADE A BURNING OF THE CROOKED  
AND THE FENCED PROPERTY AND WE CERTAINLY WILL BURN  
THEY ARE WORTHY OF A BURNING. (SPEAKING OF THE CROOKED)

*James P. Kinley*

ATTN: THE MANUFACTURERS OF THE TRUCKS AND TRAILERS  
BEARING THE TRUCKS

MAY 29, 2004

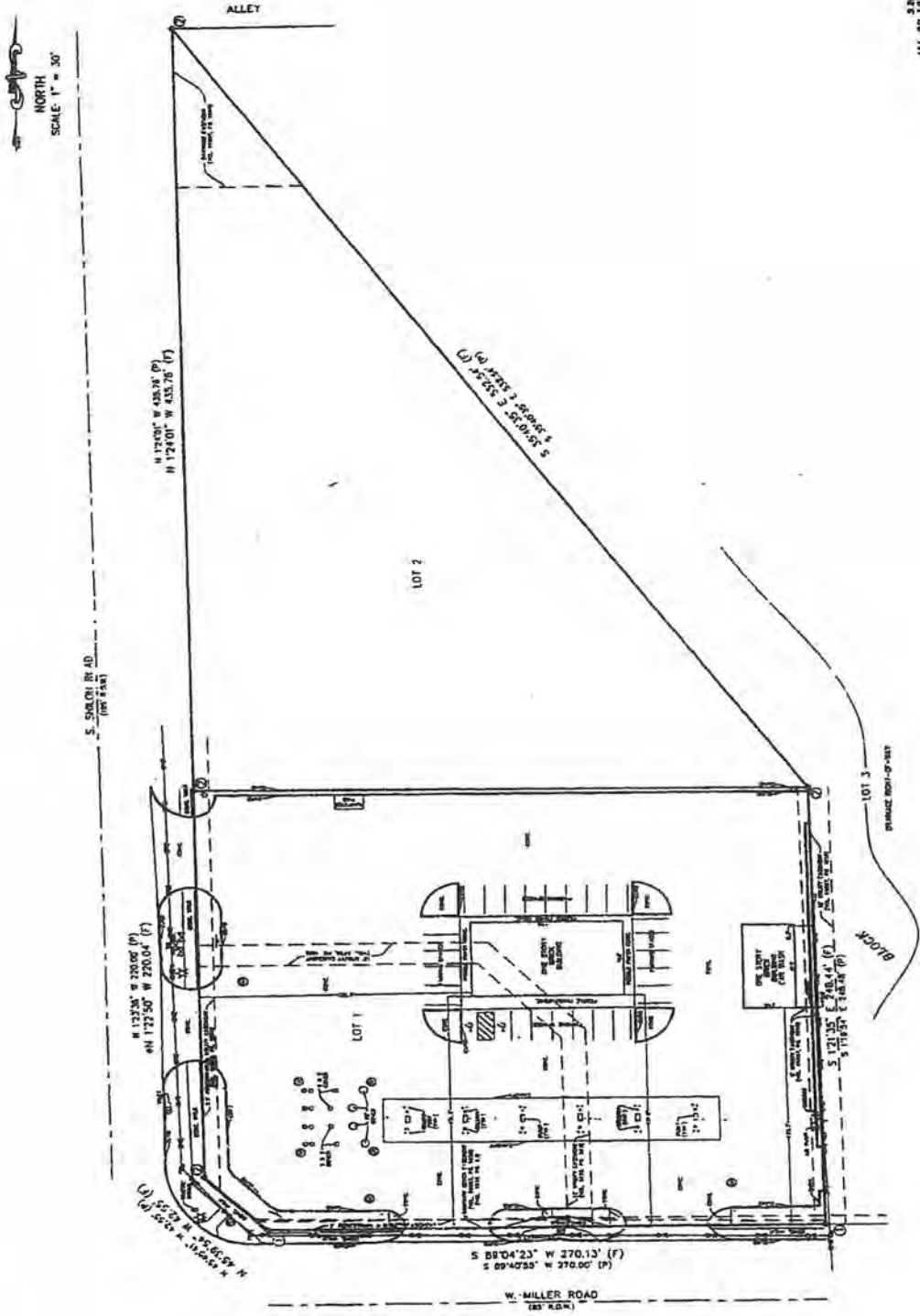
SUNSET OF  
3.287 ACRES BEING  
ALL OF LOTS 1 AND 2, BLOCK 1  
TOWN & COUNTRY ADDITION  
CITY OF CARLAND  
DALLAS COUNTY, TEXAS

၆

Call 1-800-368-5848  
or visit [www.fox.com](http://www.fox.com)

Call 800-848-8484 or visit us online at [www.8008488484.com](http://www.8008488484.com)

EXHIBIT C



Marcus Schwartz  
Direct Number (512) 542-7012  
Facsimile (512) 542-7212  
[mschwartz@gardere.com](mailto:mschwartz@gardere.com)

October 17, 2012

**VIA LONE STAR OVERNIGHT**

Attn: Planning Department  
City of Garland  
800 Main Street  
2<sup>nd</sup> Floor  
Garland, TX 75046-9002  
(972) 205-2445

***Re: 7-Eleven Convenience Store, 2435 W. Miller Rd., Written Description of  
Proposed Operation to Accompany Application for Specific Use Permit***

Dear Sir/Madam:

My firm represents 7-Eleven, Inc., as the applicant's representative and contact, in its application for a special use permit ("SUP") from the City of Garland to allow for retail sales with gas pump at the existing convenience store, located at 2435 W. Miller Rd., Garland, Texas 75024 (the "Store"). This letter should accompany the application attached hereto and is meant to act as the required written description of proposed operation.

7-Eleven, Inc. has signed an agreement whereby it will purchase the business and tract of land found at 2435 W. Miller Rd. The business existing thereon currently has a SUP allowing for retail sales with gas pumps (*See Ordinance 5944*, attached). 7-Eleven, Inc. wishes to continue the business of the convenience store with retail sales and gas pumps and therefore is applying for this SUP. Please be aware that while 7-Eleven, Inc. is not the current owner of the land, it will be by the time any ordinance resulting from this SUP application is granted. For this reason, 7-Eleven, Inc. considers itself the owner of property for purposes of this application and any resulting ordinance, should one be granted.

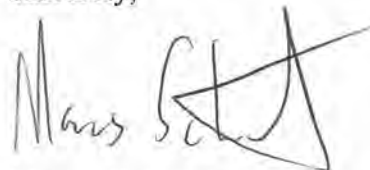
7-Eleven, has its corporate offices nearby in the City of Dallas, and operates numerous businesses throughout the City of Garland. It is a socially responsible corporate citizen of Garland and all the other communities it calls home. Its stores are committed to continuing with its great efforts in community outreach. 7-Eleven's

community relations initiatives are generally focused at the local level and on four key areas associated with strong communities and citizens: safety, education, health & wellness, and community revitalization. Over the past 32 years, through corporate, franchisee, employee and customer donation programs, 7-Eleven has contributed more than \$100 million in cash and in-kind products to advance its charitable mission. Furthermore, 7-Eleven's commitment to responsible retailing is an important business principle of the company and part of what makes it a welcome and respected neighbor.

As far as the transition from the Tetco owned business to that of 7-Eleven, the basic functional operation of the location will be virtually unchanged. The location will still be run as a convenience store with retail sales and gas pumps, just like now. No new construction is anticipated to take place. In fact, the Tetco branding and signage will remain in place for some time, before giving way to 7-Eleven, Inc. branding and signage. As such, the City and its citizens can be assured that should this application be granted very few, if any, discernable changes to the operation of the current location will occur and compliance with all applicable City ordinances and state laws will be followed.

Should you have any questions or require further information or explanation regarding anything found herein, please do not hesitate to contact me at (512) 542-7012 or via email at [mschwartz@gardere.com](mailto:mschwartz@gardere.com).

Sincerely,

A handwritten signature in black ink, appearing to read "Marcus Schwartz", with a large, stylized flourish extending from the end of the name.

Marcus Schwartz



## **Z 12-54**

Specific Use Permit for Retail Sales with Gasoline Pumps  
on property zoned Shopping Center (SC) District and  
located at 2435 West Miller Road.



Looking south from the subject site at the  
adjacent property (General Business District)



Looking north from the subject site at adjacent  
property (Shopping Center District)



Looking west from the subject site at the  
adjacent property (PD 87-27 for Light Industrial  
and Medical Uses.)



Looking east from the subject site at the adjacent  
property (Shopping Center District)

## REPORT & MINUTES

P.C. Meeting, November 26, 2012 (8 Members Present)

**Consideration of the application of 7-Eleven, Inc., requesting approval of a Specific Use Permit for Retail Sales with Gasoline Pumps on property zoned Shopping Center (SC) District. The property is located at 2435 West Miller Road. (File 12-54)**

Representing 7-Eleven and available for questions was Ashley Anderson, 1601 Elm St, Dallas, TX 75201. There were no questions of this speaker.

**Motion** was made by Commissioner Ott, seconded by Commissioner Vera to **approve** the request for a Specific Use Permit for Retail Sales with Gas for a period of 20 years tied to 7-Eleven, Inc. **Motion carried: 8 Ayes, 0 Nays.**





O = IN FAVOR  
X = AGAINST

0 200 400 Feet

**ZONING Z 12-54**

INDICATES AREA OF REQUEST



# GARLAND

November 15, 2012

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

**HEARING DATE/TIME:** Plan Commission: November 26, 2012 – 7:00 PM

**APPLICANT:** 7-Eleven Inc.

**File Z 12-54**

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, November 26, 2012, in the Council Chambers of City Hall, 200 North Fifth Street, to consider the application of **7-Eleven Inc.** requesting approval of a Specific Use Permit for Retail Sales with Gasoline Pumps on property zoned Shopping Center (SC) District. The property is shown on the enclosed sketch and is described as follows:

Being an approximate 1.705-acre parcel shown as Lot 1 Block 1 of Town & Country Addition, an addition to the City of Garland. The property is located at 2435 West Miller Road. (District 8)

**Note: The applicant is requesting a Specific Use Permit for Retail Sales with Gas Pumps to continue the operation of an existing gas station under new ownership.**

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return to **City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002**. 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. *with stipulations*  
☐ I am opposed to the request.

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

*The previous owner installed stadium lights that point into our homes. I cannot sleep with a lighted house plus 24-hour car wash beeps!*

(Please complete the following information)

Your Property Address

*Kit Elliott*

Printed Name

*1725 Patton*

*Garland TX*

*75042*

Address

City, State

Zip

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

*Kit Elliott*

Signature

*owner*

Title

Date:

*11/19/2012*