



AGENDA

**REGULAR MEETING OF THE CITY COUNCIL
City of Garland
Duckworth Building, Goldie Locke Room
217 North Fifth Street
Garland, Texas
July 15, 2014
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 Duckworth Building is wheelchair accessible. Special parking is available on the north side of the building on Austin Street and may be accessed by a sloped ramp from the street 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) 205-2404 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

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 July 1, 2014 Regular Meeting.
2. Consider approval of the following bids:

a. Shunt Reactors for Gibbons Creek Substation **Bid No. 4344-14**

ABB, Inc.	\$4,560,800.00
Optional Contingency	<u>456,080.00</u>
TOTAL	<u>\$5,016,880.00</u>

This request is for the purchase of two 345 kV 50-100 MVAR Variable Shunt Reactors for the Gibbons Creek Substation as part of the TMPA Gibbons Creek Reactive Support Capital Improvement Project. Due to the complex nature of the project, an optional contingency is included for unforeseen changes that may be required.

b. HOME Infill Project – 2308 Huskey Drive **Bid No. 4458-14**

Lyon Construction, Inc.	\$100,000.00
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This request is for the construction of a single family home to be located at 2308 Huskey Drive. This property was acquired as part of the Department of Housing and Urban Development Neighborhood Stabilization Program. Funding was approved in the HOME Grant Fund.

c. Home Infill Project – 2928 Larry Drive

Bid No. 4459-14

Lyon Construction, Inc.

\$100,000.00

This request is for the construction of a single family home to be located at 2928 Larry Drive. This property was acquired as part of the Department of Housing and Urban Development Neighborhood Stabilization program. Funding was approved in the HOME Grant Fund.

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

a. Zoning File No. 14-18, Zone Systems, Inc.

Consider an ordinance amending the zoning laws of the City of Garland by approving a change of zoning from Planned Development District 84-50 for Single Family Uses to a Planned Development District for Limited General Business Uses and a Specific Use Permit for an Antenna Commercial Type 2 on a 3.5-acre tract of land located at 5134 Northwest Highway.

b. Zoning File No. 14-21, Zone Systems, Inc.

Consider an ordinance amending the zoning laws of the City of Garland by approving a Specific Use Permit for an Antenna Commercial Type 2 on a 0.012-acre tract of land located at 2441 West Walnut Street.

c. Zoning Ordinance No. 14-23, West Pioneer Management

Consider an ordinance amending the zoning laws of the City of Garland by approving a Change of Zoning from General Business District and Single Family District to a Planned Development District for Central Area 2 Uses and Concept Plans for Mixed-Uses on a 4.64-acre tract of land located at 111 and 217 South Garland Avenue, 1413 Rodando Drive.

4. Consider a resolution authorizing the City Manager to execute a project specific agreement with Dallas County concerning matching funds for the development of Winters Park/Spring Creek Greenbelt Trail.

At the June 30, 2014 Work Session, Council considered authorizing a project specific agreement with Dallas County for cost-shared funding for trail construction in Winters Park and Spring Creek Greenbelt (approximately two

miles of concrete trail and pedestrian creek crossings). Garland received both Dallas County and federal Congestion Mitigation & Air Quality (CMAQ) matching funds for this project. Council previously approved the agreement for federal CMAQ funds.

- 5. Consider by minute action authorizing the City Manager to execute Change Order No. 2 with Cooper Concrete Company.**

At the July 14, 2014 Work Session, Council was scheduled to consider authorizing Change Order No. 2 in the amount of \$97,303.14 with Cooper Concrete Company for a 5.5% Producer Price Index related increase.

- 6. Consider by minute action authorizing the City Manager to execute an engagement letter with Weaver Tidwell for external auditing services.**

At the June 30, 2014 Work Session, Council considered authorizing an engagement letter with Weaver Tidwell for external auditing services. Weaver Tidwell will perform an independent audit of the City for the fiscal year ended September 30, 2014.

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.

- 7. Hold a public hearing and provide staff with direction as to whether or not to include a tax rate increase for consideration in the 2014-15 Proposed Budget.**

One of the recommendations made by the Citizens Ad Hoc Streets Improvement Committee is to increase the property tax rate by 2-cents to provide funding to improve street conditions. Under the State's Truth in Taxation laws, before a City can increase the property tax rate, specific public notices and public hearings must be held. In order to meet the required notices, staff is requesting

direction as to whether or not a tax rate increase should be included for consideration in the 2014-15 Proposed Budget. The public hearing is scheduled to provide an opportunity for citizen input and for Council to provide staff with direction. Including a tax increase in the Proposed Budget does not bind the Council to adopt the increase. The final decision regarding increasing the tax rate is not made until the adoption of the budget in September.

8. Hold public hearings on the following zoning cases:

- a. Consider the application of Vincent Gerard & Associates requesting approval of a Specific Use Permit for an Antenna, Commercial Type 2 on property zoned Agriculture District within the SH-190 Overlay District. The property is located at 1880 Holford Road. (File 14-24, District 7)**

The proposal is for approval of a renewal of an expired Specific Use Permit for the existing cell tower. At the June 9, 2014 meeting, the Plan Commission recommended approval of this request.

- b. Consider the application of CEI Engineering Associates, Inc. requesting approval of 1) an amendment of Planned Development District 10-06 for Freeway Uses, 2) an amendment of the Concept Plan, and 3) a Detail Plan for a Restaurant with Drive-Through. The property is located east of 150 Town Center Boulevard. (File 14-25, District 1)**

The proposal is for approval of a Detail Plan to develop the site with a Panera Bread Restaurant with a drive-through. At the June 9, 2014 meeting, the Plan Commission recommended approval of this request.

- c. Consider the application of Oaks at Firewheel, LP, Inc. requesting approval of an amendment to Planned Development District 09-28 for Single Family Uses regarding the maximum allowable square footage on the second floor for Lots 8, 11, 15, 18, 19, and 21, Block 2. The property is located south of Campbell Road and west of Brand Road (Oaks at Firewheel). (File 14-26, District 1)**

The proposal is for approval to amend the Planned Development zoning to allow more than 35% of the square footage of the first floor on the second floor for Lots 8, 11, 15, 18, 19, and 21, Block 2. At the June 9, 2014 meeting, the Plan Commission recommended approval of the request.

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.

The City Council of the City of Garland convened in regular session at 7:00 p.m. on Tuesday, July 1, 2014, in the Goldie Locke Room, 217 North Fifth Street, Garland, Texas, with the following members present:

Mayor	Douglas Athas
Mayor Pro Tem	Jim Cahill
Deputy Mayor Pro Tem	Marvin 'Tim' Campbell
Council Member	Anita Goebel
Council Member	Stephen Stanley
Council Member	B. J. Williams
Council Member	Billy Mack Williams
Council Member	Lori Barnett Dodson

MEMBERS ABSENT: Council Member Scott LeMay

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

CALL TO ORDER: Mayor Athas called the meeting to order. Council Member Dodson led the Invocation and the Pledge of Allegiance.

PROCLAMATIONS: Mayor Athas presented a proclamation to Parks and Recreation staff members in recognition of Parks and Recreation Month.

ANNOUNCEMENTS: 1) Mr. Jerry Nichols, representing Dallas County Silver-Haired Legislature, presented information to Council regarding upcoming Senior Awareness Day; 2) Council Member B.J. Williams announced he will host a "District 4 Town Hall Meeting" on July 8, 2014 at the South Garland Branch Library from 6:30-8:30 p.m.; and 3) City offices will be closed in observance of July 4 holiday; trash and bulky pick-up will remain on schedule; and pools will be open.

CONSENT AGENDA: All items marked with asterisks (**) on the consent agenda were voted on at the beginning of the meeting. Mayor Athas noted that Consent Item 3 is pulled at the request of Deputy Mayor Pro Tem Campbell. It was also noted that Council Member Billy Mack Williams will abstain from voting on Items 2e and 2f due to a conflict of interest. A motion was made by Council Member Dodson, seconded by Mayor Pro Tem Cahill, to approve item: 1; 2a; 2b; 2c; 2d; 2e; 2f; 4; 5; and 6. A vote was cast and the motion carried with 8 ayes, 0 nays (LeMay, absent) for all items except 2e and 2f from which Council Member Billy Mack Williams abstained from voting.

Items 2e and 2f carried with a vote of 7 ayes, 0 nays. (Billy Mack Williams, abstain) (LeMay, absent)

1. APPROVED** Minutes of the June 17, 2014 Regular Meeting.
- 2a. APPROVED** Bid No. 2715-12 to Cascade Engineering in the amount of \$576,450.00 for the purchase of automated recycling containers for Phase III of the Environmental Waste Services Automated Collection Single Stream Recycling Program.
- 2b. APPROVED** Bid No. 4410-14 to Techline, Inc. in the amount of \$468,000.00 for the purchase of luminaries for GP&L's roadway lighting maintenance and repair operations.
- 2c. APPROVED** Bid No. 4411-14 to Techline, Inc. in the amount of \$397,125.00 for the purchase of streetlight poles for GP&L's roadway lighting maintenance and repair operations.
- 2d. APPROVED** Bid No. 4511-14 to Metro Fire Apparatus Specialists, Inc. in the amount of \$1,755,570.00 for the purchase of three replacement Spartan pumper fire trucks to be used by the Garland Fire Department in daily operations.
- 2e. APPROVED** Bid No. 4515-14 to R-Delta Engineers in the amount of \$696,700.00 with an optional contingency amount of \$70,000 for a total award of \$766,700.00 to provide professional engineering services to produce plans, details, and bid documents for the reconstruction of approximately 16 miles of 138kV transmission line.
- 2f. APPROVED** Bid No. 4516-14 to R-Delta Engineers in the amount of \$307,570.00 with an optional contingency amount of \$30,000 for total award of \$337,57.00 to provide electrical, structural, and civil engineering services for GP&L Wylie 138kV Switching Station. Additional services may include platting and bid document preparation as well as permitting, review, planning and design coordination.
3. PULLED Consider and ordinance amending Article IV, "Smoking" of Chapter 22, "Health," of the Code of Ordinances of the City of Garland.
4. APPROVED** Ordinance No. 6709 amending Chapter 30, "Building Inspection," of the Code of Ordinances of the City of Garland relating to the schedule of fees listed in Chapter 30, Section 30.301 establishing a \$75 fee for processing certificates of

registration as required by the payday loan ordinance (Ordinance No. 6682) approved by Council on March 18, 2014.

5. APPROVED** Ordinance No. 6710 amending Chapter 33, "Transportation," of the Code of Ordinances of the City of Garland establishing no parking anytime for the north side of Distribution Drive 1,000 feet west of Sanden Drive.

6. APPROVED** Resolution No. 10151 reappointing Jamie Ratliff, to serve an additional two-year term ending July 18, 2016, to the Board of Directors of the Texas Municipal Power Agency.

ITEMS FOR INDIVIDUAL CONSIDERATION

3. APPROVED City Attorney Brad Neighbor provided explanation of the proposed ordinance. Deputy Mayor Pro Tem Campbell, seconded, by Council Member Stanly, moved to approve Ordinance No. 6708 amending Article IV, "Smoking" of Chapter 22, "Health," of the Code of Ordinances of the City of Garland. A vote was cast and the motion carried with 8 ayes, 0 nays. (LeMay, absent)

7. APPROVED Deputy City Manager Martin Glenn provided background information regarding the resolution of support for IH-635 improvement efforts. Mayor Pro Tem Cahill, seconded by Council Member Dodson, moved to approve Resolution No. 10152 supporting the development of the IH-635 East Project (from US-75 to IH-30). A vote was cast and the motion carried with 8 ayes, 0 nays. (LeMay, absent)

8. APPOINTMENTS The following persons spoke regarding appointment of members to the Board of Directors of the Dallas Area Rapid Transit Authority: Dave Brady in favor of reappointment of Mark Enoch and Michael Chaney; and Thomas Townsend in favor of appointing Tom Cooper.

Council Member Stanley nominated Mark Enoch. A vote was cast and the nomination carried with 8 ayes, 0 nays (LeMay, absent)

Council Member Goebel nominated Michael Chaney for the remaining position.

Deputy Mayor Pro Tem Campbell nominated Jonathan Kelly.

A vote was cast on the nominees. The nominations both failed with 4 ayes, 4 nays each (Athas, Cahill, Goebel, Billy Mack Williams voting in favor of Chaney) and (Dodson, B.J. Williams, Stanley, and Campbell voting in favor of Jonathan Kelly)

A vote was cast once again on the nominations and the nomination of Michael Chaney carried with 6 ayes, 2 nays (Stanley, Campbell). Resolution No. 10153 was adopted.

9a. APPROVED

Mayor Athas recused himself from Items 9a and 9b. Mayor Pro Tem Cahill presided. Director of Planning Anita Russelmann provided background information regarding the application of Zone Systems, Inc. requesting approval of 1) a change in zoning from Planned Development (PD) District 84-50 for Single Family Uses to a Planned Development for Limited General Business Uses, 2) A Specific Use Permit for an Antenna, Commercial Type 2, and 3) variances to Section 10-306.4(B) and 25-441 of the Comprehensive Zoning Ordinance regarding the minimum distance from a freestanding telecommunication antenna to a residential district and the required setback of any structure to any interior property line adjacent to a residential district. The property is located at 5134 Northwest Highway. (File No. 14-18, District 4)

Mayor Pro Tem Cahill opened the public hearing to accept comment. The following persons spoke in favor of the request: Paul Baumgardner and Peter Kavanagh representing the applicant; Juanita Vank representing Farmers Insurance Agency; Thomas Townsend; and Frances Hiner representing New World United Methodist Church. The following persons spoke in opposition of the request: Toni Clayton; Greg Uhrich; Maria Marrero; and Terry Weightman. Mayor Pro Tem Cahill closed the public hearing.

Council Member B.J. Williams, seconded by Council Member Billy Mack Williams, moved to approve the request with the stipulation that the issue of a gap in fencing between the equipment enclosure and the neighboring school property be addressed and remedied in order that no

unauthorized persons may pass between the areas. A vote was cast and the motion carried with 7 ayes, 0 nays (LeMay, absent) (Athas, recused).

9b. APPROVED

Council Member Dodson recused herself from this item. Mayor Pro Tem Cahill continued to preside. Director of Planning Anita Russelmann provided background information regarding the application of Zone Systems Inc. requesting approval of a Specific Use Permit for an Antenna, Commercial Type 2, on property zoned Planned Development (PD) District 93-05 for Shopping Center Uses. The property is located at 2441 West Walnut Street. (File No. 14-21, District 8)

Mayor Pro Tem Cahill opened the public hearing for comment. The following persons spoke: Peter Kavanagh representing the applicant spoke in favor of the request. Maria Marrero spoke in opposition of the request. Mayor Pro Tem Cahill closed the public hearing.

Council Member Billy Mack Williams moved to approve the request. Council Member Goebel seconded the motion. A vote was cast and the motion carried with 6 ayes, 0 nays (LeMay, absent) (Athas and Dodson, recused) Mayor Athas and Council Member Dodson returned to the Dais.

RECESS

Council Members recessed at 9:15.

RECONVENE

Council Members reconvened the meeting at 9:25.

9c. APPROVED

Director of Planning Anita Russelmann provided background information regarding the application of West Pioneer Management, Inc. requesting approval of 1) a change of zoning from General Business (GB) District and Single Family (SF-7) District to a Planned Development (PD) District for Central Area 2 Uses, 2) Concept Plans for Mixed-Uses, and 3) variances to Sections 28-453 and 28-462 to the Comprehensive Zoning Ordinance regarding the required setbacks to any residential district. The property is located at 111 and 217 South Garland Avenue, 1413 West Avenue B, and 1412 and 1413 Rodando Drive. (File 14-23, District 2)

Mayor Athas opened the public hearing to accept comment. Mark Wolfe, representing the applicant, spoke in favor of the request. Marcus Reed spoke in opposition to the request. Mayor Athas closed the public hearing.

Council Member Goebel made a motion, seconded by Council Member Dodson, to approve the request. A vote was cast and the motion carried with 8 ayes, 0 nays. (LeMay, absent)

10. APPOINTMENTS

The following name was placed was placed in nomination for consideration of appointment to the Garland Youth Council: Michael Lambert (District 1). A vote as cast and the nomination carried with 8 ayes, 0 nays. (LeMay, absent)

11. COMMENTS:

The following persons spoke regarding Garland Animal Shelter concerns: Mary Ann Wickersham; Michelle Ferrer; and Lee Lutz. Patricia Wiler spoke regarding the dangers of cell antennas and speed limit on Fifth Street.

There being no further business to come before the City Council, Mayor Athas adjourned the meeting at 10:06 p.m.

CITY OF GARLAND

Signed:

Douglas Athas, Mayor

ATTEST:

Lisa Palomba, City Secretary



GARLAND
PURCHASING

Bid No.: 4344-14
Agenda Item: 2a
Meeting: Council
Date: 07/15/14

Purchasing Report

SHUNT REACTORS FOR GIBBONS CREEK SUBSTATION OPEN MARKET

PURCHASE JUSTIFICATION:

The purpose of this bid is to purchase two (2) 345 kV 50-100 MVAR Variable Shunt Reactors for the Gibbons Creek Substation as part of the TMPA Gibbons Creek Reactive Support Capital Improvement Project. Due to the complex nature of the project, an optional contingency is included for unforeseen changes that may be required.

AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
ABB, Inc.	All	\$4,560,800.00
Optional Contingency		456,080.00
TOTAL:		\$5,016,880.00

BASIS FOR AWARD:

Best Value

Submitted by:

Reviewed by:

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

William E. Dollar
City Manager

Date: 06/26/14

Date: 07/07/14

FINANCIAL SUMMARY:

Total Project/Account: \$ 13,730,704
Expended/Encumbered to Date: 4,415,874
Balance: \$ 9,314,830
This Item: 5,016,880
Proposed Balance: \$ 4,297,950

Matt Watson 06/26/14
Budget Analyst Date

Ron Young 06/26/14
Budget Director Date

Operating Budget: ☐ CIP: ☒ Year: 2014

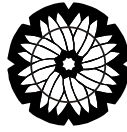
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Account #: 215-3542-3175501-6051
(EC-T5755-003-1-6051)

Fund/Agency/Project – Description:
Electric Cash CIP / Transmission Lines –
Gibbons Creek Reactive Support

Comments:
Purchase of two 345 kV 50-100 MVAR variable
shunt reactors for Gibbons Creek Substation.

CITY OF GARLAND - BID RECAP SHEET	Duval Sons, Inc.	Muel De Selve Co.	DELIVERED	DELIVERED	DELIVERED
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GARLAND

PURCHASING

Executive Summary **Bid 4344-14** **Shunt Reactors for TMPA Gibbons Creek Substation**

Recommended Vendor:

ABB, Inc.

Total Recommended Award:

\$5,016,880.00

Basis for Award:

Best Value

Purpose:

The purpose of this bid is to purchase two (2) 345kV 50-100 MVAR variable shunt reactors for the Gibbons Creek Substation as part of the TMPA Gibbons Creek Reactive Support Capital Improvement Project.

Evaluation:

Requests for bids were issued in accordance with Purchasing procedures. Five (5) bids were received and evaluated on the published criteria of evaluated cost, delivery schedule, similar units in service, experience, and adherence to the specifications. ABB, Inc. received the highest evaluated score, offering the best value for the City.

Recommendation:

Staff recommends awarding the shunt reactor purchase to ABB, Inc. as the best value to the City.

Funding Information:

CIP project 215-3542-3175501-6051 (EC-T5755-003-1-6051)

Department Director:

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



GARLAND
PURCHASING

Bid No.: 4458-14
Agenda Item: 2b
Meeting: Council
Date: 07/15/14

Purchasing Report

HOME INFILL PROJECT – 2308 HUSKEY DRIVE OPEN MARKET

PURCHASE JUSTIFICATION:

The purpose of this contract is to provide the construction of a single family home to be located at 2308 Huskey Drive. This property was acquired as part of the Department of Housing and Urban Development (HUD) Neighborhood Stabilization Program (NSP). Funding was approved in the HOME Grant Fund.

AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Lyon Construction, Inc.	All	\$100,000.00
TOTAL:		<u>\$100,000.00</u>

BASIS FOR AWARD:

Best Value

Submitted by:

Reviewed by:

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

William E. Dollar
City Manager

Date: 07/09/14

Date: 07/09/14

FINANCIAL SUMMARY:

Total Project/Account: \$	849,132
Expended/Encumbered to Date:	599,597
Balance: \$	249,535
This Item:	100,000
Proposed Balance: \$	149,535

Matt Monedero	7-9-14
Budget Analyst	Date

Ron Young	7-9-14
Budget Director	Date

Operating Budget: ☒ CIP: ☐ Year: 2013-14

Document Location: Page 112

Account #: 823-8231-391-9414-711128

Fund/Agency/Project – Description:
HOME Grant Fund

Comments:
Funds being utilized for the construction of a Single-Family home in Garland.



GARLAND

PURCHASING

Executive Summary
Bid 4458-14
Home Infill Project - 2308 Huskey Drive

Recommended Vendor:

Lyon Construction, Inc.

Total Recommended Award:

\$100,000.00

Basis for Award:

Best Value

Purpose:

The purpose of this bid is to award a contract for the construction of a single family home to be located at 2308 Huskey Drive. This property was acquired as part of the Department of Housing and Urban Development (HUD) Neighborhood Stabilization Program (NSP).

Evaluation:

Requests for bids were issued in accordance with Purchasing procedures. Two (2) bids were received and evaluated on the published criteria of price, energy upgrades, related experience, and energy certification. Lyon Construction Co. received the highest evaluated score, offering the best value for the City.

Recommendation:

Staff recommends awarding the construction contract to Lyon Construction Co.

Funding Information:

HOME grant allocation 823-8231-391-9414-7111

Department Director:

Neil Montgomery, Managing Director Economic Development, 972-205-2447



GARLAND
PURCHASING

Bid No.: 4459-14
Agenda Item: 2c
Meeting: Council
Date: 07/15/14

Purchasing Report

HOME INFILL PROJECT – 2928 LARRY DRIVE OPEN MARKET

PURCHASE JUSTIFICATION:

The purpose of this contract is to provide the construction of a single family home to be located at 2928 Larry Drive. This property was acquired as part of the Department of Housing and Urban Development (HUD) Neighborhood Stabilization Program (NSP). Funding was approved in the HOME Grant Fund.

AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Lyon Construction, Inc.	All	\$100,000.00
TOTAL:		\$100,000.00

BASIS FOR AWARD:

Best Value

Submitted by:

Reviewed by:

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

William E. Dollar
City Manager

Date: 07/09/14

Date: 07/09/14

FINANCIAL SUMMARY:

Total Project/Account: \$	849,132
Expended/Encumbered to Date:	699,597
Balance: \$	149,535
This Item:	100,000
Proposed Balance: \$	49,535

Matt Monedero	7-9-14
Budget Analyst	Date

Ron Young	7-9-14
Budget Director	Date

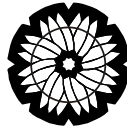
Operating Budget: ☒ CIP: ☐ Year: 2013-14

Document Location: Page 112

Account #: 823-8231-391-9414-711128

Fund/Agency/Project – Description:
HOME Grant Fund

Comments:
Funds being utilized for the construction of a Single-Family home in Garland.



GARLAND

PURCHASING

Executive Summary
Bid 4459-14
Home Infill Project – 2928 Larry Drive

Recommended Vendor:

Lyon Construction, Inc.

Total Recommended Award:

\$100,000.00

Basis for Award:

Best Value

Purpose:

The purpose of this bid is to award a contract for the construction of a single family home to be located at 2928 Larry Drive. This property was acquired as part of the Department of Housing and Urban Development (HUD) Neighborhood Stabilization Program (NSP).

Evaluation:

Requests for bids were issued in accordance with Purchasing procedures. Two (2) bids were received and evaluated on the published criteria of price, energy upgrades, related experience, and energy certification. Lyon Construction Co. received the highest evaluated score, offering the best value for the City.

Recommendation:

Staff recommends awarding the construction contract to Lyon Construction Co.

Funding Information:

HOME grant allocation 823-8231-391-9414-7111

Department Director:

Neil Montgomery, Managing Director Economic Development, 972-205-2447



City Council Item Summary Sheet

☐ Work Session

Date: July 15, 2014

☒ Agenda Item

Zoning Ordinance

Summary of Request/Problem

Zoning Ordinance 14-18 Zone Systems, Inc.

Recommendation/Action Requested and Justification

Consider adoption of attached ordinance.

Submitted By:

**Anita Russelmann
Director of Planning**

Approved By:

**William E. Dollar
City Manager**

ORDINANCE NO.

AN ORDINANCE AMENDING THE ZONING LAWS OF THE CITY OF GARLAND, TEXAS, BY APPROVING A CHANGE OF ZONING FROM PLANNED DEVELOPMENT (PD) DISTRICT 84-50 FOR SINGLE FAMILY USES TO A PLANNED DEVELOPMENT (PD) DISTRICT FOR LIMITED GENERAL BUSINESS USES AND A SPECIFIC USE PERMIT FOR AN ANTENNA, COMMERCIAL TYPE 2 ON A 3.5-ACRE TRACT OF LAND LOCATED AT 5134 NORTHWEST HIGHWAY; PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; AND PROVIDING FOR A PENALTY AND AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 9th day of June, 2014, the City Plan Commission did consider and make recommendations on a certain request for zoning change made by **Zone Systems, Inc.**; and

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

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

Section 1.

Ordinance No. 4647 is hereby amended by approving a change of zoning from Planned Development (PD) District 84-50 for Single Family Uses to a Planned Development (PD) District for Limited General Business Uses and a Specific Use Permit for an Antenna, Commercial Type 2 on a 3.5-acre tract of land located at 5134 Northwest Highway and being more particularly described in Exhibit A, attached hereto and made a part hereof.

Section 2.

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

Section 3.

Ordinance No. 4647, as amended, shall remain in full force and effect, save and except as amended by this Ordinance.

Section 4.

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

Section 5.

This Ordinance shall become and be effective on and after its adoption and publication as required by law.

PASSED AND APPROVED this _____ day of _____, 2014.

THE CITY OF GARLAND, TEXAS

By:

Mayor

ATTEST:

City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File 14-18

Being an approximate 3.5-acre parcel identified as a portion of Lot 1, Block 1, New World Methodist Church Addition, an addition to the City of Garland, Dallas County, Texas, according to the final plat recorded in Volume 2004230, Page 32 of the Dallas County Clerk's Records. The subject property is located at 5134 Northwest Highway, Garland, TX.

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE 14-18

5134 Northwest Highway

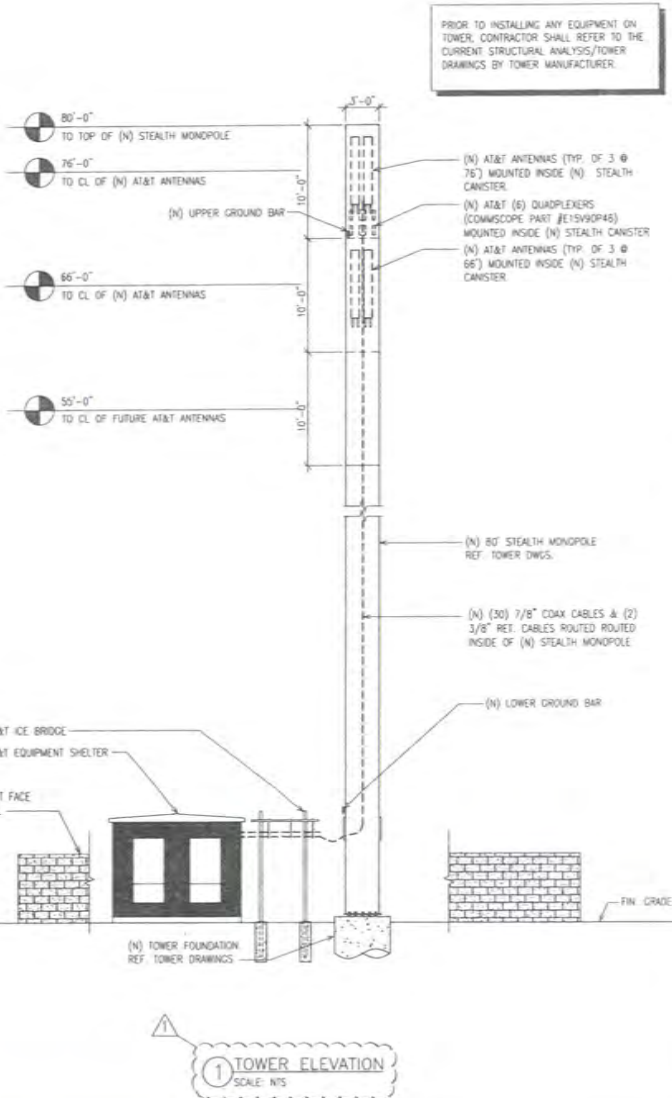
- I. **Statement of Purpose:** The purpose of this Planned Development is to allow limited General Business Uses.
- II. **Statement of Effect:** This Planned Development (PD) District shall not affect any regulation found in the Comprehensive Zoning Ordinance, Ordinance No. 4647, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. **General Regulations:** All regulations of the General Business (GB) District set forth in Section 25 and 32 of the Comprehensive Zoning Ordinance are included by reference and shall apply, except as otherwise specified by this ordinance.
- V. **Specific Regulations:**
 - A. Permitted Uses:
 - Church
 - Office, General (limited to two stories)
 - Antenna, Commercial Type 2*
 - * Requires Specific Use Permit
 - B. Building Height: Maximum building height shall be as specified under the General Business (GB) District regulations, except that a forty-five (45) maximum height shall be permitted for a church sanctuary.

SPECIFIC USE PERMIT CONDITIONS

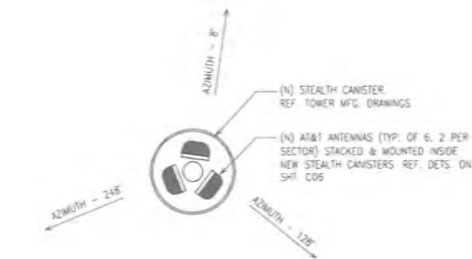
ZONING FILE 14-18

5134 Northwest Highway

- I. **Statement of Purpose:** The purpose of this Specific Use Permit is to allow Antenna, Commercial Type 2 subject to conditions.
- 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 in Section 10-306.4 and the General Business (GB) District as set forth in Section 25 and 33 of the Comprehensive Zoning Ordinance are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. **Specific Regulations:**
 - A. Time Period: The Specific Use Permit shall be in effect for a period of 30 years from the date of passage.
 - B. Antenna Tower (Exhibit D):
 1. Height: The maximum height of the cell tower shall be 80 feet.
 2. Antenna Type: The only type antenna tower authorized by this Specific Use Permit is a "flagless pole" cell tower with internal antennas as reflected on Exhibit D.
 - C. Site Plan: Development of the antenna tower shall be in accordance with the site plan on Exhibit E.
 - D. Residential Buffer: No distance buffer between the proposed cell tower and the single family residential districts shall be required.
 - E. Setbacks From Residential Zoned Districts: There shall be no setback required between the masonry enclosure component of the proposed cell tower compound and the residential districts adjacent to the northwest and northeast property lines.
 - F. Access Between Masonry Enclosure and Perimeter Fencing: Any area or gap left between the masonry enclosure and the perimeter fencing which separates the subject property from adjacent properties shall be secured in a manner so as to prohibit unauthorized public access.
 - G. Applicability of Specific Use Permit: The Specific Use Permit shall only apply to the 2,500 square foot lease area.



NOTE:
BEFORE INSTALLING ANY EQUIPMENT
CONTRACTOR MUST CHECK WITH AT&T PROJECT
MANAGER AND AT&T RF ENGINEER FOR MOST
RECENT RF CONFIGURATION SHEET



NOTE:
ALL CONNECTIONS FOR HANGERS, SUPPORTS,
BRACING, ETC. SHALL BE INSTALLED PER
TOWER MANUFACTURER'S STANDARD DETAILS.



REVISIONS	DATE
ISSUED FOR CONSTRUCTION	01/17/11
ISSUED FOR CONSTRUCTION	09/12/11

CELERIS PROJECT NO. 13-4909

CELERIS GROUP
CONSULTING ENGINEERS
2000 E. Lamar Blvd., Suite 550
Arlington, TX 76006
Office: 817.446.1700
Fax: 817.446.0677
TX Firm Reg. # F-1399

at&t
1801 V¹
FARMERS

SITE NAME
GRANADA DR GARLAND

SITE NUMBER
DX4470

DRAWN BY:
CSM

CHECKED BY:
ZG

DATE:
05/22/14

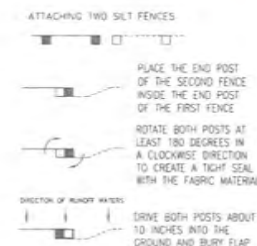
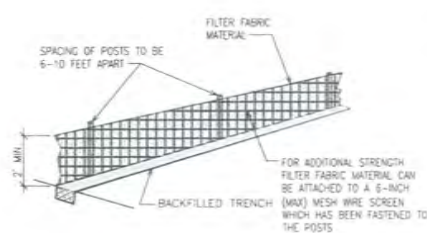
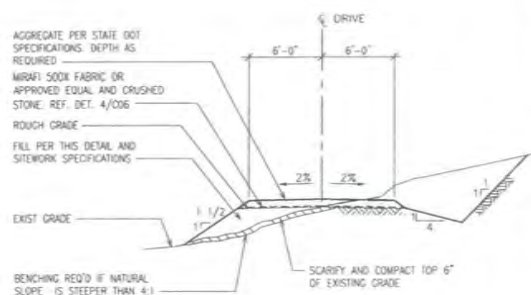
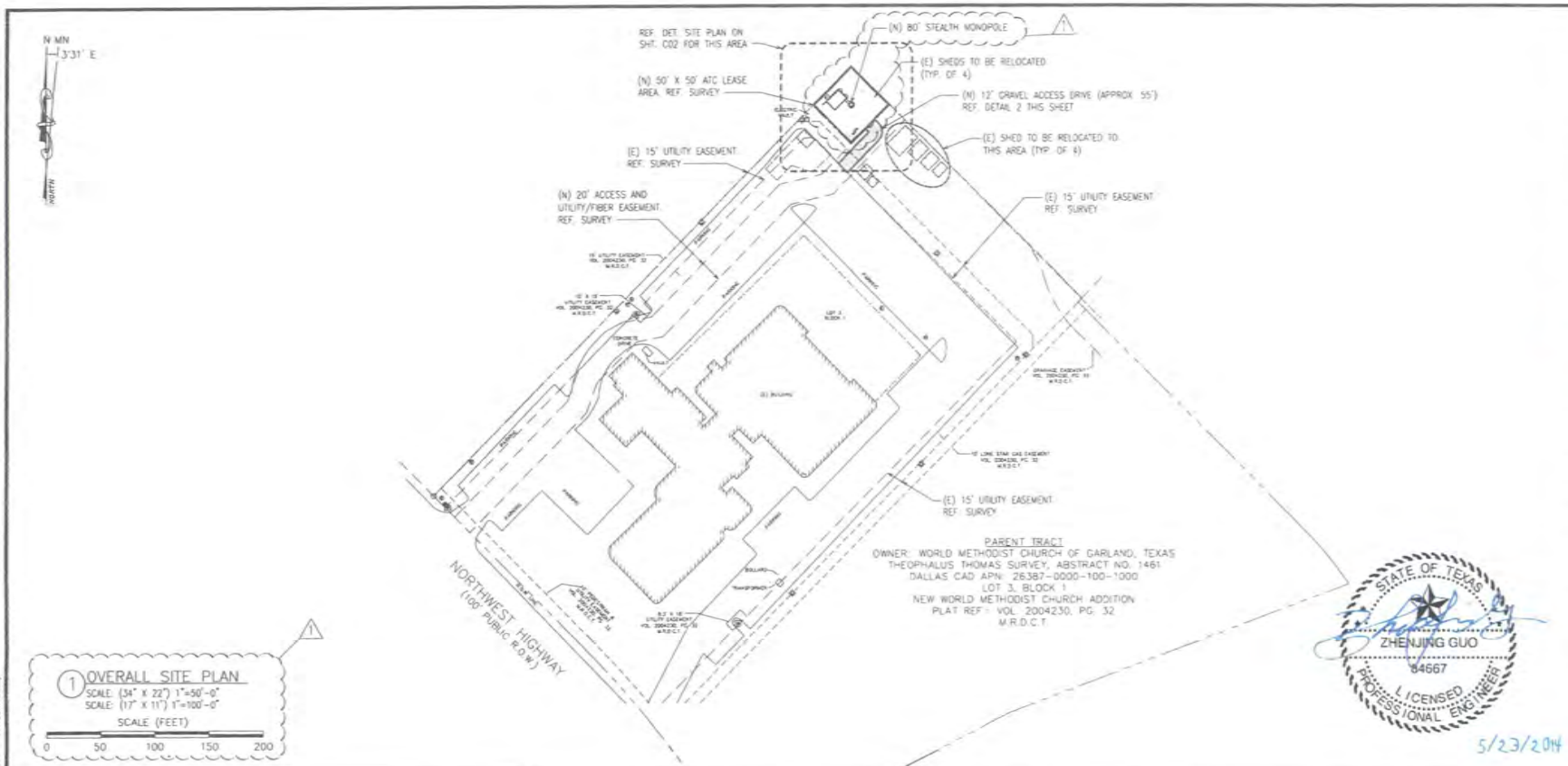
PLST SCALE:
1:2

DRAWING NAME:
ELEVATION / ANTENNA
ORIENTATION

SHEET NO.
C03.0

THIS DRAWING IS COPYRIGHTED AND IS THE SOLE PROPERTY OF THE OWNER. IT IS PROHIBITED TO REPRODUCE OR USE OF THIS DRAWING AND/OR THE INFORMATION CONTAINED HEREIN WITHOUT THE WRITTEN PERMISSION OF THE OWNER.

File Info: C:\Users\B08877-1\Desktop\Temp\Auto\Public\2744\Granada Dr\4470.dwg May 23, 2014 11:11am 100%



REVISIONS	DATE
ISSUED FOR CONSTRUCTION	01/11/14
ISSUED FOR CONSTRUCTION	08/22/14

CELERIS PROJECT NO. 13-4909

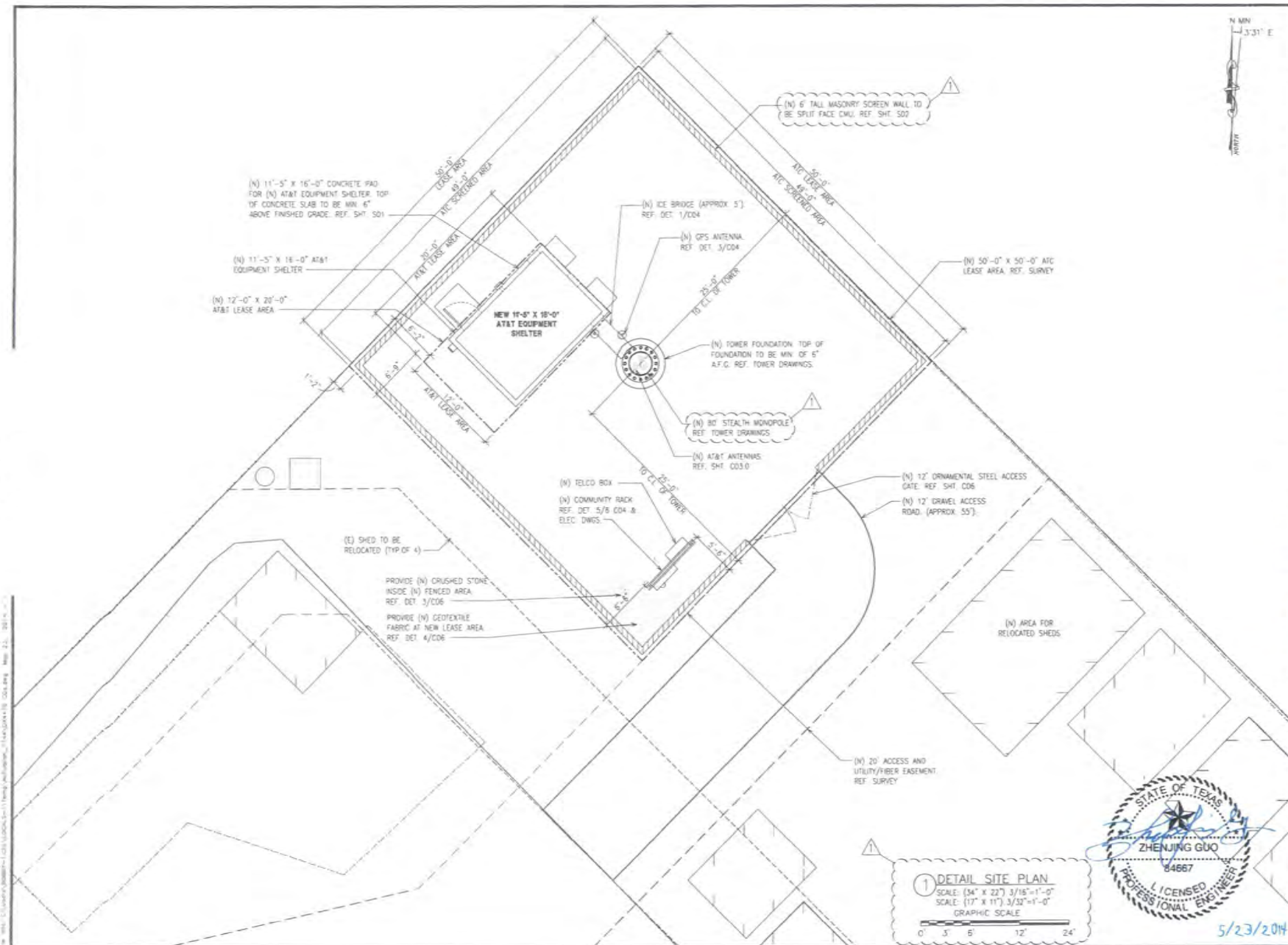
CELERIS GROUP
CONSULTING ENGINEERS
2000 E. Lamar Blvd., Suite 550
Arlington, TX 76010
Office: 817.446.1700
Fax: 817.460.0677
TX Firm Reg. # F-13992



SITE NAME
GRANADA DR GARLAND
SITE NUMBER
DX4470

DESIGN BY:
CSM
CHECKED BY:
ZG
DATE:
05/22/14
PROJECT SCALE:
1:2
DRAWING NAME:
OVERALL SITE PLAN
SHEET NO.:
C01

EXHIBIT E





City Council Item Summary Sheet

☐ Work Session

Date: July 15, 2014

☒ Agenda Item

Zoning Ordinance

Summary of Request/Problem

Zoning Ordinance 14-21 Zone Systems, Inc.

Recommendation/Action Requested and Justification

Consider adoption of attached ordinance.

Submitted By:

**Anita Russelmann
Director of Planning**

Approved By:

**William E. Dollar
City Manager**

ORDINANCE NO.

AN ORDINANCE AMENDING THE ZONING LAWS OF THE CITY OF GARLAND, TEXAS, BY APPROVING A SPECIFIC USE PERMIT FOR AN ANTENNA, COMMERCIAL TYPE 2 ON A 0.012-ACRE TRACT OF LAND LOCATED AT 2441 WEST WALNUT STREET; PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; AND PROVIDING FOR A PENALTY AND AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 9th day of June, 2014, the City Plan Commission did consider and make recommendations on a certain request for zoning change made by **Zone Systems, Inc.**, and

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

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

Section 1.

Ordinance No. 4647 is hereby amended by approving a Specific Use Permit for an Antenna, Commercial Type 2, on a 0.012-acre tract of land located at 2441 West Walnut Street, and being more particularly described in Exhibit A, attached hereto and made a part hereof.

Section 2.

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

Section 3.

Ordinance No. 4647, as amended, shall remain in full force and effect, save and except as amended by this Ordinance.

Section 4.

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

Section 5.

This Ordinance shall become and be effective on and after its adoption and publication as required by law.

FILE NO. 14-21

PASSED AND APPROVED this_____ day of _____, 2014.

THE CITY OF GARLAND, TEXAS

By:

Mayor

ATTEST:

City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File 14-21

Being an approximate 0.012-acre portion of a 7.657-acre parcel shown as Lot 1, Block A, Walnut Shiloh Addition, an addition to the City of Garland, Dallas County, Texas, according to the final plat recorded in Volume 2029, Page 2002 of the Dallas County Clerk's Records. Said 0.012-acre portion being more particularly described as follows: Commencing at a ½" iron rod found for the Northwest corner of said Lot 1, Block 4 and said corner being on the East Public-Right-Of-Way line of Shiloh Road;

Thence S 00°31'08" E on the west line of said Lot 1 and said East Public Right-of-way line, a distance of 151.69 feet to a point on said West line;

Thence N 89°28'52" E perpendicular to said West line, a distance of 407.56 feet to a chiseled "x" set for the northwest corner, said corner being the Point of Beginning;

Thence N 89°33'42" E a distance of 20.00 feet to a chiseled "x" set for the Northeast corner;

Thence S 00°26'18" E a distance of 25.00 feet to a chiseled "x" set for the Southeast corner

Thence S 89°33'42" W a distance of 20.00 feet to a chiseled "x" set for the Southwest corner;

Thence N 00°26'18" W a distance of 25.00 feet to the Point of Beginning, containing 500 square feet or 0.012 acres, more or less.

The subject property is located at 2441 West Walnut Street.

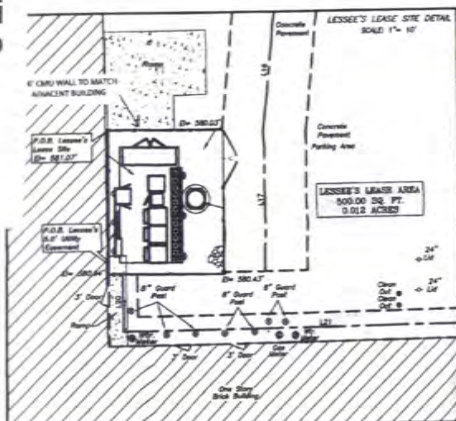
SPECIFIC USE PERMIT CONDITIONS

ZONING FILE 14-21

2441 West Walnut Street

- I. **Statement of Purpose:** The purpose of this Specific Use Permit is to permit an 85-foot tall, 'Antenna, Commercial Type 2' (freestanding tower) subject to conditions.
- II. **Statement of Effect:** This Specific Use Permit shall not affect any regulations found in the Comprehensive Zoning Ordinance, Ordinance No. 4647, as amended prior to adoption of this Ordinance, except as specifically provided herein.
- III. **General Regulations:** All regulations of the Planned Development (PD) District 93-05 and Shopping Center (SC) District as set forth in Sections 24, 32, and 33, of the Comprehensive Zoning Ordinance 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 period of 20 years.
 - B. Site Plan: Development shall be in general conformance with the approved site plan identified as Exhibit C.
 - C. Monopole Design: The monopole tower and antennas shall be in general conformance with the elevation drawings identified as Exhibit C.
 - D. Monopole Height: The height of the monopole shall not exceed 85 feet in height.
 - E. Antenna Design: All antennas shall be internally mounted.
 - F. Security Fencing/Screening: The tower and ground equipment shall be entirely enclosed by a screening wall constructed of brick to match the building.
 - G. Additional Antennas: The tower shall be made available for additional antennas.

CASE NUMBER 140401-2



LOCATION/DESCRIPTION	LATITUDE	LONGITUDE	ELEVATION
TOWER NAD83/NAVDS8	32°56'05.050"	95°39'48.346"	580.24'

NOTE: 14 ddy taken from Lessee's lease site as shown by line on drawing.

TUNER: NAD27/7HDG29		32.95 04.004		95.26 40.382		DATE: 01/23/14	
NO.	REVISION	DATE	BY	DATE SURVEYED: 01/23/14		DATE DRAFTED: 01/25/14	
				FIELD WORK: S.G.		OFFICE WORK: J.L.S.	
				CHKD BY: K.R.W.		JOB NO: 3010.126	
SCALE: 1" = 50'							

SCALE: 1" = 50'

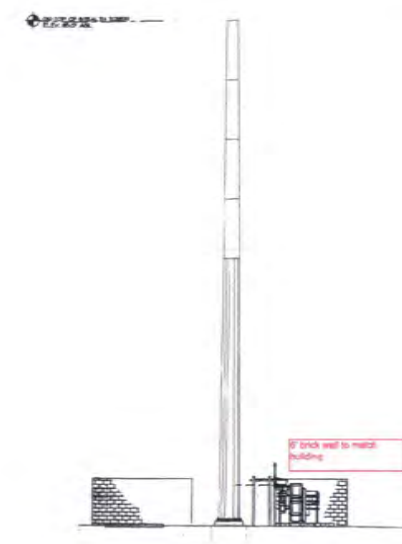
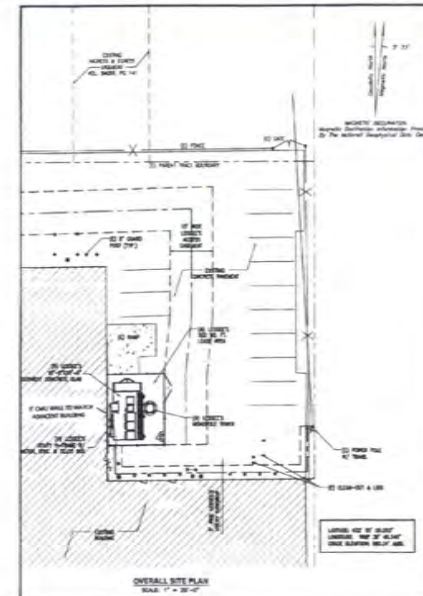


NOTE: Compound too flat for contours
see lease site detail for
SPOT ELEVATIONS



WORK COORDINATED BY:
S&S SURVEYING, INC.
Surveying and
Communication Company
SERVING THE CENTRAL U.S.

PREPARED FOR:





City Council Item Summary Sheet

☐ Work Session

Date: July 15, 2014

☒ Agenda Item

Zoning Ordinance

Summary of Request/Problem

Zoning Ordinance 14-23 West Pioneer Management

Recommendation/Action Requested and Justification

Consider adoption of attached ordinance.

Submitted By:

**Anita Russelmann
Director of Planning**

Approved By:

**William E. Dollar
City Manager**

ORDINANCE NO.

AN ORDINANCE AMENDING THE ZONING LAWS OF THE CITY OF GARLAND, TEXAS, BY APPROVING A CHANGE OF ZONING FROM GENERAL BUSINESS (GB) DISTRICT AND SINGLE FAMILY (SF-7) DISTRICT TO A PLANNED DEVELOPMENT (PD) DISTRICT FOR CENTRAL AREA 2 USES AND CONCEPT PLANS FOR MIXED-USES ON A 4.64 TRACT OF LAND LOCATED AT 111 AND 217 SOUTH GARLAND AVENUE, 1413 WEST AVENUE B, AND 1412 AND 1413 RODANDO DRIVE; PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; AND PROVIDING FOR A PENALTY AND AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 9th day of June, 2014, the City Plan Commission did consider and make recommendations on a certain request for zoning change made by **West Pioneer Management, Inc.**; and

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

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

Section 1.

Ordinance No. 4647 is hereby amended by approving a change of zoning from General Business (GB) District and Single Family (SF-7) District to a Planned Development (PD) District for Central Area 2 Uses and Concept Plans for Mixed-Uses on a 4.64 tract of land located at 111 and 217 South Garland Avenue, 1413 West Avenue B, and 1412 and 1413 Rodando Drive and being more particularly described in Exhibit A, attached hereto and made a part hereof.

Section 2.

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

Section 3.

Ordinance No. 4647, as amended, shall remain in full force and effect, save and except as amended by this Ordinance.

Section 4.

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

Section 5.

This Ordinance shall become and be effective on and after its adoption and publication as required by law.

PASSED AND APPROVED this _____ day of _____, 2014.

THE CITY OF GARLAND, TEXAS

By:

Mayor

ATTEST:

City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File 14-23

BEING a tract of land situated in the William Bassell Survey, Abstract No. 156, City of Garland, Dallas County, Texas and being all of that certain called 1.9054 acre tract of land described to West Pioneer Management, Inc. by deed recorded in Volume 95192, Page 00253, Deed Records, Dallas County, Texas (D.R.D.C.T.), also containing all of Lot 1, Block C and part of Lot 2, Block C and Lot 16, Block A, Rio Linda Subdivision, an addition to the City of Garland as recorded in Volume 10, Page 435, Map Records, Dallas County, Texas; further being all of that tract described to West Pioneer Management, Inc. by deed recorded in Instrument No. 200600400498 Official Public Records, Dallas County, Texas (O.P.R.D.C.T.) also being a portion of Rodando Drive (to be abandoned). The subject property is located at 111 and 217 South Garland Avenue; 1413 West Avenue B; and 1412 and 1413 Rodando Drive, Garland, TX. and being more particularly described as follows:

BEGINNING at an "x" cut set for corner at the southwest end of the corner clip between the north line of Avenue B (a variable width public right-of-way) and the west line of South Garland Avenue (an 80' public right-of-way), from which an "x" cut found bears N 88°09'51" E - 1.01 feet;

THENCE S 88°09'51" W, along said north line of Avenue B, a distance of 36.87 feet to an "x" cut found for corner;

THENCE N 89°05'05" W, continuing along said north right-of-way line of Avenue B passing the southwest corner of aforementioned West Pioneer tract (2006) and

the east line of aforementioned Lot 2 at 342.50 feet and continuing for a total a distance of 411.01 feet to a 1/2" capped iron rod found for corner in the west line of said Lot 2 and the east line of Rodando Drive (a 50 foot public right-of-way);

THENCE N 00°10'24" E, along said east line of Rodando Drive and the west lines of said Lot 2 and aforementioned Lot 1, a distance of 272.10 feet to a 1/2" iron rod found at the intersection of the south line of Rodando Drive (to be abandoned) and the said east line of said Rodando Drive;

THENCE N 02°23'42" W, over and across said Rodando, a distance of 50.02 feet to a 1/2 inch capped iron rod set for corner, said rod being the southwest corner of aforementioned Lot 16;

THENCE N 00°01'52" E, along the west line of said Lot 16, a distance of 116.64 feet to a 1/2" iron rod found in the aforementioned south line of Wilson Street;

THENCE in an easterly direction, along south lines of Wilson Street, the following:

S 85°43'56" E, a distance of 67.19 feet to an "x" cut found for corner;

SOUTH, a distance of 5.31 feet to an "x" cut found for corner;

S 89°56'55" E, a distance of 402.00 feet to the an "x" cut found for corner in the west line of aforementioned S. Garland;

THENCE SOUTH, along said west right-of-way line of South Garland Avenue, a distance of 412.79 feet to a 1/2" capped iron rod set for corner at the northeast corner of aforementioned corner clip;

THENCE S 44°04'56" W, along said corner clip between the north line of Avenue B and said west line of S. Garland, a distance of 28.73 feet to the POINT OF BEGINNING and containing 202,357 square feet or 4.64 acres of land, more or less.

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE 14-23

111 and 217 South Garland Avenue, 1413 West Avenue B, and 1412 and 1413 Rodando Drive.

- I. **Statement of Purpose:** The purpose of this Planned Development is to allow Central Area 2 Uses subject to conditions.
- II. **Statement of Effect:** This Planned Development shall not affect any regulation found in the Comprehensive Zoning Ordinance. Ordinance No. 4647, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. **General Regulations:** All regulations of the Central Area 2 (CA-2) District set forth in Section 28 and 32 of the Comprehensive Zoning Ordinance, Ordinance No. 4647, are included by reference and shall apply, except as specified in this ordinance.
- IV. **Development Plans:**
 - A. Concept Plans: Development shall be in conformance with the Concept Plan identified as Exhibit C or the Concept Plan identified as Exhibit D. Should there be any conflict between the Concept Plans and the written conditions below, the conditions shall prevail.
 - B. Detail Plan: Approval of a Detail Plan is required for all development, prior to issuance of a permit for construction.
- V. **Specific Regulations:**
 - A. Permitted Uses: No use shall be permitted except those allowed in the Central Area 2 (CA-2) District
 - B. Downtown Development Standards: All development of the property shall comply with the City of Garland's Downtown Development Standards, unless otherwise specified in these conditions.
 - C. Parking: A minimum of 1.3 parking spaces per dwelling unit. All other uses shall comply with the Central Area 2 (CA-2) District parking requirements.
 - D. Setbacks:
 - i. Minimum 10 feet and maximum 25 feet from the property line along South Garland Avenue and Wilson Street.
 - ii. Approximately 50 feet from the property line along West Avenue B.

iii. Minimum 25 feet from the property line along Rodando Drive and from the property line adjacent to the residential zoned properties located to the west of the subject property.

E. Lot Coverage: Maximum 85%

F. Residential Lot Density and Non-Residential Floor Area:

- i. The maximum density of the Concept Plan on Exhibit C shall be 70 units per acre, with a maximum number of 325 dwelling units.
- ii. The maximum density of the Concept Plan on Exhibit D shall be 50 units per acre, with a maximum number of 232 dwelling units.
- iii. On both Concept Plans, the non-residential (flex space) floor area may vary from zero (0) square feet to twenty-five thousand (25,000) square feet.

G. Building Height, Number of Stories: Maximum height for new construction is 65 feet, allowing a maximum of 4 stories for residential structures and 5 stories for parking structures.

H. Residential Units at Grade:

- i. All buildings which have residential unit floor plates within four feet of grade facing streets shall include a front door entrance into the unit which is accessed from the sidewalk for a minimum of 70% of the exterior (street-facing) units.
- ii. Entries for grade-level units should be located a minimum of one foot above the sidewalk elevation and include a minimum twenty-four square foot stoop; however, units for handicapped accessibility (or handicapped adaptable) may be located at-grade provided that a fence a minimum of thirty inches and a maximum of four feet in height, and with no more than fifty-percent opacity, encloses a small setback and the front door porch area.
- iii. Lobbies to upper stories (residential or nonresidential) may be located at the sidewalk level.
- iv. Balcony and patio railings and fences shall be largely transparent and constructed of glass, wrought iron or metal or a combination thereof. Masonry columns may be used on patios and fences provided that they are used as accents.

I. Residential Units above Grade:

- i. At least fifty percent of residential units above-grade shall have balconies that are at least four feet in depth.
- ii. Balcony and patio railings and fences shall be largely transparent and constructed of glass, wrought iron or metal or a combination

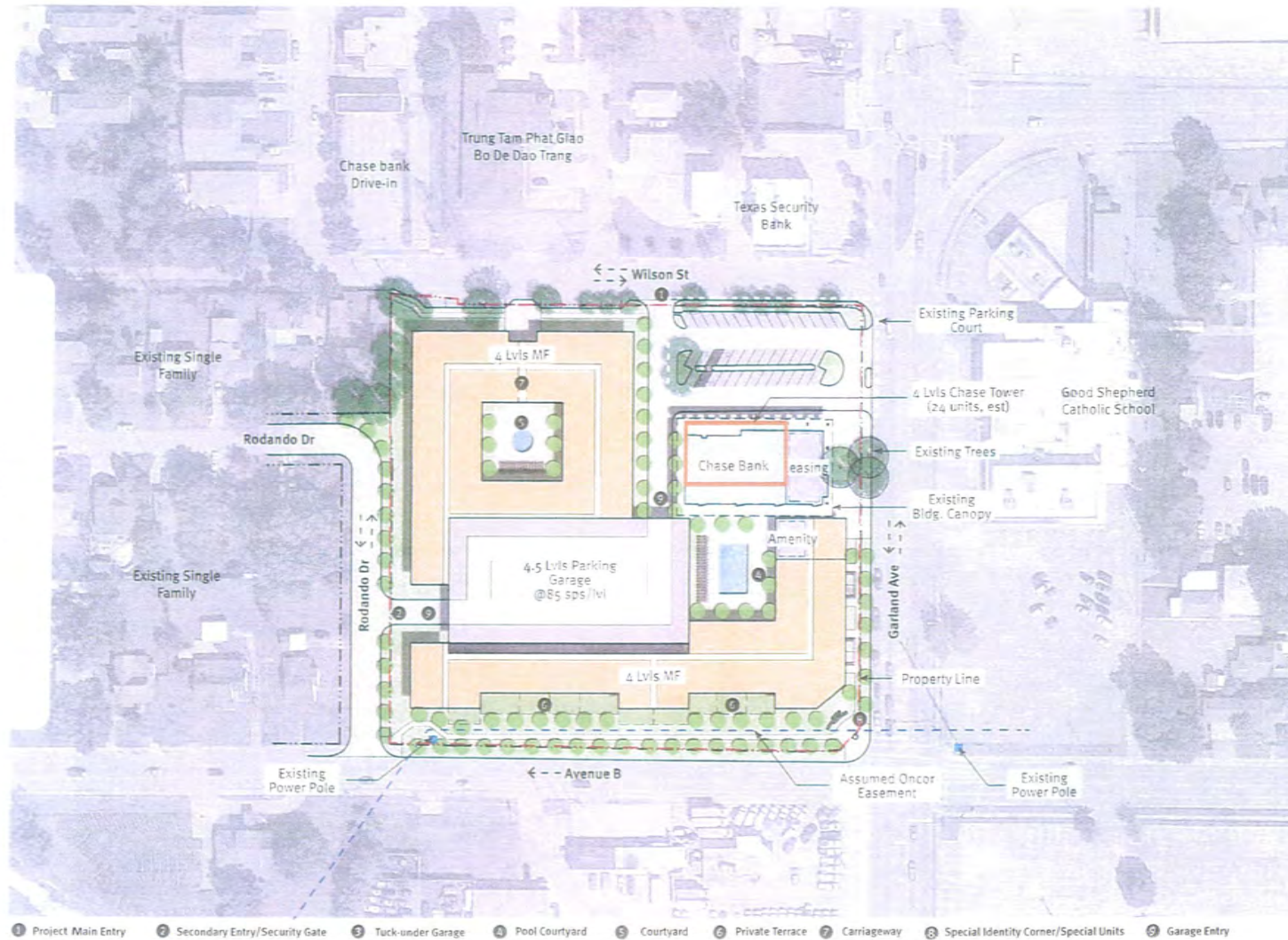
thereof. Masonry columns may be used on patios and fences provided that they are used as accents. Wood fences and railings, chain-link fencing and vinyl fencing materials are prohibited.

J. Non-Residential/Flex Retail Space at Grade:

- i. The ground floor entry for non-residential/flex space at-grade shall be located at the approximate elevation of the adjacent sidewalk.
- ii. Non-residential/flex spaces adjacent to the sidewalk at-grade shall have a minimum floor to ceiling height of twelve feet, except for furred-down areas for ducting or other approved purposes; have an awning or canopy along the south, east and west facing facades, which extends at least six feet from the building over the sidewalk for at least sixty percent of the non-residential/flex retail frontage of the building. Such awning or canopy shall maintain a minimum eight-foot clearance over the sidewalk.
- iii. Windows shall be highly transparent, and shall comprise a minimum of sixty-percent and a maximum of eighty-percent of the ground floor façade for the non-residential/flex retail portion of the frontage.

K. Parking Screening:

- i. Where a parking lot is adjacent to the sidewalk, a second row of trees and a fence up to three and one-half feet, shall be provided in place of a building wall. The fence treatment shall be wrought iron, or a combination of wrought iron and masonry, with shrubs. Openings in the fence and landscaping shall be provided, and a hard surface shall be installed to accommodate pedestrian access to the public sidewalk.
- ii. Interior parking lot landscaping shall include the planting of trees from the Street Tree List in the Screening and Landscape Standards to reduce heat buildup. Each row of parking shall be configured so that there is a minimum nine-foot wide landscape island with each run of eight parking spaces. Parking lot landscaping shall contain a quantity of trees calculated at a minimum of one large street tree for every six parking spaces.

**Notes:**

1. All existing sanitary sewer and utility easements shall be abandoned. The Developer will be responsible for the relocation of said existing utilities and dedication of new easements.
2. Existing Right of Way on the east end of Rodando shall be abandoned by the Developer, along with all utilities in said Right of Way.
3. Existing residential driveways on to Rodando to be reconfigured and tied into improved Rodando Dr. by Developer.
4. Developer is required to improve Rodando dr. along frontage of property to current standards. Minimum concrete street paving width is 27' B-B with curb and gutter and necessary drainage system as required.
5. S Garland Avenue is designated as a type "B" roadway on the major thoroughfare map. This requires 100' of R.O.W. +10' pedestrian and utility easement (P.U.E.)
6. Avenue B is designated as a type "a" roadway on the major thoroughfare map. This is a one way pair roadway requires a minimum 70' of R.O.W.
7. All sidewalks along Rodando Dr. shall be in R.O.W. or pedestrian easements
8. No on-street parking in Public Right-of-way.

Site Development option A:

- i. Max. Dwelling unit: 325 units / 70 units/ac
- ii. Existing Bank Use at Ground floor (approx. 6500sf) to remain
- iii. Max. Non-Residential Use/Flex space (not-including existing bank use) : 25,000 sf
- iv. Min. Non-Residential Use/Flex space (not-including existing bank use) : 0 sf

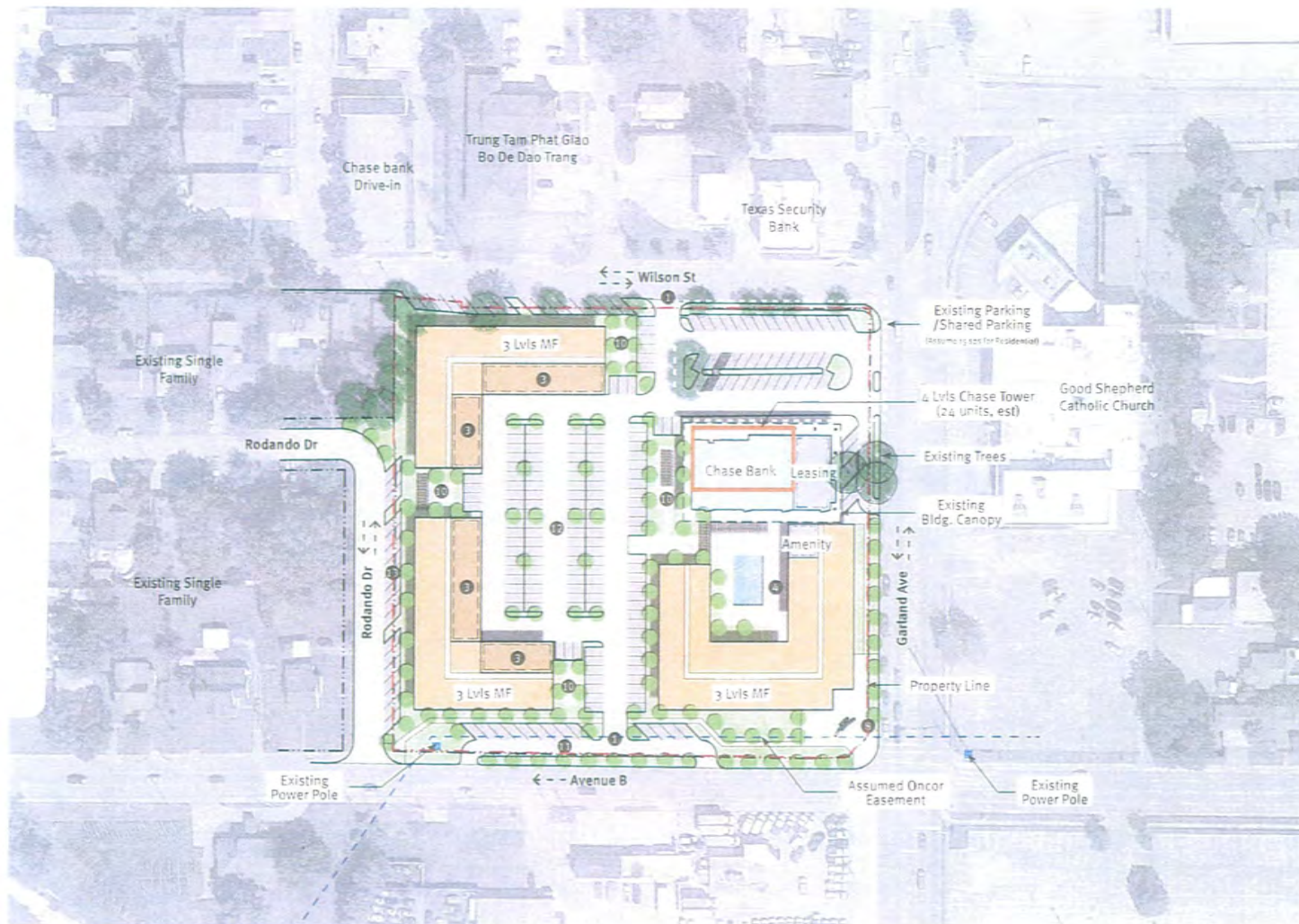
Case # 140415-2

JHPChase Bank Tract
Garland, Texas

Kovest Realty, Inc.

Site Option A
Scale: 1" = 50' - 0"

0'	50'	100'	200'	
06.04.2014 2014006.00 vt				
Copyright © JHP 2014 Not for Regulatory Approval, Permit or Construction: B. Mark Wells Registered Architect of State of Texas, Registration No. 9129				



- 1 Project Main Entry 2 Secondary Entry/Security Gate 3 Tuck-under Garage 4 Pool Courtyard 5 Courtyard 6 Private Yard 7 Carriageway 8 Special Identity Corner/Special Units 9 Garage Entry
- 10 Pocket Park 11 Slip Road 12 Parking Court 13 Proposed On-street Parking-TBD

JHP

Chase Bank Tract
Garland, Texas

Kovest Realty, Inc.

Site Option B
Scale: 1" = 50' - 0"

Notes:

1. All existing sanitary sewer and utility easements shall be abandoned. The Developer will be responsible for the relocation of said existing utilities and dedication of new easements.
2. Existing Right of Way on the east end of Rodando shall be abandoned by the Developer, along with all utilities in said Right of Way.
3. Existing residential driveways on to Rodando to be reconfigured and tied into improved Rodando Dr. by Developer.
4. Developer is required to improve Rodando dr. along frontage of property to current standards. Minimum concrete street paving width is 27' B-B with curb and gutter and necessary drainage system as required.
5. S Garland Avenue is designated as a type "B" roadway on the major thoroughfare map. This requires 100' of R.O.W. +10' pedestrian and utility easement (P.U.E.)
6. Avenue B is designated as a type "a" roadway on the major thoroughfare map. This is a one way pair roadway requires a minimum 70' of R.O.W.
7. All sidewalks along Rodando Dr. shall be in R.O.W. or pedestrian easements
8. No on-street parking in Public Right-of-way.

Site Development option B:

- i. Max. Dwelling unit: 232 units / 50 units/ac
- ii. Existing Bank Use at Ground floor (approx. 6500sf) to remain
- iii. Max. Non-Residential Use/flex space (not-including existing bank use) : 25,000 sf
- iv. Min. Non-Residential Use/flex space (not-including existing bank use) : 0 sf

Case # 140415-2

0'	50'	100'	200'	
06.04.2014 2014006.00 v1				
Copyright © JHP 2014 Not for Regulatory Approval, Permit or Construction (J. Mark Wall) Registered Architect of State of Texas, Registration No. 9129				



City Council Item Summary Sheet

☐ Work Session

Date: July 15, 2014

☒ Agenda Item

WINTERS PARK AND SPRING CREEK GREENBELT TRAIL DEVELOPMENT – DALLAS COUNTY COST-SHARE AGREEMENT

Summary of Request/Problem

The City Council is requested to consider a resolution for a Dallas County capital improvement program project specific agreement that will provide cost-shared funding for trail development (approximate 2-miles of concrete trail & pedestrian creek crossings) in Winters Park and Spring Creek Greenbelt. Garland received both Dallas County and federal Congestion Mitigation & Air Quality (CMAQ) matching funds for this project. Council previously approved the agreement for federal CMAQ funds. This action authorizes the City Manager to enter into agreement with Dallas County for the remainder of the project's local share of matching funds.

The project was approved in the 2014 Capital Improvements Program - CIP Project No. 18209 – 1997 Garland Bond Program (\$364,321K), with cost-shared funding from TXDOT (\$726,605K) and Dallas County (\$364,321K).

Council was briefed on this item at their June 30, 2014, Work Session and directed staff to bring forth a resolution for consideration.

Recommendation/Action Requested and Justification

Approve a resolution authorizing the City Manager to enter into a project specific agreement with Dallas County for cost-shared funding for trail construction in Winters Park and Spring Creek Greenbelt.

Submitted By:

**Jim Stone, Managing Director
Parks, Recreation & Cultural Services**

Approved By:

**William E. Dollar
City Manager**

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A PROJECT SPECIFIC AGREEMENT WITH DALLAS COUNTY CONCERNING MATCHING FUNDS FOR THE DEVELOPMENT OF WINTERS PARK/SPRING CREEK GREENBELT TRAIL; AND PROVIDING AN EFFECTIVE DATE.

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

Section 1

That the City Manager is hereby authorized to execute a project specific agreement with Dallas County for local matching funds in the amount of \$364,321 for the development of a trail within the Winters Park/Spring Creek Greenbelt area, a copy of which agreement is attached hereto as Exhibit A.

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 _____, 2014.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary



City Council Item Summary Sheet

☐ Work Session

Date: July 15, 2014

☒ Agenda Item

Change Order No. 2 to BL 5152 Term Contract for Ready Mix Concrete

Summary of Request/Problem

The City Council awarded a term contract for ready mix concrete to Cooper Concrete Company in the amount of \$1,710,975.00 on July 17, 2012. On July 16, 2013, the City Council approved Change Order Number 1 to this contract, which increased the amount of the second term of the contract by \$58,173.15 (3.4%) to \$1,769,148.15. The first renewal of this blanket order (BL 5152) expires on August 1, 2014. Cooper Concrete has indicated that their costs have increased, and they have requested a 5.5% Producer Price Index (PPI) related increase totaling \$97,303.14 in the second renewal of the contract.

This item was considered by Council at the July 14, 2014 Work Session.

Recommendation/Action Requested and Justification

Staff recommends that City Council authorize by minute action the City Manager to execute Change Order No. 2 in the amount of \$97,303.14 with Cooper Concrete Company.

Submitted By:

Steven L. Oliver, P.E.
Director of Streets

Approved By:

William E. Dollar
City Manager



City Council Item Summary Sheet

☐ Work Session

Date: July 15, 2014

☒ Agenda Item

External Auditing Services

Summary of Request/Problem

At the June 30, 2014 Work Session, Council considered authorizing the execution of an Engagement Letter with Weaver Tidwell for External Auditing Services. Weaver Tidwell will perform an independent audit of the City for the fiscal year ended September 30, 2014.

Recommendation/Action Requested and Justification

By Minute Action, authorize the City Manager to execute an Engagement Letter with Weaver Tidwell for external auditing services.

Submitted By:

David Schuler
Managing Director for Financial Services

Approved By:

William E. Dollar
City Manager



City Council Item Summary Sheet

☐ Work Session

Date: July 18, 2014

☒ Agenda Item

Initial Direction for Street Improvements Funding

Summary of Request/Problem

Hold a public hearing and provide staff with direction as to whether or not to include a tax rate increase for consideration in the 2014-15 Proposed Budget.

At the June 16, 2014 Work Session, the Citizens Ad Hoc Streets Improvement Committee provided a report to Council on their recommendations in the areas of operations, funding, and street prioritization. One of the recommendations made by the Streets Improvement Committee was to increase the property tax rate by 2-cents to provide funding to improve street conditions. Under the State's Truth in Taxation laws, before a City can increase the property tax rate, specific public notices and public hearings must be held. In order to meet the required notices, staff is requesting direction as to whether or not a tax rate increase should be included for consideration in the 2014-15 Proposed Budget.

This item has been placed on the agenda to provide the public an opportunity to voice its opinion and for Council to provide staff with direction. Including a tax rate increase in the Proposed Budget **does not bind the Council to adopt the increase**. The final decision regarding increasing the tax rate is not made until the adoption of the budget in September.

Recommendation/Action Requested and Justification

Hold a public hearing and provide staff with direction as to whether or not to include a tax rate increase for consideration in the 2014-15 Proposed Budget.

Submitted By:

Bryan L. Bradford
Assistant City Manager

Approved By:

William E. Dollar
City Manager



Planning Report

Vincent Gerard and Associates

1880 Holford Road

REQUEST

Approval of a Specific Use Permit for an Antenna, Commercial Type 2 on property zoned Agriculture (AG) District within the SH 190 Overlay District.

OWNER

Thomas S. Chambers

PLAN COMMISSION RECOMMENDATION

On June 23, 2014 the Plan Commission, by a vote of eight (8) to zero (0), recommended approval of a Specific Use Permit for an Antenna, Commercial Type 2 on property zoned Agriculture (AG) District within the SH 190 Overlay District.

STAFF RECOMMENDATION

Approval of a Specific Use Permit for an Antenna, Commercial Type 2 on property zoned Agriculture (AG) District within the SH 190 Overlay. The proposed tower meets the minimum distance requirements from residential districts, provides for colocation and continues improved service within the area.

BACKGROUND

In 1992, City Council approved a Specific Use Permit (S92-10) for a 100-foot tall cell tower. In 2005, the Specific Use Permit (S05-31) was renewed and the tower height was increased to 110-feet. The applicant requests renewal of the Specific Use Permit for Antenna, Commercial Type 2 which expired in 2012.

SITE DATA

The subject property (lease area) is 0.0826-acres. The tract is a small portion of a larger undeveloped area. There is an access drive that only serves the cell tower from Holford Road.

USE OF PROPERTY UNDER CURRENT ZONING

The property is zoned Agriculture (AG) District within the SH 190 Overlay. The Agriculture District is intended for vacant land which is not yet ready for development, land which is used for agricultural or open space purposes, and land which has been newly annexed into the City of Garland. This district functions as a temporary "holding zone" for land until development patterns warrant more intensive urban use. At that time, it is anticipated that Agriculture Districts will be changed to an appropriate permanent zoning classification.

Zoning Ordinance 3237, which was in effect in 1992, allowed Antenna, Commercial Type 2 within the Agriculture (AG) District with approval of a Specific Use Permit. Zoning Ordinance 4647, which was in effect in 2005 and is the current ordinance, does not allow Antenna, Commercial Type 2 within the Agriculture (AG) District. However, within the SH 190 Overlay, Antenna, Commercial Type 2 is permitted with a Specific Use Permit.

CONSIDERATIONS

1. The applicant requests renewal of a Specific Use Permit that expired in 2012 to allow the continued operation of a freestanding cell tower of approximately 110-feet in height. The tower is a monopole with external array antennas. There are approximately 3 sets of existing antennas on the tower. There are two telephone carriers (AT&T and T-Mobile) and a wifi carrier. The tower has the ability to house one additional cell carrier and is available for co-location of an additional carrier.
2. Section 10-306.4(B) of the Comprehensive Zoning Ordinance states that freestanding wireless telecommunication antennas must be located a minimum distance of three (3) times the height of the tower from a single-family residential district boundary line. Based on this ratio, a 110-foot tall tower must be placed a minimum of 330 lineal feet from a single-family zoning district boundary line. The existing tower is approximately 741 feet from the nearest single-family zoning district boundary line, which is west of the subject property across Holford Road.
3. Section 10-306.4(B) of the Comprehensive Zoning Ordinance states that equipment and buildings, associated with an Antenna, Commercial Type 2, must be screened by a chain link fence or wrought iron fence with vegetation, or a masonry wall. The associated ground equipment and tower are enclosed with an existing chainlink fence. The larger area surrounding the subject property is highly treed and the equipment is hardly visible from Holford Road.
4. The applicant contends that the cell tower is still needed to service the area and has operated without incident since 1992. The applicant also stated that the tower could not be modified to a stealth pole with internal antennas without losing two of the carriers and would likely result in the need for an additional tower nearby.
5. The applicant is requesting that the Specific Use Permit be granted for a period of twenty (20) years.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan designates the subject property as Compact Neighborhoods. Compact neighborhoods provide areas for moderate increases in residential density, including single-family attached and single-family detached housing. It expands housing options through infill and redevelopment, while continuing walkable development patterns.

The recommended land use type reflects a longer term vision for future development of the larger area surrounding the subject property. The existing tower's location immediately adjacent to Holford Road would allow for development to occur surrounding the subject property. Additionally, the tower could be removed with minimal effort should future development require its removal based on the ultimate development plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The surrounding properties are zoned Agriculture (AG) District and are undeveloped. The properties to the northwest, across Holford Road, are zoned Planned Development Districts 78-83 and 05-25 for Limited Commercial Uses and are developed with landscape nurseries. Properties further southwest of the subject property, across Holford Road, are zoned Planned Development (PD) District 83-143 for Single Family and Patio Homes and are developed with single family residences.

Cell towers provide a valuable communication service to nearby commercial and residential developments. Attention should be paid to the placement of the tower on the proposed site, and the impact on the surrounding properties and any impacts to the potential for development. The existing site is adequate to meet the needs of the carriers while not impacting the ability for the site to transition over time to uses more aligned with the vision for this area.

Prepared By:

Chasidy Allen, AICP
Principal Planner

Date: July 2, 2014

Reviewed By:

Anita Russelmann
Director of Planning

Date: July 3, 2014

Reviewed By:

William E. Dollar
City Manager

Date: July 7, 2014



0 100 200 Feet

ZONING

Z 14-24



INDICATES AREA
OF REQUEST

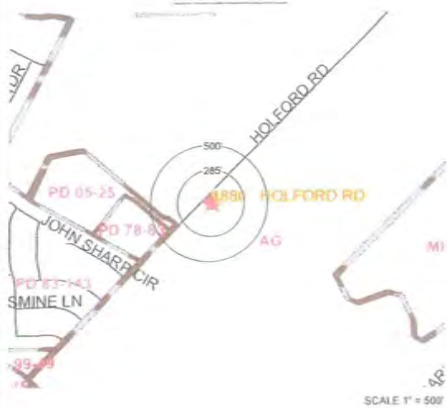
SPECIFIC USE PERMIT CONDITIONS

ZONING FILE 14-24

1880 Holford Road

- I. **Statement of Purpose:** The purpose of this Specific Use Permit is to permit a 110-foot tall, 'Commercial Antenna, Type 2' (freestanding tower) subject to conditions.
- II. **Statement of Effect:** This Specific Use Permit shall not affect any regulations found in the Comprehensive Zoning Ordinance, Ordinance No. 4647, as amended prior to adoption of this Ordinance, except as specifically provided herein.
- III. **General Regulations:** All regulations of the Agriculture (AG) District as set forth in Sections 14, 33, and 46, of the Comprehensive Zoning Ordinance 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 period of 20 years.
 - B. Site Plan: Development shall be in general conformance with the approved site plan identified as Exhibit C.
 - C. Monopole Height: The height of the monopole shall not exceed 110 feet in height.
 - D. Security Fencing: The site shall be entirely enclosed by a security fence.
 - E. Removal of Pole and Associated Structures and Equipment: Should the facility cease operations, the applicant shall be required to remove the pole and associated structures and equipment.

ZONING MAP



SCALE 1" = 500'

SPECIAL USE PERMIT SITE PLAN

PROJECT TYPE

EXISTING TOWER SITE

SITE INFORMATION

JURISDICTION: CITY OF GARLAND TEXAS 78589
DALLAS COUNTY
Latitude 32°57'46.5", Longitude - 96° 39'25.6"
OCCUPANCY: N/A (UNMANNED)

USE: TELECOMMUNICATIONS FACILITY
ZONING FILE NO.: Z-92-10

DATE

MAY 8, 2014

SITE NAME:

ARAPAH / HOLFORD 843582

CONTACT INFORMATION

JON DOHM
222 E. CASTILLO STREET
SUITE 107
SANTA BARBARA, CA 93101
PHONE: (805) 560-7844
CELL: (805) 729-1715
EMAIL: jon.dohm@crowncastle.com

SITE ADDRESS

1880 HOLFORD ROAD
GARLAND, TX. 75044

CONSULTANTS

VINCENT GERARD & ASSOCIATES
1715 S. CAPITAL OF TEXAS HWY
SUITE 207
AUSTIN, TEXAS 78746
PHONE: (512) 328-2693
VINCE HUEBINGER

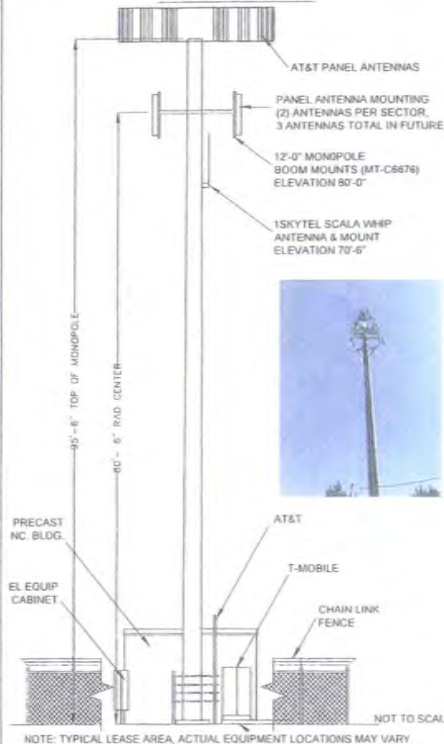
CARRIER INFORMATION

AT&T
T-MOBILE
SKYTCL

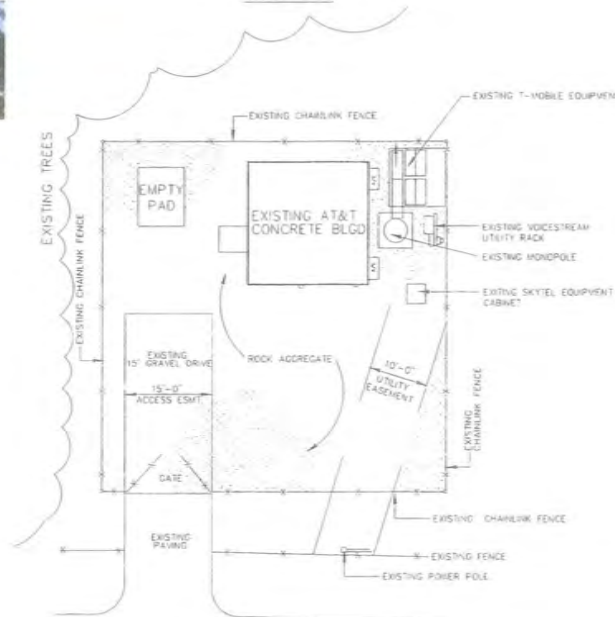
LEGAL DESCRIPTION

METROCEL BLK 1 LOT 1
ACS 0.0848 VOL 85137/2859
EX071185 CO-DALLAS

TOWER - TYPICAL



SITE PLAN



SCALE 1" = 10'-0"

AERIAL IMAGERY



NOT TO SCALE

GENERAL NOTES

NOT FOR CONSTRUCTION PURPOSES.
ADVERTISING IS PROHIBITED ANYWHERE ON A WTF, WITH THE EXCEPTION OF THE MINIMUM SIGNAGE AS REQUIRED BY THE FEDERAL COMMUNICATIONS COMMISSION (FCC) REGULATIONS OR NECESSARY FOR THE OPERATIONS OF A WTF.
AN IDENTIFICATION SIGN FOR EACH SERVICE PROVIDER RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF A WTF AT THE SITE, NOT LARGER THAN TWO SQUARE FEET, SHALL BE POSTED AT A LOCATION FROM WHICH IT CAN BE EASILY READ FROM OUTSIDE THE PERIMETER OF THE WTF, AND SHALL PROVIDE THE NAME, ADDRESS, AND EMERGENCY NUMBER OF THE RESPONSIBLE SERVICE PROVIDER.

EXHIBIT APPROVAL BOX

ORIGINAL SUBMITTAL DATE: _____

ACCEPTED FOR APPROVAL: _____

CITY OF GARLAND, TEXAS

EXHIBIT C

REPORT & MINUTES

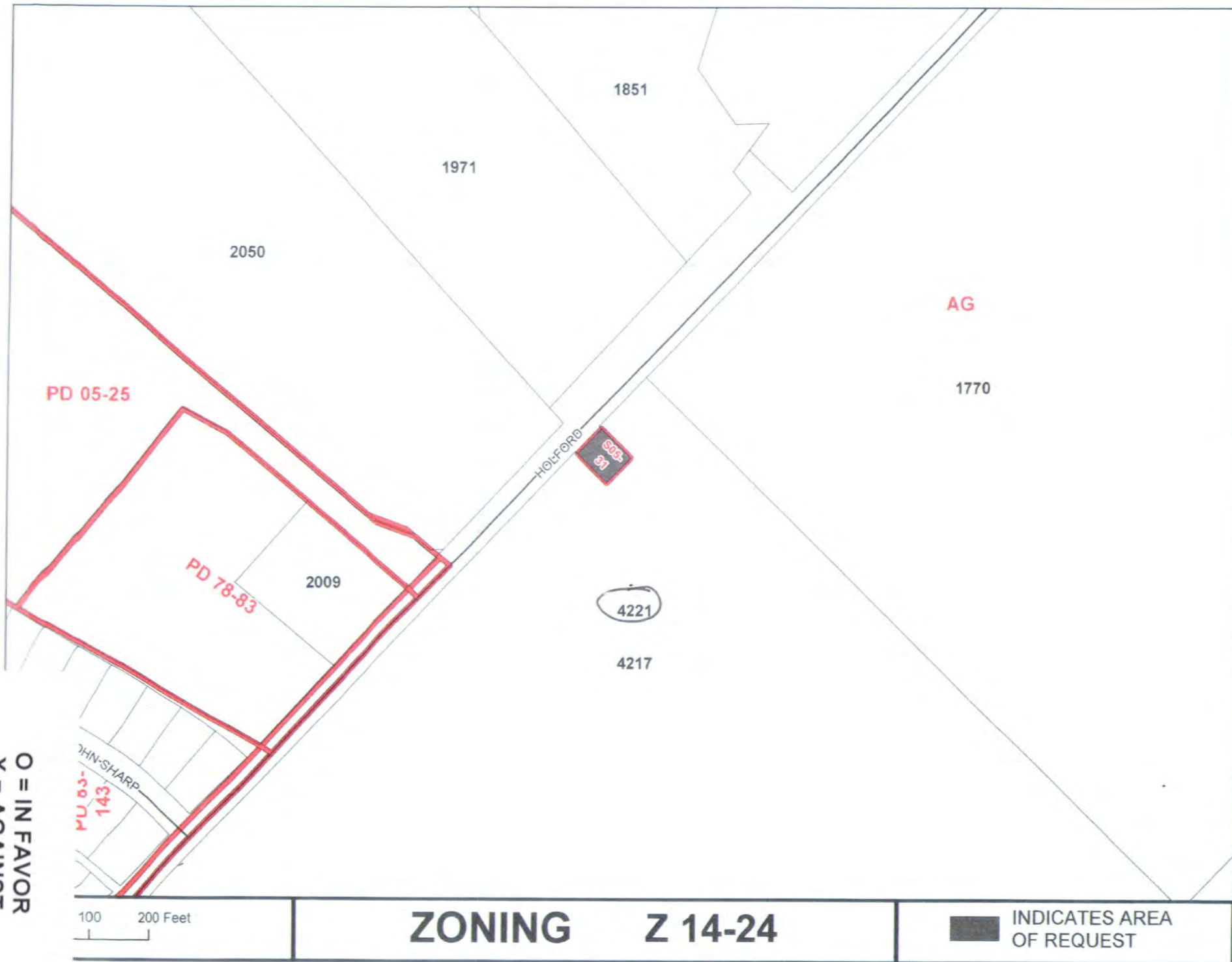
P.C. Meeting, June 23, 2014 (8 Members Present)

Consideration of the application of Vincent Gerard & Assoc, requesting approval of a Specific Use Permit for an Antenna, Commercial Type 2 on property zoned Agriculture (AG) District within the SH 190 Overlay District. The property is located at 1880 Holford Road. (File 14-24) (District 7)

Representing the applicant Vincent G. Huebinger, 1715 Capital TX Hwy, Austin, TX 78746, gave a brief overview of the request. The applicant remained available for questions. There were no questions of this applicant.

Motion was made by Commissioner Ott, seconded by Commissioner Vera to close the Public Hearing and **approve** the SUP request for a period of 20 years. Motion **carried: 8 Ayes, 0 Nays.**

O = IN FAVOR
X = AGAINST





GARLAND

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

June 12, 2014

HEARING DATE/TIME: Plan Commission: June 23, 2014 – 7:00 PM

APPLICANT: Vincent Gerard and Associates

File Z 14-24

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, June 23, 2014, in the Goldie Locke Room of the Duckworth Utility Services Building, 217 North Fifth Street, to consider the application of **Vincent Gerard and Associates** requesting approval of a Specific Use Permit for an Antenna, Commercial Type 2, on property zoned Agriculture (AG) District. The property is shown on the enclosed sketch and is described as follows:

Being a 0.0826 acre tract of land situated in the O. Alvarado Survey, Abstract No. 2, City of Garland, Dallas County, Texas and being a portion of Tract No. 3 of a tract of land conveyed to Eugene A. Chambers by Deed as recorded in Volume 86187, Page 2860, Deed Records, Dallas County, Texas. The subject property is located at 1880 Holford Road, Garland, TX. (District 7)

Note: The applicant requests approval of a renewal of an expired Specific Use Permit for the existing cell tower.

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** or by fax to **972-205-2474**. Should you have any questions, please contact Chasidy Allen 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

Printed Name

Address

City, State

Zip

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

ALTHEC PARTNERSHIP LTD

Signature

Date:

6-17-14

ONE OF THE OWNERS
Title

4821 N. GARLAND



Planning Report

CEI Engineering Associates, Inc.

East of 150 Town Center Boulevard

REQUEST

Approval of 1) an amendment of Planned Development (PD) District 10-06 for Freeway Uses, 2) an amendment of the Concept Plan, and 3) a Detail Plan for a Restaurant with Drive-Through.

OWNER

In-N-Out Burger

PLAN COMMISSION RECOMMENDATION

On June 23, 2014 the Plan Commission, by a vote of eight (8) to zero (0), recommended approval of 1) an amendment of Planned Development (PD) District 10-06 for Freeway Uses, 2) an amendment of the Concept Plan, and 3) a Detail Plan for a Restaurant with Drive-Through.

STAFF RECOMMENDATION

Approval of 1) an amendment of Planned Development (PD) District 10-06 for Freeway Uses, 2) an amendment of the Concept Plan, and 3) a Detail Plan for a Restaurant with Drive-Through. Although the proposed Panera Bread restaurant incorporates a drive-through component, its service and setting have the characteristics of a dine-in restaurant, appropriate and consistent with the pedestrian-oriented and mixed-use character of Firewheel Town Center. The proposed site layout makes the most of the site configuration while limiting the visual impact that parking and the drive-through could have on Town Center Boulevard. The applicant proposes a contemporary building design that is characterized by its clean lines, flat roof, and use of brick as the façade material; hence, compatible with the architecture that typifies the development in the peripheral tracts of Firewheel Town Center.

BACKGROUND

The subject property is a part of the peripheral ring of Firewheel Town Center. In 2010 City Council approved a Concept Plan that established Restaurant with Drive-Through and Retail Sales/Personal Service as the future uses on a 2.66 acre site. A Detail Plan for Restaurant with Drive-Through was also approved and in 2011 the western portion of the 2.66 acre site was developed with an In-N-Out Burger restaurant. The remaining 0.93 acre portion, planned as a retail

multi-tenant building, has remained undeveloped. The applicant seeks approval of an amendment to PD District 10-06, an amendment to the Concept Plan, and a Detail Plan to develop the property with a Restaurant with a Drive-Through in lieu of the multi-tenant retail building.

SITE DATA

The subject property contains approximately 0.93 acres and due to its configuration does not have any street frontage. The site is accessible from Town Center Boulevard through an access drive that will be shared with the existing In-N-Out Burger restaurant.

USE OF PROPERTY UNDER CURRENT ZONING

Although zoned PD District 10-06, development of this property is restricted to only the uses permitted in PD District 02-25 for Freeway Uses which was specifically designed to guide development of the Firewheel Town Center. PD District 02-25 allows for a mix of retail, restaurant and personal service uses most appropriate for the periphery of the Town Center and permits no more than four Restaurant with Drive-Through facilities. The proposed facility would be the second Restaurant with Drive-Through within Firewheel Town Center.

CONSIDERATIONS

1. The applicant is requesting approval of amendments to PD District 10-06 and the existing Concept Plan, as well as approval of a Detail Plan for Restaurant with Drive-Through in order to develop the property with a Panera Bread restaurant.
2. Concept Plan and Detail Plan: In addition to depicting the layout and design for development of the proposed restaurant, the proposed Detail Plan would also amend the approved Concept Plan which reflects a multi-tenant retail building on the subject property. The proposed Detail Plan reflects a 4,315 square foot building with a drive-through. The proposed restaurant includes a patio area on the west side of the building, adjacent to the main entrance. The drive-through window is located on the east elevation. PD District 02-25 recommends that development in the peripheral tracts be oriented toward the internal or core element of Firewheel Town Center. At the time of review and approval of the initial phase of the Firewheel Town Center in 2002, specific development of the subject property as well as the other peripheral tracts had not been determined. The proposed restaurant, as the multi-tenant retail building reflected on the approved Concept Plan, has the main entrance oriented towards Town Center Boulevard, whereas the drive-through would be oriented towards the core of the development. There would remain adequate undeveloped land so that future development east of the subject property, would not be compromised and could be oriented toward the core. Site constraints, building orientation, required drive-through stacking, and efforts to minimize the visual

impact of the drive-through on Town Center Boulevard yielded the east elevation as the best location to place the drive-through window.

3. Building Elevations: PD District 02-25 establishes that exterior walls shall be composed of a minimum of 80 percent masonry, excluding doors, windows, or window walls. Masonry is defined as brick, stone, glass block, polished block or tile, hand-laid unit by unit, or veneer simulations of these materials having the appearance of hand-laid units, and Exterior Insulation and Finish Systems (EIFS). However, EIFS is limited to no more than 30 percent of each expanse of exterior wall. The proposed exterior wall elevations consist of brick and tile. PD District 02-25 also states that all buildings within Firewheel Town Center shall employ “four-sided” architecture. The proposed elevations feature façade elements such as metal canopies, glass walls, molding at the roof line, and color contrast to create facades with considerable articulation.

4. Parking: The parking requirement for a Restaurant with Drive Through is normally eight parking spaces plus one parking space for each 50 square feet of dining area. An alternate parking standard was established in PD District 02-25 requiring 4.5 parking spaces for each 1,000 square feet of restaurant floor area. With 4,315 square feet of floor area, 20 parking spaces are required. The proposed Detail Plan provides 57 parking spaces for the site, which would adequately serve the industry standard for the restaurant.

5. Access: Vehicular access to the site would be from one location from Town Center Boulevard. Traffic in the drive-thru would flow counter-clockwise around the building before exiting back onto Town Center Boulevard. There would also be demarcated pedestrian access between the building and Town Center Boulevard to facilitate pedestrian mobility.

6. Landscaping: The proposed landscape scheme is in compliance with PD District 02-25 and the SH 190 Development Standards. The entry drive along Town Center Boulevard would be further enhanced by the proposed planting of shrubs and one large tree. A 10-foot landscape buffer is already provided along Town Center Boulevard which was installed with prior development.

7. Signage: The applicant is proposing attached signage on the north, west, and south elevation; such signage is in compliance with the regulations in PD District 02-25. A sign associated with the proposed restaurant will be placed on the existing multi-tenant monument sign located near the entry and shared with the In-N-Out Burger restaurant.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Regional Centers for the subject property. Regional Centers provide a higher concentration of activity and contain a central focus or amenity. Regional Centers may include a mix of uses that includes retail, services, entertainment,

and employment uses, as well as a residential component and public gathering/open space.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north, east, and south are part of the Firewheel Town Center and are governed by PD District 02-25. The property to the north is developed with Firewheel Market, a combination of three multi-tenant buildings accommodating retail, personal services and restaurant uses. The property immediately to the east is undeveloped. Property further east is developed with the core of the Firewheel Town Center. The property immediately to the south is undeveloped. Property further south, located across President George Bush Turnpike, is zoned with various Planned Development Districts for Shopping Center Uses and is developed with retail, personal services and restaurants. Property to the west across Lavon Drive is zoned Agriculture (AG) District and is undeveloped.

Since the subject property is located at the highly visible western entrance of the Firewheel Town Center, it is paramount that a high standard of development be established through site layout, architectural design and overall aesthetic. Although the prevailing design principles harbor a pedestrian oriented experience within the lifestyle center, Planned Development (PD) District 02-25 does permit a maximum of 4 vehicular-oriented Restaurant with Drive Through facilities confined to the peripheral tracts of the Firewheel Town Center. Although these types of facilities are permitted, they should be designed to minimize visual and physical impacts, and should not detract from the overall program and experience of the town center. Provided the architecture and site design are compatible and set a precedence of high quality landscaping, site design and building architecture for subsequent development in the peripheral tracts of the center, the proposed Panera Bread restaurant would be a compatible addition to the area.

Prepared By:

Josue De La Vega
Development Planner

Date: July 3, 2014

Reviewed By:

Anita Russelmann
Director of Planning

Date: July 7, 2014

Reviewed By:

William E. Dollar
City Manager

Date: July 8, 2014



0 100 200 Feet

ZONING Z 14-25

 INDICATES AREA OF REQUEST

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE 14-25

East of 150 Town Center Boulevard

- I. **Statement of Purpose:** The purpose of this Planned Development District is to amend a conceptual plan and approve a Detail Plan for a Restaurant with Drive Through on the property subject to conditions.
- II. **Statement of Effect:** This Planned Development shall not affect any regulation found in the Comprehensive Zoning Ordinance. Ordinance No. 4647, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. **General Regulations:** All regulations of Planned Development (PD) District 02-25 for Freeway Uses and the Freeway (FW) District set forth in Section 31, 32, and 46 of the Comprehensive Zoning Ordinance are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. **Specific Regulations:**
 - A. Concept Plan: Development shall be in general conformance with Exhibit C.
 - B. Detail Plan: Development of the Restaurant with Drive Through shall be in general conformance with Exhibit C.
 - C. Development Requirements: Refer to Planned Development (PD) District 02-25 for development requirements and general conditions for the Firewheel Town Center.
 - D. Landscape Plan: Screening and Landscaping shall be in general conformance with Exhibit D.
 - E. Building Elevations: Building elevations shall be in general conformance with Exhibit E.
 - F. Wall Signage: Wall signage shall be in conformance with Exhibit E.

STATE HIGHWAY 78
(LAVON DRIVE)

REMARKS:
ALL BEARING AND COORDINATES SHOWN HEREON ARE ALSO AS ACROSS IN
SPRINK SYSTEM TEST TO THE BEARING COORDINATE SYSTEM OF THE SPRINK
SYSTEM OF COLUMBIAN GOLF SYSTEM AND BASED ON CITY OF GALE AND
MONUMENT # 8 IS AN ORIGINAL PLUMB LINE IN 1980. ALL DISTANCES
SHOWN HEREON ARE SURVEY DISTANCES USING THE SINK SCALE FACTOR
AS SHOWN ON PLAT OF FARMERED CENTER, AS RECORDED IN VOLUME
15,000, PG. 232, MAP AND RECORD, BALLS OF COURSE, 1984.

COORDINATE SYSTEM HEREON ARE BASED ON THE FOLLOWING:
CITY OF COLUMBIAN GOLF SYSTEM
SPRINK # 8 - AN ORIGINAL PLUMB LINE AS PLUMB LINE IN
CITY OF GALE - IN 1980. ALL DISTANCES ARE SURVEY DISTANCES

SITE SUMMARY:

1. PROPERTY AREA: 460,376 SF - 0.93 ACRES
2. BUILDING AREA: PANERA BREAD: 4,315 SF
3. PARKING:

PANERA BREAD (RESTAURANT)	20 SPACES REQUIRED (4.5/1000 SF)
RESTAURANT PARKING PROVIDED:	50
ACCESSIBLE STALL PROVIDED:	3
TOTAL SPACE PROVIDED:	57
4. STACKING PROVIDED: 8 CARS
5. LANDSCAPE AREA REQUIRED: 10% = 4,038 SF
4.9% = 5,996 SF PROVIDED.
6. INTERIOR LANDSCAPE AREA REQUIRED: 5% OF 24,936 = 1,247 SF.
(8.3%) 2,073 SF PROVIDED
7. CURRENT ZONING: PD-10-00
8. BUILDING HEIGHT: 30' MAX.
9. LOT COVERAGE: 10.69%

LEGAL DESCRIPTION:

BEING ALL THAT CERTAIN 0.93 ACRE TRACT OF LAND
SITUATED IN THE DANIEL CRIST SURVEY, ABSTRACT NO. 226,
IN THE CITY OF GARLAND, DALLAS COUNTY, TEXAS, AND
BEING A PORTION OF LOT 1R1, BLOCK 5, FIREWHEEL CENTER
REPLAT OF LOT 1R, BLOCK 5, AN ADDITION TO THE CITY OF
GARLAND, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT
THEREOF RECORDED UNDER INSTRUMENT NUMBER
201100122667, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY,
TEXAS.



Know what's below.
Call before you dig.



LEGEND

EXISTING

[illegible]

PROJECT LINE	UNDERGROUND ELECTRIC AND TELEPHONE
RIGHT OF WAY LINE	UNDERGROUND TELEPHONE
LASTING EASEMENT	UNDERGROUND TV
STORM DRAIN	WATER
DATE	FIELD INFO
SANITARY SEWER	3" x 3" DRAINAGE OF TANK IN 1951
UNDERGROUND ELECTRIC	4" - RECORD OF FIELD IN 1951
	6" - CATCH DRAINAGE IN 1951
	30" - ELEVATION AT BASE OF POLE

PROPOSED

	PROPERTY / LANDRIGHT OF WAY LINE
	CONCRETE CURB AND GUTTER
	WHITE ALLEY
	FIRE LANE
	SUBSIDENCE CONTROL POINT
	PROPOSED PARKING SPACES
	LIMITS OF SIDEWALKS AND CONCRETE APRONS OVER ARCH PLANED

GENERAL SITE NOTES


3. ALL DEPENDENCIES SHOWN ARE TO THE FACE OF LUND UNLESS OTHERWISE NOTED
4. ALL CURB RETURN RAILS SHALL BE 2" OR 0.45 SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED
5. ALL EXISTING LOT SIGN RAILS/SUPPORTS SHALL BE INSTALLED PER DETAIL 015
6. ALL ACCESSIBLE PARKING STALLS SHALL HAVE SIGNAGE INSTALLED PER DETAIL 016

OWNERS
IN N OUT BURGERS
13502 HAMURGER LN
BALDWIN PARK, CALIFORNIA 91706-5885
CONTACT: JAMES MASON
TEL: 626-813-8263

DEVELOPER
SCC DEVELOPMENT CO.
201 S. CALHOUN STREET, SUITE 425
FORT WORTH, TEXAS 76104
CONTACT: SCOTT A. DESKINS
TEL: (817) 329-9947

ENGINEER
CEI ENGINEERING ASSOCIATES, INC.
3030 LBJ FREEWAY, SUITE 100
DALLAS, TEXAS 75234
CONTACT: ANDREW YEOM
TEL: (972) 486-3737

CASE NUMBER 140213-2

2099	address	LAST	PH	DAY	DATE
CEI PROJECT NO	BUILDING DATE	OWNER	PROJ	NO	DATE
	Engineering Associates, Inc.				
LICENSED		PLANNED BY		SUPERVISOR	
LANDSCAPE ARCHITECT		IN CHARGE		ENVIRONMENTAL ENGINEER	
ADDRESS/PROJECT NAME			CITY/STATE/ZIP		
DRAFTER			DATE		
PANERA BREAD					
LOT 161 BLOCK 5 FIRE WHEEL CENTER					
SWC OF HORSESHOE AND TOWNCENTER					
GARLAND					
SITE PLAN			KEY DATE	SHEET #	
			address	TEXAS	

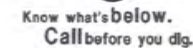
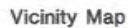


F 752

	100	100
100	100	100

[illegible]

EXHIBIT C



LEGEND

EXISTING	
WATER MAIN	WATER MAIN
WIRE CONTROL VALVE	TRUNKING SIGNAL POLE
TELEPHONE REESTABL	TELEPHONE MAINS
POWER POLE	WATER MAINS
DOWN DIRT	WATER MAINS
G.E. MAINS	WIRE
CLASH	INTERCOM SPACE
FIRE HYDRANT	DOWN
WATER RETOR	LIGHT POLE
FUEL TANK	TYPICAL HOUSE
WIRE CONTROL VALVE	COILERS
TRANSFORMER AND	CONCRETE AREA
ELECTRIC RETOR	A/C UNIT
STEEL MAIN MAINS	
<p>PROPERTY LINE</p> <p>EDGE OF BAY LINE</p> <p>STEEL MAIN</p> <p>GAS</p> <p>SANITARY SEWER</p> <p>UNDERGROUND ELECTRIC</p>	
<p>UNDERGROUND ELECTRIC AND TELEPHONE</p> <p>UNDERGROUND TELEPHONE</p> <p>UNDERGROUND TV</p> <p>WATER</p> <p>TRUNKING</p> <p>2" DIAMETER OF TRUNK IN FIRST</p> <p>2" DIAMETER OF TRUNK IN FIRST</p> <p>2" DIAMETER OF TRUNK IN FIRST</p> <p>2" DIAMETER OF TRUNK IN FIRST</p>	

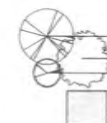
LANDSCAPE NOTES

588 JOURNAL OF DOCUMENTATION

☐ LANDSCAPE DETAIL

104 TREE PLANTING

PLANT LIST

[illegible]

OWNERS
IN N OUT BURGERS
13502 HAMILBURGER LN
BALDWIN PARK, CALIFORNIA 91706-5885
CONTACT: JAMES MASON
TEL: 626-813-8263

DEVELOPER
SCC DEVELOPMENT CO.
201 S. CALHOUN STREET, SUITE 125
FORT WORTH, TEXAS 76104
CONTACT: SCOTT A. DESKINS
TEL: (817) 329-9947

ENGINEER
CEI ENGINEERING ASSOCIATES, INC.
3030 LBJ FREEWAY, SUITE 100
DALLAS, TEXAS 75234
CONTACT: ANDREW YECH
TEL: (972) 488-5757

U.S. GOVERNMENT PRINTING OFFICE

A MINIMUM OF FIVE PERCENT OF THE TOTAL PARKING AREA SHALL BE LANDSCAPED. SUCH LANDSCAPING SHALL BE DISTRIBUTED WITHIN THE PARKING AREA, OCCURRING WITHIN MEDIANS, ISLANDS, OR PENINSULAS.

ONE (1) LARGE TREE OR THREE (3) SMALL ORNAMENTAL TREES SHALL BE PROVIDED FOR EACH TEN (10) PARKING SPACES AND SHALL BE LOCATED IN SUCH A MANNER THAT NO PARKING SPACE IS FURTHER THAN ONE HUNDRED (100) FEET FROM A REQUIRED TREE	PROVIDED: 41. PARKING SPACES 41.1 - 0 - 7 TREES
---	---

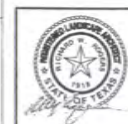
REFUSE STORAGE CONTAINERS SHALL BE SCREENED FROM PUBLIC STREETS AND ADJACENT RESIDENTIAL DISTRICTS, WHERE THEY ARE NOT ENTIRELY SCREENED FROM THESE AREAS BY MEETING THE

RESURFACING OF OTHER SECTIONS: THEY SHALL BE OPENED IN THREE (3) DAYS BY THE CONSTRUCTION OF MASSBORN BARRIS. AN OPENING SHALL BE PROVIDED ON THE FOURTH LANE FOR ACCESS BY REFUSE COLLECTION. HOWEVER, THE OPENING SHALL BE SITUATED THAT THE CONTAINER IS NOT VISIBLE AT AN ANGLE GREATER THAN FORTY-FIVE (45) DEGREES FROM ADJACENT PUBLIC STREETS. SUCH OPENINGS SHALL HAVE A MINIMUM WIDTH OF TWELVE (12) FEET TO ACCOMMODATE REFUSE COLLECTION.

WFO+DSD
HARMED AREA - 2.1500 OF
2.1500 - 05 - 1 Jan 8 1980
1 OF 1

PROVIDED
45 PARKING SPACES
45' x 30' = 7 TREES

PROVES




6/13/2014

F 752

CASE NUMBER 140213-2

DATE	ATTN	LEV	PRO	REV	REV
CEI-P02-CEI-NO	INITIAL-GATE	CHPO	PRO	DCS	PRO



Engineering Associates, Inc.

ENGINEERS PLANNERS SURVEYORS
LANDSCAPE ARCHITECTS - ENVIRONMENTAL SCIENTISTS

3000 14th / Phoenix, Suite 800
DALLAS, TX 75201

(972) 426-2337
FAX (972) 426-2728

PANERA BREAD

LOT 101 BLOCK 5 FIRE WHEEL CENTER

SWC OF HORSESHOE AND TOWNCENTER

GARLAND TEXAS

LANDSCAPE PLAN

REV	DATE	SHEET
1	07/11/01	1

© 2014 DE GRUYTER

EXHIBIT D



EXTERIOR MATERIALS:

INDICATED BY SYMBOL

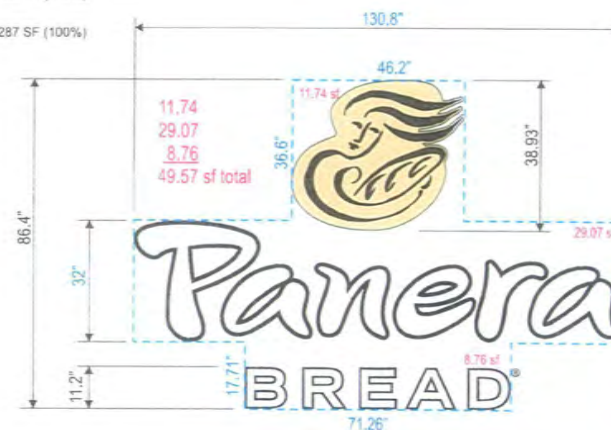
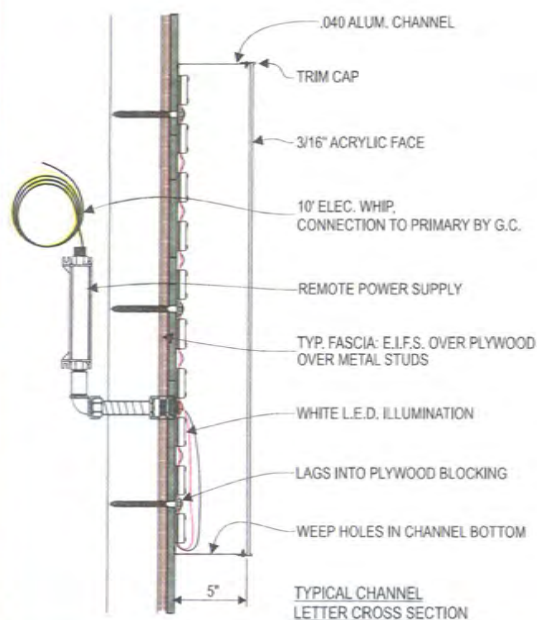
- BRICK - SHILOH BRICK, VELOUR MODULAR
COLOR: DARK SANDSTONE
 - BRICK - SHILOH BRICK, LIGHT VELOUR MODULAR
COLOR: DEERBERRY IRONSPOT
 - ALUMINUM STONEFRONT
COLOR: DARK BRONZE
 - CERAMIC TILE - TRANSCENDENCIA
COLOR: TEXTURE GREEN
- METAL CANOPIES TO MATCH BENJAMIN MOORE COLOR BY AP-665
TELOUETTE

Facade material percentage breakdown table for each elevation

North (front elevation)	
Brick:	934 SF (83%)
Tile:	191 SF (17%)
Total:	1,125 SF
West	
Brick:	1,067 SF (84%)
Tile:	202 SF (16%)
Total:	1,269 SF
South	
Brick:	1,500 SF (100%)
East	
Brick:	1,287 SF (100%)

INTERNALLY ILLUMINATED CHANNEL LETTERS & MOTHER BREAD LOGO

- LETTERS:
- (#2447 WHITE) 3/16" ACRYLIC FACES WITH (230-22 MATTE BLACK) VINYL BORDERS
 - MOTHER BREAD LOGO:
 - (CLEAR) 3/16" ACRYLIC FACE BACKSPRAYED PMS 1355u
 - (BLACK 230-22) VINYL LOGO DETAIL
- ALL:
- (BLACK) 1" TRIM CAP
 - (BLACK) .040 ALUM. RETURNS, 5" DEEP
 - .040 ALUM. LETTER BACKS
 - (WHITE) L.E.D. ILLUMINATION
 - LOW VOLTAGE POWER SUPPLIES
 - U.L. AND MFG. LABELS
 - WEEP HOLES REQUIRED



SIGN ELEVATION:
3/8" = 1'-0"

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LINCOLN, RI 02865-4255

401-334-8100 401-334-7799

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APPROVALS
Signature of Owner/Architect/Engineer

Engineering
Architect
Sales
Estimating
Production
Quality Control

PROJECT NUMBER(S)

REVISIONS

NO.	BY	DESCRIPTION	DATE
1	JM	corrected building elevations	06/12/17
2	JM	added brick composites	06/17/17
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

DO NOT SCALE DRAWING

CUSTOMER

#1839

TOWN CENTER BLVD.
GARLAND, TX

LOCATION

#25784-2

WORK ORDER NUMBER(S)

PROJECT MANAGER

JIM F.

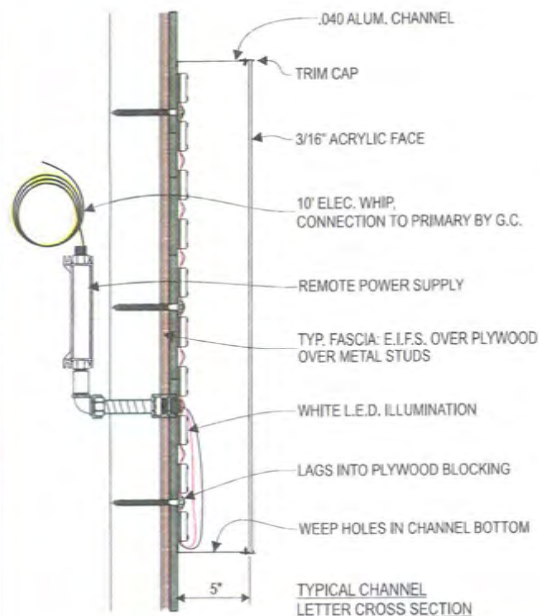
GL/WD

05/06/14

DATE

Y-114a

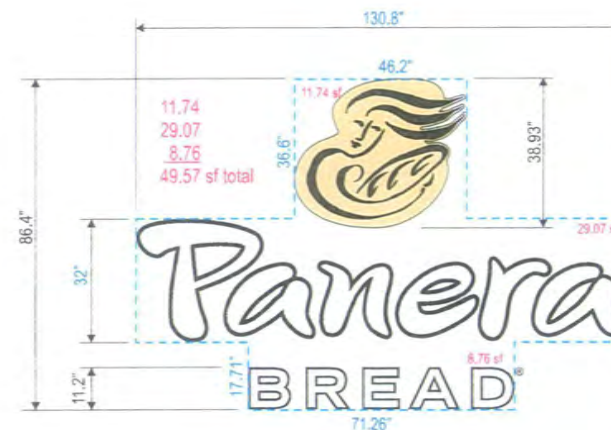
DRAWING NAME



EXTERIOR MATERIALS:	
INDICATED BY	SYMBOL
81	BRICK - ENDCOTT BRICK, VELOUR MODULAR COLOR: DARK SANDSTONE
82	BRICK - ENDCOTT BRICK, LIGHT VELOUR MODULAR COLOR: SUBTLE ROSEWOOD
83	ALUMINUM STOREFRONT COLOR: DARK BRONZE
84	CERAMIC TILE - TRANSCARVACA COLOR: TEXTILE GREEN
METAL GRAPES TO MATCH BENJAMIN MOORE COLOR BM AF-685 BEHOLDERS	

INTERNALLY ILLUMINATED CHANNEL LETTERS & MOTHER BREAD LOGO

- LETTERS:
- (#2447 WHITE) 3/16" ACRYLIC FACES WITH (230-22 MATTE BLACK) VINYL BORDERS
- MOTHER BREAD LOGO:
- (CLEAR) 3/16" ACRYLIC FACE BACKSPRAYED PMS 1355u
 - (BLACK 230-22) VINYL LOGO DETAIL
- ALL:
- (BLACK) 1" TRIM CAP
 - (BLACK) .040 ALUM. RETURNS, 5" DEEP
 - .040 ALUM. LETTER BACKS
 - (WHITE) L.E.D. ILLUMINATION
 - LOW VOLTAGE POWER SUPPLIES
 - U.L. AND MFG. LABELS
 - WEEP HOLES REQUIRED



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401-334-9100 401-334-7799
PHONE FAX

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APPROVALS

Engineering _____ DATE _____

Sales _____ DATE _____

Estimating _____ DATE _____

Production _____ DATE _____

Quality Control _____ DATE _____

ALL PRODUCT NUMBERS

REVISIONS

NO	BY	DESCRIPTION	DATE
1	JM	submitted building elevations	05/12
2	JM	added brick corners	06/17
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

DO NOT SCALE DRAWING

PROJECT

Panera BREAD

COLOR NUMBER: #1839

TOWN CENTER BLVD,
GARLAND, TX

LOCATION: #25784-2

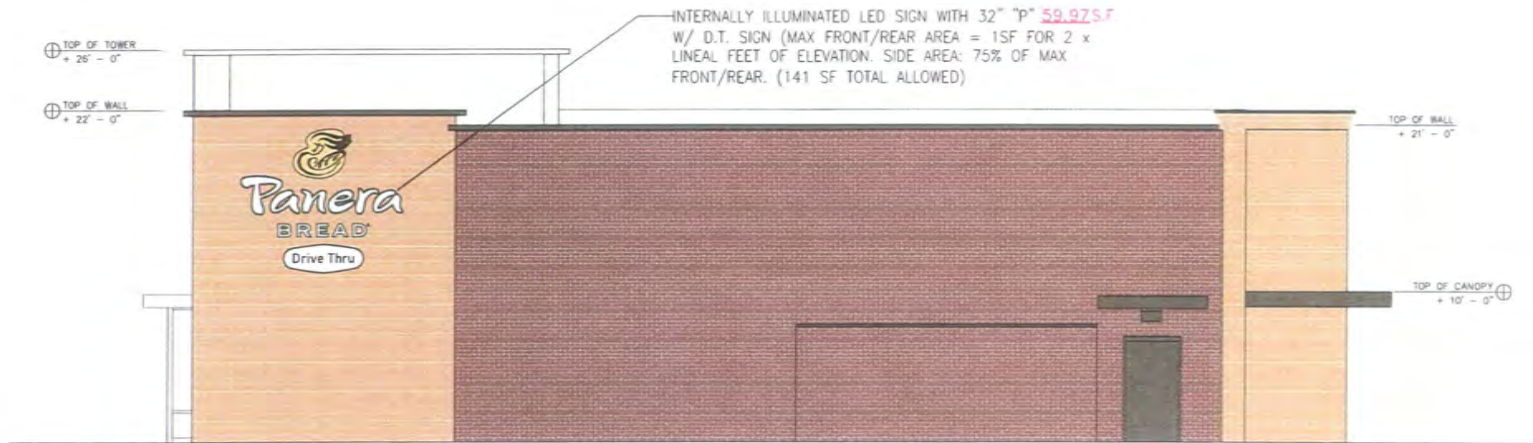
WORK ORDER NUMBER:

PROJECT MANAGER: JIM F.

GLWD 05/06/14
ARTIST DATE

Y-114b

DRAWING NAME



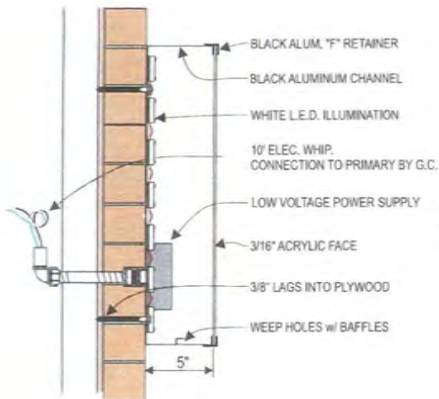
SOUTH ELEVATION
1/8" = 1'-0"

EXTERIOR MATERIALS:

INDICATED BY: SYMBOL

- ① BRICK - ENIGMOTT BRICK, VELOUR MODULAR
COLOR: DARK BRICKSTONE
- ② BRICK - ENIGMOTT BRICK, LIGHT VELOUR MODULAR
COLOR: DEBERT IRONSPOT
- ③ ALUMINUM STONEFRONT
COLOR: DARK BRONZE
- ④ CERAMIC TILE - TRANSDRAMICA
COLOR: TEXTILE GREEN

METAL CHANGES TO MATCH INDIAN MOORE COLOR SH-47-888
TSLHQUETTE

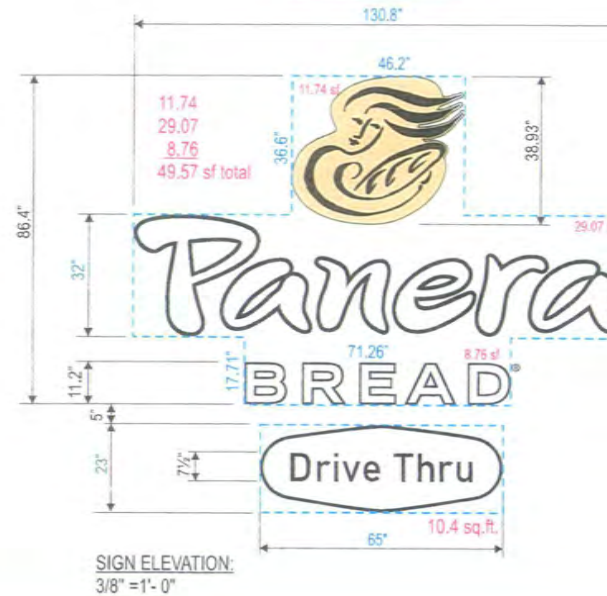


DRIVE THRU BOX SIGN SECTION: N.T.S.

ILLUMINATED "DRIVE THRU" SIGN CABINET:

- ALUMINUM CHANNEL LETTER TYPE CONSTRUCTION
- .040 ALUM. RETURNS, 5" DEEP, PAINTED BLACK
- 3/16" THICK WHITE ACRYLIC FACE
- 230-22 MATTE BLACK VINYL COPY
- 1" x 5/8" ALUM. "F" RETAINER PAINTED BLACK
- WHITE L.E.D. ILLUMINATION
- WEEP HOLES REQUIRED
- LOW VOLTAGE POWER SUPPLY
- FLUSH WALL MOUNT
- U.L. LABEL

PANERA BREAD SIGN
Details on sheet Y-114a



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FAX: 401-334-8100

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APPROVALS
Signatures Required Before Release to Fabricator

Engineering	DATE
Sales	DATE
Estimating	DATE
Production	DATE
Quality Control	DATE

NO PRODUCT PHOTOGRAPHY

REVISIONS

NO.	BY	DESCRIPTION	DATE
1	JM	Updated building elevations	06/11
2	JM	added drive thru cabinet	06/11
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

DO NOT SCALE DRAWING

COLOR:

Panera BREAD

STORE NUMBER: **#1839**

TOWN CENTER BLVD.
GARLAND, TX

LOCATION: **#25784-2**

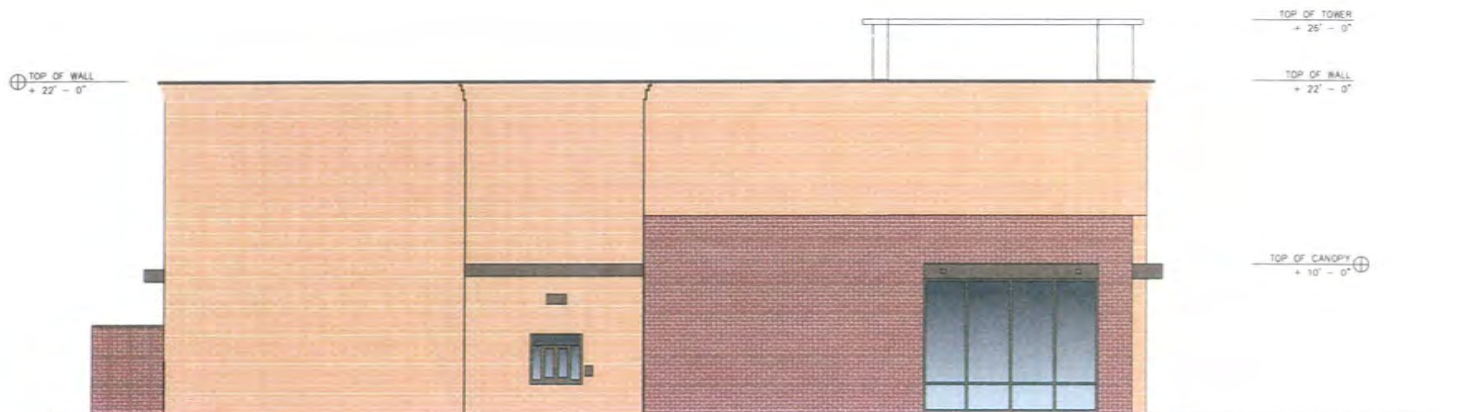
WORK ORDER NUMBER(S):

PROJECT MANAGER: **JIM F.**

GL/WD: **05/06/14**
DATE

Y-114c

ATTACHED NAME:



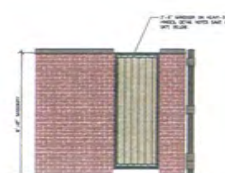
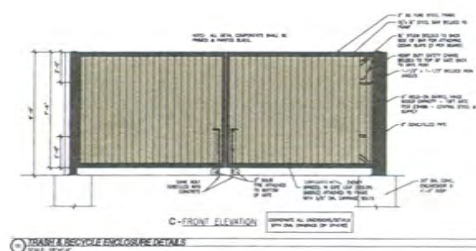
EAST ELEVATION
1/8" = 1'-0"

EXTERIOR MATERIALS:

INDICATED BY SYMBOL

- BRICK - BRIDGOTT BRICK, VELOUR MODULAR
COLOR DARK SANDSTONE
- BRICK - BRIDGOTT BRICK, VELOUR MODULAR
COLOR BRIDGOTT HONESTY
- ALUMINUM STOREFRONT
COLOR DARK BRONZE
- CERAMIC TILE - TRANSCENDANTIA
COLOR TEXTILE GREEN

METAL CANOPIES TO MATCH BENJAMIN MOORE COLOR BM AF-661
"SILHOUETTE"



B-SIDE ELEVATION



B-SIDE ELEVATION

SINCE 1917



MANDEVILLE SIGN

676 GEORGE WASHINGTON HIGHWAY
LINCOLN, RI 02865-4255

401-334-9100 401-334-7799

www.mandevilledesign.com

APPROVALS

Signature Required Before Release to Production

Engineering	BY	DATE
Sales	BY	DATE
Estimating	BY	DATE
Production	BY	DATE
Quality Control	BY	DATE

WORK PRODUCT NUMBERS

REVISIONS

NO.	BY	DESCRIPTION	DATE
1	JM	updated building elevations, removed sign added storefront details	06/12/14
2	JM	added brick courtyards	06/17/14
3			
4			
5			
6			
7			
8			
9			
10			
11			

DO NOT SCALE DRAWING

(2 BAY)



STORE NUMBER: #1839

TOWN CENTER BLVD.
GARLAND, TX

LOCATION

#25784-2

WORK ORDER NUMBER(s)

JIM F.

GLWD 05/06/14
AMTOS DATE

Y-114d

DRAWING DATE

EXHIBIT E

REPORT & MINUTES

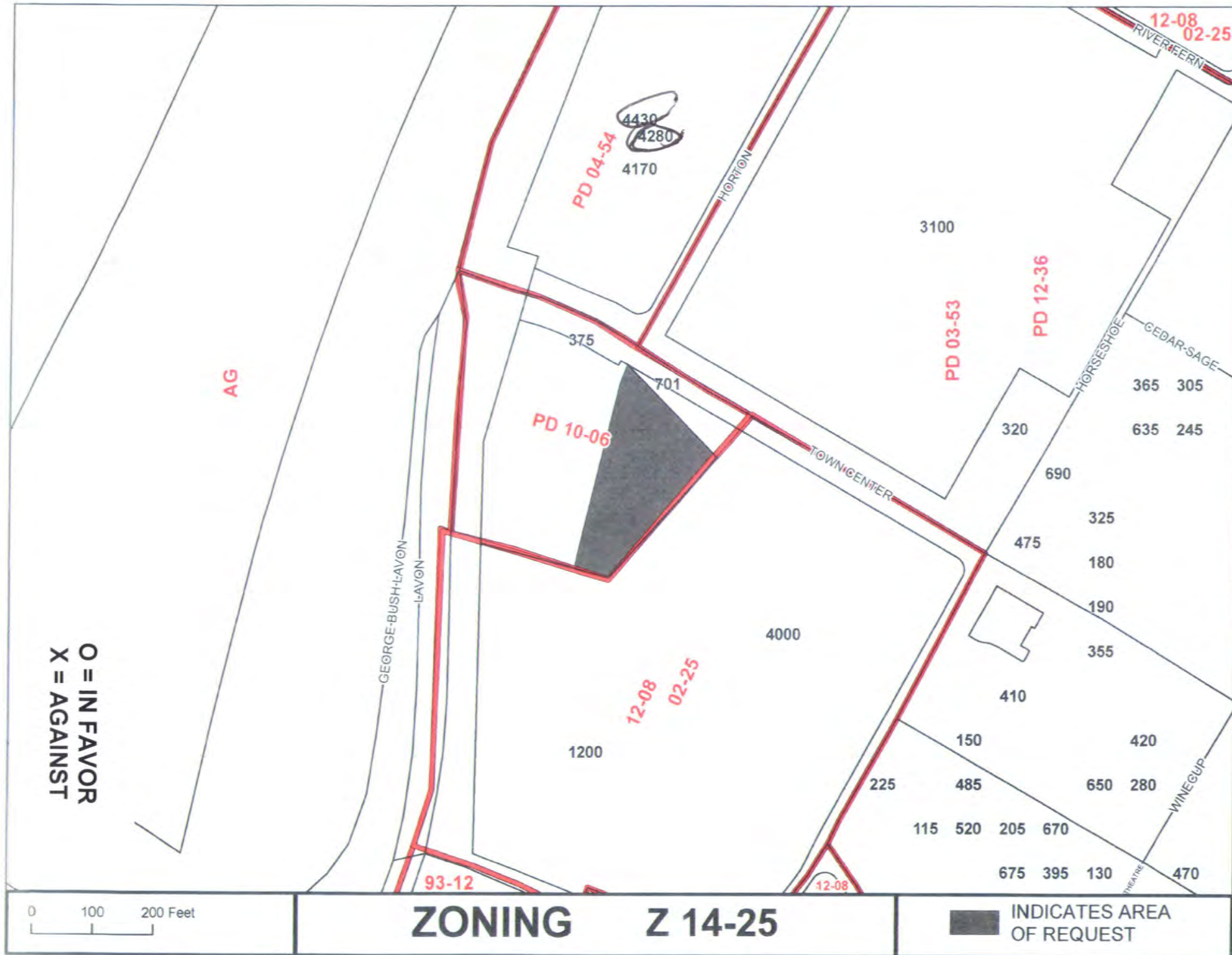
P.C. Meeting, June 23, 2014 (8 Members Present)

Consideration of the application of CEI Engineering Associates, Inc, requesting approval of 1) an amendment of Planned Development (PD) District 10-06 for Freeway Uses, 2) an amendment of the Concept Plan, and 3) a Detail Plan for a Restaurant with Drive-Through. The property is located east of 150 Town Center Boulevard. (File 14-25) (District 1)

Representing the applicant Scott Deskins, 201 S. Calhoun St., Suite 125, Ft. Worth, TX 76104, gave a brief overview of the request. The applicant remained available for questions.

Commissioners raised concerns regarding the ingress and egress of traffic for this and the neighboring business during peak hours and the need to establish a turn-around point for traffic next to the drive-thru lane.

Motion was made by Commissioner Dalton, seconded by Commissioner Fisher to close the Public Hearing and **approve** the request. Motion **carried: 8 Ayes, 0 Nays.**





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

June 12, 2014

HEARING DATE/TIME: Plan Commission: June 23, 2014 – 7:00 PM

APPLICANT: CEI Engineering Associates, Inc.

File Z 14-25

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, June 23, 2014, in the Goldie Locke Room of the Duckworth Utility Services Building, 217 North Fifth Street, to consider the application of **CEI Engineering Associates, Inc.** requesting approval of 1) an amendment of Planned Development (PD) District 10-06 for Freeway Uses, 2) an amendment of the Concept Plan, and 3) a Detail Plan for a Restaurant with Drive-Through. The property is shown on the enclosed sketch and is described as follows:

Being approximately a 0.93-acre tract of land and identified as part of Lot 1R1, Block 5, Firewheel Center Replat of Lot 1R, Block 5, an addition to the City of Garland as shown on the Plat recorded in Instrument No. 201100122667 of the Map Records of Dallas County, Texas. The property is located east of 150 Town Center Boulevard, Garland, TX. (District 1)

Note: The applicant is seeking approval of a Detail Plan to develop the site with a Panera Bread Restaurant with a drive-through.

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 or by fax to 972-205-2474**. 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.

Improvements will need to be made in signage (stop sign, more clear "entry traffic does not stop" etc) to the Super stop at Horton and Town center Blvd. Lot of confusion in traffic flow there.

(Please complete the following information)

Your Property Address

RONALD RITCHIE

Printed Name

4280 Lamon Dr 16264 Garland Tx 75040-2971

Address

City, State

Zip

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

Signature *[Signature]*

Title

Date:

6-16-14



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

June 12, 2014

HEARING DATE/TIME: Plan Commission: June 23, 2014 – 7:00 PM

APPLICANT: CEI Engineering Associates, Inc.

File Z 14-25

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, June 23, 2014, in the Goldie Locke Room of the Duckworth Utility Services Building, 217 North Fifth Street, to consider the application of **CEI Engineering Associates, Inc.** requesting approval of 1) an amendment of Planned Development (PD) District 10-06 for Freeway Uses, 2) an amendment of the Concept Plan, and 3) a Detail Plan for a Restaurant with Drive-Through. The property is shown on the enclosed sketch and is described as follows:

Being approximately a 0.93-acre tract of land and identified as part of Lot 1R1, Block 5, Firewheel Center Replat of Lot 1R, Block 5, an addition to the City of Garland as shown on the Plat recorded in Instrument No. 201100122667 of the Map Records of Dallas County, Texas. The property is located east of 150 Town Center Boulevard, Garland, TX. (District 1)

Note: The applicant is seeking approval of a Detail Plan to develop the site with a Panera Bread Restaurant with a drive-through.

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** or by fax to **972-205-2474**. 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.

A light will be needed traffic is already rough right there

(Please complete the following information)

Your Property Address

Printed Name

Address

City, State

Zip

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

Signature

Title

Date:



Planning Report

Oaks at Firewheel, LP

South of Campbell Road and west of Brand Road (Oaks at Firewheel)

REQUEST

Approval of an amendment to Planned Development (PD) District 09-28 for Single Family Uses regarding the maximum allowable square footage on the second floor for Lots 8, 11, 15, 18, 19, and 21, Block 2.

OWNER

Talmadge Tinsley (Oaks at Firewheel, LP)

PLAN COMMISSION RECOMMENDATION

On June 23, 2014 the Plan Commission, by a vote of eight (8) to zero (0), recommended approval of an amendment to Planned Development (PD) District 09-28 for Single Family Uses regarding the maximum allowable square footage on the second floor for Lots 8, 11, 15, 18, 19, and 21, Block 2

STAFF RECOMMENDATION

Approval of an amendment to Planned Development (PD) District 09-28 for Single Family Uses regarding the maximum allowable square footage on the second floor for Lots 8, 11, 15, 18, 19, and 21, Block 2. Removing the limitation on the square footage of the second floor expands the opportunity for house designs for these lots while still maintaining the original intent of the condition through the remaining applicable conditions.

BACKGROUND

On November 1, 2005, City Council approved a Planned Development and Detail Plan (PD 05-49) for development of 55 single family residences known as The Oaks at Firewheel. In 2009, City Council approved PD 09-28, an amendment to PD 05-49, to revise one of the conditions that limited the type and height of fencing allowed on those residential lots adjacent to the interior common areas within the subdivision. The applicant requests an amendment to PD 09-28 to modify a condition that limits 40 percent of the 55 single-family dwellings constructed in this subdivision to have a maximum of 35 percent of the first floor area on the second floor. No such restriction applies to the remaining 60 percent of the lots. The applicant requests to increase the allowable square footage on the second floor for 6 lots within the subdivision, resulting in up to 71 percent of the homes having a second floor area greater than 35 percent of the first floor area.

SITE DATA

The subdivision contains 14.1 acres with approximately 1,400 feet along Brand Road and 880 feet along Campbell Road. The subject properties include Lots 8, 11, 15, 18, 19, and 21, Block 2.

USE OF PROPERTY UNDER CURRENT ZONING

Development of this site is restricted to Planned Development (PD 09-28) District for single family residences subject to the approved Detail Plan and development conditions. The Planned Development requires a minimum dwelling unit size of 2,100 square feet, a minimum lot width of 50 feet, and a minimum lot depth of 100 feet. There are additional conditions related to setbacks, building design, and screening that will remain in place with the proposed PD amendment.

CONSIDERATIONS

1. The applicant is requesting approval of an amendment to Planned Development (PD) District 09-28 to modify a condition that limits forty (40) percent of the single-family dwellings constructed in this subdivision to have a maximum of thirty-five (35) percent of the first floor area on the second floor. The amendment would apply to 6 lots on Chadwick Lane abutting the golf course to the southwest. The applicant requests the change to remove this maximum percentage requirement of the first floor area on the second floor. The applicant contends this will allow the chosen floor plans to increase the square footage of the second floor up to 75% as reflected on the examples provided. The applicant contends the lots along the golf course are highly sought and require additional square footage to be the most marketable. Modifying the PD condition will maintain the overall intent of the provision while allowing flexibility in designing for larger houses.
2. The intent of the condition is to prevent a box-like appearance of the elevations by limiting the amount of floor area allowed on the second floor. The proposed elevations appear to be single story or one and a half story in nature and consistent with the design intent of the original condition. The maximum height restriction of 30 feet would still be in place.
3. The PD amendment is only for the referenced lots. Currently, there are 31 other lots (57%) within the subdivision that have more than 35% of the first floor area on the second floor, as allowed by the PD. It should be noted that 3 of the 6 undeveloped lots that are a part of the PD amendment are contracted for construction with floor plans that exceed 35% of the first floor area on the second floor.

COMPREHENSIVE PLAN

Traditional neighborhoods are currently found throughout Garland and provide areas for low to moderate density single-family detached residential housing. Traditional neighborhoods also accommodate convenience retail (goods and services), office space, and public services.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

It was determined in November of 2005 that single family development was compatible with the surrounding zoning and land uses. The proposed amendment to the Planned Development (PD) District would not introduce an element of incompatibility within the development.

Prepared By:

Chasidy Allen, AICP
Principal Planner

Date: July 2, 2014

Reviewed By:

Anita Russelmann
Director of Planning

Date: July 3, 2014

Reviewed By:

William E. Dollar
City Manager

Date: July 7, 2014



0 100 200 Feet

ZONING Z 14-26

 INDICATES AREA OF REQUEST

PLANNED DEVELOPMENT CONDITIONS

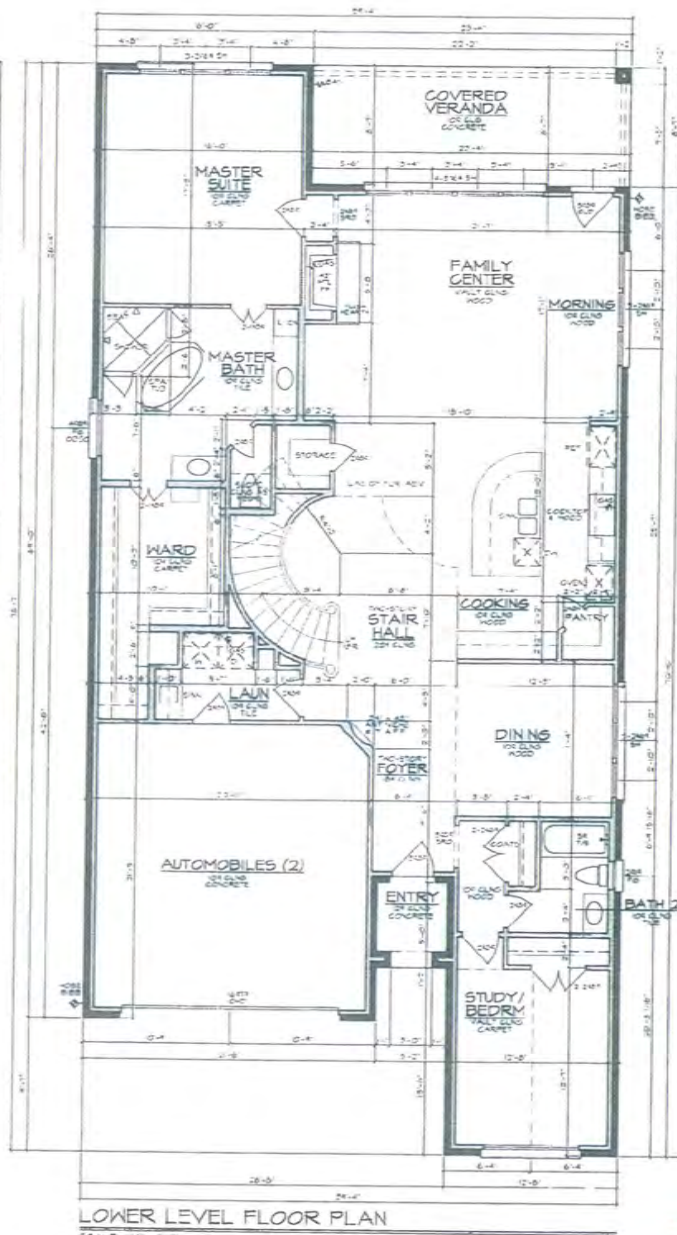
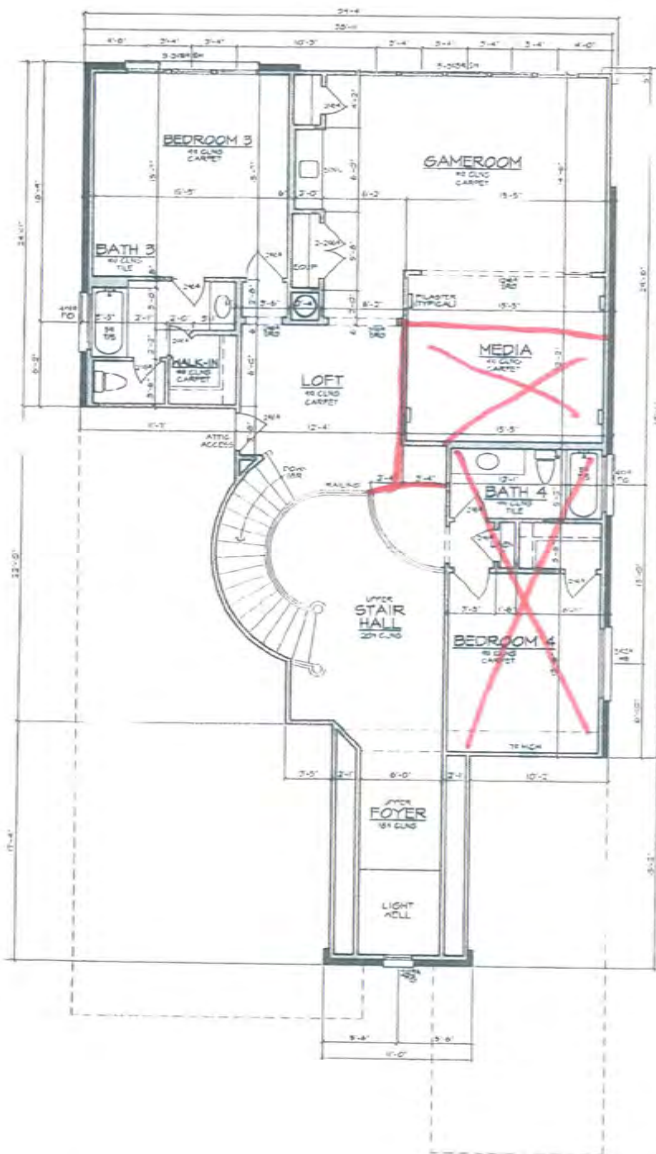
ZONING FILE 14-26

South of Campbell Road and west of Brand Road

- I. **Statement of Purpose:** The purpose of this Planned Development District is to modify the conditions of PD 09-28 for the referenced lots within the single-family subdivision subject to conditions.
- II. **Statement of Effect:** This Planned Development shall not affect any regulation found in the Comprehensive Zoning Ordinance. Ordinance No. 4647, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. **General Regulations:** All regulations of the Single Family Dwelling (SF/7/D/3) District set forth in Section 18, 18-300 and 46 of the Comprehensive Zoning Ordinance as well as the SH 190 Development Standards are included by reference and shall apply, except as specified in this ordinance
- IV. **Specific Regulations:**
 - A. Development Requirements: Refer to Planned Development (PD) 09-28 for development requirements, approved Detail Plan, general conditions and exhibits. All conditions within PD 09-28 shall apply with exception of the below referenced condition.
 - B. Housing Construction: The applicable lots shall be allowed to exceed thirty-five (35) percent of the first floor area on the second floor. The master bedroom in these dwellings is required to remain on the first floor. None of these units may exceed thirty (30) feet in height.
 - C. Applicable Lots: These conditions shall apply to Lots 8, 11, 15, 18, 19, and 21, Block 2 of Oaks at Firewheel.

Address	Permitted	Builder	Status	Total Sq Ft	1st Floor	2nd Floor	%
2301 Chadwick Ln							#DIV/0!
2305 Chadwick Ln	6/7/2013	Laer Trams	approved	3202	2185	1017	46.54%
2309 Chadwick Ln							#DIV/0!
2313 Chadwick Ln							#DIV/0!
2317 Chadwick Ln	#####	Laer Trams	approved	3202	2185	1017	46.54%
2318 Chadwick Ln	7/13/2011	DR Horton Inc	Complete	2,679	1566	1113	71.07%
2321 Chadwick Ln	1/16/2013	Laer Trams	approved	3,368	2001	1367	68.32%
2322 Chadwick Ln	9/29/2011	DR Horton Inc	Approved	3,052	1685	1367	81.13%
2325 Chadwick Ln							#DIV/0!
2326 Chadwick Ln	5/5/2011	Megatel Homes Inc	Complete	2,256	2256	0	0.00%
2329 Chadwick Ln	4/5/2012	Laer Trams	Complete	3,202	2185	1017	46.54%
2330 Chadwick Ln	5/28/2009	Megatel Homes Inc	Complete	3,300	2187	1113	50.89%
2401 Chadwick Ln	9/4/2013	Laer Trams	permitted	2,944	2239	705	31.49%
2402 Chadwick Ln	6/8/2009	Megatel Homes Inc	Complete	3,009	2094	916	43.74%
2405 Chadwick Ln	6/8/2009	Megatel Homes Inc	Complete	2,752	2094	658	31.42%
2406 Chadwick Ln	1/20/2009	Megatel Homes Inc	Complete	2,948	2101	847	40.31%
2409 Chadwick Ln							#DIV/0!
2410 Chadwick Ln	9/15/2010	Megatel Homes Inc	Complete	2,256	2256	0	0.00%
2413 Chadwick Ln	3/2/2009	Megatel Homes Inc	Complete	2,101	2101	0	0.00%
2417 Chadwick Ln	2/7/2014	Laer Trams	permitted	3,202	2185	1017	46.54%
2421 Chadwick Ln							#DIV/0!
2302 Farrington Dr	7/8/2010	Megatel Homes Inc	Complete	4,215	2495	1722	69.02%
2306 Farrington Dr	10/5/2009	Megatel Homes Inc	Complete	3,377	2063	1314	63.69%
2310 Farrington Dr	4/27/2011	DR Horton Inc	Complete	2,663	2461	182	7.34%
2314 Farrington Dr	5/17/2011	DR Horton Inc	Complete	3,175	2072	1103	53.23%
2318 Farrington Dr	2/3/2011	Megatel Homes Inc	Complete	2,256	2256	0	0.00%
2322 Farrington Dr	#####	Megatel Homes Inc	Complete	2,896	1992	904	45.38%
2326 Farrington Dr	8/27/2009	Megatel Homes Inc	Complete	3,782	2055	1717	83.15%
2330 Farrington Dr	6/1/2009	Megatel Homes Inc	Complete	3,300	2187	1113	50.89%
2402 Farrington Dr	5/19/2009	Megatel Homes Inc	Complete	3,323	2210	1113	50.36%
2406 Farrington Dr	9/22/2010	Megatel Homes Inc	Complete	2,894	1862	1032	55.42%
2410 Farrington Dr	3/31/2011	Megatel Homes Inc	Complete	2,101	2101	0	0.00%
2414 Farrington Dr	7/13/2011	DR Horton Inc	Complete	3,052	1685	1367	81.13%
2418 Farrington Dr	8/29/2011	DR Horton Inc	Complete	2,417	2226	191	8.58%
2422 Farrington Dr	8/22/2012	DR Horton Inc	Complete	3,795	1971	1824	92.54%
2426 Farrington Dr	3/14/2013	D R HORTON	approved	2,543	1627	916	56.30%
401 Needham Dr	4/11/2011	Megatel Homes Inc	Complete	2,952	2555	397	15.54%
405 Needham Dr	2/21/2011	Megatel Homes Inc	Complete	3,348	1791	1557	86.93%
409 Needham Dr	4/10/2012	DR Horton Inc	Approved	2,411	1594	817	51.25%
413 Needham Dr	3/8/2010	Megatel Homes Inc	Complete	3,283	2170	1113	51.29%
417 Needham Dr	2/15/2012	DR Horton Inc	Approved	3,172	2071	1101	53.16%
421 Needham Dr	8/21/2012	DR Horton Inc	PENDING	3,662	1852	1810	97.73%
422 Needham Dr	5/11/2009	Megatel Homes Inc	Complete	3,338	2063	1275	61.80%
425 Needham Dr	10/4/2010	Megatel Homes Inc	Complete	2,106	2106	0	0.00%
426 Needham Dr	6/27/2012	DR Horton Inc	PENDING	3,796	1971	1825	92.59%
430 Needham Dr	5/19/2010	Megatel Homes Inc	Complete	2,256	2256	0	0.00%
433 Needham Dr	4/18/2013	D R HORTON	submitted	2,568	2080	488	23.46%
434 Needham Dr	4/27/2011	DR Horton Inc	Approved	2,679	1566	1113	71.07%
437 Needham Dr	2/25/2013	D R HORTON	Submitted	2,649	2021	628	31.07%
438 Needham Dr	8/21/2012	DR Horton Inc	PENDING	3,228	2072	1156	55.79%
441 Needham Dr	6/15/2012	DR Horton Inc	Submitted	2,417	2226	823	36.97%
442 Needham Dr	#####	DR Horton Inc	Submitted	2,497	1566	931	59.45%
445 Needham Dr	4/10/2012	DR Horton Inc	Approved	2,516	2028	488	24.06%

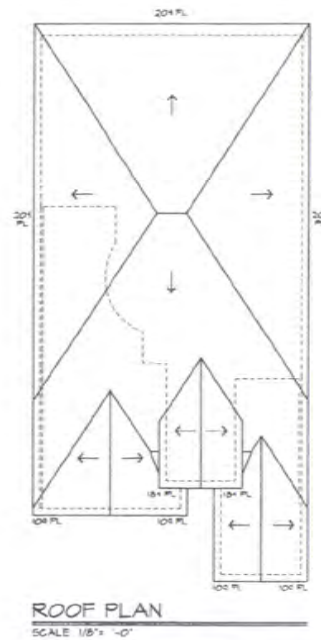
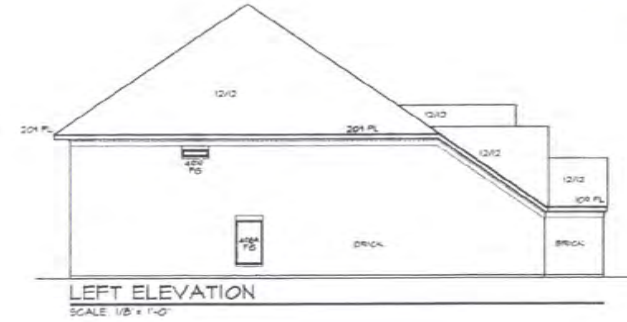
Square footage
of existing homes
within subdivision



854.

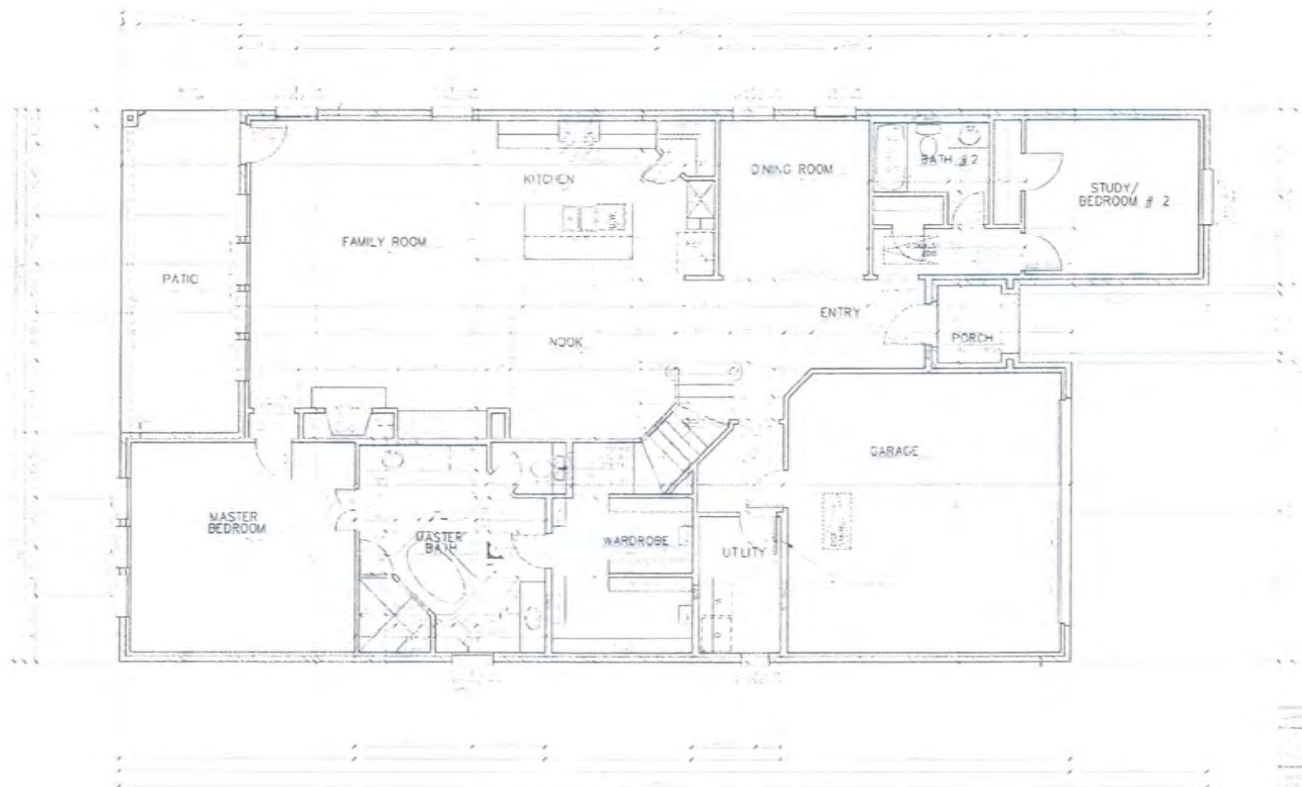
AREAS	
LOWER A/C	2156 SQ FT
UPPER A/C	1366 SQ FT
TOTAL A/C	3522 SQ FT
AUTOMOBILES	442 SQ FT
COVERED ENTRY	82 SQ FT
COVERED VERANDA	200 SQ FT

64% of the first floor area
on the second floor



- ARROWS INDICATE DOWNWARD SLOPE OF ROOF @ 12/12 PITCH SIDE TO SIDE & 8/12 PITCH FRONT TO REAR
- OVERHANGS TO BE 12" FROM OUTSIDE FACE OF STUD (DASHED)
- ADJUST OVERHANGS OF 8/12 ROOFS TO ALIGN FASCIAS
- ROOFING AS SELECTED





1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"



INT. ELEVATION "A"
SCALE: 1/4" = 1'-0"

59% of the first floor area
on the second floor

VON READEN
DESIGN
Brad von Readen
(214) 502-1538 Mobile
(972) 425-1971 Fax
brad@vonreadendesign.com



Reflection Homes
972-282-8010

2313 CHADWICK LN.
LOT: 18 BLK: 2
OAKS AT FIREWHEEL
GARLAND, TEXAS
PLAN: RH-3539

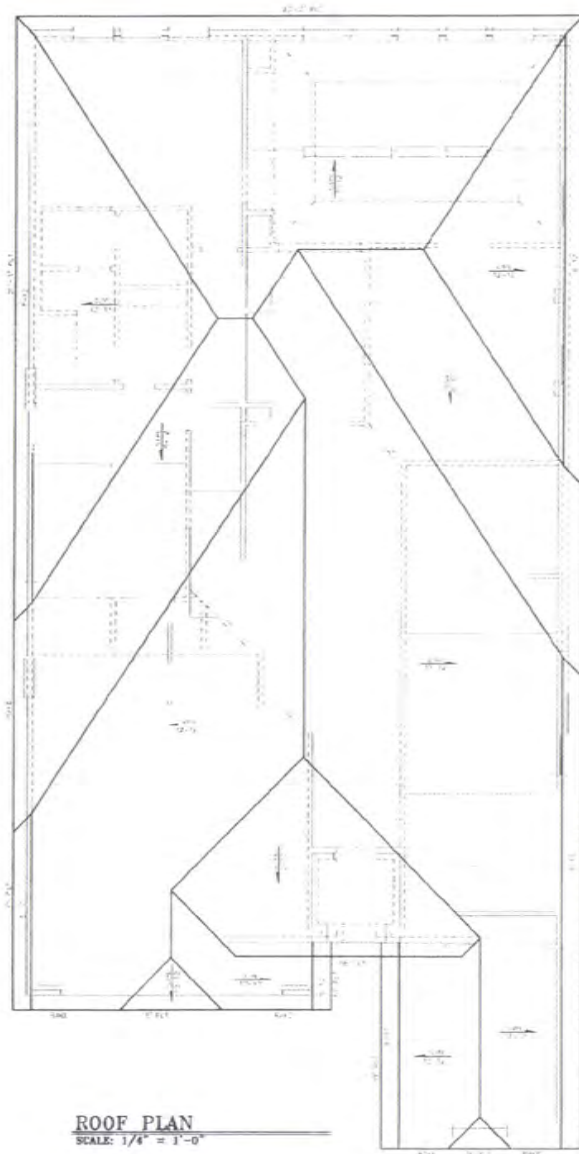
DRG: 2
FILE: A
BKS: 1
DATE: 05-04
REVISIONS:

Sheet Number

A1

Plan Number

3539



VON READEN
DESIGN
INC.
2313 CHADWICK LN.
LOT 18 BLK 2
(214) 802-1008 Mobile
(972) 422-1871 Fax
vrd.vonreaden@gmail.com



Reflection Homes
972-282-8010

2313 CHADWICK LN.
LOT: 18 BLK: 2
OAKS AT FIREWHEEL
GARLAND, TEXAS
PLAN: RH-3539

DWG # 10-1000
FILE # 10-1000
DESK # 10-1000
DATE 10-10-10
REVISIONS

Sheet Number

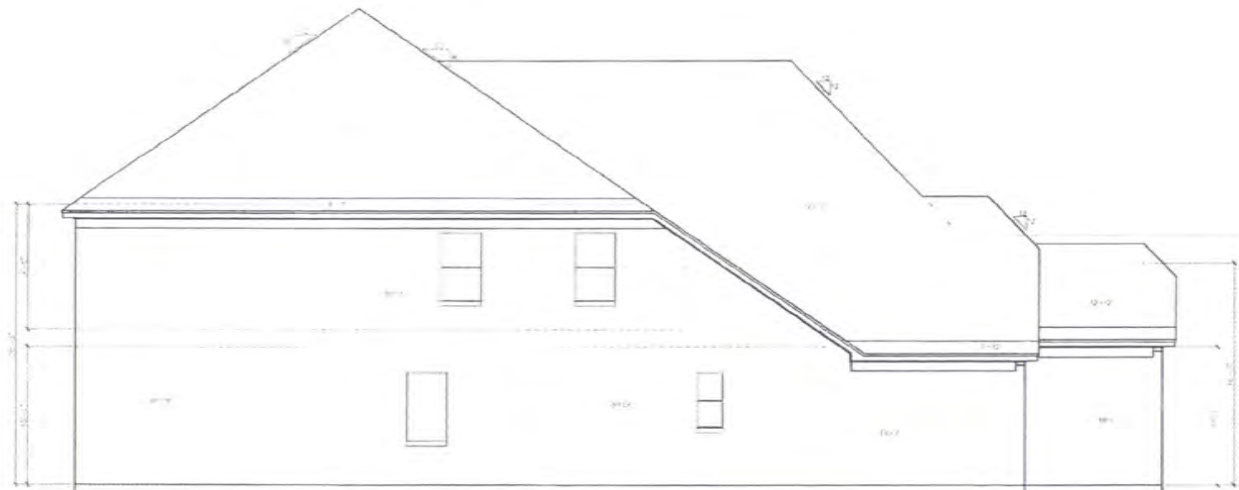
A3

Plan Number

3539



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/4" = 1'-0"

VON READEN
DESIGN
ARCHITECTS
(214) 555-1555 Mobile
(972) 425-1971 Fax
vreaden@vreadendesign.com



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Reflection Homes
972-282-8010

2313 CHADWICK LN.
LOT: 18 BLK: 2
OAKS AT FIREWHEEL
GARLAND, TEXAS
PLAN: RH-3539

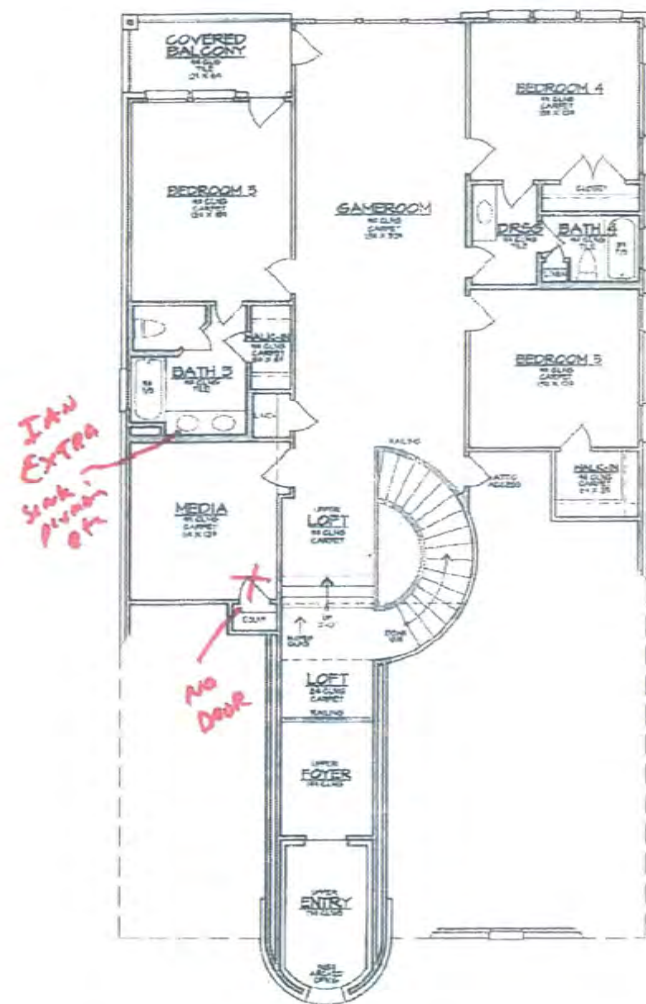
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FILE # 10-20-2014
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DATE 4/20/14
REVISIONS:

Sheet Number

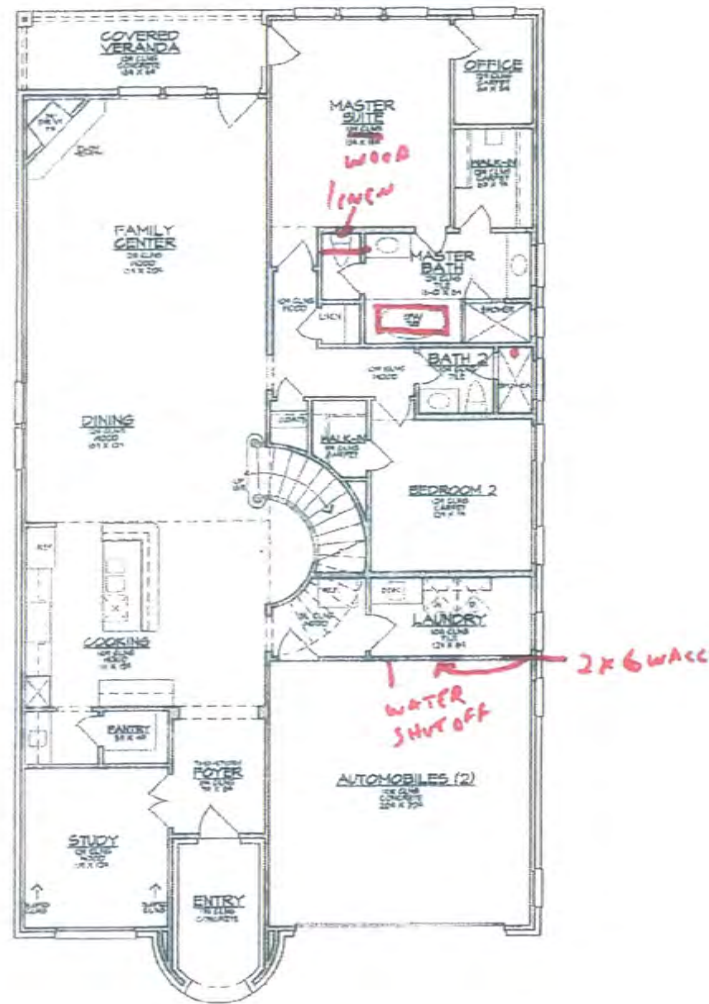
A4

Plan Number

3539



UPPER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"



LOWER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

AREAS		
LOWER A/C	2226	50 FT
UPPER A/C	1610	50 FT
TOTAL A/C	3836	50 FT
AUTOMOBILES	430	50 FT
COVERED	194	50 FT
COVERED BALCONY	76	50 FT

04-30-14 ■

A CUSTOM RESIDENCE FOR
REFLECTION HOMES
 CARLAND, TEXAS

DRAWN BY:
 T.L.

COVER + ASSOCIATES
 972-783-4660 17810 DAVENPORT, SUITE 111, DALLAS, TX. 75282

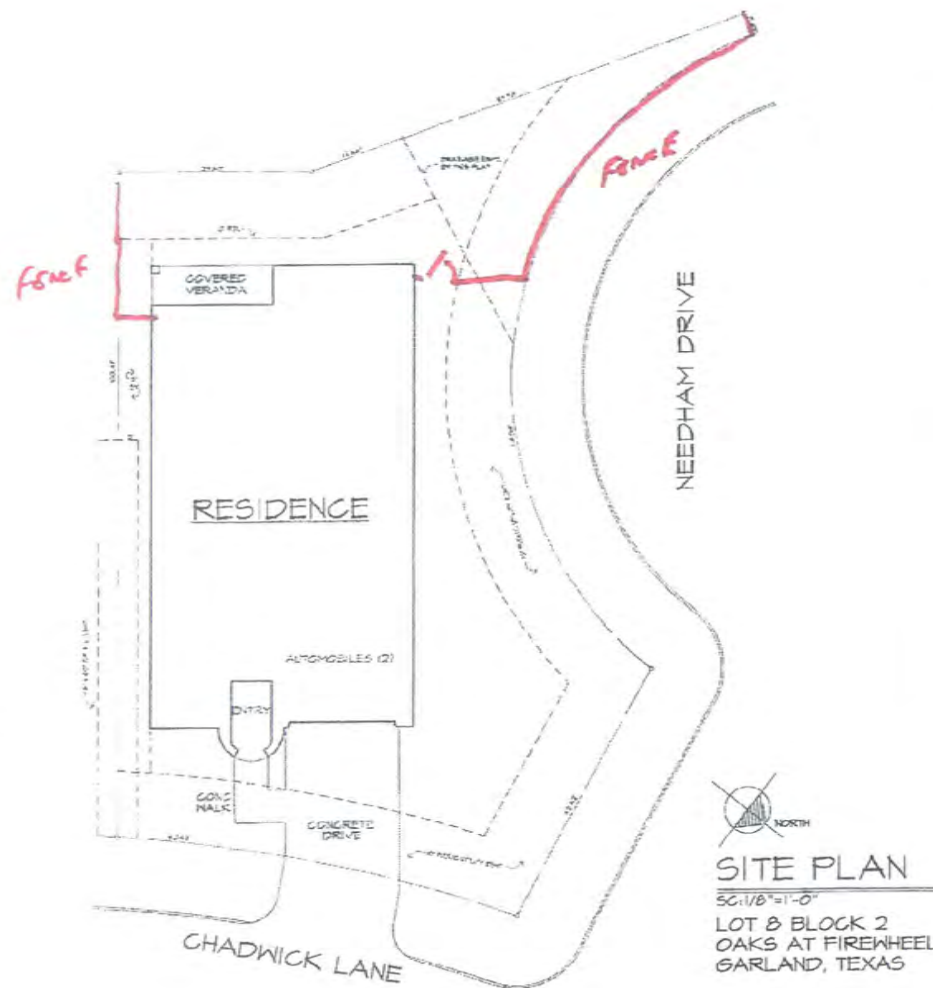
PRELIMINARY
 Q1-20-14

2 OF 2

72% of the first floor area
on the second floor



8" CAST STONE



04-30-14

1
PRELIM
04-30-14

COVERT + ASSOCIATES
972-783-4660 17810 DAVENPORT, SUITE 111, DALLAS, TX. 75252

A CUSTOM RESIDENCE FOR
REFLECTION HOMES
GARLAND, TEXAS

DRAWN BY
T.L.

REPORT & MINUTES

P.C. Meeting, June 23, 2014 (8 Members Present)

Consideration of the application of Oaks at Firewheel, LP, Inc, requesting approval of an amendment to Planned Development (PD) District 09-28 for Single Family Uses regarding the maximum allowable square footage on the second floor for Lots 8, 11, 15, 18, 19, and 21, Block 2. The property is located south of Campbell Road and west of Brand Road (Oaks at Firewheel). (File 14-26) (District 1)

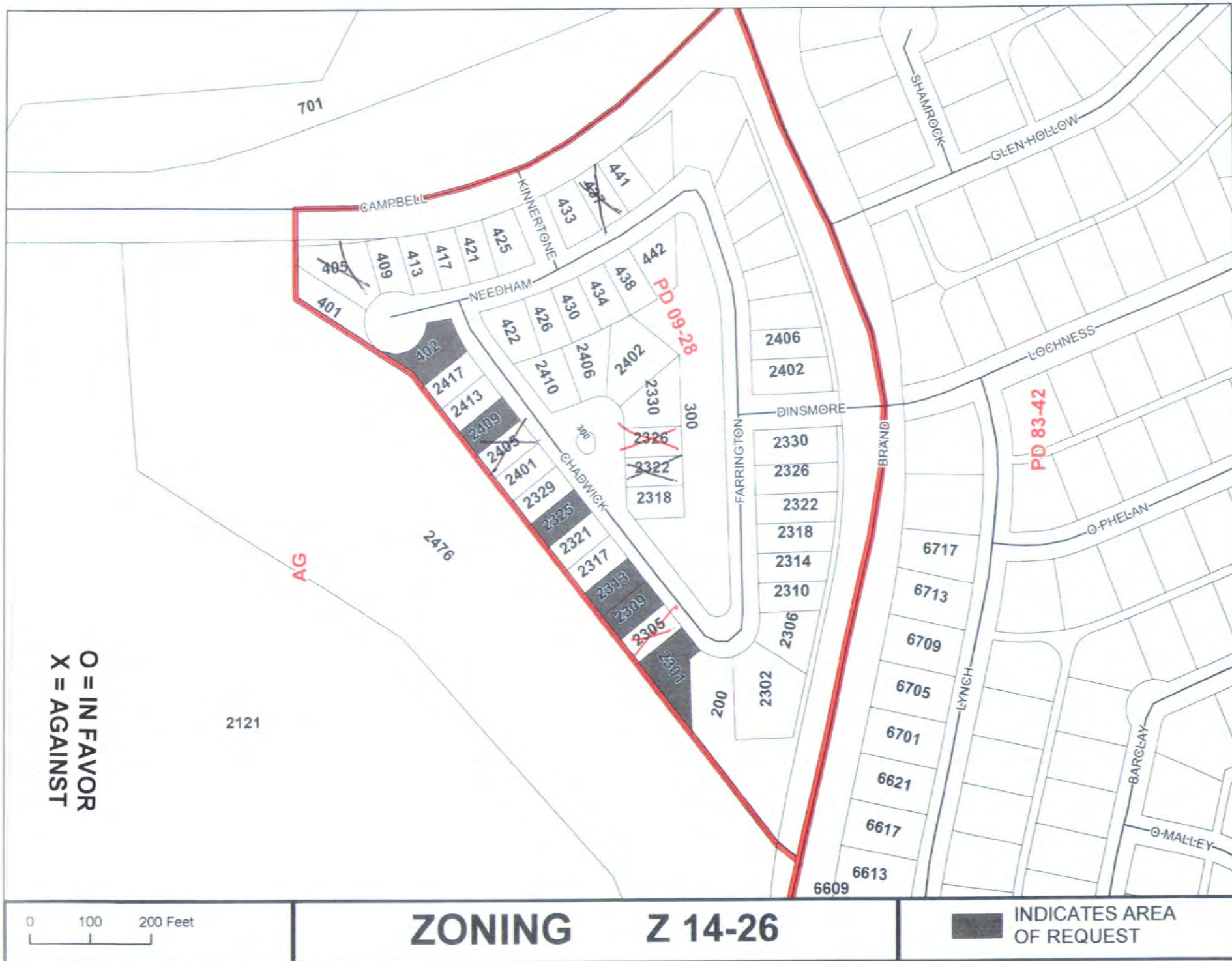
Representing the applicant Talmadge Tinsley, 17168 Club Hill Dr, Dallas, TX, gave a brief overview of the request. The applicant remained available for questions.

Commissioner Fisher advised they meet with the neighborhood to clarify the request and answer any questions they may have.

The applicant David Dellinger, 17330 Preston Rd, Suite 100B, Dallas, TX, gave a brief overview of the request. The applicant remained available for questions.

Speaking in opposition of the request Mike Weis, 2329 Chadwick Lane, Garland, TX expressed concerns with the current conditions of the common areas within the subdivision.

Motion was made by Commissioner Vera, seconded by Commissioner Johnson to close the Public Hearing and **approve** the request. Motion **carried: 8 Ayes, 0 Nays.**



Allmendinger, Tracy

From: De la Vega, Josue
Sent: Monday, June 23, 2014 10:36 AM
To: Allmendinger, Tracy
Subject: FW: Proposed Zone change lots in Oaks at Firewheel (chadwick Ln)

Tracy,

Below is the opposition to the zoning request Z 14-26.

Thanks,

Josue

From: j Whitten [mailto:jovannie_whitten@hotmail.com]
Sent: Sunday, June 22, 2014 9:03 PM
To: De la Vega, Josue
Subject: Proposed Zone change lots in Oaks at Firewheel (chadwick Ln)

Good afternoon Mr. De La Vega,

Although it may be a little to late to submit my concerns with a new proposed zoning change in my neighborhood. I would very much like to express my opinion just as well.

I've attempted to search your website to complete a form stating my oppositions to the zone change was

1

unsuccessful. Please let me know where exactly I am able to find this such form that is to be submitted to the city forum.

Your assistance in this matter is greatly appreciated.

Respectfully,
Ms. Whitten
437 Needham Drive
Garland, Texas 75044
Oaks at Firewheel
Proposed Zone change for lots on Chadwick Lane

2



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

June 12, 2014

HEARING DATE/TIME Plan Commission June 23, 2014 - 7 00 PM

APPLICANT: Oaks at Firewheel, LP

File Z 14-26

A public hearing will be held by the Plan Commission of the City of Garland, Texas, at 7 00 P.M. Monday, June 23, 2014, in the Goldie Locke Room of the Duckworth Utility Services Building, 217 North Fifth Street, to consider the application of **Oaks at Firewheel, LP.**, requesting approval of an amendment to Planned Development (PD) District 09-28 for Single Family Uses regarding the maximum allowable square footage on the second floor for Lots 8, 11, 15, 18, 19, and 21, Block 2. The property is shown on the enclosed sketch and is described as follows.

Being all of Lots 8, 11, 15, 18, 19, and 21, Block 2, Oaks at Firewheel, an addition to the City of Garland as shown on the plat recorded in Volume 20070375650 of the Map Records of Dallas County, Texas. The property is located south of Campbell Road and west of Brand Road, Garland, Texas (District 1)

Note: The applicant proposes to amend the PD zoning to allow more than 35% of the square footage of the first floor on the second floor for Lots 8, 11, 15, 18, 19, and 21, Block 2.

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** or by fax to **972-205-2474**. Should you have any questions, please contact Chasidy Allen at 972-205-2445.

(Please Check One Below)

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


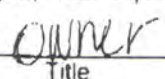
Please include any comments you wish to provide supporting your position in the space provided below

(Please complete the following information)

Your Property Address

~~HAROLD~~ CARLOS RAMOS
Printed Name
2322 Chadwick Ln. Garland, Tx 75044
Address City, State Zip

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

 Signature  Title

Date 6/23/14



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

June 12, 2014

HEARING DATE/TIME: Plan Commission: June 23, 2014 – 7:00 PM

APPLICANT: Oaks at Firewheel, LP

File Z 14-26

A public hearing will be held by the Plan Commission of the City of Garland, Texas, at 7:00 P.M. Monday, June 23, 2014, in the Goldie Locke Room of the Duckworth Utility Services Building, 217 North Fifth Street, to consider the application of **Oaks at Firewheel, LP.**, requesting approval of an amendment to Planned Development (PD) District 09-28 for Single Family Uses regarding the maximum allowable square footage on the second floor for Lots 8, 11, 15, 18, 19, and 21, Block 2. The property is shown on the enclosed sketch and is described as follows.

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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.

(Please complete the following information)

Your Property Address 405 Needham Drive, Garland, TX 75044

Printed Name FARES KOKASH

Address _____ City, State _____ Zip _____

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

Signature Fares Kokash

Title _____

Date: 6/22/2014



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

June 12, 2014

HEARING DATE/TIME: Plan Commission: June 23, 2014 – 7:00 PM

APPLICANT: Oaks at Firewheel, LP

File 2 14-26

A public hearing will be held by the Plan Commission of the City of Garland, Texas, at 7:00 P.M. Monday, June 23, 2014, in the Goldie Locke Room of the Duckworth Utility Services Building, 217 North Fifth Street, to consider the application of **Oaks at Firewheel, LP**, requesting approval of an amendment to Planned Development (PD) District 09-28 for Single Family Uses regarding the maximum allowable square footage on the second floor for Lots 8, 11, 15, 18, 19, and 21, Block 2. The property is shown on the enclosed sketch and is described as follows:

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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.

It would ruin the area's integrity.

(Please complete the following information)

Your Property Address

Printed Name SURESH SOMANEY
2405, CHADWICK LANE GARLAND TX 75041
Address City, State Zip

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

Suresh Somany owner
Signature Title

Date 6/18/14



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

June 12, 2014

HEARING DATE/TIME: Plan Commission: June 23, 2014 - 7:00 PM

APPLICANT: Oaks at Firewheel, LP

File Z 14-26

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Being all of Lots 8, 11, 15, 18, 19, and 21, Block 2, Oaks at Firewheel, an addition to the City of Garland as shown on the plat recorded in Volume 20070375650 of the Map Records of Dallas County, Texas. The property is located south of Campbell Road and west of Brand Road, Garland, Texas. (District 1)

Note: The applicant proposes to amend the PD zoning to allow more than 35% of the square footage of the first floor on the second floor for Lots 8, 11, 15, 18, 19, and 21, Block 2.

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** or by fax to **972-205-2474**. Should you have any questions, please contact Chasidy Allen 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.

There are a number of issues in the subdivision that the
applicant has been remiss to address regarding the
upkeep and concerns of the residents.

(Please complete the following information)

Your Property Address

Gayle Bumbree
Printed Name
2806 Crackerjack Lane Garland, TX 75044
Address City, State Zip

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

Gayle Bumbree
Signature Title

Date: 6-23-14



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

June 12, 2014

HEARING DATE/TIME: Plan Commission: June 23, 2014 – 7:00 PM

APPLICANT: Oaks at Firewheel, LP

File Z 14-26

A public hearing will be held by the Plan Commission of the City of Garland, Texas, at 7:00 P.M. Monday, June 23, 2014, in the Goldie Locke Room of the Duckworth Utility Services Building, 217 North Fifth Street, to consider the application of **Oaks at Firewheel, LP.**, requesting approval of an amendment to Planned Development (PD) District 09-28 for Single Family Uses regarding the maximum allowable square footage on the second floor for Lots 8, 11, 15, 18, 19, and 21, Block 2. The property is shown on the enclosed sketch and is described as follows:

Being all of Lots 8, 11, 15, 18, 19, and 21, Block 2, Oaks at Firewheel, an addition to the City of Garland as shown on the plat recorded in Volume 20070375650 of the Map Records of Dallas County, Texas. The property is located south of Campbell Road and west of Brand Road, Garland, Texas. (District 1)

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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.

The Entity should take care of the obvious needs of the NSA before he is granted the zoning change.

(Please complete the following information)

Your Property Address

2305 Chadwick Lane
Printed Name
Mary J Nipp *Garland, Tx.* *75044*
Address City, State Zip

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

Mary J. Nipp *Owner*
Signature Title

Date: *6-21-14*