



AGENDA

**REGULAR MEETING OF THE CITY COUNCIL
City of Garland
Duckworth Building, Goldie Locke Room
217 North Fifth Street
Garland, Texas
August 4, 2015
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 21, 2015 Regular Meeting.
2. Consider approval of the following bids:

- a. **Water and Sewer Utility Contract** **Bid No. 5584-15**

Tri-Con Services, Inc. **\$1,500,000.00**

This request is to provide for the repair and replacement of water and sanitary sewer mains and related utilities at various locations throughout the City on an as-needed basis. This is a Term Contract with three optional renewals.

- b. **Ambulance Body Remounts** **Bid No. 5644-15**

Frazer, Ltd. **\$121,025.00**

This request is to have two existing ambulance bodies refurbished and remounted onto two existing cab and chassis for the Fire Department's use in their daily operations.

c. Enterprise Video Surveillance Project – Phase II Bid No. 5653-15

Convergint Technologies, LLC \$244,825.41

This request is to standardize video surveillance throughout the City to a single enterprise solution. This will include replacing the existing Video Surveillance Management System, moving existing IP cameras, and replacing analog camera equipment.

d. Sanitary Sewer Mainline and Service Lateral Rehabilitation Bid No. 5655-15

Insituform Technologies, Inc. \$700,000.00

This request is to provide trenchless rehabilitation of sanitary sewer lines of various sizes at different locations throughout the city. This is a Term Contract with two optional renewals.

e. Caterpillar D8 Dozer Bid No. 5665-15

Holt Caterpillar \$739,387.00

This request is to purchase one Caterpillar D8 Dozer to be used by the Hinton Landfill in their daily operations. This Dozer is being provided through the BuyBoard Purchasing Cooperative Contract 424-14.

f. Final Effluent Pump Station VFD Upgrade Bid No. 5513-15

H&H Electrical Contractors, Inc. \$1,128,593.00

This request is to replace two 600 hp variable frequency drives, two 60 hp VFDs, and three 25 hp pumps for the Rowlett Creek Wastewater Treatment Plant. This bid also includes Supervisory Control and Data Acquisition and Programmable Logic Control programming for the system.

- 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. 15-17, GreenbergFarrow

Consider an ordinance amending the zoning laws of the City of Garland by approving a specific use provision for retail sales with gas pumps on a 0.81-acre tract of land zoned Community Retail (CR) District and located at 555 West I-30 Freeway (on the southwest corner of the Wal-Mart Supercenter parking lot); providing for conditions, restrictions, and regulations, and providing for a penalty and an effective date.

b. Zoning File No. 15-07, Mit Patel

Consider an ordinance amending the zoning laws of the City of Garland, by approving an amendment to Planned Development (PD) District 12-16 for general business uses (community retail uses under Ordinance 6773 – Garland Development Code) and a Detail Plan and specific use provision for hotel/motel, limited service on a 1.476-acre tract of land located on the southeast corner of Saturn Road and Marketplace Drive; providing for conditions, restrictions, and regulations; and providing for a penalty and an effective date.

c. Zoning File No. 15-23, K-9 University

Consider an ordinance amending the zoning laws of the City of Garland, by approving a specific use provision for pet care/play facility (indoor) on a 0.729-acre tract of land zoned Community Retail (CR) District and located at 3349 West Campbell Road; providing for conditions, restrictions, and regulations; and providing for a penalty and an effective date. Because a written protest was received from a land owner who constitutes more than 20% of the area within 200 feet of the subject property, the affirmative vote of seven Council members will be required to adopt the attached ordinance.

d. Zoning File No. 15-22, Twenty Eight Ltd.

Consider an ordinance amending the zoning laws of the City of Garland, by approving an amendment of Planned Development (PD) District 93-13 for general business uses Commercial Retail District Uses under Ordinance 6773 and a Detail Plan for automotive repair minor on a 0.646 acre tract of land located at 810 Buckingham Road providing for conditions, restrictions, and regulations; and providing for a penalty and an effective date.

4. **Consider by minute action authorizing the City Manager to execute a Change Order No. 1 to PO 21765.**

At the March 4, 2014 Regular Meeting, Council approved the Purchase Order 21765 for the replacement of several bucket and line trucks for GP&L. Since the approval, there has been an increase in pricing for the trucks as well as increases stemming from needed equipment modifications. GP&L has worked with the Fleet Department on these increases and modifications and is ready to proceed. The additional funding amount of \$145,000 will be fully offset by the trade-in values of the trucks being replaced.

5. **Consider a resolution authorizing a Texas Department of Transportation (TxDOT) Selective Traffic Enforcement Program (STEP) – single year – 2015 Comprehensive Grant in the amount of \$393,719.00; and providing an effective date.**

At the August 3, 2015 Work Session, Council considered adopting a resolution authorizing the City Manager to accept a State of Texas Department of Transportation (TxDOT) Selective Traffic Enforcement Program (STEP) Grant consisting of four enforcement modules: Speed Enforcement, Intersection/Red Light Enforcement, Occupant Protection – Safety Restraint Enforcement, and Driving While Intoxicated Enforcement in the amount of \$396,457.17. The required enforcement period will be Fiscal Year 2015-2016. The grant will be utilized to provide a greater level of traffic safety for the citizens of the City of Garland by potentially changing the driving habits of those who violate the laws related to the aforementioned enforcement modules and by reducing the number of motor vehicle accidents, injuries and fatalities.

6. **Consider an ordinance authorizing the issuance of City of Garland, Texas, Combination Tax and Electric Utility System Revenue Refunding Bonds, Series 2015.**

At the July 7, 2015 Work Session, Council directed Staff to proceed with the sale of Combination Tax and Electric Utility System Revenue Refunding Bonds for the purpose of refunding a portion of TMPA's outstanding Revenue Refunding Bonds, Series 1993.

7. **Consider a resolution of the City of Garland supporting the IH-635 East Legislative Delegation's efforts regarding the development of IH-635 East and noise walls along the corridor; and providing an effective date.**

At the August 3, 2015 Work Session, Council considered approving a resolution

of the City of Garland supporting the IH-635 East Legislative Delegation's efforts regarding the development of IH-635 East and noise walls along the corridor.

8. **Consider an ordinance amending Article III, "Speed Regulations" of Chapter 33, "Transportation," of the Code of Ordinances of the City of Garland, Texas; providing a savings clause, and a severability clause; and providing an effective date.**

At the July 20, 2015 Work Session, Council directed Staff to bring forth an ordinance adopting the proposed school traffic control changes that will enhance the safety of students at Naaman Forest High School and eliminate unnecessary traffic control where students are no longer crossing on Lyons Road.

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

Anyone wishing to speak for, against, or on agenda items must fill out a speaker card and give it to the City Secretary before speaking (cards are located at the entrance to the Council Chambers). The Mayor will recognize speakers; he may impose a time limit and may provide for rebuttal. All comments and testimony are to be presented from the podium.

9. **Consider the appointment of a Mayor Pro Tem and Deputy Mayor Pro Tem**

Council is requested to appoint a Mayor Pro Tem from among its members. In accordance with City Council Policy OPNS-30, "Who Shall Act as Mayor," Council may also appoint a Deputy Mayor Pro Tem at its discretion.

10. **Presentation of the 2015-16 Proposed Budget**

In accordance with the City Charter, the City Manager shall submit to the City Council, prior to August 15, a Proposed Budget for the coming fiscal year. The City Manager will formally present his Proposed Budget for 2015-16. Following the presentation to Council, copies of the Proposed Budget will be placed in each City library, in the Office of the City Secretary, and on the City's website for public review and inspection.

11. Proposal to Vote on Tax Rate for 2015-16

In accordance with Chapter 26 of the State Property Tax Code, the Council must vote to place on the agenda of a future meeting an action item calling for the adoption of the ad valorem tax rate. This vote must be recorded and must specify the desired rate. This action is required as part of "Truth in Taxation" legislation surrounding setting ad valorem tax rates and does not commit Council to adopting the proposed ad valorem tax rate. Two public hearings will be held prior to the adoption of the proposed tax rate.

12. Garland Partners, Ltd. (File No. TV 15-01, District 7)

Council is requested to consider a request to grant a tree preservation variance by reducing the amount of required tree replacement caliper inches per Garland Development Code Chapter 4: Article 4: Tree Preservation & Mitigation.

13. Hold public hearings on the following zoning cases:

- a. Consider the application of Smurfit Kappa Orange County, LLC, requesting approval of a Specific Use Provision for Recycling Collection Center on a property zoned Industrial (IN) District with Specific Use Permit (S95-10) for a Recycling Center. This property is located at 726 East Walnut Street. (File No. 15-25, District 2)**

The applicant requests approval for a Specific Use Provision for Recycling Collection Center to continue the operation of a recycling center. Corrugated Services was recently purchased by Smurfit Kappa and therefore is changing the DBA of the business to Smurfit Kappa Garland Recycling.

- b. Consider the application of Annalyse Olsen, requesting approval of 1) Detail Plan for a self-storage facility on property zoned Planned Development (PD) District 13-43 for Commercial-1 (C-1) Uses (Self Storage) [Light Commercial District uses under Ordinance 6773-Garland Development Code]. This property is located at 2900 E. Centerville Road. (File No. 15-19, District 2)**

The applicant requests approval of a Detail Plan to develop the 9.339 acres of the total 13.51 acre site with nine single story self-storage buildings containing 93,108 square feet aggregate. Building "A" which fronts on Centerville Road will also contain the custodial quarters and the office area.

14. Consider appointments to Boards and Commissions.

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

Mayor Douglas Athas

- Preston Sanderson – Garland Youth Council
- Justice Dickson – Garland Youth Council

Council Member Tim Campbell

- Cameron Glick – Garland Youth Council
- Michael Lambert – Garland Youth Council

Council Member Lori Barnett Dodson

- Lucas Sanders – Garland Youth Council
- Jazmin Escamilla Torres – Garland Youth Council

Council Member Scott LeMay

- Kelsy Duke Kenison – Garland Youth Council
- Esha Makwaha – Garland Youth Council

Mayor Pro Tem Jim Cahill

- Noah Stevens – Garland Youth Council

15. 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.

16. 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 21, 2015, in the Goldie Locke Room at The Duckworth Building, 217 North Fifth Street, Garland, Texas, with the following members present:

COUNCIL 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 | Lori Barnett Dodson |
| Council Member | Scott LeMay |

STAFF PRESENT:

| | |
|----------------|-------------------|
| City Manager | Bryan L. Bradford |
| City Attorney | Brad Neighbor |
| City Secretary | Eloyce René Dowl |

ABSENT:

| | |
|----------------|---------------------|
| Council Member | Billy Mack Williams |
|----------------|---------------------|

CALL TO ORDER:

The meeting was called to order by Mayor Douglas Athas. Council Member Dodson led the invocation and Pledge of Allegiance.

CEREMONIALS:

The Mayor presented Special Recognitions to Housing and Community Services, Shores of Wellington Neighborhood Association, and the Community Multicultural Commission received a Resolution for Diversity.

The Mayor recognized scouts from Troop 57.

CONSENT AGENDA:

All items marked with asterisks (**) on the Consent Agenda were voted on at the beginning of the meeting. Mayor Athas read those items into the record. Motion was made by Council Member Dodson, seconded by Council Member LeMay, to approve items 1, 2a, 2b, 2c, 2d, 2e, 2f, 2h, 3, 4, 5, 6, 7, and, 8. Motion carried, 8 ayes, 0 nays.

Items 2g and 9 were pulled for discussion by Deputy Mayor Pro Tem Campbell.

1. APPROVED**

Approval of the minutes of the July 7, 2015 Regular Meeting.

2a. APPROVED**

Bid No. 4908-15 to Tri-Con Services, Inc. in the amount of \$499,999.00 for Marion Drive water line replacement.

This request is to replace approximately 2,700 linear feet of 6" water line with a new 8" PVC water line on Marion Drive. This project includes replacement of water service lines, sodding, pavement markings, driveway approach replacement, and other related items.

2b. APPROVED**

Bid No. 5413-15 to ADH Marketing, Inc. in the amount of \$242,400.00 for Thermal Imaging Cameras.

This request is to purchase twenty-four Thermal Imaging Cameras for the Garland Fire Department to use in training and emergency responses.

2c. APPROVED**

Bid No. 5469-15 to TechServ Consulting and Training, Ltd. in the amount of \$500,000.00 for Construction Oversight and Field Project Management.

This request is to provide construction oversight and field project management services for GP&L Transmission and Distribution Capital Improvement projects. This will be a Term Contract with four optional renewals.

2d. APPROVED**

Bid No. 5488-15 to Tri-Con Services, Inc. in the amount of \$2,217,000.00 for Sanitary Sewer Improvements.

This request is to construct approximately 3,558 linear feet of 14" HDPE sanitary sewer by directional drill and 709 linear feet of 10" PVC sanitary sewer by open-cut and bore along Wynn Joyce Road from Amy Lane to Oates Road. This project also includes decommissioning of the existing Wynn Joyce Lift Station. The quantities are estimated and may be more or less based on actual needs.

2e. APPROVED**

Bid No. 5618-15 to Brown and Gay Engineers in the amount of \$266,024.00 for Professional Engineering Services Roadway Improvements – Oates Road, Broadway to Rosehill Road.

This request is to provide Professional Surveying, Geotechnical, and Engineering Design Services to develop detailed construction plans for roadway improvements along Oates Road from Broadway Boulevard to Rosehill Road.

2f. APPROVED**

Bid No. 5626-15 to POWER Engineers in the amount of \$514,450.00 with an optional contingency of \$51,445.00 for a total of \$565,895.00 for Lidar Oversight, Engineering, and Reporting.

This request is to provide Oversight, Engineering, and Reporting of Lidar Services including electronic data modeling for TMPA transmission lines in the Gibbons Creek, Garland, and Denton areas. Due to the complex nature of the project, an optional contingency is included for additional work that may be required.

2g. APPROVED

Bid No. 5627-15 to R-Delta Engineers, Inc. in the amount of \$615,320.00 for Professional Engineering Services Roadway Improvements – Brand Road, S.H. 190 to Muirfield.

This request is to provide Professional Surveying, Geotechnical and Alignment Study, and Detailed Construction Plans for roadway improvements for Brand Road between S.H. 190 and Muirfield Road.

Michael Polocek, Director of Engineering was the speaker on this item.

Motion to approve was made by Deputy Mayor Pro Tem Campbell, seconded by Council Member Stanley. Motion carried, 8 ayes, 0 nays.

2h. APPROVED**

Bid No. 5503-15 to Techline, Inc. in the amount of \$550,191.97 with an optional contingency of \$55,000.00, and a refundable reel deposit of \$38,400.00 for a total of \$643,591.97.

This request is to provide the materials necessary for the GP&L Olinger to Wylie East Circuit Transmission Construction project. Due to the complex nature of the project, an optional contingency is included for any unforeseen additional materials that may be required.

3. APPROVED**

Resolution No. 10208 appointing a successor Paying Agent/Registrar for the certain outstanding obligations of the City; approving and authorizing the execution of Paying Agent/Registrar Agreement or Agreements with said successor Paying Agent/Registrar; and resolving other matters incident and related thereto.

At the July 6, 2015 Work Session, Council considered the appointment of a new paying agent and registrar.

4. APPROVED**

Resolution No. 10209 consenting to the assignment of a contract for the collection of delinquent taxes and providing an effective date.

In accordance with Texas Property Tax Code section 6.30 the City of Garland has contracted with Sydna H. Gordon of Gay, McCall, Isaacks, Gordon & Roberts, P.C. for the collection of delinquent taxes. Whereas, Mrs. Gordon is no longer associated with the firm of Gay, McCall, Isaacks, Gordon & Roberts, P.C. the staff requests that Council consider an ordinance to amend the contract in order to reflect Mrs. Gordon's current firm affiliation of Perdue, Brandon, Fielder, Collins & Mott, LLP.

5. APPROVED**

Resolution No. 10210 authorizing the City Manager to execute a Memorandum of Understanding with the Texas Department of Transportation regarding adoption of the agency's Federally Approved Disadvantaged Business Enterprise Program; and providing an effective date.

At the July 20, 2015 Work Session, Council considered a resolution authorizing the City Manager to enter into a Memorandum of Understanding (MOU) with the Texas Department of Transportation. The MOU will facilitate the City's coordination and adoption of the agency's federally approved Disadvantaged Business Enterprise Program, a contract requirement for the construction of Winters Park/Spring Creek Greenbelt Trail, which is funding from the Federal highway program.

6. APPROVED**

Resolution No. 10211 approving the sale of real property, 826 Beverly Drive (the "property"); authorizing the Mayor of the City of Garland to execute a deed conveying the property to Sufi Properties, Inc. ("the buyer"); and providing an effective date.

At the July 6, 2015 Work Session, Council considered the sale of a City owned property at 826 Beverly Drive to Sufi Properties, Inc. for \$20,226.58.

7. APPROVED**

Resolution No. 10212 authorizing the Mayor to execute an Abandonment of Easement instrument for the abandonment of a drainage easement in the proposed Winchester Commons subdivision; and providing an effective date.

At the July 6, 2015 Work Session, Council considered the abandonment of a variable width Drainage Easement in proposed Winchester Commons addition.

8. APPROVED**

Resolution No. 10213 authorizing the submission and acceptance of an application to the Bureau of Justice Assistance for a grant under the 2015 Edward Byrne Memorial Justice Assistance Grant Program; and providing an effective date.

At the July 20, 2015 Work Session, Council was scheduled to consider a request from the Police Department to apply for the 2015 Edward Byrne Memorial Justice Assistance Grant program for reducing crime and improving public safety.

9. APPROVED

Resolution No. 10214 authorizing the City Manager to execute a contract of sale with Texas Health Resources for approximately 14.4 acres of land; and providing an effective date.

At the April 6, 2015 Work Session, Staff briefed Council on the purchase of vacant property needed for the construction of a Garland Power & Light (GP&L) substation. This proposed substation will provide transmission service to an ONCOR distribution substation, as well as provide distribution service to future Garland load. The property is located near the intersection of Lookout Drive and Telecom Parkway. At the April 6, 2015 briefing, it was anticipated that slightly more than five acres of land would be needed for the GP&L substation. However, subsequent to the briefing, it has become apparent that due to sizeable load growth opportunities in the proposed substation area, additional land will be needed to meet future service demands. Based on current load growth forecasts for the area, approximately 14 acres of land will be needed for both transmission and distribution electric service from the proposed GP&L substation. In addition to the substation, the land will contain the proposed site for the public safety radio system tower and communications building.

Ross Owen, Director of Transmission and Distribution for GP&L, was the speaker on this item.

Motion to approve was made by Deputy Mayor Pro Tem Campbell, seconded by Council Member Goebel. Motion carried, 8 ayes, 0 nays.

10a. APPROVED

Consider the application of Mit Patel requesting approval of 1) an amendment to Planned Development District 12-16 for General Business Uses (Community Retail Uses under Ordinance 6773 – Garland Development Code), 2) a Detail Plan and Specific Use Permit for Hotel/Motel, Limited Service and 3) a variance to Section 10-100 of Ordinance No. 4647 regarding parking. This property is located at the southeast corner of Saturn Road and Marketplace Drive (File No. 15-07, District 5)

The applicant requests approval of a Detail Plan and a Specific Use Permit to develop a three-story limited service hotel with 38,231.81 square feet of floor area. The hotel will provide 65 guest rooms and 700 square feet of meeting space.

Mayor Athas opened the public hearing at 7:24 p.m. the speaker on this item was Will Guerin, Director of Economic Development.

Motion to approve per Plan Commission recommendation was made by Council Member B. J. Williams, seconded by Deputy Mayor Pro Tem Campbell to close the public hearing and approve the request at 7:32 p.m. Motion to approve carried, 8 ayes, 0 nays.

10b. APPROVED

Consider the application of GreenbergFarrow requesting approval of a Specific Use Permit (Specific Use Provision) for Retail Sales with gas pumps on a property zoned Freeway District (Community Retail District under Ordinance 6773 – Garland Development Code). This property is located at 555 West I-30 Freeway (on the southwest corner

of the Wal-Mart Supercenter parking lot). (File No. 15-17, District 4)

The applicant requests approval for a gas station that consists of a 1,200-square foot retail building, a 4,824-square foot canopy over eight fuel pumps.

Mayor Athas opened the public hearing at 7:33 p.m. the speakers on this item were Will Guerin, Director of Economic Development, Wayne C. Gibson, GreenbergFarrow, and Eric Wilhite, GreenbergFarrow.

Motion to approve per staff and Plan Commission recommendation was made by Council Member B. J. Williams, seconded by Council Member Stanley to close the public hearing and approve the request at 7:55 p.m. Motion to approve carried, 8 ayes, 0 nays.

10c. APPROVED

Consider the application of Twenty Eight, Ltd., d/b/a Kwik Kar of Buckingham requesting approval of 1) an amendment of Planned Development District 93-13 for General Business Uses [Commercial Retail District uses under Ordinance 6773] and 2) a Detail Plan for Automotive Repair Minor. This property is located at 810 Buckingham. (File No. 15-22, District 8)

The applicant requests approval of a Detail Plan to construct a 1,500 square foot building to house additional automotive repair services.

Mayor Athas opened the public hearing at 7:57 p.m. the speakers on this item were Will Guerin, Director of Economic Development and Charlie Shearer.

Motion to approve was made by Mayor Pro Tem Cahill, seconded by Council Member Dodson to close the public hearing and approve the request at 7:59 p.m. Motion to approve carried, 7 ayes, 0 nays. Council Member B. J. Williams was not present when the vote was cast.

10d. APPROVED

Consider the application of K-9 University requesting approval of a Specific Use Provision for Pet Care/Play

Facility (indoor) on a property zoned Community Retail District. This property is located at 3349 West Campbell Road. (File No. 15-23, District 1)

The applicant requests approval of a Specific Use Provision for Pet Care/Play Facility (indoor) on a property zoned Community Retail District. The proposed use will allow for a facility that will serve nearby residents as well as the surrounding area.

Mayor Athas opened the public hearing at 8:00 p.m. The speakers on this item were Will Guerin, Director of Economic Development, Chuck Bratt, Mohammed I. Jetpurf, and Neil Montgomery.

Motion to approve was made by Deputy Mayor Pro Tem Campbell, seconded by Council Member LeMay to close the public hearing and approve the request at 8:51 p.m. Motion to approve carried, 7 ayes, 1 nay.

11. APPOINTMENTS: A vote was cast and the final motion carried, 8 ayes, 0 nays, as the following names were placed in nomination:

Garland Youth Council

- Zaria Dickson – (District 2)
- Erick Zamora – (District 2)
- Stephanie Hernandez – (District 3)
- Katherine Sinclair – (District 3)
- Janie Goheen – (District 4)
- Summer Davis – (District 4)
- Dagem Adehena – (District 5)
- Ethan Maxwell Moeck – (District 5)
- Elizabeth Sinclair – (District 8)

12. CITIZEN COMMENTS: Robert McClary
Ricky McNeal
Oliver Chamberlin

13. ADJOURN: There being no further business to come before the Council, Mayor Athas adjourned the meeting at 8:56 p.m.

CITY OF GARLAND, TEXAS

/s/ Douglas Athas, Mayor

/s/ Eloyce René Dowl, City Secretary



Purchasing Report

WATER AND SEWER UTILITY CONTRACT TERM CONTRACT

PURCHASE JUSTIFICATION:

The purpose of this contract is to provide for the repair and replacement of water and sanitary sewer mains and related utilities at various locations throughout the city on an as-needed basis. This is a Term Contract with three (3) optional renewals. The unit price quantities are estimated and may be more or less based on actual needs. The unit pricing will remain firm for the first term. Any subsequent price adjustments must be justified and mutually agreed upon.

AWARD RECOMMENDATION:

| <u>Vendor</u> | <u>Item</u> | <u>Amount</u> |
|------------------------|-------------|-----------------------|
| Tri-Con Services, Inc. | All | \$1,500,000.00 |
| TOTAL: | | \$1,500,000.00 |

BASIS FOR AWARD:

Best Value

Submitted by:

Reviewed by:

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

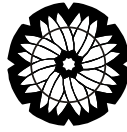
Bryan L. Bradford
City Manager

Date: 07/24/15

Date: 07/27/15

FINANCIAL SUMMARY:

| | | | | |
|------------------------------|-----------|--|---|------------|
| Total Project/Account: \$ | N/A | Operating Budget: <input type="checkbox"/> | CIP: <input checked="" type="checkbox"/> | Year: 2015 |
| Expended/Encumbered to Date: | N/A | Document Location: | Page W03 | |
| Balance: \$ | N/A | Account #: | 451-6999 (220-4049-3019200-9214) | |
| This Item: | 1,500,000 | Fund/Agency/Project – Description: | Term Contract – Water / Relocation of Mains Prior to Paving | |
| Proposed Balance: \$ | N/A | Comments: | Term Contract sets price but does not commit funds. Expenses will be charged to accounts as incurred. | |
| Matt Watson | 07/27/15 | | | |
| Budget Analyst | Date | | | |
| Ron Young | 07/27/15 | | | |
| Budget Director | Date | | | |



GARLAND

PURCHASING

Executive Summary **Bid 5584-15** **Water and Sewer Utility Contract**

Recommended Vendor:

Tri-Con Services, Inc.

Total Recommended Award:

\$1,500,000.00

Basis for Award:

Best Value

Purpose:

The purpose of this contract is to provide for the repair and replacement of water and sanitary sewer mains and related utilities at various locations throughout the City on an as needed basis. This is a term contract with three (3) optional renewals.

Evaluation:

Requests for bids were issued in accordance with Purchasing procedures. Two (2) bids were received and evaluated on the published criteria of price, hourly rates for labor and equipment, experience with similar projects, work completed by primary contractor and similar projects with the City of Garland. Tri-Con Services submitted the lowest responsible bid and received the highest evaluated score, offering the best value to the City.

Recommendation:

Staff recommends awarding the contract to Tri-Con Services, Inc. as the vendor offering the best value to the City.

Funding Information:

220-4049-3019200-9214

Department Director:

Robert Ashcraft, Field Operations Director, Water Utilities, 972-205-3209



Purchasing Report

AMBULANCE BODY REMOUNTS OPEN MARKET

PURCHASE JUSTIFICATION:

The purpose of this contract is to have two (2) existing ambulance bodies refurbished and remounted onto two (2) existing cab and chassis for the Fire Department's use in their daily operations. These ambulance bodies are being provided through the Houston-Galveston Area Council (HGAC) Cooperative Contract AM10-14. Funding was approved in the 2015 Capital Improvement Program.

AWARD RECOMMENDATION:

| <u>Vendor</u> | <u>Item</u> | <u>Amount</u> |
|---------------|-------------|---------------------|
| Frazer, Ltd. | All | \$121,025.00 |
| TOTAL: | | <u>\$121,025.00</u> |

BASIS FOR AWARD:

Cooperative Purchase

Submitted by:

Reviewed by:

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

Bryan L. Bradford
City Manager

Date: 07/23/15

Date: 07/27/15

FINANCIAL SUMMARY:

Total Project/Account: \$ 925,000
Expended/Encumbered to Date: 648,470
Balance: \$ 276,530
This Item: 121,025
Proposed Balance: \$ 155,505

Matt Watson 07/27/15
Budget Analyst Date

Ron Young 07/27/15
Budget Director Date

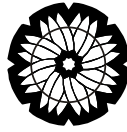
Operating Budget: ☐ CIP: ☒ Year: 2015

Document Location: Page PS04

Account #: 692-1399-1210715-9009

Fund/Agency/Project – Description:
CO-Funded CIP / Fire / Ambulance Remounts

Comments:



GARLAND

PURCHASING

Executive Summary Bid 5644-15 Ambulance Body Remounts

Recommended Vendor:

Frazer, Ltd.

Total Recommended Award:

\$121,025.00

Basis for Award:

Cooperative Purchase

Purpose:

The purpose of this contract is to have two (2) existing ambulance bodies refurbished and remounted onto two (2) existing cab and chassis for the Fire Department's use in their daily operations.

Evaluation:

These ambulance bodies are being provided by Frazer, Ltd. through the Houston Galveston Area Council (HGAC) Cooperative Contract AM10-14.

Recommendation:

Staff recommends awarding the contract for ambulance refurbishing and remounting to Frazer, Ltd.

Funding Information:

692-1399-1210715-9009

Department Director:

Terry Anglin, Fleet Director, 972-205-3524



GARLAND
PURCHASING

Bid No.: 5653-15
Agenda Item: 2c
Meeting: Council
Date: 08/04/15

Purchasing Report

ENTERPRISE VIDEO SURVEILLANCE PROJECT - PHASE II OPEN MARKET

PURCHASE JUSTIFICATION:

The purpose of this contract is to standardize video surveillance throughout the City to a single enterprise solution. This will include replacing the existing Video Surveillance Management System, moving existing IP cameras, and replacing analog camera equipment. Phase II will be facilitated through the TCPN Cooperative Purchasing Contracts R5167-TX-6580 and R5167-TX-6581.

AWARD RECOMMENDATION:

| <u>Vendor</u> | <u>Item</u> | <u>Amount</u> |
|------------------------------|-------------|---------------------|
| Convergint Technologies, LLC | ALL | \$244,825.41 |
| TOTAL: | | \$244,825.41 |

BASIS FOR AWARD:

Cooperative Purchase

Submitted by:

Reviewed by:

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

Bryan L. Bradford
City Manager

Date: 07/23/15

Date: 07/27/15

FINANCIAL SUMMARY:

Total Project/Account: \$ 1,541,742
Expended/Encumbered to Date: 843,336
Balance: \$ 698,406
This Item: 244,825
Proposed Balance: \$ 453,581

Matthew Monedero 07/26/15
Budget Analyst Date
Ron Young 07/27/15
Budget Director Date

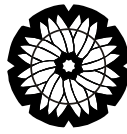
2014-15 Operating Budget
Operating Budget: ☒ CIP: ☒ Year: & 2015 CIP

Document Location: Oper. Bgt. – p. 134 / CIP – p. M12

Account #: Various Capital and Operating Accounts

Fund/Agency/Project – Description:
Replacement of the Existing Video Surveillance
Technology Infrastructure with New Equipment

Comments:
This project is hitting various accounts in various
funds to assist with the overall cost.



GARLAND

PURCHASING

Executive Summary
Bid 5653-15

Enterprise Video Surveillance Project Phase II

Recommended Vendor:

Convergint Technologies, LLC

Total Recommended Award:

\$244,825.41

Basis for Award:

Cooperative Purchase

Purpose:

The purpose of this contract is to standardize video surveillance throughout the City to a single enterprise solution. This will include replacing the existing video surveillance management system, moving existing IP cameras, and replacing analog camera equipment. The video surveillance management system and camera equipment currently installed is outdated and no longer meets the requirements for this type of system at the following locations: Duckworth Building; Remote Building; 5th Street Parking; EMIT; Fire Admin; Fleet; Radio Shop; Day Labor Center; Warehouse; Surf & Swim; Gale Field; Bradfield Rec Center; Hollabaugh Rec Center; Holford Rec Center; Forest Lane Building 3.

Evaluation:

Convergint Technologies, LLC has completed Phase I implementation of the Enterprise Video Surveillance System. The Genetec Omnicast product provided by Convergint Technologies, LLC proved to be the best overall value to the City. Phase II will be facilitated through the TCPN Cooperative Purchasing Contracts R5167-TX-6580 and R5167-TX-6581.

Recommendation:

Staff recommends awarding Phase II of the Enterprise Video Surveillance System to Convergint Technologies, LLC.

Funding Information:

Information Technology Project Fund

Department Director:

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



GARLAND
PURCHASING

Bid No.: 5655-15
Agenda Item: 2d
Meeting: Council
Date: 08/04/15

Purchasing Report

SANITARY SEWER MAINLINE AND SERVICE LATERAL REHABILITATION TERM CONTRACT

PURCHASE JUSTIFICATION:

The purpose of this contract is to provide trenchless rehabilitation of sanitary sewer lines of various sizes at different locations throughout the city. This is a Term Contract with two (2) optional renewals. This bid is awarded by unit price which will remain firm the first year. Any subsequent price adjustments must be justified and mutually agreed upon. Expenditures will not exceed appropriated funds.

AWARD RECOMMENDATION:

| <u>Vendor</u> | <u>Item</u> | <u>Amount</u> |
|-------------------------------|-------------|---------------|
| Insituform Technologies, Inc. | All | \$700,000.00 |

TOTAL: \$700,000.00

BASIS FOR AWARD:

Purchasing Cooperative

Submitted by:

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

Reviewed by:

Bryan L. Bradford
City Manager

Date: 07/23/15

Date: 07/27/15

FINANCIAL SUMMARY:

Total Project/Account: \$ N/A

Expended/Encumbered to Date: N/A

Balance: \$ N/A

This Item: 700,000

Proposed Balance: \$ N/A

Matt Watson 07/27/15

Budget Analyst Date

Ron Young 07/27/15

Budget Director Date

Operating Budget: ☐ CIP: ☒ Year: 2015

Document Location: Page WW07

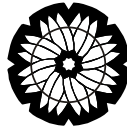
Account #: 451-6999
(230-4149-3215400-7111)

Fund/Agency/Project – Description:

Term Contract – Wastewater Collection /
Cured in Place Pipe Main &
Lateral Rehab

Comments:

Term Contract sets price but does not commit funds. Expenses will be charged to accounts as incurred.



GARLAND

PURCHASING

Executive Summary **Bid 5655-15** **Sanitary Sewer Mainline & Service Lateral Rehabilitation**

Recommended Vendor:

Insituform Technologies, Inc.

Total Recommended Award:

\$700,000.00

Basis for Award:

Cooperative Agreement

Purpose:

The purpose of this contract is to provide trenchless rehabilitation of sanitary sewer lines of various sizes at different locations throughout the City. This is a term contract with two (2) optional renewals.

Evaluation:

Insituform Technologies, Inc. currently has proposed pricing per BuyBoard Cooperative Purchasing Contract 462-14.

Recommendation:

Staff recommends awarding the contract to Insituform Technologies, Inc.

Funding Information:

Blanket Account 451-6999

Department Director:

John Baker, Assistant City Manager, 972-205-2465



GARLAND
PURCHASING

Bid No.: 5665-15
Agenda Item: 2e
Meeting: Council
Date: 08/04/15

Purchasing Report

CATERPILLAR D8 DOZER OPEN MARKET

PURCHASE JUSTIFICATION:

The purpose of this contract is to purchase one (1) Caterpillar D8 Dozer to be used by the Hinton Landfill in their daily operations. This Dozer is being provided through the BuyBoard Purchasing Cooperative Contract 424-14. Funding was approved in the 2015 Capital Improvement Program.

AWARD RECOMMENDATION:

| <u>Vendor</u> | <u>Item</u> | <u>Amount</u> |
|------------------|-------------|---------------|
| Holt Caterpillar | All | \$739,387.00 |

TOTAL: \$739,387.00

BASIS FOR AWARD:

Cooperative Purchase

Submitted by:

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

Reviewed by:

Bryan L. Bradford
City Manager

Date: 07/23/15

Date: 07/27/15

FINANCIAL SUMMARY:

| | |
|------------------------------|---------|
| Total Project/Account: \$ | 739,387 |
| Expended/Encumbered to Date: | -0- |
| Balance: \$ | 739,387 |
| This Item: | 739,387 |
| Proposed Balance: \$ | -0- |

Matt Watson 07/27/15
Budget Analyst Date

Ron Young 07/27/15
Budget Director Date

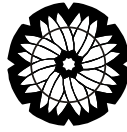
Operating Budget: ☐ CIP: ☒ Year: 2015

Document Location: Page EW01

Account #: 635-1609-1715400-9009

Fund/Agency/Project – Description:
Landfill CIP / Replacement of Landfill Equipment

Comments:



GARLAND

PURCHASING

Executive Summary
Bid 5665-15
Caterpillar D8 Dozer

Recommended Vendor:

Holt Caterpillar

Total Recommended Award:

\$739,387.00

Basis for Award:

Cooperative Purchase

Purpose:

The purpose of this contract is to purchase one (1) Caterpillar D8 Dozer to be used by the Hinton Landfill in their daily operations.

Evaluation:

This Caterpillar D8 Dozer is being provided by Holt Caterpillar through the BuyBoard Purchasing Cooperative Contract 424-14.

Recommendation:

Staff recommends awarding the contract for this Caterpillar D8 Dozer to Holt Caterpillar.

Funding Information:

635-1609-1715400-9009

Department Director:

Terry Anglin, Fleet Director, 972-205-3524



GARLAND
PURCHASING

Bid No.: 5513-15
Agenda Item: 2f
Meeting: Council
Date: 08/04/15

Purchasing Report

FINAL EFFLUENT PUMP STATION VFD UPGRADE OPEN MARKET

PURCHASE JUSTIFICATION:

The purpose of this bid is to replace two (2) 600 hp variable frequency drives (VFDs), two (2) 60 hp VFDs, and three (3) 25 hp pumps for the Rowlett Creek Wastewater Treatment Plant. This bid also includes Supervisory Control and Data Acquisition (SCADA) and Programmable Logic Control (PLC) programming for the system. Funding was approved in the 2015 Capital Improvement Program.

AWARD RECOMMENDATION:

| <u>Vendor</u> | <u>Item</u> | <u>Amount</u> |
|----------------------------------|-------------|----------------|
| H&H Electrical Contractors, Inc. | All | \$1,128,593.00 |

TOTAL: \$1,128,593.00

BASIS FOR AWARD:

Lowest Responsible Bid

Submitted by:

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

Reviewed by:

Bryan L. Bradford
City Manager

Date: 07/23/15

Date: 07/27/15

FINANCIAL SUMMARY:

| | |
|------------------------------|-----------|
| Total Project/Account: \$ | 1,925,859 |
| Expended/Encumbered to Date: | 381,376 |
| Balance: \$ | 1,544,483 |
| This Item: | 1,128,593 |
| Proposed Balance: \$ | 415,890 |

Matt Watson 07/27/15

Budget Analyst Date

Ron Young 07/27/15

Budget Director Date

Operating Budget: ☐ CIP: ☒ Year: 2015

Document Location: Page WW16

Account #: 235-4229-3302900-9007

Fund/Agency/Project – Description:
Wastewater Revenue Bonds / Wastewater
Treatment / Rowlett Creek WWTP
Replacements/Modifications

Comments:



GARLAND

PURCHASING

Executive Summary **Bid 5513-15** **Final Effluent Pump Station VFD Upgrade (RCWWTP)**

Recommended Vendor:

H&H Electrical Contractors, Inc.

Total Recommended Award:

\$1,128,593.00

Basis for Award:

Lowest Responsible Bidder

Purpose:

The purpose of this bid is to replace two (2) 600 hp variable frequency drives (VFDs), two (2) 60 hp VFDs, and three (3) 25 hp pumps for Rowlett Creek Wastewater Treatment Plant. This bid also includes Supervisory Control and Data Acquisition (SCADA) and Programmable Logic Control (PLCs) programming for the system.

Evaluation:

Requests for bids were issued in accordance with Purchasing procedures. Four (4) bids were received and evaluated. H&H Electrical Contractors submitted the lowest overall bid.

Recommendation:

Staff recommends awarding the contract to H&H Electrical Contractors, Inc.

Funding Information:

235-4229-3302900-9007

Department Director:

Wes Kucera, Director of Wastewater, 972-205-9007



City Council Item Summary Sheet

☐ Work Session

☒ Agenda Item

Date: August 4, 2015

Zoning Ordinance

Summary of Request/Problem

Zoning Ordinance Z 15-17 GreenbergFarrow

Recommendation/Action Requested and Justification

Consider adoption of attached ordinance.

Submitted By:

Will Guerin
Director of Planning

Approved By:

Bryan L. Bradford
City Manager

ORDINANCE NO.

AN ORDINANCE AMENDING THE ZONING LAWS OF THE CITY OF GARLAND, TEXAS, BY APPROVING A SPECIFIC USE PROVISION FOR RETAIL SALES WITH GAS PUMPS ON A 0.81-ACRE TRACT OF LAND ZONED COMMUNITY RETAIL (CR) DISTRICT AND LOCATED AT 555 WEST I-30 FREEWAY (ON THE SOUTHWEST CORNER OF THE WAL-MART SUPERCENTER PARKING LOT); PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; AND PROVIDING FOR A PENALTY AND AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 22nd day of June, 2015, the City Plan Commission did consider and make recommendations on a certain request for zoning change made by **GreenbergFarrow**, 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. 6773 is hereby amended by approving a Specific Use Provision for Retail Sales with Gas Pumps on a 0.81-acre tract of land zoned Community Retail (CR) District and located at 555 West I-30 Freeway (on the southwest corner of the Wal-Mart Supercenter parking lot), 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. 6773, 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 _____, 2015.

THE CITY OF GARLAND, TEXAS

By:

Mayor

ATTEST:

City Secretary

Published:



City Council Item Summary Sheet

☐ Work Session

Date: August 4, 2015

☒ Agenda Item

Zoning Ordinance

Summary of Request/Problem

Zoning Ordinance Z 15-07 Mit Patel

Recommendation/Action Requested and Justification

Consider adoption of attached ordinance.

Submitted By:

Will Guerin
Director of Planning

Approved By:

Bryan L. Bradford
City Manager

ORDINANCE NO.

AN ORDINANCE AMENDING THE ZONING LAWS OF THE CITY OF GARLAND, TEXAS, BY APPROVING AN AMENDMENT TO PLANNED DEVELOPMENT (PD) DISTRICT 12-16 FOR GENERAL BUSINESS USES (COMMUNITY RETAIL USES UNDER ORDINANCE 6773 – GARLAND DEVELOPMENT CODE) AND A DETAIL PLAN AND SPECIFIC USE PROVISION FOR HOTEL/MOTEL, LIMITED SERVICE ON A 1.476-ACRE TRACT OF LAND LOCATED ON THE SOUTHEAST CORNER OF SATURN ROAD AND MARKETPLACE DRIVE; PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; AND PROVIDING FOR A PENALTY AND AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 22nd day of June, 2015, the City Plan Commission did consider and make recommendations on a certain request for zoning change made by **Mit Patel**, 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. 6773 is hereby amended by approving an amendment to Planned Development (PD) District 12-16 for General Business Uses (Community Retail Uses under Ordinance 6773 – Garland Development Code) and a Detail Plan and Specific Use Provision for Hotel/Motel, Limited Service on a 1.476-acre tract of land located on the southeast corner of Saturn Road and Marketplace 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. 6773, 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 _____, 2015.

THE CITY OF GARLAND, TEXAS

By:

Mayor

ATTEST:

City Secretary

Published:



City Council Item Summary Sheet

☐ Work Session

Date: August 4, 2015

☒ Agenda Item

Zoning Ordinance

Summary of Request/Problem

Zoning Ordinance Z 15-23 K-9 University. This particular case received a written protest from an adjacent property owner who owns two properties within 200 feet of this property. Per the Texas Local Government Code, since the adjacent owner's amount of land exceeds 20 percent of the total land area within the 200 foot buffer, a supermajority (seven) of the total number of City Council members is required for approval of this ordinance.

Recommendation/Action Requested and Justification

Consider adoption of attached ordinance.

Submitted By:

Will Guerin
Director of Planning

Approved By:

Bryan L. Bradford
City Manager

ORDINANCE NO.

AN ORDINANCE AMENDING THE ZONING LAWS OF THE CITY OF GARLAND, TEXAS, BY APPROVING A SPECIFIC USE PROVISION FOR PET CARE/PLAY FACILITY (INDOOR) ON A 0.729-ACRE TRACT OF LAND ZONED COMMUNITY RETAIL (CR) DISTRICT AND LOCATED AT 3349 WEST CAMPBELL ROAD; PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; AND PROVIDING FOR A PENALTY AND AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 22nd day of June, 2015, the City Plan Commission did consider and make recommendations on a certain request for zoning change made by **K-9 University**, 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. 6773 is hereby amended by approving a Specific Use Provision for Pet Care/Play Facility (Indoor) on a 0.729-acre tract of land zoned Community Retail (CR) District and located at 3349 West Campbell Road, and being more particularly described in Exhibit A, attached hereto and made a part hereof.

Section 2.

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

Section 3.

Ordinance No. 6773, 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 _____, 2015.

THE CITY OF GARLAND, TEXAS

By:

Mayor

ATTEST:

City Secretary

Published:



City Council Item Summary Sheet

☐ Work Session

Date: August 4, 2015

☒ Agenda Item

Zoning Ordinance

Summary of Request/Problem

Zoning Ordinance Z 15-22 Twenty Eight Ltd

Recommendation/Action Requested and Justification

Consider adoption of attached ordinance.

Submitted By:

Will Guerin
Director of Planning

Approved By:

Bryan L. Bradford
City Manager

ORDINANCE NO.

AN ORDINANCE AMENDING THE ZONING LAWS OF THE CITY OF GARLAND, TEXAS, BY APPROVING AN AMENDMENT OF PLANNED DEVELOPMENT (PD) DISTRICT 93-13 FOR GENERAL BUSINESS USES [COMMERCIAL RETAIL DISTRICT USES UNDER ORDINANCE 6773 AND A DETAIL PLAN FOR AUTOMOTIVE REPAIR MINOR ON A 0.646 ACRE TRACT OF LAND LOCATED AT 810 BUCKINGHAM ROAD PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; AND PROVIDING FOR A PENALTY AND AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 22nd day of June, 2015, the City Plan Commission did consider and make recommendations on a certain request for approval of an amendment of Planned Development (PD) District 93-13 for General Business (GB) Uses [Commercial Retail District uses under Ordinance 6773], and a Detail Plan for Automotive Repair Minor made by **Twenty Eight, Ltd, dba Kwik Kar of Buckingham**; 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. 6773 is hereby amended by approving an amendment of Planned Development (PD) District 93-13 for General Business (GB) Uses [Commercial Retail District uses under Ordinance 6773], and a Detail Plan for Automotive Repair Minor on a 0.646 acre tract of land, 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. 6773, 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.

FILE NO. 15-22

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 _____, 2015.

THE CITY OF GARLAND, TEXAS

By:

Mayor

ATTEST:

City Secretary

Published:



City Council Item Summary Sheet

☐ Work Session

Date: August 4, 2015

☒ Agenda Item

CHANGE ORDER # 1 TO PO 21765

Summary of Request/Problem

On March 4, 2014 Regular Meeting, Council approved the Purchase Order 21765 for the replacement of several bucket and line trucks for GP&L. Since approval, there has been an increase in pricing for the trucks as well as increases stemming from needed equipment modifications. GP&L has worked with the Fleet Department on these increases and modifications and is ready to proceed. The additional funding amount of \$145,000.00 will be fully offset by the trade-in values of the trucks being replaced.

Recommendation/Action Requested and Justification

Staff recommends that Council approve by minute action authorizing the City Manager to execute Change Order No. 1 to PO 21765.

Submitted By:

Jeff Janke
General Manager & CEO, GP&L

Approved By:

Bryan L. Bradford
City Manager



City Council Item Summary Sheet

☐ Work Session

Date: August 4, 2015

☒ Agenda Item

TxDOT Selective Traffic Enforcement Program (STEP) 2016 Comprehensive Grant

Summary of Request/Problem

Council is requested to adopt a resolution authorizing the City Manager to accept a State of Texas Department of Transportation (TxDOT) Selective Traffic Enforcement Program (STEP) Grant consisting of four (4) enforcement modules: Speed Enforcement, Intersection/Red Light Enforcement, Occupant Protection – Safety Restraint Enforcement, and Driving While Intoxicated Enforcement in the amount of \$396,457.17. The required enforcement period will be Fiscal Year 2015-2016. The grant will be utilized to provide a greater level of traffic safety for the citizens of the City of Garland by potentially changing the driving habits of those who violate the laws related to the aforementioned enforcement modules and by reducing the number of motor vehicle accidents, injuries and fatalities.

This item was considered by Council at the August 3, 2015 Work Session.

Recommendation/Action Requested and Justification

Approve a resolution authorizing the City Manager to accept the State of Texas Department of Transportation (TxDOT) Selective Traffic Enforcement Program (STEP) Grant for FY 2015-2016 in the amount of \$396,457.17.

Submitted By:

**Mitchel L. Bates
Chief of Police**

Approved By:

**Bryan L. Bradford
City Manager**

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING A TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) SELECTIVE TRAFFIC ENFORCEMENT PROGRAM (STEP) - SINGLE YEAR - 2015 COMPREHENSIVE GRANT IN THE AMOUNT OF \$393,719.00; AND PROVIDING AN EFFECTIVE DATE.

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

Section 1

That the City of Garland Police Department, by and through Police Chief Mitch Bates, is hereby authorized to accept a Texas Department of Transportation (TxDOT) Selective Traffic Enforcement Program - Single Year - 2016 Comprehensive Grant in the amount of \$396,457.17, for the purpose of enforcing red light and intersection violations, seatbelt and child restraint violations, speed violations, and driving while intoxicated violations during FY 2015-2016.

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 _____, 2015.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary



City Council Item Summary Sheet

☐ Work Session

Date: August 4, 2015

☒ Agenda Item

Electric Debt Restructuring

Summary of Request/Problem

At the July 7, 2015 Work Session, Council directed staff to proceed with the sale of Combination Tax and Electric Utility System Revenue Refunding Bonds for the purpose of refunding a portion of TMPA's outstanding Revenue Refunding Bonds, Series 1993.

Recommendation/Action Requested and Justification

It is recommended that Council approve an Ordinance authorizing the issuance of CITY OF GARLAND, TEXAS, Combination Tax and Electric Utility System Revenue Refunding Bonds, Series 2015.

Submitted By:

David Schuler
Chief Financial Officer

Approved By:

Bryan L. Bradford
City Manager



City Council Item Summary Sheet

☐ Work Session

Date: August 4, 2015

☒ Agenda Item

Resolution Supporting the IH-635 East Legislative Delegation's Efforts

Summary of Request/Problem

At the August 3, 2015 Work Session, Council considered approving a resolution of the City of Garland supporting the IH-635 East Legislative Delegation's efforts regarding the development of IH-635 East and noise walls along the corridor.

Recommendation/Action Requested and Justification

Approve by resolution supporting the IH-635 East Legislative Delegation's efforts as presented at the July 6, 2015 Work Session.

Submitted By:

Approved By:

Bryan L. Bradford
City Manager

RESOLUTION NO.

A RESOLUTION OF THE CITY OF GARLAND SUPPORTING THE IH-635 EAST LEGISLATIVE DELEGATION'S EFFORTS REGARDING THE DEVELOPMENT OF IH-635 EAST AND NOISE WALLS ALONG THE CORRIDOR; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Council of the City of Garland, Texas, has adopted resolutions supporting the development of the IH-635 East project (Res. No. 10152 and Res. No. 10201) and continues its support of the project;

WHEREAS, the IH-635 East Legislative Delegation was created to develop the IH-635 East project with the specific goal to have the project procured before the beginning of the 85th Legislative Session;

WHEREAS, the IH-635 East Legislative Delegation consists of ten members from the Dallas County Legislative Delegation:

Senator Bob Hall

Senator Don Huffines

Senator Van Taylor

Representative Cindy Burkett

Representative Angie Chen Button

Representative Eric Johnson

Representative Linda Koop

Representative Morgan Meyer

Representative Kenneth Sheets

Representative Jason Villalba

WHEREAS, the IH-635 East Legislative Delegation held its first meeting on June 16, 2015, in the City of Garland, at Richland College - Garland Campus and will have additional monthly meetings through the end of 2015;

WHEREAS, the IH-635 East Legislative Delegation discussed the need for the development of the eight additional noise walls along the IH-635 East corridor and urged TxDOT and the Regional Transportation Council (RTC) to develop the additional noise walls;

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

Section 1

That the City Council:

(1) Wholly supports the efforts and goals of the IH-635 East Legislative Delegation and will eagerly assist the delegation as requested for its duration;

(2) Wholly supports the accelerated development of the noise walls along the IH-635 East corridor as necessitated in the 2003 environmental approval, and commends the IH-635 East Legislative Delegation for its vision and foresight to have the noise walls constructed;

(3) Encourages the Regional Transportation Council and TxDOT to find the necessary funds to have the noise walls constructed along the corridor - specifically in Dallas and Mesquite - in order to improve the quality of life of the residents living along the corridor.

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 July, 2014.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary



City Council Item Summary Sheet

☐ Work Session

Date: August 4, 2015

☒ Agenda Item

School Related Traffic Control

Summary of Request/Problem

The Transportation Department periodically conducts school safety studies to respond to the identified problems. This year, these studies indicate that changes to traffic controls are needed on Naaman Forest Boulevard for students attending Naaman Forest High school and on Lyons Road south of Guthrie.

The following changes are proposed:

Install a school zone on Naaman Forest Boulevard 200 feet east of Ranger Drive and 200 feet west of Elliott Avenue.

Remove the school zone on Lyons Road 200 feet south of Guthrie Road to 200 feet north of Guthrie Road.

At the July 20, 2015 Work Session, Council directed Staff to proceed with an ordinance establishing school zones for the locations listed above.

Recommendation/Action Requested and Justification

It is recommended that Council approve by ordinance and adopt the proposed school traffic control changes that will enhance the safety of students at Naaman Forrest High School and eliminate unnecessary traffic control where students are no longer crossing on Lyons Road.

Submitted By:

Paul Luedtke
Director of Transportation

Approved By:

Bryan L. Bradford
City Manager

ORDINANCE NO.

AN ORDINANCE AMENDING ARTICLE III, "SPEED REGULATIONS" OF CHAPTER 33, "TRANSPORTATION", OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A SAVINGS CLAUSE, AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

Section 1

That Section 33.28(C), "Prima Facie Maximum Speed Limit-School Zones" of Article III, "Speed Regulations" of Chapter 33, "Transportation", of the Code of Ordinances of the City of Garland, Texas, is hereby amended in part by *adding* the following designated area to read as follows:

"Naaman Forest Blvd 200 feet east of Ranger to 200 feet west of Elliott"

Section 2

That Section 33.28(C), "Prima Facie Maximum Speed Limit-School Zones" of Article III, "Speed Regulations" of Chapter 33, "Transportation", of the Code of Ordinances of the City of Garland, Texas, is hereby amended in part to remove a designated area by *removing* the language as follows:

"Lyons Road 200 feet south of Guthrie Road to 200 feet north of Guthrie Road"

Section 3

That Section 33.28, "Prima Facie Maximum Speed Limit-School Zones" of Article III, "Speed Regulations" of Chapter 33, "Transportation", of the Code of Ordinances of the City of Garland, Texas, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

Section 4

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

Section 5

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

PASSED AND APPROVED this the _____ day of _____, 2015.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary



City Council Item Summary Sheet

☐ Work Session

Date: August 4, 2015

☒ Agenda Item

Appointment of a Mayor Pro Tem and Deputy Mayor Pro Tem

Summary of Request/Problem

Council is requested to appoint a Mayor Pro Tem from among its members. In accordance with City Council Policy OPNS-30, "Who Shall Act As Mayor," Council may also appoint a Deputy Mayor Pro Tem at its discretion.

Recommendation/Action Requested and Justification

Appoint a Mayor Pro Tem and, if Council so chooses, a Deputy Mayor Pro Tem from among its members.

Submitted By:

Approved By:

Bryan L. Bradford
City Manager



City Council Item Summary Sheet

☐ Work Session

Date: August 4, 2015

☒ Agenda Item

Presentation of the 2015-16 Proposed Budget

Summary of Request/Problem

In accordance with the City Charter, the City Manager shall submit to the City Council, prior to August 15, a Proposed Budget for the coming fiscal year. The City Manager will formally present his Proposed Budget for 2015-16. Following the presentation to Council, copies of the Proposed Budget will be placed in each City library, in the Office of the City Secretary, and on the City's website for public review and inspection.

Recommendation/Action Requested and Justification

City Manager's presentation of the 2015-16 Proposed Budget.

Submitted By:

Ron Young
Director of Budget & Research

Approved By:

Bryan L. Bradford
City Manager



City Council Item Summary Sheet

☐ Work Session

Date: August 4, 2015

☒ Agenda Item

Proposal to Vote on Tax Rate for 2015-16

Summary of Request/Problem

In accordance with Chapter 26 of the State Property Tax Code, the Council must vote to place on the agenda of a future meeting an action item calling for the adoption of the ad valorem tax rate. This vote must be recorded and must specify the desired rate. This action is required as part of "Truth in Taxation" legislation surrounding setting ad valorem tax rates and does not commit Council to adopting the proposed ad valorem tax rate. Two public hearings will be held prior to the adoption of the proposed tax rate.

Please refer to the specific actions outlined below as required by "Truth in Taxation" legislation.

Recommendation/Action Requested and Justification

Requested Actions:

1. **Council Member** – Call for a motion to place a proposal to adopt a tax rate of 70.46 cents per \$100 of valuation on the September 15, 2015, Regular Meeting agenda. **(Required motion wording is included in Attachment A.)**
2. Vote on above motion.
3. **Mayor** – Call for public hearings. **(Required wording is included in Attachment A.)**

Submitted By:

Ron Young
Director of Budget & Research

Approved By:

Bryan L. Bradford
City Manager



Policy Report

File No. TV 15-01 / District 7

Agenda Item:

Meeting: City Council

Date: August 4, 2015

GARLAND PARTNERS, LTD.

South of SH 190 between Campbell and Holford

ISSUE

Consider a request to grant a tree preservation variance by reducing the amount of required tree replacement caliper inches per Garland Development Code Chapter 4: Article 4: Tree Preservation & Mitigation.

OPTIONS

1. Waive the requested amount of replacement tree caliper inches.
2. Grant partial relief from the requested amount of replacement tree caliper inches.
3. Deny the request.

RECOMMENDATION

Approve the request as proposed. The applicant will be constructing a needed public roadway extension as well as a new collector street, and proposes to provide appropriate tree mitigation through street trees and parkland trees.

COUNCIL GOAL

Sustainable Quality Development and Redevelopment

BACKGROUND

On December 4, 2012, City Council approved a change in zoning from Planned Development (PD) Districts 00-63 and 87-28 for Freeway Uses and Agriculture (AG) District to a Planned Development (PD) District 12-41 for Mixed-Use with Conditions and Concept Plan in the SH 190 Overlay District. The developer intends to break ground with public infrastructure for the mixed-use development in the near future. Because of the costs incurred by the developer through construction of the extension of Naaman Forest Boulevard as well as a new collector roadway which will connect Naaman Forest to the eastbound SH 190 service road, and because the trees being proposed for removal are solely within the construction limits for both roadways, the applicant requests partial relief from the tree preservation and mitigation standards outlined within the Garland Development Code (GDC).

CONSIDERATIONS

1. Table 4-9: *Existing Trees – Replacement Ratios* states that Large Canopy Trees with a caliper size between 6" and 18" must be replaced per a 1:1 ratio. Large Canopy Trees 18.1" or greater must be replaced per a 2:1 ratio. Other tree species of any caliper size must be replaced per a 0.25:1 ratio.
2. Per the above requirements and the existing trees shown in the applicant's tree survey, the applicant would be required to replace 1,424" of large canopy trees with a caliper size between 6" and 18", 874" of large canopy trees with a caliper size greater than 18", and 550.5" of other tree species of any caliper size. A total of 388 trees would be removed as part of the proposed roadway improvements, while a total of 244 trees with a five (5") inch minimum caliper would be planted.
3. Rather than provide a total of 2,848.5 caliper inches of replacement trees, the applicant requests to provide a total 1,220 caliper inches and subsequently to waive the deficit of 1,628.5 caliper inches. The requested amount includes the caliper inches of proposed street trees. The entirety of the replacement trees would be the street trees provided along both proposed roadways and within the medians of such roadways, as well as trees planted within a planned park area, as shown in the Park Concept Exhibit.
4. As development occurs within this PD, the applicant intends to meet all other applicable landscape standards outlined within the Garland Development Code (GDC) and PD 12-41 (Ordinance No. 6581).

ATTACHMENTS

Request from Garland Partners, LTD.

Submitted By:

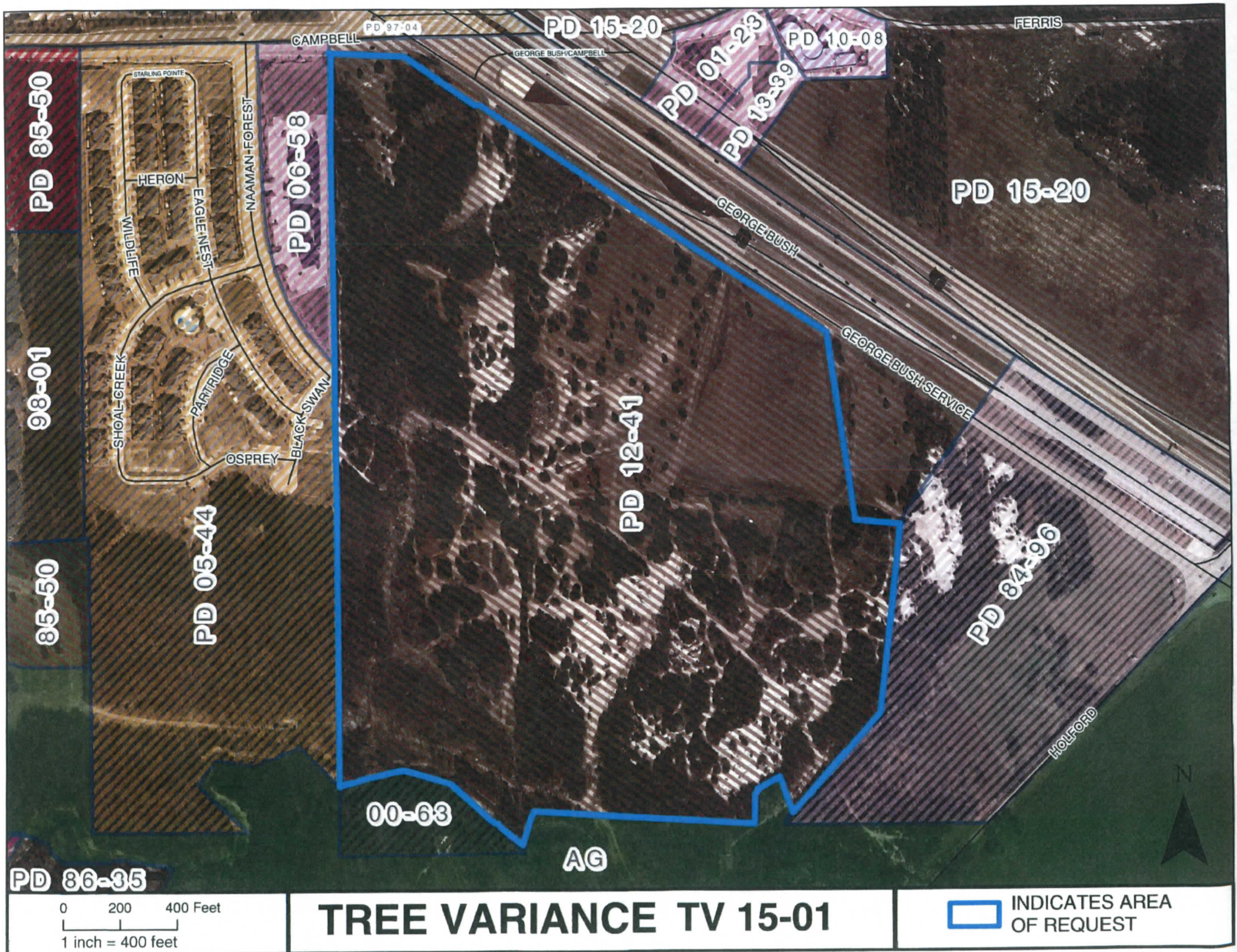
Will Guerin, AICP
Director of Planning

Date: July 24, 2015

Approved By:

Bryan L. Bradford
City Manager

Date: July 27, 2015

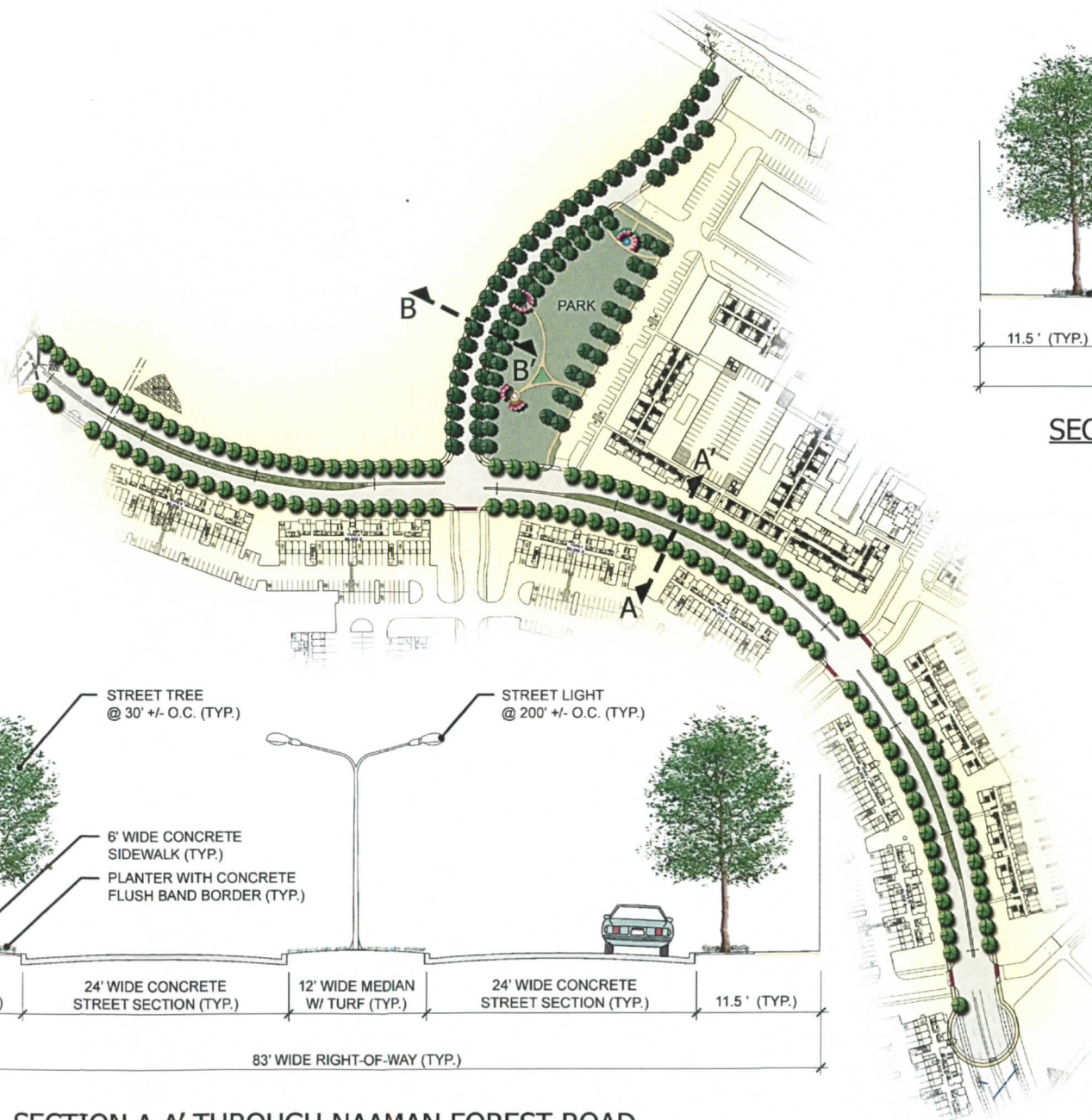




PARK CONCEPT

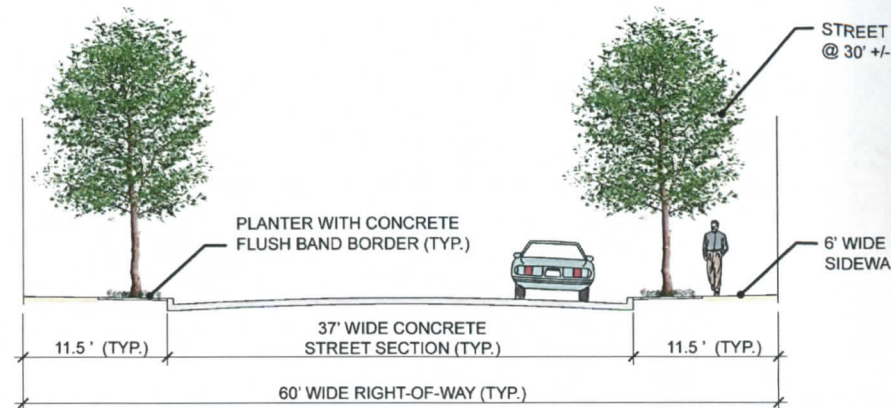
NAAMAN FOREST ROADWAY EXTENSION GARLA

ENGINEERING, PLANNING, AND LANDSCAPE
FOR REAL ESTATE DEVELOPMENT



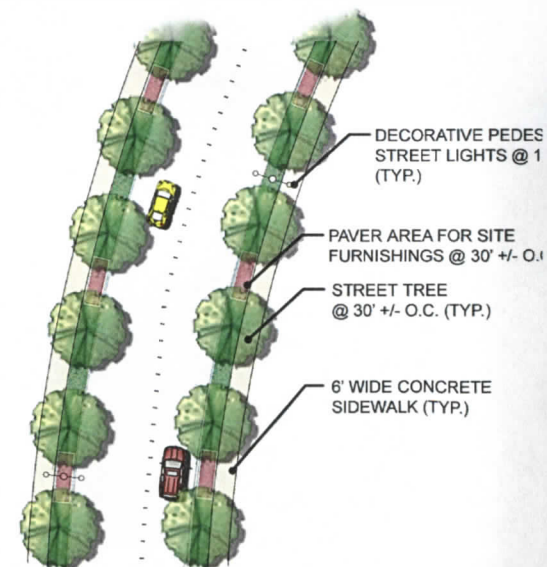
SECTION A-A' THROUGH NAAMAN FOREST ROAD

SCALE: 3/16" = 1'-0"



SECTION B-B' THROUGH SECONDARY ROAD

SCALE: 3/16" = 1'-0"



SECONDARY ROAD - PLAN ENLARGEMENT

SCALE: 1" = 20'-0"

STREETSCAPE CONCEPT

NAAMAN FOREST ROADWAY EXTENSION GARLA

MAY 5, 2015
HPC079

ENGINEERING, PLANNING, AND LANDSCAPE
FOR REAL ESTATE DEVELOPMENT

16301



Planning Report

Smurfit Kappa Orange County, LLC

726 East Walnut Street

REQUEST

Approval of a Specific Use Provision for Recycling Collection Center on a property zoned Industrial (IN) District with Specific Use Permit (S95-10) for a Recycling Center.

OWNER

Corrugated Services

PLAN COMMISSION RECOMMENDATION

On July 13, 2015, the Plan Commission, by a vote of eight (8) to zero (0), recommended approval of a Specific Use Provision for Recycling Collection Center on a property zoned Industrial (IN) District with Specific Use Permit (S95-10) for a Recycling Center.

STAFF RECOMMENDATION

Approval of a Specific Use Provision for a Recycling Collection Center for a period of thirty (30) years. Staff recommends the previous conditions limiting the site to no outdoor storage and limiting the recyclable goods to paper products remain in place. Provided the site continues to comply with the approved conditions, the use is consistent with the surrounding area.

BACKGROUND

In 1995 City Council approved a Specific Use Permit for a recycling center tied to Corrugated Services for the operation of a paper recycling facility. The business has changed names and the applicant is requesting approval of a Specific Use Provision to remove the entity name for the continued operation of the facility under Smurfit Kappa Orange County, LLC.

SITE DATA

The subject property contains approximately 2.0854 acres with approximately 219 feet of frontage along East Walnut Street. The site is bordered to the south by the railroad.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Industrial (IN) District with a Specific Use Permit (S95-10) for Recycling Center. The allowable uses on the property are those provided within the Industrial (IN) District. The Industrial (IN) District is intended to provide for a wide range of industrial uses including manufacturing, processing, assembling, research and development, and warehousing and distribution. The existing Specific Use Permit allows the operation of a recycling center, subject to conditions, on the subject property.

CONSIDERATIONS

1. The applicant is requesting a Specific Use Provision for Recycling Collection Center to continue the operation of a recycling center. Corrugated Services was recently purchased by Smurfit Kappa and therefore is changing the DBA of the business to Smurfit Kappa Garland Recycling.
2. The facility collects corrugated cardboard to be processed and shipped out to a paper mill. Processing onsite includes the bailing of cardboard, loading on trucks and shipping offsite. The existing 24,990 square foot building will continue operations as is with no expansion proposed at this time.
3. The previous Specific Use Permit included conditions limiting the site to no outdoor storage. Staff recommends this condition remain and the applicant concurs. Additionally, the previous Specific Use Permit was approved for an unlimited time period. This is atypical to request of this nature and Staff recommends the new Specific Use Provision be limited to a thirty (30) year time period. The applicant concurs with this condition.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Business Centers as part of the Employment Centers Building Block for the subject property. Business Centers represent clusters of business offices and/or low-impact industry whose development and operations result in minimal negative effects to adjacent development types. Appropriate safeguards should be put in place to mitigate negative impacts on adjacent properties.

While the recycling center is considered more of an industrial use, the condition limiting the site to no outdoor storage is an effort to limit the visual effect of materials stored onsite. The recycling center is consistent with the existing development pattern in the area.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The land use pattern within the area surrounding the subject property is a mixture of industrial and heavy commercial uses along both sides of East Walnut Street and single family uses to the south. The subject property is separated from the adjacent single family residential district by the railroad. The bays of the

building are closest to East Walnut Street which assists in having the majority of processing and loading/unloading away from the nearby residential district.

Prepared By:

Chasidy Allen, AICP
Principal Planner

Date: July 15, 2015

Reviewed By:

Will Guerin, AICP
Director of Planning

Date: July 22, 2015

Reviewed By:

Bryan L. Bradford
City Manager

Date: July 22, 2015



0 100 200 Feet
1 inch = 200 feet

ZONING

Z 15-25

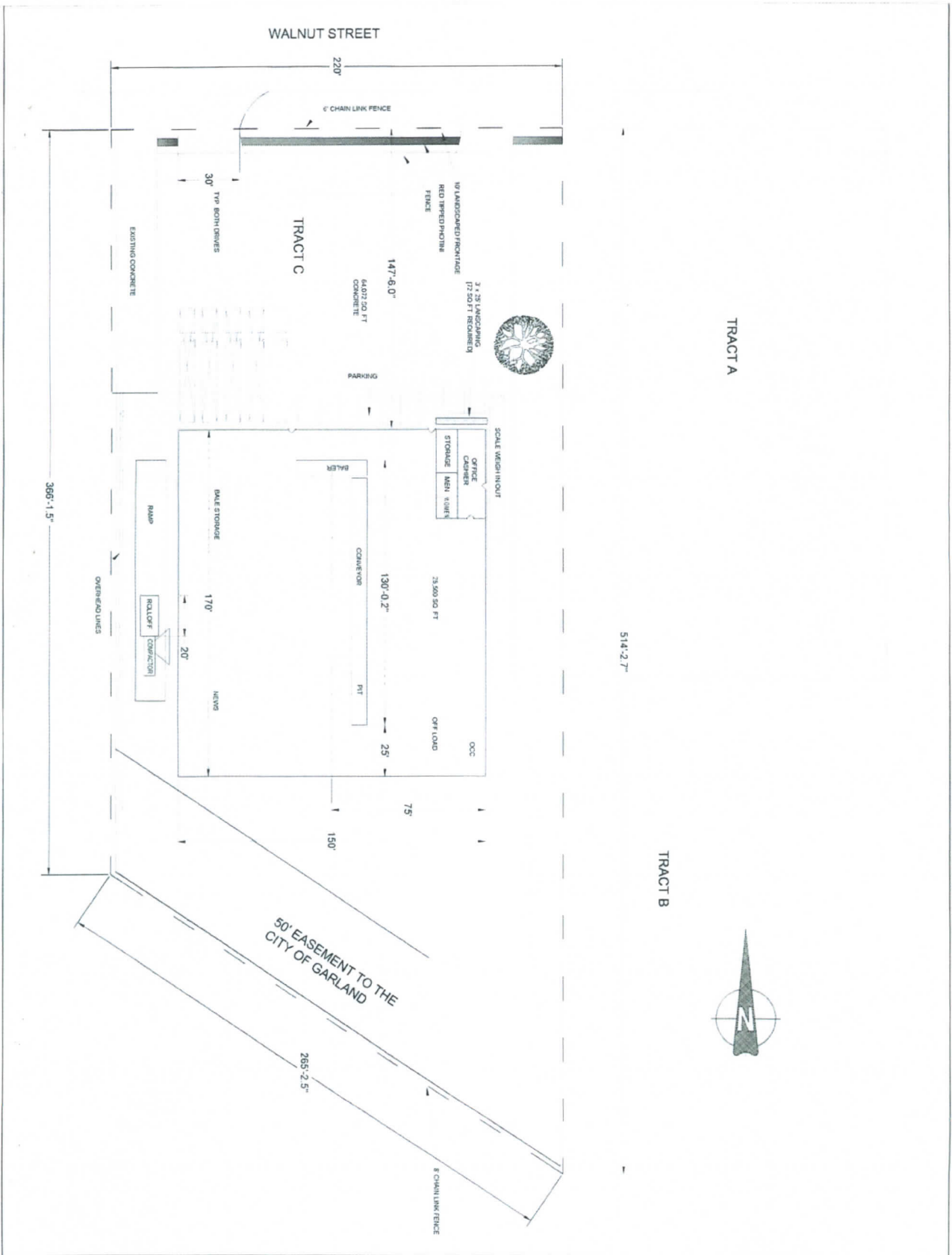
 INDICATES AREA
OF REQUEST

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE 15-25

726 East Walnut Street

- I. **Statement of Purpose:** The purpose of this Specific Use Provision is to permit a Recycling Collection Center subject to conditions.
- II. **Statement of Effect:** This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. **General Regulations:** All regulations of the Industrial (IN) District as set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.
- V. **Specific Regulations:**
 - A. Time Period: The Specific Use Permit shall be in effect for a thirty (30) year time period.
 - B. Site Plan: Development shall be in general conformance with the site plan labeled Exhibit C.
 - C. Recycling Center: The recycling center operation shall be restricted primarily to the collection of corrugated cardboard and paper. The operation shall be restricted to the sorting and baling of cardboard and paper materials placed in containers for transport.
 - D. Outside Storage: No outside storage shall be permitted.
 - E. Pollutants: No pollutants shall be discharged into the storm or sanitary sewer system.



| |
|------------------------------------|
| DRAWN BY: LALPA IONITA |
| DATE: 05/29/2015 |
| SCALE: 1" = 20' |
| DRAWING NUMBER: 206004 - REV. 1 |

EXHIBIT C

Garland Recycling

REPORT & MINUTES

P.C. Meeting, July 13, 2015 (8 Members Present)

Consideration of the application of Smurfit Kappa Orange County LLC, requesting approval of a Specific Use Provision for Recycling Collection Center on property zoned Industrial (IN) District with Specific Use Permit (S95-10) for a Recycling Center. This property is located at 726 East Walnut Street. (District 2) (File Z 15-25)

The applicant, Scott Brown 18601 LBJ Freeway #410, reiterated there will be no outside storage at this facility.

Steve Marcoe, 726 E. Walnut Street, Garland was available for questions.

Motion was made by Commissioner Moore, seconded by Commissioner Dalton to approve the request per staff recommendation of a 30 year SUP and with the provision of no outside storage and paper goods recycling only. **Motion carried:** 8 Ayes, 0 Nays.



GARLAND
TEXAS MADE HERE

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

July 14, 2015

HEARING DATE/TIME: City Council: August 4, 2015 – 7:00PM

APPLICANT: Smurfit Kappa Orange County LLC

File Z 15-25

Dear Property Owner:

A public hearing will be held by the City Council of the City of Garland, Texas, at 7:00 P.M. Tuesday, August 4, 2015, in the Goldie Locke Room of the Duckworth Utility Services Building, 217 North Fifth Street, to consider the application of **Smurfit Kappa Orange County LLC**, requesting approval of a Specific Use Provision for Recycling Collection Center on property zoned Industrial (IN) District with Specific Use Permit (S95-10) for a Recycling Center. The property is shown on the enclosed sketch and is described as follows:

Being an approximate 2.0854-acre tract of land and identified as Lot 2, Block H, Garvon Addition No. 10, an addition to the City of Garland according to the final plat recorded in Volume 823, Page 2085, Plat Records of Dallas County, Texas. The subject property is located at 726 East Walnut Street, Garland, TX. (District 2)

Note: Approval of the request will allow the existing paper recycling facility to continue operation under the new business name.

For additional information, please contact the Planning Department at 972-205-2445.

Chasidy Allen, AICP
Principal Planner



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

July 1, 2015

HEARING DATE/TIME: Plan Commission: July 13, 2015 – 7:00 PM

APPLICANT: Smurfit Kappa Orange, LLC

File Z 15-25

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, July 13, 2015, in the Goldie Locke Room of the Duckworth Utility Services Building, 217 North Fifth Street, to consider the application of **Smurfit Kappa Orange, LLC** requesting approval of a Specific Use Provision for Recycling Collection Center on a property zoned Industrial (IN) District with Specific Use Permit (S95-10) for a Recycling Center. The property is shown on the enclosed sketch and is described as follows:

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Note: Approval of the request will allow the existing paper recycling facility to continue operation under the new business name.

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).

Signature

Title

Date: _____

SHORECREST

SF-7

MARS

WALNUT

S-5

S 95-10

726

IN

O = IN FAVOR
X = AGAINST

CR 1233

SF-7

PARKER



0 100 200 Feet
1 inch = 200 feet

ZONING Z 15-25

INDICATES AREA OF REQUEST



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

July 1, 2015

HEARING DATE/TIME: Plan Commission: July 13, 2015 – 7:00 PM

APPLICANT: Smurfit Kappa Orange, LLC

File Z 15-25

Dear Property Owner:

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Note: Approval of the request will allow the existing paper recycling facility to continue operation under the new business name.

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

JAC WALNUT INVESTMENT LLC

Printed Name

816 E-WALNUT ST. GARLAND TX 75042

Address

City, State

Zip

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

Signature

Title

Date:

7-10-15

MANAGING PARTNER



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

July 1, 2015

HEARING DATE/TIME: Plan Commission: July 13, 2015 – 7:00 PM

APPLICANT: Smurfit Kappa Orange, LLC

File Z 15-25

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, July 13, 2015, in the Goldie Locke Room of the Duckworth Utility Services Building, 217 North Fifth Street, to consider the application of **Smurfit Kappa Orange, LLC** requesting approval of a Specific Use Provision for Recycling Collection Center on a property zoned Industrial (IN) District with Specific Use Permit (S95-10) for a Recycling Center. The property is shown on the enclosed sketch and is described as follows:

Being an approximate 2.0854-acre tract of land and identified as Lot 2, Block H, Garvon Addition No. 10, an addition to the City of Garland according to the final plat recorded in Volume 823, Page 2085, Plat Records of Dallas County, Texas. The subject property is located at 726 East Walnut Street, Garland, TX. (District 2)

Note: Approval of the request will allow the existing paper recycling facility to continue operation under the new business name.

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

820-822 - E. Walnut - Garland, TX. 75040

Printed Name

BARBARA J. LAMBERT GARLAND, TX. 75040

Address

City, State

Zip

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

Barbara J. Lambert
Signature

Pres.
Title

Date: *July 7, 2015*



File No. 15-19 /District 2

Agenda Item:

Meeting: City Council

Date: August 4, 2015

Planning Report

Annalyse Olsen

2900 E. Centerville Road

REQUEST

Approval of 1) Detail Plan for a self-storage facility on property zoned Planned Development (PD) District 13-43 for Commercial-1 (C-1) Uses (Self Storage) [Light Commercial District uses under Ordinance 6773- Garland Development Code]

OWNER

Ron and Shawn Valk

PLAN COMMISSION RECOMMENDATION

On July 13, 2015 the Plan Commission by a vote of seven (7) to zero (0), recommended approval of a Detail Plan for a self-storage facility on property zoned Planned Development (PD) District 13-43 for Commercial-1 (C-1) Uses (Self Storage) [Light Commercial District uses under Ordinance 6773- Garland Development Code]

STAFF RECOMMENDATION

Approval of a Detail Plan with conditions, which are outlined in the supporting PD Conditions document. The layout of the proposed self-storage facility reflected on the Detail Plan is in accordance with the intent of Planned Development 13-43.

BACKGROUND

In 2013 City Council approved Planned Development (PD) District 13-43 for Self Storage Uses. The approved PD requires detail plan approval prior to the development of the site. The Detail Plan, landscape plan, elevations, and sign detail drawings shall illustrate the proposed site layout, screening methods, building materials, developable and floodplain areas and other applicable development requirements.

SITE DATA

The subject property contains 13.51 acres with approximately 850 linear feet of frontage along East Centerville Road. The site will only be accessed from East Centerville Road.

USE OF PROPERTY UNDER CURRENT ZONING

The development of this property is restricted to Self-Storage uses specified within Planned Development (PD) 13-43 District. Self-Storage is allowed by right on the subject property.

CONSIDERATIONS

1. Detail Plan: The applicant proposes a Detail Plan to develop the 9.339 acres of the total 13.51 acre site with nine single story self-storage buildings containing 93,108 square feet aggregate. Building "A" which fronts on Centerville Road will also contain the custodial quarters and the office area. The subject site is required four (4) parking spaces per self-storage complex. Nine (9) parking spaces are provided on the Detail Plan.

2. Screening and Landscape: The site was granted a variance to allow the required non-residential sites screening to consist of the rear (south) wall of buildings "I" and "H" and the (south) side wall of building "G" in combination with eight (8) foot masonry fences between said buildings and a row of twelve (12) Crape Myrtle trees adjacent to the rear (south) of buildings "I" and "H" for a distance of approximately 330 feet. The subject site will otherwise meet the minimum number of tree plantings required within the landscape buffer along Centerville Road and provide a continuous 24 inch parking area screening required from Centerville Road

3. Exterior Elevations: The proposed façade materials will be primarily brick and stone veneer with EIFS bands and moldings along the buildings fronting Centerville Road. The elevations will also contain several articulations and awnings consistent with the City's current building design standards.

4. Signage: The applicant proposes to construct a single monument sign at the entrance of the site. The monument sign is to be faced with brick and/or stone veneer in colors that match the colors employed on the main buildings

COMPREHENSIVE PLAN

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

Although the Detail Plan represents a use outside the general framework of a compact neighborhood, the applicant has provided a product with an architectural character compatible with the adjacent residential developments and consistent with the approved Planned Development which permits the use.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north and east are zoned Agriculture (AG) and they are currently undeveloped. The property to the south is zoned Planned Development (PD) District 13-01 for Single-Family Uses and it is undeveloped. The zoning for the properties to the west, across East Centerville Road, consist of numerous Planned Development Districts for Single Family, Townhomes, and Duplex Uses. These properties are developed with a mixture of low to medium density residential uses. Although the proposed use does not mimic the uses found in the surrounding area, the use may be functionally and architecturally complementary to adjacent residential uses.

Prepared By:

Isaac Williams
Development Planner

Date: July 24, 2015

Reviewed By:

Will Guerin, AICP
Director of Planning

Date: July 24, 2015

Reviewed By:

Bryan L. Bradford
City Manager

Date: July 27, 2015

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE 15-19


2900 E. Centerville Road

- I. **Statement of Purpose:** The purpose of this Planned Development District is to permit the development of a Self-storage facility on the subject property subject to conditions.
- II. **Statement of Effect:** This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. **General Regulations:** All regulations of the Light Commercial (LC) District set forth in Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. **Development Plans:**
 - A. Detail Plan: Development shall be in general conformance with the Detail Plan set forth in Exhibit C. Any conflicts between the Detail Plan and the following conditions, the conditions shall prevail.
- V. **Specific Regulations:**
 - A. Permitted Uses: Uses shall be as permitted within the Light Commercial (LC) District.
 - B. Screening and Landscaping: Screening and landscaping shall be provided as reflected on Exhibit D. In lieu of a six (6) foot screening constructed as a masonry wall, earthen berm or live screening, the south facing walls of buildings "I", "H" and "G", an eight foot masonry wall between buildings "H" and "G", and 12 Crape Myrtle trees planted for a minimum length of 330' adjacent to the buildings shall serve as the screening from the residential district to the south.
 - C. Building Elevations: The building elevations shall be in general conformance with Exhibit E.
 - D. Signage: The development shall contain one (1) monument sign that shall have a height of five (5) feet, and length of ten (10) feet constructed of brick and stone to match the self-storage buildings. The monument sign shall be set back a minimum of ten (10) feet from the property line.



0 100 200 Feet
|-----|-----|
1 inch = 200 feet

ZONING Z 15-19

 INDICATES AREA OF REQUEST

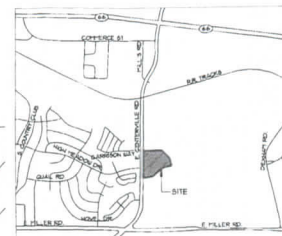
PLANNED DEVELOPMENT CONDITIONS

ZONING FILE 15-19

2900 Centerville Road

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CITY OF GARLAND
DEC. 27, 1955



0 VICINITY MAP NOT TO SCALE

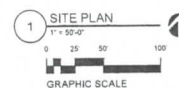
| BUILDING + FENCE HEIGHTS | | |
|-----------------------------|--------|-----------|
| ITEM | HEIGHT | MAX. REQ. |
| BUILDING A | 16'-0" | 18'-0" |
| BUILDING B | 16'-0" | 18'-0" |
| BUILDING C | 10'-0" | 14'-0" |
| BUILDING D | 10'-0" | 14'-0" |
| BUILDING E | 9'-0" | 12'-0" |
| BUILDING F | 7'-0" | 9'-4" |
| BUILDING G | 7'-0" | 9'-4" |
| BUILDING H | 7'-0" | 9'-4" |
| BUILDING I | 9'-0" | 12'-0" |
| MASONRY FENCE # BLDG. A + B | 8'-0" | 8'-0" |
| MASONRY FENCE # BLDG. D + E | 8'-0" | 8'-0" |
| METAL FENCE # BLDG. S + F | 8'-0" | 8'-0" |
| MASONRY FENCE # BLDG. F + G | 8'-0" | 8'-0" |
| MASONRY FENCE # BLDG. G + H | 8'-0" | 8'-0" |
| MASONRY FENCE # BLDG. H + I | 8'-0" | 8'-0" |

CITY OF DALLAS
VOL. 515, PG. 749

LAKE RAY HUBBARD
TAKE LINE AS SHOWN
ON CITY OF DALLAS
TAKE LINE MAP
612D-1, PAGE 184

REMAINDER OF
CALLED 20.9299 ACRES
2900 CENTERVILLE, LLC
CC# 20080304422

REMAINDER OF
CALLED 13.074 ACRES
2450 CENTERVILLE, LLC
CC# 20080304423



| |
|-------------------|
| LEGAL DESCRIPTION |
|-------------------|

BEING A 15.825 ACRE TRACT OF LAND SITUATED IN THE EDWARD MILLS SURVEY, ABSTRACT NO. 252 CITY OF GARLAND, DALLAS COUNTY, TEXAS, AND BEING A PART OF THAT CALLED 20.9295 ACRE TRACT CONVEYED TO 2920 CENTERVILLE, LLC, BY DEED RECORDED UNDER CLERK'S FILE NO. 20080304477, REAL PROPERTY RECORDS, DALLAS COUNTY, TEXAS.

SITE INFORMATION:
TOTAL LOT AREA = 13.74 ACRES
SELF-STORAGE LOT = 9.339 ACRES
REMAINDER LOT = 4.365 ACRES
LOT COVERAGE = 74%
SELF STORAGE BUILDINGS = 93,100 SF
OFFICE / APARTMENT = 2250 SF
PARKING SPACES REQUIRED = 6
PARKING SPACES PROVIDED = 6 (1 ADA INCL.)

ZONING REFERENCE: PD (3-4)
OWNERS: RON & SHAWN VALK

10' UTILITY EASEMENT
VOL. 6, PG. 1269

CITY OF D
LAKE RAY H

| REVISION | NO. |
|----------|-----|
| | |
| | |
| | |
| | |
| | |
| | |

PROPOSED NEW FACILITY:
SELF-STORAGE
2900 CENTERVILLE ROAD
GARLAND TEXAS 75040

EXHIBIT C

4700 KEMBLE ST.
FORT WORTH, TX 76103
PH: 817-534-6579
FAX: 817-386-5365
WWW.JLBUILD5YS.COM

「

SITE PLAN

Date 05-28-2011

| | |
|-------|----------|
| Scale | As Noted |
|-------|----------|

| | |
|-------|----|
| Drawn | JL |
|-------|----|

| | |
|-----|------|
| Job | 1400 |
|-----|------|

Sheet

A0

CITY OF GARLAND
DEC. 27, 1955



| LANDSCAPE REQUIREMENTS | | | |
|------------------------|-------|----------|--|
| ITEM | REQ'D | PROVIDED | REMARKS |
| STREET BUFFER TREES | 00 | 11 | LARGE TREES- CHINESE PISTACHE & LIVE OAK |
| STREET BUFFER SHARDS | N/A | 105 | CLUMP PURPLE FOXTAIL COMPACT TEXAS SAGE SHRUBS |
| SIDE YARDS SCREENING | N/A | 26 | ORNAMENTAL TREES- CRAPE MYRTLES |
| | | | |

NOTE:
STREET TREES SHALL BE INSTALLED IN 10-FT LANDSCAPE BUFFER ALONG
PROPERTY FRONTAGE.

LANDSCAPE PLAN
1" = 50'-0"

0 25' 50' 100'

GRAPHIC SCALE

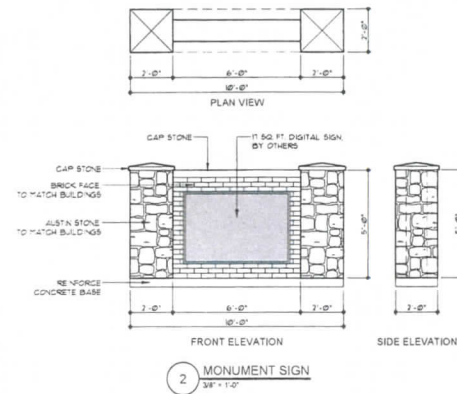
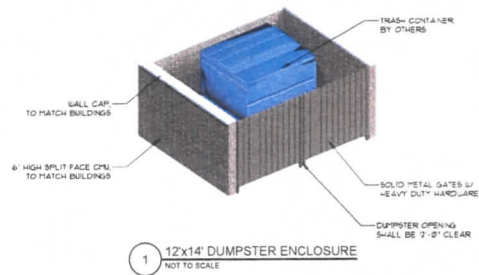
LEGAL DESCRIPTION:
BEING A 15.820 ACRE TRACT OF LAND SITUATED IN THE EDWARD MILLS SURVEY, ABSTRACT NO. 952, CITY OF GARLAND, DALLAS COUNTY, TEXAS, AND BEING A PART OF THAT CALLED 20.9205 ACRE TRACT CONVEYED TO 2550 CENTERVILLE, L.L.C. BY DEED RECORDED UNDER CLERK'S FILE NO. 20080304472, REAL PROPERTY RECORDS, DALLAS COUNTY, TEXAS.

10' UTILITY EASEMENT
VOL. 6, PG. 1269

REMAINDER OF
CALLED 13.074 ACRES
2450 CENTERVILLE, LLC
CC# 20080304423

L1

CITY OF L



| REVISION | NO. |
|----------|-----|
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PROPOSED NEW FACILITY:
SELF-STORAGE
2800 CENTERVILLE ROAD
GARLAND, TEXAS 75040

4700 KIMBLE ST.,
FARMERSVILLE, TX 77936
TEL: 817-386-5365
FAX: 817-386-5365
WWW.JLBUILDING.COM



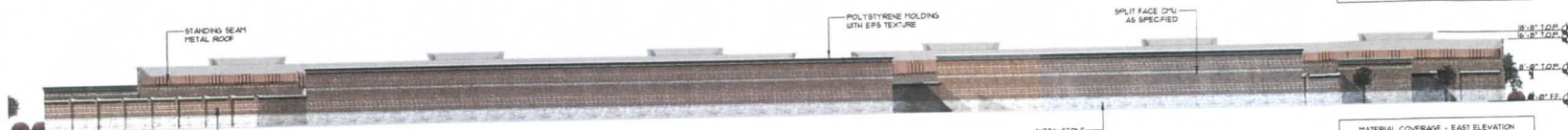
DETAILS

| | |
|-------|------------|
| Date | 05-28-2015 |
| Scale | As Noted |
| Drawn | J.L. |
| Job | 14005 |
| Sheet | A1 |



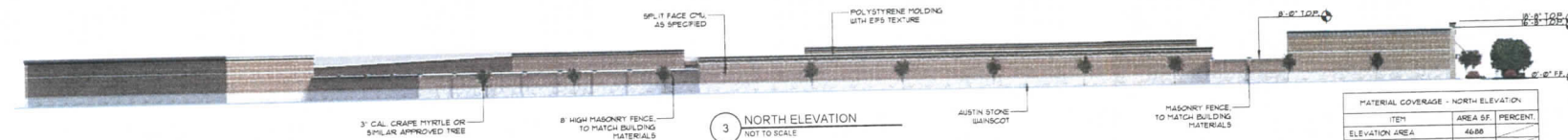
1 FRONT ELEVATION (WEST)
NOT TO SCALE

| MATERIAL COVERAGE - WEST ELEVATION | | |
|------------------------------------|---------|---------|
| ITEM | AREA SF | PERCENT |
| ELEVATION AREA | 6456 | |
| DOORS & WINDOWS (DED.) | 180 | |
| ACCOUNTABLE AREA | 576 | 100% |
| MASONRY (STONE) | 1458 | 26% |
| MASONRY (SPLIT FACE CMU) | 3673 | 64% |
| EPS BANDS & MOLDING | 585 | 10% |



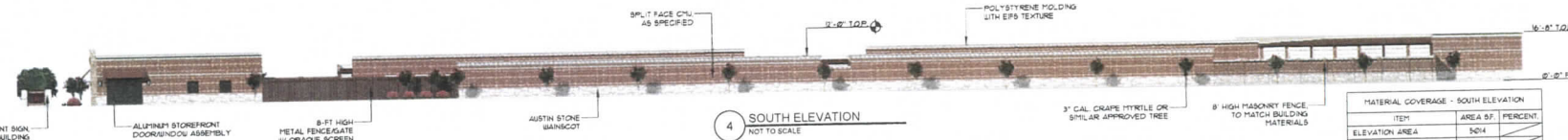
2 REAR ELEVATION (EAST)
NOT TO SCALE

| MATERIAL COVERAGE - EAST ELEVATION | | |
|------------------------------------|---------|---------|
| ITEM | AREA SF | PERCENT |
| ELEVATION AREA | 4614 | |
| DOORS & WINDOWS (DED.) | 0 | |
| ACCOUNTABLE AREA | 4614 | 100% |
| MASONRY (STONE) | 544 | 20% |
| MASONRY (SPLIT FACE CMU) | 3770 | 80% |
| EPS BANDS & MOLDING | 500 | 10% |



3 NORTH ELEVATION
NOT TO SCALE

| MATERIAL COVERAGE - NORTH ELEVATION | | |
|-------------------------------------|---------|---------|
| ITEM | AREA SF | PERCENT |
| ELEVATION AREA | 4688 | |
| DOORS & WINDOWS (DED.) | 0 | |
| ACCOUNTABLE AREA | 4688 | 100% |
| MASONRY (STONE) | 1780 | 75% |
| MASONRY (SPLIT FACE CMU) | 2884 | 62% |
| EPS BANDS & MOLDING | 614 | 13% |



4 SOUTH ELEVATION
NOT TO SCALE

| MATERIAL COVERAGE - SOUTH ELEVATION | | |
|-------------------------------------|---------|---------|
| ITEM | AREA SF | PERCENT |
| ELEVATION AREA | 5204 | |
| DOORS & WINDOWS (DED.) | 136 | |
| ACCOUNTABLE AREA | 4878 | 100% |
| MASONRY (STONE) | 161 | 24% |
| MASONRY (SPLIT FACE CMU) | 318 | 64% |
| EPS BANDS & MOLDING | 599 | 12% |



5 SW PERSPECTIVE VIEW
NOT TO SCALE

PROPOSED NEW FACILITY:
SELF-STORAGE
2900 CENTERVILLE ROAD
GARLAND, TEXAS 75040

EXHIBIT E

ADDENDUM NO. 1
PROJECT NO. TX 755 103
DATE: 05-29-2015
FAX: 817-366-3335
WWW.JLBUILDING.COM



ELEVATIONS
& PERSPECTIVE

Date: 05-29-2015
Scale: As Noted
Drawn: JLL
Job: 14005
Sheet:

A2

Z 15-19

Approval of 1) Detail Plan for a self-storage facility on property zoned Planned Development (PD) District 13-43 for Commercial-1 (C-1) Uses (Self Storage) [Light Commercial District uses under Ordinance 6773-Garland Development Code] and 2) a variance to Section 5.0 of the Screening and Landscape Standards regarding screening from adjacent residential districts.

2900 Centerville Road



Facing west from subject site at adjacent Single Family development.



Facing northeast from Centerville Road at approximate location of Self Storage units subject Planned Development (PD) District 13-43 for Commercial-1 (C-1) Uses (Self Storage) [Light Commercial District uses under Ordinance 6773]



Facing southwest from subject across Centerville Road looking at adjacent Townhome and Duplex Development.



Facing southeast from Centerville Road at subject site. Planned Development (PD) District 13-43 for Commercial-1 (C-1) Uses (Self Storage) [Light Commercial District uses under Ordinance 6773]

REPORT & MINUTES

P.C. Meeting, July 13, 2015 (8 Members Present)

Consideration of the application for Annalyse Olsen requesting approval of 1) Detail Plan for a self-storage facility on property zoned Planned Development (PD) District 13-43 for Commercial-1 (C-1) Uses (Self Storage) [Light Commercial District uses under Ordinance 6773-Garland Development Code] and 2) a variance to Section 5.0 of the Screening and Landscape Standards regarding screening from adjacent residential districts. (District 2) (File Z 15-19) (This requests was postponed from the June 22, 2015 Plan Commission meeting)

The applicant Annalyse Olson, 623 Big Oak Ct., Rockwall, TX was available for questions. There were no questions of this applicant.

Motion was made by Commissioner Luckie, seconded by Commissioner Moore to approve the request per staff recommendation. **Motion carried:** 7 Ayes, 0 Nays. Commissioner Fisher recused himself from this case.



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

July 14, 2015

HEARING DATE/TIME: City Council: August 4, 2015 – 7:00PM

APPLICANT: Annalyse Olsen

File Z 15-19

Dear Property Owner:

A public hearing will be held by the City Council of the City of Garland, Texas, at 7:00 P.M. Tuesday, August 4, 2015, in the Goldie Locke Room of the Duckworth Utility Services Building, 217 North Fifth Street, to consider the application of **Annalyse Olsen**, requesting approval of a Detail Plan for a self-storage facility on property zoned Planned Development (PD) District 13-43 for Commercial-1 (C-1) Uses (Self Storage) [Light Commercial District uses under Ordinance 6773- Garland Development Code]. The property is shown on the enclosed sketch and is described as follows:

BEING a 13.51-acre tract of land situated in the Edward Mills Survey, Abstract No. 952, Dallas County, Texas and being a portion of a tract of land conveyed to 2900 Centerville, LLC by instrument number 2008-0304422 filed September 19, 2008 in the Deed Records of Dallas County, Texas (DRDCT). This property is located on the east side of East Centerville Road, approximately 1,350 linear feet north of the intersection of East Miller Road and East Centerville Road. (District 2)

Note: The applicant requests approval of a Detail Plan as part of an approved Planned Development for Commercial-1 (C-1) (Self Storage) Uses [Light Commercial District uses under Ordinance 6773].

For additional information, please contact the Planning Department at 972-205-2445.

Chasidy Allen, AICP
Principal Planner



GARLAND

May 28, 2015

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

HEARING DATE/TIME: Plan Commission: June 8, 2015 – 7:00 PM

APPLICANT: Annalyse Olson

File: Z 15-19

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 8, 2015, in the Goldie Locke Room of the Duckworth Utility Services Building, 217 North Fifth Street, to consider the application of **Annalyse Olsen**, requesting approval of a 1) Detail Plan for a self-storage facility on property zoned Planned Development (PD) District 13-43 for Commercial-1 (C-1) Uses (Self Storage) [Light Commercial District uses under Ordinance 6773- Garland Development Code] and 2) a variance to Section 5.0 of the Screening and Landscape Standards regarding screening from adjacent residential districts.

BEING a 13.51-acre tract of land situated in the Edward Mills Survey, Abstract No. 952, Dallas County, Texas and being a portion of a tract of land conveyed to 2900 Centerville, LLC by instrument number 2008-0304422 filed September 19, 2008 in the Deed Records of Dallas County, Texas (DRDCT). This property is located on the east side of East Centerville Road, approximately 1,350 linear feet north of the intersection of East Miller Road and East Centerville Road. (District 2)

Note: The applicant requests approval of a Detail Plan as part of an approved Planned Development for Commercial-1 (C-1) (Self Storage) Uses [Light Commercial District uses under Ordinance 6773] and the associated variance to develop the property with eight self-storage buildings containing a total of 95,908 square feet.

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 Isaac Williams 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

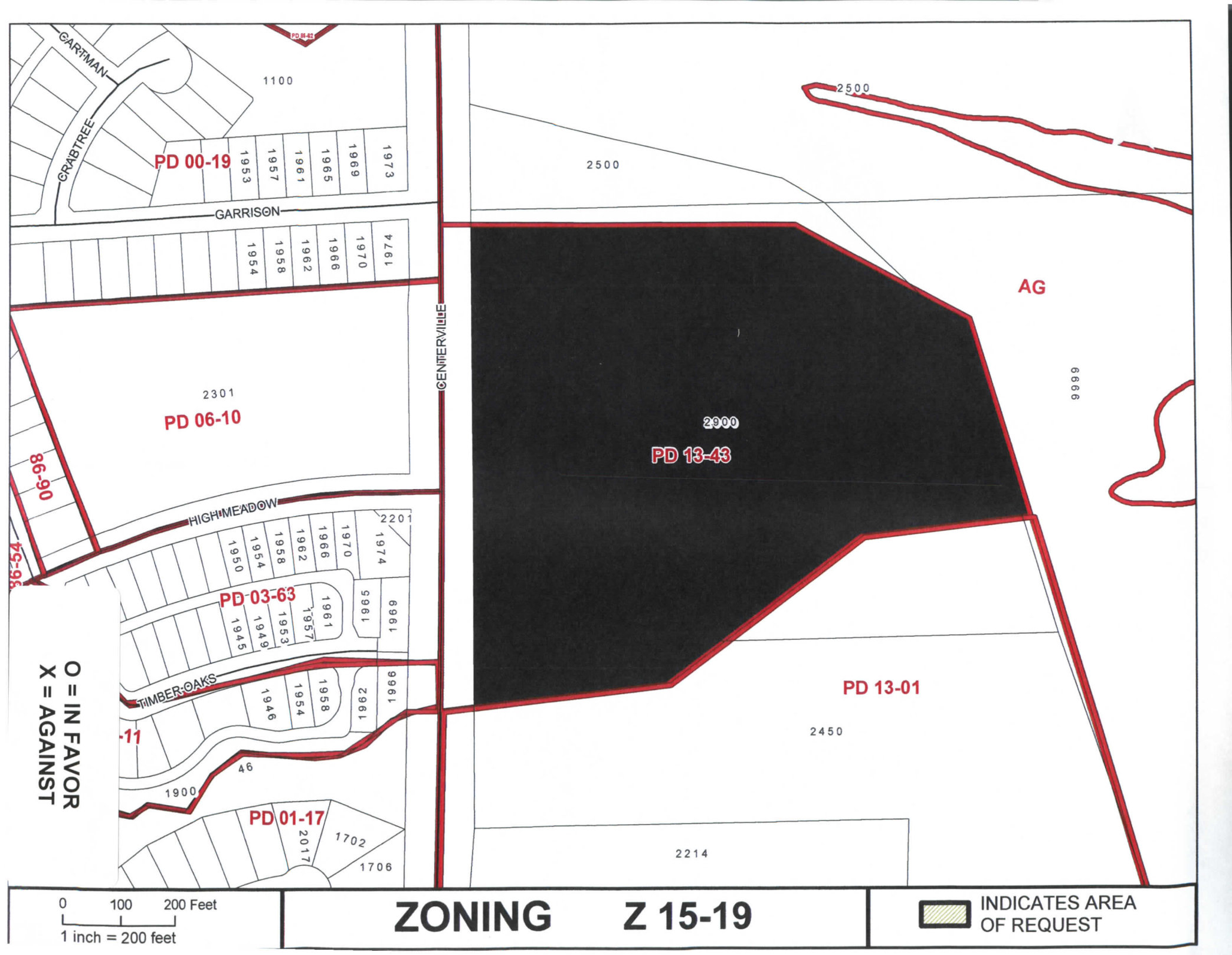
Zip

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

Signature

Title

Date: _____



PD 00-19

PD 06-10

PD 03-63

PD 01-17

PD 13-43

PD 13-01

ZONING

Z 15-19



INDICATES AREA
OF REQUEST

O = IN FAVOR
X = AGAINST

0 100 200 Feet

1 inch = 200 feet

We did not receive any replies for this case.



City Council Item Summary Sheet

☐ Work Session

Date: August 4, 2015

☒ Agenda Item

Boards and Commissions

Summary of Request/Problem

Council is requested to consider appointments to Boards and Commission.

Recommendation/Action Requested and Justification

Council discussion.

Submitted By:

Approved By:

Bryan L. Bradford
City Manager