



GARLAND

AGENDA

CITY COUNCIL WORK SESSION

City of Garland

Duckworth Building, Goldie Locke Room

217 North Fifth Street

Garland, Texas

October 18, 2016

5:30 p.m.

DEFINITIONS:

Written Briefing: Items that generally do not require a presentation or discussion by the staff or Council. On these items the staff is seeking direction from the Council or providing information in a written format.

Verbal Briefing: These items do not require written background information or are an update on items previously discussed by the Council.

Regular Item: These items generally require discussion between the Council and staff, boards, commissions, or consultants. These items are often accompanied by a formal presentation followed by discussion.

**[Public comment will not be accepted during Work Session
unless Council determines otherwise.]**

NOTICE: The City Council may recess from the open session and convene in a closed executive session if the discussion of any of the listed agenda items concerns one or more of the following matters:

(1) Pending/contemplated litigation, settlement offer(s), and matters concerning privileged and unprivileged client information deemed confidential by Rule 1.05 of the Texas Disciplinary Rules of Professional Conduct. Sec. 551.071, Tex. Gov't Code.

(2) The purchase, exchange, lease or value of real property, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Sec. 551.072, Tex. Gov't Code.

(3) A contract for a prospective gift or donation to the City, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Sec. 551.073, Tex. Gov't Code.

(4) Personnel matters involving the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee or to hear a complaint against an officer or employee. Sec. 551.074, Tex. Gov't Code.

(5) The deployment, or specific occasions for implementation of security personnel or devices. Sec. 551.076, Tex. Gov't Code.

(6) Discussions or deliberations regarding commercial or financial information that the City has received from a business prospect that the City seeks to have locate, stay, or expand in or near the territory of the City and with which the City is conducting economic development negotiations; or to deliberate the offer of a financial or other incentive to a business prospect of the sort described in this provision. Sec. 551.087, Tex. Gov't Code.

(7) Discussions, deliberations, votes, or other final action on matters related to the City's competitive activity, including information that would, if disclosed, give advantage to competitors or prospective competitors and is reasonably related to one or more of the following categories of information:

- generation unit specific and portfolio fixed and variable costs, including forecasts of those costs, capital improvement plans for generation units, and generation unit operating characteristics and outage scheduling;
- bidding and pricing information for purchased power, generation and fuel, and Electric Reliability Council of Texas bids, prices, offers, and related services and strategies;
- effective fuel and purchased power agreements and fuel transportation arrangements and contracts;
- risk management information, contracts, and strategies, including fuel hedging and storage;
- plans, studies, proposals, and analyses for system improvements, additions, or sales, other than transmission and distribution system improvements inside the service area for which the public power utility is the sole certificated retail provider; and
- customer billing, contract, and usage information, electric power pricing information, system load characteristics, and electric power marketing analyses and strategies. Sec. 551.086; Tex. Gov't Code; Sec. 552.133, Tex. Gov't Code]

1. Verbal Briefings:

a. Transportation Update

Texas Department of Transportation representative, Kelly Selman, District Engineer for the Dallas District, and Michael Morris will provide an update on transportation initiatives.

b. DART Resolution

Council is requested to consider adoption of a resolution that supports the DART Board adopting a 20-year Financial Plan.

c. Follow-Up Briefing on Unfenced, Off-Leash Dog Areas in Parks

At the April 4, 2016 Work Session, Council requested information regarding cities in the surrounding area which might currently provide unfenced, off-leash areas in parks designated for use by dogs and their owners. The Parks Department and Animal Services will present to Council the findings, and the recommendation made by the Parks and Recreation Board.

d. Carver Senior Center Needs Assessment

The Senior Citizens Advisory Commission will brief Council on the Carver Senior Center Needs Assessment conducted by the Commission and staff.

2. Regular Item:

a. Little Lane Zoning

Council is requested to consider a City-initiated re-zoning of certain properties along Little Lane.

3. Consider the Consent Agenda

A member of the City Council may ask that an item on the consent agenda for the next regular meeting be pulled from the consent agenda and considered separate from the other consent agenda items. No substantive discussion of that item will take place at this time.

4. Announce Future Agenda Items

A member of the City Council, with a second by another member, or the Mayor alone, may ask that an item be placed on a future agenda of the City Council or a committee of the City Council. No substantive discussion of that item will take place at this time.

5. Adjourn



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Work Session Agenda

Work Session Item 1. a.

Meeting Date: October 18, 2016

Item Title: Transportation Update

Submitted By: Paul Luedtke, Transportation Director

Summary of Request/Problem

Kelly Selman, District Engineer for the Dallas District of TxDOT and Michael Morris, Director of Transportation for the North Central Texas Council of Governments will present an update on the efforts to reconstruct IH 635 East and secure funding for this project. Mr. Selman and Mr. Morris will also be available for questions.

Recommendation/Action Requested and Justification

Council discussion.



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Work Session Agenda

Work Session Item 1. b.

Meeting Date: October 18, 2016

Item Title: DART Resolution

Submitted By: Paul Luedtke, Transportation Director

Summary of Request/Problem

Council is requested to consider adoption of a resolution that supports the DART Board adopting a 20-year Financial Plan which includes:

- Rescheduling delivery of the Cottonbelt Rail from 2035 to 2022, and
- Constructing a second downtown light-rail line (D2) at the same time as the Cottonbelt Rail line.

The City's DART Board representatives, Mark Enoch and Jonathon Kelly, are scheduled to be present to discuss the proposed resolution.

Recommendation/Action Requested and Justification

Adoption of the resolution is scheduled for the October 18, 2016 Regular Meeting.

Attachments

Resolution Supporting DART Cottonbelt Line Extension

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS, SUPPORTING FINANCING THE COTTON BELT RAIL LINE, RESETTling DELIVERY DATE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Garland has been a member of DART since its formation in 1983; and

WHEREAS, regional passenger rail service substantially benefits regional mobility, improves air quality initiatives, and improves the quality of life for all residents; and

WHEREAS, only the development of the full Cotton Belt Rail Line would connect D/FW International Airport with the northern areas of Dallas County and the southern areas of Collin County; and

WHEREAS, the City of Garland has strongly supported Transit-Oriented Development (TOD) as evidenced by the developments in downtown Garland; and

WHEREAS, the Dallas Area Rapid Transit Authority (DART) is considering resetting and advancing the delivery of the Cotton Belt Rail Line from 2035 to 2022; and

WHEREAS, the Dallas Area Rapid Transit Authority (DART) is also considering constructing a second downtown light-rail line (D2) at the same time as the Cotton Belt Rail Line; and

WHEREAS, the Cotton Belt Rail Line does not interfere with additional Federal Transit Administration grant funding and DART match for D2;

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

Section 1

That the City of Garland fully supports the DART Board's passage of a Fiscal Year 16/17 Budget that includes \$25M and \$29.3M, respectfully, in the Capital Budget to further the Cotton Belt Rail Line and Core Capacity projects.

Section 2

That the City of Garland fully supports the DART Board's passage of a FY 17 Twenty-Year Financial Plan that: (1) includes the Cotton Belt Rail Line with service beginning in 2022 that includes all base project components, a "single seat" ride for the entire corridor, and that is completed as a single project from DFW International Airport to Shiloh Road; and (2) includes a second downtown light-rail line that utilizes a funding strategy composed of Federal Transit Administration grant dollars and a DART match.

Section 3

That the City of Garland fully supports DART's efforts to proceed immediately with the application processes for grant funding from the Federal Transit Administration for the second downtown light-rail line and the Federal Railroad Administration's Railroad

Rehabilitation and Improvement Financing Program for the Cotton Belt Rail Line.

Section 4

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

PASSED AND APPROVED this the ____ day of _____, 2016.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Work Session Agenda

Work Session Item 1. c.

Meeting Date: October 18, 2016

Item Title: Follow-Up Briefing on Unfenced, Off-Leash Dog Areas in Parks

Submitted By: Jermel Stevenson, Managing Director

Summary of Request/Problem

At the April 4, 2016 Work Session, Council requested information regarding cities in the surrounding area which might currently provide unfenced, off-leash areas in parks, designated for use by dogs and their owners. The Parks Department and Animal Services will present to Council the findings, and the recommendation made by the Parks and Recreation Board.

Recommendation/Action Requested and Justification

Council discussion.

Attachments

Off-Leash Area ppt

Consider Designated Unfenced, Off-Leash Areas

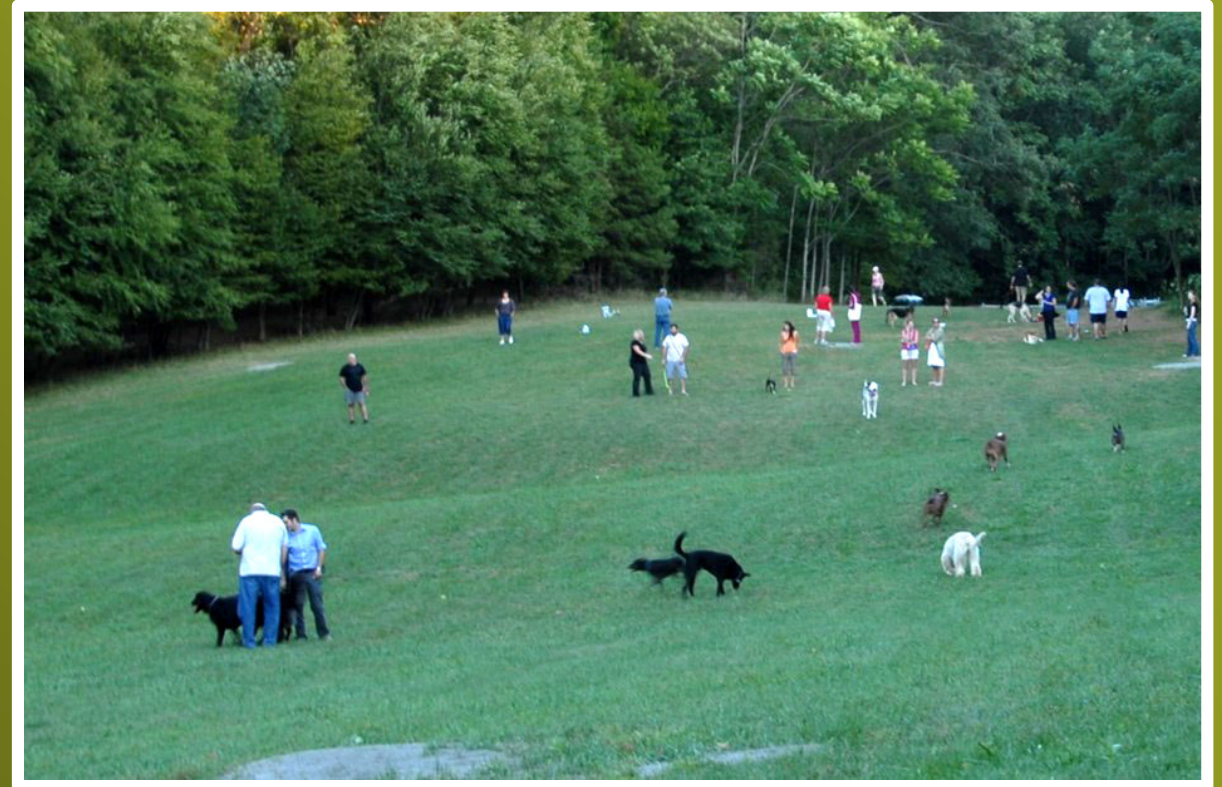


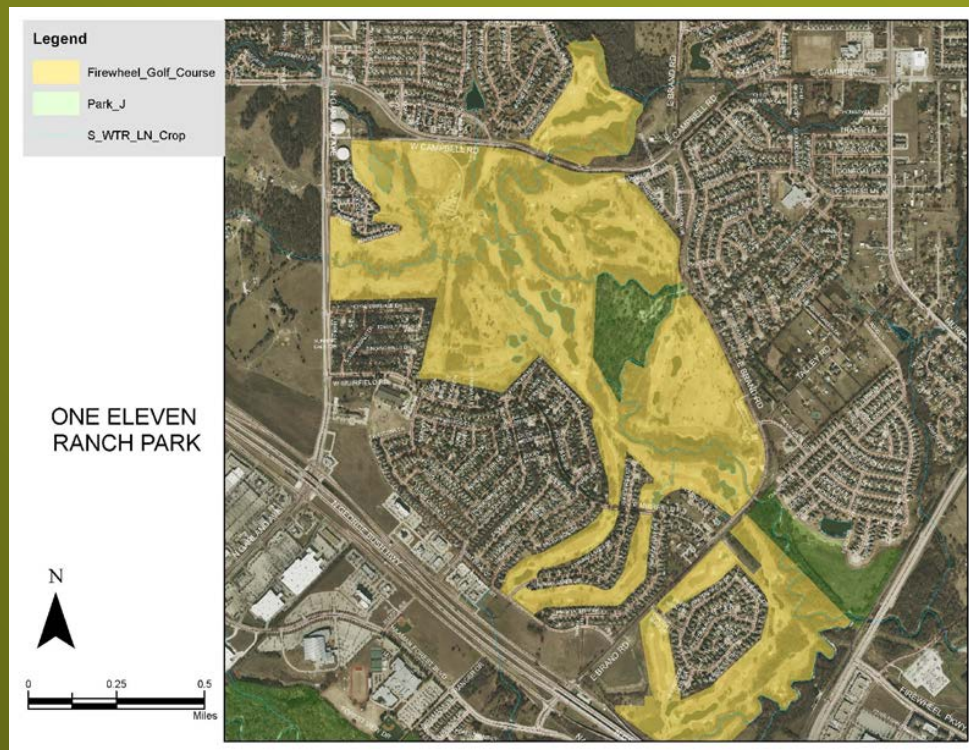
PRESENTATION TO THE
PARKS AND RECREATION BOARD

AUGUST 3, 2016

- April 4 City Council Work Session;
- The Parks Department was asked to consider, with the Parks Board, the feasibility of designating a specific area within parks for unfenced, off-leash dog areas; and specific consideration be given for a location in One-Eleven Ranch Park;
- Animal Services was included as a partner in the research;
- During the month of June the Parks Board took a field trip to One-Eleven Ranch Park. Staff presented the item, and the specific request for consideration of this location to the Board for discussion.

Background



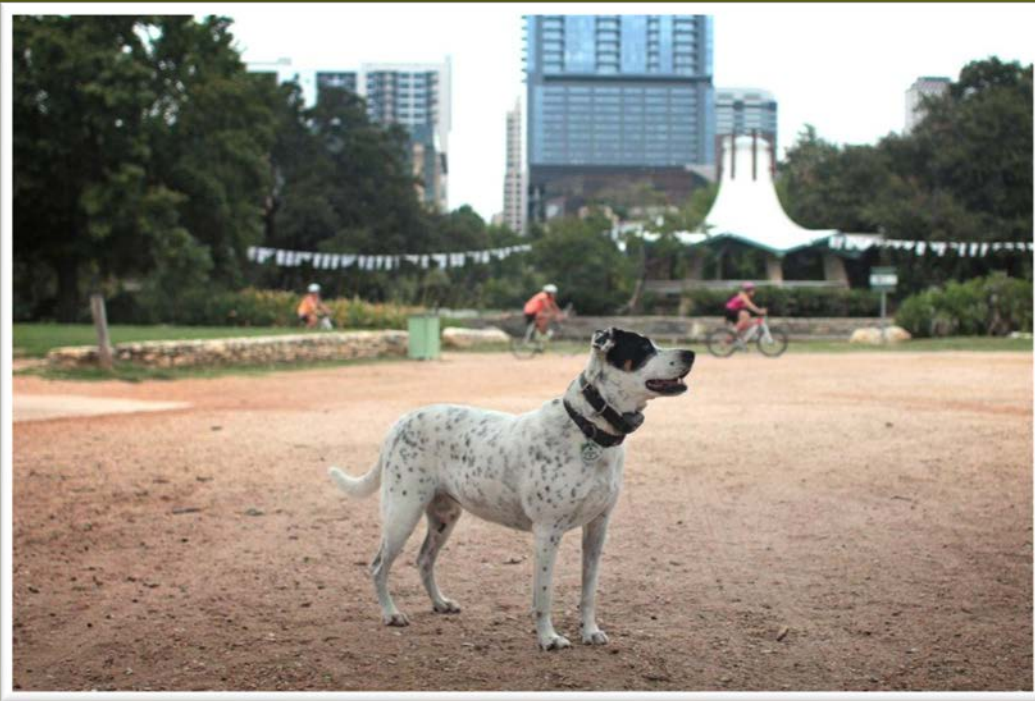


One –Eleven Ranch Park and Group Reservation Pavilion



Research and Findings

- The department researched unfenced, off-leash practices of the following cities:
 - Dallas, Mesquite
 - Richardson, Grand Prairie, Irving, Fort Worth, Mansfield, Arlington, Farmers Branch, Coppell, Flower Mound, Carrollton
 - Austin
- Results:
 - Dallas: a request for Griggs Park consideration from public, which has not been approved;
 - Mesquite: has a fenced, off-leash area with no amenities;
 - Austin: has two designated, unfenced, off-leash areas in Auditorium Shores and Zilker parks.



Animal Services: Research and Findings

- FY 2014-2015 : a total of 17 calls received for leash law violations at 2121 E. Brand, One-Eleven Ranch park;
- FY 2014-2015: a total of 9,074 calls were received for dogs running at large in the City of Garland;

While some of these statistics can be attributed to strays, they also show the need for safe, off-leash areas for dog owners to exercise their pets.



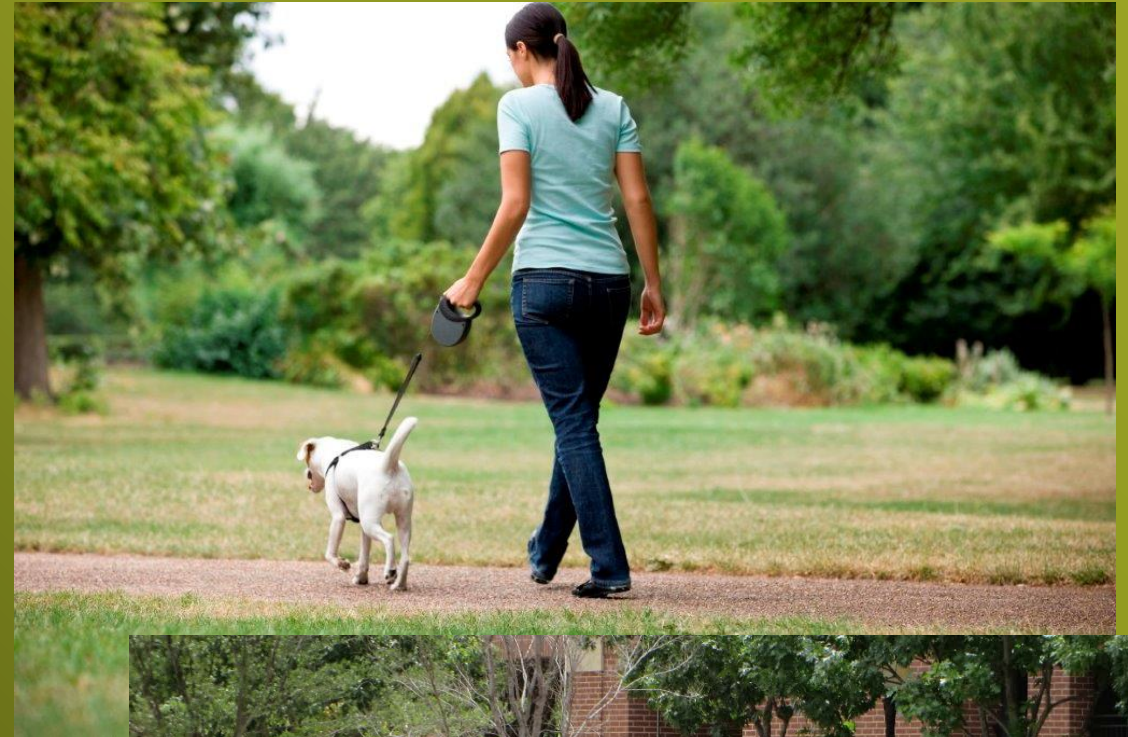
Options/Recommendations

Option 1: Recommend to Council, request for change in the Code of Ordinances, Chapter 22, Article 1, Section 22.03, to establish certain hours for un-fenced, off-leash use in One-Eleven Ranch Park;

Option 2: Recommend staff consider alternate location for unfenced, off-leash area;

*Option 3: Leave the Code of Ordinances , Chapter 22 unchanged for “running at large prohibited”, with no special use by dog owners/handlers in One-Eleven Ranch Park, or in other park locations.

(*) Indicates the Parks , Recreation and Cultural Arts Department, and Animal Services Department recommendation





**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Work Session Agenda

Work Session Item 1. d.

Meeting Date: October 18, 2016

Item Title: Carver Senior Center Needs Assessment

Submitted By: Jermel Stevenson, Managing Director

Summary of Request/Problem

The Senior Citizens Advisory Commission will brief the City Council on the Carver Senior Center Needs Assessment conducted by the Commission and staff.

Recommendation/Action Requested and Justification

For information only

Attachments

Carver Assessment



GARLAND

**PARKS, RECREATION
& CULTURAL ARTS**

Recreation Division
Senior Services Branch
Carver Senior Center
Needs Assessment

The City Council requested the Senior Citizens Advisory Commission and Parks, Recreation & Cultural Arts Department staff conduct a joint needs assessment of the Carver Senior Center.

The needs assessment reviewed:

- ❖ Customer Satisfaction
- ❖ Program Offerings and Activities
- ❖ Facilities and Equipment
- ❖ Resource Allocation
- ❖ Marketing

The Committee and staff evaluated Carver Center services, facility conditions, and marketing through a survey of Carver Center guests on 2 separate days.

Questions on the survey asked about service levels, programs and activities, facility and equipment conditions, marketing, staff courtesy, and overall recommendations for the center.

Survey Results

Survey results were compiled and the following conclusions were determined.



Overall Satisfaction of Center Guests

- ▶ Very Good
- ▶ Guests are highly likely to recommend the Carver Senior Center to others

Programming

- ▶ Recurring activities and events are good
- ▶ Not enough daily activities to attract new guests
 - Low impact exercise programs
 - Wellness clinics and health fairs
 - Spanish language programs and activities
- ▶ Improve Bingo prize quality

Facility and Equipment Condition

- ▶ Pool table is in poor shape
- ▶ Center fliers, signs, and forms should be bi-lingual to better accommodate guests
- ▶ Light hand weights needed for exercise
- ▶ Center is difficult to find

Exterior signage is inadequate for locating center

Not enough public marketing to center location

Resource Allocation

- ▶ Bi-lingual staff needed

Marketing and Promotion

- ▶ City Press newspaper does not include enough information about senior activities
- ▶ Carver activities are difficult to find in the department's Senior Services newsletter, *"Silver Scoop"*
- ▶ Few Carver activities are included in the Play by Play email blasts
- ▶ Few Carver events are promoted on Facebook

Limitations

- ▶ Size of facility
- ▶ Limited public parking
- ▶ Limited window of time for programs – a high percentage of the guests at the Carver Senior Center ride the department shuttle buses to the center and are only there from 9:45 - 12:30
- ▶ Limited availability of additional transportation

Conclusion

The Carver Senior Center serves a diverse population of seniors who truly enjoy the center and staff. However, with the recent decline in attendance, it has become increasingly evident that actions must be taken to make the public more aware of the center and provide programs and activities at Carver to attract more seniors and to maintain higher attendance numbers.

Recommendations for the Carver Senior Center

Based on survey results and a review of the many conceivable service additions and enhancements that could be made, recommendations to improve the Carver Senior Center operations and attendance have been made.

Recommendations Programs and Activities

- ▶ Increase number of low impact fitness programs
- ▶ Increase number of wellness and health events
- ▶ Improve quality of Bingo prizes
- ▶ Provide more programs and activities such as Chalupa (Mexican Bingo) and Spanish language movies
- ▶ Provide access to computers and software

Recommendations Facility and Equipment

- ▶ Replace pool table
- ▶ Provide hand weights for exercise
- ▶ Provide bi-lingual signage and forms
- ▶ Provide Wi-fi for center guests
- ▶ Work with other City departments housed at the Carver Center to improve directional signage for the complex
- ▶ Improve Carver Senior Center exterior signage for easier identification

Recommendations Resource Allocation

- ▶ Schedule bi-lingual staff to work regularly at the Carver Senior Center
- ▶ Explore feasibility of expanding transportation hours to accommodate after lunch program participation

Recomendations Marketing and Promotion

- ▶ Include Carver activities and information in City Press newspaper
- ▶ Provide a separate page for Carver activities in the *Silver Scoop*
- ▶ Increase the number of Facebook posts concerning Carver Senior Center activities
- ▶ Distribute *Silver Scoop* newsletter to area churches, services clubs, neighborhood groups, civic organizations and businesses

Progress Reporting

- ▶ Senior Services staff will update the Senior Citizens Advisory Commission quarterly on the progress of recommendations.

Summary

With the completion of the Carver Senior Center Needs Assessment, staff and the Senior Citizens Advisory Commission have developed a plan, based on the recommendations, to make the Carver Senior Center a more viable facility for improving the quality of life for Garland's aging population.

Through additional programming, increased marketing and facility enhancements, the Carver Senior Center will continue to be a "home away from home" for Garland's aging community for generations to come.



GARLAND POLICY REPORT

City Council Work Session Agenda

Work Session Item 2. a.

Meeting Date: October 18, 2016

Item Title: Little Lane Zoning (District 4)

Submitted By: Will Guerin, Planning Director

Council Goal: Sustainable Quality Development and Redevelopment

ISSUE

Consider a City-initiated re-zoning of certain properties along Little Lane.

RECOMMENDATION

If so directed by City Council, City staff will proceed with bringing forward a re-zoning of certain properties along Little Lane.

BACKGROUND

The subject properties, located along Little Lane and west of Broadway Avenue, are currently zoned Planned Development (PD) 77-88 which is based in the Community Retail (CR) zoning district. PD 77-88 was approved by the City Council in 1978. It requires commercial uses and new construction and therefore prohibits the rehabilitation of the existing single-family structures along Little Lane. The existing single-family structures on the subject properties were built prior to the adoption of PD 77-88.

There are four un-platted parcels within the subject area; three of the parcels are privately owned while one (the middle parcel as shown in the attached map) is City-owned. A single-family zoning district will allow these parcels to redevelop as residential uses which is clearly what the market desires at these locations. The owners of the easternmost subject property have particularly expressed interest in a re-zoning to residential. Staff believes that a City-initiated re-zoning is appropriate given that one of the parcels is City-owned and the existing zoning district is inappropriate for all four parcels.

If Council so directs, staff would propose a Single-Family-7 (SF-7) District on the subject properties currently zoned PD 77-88. Should the re-zoning follow a standard zoning process, the following timeline is suggested:

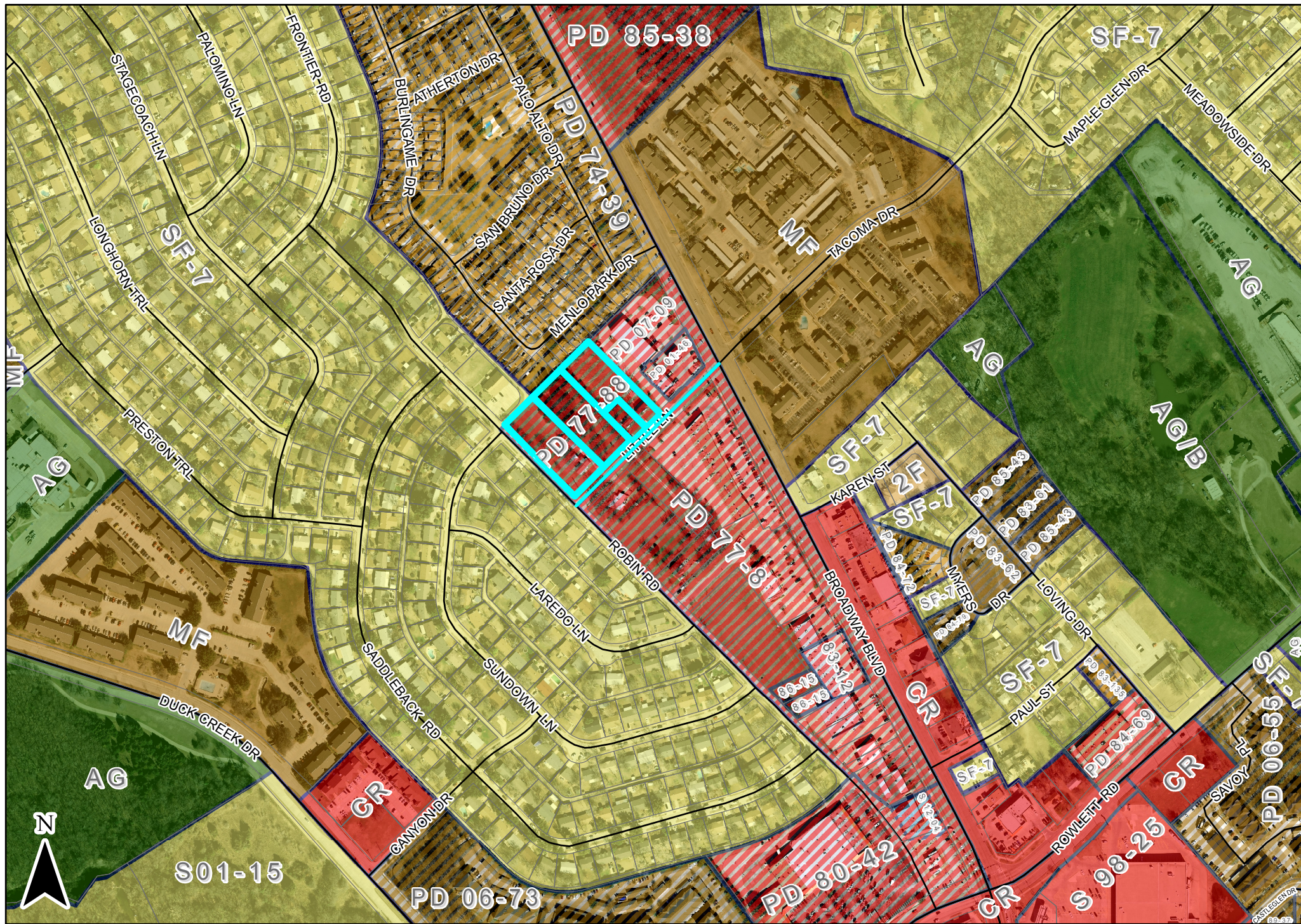
October 17	City Council Work Session
November 14	Plan Commission Public Hearing
December 6	City Council Public Hearing
December 20	City Council ordinance approval

CONSIDERATION

1. Staff suggests a zoning emphasis on the parcels along Little Lane currently zoned PD 77-88 as outlined in the attached map. There are existing single-family structures on the privately-owned properties.
2. As previously mentioned, PD 77-88 requires commercial development and does not allow for the rehabilitation of the existing residential structures. Staff believes that retail zoning is inappropriate for these parcels, as they have no frontage on a thoroughfare or arterial roadway. These particular parcels should remain with a residential character. Establishing SF-7 zoning will allow these parcels to redevelop according to market demand and under an appropriate zoning district. The Envision Garland Plan's Future Land Use Map identifies the subject area as Compact Neighborhoods.

Attachments

Map Attachment



0 200 400 Feet
1 inch = 400 feet

Little Lane Zoning Change



INDICATES AREA
OF REQUEST