



AGENDA

REGULAR MEETING OF THE CITY COUNCIL

**City of Garland
Council Chambers, City Hall
200 North Fifth Street
Garland, Texas
May 6, 2014
7:00 p.m.**

The City Council extends to each visitor a sincere welcome. We value your interest in your community and your participation in the meetings of this governing body. Regular meetings of the City Council are held the 1st and 3rd Tuesdays of each month, beginning at 7:00 p.m.; the City Council meets regularly in work sessions at 6:00 p.m. the Monday preceding each regular meeting.

The Garland City Hall and Council Chambers are wheelchair accessible. Special parking is available on the north side of City Hall and the building may be accessed by a sloped ramp from the parking area to the door facing Fifth Street. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services must contact the City Secretary's Office at (972) 205-2404 at least two working days prior to the meeting so that appropriate arrangements can be made. BRAILLE IS NOT AVAILABLE.

CITY COUNCIL GOALS 2020

(Adopted by Resolution No. 9402 on December 20, 2005)

- **Sustainable quality development and redevelopment**
- **Financially stable government with tax base that supports community needs**
- **Defends rightful powers of municipalities**
- **Fully informed and engaged citizenry**
- **Consistent delivery of reliable City services**
- **Safe, family-friendly neighborhoods**
- **Embrace diversity**

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 April 15, 2014 Regular Meeting.
2. Consider approval of the following bids:

a. Underground Loop Replacement **Bid No. 4198-14**

Infratech Corporation	\$456,941.00
Optional Contingency	<u>50,000.00</u>
TOTAL	<u>\$506,941.00</u>

This request is to provide labor and equipment for the construction related to the replacement of underground cable on five loops for Garland Power & Light's maintenance operations.

b. Garland Police Department Ammunition **Bid No. 4290-14**

GT Distributors	\$149,425.89
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This request is for the purchase of ammunition for the training of Garland Police Officers in the use of firearms to perform their duties.

c. Aluminum Solid Waste Transfer Trailers

Bid No. 4261-14

Travis Body Trailer, Inc.

\$132,580.00

This request is for the purchase of two aluminum solid waste transfer trailers for use by the City of Garland Landfill.

**d. Parks Armory – Park Operations
Facility Improvements**

Bid No. 4328-14

BRW Architects

\$275,000.00

This request is for professional design services for the renovation of the former Texas Air National Guard Station as part of the relocation of the Park Maintenance Operations Division.

e. P25 Radio System Project Consulting

Bid No. 4350-14

RCC Consultants, Inc.

\$365,027.41

This request is to provide a shared radio infrastructure for the City of Garland and the City of Mesquite.

f. Professional Engineering and Design Services

Bid No. 4353-14

Black & Veatch

\$ 91,400.00

Optional Contingency

9,140.00

TOTAL

\$100,540.00

This request is to provide professional engineering and design services for the Olinger-Swindell-Pruitt fiber relay upgrade.

g. Oracle Licenses

Bid No. 4354-14

Mythics, Inc.

\$385,825.00

This request is for the purchase of additional licenses that are necessary to maintain compliance with Oracle's licensing requirements. Recent IT-related updates and upgrades have created changes in the system architecture for several enterprise systems that use Oracle database or application products.

h. Fleet Replacement Vehicles

Bid No. 4372-14

Caldwell Country Ford	\$153,379.00
Reliable Chevrolet	<u>24,782.60</u>
TOTAL	<u>\$178,161.60</u>

This request is for the purchase of six Ford Escapes, two Ford Fusions, and one Chevrolet pickup to be used by various City departments.

i. Peripheral Equipment for Police Patrol Vehicles

Bid No. 4375-14

DFW Communications, Inc.	\$301,939.74
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This request is to provide the peripheral equipment, including lights, sirens, cages, and mounted consoles, for the new Chevrolet Caprice police patrol vehicles.

- 3. A public hearing was previously conducted for the following zoning case. Council approved the request and instructed staff to bring forth the following ordinance for consideration.**

Zoning File No. 14-09, D. R. Rankin

Consider an ordinance amending the zoning laws of the City of Garland by approving a Detail Plan for a Bank or Financial Institution on a 1.060-acre tract of land zoned Planned Development (PD) District for Limited Shopping Center Uses located on the northeast corner of Arapaho Road and Shiloh Road.

- 4. Consider a resolution authorizing the acceptance of a Texas Department of Transportation (TxDOT) Selective Traffic Enforcement Program (STEP) – Click It or Ticket grant in the amount of \$4,997.21.**

At the May 5, 2014 Work Session, Council was scheduled to consider the acceptance of a TxDOT STEP – “Click It or Ticket” grant. The purpose of this grant is to save lives by increasing occupant restraint use in all passenger vehicles and trucks by conducting intense occupant protection enforcement as well as public information and education efforts during the enforcement period of May 19 – June 1, 2014.

5. **Consider a resolution relating to increasing the Texas Municipal Power Agency commercial paper credit facility capacity.**

At the May 5, 2014 Work Session, Council was scheduled to consider authorizing a capacity increase of \$25 million in the Texas Municipal Power Agency's 2013 Bank Facility.

6. **Consider a resolution approving the sale of real property, 310 Parker Drive; authorizing the Mayor to execute a deed conveying the property to Fortune Ezeoha.**

At the April 14, 2014 Work Session, Council considered the sale of a City-owned residential property at 310 Parker Drive to Fortune Ezeoha for \$15,650.

7. **Consider a resolution approving the sale of real property, 118 W. Marguerita Drive; authorizing the Mayor to execute a deed conveying the property to Philip Muchnick.**

At the April 14, 2014 Work Session, Council considered the sale of a City-owned residential property at 118 Marguerita Drive to Philip Muchnick for \$22,000.

8. **Consider a resolution adopting and approving an addendum to the Centerville Marketplace Repositioning Strategy contract with Ricker/Cunningham.**

At the April 14, 2014 Work Session, Council considered authorizing an addendum to the Centerville Marketplace Repositioning Strategy contract with Ricker/Cunningham for additional services related to completion of the project.

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

Anyone wishing to speak for, against, or on agenda items must fill out a speaker card and give it to the City Secretary before speaking (cards 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 a request by Apollo Beer & Wine, Inc. to reconsider Zoning File No. 14-06, approval of a Specific Use Permit for a Convenience Store on property zoned Planned Development (PD) District 87-15 for General Business Uses and in the SH-190 Overlay. The property is located at 7602 North Jupiter Road, Suite 200.**

This request was denied by City Council on April 1, 2014 by a vote of 5 to 4. City Council Policy No. DEV-03 establishes criteria and procedures for reconsideration of zoning requests which have been denied by the Council. This item was postponed at the April 15, 2014 Council meeting.

10. **Hold public hearings on the following zoning cases:**

- a. **Consider the application of Jaime Pineda requesting approval of a Specific Use Permit for Contractor Equipment and Storage on property zoned Commercial 2 (C-2) District. The property is located at 200 Rayburn Street. (File 14-10) (District 2)**

This item was postponed from the April 15, 2014 City Council meeting. The proposal is to allow the existing building to operate as an office and storage of contractor equipment. At the April 14, 2014 meeting, the Plan Commission recommended approval of the request.

- b. **Consider the application of Masterplan requesting approval of 1) a change of zoning from Planned Development (PD) District 95-42 and Planned Development (PD) District 06-38, both for General Business Uses, to a Planned Development (PD) District for Limited General Business Uses and Self-Storage Units, 2) a Detail Plan for Self-Storage Units, and 3) a variance to Section 25-500 of the Zoning Ordinance regarding lot coverage. The property is located on the south side of Broadway Boulevard, approximately 500 linear feet southeast from the intersection of Colonel Drive and Broadway Boulevard. (File 14-04) (District 4)**

The proposal is to allow the development of the property with self-storage units. At the April 14, 2014 meeting, the Plan Commission recommended approval of the requests.

- c. **Consider the application of Merriwood Ranch requesting approval of 1) amendments to Planned Development Districts (04-10 and 02-03) for Single Family Uses, Design Center, Stables and Barns and 2) a Detail Plan for a Riding Academy/Stables and Day Camp. This property is**

located southeast of the intersection of East Miller Road and East Centerville Road. (File 14-11) (District 3)

The proposal is to allow a riding academy/stables and day camp to operate on a portion of the property. At the April 14, 2014 meeting, the Plan Commission recommended approval of the requests.

- d. Consider the application of Capital Telecom requesting approval of 1) a Specific Use Permit for an Antenna, Commercial Type 2 on property zoned Planned Development (PD) District 97-23 for Shopping Center Uses and in the SH-190 Overlay and 2) variances to Sections 10-306.4(C) and 24-432 of the Zoning Ordinance regarding the minimum required distance between two cell towers and the minimum required setback from the public right-of-way. The property is located at 3261 North President George Bush Highway. (File 14-12) (District 1)**

The proposal is to allow a 140-foot stealth cell tower. At the April 14, 2014 meeting, the Plan Commission recommended approval of the requests.

- e. Consider the application of Alloy Right Recyclers requesting approval of a Specific Use Permit for a Recycling Center on property zoned Industrial (I-1) District. The property is located at 828 East Walnut Street. (File 14-13) (District 2)**

The proposal is to allow a recycling center. At the April 14, 2014 meeting, the Plan Commission recommended approval of the request.

- f. Consider the application of Spiars Engineering Inc. requesting approval of an amended Detail Plan and Specific Use Permit for Retail Sales with Gas Pumps on property zoned Planned Development (PD) District 13-32 for Freeway Uses. The property is located at 6421 Broadway Boulevard. (File 14-14) (District 4)**

The proposal is to allow an expansion on an existing gas station. At the April 14, 2014 meeting, the Plan Commission recommended approval of the requests.

- g. Consider the application of Indoor Soccer Zone requesting approval of a Specific Use Permit for a Reception Facility on property zoned**

Shopping Center (SC) District. The property is located at 3265 Broadway Boulevard, Suite 101. (File 14-15) (District 4)

The proposal is to allow a reception facility to operate within an existing business and modification of approved building elevations. At the April 14, 2014 meeting, the Plan Commission recommended approval of the request.

- h. Consider the application of Firewheel Senior Living LLC requesting approval of 1) a change of zoning from Agriculture (AG) District to a Planned Development (PD) District for Multifamily Uses on property in the SH-190 Overlay 2) a Detail Plan for an Assisted Living Facility, and 3) a Specific Use Permit for Assisted Living Facility. The property is located on the north side of West Campbell Road, approximately 500 feet west of the intersection of West Campbell Road and Holford Road, between 1401 and 1601 Campbell Road. (File 14-16) (District 1)**

The proposal is to allow a change in zoning to build an assisted living facility. At the April 14, 2014 meeting, the Plan Commission recommended approval of the requests.

11. 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.

12. 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, Texas convened in regular session at 7:00 p.m. on Tuesday, April 15, 2014, in the Council Chambers at City Hall with the following members present:

Mayor	Douglas Athas
Mayor Pro Tem	Lori Barnett Dodson
Council Member	Anita Goebel
Council Member	Stephen Stanley
Council Member	B.J. Williams
Council Member	John Willis
Council Member	Scott LeMay
Council Member	Jim Cahill

MEMBERS ABSENT: Council Member Marvin 'Tim' Campbell

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

CALL TO ORDER: The meeting was called to order by Mayor Douglas Athas. District 2 Council Member Anita Goebel led the Invocation. A flag ceremony was conducted and the Pledge of Allegiance was led by members of Boy Scout Troop 100.

CEREMONIALS: Mayor Athas invited David Vines and Michael Norton to the podium. Citizens Environmental and Neighborhood Advisory Committee members honored both gentlemen with its first quarter 2014 award for their expertise, experience and continued enthusiasm to Garland's compost program and members of the City Council recognized David Vines and Michael Norton for their dedication and commitment to the betterment of Garland.

ANNOUNCEMENTS: Mayor Athas commented on the following: (1) An urban community garden was created on City-owned property located near the intersection of Brand and Naaman School Rd. Contact lovinggarlandgreen.org for additional information. This is a great opportunity to learn about composting and starting an urban garden. (2) Mayor's Evening Out will be held on Thursday, April 24, 2014 from 5 to 7 p.m. at the Walnut Creek Branch Library, 3319 Edgewood Drive. (3) Due to limited water supplies, Stage 3 winter watering schedule will be extended through the month of April. Irrigation of landscape with hose-end sprinklers or automatic irrigations systems will be limited to one day every other week. Visit garlandwater.com for additional information. (4) Applications for 2014-2015 Garland Youth Council are now available. (5) Council Member Willis announced U.S. Secretary of

the Department of Transportation Anthony Foxx will hold a press conference on Friday, April 18, 2014 at 10:00 a.m. at the former Target site located at Centerville Road and IH-635. Secretary Foxx will discuss the status of the IH-635 East Project.

CONSENT AGENDA: All items marked with asterisks (**) on the Consent Agenda were voted on in a single motion at the beginning of the meeting. Mayor Athas read all Consent Agenda items into the record. A motion was made by Council Member Goebel, seconded by Council Member Stanley, to approve Items: 1; 2a; 2b; 2c; 2d; 2e; 2f; 2g; 3; 4; 5; 6; 7; 8 and 9. A vote was cast and the motion carried with 8 Ayes; 0 Nays (Campbell, absent).

1. APPROVED** City Council minutes of the April 1, 2014 Regular Meeting.

2a. APPROVED** Award of Bid No. 4295-14 in the amount of \$100,760.38 to Craftco Texas, Inc.; \$377,145 to Kirby-Smith Machinery, Inc. and \$166,032.50 to Freightliner of Austin for a total award of \$643,937.88 for the purchase of two crack seal machines, one asphalt paver, and one asphalt distributor to be used by the Street Department in their daily operations.

2b. APPROVED** Award of Bid No. 4307-14 in the amount of \$270,800 to R-Delta Engineers to provide professional engineering and design services for various GP&L projects associated with the structure reconstruction from Olinger to Wylie Switchyard including preliminary design and dead end structures.

2c. APPROVED** Award of Bid No. 4317-14 in the amount of \$149,954.25 to EST Group for the purchase of a flash storage array for the City's Storage Area Network (SAN).

2d. APPROVED** Award of Bid No. 4208-14 in the amount of \$300,000 to Brandon and Clark for a contract to facilitate repairs on electric motors at the wastewater treatment plants on an as needed basis.

2e. APPROVED** Award of Bid No. 43-14 in the amount of \$9,032,224 to Hill & Wilkinson General Contractors for a Guaranteed Maximum Price for Construction Manager at Risk Services for City Hall renovations as evaluated in original City Center Project Bid No. 3891-13.

2f. APPROVED** Award of Bid No. 4315-14 in the amount of \$2,760,203 to Hill & Wilkinson General Contractors for Construction Manager at Risk Services for the Downtown Street and Drainage

Improvements as evaluated in original City Center Project Bid No. 3891-13.

2g. APPROVED**

Award of Bid No. 4316-14 in the amount of \$970,999 to Hill & Wilkinson General Contractors for a Guaranteed Maximum Price Contract for Construction Manager at Risk Service for Downtown Redevelopment - Streetscape Improvements along Fifth, Austin, and State Streets as evaluated in original City Center Project Bid No. 3891-13.

3. APPROVED**

Ordinance No. 6686 amending the zoning laws of the City of Garland by approving an amendment to the Planned Development (PD) 13-16 for Freeway uses and an amended Detail Plan for Limited Service Hotel on a 2.569-acre tract of land located at 4412, Bass Pro Drive. (Zoning File No. 17-07; Perry Molubhoy)

4. APPROVED**

Ordinance No. 6687 amending Chapter 33, "Transportation", of the Code of Ordinances of the City of Garland. Parking restrictions on Eleventh Street between Avenues B and D are changed from the current two-hour designated time limit parking to no stopping, standing, or parking effective from 7 to 9 a.m. and 2 to 4 p.m.

5. APPROVED**

Minute action authorizing the City Manager to execute Change Order No. 2 in the amount of \$234,875 with VAI Architects, Inc. for additional architectural design services associated with the City Center Program.

6. APPROVED**

Resolution No. 10133 approving the sale of real property, 102 McKinley Drive and 104 McKinley Drive (collectively); authorizing the Mayor to execute deeds conveying the property to Green Extreme Homes CDC.

7. APPROVED**

Resolution No. 10134 approving the sale of real property, 2021 Rilla Drive; authorizing the Mayor to execute a deed conveying the property to Green Extreme Homes CDC.

8. APPROVED**

Resolution No. 10135 authorizing the City Manager to execute the First Amendment to the Project Specific Agreement for Northwest Drive from Centerville Road to LaPrada. Amendment No. 1 formally establishes the financial responsibilities of the City and Dallas County for the construction effort.

9. APPROVED**

Resolution No. 10136 approving and authorizing publication of Notice of Intention to Issue Certificates of Obligations not to exceed a principal amount of \$14.2 million which will fund

various projects in the Capital Improvement Program approved on February 4, 2014.

ITEMS FOR INDIVIDUAL CONSIDERATION

10. HELD

Mayor Athas opened the public hearing to hear requests regarding available funding and applications received for the CDBG, HOME, and ESG 2014-2015 budget year. The following persons spoke during the public hearing: Ed Seghers, Jenny Williams and Barbara Burton each representing Hope Clinic; Suzanna Sulstede representing the Senior Source; Jason Carter representing Galaxy Counseling Center; Brian Gaddis representing STARS Camp; Garland Police Lieutenant David Swavey, Patricia Serrano, and Joshua and Jordan Jenkins representing the Police Boxing Gym; Marilynne Serie representing the Achievement Center of Texas; Susan Hennum representing the Counseling Institute of Texas; Sharon Estes representing Community Dental Care; Joann Welk representing both the Salvation Army and Boys and Girls Club; Shamica Lindsey also representing the Boys and Girls Club; and Kevin Lee representing Reinventing Human Capital. Mayor Athas then closed the public hearing. No action was taken.

11a. HELD & DENIED

Director of Planning Anita Russelmann provided background information regarding the application of Cindy Nguyen requesting approval of a Specific Use Permit for a Reception Facility on property zoned Shopping Center (SC) District and a variance to Section 10-200 of the Comprehensive Zoning Ordinance regarding parking requirements. The property is located at 3465 West Walnut Street, Suite 305. (File No. 14-08, District 6)

Mayor Athas opened the public hearing to receive comment. The following persons spoke regarding the request: Tom Heraty, representing the applicant, spoke in favor of the request. Peter Hughes spoke against the request. Mayor Pro Tem Dodson, seconded by Council Member Willis, moved to close the public hearing and to deny the request. A vote was cast and the motion to deny carried with 8 ayes, 0 nays (Campbell, absent).

11b. HELD & APPROVED

Director of Planning Anita Russelmann provided background information regarding the application D.R. Rankin requesting approval of a Detail Plan for a Bank or Financial Institution of property zoned Planned Development (PD) District 02-28 for Shopping Center Uses. The property is located at the northeast corner of North Shiloh Road and Arapaho Road. (File No. 14-10, District 2)

Mayor Athas opened the public hearing to receive comment. The following person spoke in favor of the request: Don Rankin. Council Member LeMay, seconded by Mayor Pro Tem Dodson, moved to approve the request. A vote was cast and the motion carried with 8 ayes, 0 nays (Campbell, absent).

11c. HELD & POSTPONED Director of Planning Anita Russelmann provided background information regarding the application of Jamie Pineda requesting approval of a Specific Use Permit for Contractor Equipment and Storage on property zoned Commercial 2 (C-2) District. The property is located at 200 Rayburn Street. (File No. 14-10, District 2)

Mayor Athas opened the public hearing to receive comment. Applicant Jamie Pineda presented to answer questions from council members. Council Member Goebel, seconded by Mayor Pro Tem Dodson, moved to postpone the request to the May 6, 2014 Regular Meeting. A vote was cast and the motion to postpone carried with 7 ayes, 1 nay (Athas) (Campbell, absent)

12. HELD & POSTPONED Mayor Athas described parliamentary procedure and City policy regarding the possibilities allowing for reconsideration of the request by Apollo Beer and Wine Inc. (Zoning File 14-06), requesting approval of a Specific Use Permit for a convenience store on property zoned Planned Development (PD) District 87-15 for General Business Uses and in the Sh-190 Overlay. The property is located at 7602 North Jupiter Road, Suite 100.

Mayor Athas opened the public hearing to invite comment. Applicant Pinesh Tanna spoke in favor of the request to reconsider his application. Councilman Williams moved to postpone the discussion for reconsideration of the request to the May 6, 2014 Regular Meeting. Council Member Willis seconded the motion. A vote was cast and the motion carried with 8 ayes, 0 nays (Campbell, absent).

13. APPOINTMENT Sharon Carstens name was placed in nomination to serve a two-year term on the Parks and Recreation Advisory Board. A vote was cast and the motion carried with 8 ayes, 0 nays (Campbell, absent).

14. CITIZEN COMMENTS: Sue Watson and Mary Ann Wickersham both commented regarding consideration for a no-kill animal shelter.

There being no further business to come before the City Council, Mayor Athas adjourned the meeting at 8:38 p.m.

CITY OF GARLAND, TEXAS

Douglas Athas, Mayor

ATTEST:

Lisa Palomba, City Secretary



GARLAND
PURCHASING

Bid No.: 4198-14
Agenda Item: 2a
Meeting: Council
Date: 05/06/14

Purchasing Report

UNDERGROUND LOOP REPLACEMENT **OPEN MARKET**

PURCHASE JUSTIFICATION:

The purpose of this contract is to provide labor and equipment for the construction related to the replacement of underground cable on five (5) loops for Garland Power & Light's maintenance operations. Due to the nature of underground maintenance, an optional contingency is included for any unforeseen additional work that may be required. This is an approved Capital Improvement project, and expenditures will not exceed appropriated funds.

AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Infratech Corporation	All	\$456,941.00
Optional Contingency		50,000.00
TOTAL:		\$506,941.00

BASIS FOR AWARD:

Best Value

Submitted by:

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

Reviewed by:

William E. Dollar
City Manager

Date: 04/16/14

Date: 4/21/14

FINANCIAL SUMMARY:

Total Project/Account: \$ 4,662,487

Expended/Encumbered to Date: 1,481,035

Balance: \$ 3,181,452

This Item: 506,941

Proposed Balance: \$ 2,674,511

Operating Budget: ☐ CIP: ☒ Year: 2014

Document Location: Page E10

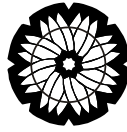
Account #: 215-3299-3162501-7111
(EC-D5625-055 50 058-7111)

Fund/Agency/Project – Description:
Electric Utility CIP Fund

Trent Schulze 04/18/14
Budget Analyst Date

Ron Young 04/18/14
Budget Director Date

Comments: Contract provides labor and equipment for construction related to replacement of underground cable on 5 loops for GP&L's maintenance operations. An optional contingency is included, and expenditures will not exceed appropriations.



GARLAND

PURCHASING

Executive Summary **Bid 4198-14** **Underground Cable Replacement**

Recommended Vendor:

Infratech Corporation

Total Recommended Award:

\$506,941.00

Basis for Award:

Best Value

Purpose:

The purpose of this contract is to provide labor and equipment for construction related to the replacement of underground cable on five (5) loops for Garland Power & Light's maintenance operations.

Evaluation:

Requests for bids were issued in accordance with Purchasing procedures. Three (3) bids were received and evaluated based on the criteria of: price; experience with similar projects; percentage of work to be completed by primary contractor; summation of additional items; safety and training programs; bidder's past relationship with the City. Infratech Corporation was the lowest overall bidder and received the highest evaluated score, offering the Best Value for the City.

Recommendation:

Staff recommends awarding the contract to Infratech Corporation as the best value provider meeting all requirements of the specifications.

Funding Information:

CIP Project 215-3299-3162501-7111 (EC-D5625-055 to 058-7111)

Department Director:

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



GARLAND
PURCHASING

Bid No.: 4290-14
Agenda Item: 2b
Meeting: Council
Date: 05/06/14

Purchasing Report

GARLAND POLICE DEPARTMENT AMMUNITION OPEN MARKET

PURCHASE JUSTIFICATION:

This ammunition is for the training of Garland Police Officers in the use of firearms to perform their duties. The firearms proficiency test is mandated by the Texas Commission on Law Enforcement Officer Standards and Education (TCLEOSE), a regulatory agency for the State of Texas. The requested ammunition for the Police Department is to be purchased through the BuyBoard Cooperative Contract from GT Distributors.

AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
GT Distributors	All	\$149,425.89
TOTAL:		\$149,425.89

BASIS FOR AWARD:

Cooperative Purchase

Submitted by:

Reviewed by:

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

William E. Dollar
City Manager

Date: 04/03/14

Date: 4/21/14

FINANCIAL SUMMARY:

Total Project/Account: \$	299,240
Expended/Encumbered to Date:	109,814
Balance: \$	189,426
This Item: \$	149,426
Proposed Balance: \$	40,000

Ron Tiffany	04/21/14
Budget Analyst	Date

Ron Young	04/21/14
Budget Director	Date

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

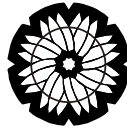
Document Location: Pages 247 and 119

Account #:	100-1271-6077	\$109,426
	921-9211-6077	40,000

Fund/Agency/Project – Description:
General Fund and Narcotic Seizure Fund –
Police Ammunition for Training

Comments:

[illegible]



GARLAND

PURCHASING

Executive Summary **Bid 4290-14** **Garland Police Department Ammunition**

Recommended Vendor:

GT Distributors

Total Recommended Award:

\$149,425.89

Basis for Award:

Cooperative Purchase

Purpose:

This ammunition is for the training of Garland Police Officers in the use of firearms to perform their duties. The firearms proficiency test is mandated by the Texas Commission of Law Enforcement Officer Standards and Education (TCLEOSE), a regulatory agency for the State of Texas.

Evaluation:

The requested ammunition for the Police Department is to be purchased from GT Distributors through the Buy Board cooperative contract.

Recommendation:

Staff recommends the purchase of the ammunition from GT Distributors.

Funding Information:

This contract is funded in accounts 100-1271-6077 and 921-9211-6077.

Department Director:

Mitch Bates, Chief of Police, 972-205-2011



GARLAND
PURCHASING

Bid No.: 4261-14
Agenda Item: 2c
Meeting: Council
Date: 05/06/14

Purchasing Report

ALUMINUM SOLID WASTE TRANSFER TRAILERS OPEN MARKET

PURCHASE JUSTIFICATION:

The purpose of this contract is to purchase two (2) Aluminum Solid Waste Transfer Trailers to be used by the City of Garland Landfill. Funding for these units was approved in the 2014 Capital Improvement Program.

AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Travis Body Trailer, Inc.	All	\$132,580.00
TOTAL:		<u>\$132,580.00</u>

BASIS FOR AWARD:

Lowest Responsible Bidder

Submitted by:

Reviewed by:

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

William E. Dollar
City Manager

Date: 04/23/14

Date: 04/24/14

FINANCIAL SUMMARY:

Total Project/Account: \$	138,000
Expended/Encumbered to Date:	-0-
Balance: \$	138,000
This Item:	132,580
Proposed Balance: \$	5,420

Operating Budget: ☐ CIP: ☒ Year: 2014

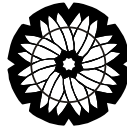
Document Location: Page EW06

Account #: 692-1609-1715114-9009

Fund/Agency/Project – Description:
Landfill/Transfer Station – Replacement of
Transfer Trailers

Comments:

Budget Analyst	Date
Ron Young	04/24/14
Budget Director	Date



GARLAND

PURCHASING

Executive Summary **Bid 4261-14** **Aluminum Solid Waste Transfer Trailers**

Recommended Vendor:

Travis Body Trailer, Inc.

Total Recommended Award:

\$132,580.00

Basis for Award:

Lowest Responsible Bidder

Purpose:

The purpose of this contract is to purchase two (2) aluminum solid waste transfer trailers to be used by the City of Garland Landfill.

Evaluation:

Requests for bids were issued in accordance with purchasing procedures. Three (3) bids were received and evaluated. Warren Truck and Trailer, LLC was the apparent low bidder but did not meet the axle type and ABS specifications. Travis Body Trailer, Inc. was the lowest responsible bidder meeting all requirements of the specifications.

Recommendation:

Staff recommends awarding the purchase of these trailers to Travis Body Trailer, Inc.

Funding Information:

692-1609-1715114-9009

Department Director:

Terry Anglin, Fleet Director, 972-205-3524



GARLAND
PURCHASING

Bid No.: 4328-14
Agenda Item: 2d
Meeting: Council
Date: 5/6/14

Purchasing Report

PARKS ARMORY – PARK OPERATIONS FACILITY IMPROVEMENTS OPEN MARKET

PURCHASE JUSTIFICATION:

The purpose of this contract is to award professional design services for the renovation of the former Texas Air National Guard Station. This is part of the relocation of the Park Maintenance Operations Division. BRW Architects was selected as the most qualified firm for this project from a shortlist of Architecture firms evaluated and ranked by published criteria in RFQ 2887-12.

AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
BRW Architects	All	\$275,000.00
TOTAL:		\$275,000.00

BASIS FOR AWARD:

Most Qualified

Submitted by:

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

Reviewed by:

William E. Dollar
City Manager

Date: 4/24/14

Date: 4/24/14

FINANCIAL SUMMARY:

Total Project/Account: \$	615,000
Expended/Encumbered to Date:	59,473
Balance: \$	555,527
This Item:	275,000
Proposed Balance: \$	280,527

Budget Analyst	Date
Ron Young	04/22/14
Budget Director	Date

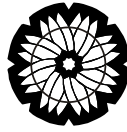
Operating Budget: ☐ CIP: ☒ Year: 2014

Document Location: Page P21

Account #: 692-4749-1834612-7101

Fund/Agency/Project – Description:
Park CIP / Central Park - Park Operations
Facility Improvements – Armory Renovation
for Park Operations

Comments:



GARLAND

PURCHASING

Executive Summary **Bid 4328-14** **Professional Design Services for Parks Armory**

Recommended Vendor:

BRW Architects

Total Recommended Award:

\$275,000.00

Basis for Award:

Most Qualified

Purpose:

The purpose of this contract is to award professional design services for the renovation of the former Texas Air National Guard Station. This is part of the relocation of the Park Maintenance Operations Division.

Evaluation:

BRW Architects was selected as the most qualified firm for this project from a shortlist of Architecture firms evaluated and ranked by published criteria in RFQ 2887-12.

Recommendation:

Staff recommends award of contract for Professional Design Services to BRW Architects.

Funding Information:

CIP Project Account 692-4749-1934612-7101

Department Director:

Ginny Holliday, Director of Facilities Management, 972-205-4080



GARLAND
PURCHASING

Bid No.: 4350-14
Agenda Item: 2e
Meeting: Council
Date: 05/06/14

Purchasing Report

P25 RADIO SYSTEM PROJECT CONSULTING OPEN MARKET

PURCHASE JUSTIFICATION:

The Garland Police Department's current Public Safety Radio System equipment is based on analog technology that will no longer be supported by the manufacturer after January 1, 2017. The P25 Radio System will provide a shared radio infrastructure for the City of Garland and City of Mesquite, offering improved service for the Police Departments, Fire Departments, and citizens. RCC Consultants, Inc., is an approved vendor on the Houston Galveston Area Council Cooperative Contract HP07-13.

AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
RCC Consultants, Inc.	All	\$365,027.41
TOTAL:		\$365,027.41

BASIS FOR AWARD:

Cooperative Purchase

Submitted by:

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

Reviewed by:

William E. Dollar
City Manager

Date: 04/21/14

Date: 04/24/14

FINANCIAL SUMMARY:

Total Project/Account: \$ 620,000
Expended/Encumbered to Date: 34,340
Balance: \$ 585,660
This Item: 365,027
Proposed Balance: \$ 220,633

Operating Budget: ☐ CIP: ☒ Year: 2014

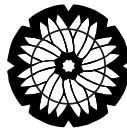
Document Location: Page PS11

Account #: 416-4559-2304700-7101

Fund/Agency/Project – Description:
Public Safety CIP / IT Communications /
Radio System Replacement

Comments:

Budget Analyst Date
Ron Young 04/22/14
Budget Director Date



GARLAND

PURCHASING

Executive Summary **Bid 4350-14** **P25 Radio System Project Consulting**

Recommended Vendor:

RCC Consultants, Inc.

Total Recommended Award:

\$365,027.41

Basis for Award:

Cooperative Purchase

Purpose:

The Garland Police Department's current public safety radio system equipment is based on analog technology that will no longer be supported by the manufacturer after January 1, 2017. The P25 Trunked Radio System is recognized by State and Federal Government as the technology of choice for digital two way communication. The P25 Radio System will provide a shared radio infrastructure for the City of Garland and City of Mesquite offering improved service for the Police Departments, Fire Departments and citizens.

Evaluation:

The City of Garland and City of Mesquite's Police and Information Technology Departments utilized RCC Consultants, Inc. to perform the initial Phase I Radio Needs Assessment. The Cities have agreed to continue Phase II for RFP preparation, evaluation of vendor proposals and contract negotiations. RCC Consultants, Inc. is an approved vendor on the Houston Galveston Area Council Cooperative Contract HP07-13.

Recommendation:

Staff recommends awarding the P25 Radio System Project Consulting contract to RCC Consultants, Inc.

Funding Information:

The funding for this project was approved under the Public Safety Communications Radio System portion of the 2014 Capital Improvement Project Request.

Department Director:

Mitch Bates, Chief of Police, 972-205-2011



GARLAND
PURCHASING

Bid No.: 4353-14
Agenda Item: 2f
Meeting: Council
Date: 05/06/14

Purchasing Report

PROFESSIONAL ENGINEERING AND DESIGN SERVICES OPEN MARKET

PURCHASE JUSTIFICATION:

The purpose of this contract is to provide Professional Engineering and Design Services for the Olinger–Swindell–Pruitt fiber relay upgrade. Based on the specific requirements of this project, Black & Veatch was selected by GP&L as the most qualified firm. Due to the complex nature of the project, an optional contingency is included for additional work that may be required.

AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Black & Veatch	All	\$ 91,400.00
Optional Contingency		9,140.00
TOTAL:		\$100,540.00

BASIS FOR AWARD:

Most Qualified

Submitted by:

Reviewed by:

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

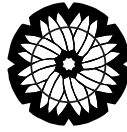
William E. Dollar
City Manager

Date: 04/21/14

Date: 04/24/14

FINANCIAL SUMMARY:

Total Project/Account: \$ 380,000		Operating Budget: <input type="checkbox"/> CIP: <input checked="" type="checkbox"/> Year: 2014
Expended/Encumbered to Date: -0-		Document Location: Page E02
Balance: \$ 380,000		Account #: 215-3542-3176301-7111 (EC-S5763-001-1-7111)
This Item: 100,540		
Proposed Balance: \$ 279,460		Fund/Agency/Project – Description: Electric CIP
Trent Schulze	04/22/14	Comments: Professional Engineering and Design Services for the Olinger–Swindell–Pruitt fiber relay upgrade. Includes an optional contingency for additional work that may be required.
Budget Analyst	Date	
Ron Young	04/22/14	
Budget Director	Date	



GARLAND

PURCHASING

Executive Summary **Bid 4353-14** **Professional Engineering and Design Services**

Recommended Vendor:

Black & Veatch

Total Recommended Award:

\$100,540.00

Basis for Award:

Most Qualified

Purpose:

The purpose of this contract is to provide professional engineering and design services for the Olinger – Swindell – Pruitt fiber relay upgrade.

Evaluation:

Based on the specific requirements of this project, Black & Veatch was selected by GP&L as the most qualified firm.

Recommendation:

Staff recommends awarding the professional services contract to Black & Veatch.

Funding Information:

215-3542-3176301-7111 (EC-S5763-001-1-7111)

Department Director:

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



GARLAND
PURCHASING

Bid No.: 4354-14
Agenda Item: 2g
Meeting: Council
Date: 05/06/14

Purchasing Report

PURCHASE OF ORACLE LICENSES OPEN MARKET

PURCHASE JUSTIFICATION:

Recent IT-related updates and upgrades have created changes in the system architecture for several enterprise systems that use Oracle database or application products. As a result of these changes, additional licenses are necessary to maintain compliance with Oracle's licensing requirements. The additional software licenses are available from Mythics, Inc., through the State of Texas Department of Information Resources (DIR) cooperative purchase agreement.

AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Mythics, Inc.	All	\$385,825.00

TOTAL: \$385,825.00

BASIS FOR AWARD:

Cooperative Purchase

Submitted by:

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

Reviewed by:

William E. Dollar
City Manager

Date: 04/22/14

Date: 04/24/14

FINANCIAL SUMMARY:

Total Project/Account: \$ 2,145,271

Expended/Encumbered to Date: 929,793

Balance: \$ 1,215,478

This Item: 385,825

Proposed Balance: \$ 829,653

Matt Monedero 04/23/14

Budget Analyst Date

Ron Young 04/23/14

Budget Director Date

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

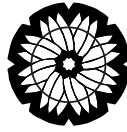
Document Location: Pages 134 and 135

Account #: 415-4599-2325710-9029 \$ 56,700.00
413-4511-9029 269,000.00
413-4511-6011 60,125.00

Fund/Agency/Project – Description:

IT Project and IT Replacement Funds –
Additional Licenses Required for Oracle
Database

Comments:



GARLAND

PURCHASING

Executive Summary Bid 4354-14 Purchase of Oracle Licenses

Recommended Vendor:

Mythics, Inc.

Total Recommended Award:

\$385,825.00

Basis for Award:

Cooperative Purchase

Purpose:

Recent IT related updates and upgrades have created changes in the system architecture for several enterprise systems that use Oracle database or application products. As a result of these changes, additional licenses are necessary to maintain compliance with Oracle's licensing requirements. Oracle's licensing model is based on a number of factors including number of processor cores available in the host server or server cluster and user licenses.

Evaluation:

The additional software licenses are available from Mythics, Inc. through the State of Texas Department of Information Resources (DIR) cooperative purchase agreement.

Recommendation:

Staff recommends awarding the purchase to Mythics, Inc. for additional Oracle software licenses.

Funding Information:

Funding is available in the current IT budget

Department Director:

Steven Niekamp, Chief Information Officer, 972-781-7216



GARLAND
PURCHASING

Bid No.: 4372-14
Agenda Item: 2h
Meeting: Council
Date: 05/06/14

Purchasing Report

FLEET REPLACEMENT VEHICLES OPEN MARKET

PURCHASE JUSTIFICATION:

The purpose of this contract is to purchase six (6) Ford Escapes, two (2) Ford Fusions, and one (1) Chevrolet Pickup to be used by various City departments. These vehicles are being purchased through the State of Texas and BuyBoard Purchasing Cooperative contracts. Funding for these vehicles is provided in the 2013-14 Operating Budget and Equipment Replacement Fund.

AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Caldwell Country Ford	1-8	\$153,379.00
Reliable Chevrolet	9	24,782.60
TOTAL:		\$178,161.60

BASIS FOR AWARD:

Cooperative Purchase

Submitted by:

Reviewed by:

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

William E. Dollar
City Manager

Date: 04/23/14

Date: 04/24/14

FINANCIAL SUMMARY:

Total Project/Account: \$	322,637
Expended/Encumbered to Date:	104,643
Balance: \$	217,994
This Item:	178,162
Proposed Balance: \$	39,832

Ron Tiffany 04/24/14
Budget Analyst Date

Ron Young 04/24/14
Budget Director Date

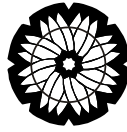
Operating Budget: ☒ CIP: ☐ Year: 2013-14

Document Location: Various

Account #:	822-8264-3920408-9009	\$33,146.00
	444-3421-9009	81,633.00
	444-4513-9009	19,300.00
	444-4721-9009	19,300.00
	444-4811-9009	24,782.60

Fund/Agency/Project – Description:
Fleet Replacement Vehicles

Comments:



GARLAND

PURCHASING

Executive Summary Bid 4372-14 Fleet Replacement Vehicles

Recommended Vendors:

Caldwell Country Ford	\$153,379.00
Reliable Chevrolet	\$24,782.60

Total Recommended Award:	\$178,161.60
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Basis for Award:

Cooperative Purchase

Purpose:

The purpose of this contract is to purchase six (6) Ford Escapes, two (2) Ford Fusions and one (1) Chevrolet Pickup to be used by various departments within the City of Garland.

Evaluation:

The Ford Escapes and Ford Fusions are being purchased from Caldwell Country Ford through the BuyBoard Purchasing Cooperative contract 430-13. The Chevrolet Pickup is being purchased from Reliable Chevrolet through the State of Texas contract 071-072-A1.

Recommendation:

Staff recommends awarding these vehicles to Caldwell Country Ford and Reliable Chevrolet.

Funding Information:

822-8264-3920408-9009, 444-3421-9009, 444-4513-9009, 444-4721-9009, 444-4811-9009

Department Director:

Terry Anglin, Fleet Director, 972-205-3524



GARLAND
PURCHASING

Bid No.: 4375-14
Agenda Item: 2i
Meeting: Council
Date: 05/06/14

Purchasing Report

PERIPHERAL EQUIPMENT FOR POLICE PATROL VEHICLES OPEN MARKET

PURCHASE JUSTIFICATION:

The purpose of this contract is to provide the Peripheral Equipment including lights, sirens, cages, and mounted consoles for the new Chevrolet Caprice Police Patrol Vehicles. This equipment is being purchased through the BuyBoard Purchasing Cooperative, Contract 433-13. Funding was approved in the 2013-14 Equipment Replacement Fund.

AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
DFW Communications, Inc.	All	\$301,939.74
TOTAL:		\$301,939.74

BASIS FOR AWARD:

Cooperative Purchase

Submitted by:

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

Reviewed by:

William E. Dollar
City Manager

Date: 04/24/14

Date: 04/24/14

FINANCIAL SUMMARY:

Total Project/Account: \$	2,723,464
Expended/Encumbered to Date:	1,113,902
Balance: \$	1,609,562
This Item:	301,940
Proposed Balance: \$	1,307,622

Ron Tiffany	04/24/14
Budget Analyst	Date

Ron Young	04/24/14
Budget Director	Date

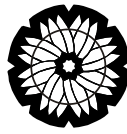
Operating Budget: ☒ CIP: ☐ Year: 2013-14

Document Location: Page 120

Account #: 444-1245-9009

Fund/Agency/Project – Description:
Add-on Equipment for Replacement Patrol Vehicles

Comments:



GARLAND

PURCHASING

Executive Summary **Bid 4375-14** **Peripheral Equipment for Police Patrol Vehicles**

Recommended Vendor:

DFW Communications, Inc.

Total Recommended Award:

\$301,939.74

Basis for Award:

Cooperative Purchase

Purpose:

The purpose of this contract is to equip the newly released Chevrolet Caprice Police Patrol Vehicles. The current fleet consists of Ford Crown Victoria's that are no longer being manufactured. The majority of the current peripheral equipment will not transfer to the new vehicles.

Evaluation:

This equipment is being provided by DFW Communications, Inc. through the Buy Board Cooperative Purchasing contract # 433-13.

Recommendation:

Staff recommends awarding the contract for Peripheral equipment to DFW Communications, Inc.

Funding Information:

444-1245-9009

Department Director:

Steven Niekamp, Chief Information Officer



City Council Item Summary Sheet

☐ Work Session

Date: May 6, 2014

☒ Agenda Item

Zoning Ordinance

Summary of Request/Problem

Zoning Ordinance 14-09 D.R. Rankin

Recommendation/Action Requested and Justification

Consider adoption of attached ordinance.

Submitted By:

Anita Russelmann
Director of Planning

Approved By:

William E. Dollar
City Manager

ORDINANCE NO.

AN ORDINANCE AMENDING THE ZONING LAWS OF THE CITY OF GARLAND, TEXAS, BY APPROVING A DETAIL PLAN FOR A BANK OR FINANCIAL INSTITUTION, ON A 1.060-ACRE TRACT OF LAND ZONED PLANNED DEVELOPMENT (PD) DISTRICT FOR LIMITED SHOPPING CENTER USES LOCATED ON THE NORTHEAST CORNER OF ARAPAHO ROAD AND SHILOH ROAD; PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; AND PROVIDING FOR A PENALTY AND AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 24th day of March, 2014, the City Plan Commission did consider and make recommendations on a certain request for zoning change made by **DR Rankin, PLLC.**; and

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

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

Section 1.

Ordinance No. 4647 is hereby amended by approving a Detail Plan for a Bank or Financial Institution, on a 1.060-acre tract of land zoned Planned Development (PD) District for Limited Shopping Center Uses located on the northeast corner of Arapaho Road and Shiloh 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. 4647, as amended, shall remain in full force and effect, save and except as amended by this Ordinance.

Section 4.

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

Section 5.

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

PASSED AND APPROVED this _____ day of _____, 2014.

THE CITY OF GARLAND, TEXAS

By:

Mayor

ATTEST:

City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File 14-09

Being approximately a 1.065 tract of land and identified as part of Lot 2, Block 1, Graue Addition, an addition to the City of Garland as shown on the Plat recorded in Volume 2003093, Page 113 of the Map Records of Dallas County, Texas. The property is located at northeast corner of Arapaho Road and Shiloh Road, Garland, TX. and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod found for the southwest corner of said Lot 2 and being located at the point of intersection of the new north right-of-way line of Arapaho Road (variable width) with the new east right-of-way line of Shiloh Road (variable width);

THENCE with the east right-of-way line of said Shiloh Road, NORTH 02°58'01" WEST a distance of 34.60 feet to a 1/2 inch iron rod set for corner at the POINT OF BEGINNING;

THENCE with the east right-of-way line of said Shiloh Road, NORTH 02°58'01" WEST a distance of 171.42 feet to a 5/8 inch iron rod found for corner;

THENCE continuing with said east right-of-way line, NORTH 04°11'18" WEST a distance of 12.13 feet to a 1/2 inch iron rod set for corner;

THENCE departing said east right-of-way line, NORTH 87°01'59" EAST a distance of 212.39 feet to a 1/2 inch iron rod set for the northeast corner of proposed Lot 3;

THENCE departing the said north line of proposed lot 3 as follows:

SOUTH 02°47'10" EAST a distance of 168.55 feet to a 1/2 inch iron rod set for corner;

SOUTH 00°33'17" EAST a distance of 52.50 feet to a 1/2 inch iron rod set in the north right-of-way line of said Arapaho Road and being in a curve to the left having a radius of 900.00 feet and a chord bearing of North 87°01'54" West;

THENCE along the north right-of-way line of said Arapaho Road with said curve to the left through a central angle of 1°44'44" for an arc length of 27.42 feet to a 5/8 inch iron rod found for the point of tangency;

THENCE continuing along said north right-of-way line, SOUTH 87°41'59" WEST a distance of 147.40 feet to a 1/2 inch iron rod set in said north right-of-way line for the southwest corner of proposed Lot 3;

THENCE along the north right-of-way line of said Arapaho Road with said curve to the right through a central angle of 89°20'01" for an arc length of 54.57 feet to a 1/2 inch iron rod set in the east right-of-way line of Shiloh Road for POINT OF BEGINNING;

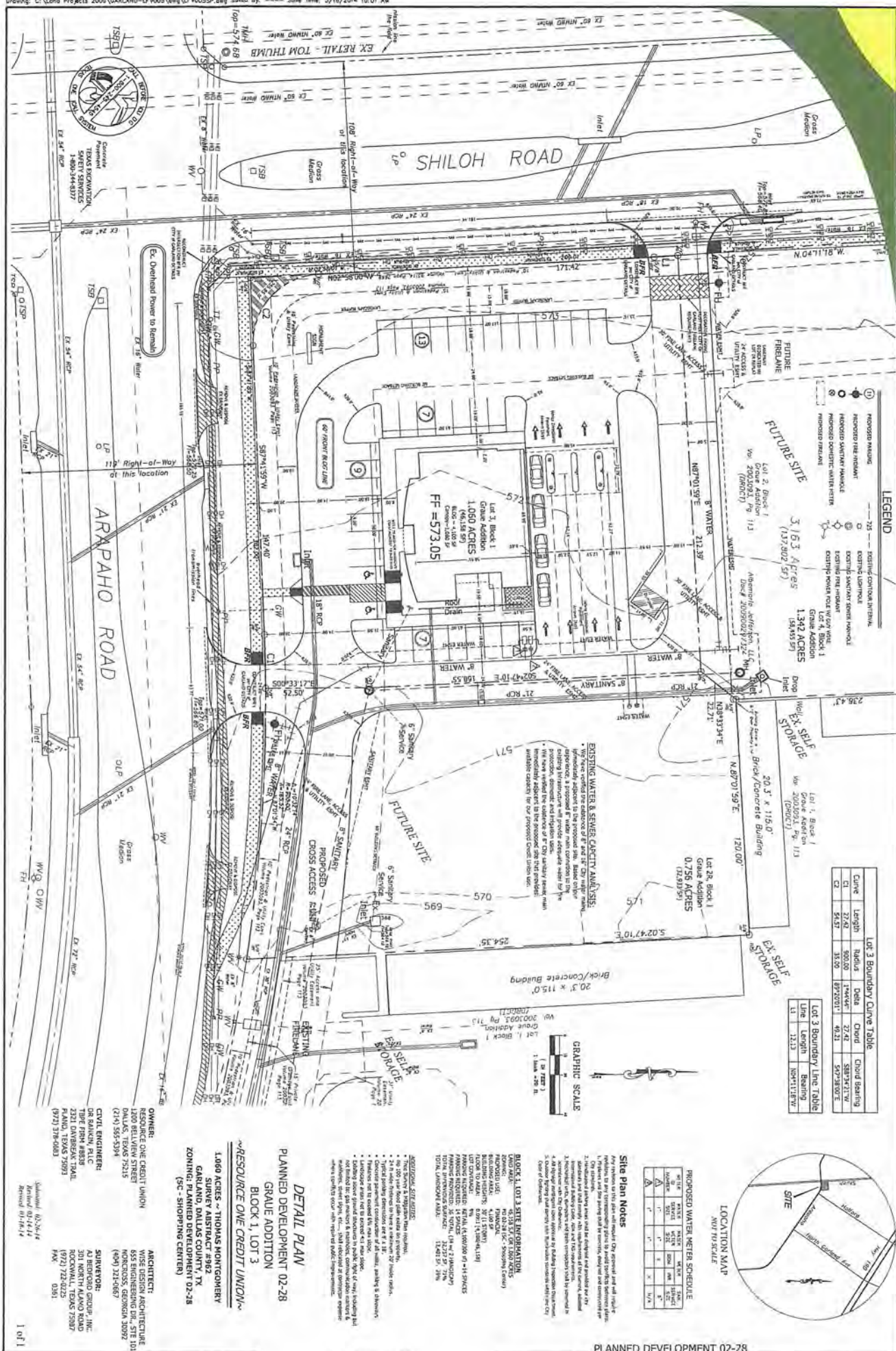
CONTAINING 1.060 acres or 46,157 square feet of land, more or less.

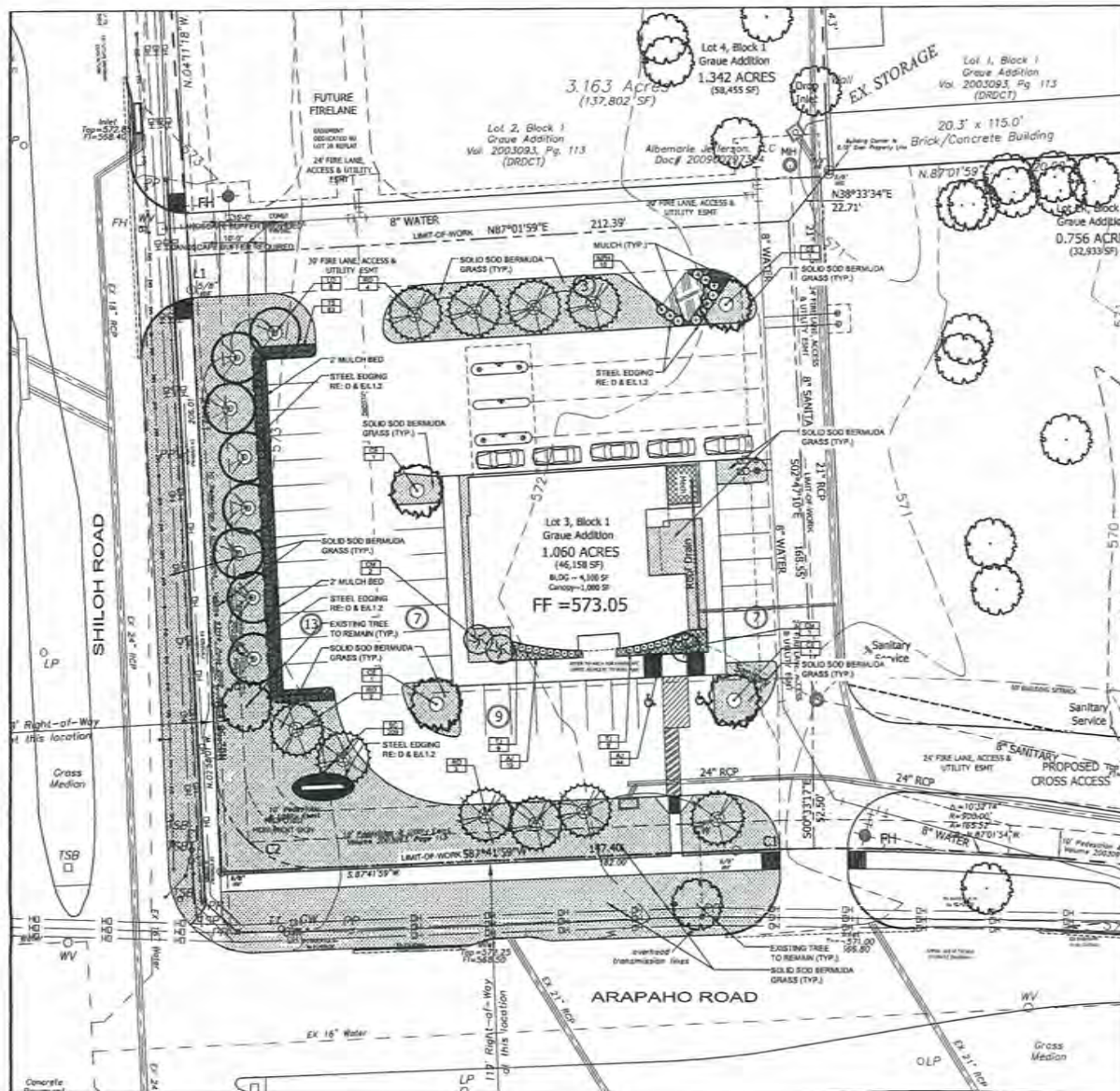
PLANNED DEVELOPMENT CONDITIONS

ZONING FILE 14-09

On the northeast corner of Arapaho Road and Shiloh Road

- I. **Statement of Purpose:** The purpose of this Planned Development is to approve a Detail Plan of a Bank/Financial Institution subject to conditions.
- II. **Statement of Effect:** This Planned Development (PD) District shall not affect any regulation found in the Comprehensive Zoning Ordinance, Ordinance No. 4647, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. **General Regulations:** All regulations of the Shopping Center (SC) District set forth in Section 24 and 32 of the Comprehensive Zoning Ordinance are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. **Development Plans:**
 - A. Detail Plan: Development shall be in conformance with the approved Detail Plan labeled Exhibit C. In the event of conflict between the conditions and Detail Plan, the conditions listed below shall prevail.
- V. **Specific Regulations:**
 - A. Permitted Uses: All uses as listed in Planned Development (PD) 02-28.
 - B. Landscape Plan: Screening and Landscaping shall be in general conformance with the approved Landscape Plan labeled as Exhibit D.
 - C. Building Elevations: Exterior building elevations shall be in conformance with the approved elevations labeled as Exhibit E.
 - D. Signs: Freestanding signage shall be limited to 1 monument sign with a maximum height of 7 feet and a maximum area of 100 square feet.
 - E. Exterior Lighting: All exterior lighting shall be downlighted and shall not project onto adjacent property.





A LANDSCAPE PLAN
SCALE: 1" = 20'-0"
PLAN VIEW

Curve	Length	Radius	Delta	Chord	Chord Bearing
C1	27.42	80.00	17.90°	27.42	S89°21'17"W
C2	58.57	80.00	87.00°	48.21	S87°00'00"W

Line	Length	Bearing
L1	12.12	N50°11'17"W



LOCATION MAP
NOT TO SCALE

CITY OF GARLAND LANDSCAPE REQUIREMENT

CATEGORY	REQUIRED	PROVIDED
SHILOH ROAD LANDSCAPE BUFFER 2,500 S.F.	10' LANDSCAPE BUFFER W/ 1-LARGE TREE OR 3-ORNAMENTAL TREES FOR EACH 500 SQ. FT. OF LANDSCAPE BUFFER (5-LARGE TREES OR 15-ORNAMENTAL TREES REQUIRED)	1-LARGE TREES PROVIDED 1-EXISTING
ARAPAH ROAD LANDSCAPE BUFFER 1,400 S.F.	10' LANDSCAPE BUFFER W/ 1-LARGE TREE OR 3-ORNAMENTAL TREES FOR EACH 500 SQ. FT. OF LANDSCAPE BUFFER (5-LARGE TREES OR 15-ORNAMENTAL TREES REQUIRED)	4-LARGE TREES PROVIDED 3-EXISTING
PARKING LOT TREES (36 SPACES)	1-LARGE TREE OR 1-ORNAMENTAL TREE FOR EACH 10 PARKING SPACES (4-LARGE TREES REQUIRED)	5-LARGE TREES PROVIDED
PARKING INTERIOR	5% OF THE TOTAL PARKING AREA IS TO BE LANDSCAPED	5% LANDSCAPED

LEGEND

SYMBOL	DESCRIPTION
	EXISTING TREE TO REMAIN AND TO BE PROTECTED PER TREE SURVEY & MANAGEMENT PLANS/DRAWINGS

TREE MITIGATION DATA:

- TOTAL MITIGATION CALIPER INCHES REQUIRED 128
- TOTAL MITIGATION CALIPER INCHES PROVIDED 88

RE: TREE SURVEY & MANAGEMENT PLANS/DRAWINGS

CITY CASE #131029-1

PROJECT CONSULTANT
LANDSCAPE ARCHITECT

DAVID C. BALDWIN
INCORPORATED



LANDSCAPE
ARCHITECTS
PLANNING

131 EAST PARK BOULEVARD, SUITE 100
PLANO, TX 75074
PHONE: (972) 508-1200 / FAX: (972) 508-1209

IRRIGATION DESIGNER

SETH HEIDMAN

IRRIGATION DESIGN
AND CONSULTING

800 W. PARKER ROAD #100-203

PLANO, TX 75074

PHONE: (972) 815-5141

DATE	REVISION	BY
3.14.14	1	CITY COMMENTS
3.18.14	2	COMMITTEE REVISIONS

RESOURCE ONE CREDIT UNION
GARLAND, TEXAS

EXHIBIT D

NOT FOR
REGULATORY
APPROVAL,
PERMITTING
OR
CONSTRUCTION.

SHEET TITLE
LANDSCAPE PLAN

PROJECT MANAGER	RRM	DATE OF REVISION	02/09/2014
DESIGNER	TDH	DATE OF REVISION	02/09/2014
DATE	MARCH 18, 2014	BY	AS NOTED

SHEET REFERENCE

L1.1

CITY CASE #131029-1

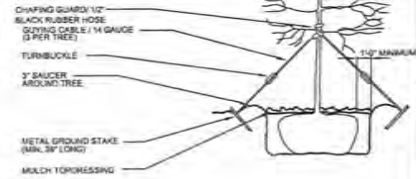
PLANT LIST

KEY	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
LD	8	LIVE OAK	<i>Quercus agrifolia</i>	100 gallon, minimum 4" caliper x 18" height x 5" spread	Container-grown, full head, branching at 4 ft; matched. Then Lutes Nursery Tel: (800) 365-5022 or approved equal
RD	10	SHRIMP RED OAK	<i>Quercus shumardii</i>	100 gallon, minimum 4" caliper x 18" height x 5" spread	Container-grown, full head, branching at 4 ft; matched. Then Lutes Nursery Tel: (800) 365-5022 or approved equal
DE	4	DEWAR ELM	<i>Ulmus crassifolia</i>	100 gallon, minimum 4" caliper x 18" height x 5" spread	Container-grown, full head, branching at 4 ft; matched
OM	2	OWPE MYRTLE MUSHGEE	<i>Lagerflera indica Muskogea</i>	30 gallon, min 9-12" height x 4-5" spread, multi-trunk	Container-grown, full single-trunk
NPH	10	NEEDLE POINT HOLLY	<i>Ilex cornuta</i> 'Needlepoint'	7 gallon, minimum 24" height and 30" spread	Full, plant 42" a.c.
TS	63	COMPACT TEXAS SAGE	<i>Leucophyllum holosericeum 'Compactum'</i>	5 gallon, min. 24" height and 18" spread	Full-grown, plant 30" a.c.
TJ	18	TAM JAMPER	<i>Juniperus sadiana tomentosa</i>	5 gallon, min. 18" height x 18" spread	Full, plant 24" a.c.
AJ	58	ASH JASMINE	<i>Fraxinokopernium eriocaulis</i>	1 gallon	Full, plant 18" a.c.
SC	200	SEASONAL COLOR	To be determined (flourish in bloom)	4" pot	Full, ready to bloom, plant 9" a.c.

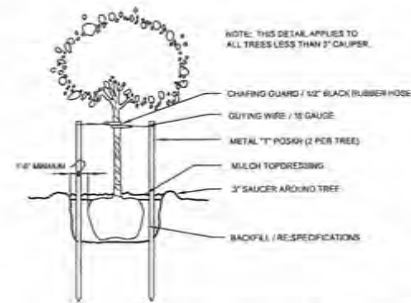
LANDSCAPE GENERAL NOTES

- CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES, AMBIGUITY, OR UNLABLED PLANTS ON PLANS PRIOR TO BID SUBMITTAL. IF DISCREPANCY, AMBIGUITY, OR UNLABLED PLANT IS NOT CLARIFIED BY LANDSCAPE ARCHITECT PRIOR TO BID SUBMITTAL DATE, CONTRACTOR SHALL NOTE SUCH ITEM ON BID.
- CONTRACTOR SHALL PROVIDE REPRESENTATIVE SAMPLES OF SHRUB AND GROUND COVER STOCK FOR LANDSCAPE ARCHITECTS AND/OR OWNERS APPROVAL PRIOR TO MAJOR SHIPMENT OF MATERIALS TO SITE. IF REPRESENTATIVE SAMPLES CANNOT BE PROVIDED, CONTRACTOR SHALL FURNISH GOOD QUALITY PHOTOGRAPH OF LANDSCAPE MATERIALS TO LANDSCAPE ARCHITECT AND/OR OWNERS. PHOTOGRAPHS SHALL HAVE A MEANS OF DETERMINING SCALE AND SIZE OF MATERIALS WITHIN THE PHOTOGRAPH (I.E. FIELD HOLE WITH ONE FOOT INCREMENT FOR TREES).
- AFTER TELLAGE AND CLEANING, ALL AREAS TO BE GRASSED SHALL BE LEVELLED, AND FINE GRACED. THE REQUIRED RESIDUAL SHALL BE THE ELIMINATION OF RUTS, DEPRESSIONS, HUMPS, AND OBJECTIONABLE SOIL CLODS. DURING THE SOIL PREPARATION PROCESS, A "ROCK PICK" OR "ROCK RAKE" SHALL BE USED TO GATHER SURFACE STONES AS SMALL AS ONE INCH (1") IN DIAMETER.
- CONTRACTOR SHALL GUARANTEE A FULL STAND OF GRASS, REGARDLESS OF WHETHER A PERMANENT LANDSCAPE IRRIGATION SYSTEM IS INSTALLED. CONTRACTOR SHALL PROVIDE TEMPORARY IRRIGATION OR HAND WATER AS REQUIRED FOR TURF ESTABLISHMENT.
- SOIL AMENDMENT: "A PROFESSIONAL BEDDING SOIL" AS PRODUCED BY LIVING EARTH TECHNOLOGIES, INC., 1828 W. NORTHWEST HIGHWAY, DALLAS, TEXAS (PHONE: 214-888-4332) OR "NATURAL T. L. COMPOST" AS PRODUCED BY SOIL BUILDING SYSTEMS, INC., 1779 "Y" STREET, DALLAS, TEXAS (PHONE: 972-831-8181), OR APPROVED EQUAL.
- TREE HOLES TO BE EXCAVATED 2" GREATER THAN BALL DIAMETER AND 6" DEEPER.
- TREE BACKFILL SHOULD BE COMPOSED OF 5 PARTS OF EXISTING SOIL EXCAVATED FROM THE HOLE TO ONE PART SOIL AMENDMENT. THOROUGHLY MIXED WITH 5 LBS. PER CUBIC YARD BACKFILL FERTILIZER (13-12-13 ANALYSIS BULK FERTILIZER). TREE BACKFILL TO BE MECHANICALLY MIXED PRIOR TO BACKFILL OPERATIONS.
- SHRUB PITS SHALL BE EXCAVATED 12" GREATER THAN CONTAINER DIAMETER AND 6" DEEPER. BACKFILL WITH 10 EXISTING SOIL AND 10 SOIL AMENDMENT (OR APPROVED EQUAL) AS NOTED UNDER NOTE 1, ABOVE. THOROUGHLY BLENDED BY MECHANICAL MEANS PRIOR TO BACKFILL OPERATIONS.
- SOIL PREPARATION FOR GROUND COVER, SHRUB, AND SEASONAL COLOR BEDS:
 - EXCAVATE EXISTING SOIL, IF NECESSARY, AND ADD TO SHRUB, GROUND COVER, AND SEASONAL COLOR AREAS THE FOLLOWING:
 - 4" LAYER OF COMPOST MIX
 - 14-14-14 SLOW RELEASE FERTILIZER (OSMOCOTE) AT A RATE OF 5 LBS. / 100 S.F.
 - SPREAD MATERIALS UNIFORMLY AND CULTIVATE THOROUGHLY BY MEANS OF A MECHANICAL TILLER. TILL TO A MINIMUM DEPTH OF 8".
 - POCKET PLANTING OF SHRUB, GROUND COVER, AND SEASONAL COLOR IS NOT ALLOWED.
 - MULCH TOPDRESSING TO BE MINIMUM 2" LAYER DOUBLE SHREDDED HARDWOOD, SPREAD UNIFORMLY ON ALL SHRUB AND GROUND COVER BEDS AND ON ALL TREE SAUCERS. AVAILABLE FROM LIVING EARTH TECHNOLOGY (PHONE: 214-888-4332) OR APPROVED EQUAL.
 - BED EDGING (IF APPLICABLE) TO BE 18" X 4" "COL-MET" "COMMERCIAL" EDGING AS MANUFACTURED BY COL-MET, GARLAND, TEXAS (PHONE: 800-829-8275), OR APPROVED EQUAL. COLOR UNLESS NOTED OTHERWISE ON DRAWINGS.
 - ALL HOLES FOR TREES AND LARGE SHRUBS SHALL BE TESTED FOR WATER RETENTION PRIOR TO TREE OR SHRUB INSTALLATION. AFTER HOLE IS EXCAVATED, IT IS TO BE FILLED WITH WATER TO THE TOP OF THE EXCAVATION. IF, AFTER 24 HOURS, THE HOLE STILL HOLDS WATER, THE CONTRACTOR SHALL EXCAVATE AN ADDITIONAL 6" FROM THE BOTTOM OF THE HOLE. THE LANDSCAPE CONTRACTOR SHALL THEN INSTALL 6" OF NATIVE WASHED GRAVEL COVERED ON THE TOP (AND UP TO A MINIMUM OF 12" ON THE SIDES OF THE HOLE) WITH FILTER FABRIC. THE CONTRACTOR SHALL ALSO INSTALL A CAPED 3" DIAMETER PVC SUMP WHICH WILL EXTEND FROM NEAR THE BOTTOM OF THE ROCK LAYER TO 2" ABOVE THE PROPOSED FRESH GRADE SO THE HOLE CAN BE EVALUATED THROUGH MECHANICAL MEANS.

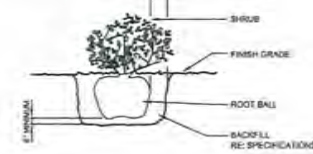
NOTE: THIS DETAIL APPLIES TO ALL TREES 3" CALIPER AND GREATER.



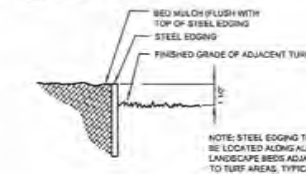
A TREE GUYING DETAIL
SCALE: N.T.S. SECTION/ELEVATION



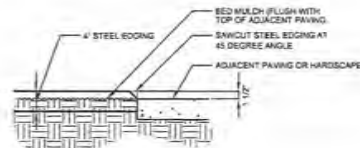
B TREE STAKING DETAIL
SCALE: N.T.S. SECTION/ELEVATION



C SHRUB PLANTING DETAIL
SCALE: N.T.S. SECTION



D STEEL EDGING
SCALE: N.T.S. SECTION/ELEVATION



E STEEL EDGING ADJACENT TO PAVING [TYP.]
SCALE: N.T.S. SECTION/ELEVATION

PRIME CONSULTANT
LANDSCAPE ARCHITECTDAVID C.
BALDWIN
INCORPORATED730 EAST PARK BOULEVARD, SUITE 100
PLANO, TX 75074
PHONE: (972) 503-1306 / FAX: (972) 503-1309

IRRIGATION DESIGNER

SETH HEIDMAN
IRRIGATION DESIGN
AND CONSULTING
6008 W. PARKER ROAD #14223
PLANO, TX 75093
PHONE: (972) 816-2341DATE: 3.14.14 REMARKS: 1. CITY COMMENTS
2. DUMPSTER ENC. REVISIONSRESOURCE
ONE CREDIT
UNION
GARLAND, TEXAS

EXHIBIT D

NOT FOR
REGULATORY
APPROVAL,
PERMITTING
OR
CONSTRUCTION.SHEET TITLE
LANDSCAPE
DETAILSPROJECT NUMBER: 1910M PROJECT ADDRESS: 00000000
DATE: 10/11/13 PREPARED BY: DCS/BRM
DATE: 10/11/13 CHECKED BY: DCS/BRM
DATE: MARCH 18, 2014 DATE: AS NOTED

SHEET REFERENCE

L1.2

CITY CASE #15121



LEVEL.
Think strategically. Build creatively.



Resource One
CREDIT UNION

EXHIBIT E

Drawn By:	MK/CB/TB
Checked By:	CK
Client No:	XXXX
Wise Design No.	1319

A-5.0



3 NORTH ELEVATION
A-50 SCALE: 1/8" = 1'-0"

2 EAST ELEVATION
A-30 SCALE: 1/8"=1'-0"

2 EAST ELEVATION
A-30 SCALE: 1/8"=1'-0"

21'-4"

12'-0"

Resource One
CREDIT UNION

ALLOWABLE AREA- 126 SF
AREA- APP. 94.2 SF

FINISH FLOOR

SOUTH ELEVATION SIGN

15'-6"

13'-0"

Resource One
CREDIT UNION

ALLOWABLE AREA- 80 SF
AREA- APP. 49.1 SF

FINISH FLOOR

WEST ELEVATION SIGN

5 SIGN ELEVATIONS
A-5.0 SCALE: 1/4" = 1'-0"

5 SIGN ELEVATIONS
A-5.0 SCALE: 1/4" = 1'-0"



4 WEST ELEVATION
A-50 SCALE: 1/8" = 1'-0"

1 SOUTH - ENTRY ELEVATION
A-5.0 SCALE: 1/8" = 1'-0"

1 SOUTH - ENTRY ELEVATION
A-5.0 SCALE: 1/8" = 1'-0"

FACADE MATERIALS		
SPLIT FACE BLOCK	727.3 SF	40.0%
BRICK	279.8 SF	15.0%
GLASS	952.5 SF	19.0%
EIJS	474.5 SF	26.0%
	1834.1 SF	100.0%



City Council Item Summary Sheet

☐ Work Session

Date: May 6, 2014

☒ Agenda Item

TxDOT Selective Traffic Enforcement “Click It or Ticket”

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 – “Click It or Ticket” campaign – consisting of conducting intense vehicle occupant protection enforcement in the amount of \$4,997.21. The required enforcement period will be May 19, 2014 – June 1, 2014. The grant will be utilized to provide a greater level of traffic safety for the citizenry of the City of Garland by potentially changing the driving habits of those who violate the laws related to vehicle occupant protection and child safety seat enforcement thereby reducing the number of injuries and fatalities related to motor vehicle accidents.

This item was considered by Council at the May 5, 2014 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 “Click It or Ticket” for May 19, 2014 – June 1, 2014 in the amount of \$4,997.21.

Submitted By:

Mitchel L. Bates
Chief of Police

Approved By:

William E. Dollar
City Manager

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE ACCEPTANCE OF A TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) SELECTIVE TRAFFIC ENFORCEMENT PROGRAM (STEP) - CLICK IT OR TICKET (CIOT) GRANT IN THE AMOUNT OF \$4,997.21; 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 - Click It Or Ticket (CIOT) Grant in the amount of \$4,997.21, for the purpose of vehicle occupant restraint enforcement during the period from May 19, 2014 through June 1, 2014.

Section 2

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

PASSED AND APPROVED this the _____ day of _____, 2014.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary



City Council Item Summary Sheet

☐ Work Session

Date: May 6, 2014

☒ Agenda Item

TMPA Commercial Paper Credit Facility Capacity Increase

Summary of Request/Problem

In April 2013, in recognition of its then anticipated capital improvements plan and in an effort to reduce bank charges, the Texas Municipal Power Agency (TMPA) lowered its letter of credit (LOC) facility capacity from \$255 million to \$100 million. However, subsequent to this lowering of its LOC facility capacity, TMPA and Garland Power & Light identified additional transmission capital projects that will need to be funded by TMPA. TMPA is requesting the authorization of an additional \$25 million of LOC facility capacity in its 2013 Bank Facility with Barclay's Bank PLC bringing its total LOC facility capacity to \$125 million plus associated interest coverage.

In accordance with the Global Compromise and Settlement Agreement among TMPA and its Member Cities, TMPA may incur debt obligations only with the approval of the governing body of each Member City and provided that the maturity date of such debt does not extend beyond September 1, 2018. The maturity date for the 2013 Bank Facility is April 2016.

This item was scheduled for Council consideration at the May 5, 2014 Work Session.

Recommendation/Action Requested and Justification

Approve a resolution authorizing a capacity increase of \$25 million in TMPA's 2013 Bank Facility.

Submitted By:

Jeff Janke
GP&L Sr. Managing Director

Approved By:

William E. Dollar
City Manager

RESOLUTION NO.

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS
RELATING TO INCREASING THE TEXAS MUNICIPAL POWER AGENCY COMMERCIAL
PAPER CREDIT FACILITY CAPACITY; PROVIDING THE APPROVAL OF THE CITY
THERE TO; AND PROVIDING AN EFFECTIVE DATE**

WHEREAS, the Texas Municipal Power Agency (the "Agency") has heretofore been created and established as a municipal power agency by the cities of Bryan, Denton, Garland, and Greenville, Texas (the "Member Cities");

WHEREAS, the Agency has represented to the Member Cities as follows:

(A)(i) the Agency has issued and has outstanding commercial paper notes styled as the "Texas Municipal Power Agency Commercial Paper Notes, Series 2005;"

(ii) such notes have been issued under a commercial paper program established by the Agency (the "CP Program");

(ii) liquidity for the CP Program is provided through a bank credit facility issued for a three year term on April 19, 2013 (the "2013 Bank Facility") by Barclays Bank PLC ("Barclays"); and

(iv) the 2013 Bank Facility currently accommodates the issuance of notes under the CP Program for payment of principal of notes issued thereunder of up to \$100,000,000 and \$4,931,507 for the payment of interest relating thereto;

(B) the Board of Directors of the Agency (the "Board") has approved new investment in capital facilities, including, particularly in transmission facilities, by the Agency in an amount that exceeds the current capacity of the CP Program (the "New Capital Investment");

(C) the Agency requires sufficient credit facility capacity for its CP Program to fund the New Capital Investment and to fund other lawful purposes of the Agency;

(D) the Agency intends to increase the credit facility capacity for the CP Program that is provided by the 2013 Bank Facility to cover outstanding notes and costs of the New Capital Investment and for other purposes of the Agency, so that the principal for notes issued under the CP Program from time to time (including notes currently outstanding) during the remaining term of the 2013 Bank Facility will

include coverage for notes of up to \$125,000,000 in principal amount plus associated interest coverage for such amount;

(E) Barclays has indicated to the Agency that it is willing to increase the capacity under the 2013 Bank Facility to an amount described in (D), above, and, upon receipt of the approvals of the Member Cities given in accordance with the Global Settlement Agreement, as described below and provided for herein, the Agency intends to pursue such an increase in such capacity provided by the 2013 Bank Facility with Barclays;

(F) No note issued under the CP Program may mature later than September 1, 2018, and the increase in 2013 Bank Facility capacity for the CP Program provided for hereby will not extend the term of the CP Program; and

(G) Consistent with the Global Settlement Agreement, TMPA plans to pay off, on or before September 1, 2018, (i) all generation related debt (including principal and interest) and (ii) the transmission related debt (including principal and interest) associated with the return on investment on deferred assets as authorized in PUC Docket 21711, and, pursuant to the Transmission Financing Program, and without extending the term of the Power Sales Contract, refinance the remaining transmission system principal beyond September 1, 2018;

WHEREAS, in accordance with Section 2(B)(9) of that certain Global Compromise and Settlement Agreement among the Agency and the Member Cities, which has an effective date of December 17, 2009 (the "Global Settlement Agreement"), the Agency and the Member Cities have agreed that, except for the issuance by the Agency of debt pursuant to the Transmission Financing Program (as defined by the Global Settlement Agreement), the Agency may incur debt obligations only with the approval of the governing body of each City, and provided that the maturity date of such debt does not extend beyond September 1, 2018; and

WHEREAS, the City Council of the City of Garland, Texas (the "Governing Body) deems it appropriate to approve an increase in the principal and interest coverage provided by the 2013 Bank Facility to accommodate the issuance of commercial paper notes under the CP Program to a total principal amount of \$125,000,000 plus interest thereon for Agency purposes;

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

Section 1

For all purposes of the Global Settlement Agreement, the Governing Body hereby approves an increase in the credit facility capacity for the CP Program provided that: (i) the capacity as provided by the 2013 Bank Facility or any future replacement liquidity facility that may be implemented in replacement for, or upon the expiration of, the 2013 Bank Facility shall not provide coverage in excess \$125,000,000 in principal amount of notes issued thereunder, plus interest on those notes; (ii) the Agency shall not have notes outstanding under the CP Program at any time exceeding \$125,000,000 in principal amount; and (iii) such notes shall mature on one or more dates, but no note so issued may mature later than September 1, 2018.

Section 2

The definitions and recitals set forth in the preamble to this resolution are hereby incorporated in and made a part of this resolution for all purposes.

Section 3

Nothing contained in this Resolution, nor in any authorization or consent expressed or implied from it shall be construed to modify the Power Sales Contract in any manner nor extend the term of the Power Sales Contract beyond September 1, 2018.

Section 4

This resolution shall take effect from the date that the last Member City approves a resolution in substantially the same form and content hereof, and the authorizations herein shall be effective for a period of six months following the date of adoption hereof.

PASSED AND APPROVED this the ____ day of May, 2014.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary



City Council Item Summary Sheet

☐ Work Session

Date: May 6, 2014

☒ Agenda Item

Sale of City Property to Fortune Ezeoha – 310 Parker Drive

Summary of Request/Problem

At the April 14, 2014 Work Session, Council considered the sale of a City owned residential property at 310 Parker Drive to Fortune Ezeoha for \$15,650. Council approval is required to authorize the Mayor to execute a deed without warranty conveying the property to the buyer.

Recommendation/Action Requested and Justification

Approve a Resolution authorizing the Mayor to sell the property and execute a deed without warranty conveying the residential property to Fortune Ezeoha.

Submitted By:

Michael C. Polocek
Director of Engineering

Approved By:

William E. Dollar
City Manager

RESOLUTION NO. _____

A RESOLUTION APPROVING THE SALE OF REAL PROPERTY, 310 PARKER DRIVE (THE "PROPERTY"); AUTHORIZING THE MAYOR OF THE CITY OF GARLAND TO EXECUTE A DEED CONVEYING THE PROPERTY TO FORTUNE EZEHOA ("THE BUYER"); AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City acquired certain real property, commonly known as 310 Parker Drive, through tax foreclosure proceedings in Cause No. TX11-40107, City of Garland, et al. vs. Heirs and Unknown Heirs of Della Mae B. Washington, et al., in the 160th District Court, Dallas County, Texas;

WHEREAS, the Buyer has offered to purchase the Property for less than the full judgment amount of the tax suit and the other taxing entities have consented to the sale of the Property; and

WHEREAS, the City has determined that selling the property is in the public's best interest because it allows the Buyer to develop the Property and it eliminates the City's expenses associated with maintaining the Property.

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

Section 1

That the sale and conveyance of real property, 310 Parker Drive, by the City of Garland to the Buyer is hereby approved.

Section 2

That the Mayor is hereby authorized to execute a Deed Without Warranty, the form and substance of which is attached as Exhibit "A" and incorporated herein by reference, conveying the Property to the Buyer.

Section 3

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

PASSED AND APPROVED this the ____ day of May, 2014.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

DEED WITHOUT WARRANTY

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF DALLAS §

That **the City of Garland.**, a Texas home-rule municipality ("Grantor"), for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to Grantor, the receipt and sufficiency of which is hereby acknowledged, paid in hand by **Fortune Ezeoha** ("Grantee"), has **GRANTED, SOLD and CONVEYED**, and by these presents does **GRANT, SELL and CONVEY** unto Grantee that certain lot, tract, or parcel of land situated in the County of Dallas, State of Texas, to wit:

Being Lot 27, Block 4 of Rainbow Estates 2 Addition, an addition to the City of Garland, Dallas County, Texas, commonly known as 310 Parker Drive (the "Property").

This Deed Without Warrant is subject to:

- (1) Any and all visible and apparent easements and encroachments, whether of record or not;
- (2) Any and all covenants, conditions, reservations, restrictions, exceptions, easements, rights-of-way, mineral interests, mineral leases, or other instruments of record applicable to the Property or any part thereof;
- (3) Rights of the public to any portion of the above described Property lying within the boundaries of dedicated or existing roadways or which may be used for road or street purposes; and
- (4) Rights of parties in possession.

THIS DEED IS MADE WITHOUT WARRANTY, EXPRESS OR IMPLIED, AND GRANTOR EXPRESSLY DISCLAIMS, EXCEPTS AND EXCLUDES ANY AND ALL WARRANTIES OF TITLE OR OTHERWISE FROM THIS CONVEYANCE, INCLUDING—WITHOUT LIMITATION—ANY WARRANTIES ARISING UNDER COMMON LAW OR UNDER SECTION 5.023 OF THE TEXAS PROPERTY CODE OR OTHER STATUTE. GRANTOR DOES NOT WARRANT OR MAKE ANY REPRESENTATION, EXPRESS OR IMPLIED, AS TO FITNESS FOR A PARTICULAR PURPOSE, MERCHANTABILITY, ABSENCE OF LATENT DEFECTS OR COMPLIANCE WITH LAWS AND REGULATIONS, OR ANY OTHER MATTER AFFECTING THE PROPERTY. BY ACCEPTANCE OF THIS DEED, GRANTEE ACKNOWLEDGES THAT THE LAND IS CONVEYED "AS IS—WHERE IS, WITH ALL FAULTS".

Exhibit A

The intent of this Deed Without Warranty is to transfer the property foreclosed on by the Grantor taxing jurisdictions in Cause No. TX-10-40107, in the 160th District Court, Dallas County, Texas.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto and in anywise belonging unto Grantee, his heirs, successors and assigns forever.

EXECUTED on the dates set forth in the acknowledgements below, to be EFFECTIVE on the _____ day of _____ 2014.

GRANTOR:

CITY OF GARLAND, a Texas home-rule municipality

By: _____

Title: _____

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

The foregoing instrument was acknowledged before me on the _____ day of _____, 2014, by _____, in his capacity as Mayor of the City of Garland.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME OF NOTARY

MY COMMISSION EXPIRES:



City Council Item Summary Sheet

☐ Work Session

Date: May 6, 2014

☒ Agenda Item

Sale of City Property to Philip Muchnick – 118 W. Marguerita Drive

Summary of Request/Problem

At the April 14, 2014 Work Session, Council considered the sale of a City owned residential property at 118 Marguerita Drive to Philip Muchnick for \$22,000. Council approval is required to authorize the Mayor to execute a deed without warranty conveying the property to the buyer.

Recommendation/Action Requested and Justification

Approve a Resolution authorizing the Mayor to sell the property and execute a deed without warranty conveying the residential property to Philip Muchnick.

Submitted By:

Michael C. Polocek
Director of Engineering

Approved By:

William E. Dollar
City Manager

RESOLUTION NO. _____

A RESOLUTION APPROVING THE SALE OF REAL PROPERTY, 118 W. MARGUERITA DRIVE (THE "PROPERTY"); AUTHORIZING THE MAYOR OF THE CITY OF GARLAND TO EXECUTE A DEED CONVEYING THE PROPERTY TO PHILIP MUCHNICK ("THE BUYER"); AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City acquired certain real property, commonly known as 118 W. Marguerita Drive, through tax foreclosure proceedings in Cause No. TX11-40393, City of Garland, et al. vs. Lisa Araiza, et al., in the 160th District Court, Dallas County, Texas;

WHEREAS, the Buyer has offered to purchase the Property for less than the full judgment amount of the tax suit and the other taxing entities have consented to the sale; and

WHEREAS, the City has determined that selling the property is in the public's best interest because it allows the Buyer to develop the Property and it eliminates the City's expenses associated with maintaining the Property.

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

Section 1

That the sale and conveyance of real property, 118 W. Marguerita Drive, by the City of Garland to the Buyer is hereby approved.

Section 2

That the Mayor is hereby authorized to execute a Deed Without Warranty, the form and substance of which is attached as Exhibit "A" and incorporated herein by reference, conveying the Property to the Buyer.

Section 3

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

PASSED AND APPROVED this the ____ day of May, 2014.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

DEED WITHOUT WARRANTY

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF DALLAS §

That the **City of Garland**, a Texas home-rule municipality ("Grantor"), for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to Grantor, the receipt and sufficiency of which is hereby acknowledged, paid in hand by **Philip Muchnick**, 4302 Jenny Lane, Garland, Texas 75042 ("Grantee"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Grantee that certain lot, tract, or parcel of land, commonly known as **118 W. Marguerita Dr.**, situated in the City of Garland, County of Dallas, State of Texas, to wit:

**BEING LOT 28, BLOCK 2, CRESTHAVEN ADDITION,
SECOND INSTALLMENT, AN ADDITION TO THE CITY OF
GARLAND, DALLAS COUNTY, TEXAS ACCORDING TO
THE DEED THEREOF RECORDED IN VOLUME 2003050,
PAGE 2339 OF THE DEED RECORDS OF DALLAS COUNTY,
TEXAS, AKA 118 W. MARGUERITA DRIVE (the "Property").**

This Deed Without Warranty is subject to:

- (i) any and all visible and apparent easements and encroachments, whether of record or not;
- (ii) any and all covenants, conditions, reservations, restrictions, exceptions, easements, rights-of-way, mineral interests, mineral leases, or other instruments of record applicable to the land or any part thereof;
- (iii) rights of the public to any portion of the above described property lying within the boundaries of dedicated or existing roadways or which may be used for road or street purposes;
- (iv) rights of parties in possession; and
- (v) any right of redemption as specified in Chapter 34, Subchapter B, Texas Property Tax Code.

It is understood and agreed that Grantor is not making any warranties or representations of any kind or character, express, implied or statutory, with respect to the Property, its physical condition or any other matter or thing relating to or affecting the Property and that the Property is being conveyed and transferred to Grantee "AS IS, WHERE IS, AND WITH ALL FAULTS." Grantor does not warrant or make any representations, express or implied, as to fitness for a particular purpose, merchantability, design, quantity, physical condition, operation compliance with specifications, absence of latent defects or compliance with laws and regulations (including,

without limitation, those relating to zoning, health, safety and the environment) or any other matter affecting the Property.

THIS DEED IS MADE WITHOUT WARRANTY, EXPRESS OR IMPLIED, AND GRANTOR EXPRESSLY DISCLAIMS, EXCEPTS AND EXCLUDES ANY AND ALL WARRANTIES OF TITLE OR OTHERWISE FROM THIS CONVEYANCE, INCLUDING, WITHOUT LIMITATION, ANY WARRANTIES ARISING UNDER COMMON LAW OR STATUTE.

The intent of this Deed Without Warranty is to transfer the Property foreclosed on by the Grantor taxing jurisdictions in Cause TX11-40393 in the 160th Judicial District Court, Dallas County, Texas, and no more.

When the context requires, singular nouns and pronouns include the plural.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto and in anywise belonging unto Grantee, his heirs, successors and assigns forever; **WITHOUT WARRANTY AND SUBJECT IN ALL RESPECTS TO THE DISCLAIMERS SET FORTH ABOVE.**

EXECUTED on the dates set forth in the acknowledgements below, to be EFFECTIVE on the _____ day of _____ 2013.

GRANTOR:

CITY OF GARLAND, a Texas home-rule municipality

By: _____

Title: _____

THE STATE OF TEXAS §

§

COUNTY OF DALLAS §

The foregoing instrument was acknowledged before me on the _____ day of _____, 2013, by _____, in his capacity as Mayor of the City of Garland.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME OF NOTARY

MY COMMISSION EXPIRES:



City Council Item Summary Sheet

☐ Work Session

Date: May 6, 2014

☒ Agenda Item

Centerville Marketplace Repositioning Strategy

Summary of Request/Problem

A resolution adopting and approving an addendum to the Centerville Marketplace Repositioning Strategy contract with Ricker Cunningham for additional services related to completion of the project.

This item was presented to Council at the April 14, 2014 Work Session.

Recommendation/Action Requested and Justification

Consider adoption of attached resolution.

Submitted By:

**Neil Montgomery
Sr Managing Director**

Approved By:

**William E. Dollar
City Manager**

RESOLUTION NO. _____

A RESOLUTION ADOPTING AND APPROVING AN ADDENDUM TO THE CENTERVILLE MARKETPLACE REPOSITIONING STRATEGY CONTRACT WITH RICKER CUNNINGHAM FOR ADDITIONAL SERVICES RELATED TO COMPLETION OF THE PROJECT.

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

Section 1

That an Addendum to the Centerville Marketplace Repositioning Strategy contract with Ricker Cunningham, hereto as Exhibit A and incorporated herein by reference, is hereby adopted and approved.

Section 2

That the Addendum not exceed \$25,000, as described in Exhibit A, and carry all conditions of the original contract.

Section 3

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

PASSED AND APPROVED this the _____ day of May, 2014.

THE CITY OF GARLAND, TEXAS

BY: _____
Mayor

ATTEST:

City Secretary



17 March 2014

Mr. Daniel Krzyzanowski, AICP
Economic Development Coordinator
City of Garland
800 Main Street, 2nd Floor
Garland, Texas 75040

Dear Mr. Krzyzanowsk:

On behalf of RickerCunningham (RC), Real Estate Economists and Community Strategists, we are pleased to present this proposal to assist the City of Garland (the City) with additional services related to the Centerville Marketplace Repositioning Strategy (the Strategy). Specifically, you have asked that we expand on the number of venues engaging stakeholders within the Study Area and work associated with those meetings. In addition to preparation of more detailed market and economic analyses, you have asked that we be available to assist with quantifying the impact of variations in the development concepts proposed herein, as well as advancing key initiatives.

Work Products

Specific work products that may be prepared in the context of this effort include the following:

- Meeting and presentation materials
- Follow-up analyses as may be identified by the City and / or stakeholders
- Technical memoranda



Budget and Timing

The estimated fees to complete the work tasks outlined above will not exceed \$25,000. This fee estimate does include out-of-pocket expenses related to travel, data purchases, postage and reproduction. Billings will be issued bi-monthly as our work progresses. The final bill is due and payable upon delivery of all final written work products and / or presentations.

Acceptance of Proposal

We greatly appreciate the opportunity to work with you and the Garland community. If you have any questions regarding this submittal, please contact either Anne Ricker or Bill Cunningham at 303.458.5800. Both of these individuals are authorized to execute an agreement on behalf of Ricker Cunningham. In order to initiate our services according to this proposal, please sign below and return a signed copy of this proposal to us at the address on the cover page. Thank you again.

Sincerely,

Ricker Cunningham

Anne B. Ricker
Principal
anne@rickercunningham.com

Bill J. Cunningham
Principal
bill@rickercunningham.com



Meeting: City Council

Date: May 6, 2014

Policy Report

RECONSIDERATION REQUEST BY APOLLO BEER & WINE, INC.

ISSUE

Apollo Beer & Wine, Inc. is requesting City Council reconsider its denial of Zoning File 14-06.

This request was postponed by City Council on April 15, 2014.

OPTIONS

1. Authorize reconsideration of Zoning File 14-06 at the June 3, 2014 Council meeting.
2. Do not authorize reconsideration.

RECOMMENDATION

Council direction is requested.

COUNCIL GOAL

Sustainable Quality Development and Redevelopment

BACKGROUND

In November of 2013 an application was made for an interior remodel permit on property located at 7602 North Jupiter Road, Suite 100. The submitted plans indicated the permit was to allow a remodel for a "Spec Suite" for "future lease". There was no indication of the proposed use. Because the application was for a remodel of an existing space for "future lease", the permit was issued on November 25th. Subsequently, applications were made for a walk-in cooler permit and then for attached signage. When the sign permit application was received, it was realized that the proposed use of the space is for a convenience store which, because the property is located in the SH 190 Overlay, requires approval of an SUP. An application for the SUP was submitted on February 12, 2014 and a public hearing was conducted by the Plan Commission on March 10th.

At the April 1, 2014 meeting, City Council denied the request by Apollo Beer and Wine, Inc. (File 14-06) for a Specific Use Permit for a Convenience Store. Council Policy DEV-03 sets forth the criteria and procedures for reconsideration, upon request by the applicant, of zoning requests which have been denied. A motion to grant reconsideration may only be made by a Councilmember who voted to deny the original request. The request was denied by a vote of 5 to 4, with Councilmembers Campbell, Cahill, Williams, Goebel and Willis supporting the motion for denial.

CONSIDERATION

1. As noted, the attached Council Policy sets forth criteria and procedures for reconsidering a zoning request that has been denied. The Policy states that zoning requests which have been denied may be reconsidered if it can be demonstrated by the applicant that development or site conditions have changed since denial of the request such that new considerations will enter into the Council's deliberation.
2. The Policy directs that if the request for reconsideration is approved, the zoning request shall be placed on the agenda of the next appropriate meeting. If Council approves the request for reconsideration, a public hearing would be scheduled for the June 3, 2014 meeting to rehear the request.

ATTACHMENT(S)

1. Letter from Pankaj Vaishnav, Apollo Beer & Wine, Inc.
2. City Council Policy DEV-03

Submitted By:

Anita Russelmann
Director of Planning

Date: April 25, 2014

Approved By:

William E. Dollar
City Manager

Date: April 28, 2014

Pankaj Vaishnav
Apollo Beer & Wine Inc.
7602 N. Jupiter Road, Suite 100
Garland, Tx 75044

April 3, 2014

Respected Council Members,

File Z14-06

At April 1st, 2014 Meeting the Council Members denied the request for Specific Use Permit for a convenience Store on a SH 190 overlay

Please consider my request for a rehearing regarding this case as I was not ready with my plans and circumstances, which occurred at the meeting. I do not agree with the observation that our store would create too much traffic. There is no validity to the fear that my store would bring in crime. There are Beer and wine stores in the best neighborhoods of Dallas, Highland Park village, Preston Royal etc. I have already spent more than 50k on this business, we have all the licenses. Just waiting on the SUP., which was told us to get by the city when we went to get the certificate of occupancy. We are also trying to get in contact with the neighborhood organization who are against the store. Please accept the rehearing, so that I can be well prepared and have better answers on all your questions.

Thanks,
Pankaj Vaishnav



CITY COUNCIL POLICY

POLICY NO.: DEV-03

Date of Adoption: 1/6/87

Date Of Revision: 10/20/98

Title: **Reconsideration of Zoning Requests**

Page 1 of 2

I. Purpose and Need for Policy

To establish criteria and procedures for reconsideration of zoning requests which have been denied by the City Council.

II. Policy

Zoning requests which have been denied by the City Council may be reconsidered if it can be demonstrated by the applicant that development or site conditions have changed since denial of the request such that new considerations will enter into the Council's deliberation. For the information of the applicant contemplating asking Council to reconsider an item, the following circumstances do not generally justify reconsideration:

1. Failure of the applicant to appear at the Council hearing at which the request was considered and denied.
2. Failure of the applicant to be adequately prepared for presentation to the Council.
3. Absence of one or more Council members from the meeting at which the request was considered and denied.
4. Modifying the request to address Council discussion at the time of the original consideration and denial.

However, the City Council clearly retains the flexibility to review the merits of each individual case in order to determine if a reconsideration is in the best interest of all concerned.

III. Procedure to Accomplish Policy

An applicant desiring reconsideration of a zoning request by City Council shall submit a letter to the Director of Planning within five (5) business days of the meeting at which the request was denied. Such letter shall clearly describe the conditions that have changed which justify reconsideration.

City Council Policy	TITLE: Reconsideration of Zoning Requests	Page: 2 of 2
	SUBJECT: Land and Economic Development	NO. DEV-03

The request for reconsideration shall be heard by the Council at the meeting immediately following the denial. A motion to grant reconsideration may only be made by a Council member who voted to deny the original request. The motion may be seconded by any member. A vote of five (5) Council Members shall be required to authorize reconsideration of a request. If the request for reconsideration is approved, the zoning request shall be placed on the agenda of the next appropriate meeting.

IV. Responsibility and Authority

1. The Director of Planning shall be responsible for submitting reconsideration requests to the City Manager for placement on the appropriate Council agenda.
2. Council members shall be responsible for assuring that reconsideration of a request is granted when warranted according to this policy.

Written/ Neil Montgomery,

Reviewed by: Jeffrey B. Muzzy,

Revised by: Managing Director of
Development Services

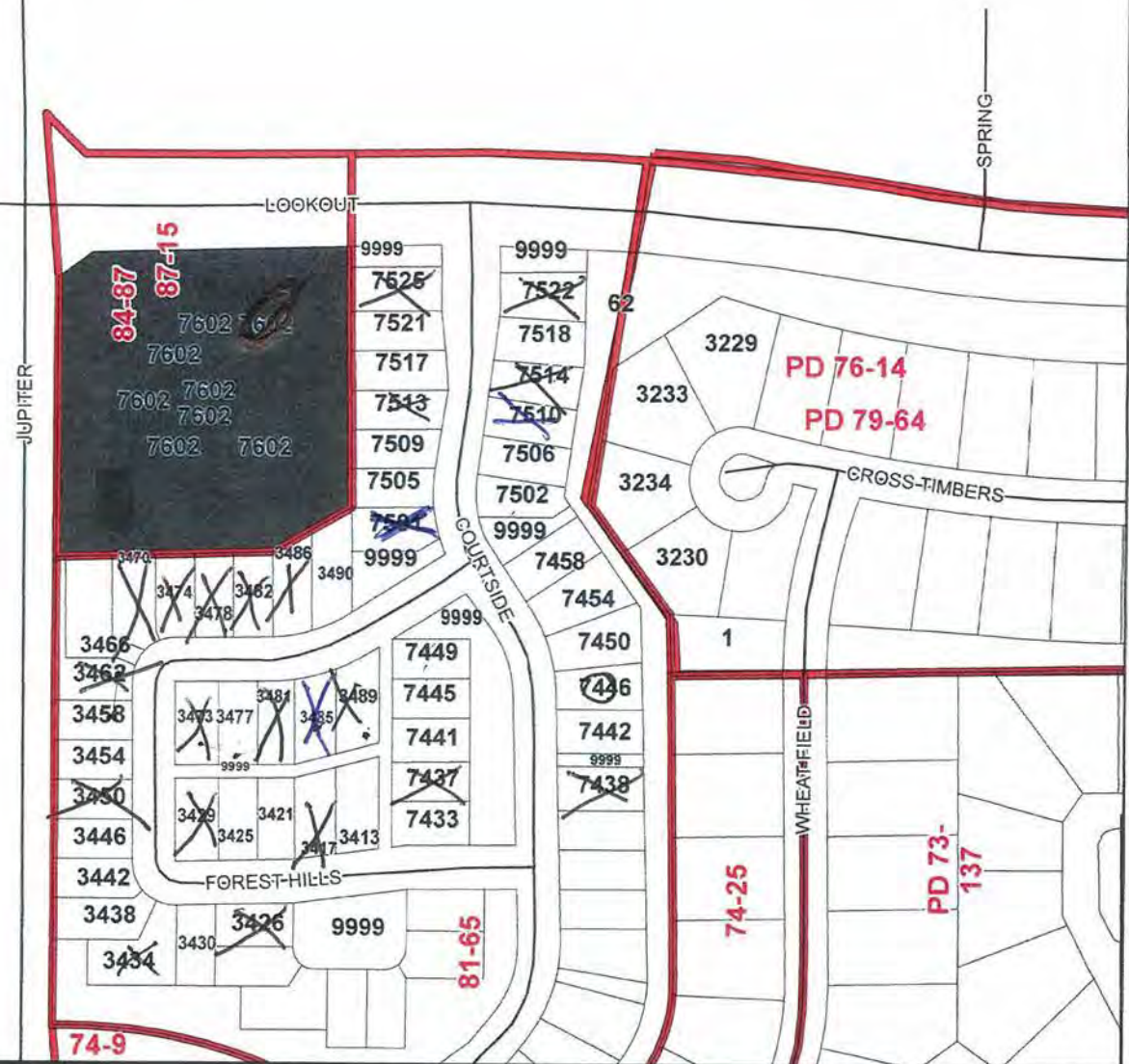
City Manager

APPROVED BY CITY COUNCIL RESOLUTION 8086 :

James M. Spence
Mayor


Date: 10/21/98

O = IN FAVOR
X = AGAINST



0 100 200 Feet

ZONING Z 14-06

 INDICATES AREA OF REQUEST



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

February 27, 2014

HEARING DATE/TIME: Plan Commission: March 10, 2014 – 7:00 PM

APPLICANT: Apollo Beer & Wine, Inc.

File Z 14-06

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, March 10, 2014, in the Council Chambers of City Hall, 200 North Fifth Street, to consider the application of **Apollo Beer & Wine, Inc.** requesting approval of 1) a Specific Use Permit for a Convenience Store on a property zoned Planned Development (PD) District 87-15 for General Business Uses and in the SH 190 Overlay and 2) a variance to Section 10-200 of the Zoning Ordinance No. 4647 regarding the parking requirement. The property is shown on the enclosed sketch and is described as follows:

Being approximately a 2.689-acre lot identified as Lot 1, Block 1, Springpark Central No. 9, an addition to the City of Garland as shown on the Plat recorded in Volume 84092, Page 2136 of the Map Records of Dallas County, Texas. The property is located at 7602 North Jupiter Road, Suite 100, Garland, TX. (District1)

Note: The applicant requests approval of a Specific Use Permit to operate a convenience store from Suite 100 of the subject property. Furthermore, the applicant requests a parking variance given that the site is deficient in parking spaces.

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return to **City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002 or by fax to 972-205-2474.** Should you have any questions, please contact Josue De La Vega at 972-205-2445.

(Please Check One Below)

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

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

We have lived in Spring Park since 1975. We love the quiet Family live - singles young families with children AND Retired. AT KROGER grocery store across from SP people can buy beer & wine - we do not need it in our neighborhood or the additional traffic.

Your Property Address

7414 Wheat Field Rd, Garland, TX 75044

Printed Name

Max Legg

Address

City, State

Zip

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

Max Legg

Signature

husband

Title

Date: *3/10/14*

Outside of notification area



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

February 27, 2014

HEARING DATE/TIME: Plan Commission: March 10, 2014 – 7:00 PM

APPLICANT: Apollo Beer & Wine, Inc.

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(Please Check One Below)

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

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

(Please complete the following information)

Your Property Address 7602 N. Jupiter Rd. Garland, TX 75044

Printed Name Dan Nicholson, MD

Address _____ City, State _____ Zip _____

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

Signature [Signature] Title President - Metric Place Inc.

Date: 3/13/14



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

February 27, 2014

HEARING DATE/TIME: Plan Commission: March 10, 2014 - 7:00 PM

APPLICANT: Apollo Beer & Wine, Inc.

File Z 14-08

Dear Property Owner:

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Note: The applicant requests approval of a Specific Use Permit to operate a convenience store from Suite 100 of the subject property. Furthermore, the applicant requests a parking variance given that the site is deficient in parking spaces.

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return to **City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002 or by fax to 972-205-2474**. Should you have any questions, please contact Josue De La Vega at 972-205-2445.

(Please Check One Below)

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

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

(Please complete the following information)
Your Property Address

7510 Courtside Dr.

Printed Name

LISA WOOD

Address

7510 Courtside Dr. City, State GARLAND, TX Zip 75044

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

Signature

Lisa Wood

Title

Date:

3-6-2014



GARLAND

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

February 27, 2014

HEARING DATE/TIME: Plan Commission: March 10, 2014 - 7:00 PM

APPLICANT: Apollo Beer & Wine, Inc.

File Z 14-06

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(Please Check One Below)

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

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

This is a residential area does not need a Beer & Wine store. The intersection is busy & parking for other current businesses is busy. There are currently many other places for convenience & beer & wine within blocks of this site.

(Please complete the following information)

Your Property Address

5701 SEABEE

Printed Name

3489 FOREST HILLS CIRCLE GARLAND, TX

Address

City, State

75044

Zip

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

Signature

Title

Date:

03/03/2014



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

February 27, 2014

HEARING DATE/TIME: Plan Commission: March 10, 2014 – 7:00 PM

APPLICANT: Apollo Beer & Wine, Inc.

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(Please Check One Below)

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

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

*I want a convenience store selling beer/wine @ that location.
This new addition will drive more business to the
Shopping center, increasing tax revenue to the city.*

(Please complete the following information)

Your Property Address

STEPHEN L. FREEMAN

Printed Name

7446 COURT SIDE DR. GARLAND, TX 75044

Address

City, State

Zip

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

[Signature] *Home owner*

Signature

Title

Date:

3/6/14



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

February 27, 2014

HEARING DATE/TIME: Plan Commission: March 10, 2014 – 7:00 PM

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(Please Check One Below)

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

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

*More than adequate number of such stores in area.
Parking for other shopping & dining impacted.*

(Please complete the following information)

Your Property Address

RAY P. + Joy S. Rust
Printed Name
3434 Forest Hills Circle Garland TX 75044
Address City, State Zip

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

Ray Rust
Signature Title

Date: *3/3/14*



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

February 27, 2014

HEARING DATE/TIME: Plan Commission: March 10, 2014 – 7:00 PM

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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 972-206-2474. Should you have any questions, please contact Josue De La Vega at 972-206-2445.

(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.

Traffic congestion and lack of parking would cause Jupiter Road at Lookout to become a treacherous intersection especially on holidays and weekends.

(Please complete the following information)

Your Property Address

7513 Courtside Drive

Printed Name

Cynthia L. Salles

Address

7513 Courtside Dr

City, State GARLAND

Zip 75044

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

Cynthia L. Salles
Signature

Property Owner
Title

Date:

3/10/14

GARLAND

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

February 27, 2014

HEARING DATE/TIME: Plan Commission: March 10, 2014 - 7:00 PM

APPLICANT: Apollo Beer & Wine, Inc.

File # 14-06

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(Please Check One Below)

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

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

(Please complete the following information)

Your Property Address

VANDY ALBA

Printed Name

7601 CANTERBURY

GARLAND TX

75044

Address

City, State

Zip

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

Signature

Title

Date:

3/3/14


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

February 27, 2014

HEARING DATE/TIME: Plan Commission: March 10, 2014 – 7:00 PM**APPLICANT:** Apollo Beer & Wine, Inc.**File Z 14-06**

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, March 10, 2014, in the Council Chambers of City Hall, 200 North Fifth Street, to consider the application of **Apollo Beer & Wine, Inc.** requesting approval of 1) a Specific Use Permit for a Convenience Store on a property zoned Planned Development (PD) District 87-15 for General Business Uses and in the SH 190 Overlay and 2) a variance to Section 10-200 of the Zoning Ordinance No. 4647 regarding the parking requirement. The property is shown on the enclosed sketch and is described as follows:

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Note: The applicant requests approval of a Specific Use Permit to operate a convenience store from Suite 100 of the subject property. Furthermore, the applicant requests a parking variance given that the site is deficient in parking spaces.

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return to **City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002** or by fax to **972-205-2474**. Should you have any questions, please contact Josue De La Vega at 972-205-2445.

(Please Check One Below)

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

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

I CAN NAME FIVE OTHER CONVENIENCE STORES (MAYBE 7!) JUST AS CLOSE AS THIS PROPOSED "STORE". PLEASE STOP TRAINING UP GARLAND, SPRINGPARK AND THE ENTIRE AREA PLEASE

(Please complete the following information)

Your Property Address

6715 SOUTH ST. BRANDON JAMES

Printed Name

6715 SOUTH ST.

Address

GARLAND, TX

City, State

75044

Zip

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

Signature

Title

Date:

3-6-14



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

February 27, 2014

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(Please Check One Below)

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

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

I am vehemently opposed to changing the zoning to allow a beer+wine convenience store at this location.

I bought my house where I did expressly because it is in a safe area, with no unsevery elements within a 10-minute walk. It is unfair for the city to change the zoning rules after I (+ others) have bought homes here. A beer + wine store will attract crime, underage driff-raff, noise, + traffic right behind my house. NO!!!
(Please complete the following information)

Your Property Address

Kristen Hieronymus

Printed Name

3474 Forest Hills Cir.

Address

Garland, TX

City, State

75044

Zip

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

Kristen Hieronymus
Signature

Title

Date: 3-9-2014



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

February 27, 2014

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(Please Check One Below)

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

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

breeds crime

(Please complete the following information)

Your Property Address

David Struck
Printed Name

3426 Forest Hills Cir
Address

Garland
City, State

75044
Zip

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

David Struck
Signature

Title

Date: *3-9-14*



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

February 27, 2014

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(Please Check One Below)

☐ I am in favor of the request.

☒ I am opposed to the request.

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

Increased crime, loitering, noise, high traffic

(Please complete the following information)

Your Property Address

Rebecca Tawery
Printed Name

3429 Forest Hills *Garland, TX* *75044*
Address City, State Zip

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

R. Tawery
Signature

Title

Date: *3-9-14*



CITY OF GARLAND
PLANNING DEPARTMENT
P.O. BOX 469002
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(Please Check One Below)

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

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

*I believe this will be a trouble
thing for the neighborhood. It will increase
traffic and maybe crime in the area.*

(Please complete the following information)

Your Property Address

Tanya Holder
Printed Name
3417 Forest Hills Circle, Garland, TX 75044
Address City, State Zip

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

Tanya Holder
Signature Title

Date: *3/10/14*



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

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(Please Check One Below)

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

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

Crime, Property value, Traffic, Noise

(Please complete the following information)

Your Property Address

3478 Forest Hills Circle, Garland TX 75044

Printed Name

Samuel Chen

Address

City, State

Zip

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

Signature

Homeowner
Title

Date:

9 Mar 14



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

February 27, 2014

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(Please Check One Below)

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

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

I feel this business would downgrade the value of my home. The extra noise isn't good either.

(Please complete the following information)

Your Property Address

Patricia Marchman

Printed Name

3486 Forest Hills Circle, Garland, TX 75044

Address

City, State

Zip

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

Patricia Marchman

Signature

Title

Date: *3-9-2014*



CITY OF GARLAND
PLANNING DEPARTMENT
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(Please Check One Below)

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

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

(Please complete the following information)

Your Property Address

3473 Forest Hills Cir.

Printed Name

Garland TX

Address

City, State

Zip

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

Signature *[Handwritten Signature]*

Title

Date: 3-9-14



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

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(Please Check One Below)

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

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

(Please complete the following information)

Your Property Address

Dustin Hardy
Printed Name

3482 Forest Hills Cir
Address

Garland, TX
City, State

75046
Zip

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

D. Hardy
Signature

Title

Date: 3-9-14



CITY OF GARLAND
PLANNING DEPARTMENT
P.O. BOX 469002
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(Please Check One Below)

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

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

More Crime may be caused by this Store.
It is NOT allowed in Residential Area.

(Please complete the following information)

Your Property Address

Rosemary Chen

Printed Name

3478 Forest Hills Circle, Garland TX 75044

Address

City, State

Zip

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

Rosemary Chen

Signature

Homeowner

Title

Date: 3/10/2014



CITY OF GARLAND
PLANNING DEPARTMENT
P.O. BOX 469002
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(Please Check One Below)

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

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

Too much noise and traffic; it will attract
crime

(Please complete the following information)

Your Property Address

HOANG NGUYEN
Printed Name
3470 FOREST HILLS CIR GARLAND TX 75044
Address City, State Zip

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

Signature

Title

Date:

3-9-14



CITY OF GARLAND
PLANNING DEPARTMENT
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(Please Check One Below)

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

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

(Please complete the following information)

Your Property Address

3450 FOREST HILLS CIRCLE

Printed Name

TODD GRISAR

GARLAND, TX

75044

Address

3450 FOREST HILLS CIRCLE, GARLAND, TX

City, State

Zip

75044

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

Signature

Title

Date:

3/9/14



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PLANNING DEPARTMENT
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(Please Check One Below)

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

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

WE WANT A STARBUCKS!

(Please complete the following information)

Your Property Address

Printed Name WILLIAM H. MANSFIELD, JR
7525 COURTSIDE DR GARLAND, TX 75044
Address City, State Zip

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

Signature William H. Mansfield Jr Title _____
Date: 3/10/2014



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

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Note: The applicant requests approval of a Specific Use Permit to operate a convenience store from Suite 100 of the subject property. Furthermore, the applicant requests a parking variance given that the site is deficient in parking spaces.

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return to **City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002 or by fax to 972-205-2474.** Should you have any questions, please contact Josue De La Vega at 972-205-2445.

(Please Check One Below)

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

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

(Please complete the following information)

Your Property Address

7522 Courtside Dr., Garland, Tx.
Printed Name
Nancy E. Barrington
Address City, State Zip
75044

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

Nancy E. Barrington home owner
Signature Title

Date: 3/10/14



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

February 27, 2014

HEARING DATE/TIME: Plan Commission: March 10, 2014 – 7:00 PM

APPLICANT: Apollo Beer & Wine, Inc.

File Z 14-06

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(Please Check One Below)

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

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

(Please complete the following information)

Your Property Address marla Howard

Printed Name 7437 Courtside

Address Garland City, State TX Zip 75044

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

Signature [Signature] Title _____

Date: 3.10.14



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

February 27, 2014

HEARING DATE/TIME: Plan Commission: March 10, 2014 – 7:00 PM

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(Please Check One Below)

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

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

(Please complete the following information)

Your Property Address

7438 COURTSIDE DR, GARLAND, TX 75044

Printed Name

J F STEPHENS

Address

City, State

Zip

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

Signature

Title

Date:

J. Stephens
3/10/14

MR.



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

February 27, 2014

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(Please Check One Below)

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

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

Would prefer a Coffee Shop - to buy coffee I drink coffee

(Please complete the following information)

Your Property Address

Patty Kelley
3481 Forest Hills Garland TX 75044

Printed Name

Address

City, State

Zip

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

Signature

Date:

Patty Kelley
3/10/2014

Honorable
Title



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

February 27, 2014

HEARING DATE/TIME: Plan Commission: March 10, 2014 – 7:00 PM

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(Please Check One Below)

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

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

(Please complete the following information)

Your Property Address

Ping Chen
Printed Name

7514 COURTSIDE DR. GARLAND TX
Address City, State

75044
Zip

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

Ping Chen
Signature

Title

Date: 3-10-14



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

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(Please Check One Below)

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

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

*SUCH DEVELOPMENT COULD INCREASE
DRUNKEN DRIVING, CRIME, TRAFFIC - VERY BAD IDEA.*

(Please complete the following information)

Your Property Address *3414 FOREST HILLS CIRCLE, GARLAND, TX 75044*
Printed Name *SANDRA SUE ALIMO, TX 75044*
Address _____ City, State _____ Zip _____

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

Signature *Sandra Sue Alimo*

Title _____

Date: *3/10/14*



GARLAND

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

February 27, 2014

HEARING DATE/TIME Plan Commission March 10, 2014 - 7:00 PM

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File Z 14-06

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(Please Check One Below)

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

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

If this were to go up, our property value would decrease.
There are plenty of convenience stores near by. Not necessary!

(Please complete the following information)

Your Property Address

KATHLEEN PENDERGAST

Printed Name

7430 WINDMILL LANE GARLAND, TX 75044

Address

City, State

Zip

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

Signature

Title

Date

3-10-14

Outside notification area



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

February 27, 2014

HEARING DATE/TIME: Plan Commission: March 10, 2014 - 7:00 PM

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(Please Check One Below)

☐ I am in favor of the request.

☒ I am opposed to the request.

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

I am opposed to having a Convenience Store selling beer and wine in this close location to my neighborhood. My concerns are the late hours, traffic, noise, lights, and crime. I am opposed to the parking variance also.
(Please complete the following information)

Your Property Address

Patricia M. Adams

Printed Name

3115 Kristin Ct. Garland, TX 75044

Address

City, State

Zip

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

Patricia M. Adams homeowner

Signature

Title

Date: March 7, 2014

Outside notification area


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

February 27, 2014

HEARING DATE/TIME: Plan Commission: March 10, 2014 - 7:00 PM

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File Z 14-06

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(Please Check One Below)

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

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

(Please complete the following information)

Your Property Address

Shaun Dawson

Printed Name

7414 Courtside Dr. Garland, TX

Address

City, State

75044

Zip

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

Signature

Title

Date:

3/7/14

Outside notification area



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

February 27, 2014

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(Please Check One Below)

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

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

TRAFFIC FROM THIS LOCATION THAT WISHES TO GO SOUTH ON

JUPITER HAS NO CHOICE BUT ILLEGAL TURNS OR ROUTE INTO
(COURTSIDE)
RESIDENTIAL STREETS, THERE ARE NO SIDEWALKS ON COURTSIDE
AND A LOT OF STREET PARKING MAKING THRU-TRAFFIC FROM THIS CENTER
(Please complete the following information) DANGEROUS.

Your Property Address

PAUL DUBE

Printed Name

7505 FITCHBURG AVE

GARLAND TX

75044

Address

City, State

Zip

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

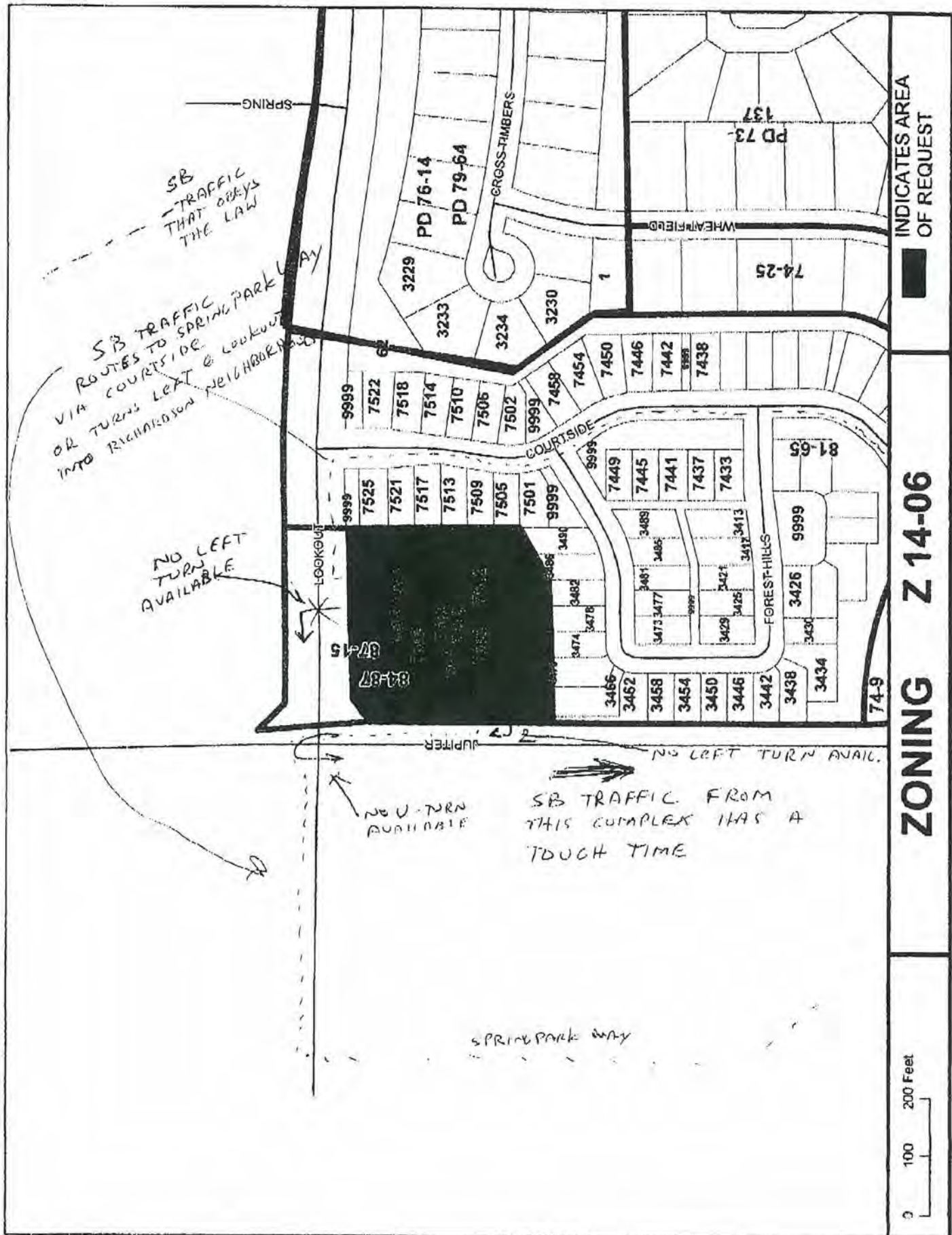
Signature

Title

Date

3-8-14

Outside notification area





GARLAND

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

February 27, 2014

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(Please Check One Below)

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

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

Too close to family residents' park where kids play

(Please complete the following information)

Your Property Address

7602 N Jupiter Rd
Printed Name Salazar

Printed Name

3410 Forest Hills Cr Garland TX 75041
Address City, State Zip

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

Cesar Salazar Homeowner/Resident
Signature Title

Date: 3/7/14

outside notification area



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

February 27, 2014

HEARING DATE/TIME: Plan Commission: March 10, 2014 – 7:00 PM

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(Please Check One Below)

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

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

A convenience store was in this strip mall years ago. It failed. Krogers is located on Shilo Rd just down the street. Apollo Beer & Wine may a convenience to some, but NOT needed here.

(Please complete the following information)

Your Property Address

3110 Debra Ct Garland Tx 75044

Printed Name

Elroy E. EVANCZYK

Garland TX

75044

Address

City, State

Zip

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

Elroy E. Evanczyk
Signature

Elroy E. Evanczyk
Title

Date:

6-11-14

*Outside of the
notification
area*



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

February 27, 2014

HEARING DATE/TIME: Plan Commission: March 10, 2014 - 7:00 PM

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(Please Check One Below)

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

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

It is a fact that the mere presence of a liquor store
contributes significantly to crime and community violence. This will
contribute to the devaluation of homes in our peaceful neighborhood.

(Please complete the following information)

I am opposed to the request!!

Your Property Address

DAVID MACCHIA

Printed Name

3211 Newfield Ct., Garland, TX 75044

Address

City, State

Zip

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

Signature

Title

Date:

3/7/2014
Outside of the
notification
area

Property Owner in neighborhood



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

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File Z 14-06

Dear Property Owner:

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Note: The applicant requests approval of a Specific Use Permit to operate a convenience store from Suite 100 of the subject property. Furthermore, the applicant requests a parking variance given that the site is deficient in parking spaces.

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return to **City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002** or by fax to **972-205-2474**. Should you have any questions, please contact Josue De La Vega at 972-205-2445.

(Please Check One Below)

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

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

There are convenience stores less than a mile away
Completely opposed - could cause
drastic change in our neighborhood.

(Please complete the following information)

Your Property Address

2901 Milford Ave, Garland TX 75044

Printed Name

Susan B. Newton

Address

City, State

Zip

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

Signature

Title

Date

Susan B. Newton 3/6/2014

Outside of the
notification area



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

February 27, 2014

HEARING DATE/TIME: Plan Commission: March 10, 2014 – 7:00 PM

APPLICANT: Apollo Beer & Wine, Inc.

File Z 14-06

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(Please Check One Below)

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

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

I am in favor of small businesses, fuller use of that commercial space, reduced governmental restrictions, and in times like these, I can use a drink!

(Please complete the following information)

Your Property Address

Curtis Rock

Printed Name

7402 Southwick Dr. Garland TX 75044

Address

City, State

Zip

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

Signature

Title

Date:

3/6/14

outside of the notification area



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

February 27, 2014

HEARING DATE/TIME: Plan Commission; March 10, 2014 - 7:00 PM

APPLICANT: Apollo Beer & Wine, Inc.

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

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

A convenience store at this location would provide nothing that is not already available close by. Property values, traffic and crime are all issues that may suffer.

(Please complete the following information)

Your Property Address

2602 Foxboro Dr. Garland, TX 75044
Printed Name
Donald G. Jackson 2602 Foxboro Dr. Garland, TX 75044
Address City, State Zip

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

Donald G. Jackson Mr.
Signature Title

Date: March 6, 2014

*Outside of the
notification
area*



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

February 27, 2014

HEARING DATE/TIME: Plan Commission: March 10, 2014 – 7:00 PM

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(Please Check One Below)

☐ I am in favor of the request.

☐ I am opposed to the request.

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

3406 Forest Hills Circle Garland - we live in this
neighborhood + definitely do not want a liquor store in
our neighborhood!!

(Please complete the following information)

Your Property Address

MARK AXON

Printed Name

3406 Forest Hills Circle

Garland, Tx

75044

Address

City, State

Zip

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

Signature

Title

Date:

02/09/2014

Outside notification area



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

February 27, 2014

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(Please Check One Below)

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

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

We are Rosendin with appropriate zoning since 1975 I was one of original 8 Builders since 1973 Lyn-Dee Sanders Const Co, Inc

(Please complete the following information)

Your Property Address

Bobby Dale Sanders

Printed Name

3402 Forest Hills Cir

Address

Garland TX

City, State

75044

Zip

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

Bobby Dale Sanders

Signature

President

Title

Date: *3-9-14*

Outside of notification area



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

February 27, 2014

HEARING DATE/TIME: Plan Commission: March 10, 2014 – 7:00 PM

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File Z 14-06

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(Please Check One Below)

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

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

Will cause crime and lower property values

(Please complete the following information)

Your Property Address

Betty Kay Sanders
Printed Name
3402 Forest Hills Cir Garland, TX 75044
Address City, State Zip

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

Betty K Sanders
Signature Title

Date: *3-9-14*

outside of notification area

2529 Timber Ridge Drive
Garland, TX 75044
972-495-2572
rebbeb@verizon.net

Bobby Brown

Fax

To: Planning Department

From: Bobby Brown

Fax: 972-205-2474

Pages: 2

Phone:

Date: March 8, 2014

Re: Apollo Beer & Wine, Inc FILE : Z 14-6

cc:

Planning Commission,

Attached are my comments regarding the proposed planning of Apollo Beer and Wine at the intersection of Jupiter and Lookout.

If you have any questions please call me at 972-477-4363 or 972-495-2572

Thank you,

Bobby Brown



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

February 27, 2014

HEARING DATE/TIME: Plan Commission: March 10, 2014 – 7:00 PM

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(Please Check One Below)

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

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

Already existing stores in area. Do not believe consumers would support financially.

Size of parking lot is not large enough to support additional load. Proximity to Crowley Park

could promote vandals and trash. Excessive speed problem on backout. Do we need to add more traffic and alcohol?

(Please complete the following information)

Your Property Address

Bobby F. Brown
Printed Name
2529 Timber Ridge Drive Garland TX 75044
Address City, State Zip

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

Bobby F. Brown
Signature Title

Date: 3/8/2014

Outside notification area



GARLAND

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

February 27, 2014

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(Please Check One Below)

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

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

THERE WILL BE NO PLACE OR QUIET, FOR THE HOME OWNERS WHERE THE
DRY CR NITE
STORE BACKS UP AGAINST THEIR PROPERTY - STRONGLY AGAINST THIS
APPLICATION.

(Please complete the following information)

Your Property Address

JERROLD M BEU

Printed Name

2102 CHAMPION CT

Address

RICHARDSON TX 75082

City, State

Zip

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

Signature

Title

Date: 3-7-2014

Outside notification area



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

February 27, 2014

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(Please Check One Below)

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

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

(Please complete the following information)
Your Property Address LADA ANGELOVA

Printed Name 7401 VINEYARD GARLAND, TX 75044
Address _____ City, State _____ Zip _____

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

Signature [Signature] Title Property Owner

Date: MARCH 7, 2014

Outside notification area



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

February 27, 2014

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(Please Check One Below)

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

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

(Please complete the following information)

Your Property Address

ARON MILLER
Printed Name
7401 VINEYARD TRAIL GARLAND, TX 75044
Address City, State Zip

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

[Signature] Signature Title

Date: 3/7/14

Outside notification area



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

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(Please Check One Below)

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

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

TRAFFIC FROM THIS LOCATION THAT WISHES TO GO SOUTH ON
JUPITER HAS NO CHOICE BUT ILLEGAL TURNS OR ROUTE INTO
(COURTSIDE)
RESIDENTIAL STREETS, THERE ARE NO SIDEWALKS ON COURTSIDE
AND A LOT OF STREET PARKING MAKING THRU-TRAFFIC FROM THIS CENTER
(Please complete the following information) DANGEROUS,

Your Property Address

PAUL DUBE

Printed Name

7505 FITCHBURG AVE

GARLAND TX

75044

Address

City, State

Zip

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

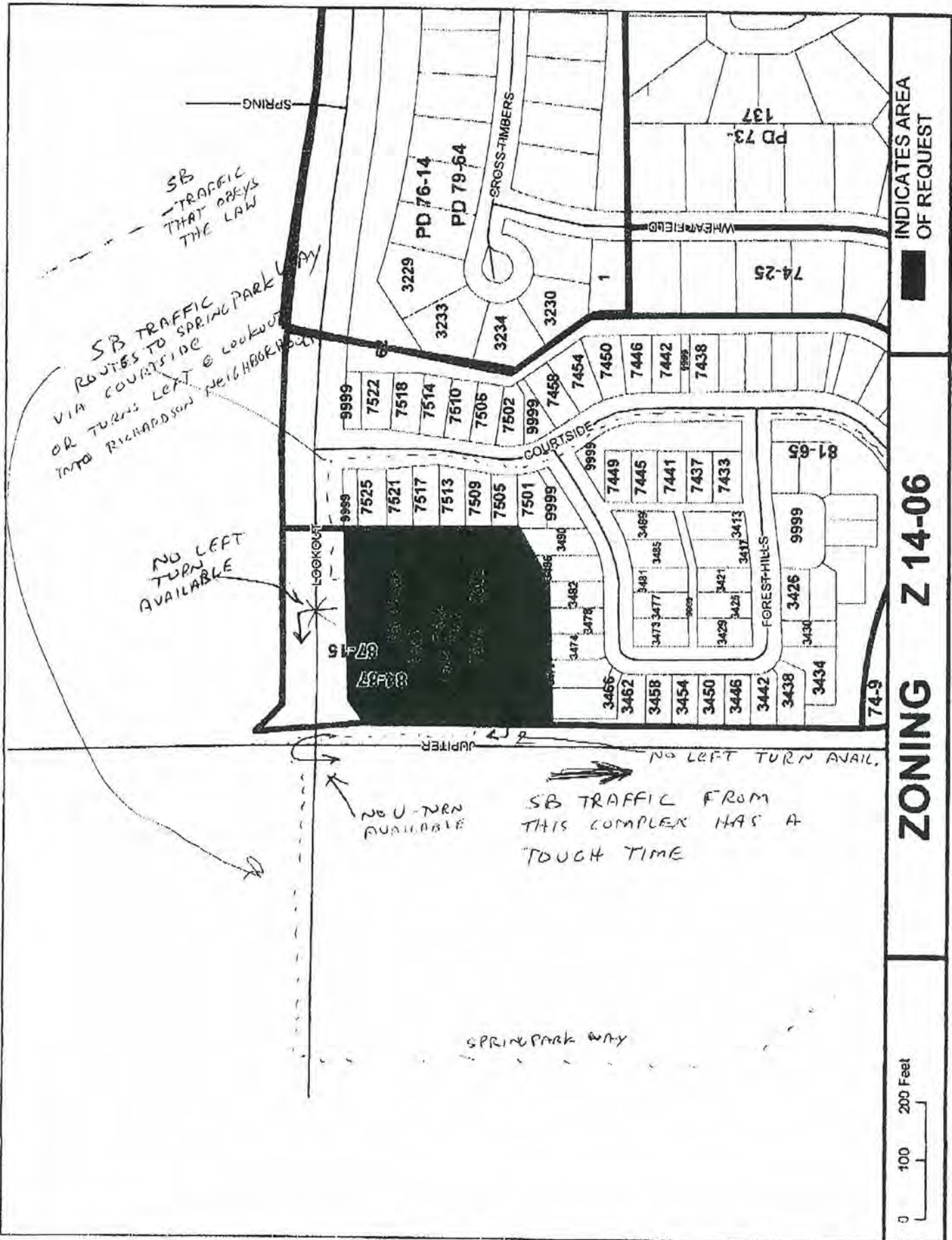
Signature

Title

Date:

3-8-14

~~OWNER~~ HOMEOWNER





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

February 27, 2014

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(Please Check One Below)

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

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

I am strongly opposed because
I believe this Beer + Wine business will cause
devaluation of my property and draw those of
negative influence into my neighborhood.
(Please complete the following information)

Your Property Address

3485 Forest Hills Circle, Garland, TX 75044

Printed Name

Eva Thomas

Address

P.O. Box 852906

City, State

Richardson TX

Zip

75085

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

Signature

Eva Thomas

Title

Owner

Date:

3/6/2014