



AGENDA

**REGULAR MEETING OF THE CITY COUNCIL
City of Garland
Duckworth Building, Goldie Locke Room
217 North Fifth Street
Garland, Texas
June 3, 2014
7:00 p.m.**

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

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

CITY COUNCIL GOALS 2020

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

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

MAYORAL PROCLAMATIONS, RECOGNITIONS, AND ANNOUNCEMENTS

The Mayor may present proclamations and recognize attendees or award winners, and may make announcements regarding upcoming City events and matters of interest to citizens. There will be no Council deliberations or votes on these matters.

CONSENT AGENDA

All items under this section are recommended for approval by a single motion of Council, without discussion. Council has been briefed on these items at a previous work session and approval of the consent agenda authorizes the City Manager to implement each item. The Mayor will announce the agenda and provide an opportunity for members of the audience and the City Council to request that an item be removed and considered separately.

1. Consider approval of the minutes of the May 15, 2014 Special Meeting and May 20, 2014 Regular Meeting.

2. Consider approval of the following bids:

- a. Natural Gas Pipeline Integrity Testing **Bid No. 4320-14**

Onyx Services, LLC **\$177,999.50**

This request is to provide all labor, equipment, and materials to perform the cleaning, measurement, and inspection of Garland Power & Light's natural gas pipeline to meet requirements of the Texas Railroad Commission.

- b. Water and Sanitary Sewer Improvements **Bid No. 4335-14**

Tri Con Services, Inc. **\$2,000,599.00**

This request is to construct water and sanitary sewer improvements along with all associated paving and incidentals. The total amount of the award is estimated based on unit pricing and may be more or less depending on actual needs.

c. Pedestal Mounted Crane for Transfer Station **Bid No. 4352-14**

Industrial Disposal Supply Co. \$138,350.00

This request is for the purchase of a pedestal mounted crane to be used by Environmental Waste Services for loading solid waste transfer trailers.

d. Substation Materials **Bid No. 4369-14**

DMC Power, Inc. \$170,000.00

This request is for a term contract with four renewal options for bus connectors, cable connectors, grounding connectors, and tools required for Substation construction and maintenance.

e. Wynn Joyce Substation Steel Structures **Bid No. 4377-14**

Stuart Irby	\$213,285.00
Optional Contingency	<u>22,000.00</u>
TOTAL	<u>\$235,285.00</u>

This request is for the purchase of steel structures for the Wynn Joyce Substation as part of the approved Wynn Joyce Substation Rebuild CIP project.

f. Dell PowerEdge Blade Servers for Database VM Hosts **Bid No. 4447-14**

EST Group \$109,043.68

This request is to add blade servers to the City's existing VMware virtual infrastructure in order to host production and test database virtual servers.

- 3. Consider an ordinance approving and authorizing the issuance of "City of Garland Electric Utility System Commercial Paper Notes, Series 2014", in an aggregate principal amount at any one time outstanding not to exceed \$66,657,535 to provide interim financing to pay project costs for eligible projects and to refund obligations issued in connection with an eligible project; authorizing such short term obligations to be issued, sold and delivered in various forms, including commercial paper notes and bank notes, and prescribing the terms, features and characteristics of such instruments; approving and authorizing certain authorized officers and**

employees of the City to act on behalf of the City in the selling and delivery of such short term obligations, within the limitations and procedures specified herein; making certain covenants and agreements in connection therewith; providing for the payment of the commercial paper notes and bank notes; resolving other matters incident and related to the issuance, sale, security, and delivery of commercial paper notes, including the approval of an Issuing and Paying Agent Agreement, a Reimbursement Agreement and a Dealer Agreement; approving the use of an offering memorandum in connection with the sale from time to time of such short term obligations.

At the May 5, 2014 Work Session, Council considered the termination of the Electric Utility System Commercial Paper Program, Series 2012A and Series 2012B and establishing the Electric Utility System Commercial Paper Program, Series 2014.

4. **Consider an ordinance authorizing the issuance of “City of Garland Electric Utility System Revenue Refunding Bonds, New Series 2014”, pledging the net revenues of the City’s electric utility system to the payment of the principal of and interest on said bonds; specifying the terms and conditions of such bonds; resolving other matters incident and related to the issuance, payment, security, sale, and delivery of said bonds, including the approval and execution of a Paying Agent/Registrar Agreement and a Purchase Agreement; and the approval and distribution of a Preliminary Official Statement and an Official Statement.**

At the May 5, 2014 Work Session, Council considered authorizing a bond refunding of approximately \$100 million of Electric Utility System Commercial Paper Notes, Series 2012A and Series 2012B. The purpose of the refunding transaction is to refund variable rate debt with fixed rate debt.

5. **Consider an ordinance authorizing an amendment to the 2013-14 Operating Budget (Budget Amendment No. 2) providing for supplemental appropriation of funds in the General Fund, the Equipment Replacement Fund, the Public Safety Grant Fund, the Infrastructure Repair and Replacement Fund, the Storm Water Management Fund, the Wastewater Utility Fund, the Environmental Waste Services Fund, and various funds associated with the Group Health Insurance adjustment.**

At the May 19, 2014 Work Session, Council considered an amendment of the 2013-14 Adopted Budget for: 1.) projects approved in last year’s Budget but uncompleted by the fiscal year-end, 2.) midyear adjustments to Public Safety Grants, and 3.) expenditures not anticipated in the 2013-14 Adopted Budget.

6. **Consider an ordinance amending Chapter 50, "Utility Rates and Fees," of the Code of Ordinances relating to fees for various services provided by the City.**

At the May 19, 2014 Work Session, Council considered authorizing an increase of the Residential Solid Waste Collection rate by \$1.60 to be effective on July 1, 2014.

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

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

7. **Consider a reconsideration request by Alloy Right Recyclers.**

At the May 20, 2014 Regular Meeting, Council denied the ordinance approving a request by Alloy Right Recyclers (File 14-13) for a Specific Use Permit for a Recycling Center on property located at 828 East Walnut Street. 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 Council member who voted to deny the original request. The motion to approve the ordinance failed by a vote of 3 to 6. Council Members Campbell, Goebel, Willis, LeMay, Stanley, and Dodson voted against the motion for approval.

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

- a. **Consider the application of Apollo Beer and Wine 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. (File 14-06, District 1)**

The proposal is to allow the applicant to operate a convenience store from the subject property. This request was denied by Council on April 1, 2014. On May 6, 2014, Council voted to grant the applicant a rehearing.

- b. 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, 3) a Specific Use Permit for Assisted Living Facility, and 4) a variance to Section 34.51 (B)(3)(b) of the Development Standards for Senior Living and Related Facilities regarding common storage. 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. This request was postponed by Council at its May 6, 2014 meeting to allow re-advertisement to consider an appeal to the Plan Commission's action regarding the variance to the common storage area requirement.

- c. Consider the application of Troy Crosson requesting approval of a Specific Use Permit for a Reception Facility on property zoned Central Area 1 (CA-1) District. The property is located at 620 Main Street. (File 14-20, District 2)

The proposal is to allow a reception facility to operate within the existing building. At the May 12, 2014 meeting, the Plan Commission recommended approval of the request.

9. Consider appointments to Boards and Commissions.

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

- Preston Sanderson – Garland Youth Council (Athas)

10. 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.

11. 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 special session at 4:00 p.m. on Thursday, May 15, 2014, in the Council Work Session Room at City Hall with the following members present:

Mayor	Douglas Athas
Mayor Pro Tem	Lori Barnett Dodson
Council Member	Marvin 'Tim' Campbell
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

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

CALL TO ORDER: The special meeting was called to order by Mayor Douglas Athas. Mayor Athas noted this special meeting was requested by Council Member John Willis and seconded by Council Member Tim Campbell.

Council Member Willis initiated discussion regarding existing City Council Policy OPNS – 23 Council Committees. Council Member Willis provided a draft copy of a revised OPNS – 23 and described proposed clarifications to such policy.

CITIZEN COMMENTS: Mayor Athas paused Council discussion to allow public comment. The following persons spoke: Darren Lathen spoke in favor of postponing discussion and action regarding revisions in the Council Committee appointment process; Mike Rose also spoke in favor of postponing changes to the committee appointment process until after the new District 5 Council Member is installed; and Stan Winterbauer registered a position against change of policy.

Discussion continued. Council Member Willis made a motion, seconded by Council Member Campbell, to adopt revised OPNS – 23 as presented by Willis. Further discussion ensued. A vote was cast and the motion failed with 2 ayes, 7 nays (Athas, Dodson, Cahill, LeMay, Williams, Goebel, Stanley)

CITIZEN COMMENTS: The following person spoke: Robert John Smith regarding terms of Council Committee.

Council Member Cahill moved to keep the currently standing committees, and composition thereof, until the new Council is installed. Council Member Williams seconded the motion. A vote was cast and the motion carried with 8 ayes and 2 nays (Goebel, Athas).

There being no further business to come before the City Council, Mayor Athas adjourned the meeting at 5:27 p.m.

CITY OF GARLAND, TEXAS

Douglas Athas, Mayor

ATTEST:

Lisa Palomba, City Secretary

The City Council of the City of Garland, Texas convened in regular session at 7:00 p.m. on Tuesday, May 20, 2014, in the Council Chambers at City Hall with the following members present:

Mayor	Douglas Athas
Mayor Pro Tem	Lori Barnett Dodson
Council Member	Marvin 'Tim' Campbell
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

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 4 Council Member B.J. Williams led the Invocation and Pledge of Allegiance.

CEREMONIALS: Mayor Athas offered recognition for the following: 1) Garland Citizens Police Academy Alumni Association; 2) Donna Fields for providing excellent customer service to Garland Neighborhoods; 3) Mayor Athas celebrated the check presentation by the Garland Firefighter's Fill the Boot Campaign; and a proclamation recognizing Motorcycle Safety and Awareness Month in Garland.

ANNOUNCEMENTS: Mayor Athas commented on the following: (1) Due to heavy construction in the vicinity of City Hall, City Council Meetings and Plan Commission Meetings will be relocated to the Duckworth Building located at 217 N. Fifth Street; and 2) The City of Garland and the Garland Landmark Society will host the Garland Heritage Celebration on Saturday, May 31 located at Sixth Street and Walnut Street.

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 noted corrections on Items 1 and 2c. Item No. 6 was pulled from the Consent Agenda and postponed until a future meeting. Item 9 was pulled for individual consideration. Mayor Athas read the Consent Items into the record. A motion was made by Council Member B.J. Williams, seconded by Council Member Willis,

to approve Consent Items 1 as amended; 2a; 2b; 2c; 2d; 2e; 2f; 3; 4; 5; 7; and 8. A vote was cast and the motion carried with 9 Ayes; 0 Nays. Mayor Athas read the following items into the record:

1. APPROVED** Minutes of the May 6, 2014 Regular City Council Meeting as corrected.
- 2a. APPROVED** Ordinance No. 6689 amending the zoning laws of the City of Garland by approving a change of zoning from Planned Development District 95-42 and Planned Development District 06-38, both for General Business Uses, to a Planned Development District for Limited General Business Uses and Self-Storage Units and a Detail Plan for Self-Storage Units on a 3.53-acre tract of land located on the south side of Broadway Boulevard, approximately 500 linear feet southeast from the intersection of Colonel Drive and Broadway Boulevard. (Zoning File No. 14-04, Masterplan)
- 2b. APPROVED** Ordinance No. 6690 amending the zoning laws of the City of Garland by approving a Specific Use Permit for Contractor Equipment and Storage on a 0.2-acre tract of land zoned Commercial 2 District and located at 200 Rayburn Street. (Zoning File No. 14-10. Jamie Pineda)
- 2c. APPROVED** Ordinance No. 6691 amending the zoning laws of the City of Garland by approving an amendment to Planned Development Districts 04-10 and 02-03 for Single Family Uses, Design Center, Stables and Barns, and a Detail Plan for a Riding Academy/Stables and Day Camp, on a 29.95-acre tract of land located southeast of the intersection of East Miller Road and East Centerville Road. (Zoning File No. 14-11, Merriwood Ranch)
- 2d. APPROVED** Ordinance No. 6692 amending the zoning laws of the City of Garland by approving a Specific Use Permit for an Antenna, Commercial Type 2 on a 0.0599-acre tract of land zoned Planned Development District 97-23 for Shopping Center Uses and located approximately 450 feet northeast of the intersection of Crist Road and Naaman School Road, behind the Home Depot located at 3261 North President George Bush Highway. (Zoning File No. 14-12, Capital Telecom)
- 2e. APPROVED** Ordinance No. 6693 amending the zoning laws of the City of Garland by approving an amended Detail Plan and Specific Use Permit for Retail Sales with Gas Pumps on a 2.4-acre

tract of land zoned Planned Development District 13-32 for Freeway Uses and located at 6421 Broadway Boulevard. (Zoning File No. 14-14, Spiars Engineering, Inc.)

2f. APPROVED**

Ordinance No. 6694 amending the zoning laws of the City of Garland by approving a Specific Use Permit for a Reception Facility on a 7.194-acre tract of land located at 3265 Broadway Boulevard. (Zoning File No. 14-15, Indoor Soccer)

3. APPROVED**

Ordinance No. 6695 authorizing the issuance of "City of Garland, Texas Water and Sewer System Revenue Refunding and Improvement Bonds, New Series 2014", pledging net revenues of the City's Water and Sewer System to the security of and the payment of the principal of and interest on said bonds; specifying the terms and conditions of such bonds; resolving other matters incident and related to the issuance, payment, security, sale and delivery of said bonds, including the approval and execution of a Paying Agent/Registrar Agreement, a Purchase Agreement and an Escrow Agreement; and the approval and distribution of a Preliminary Official Statement and an Official Statement.

4. APPROVED**

Ordinance No. 6696 authorizing the issuance of "City of Garland, Texas, Combination Tax and Revenue Certificates of Obligation, Series 2014"; providing for the payment of said certificates of obligation by the levy of an ad valorem tax upon all taxable property within the City and a limited pledge of the net revenues derived from the operation of the City's Water and Sewer System; providing the terms and conditions of such certificates of obligation and resolving other matters incident and relating to the issuance, payment, security, sale and delivery of said certificates of obligation, including the approval and execution of a Paying Agent/Registrar Agreement and a Purchase Agreement and the approval and distribution of a Preliminary Official Statement and an Official Statement pertaining thereto; and providing an effective date.

5. APPROVED**

Ordinance No. 6697 denying the rate increase requested by Atmos Energy Corp., Mid-Tex Division (Company) under the Company's 2014 annual rate review mechanism filing in all cities exercising original jurisdiction; requiring the Company to reimburse Cities' reasonable ratemaking expenses pertaining to review of the RRM; authorizing the City's participation with the Atmos Cities Steering Committee in any appeal filed at the Railroad Commission of Texas by the

Company; requiring the Company to appeal to the Railroad Commission; determining that this ordinance was passed in accordance with the requirements of the Texas Open Meetings Act; and requiring delivery of this ordinance to the Company and the Steering Committee's legal counsel.

- 6. POSTPONED Proposed resolution adopting the Centerville Marketplace Repositioning Strategy.
- 7. APPROVED** Resolution No. 10142 adopting and approving the Consolidated Plan – One Year Plan of Action including a revised Statement of Uses of Funds for the 2014-15 Community Development Block Grant, HOME Investment Partnership, and Emergency Solutions Grant Programs.
- 8. APPROVED** Minute action authorizing the City Manager to decrease Purchase Order No. 21567 by \$73,450 to reflect trade-in and addition of a fire suppression system.
- 9. PULLED Proposed resolution designating an area known generally as Travis College Hill as historically significant; endorsing the voluntary preservation guidelines adopted by the owners of properties within the Travis College Hill Historic District.

ITEMS FOR INDIVIDUAL CONSIDERATION

- 9. APPROVED Council Member Goebel, seconded by Mayor Pro Tem Dodson, move to approve Resolution No. 10146 designating an area known generally as Travis College Hill as historically significant; endorsing the voluntary preservation guidelines adopted by the owners of properties within the Travis College Hill Historic District. A vote was cast and the motion carried with 9 ayes, 0 nays.
- 10. APPROVED Council Member Stanley, seconded by Council Member LeMay, moved to appoint Jack May as the City of Garland representative to the North Texas Municipal Water District Board of Directors. A vote was cast and the motion carried with 9 ayes, 0 nays.
- 11. FAILED Mayor Athas provided background information regarding written objections received in response to the request of Alloy Right Recyclers seeking to amend the zoning laws of the City of Garland by approving a Specific Use Permit for Recycling Center on a 0.712-acre tract of land zoned

Industrial 1 District and located at 828 East Walnut Street. The requirement for approval requires a three-fourths (7-2) vote of the Council.

The following persons spoke: Applicant Alfonso Vasquez spoke in favor of the request and offered to answer questions for Council and Russell Flannigan spoke against establishing the recycling business at the proposed located.

City Attorney Brad Neighbor offered clarification regarding action required of the Council based on the provisions of State law commonly referred to as the "twenty percent rule" which is triggered when owners of more than twenty percent of the land within 200 feet of the subject property submit written objection to a zoning request. Neighbor clarified that a super majority vote (7 or greater in favor) is required to pass the item related to the zoning change. Mayor Athas announced that no other speakers related to this case would be heard this evening.

Council Member Williams, seconded by Council Member Cahill, moved to approve the request. A vote was cast and the motion failed with 3 ayes, 6 nays. (Campbell, Goebel, Stanley, Willis, Dodson, LeMay)

12. PUBLIC HEARING Items 12a, 12b, and 12c were considered and voted upon in a single motion. Paul Mayer, representing the Garland Economic Development Partnership presented to answer questions related an economic incentive agreement for Nutri Biotech. Mayor Athas opened the public hearing to receive comment. There being none, Council Member Stanley, seconded by Council Member Goebel, moved to close the public hearing and to approve Items 12a; 12b; and 12c; as follows. A vote was cast and the motion carried with 9 ayes, 0 nays.
- 12a. APPROVED Ordinance No. 6698 designating an area as a reinvestment zone for commercial/industrial tax abatement; making certain findings thereon; authorizing the City Manager to execute an agreement with the applicant regarding the reinvestment zone.
- 12b. APPROVED Ordinance No. 6699 ordaining the City's participation in the Texas Enterprise Zone Program pursuant to the Texas Enterprise Zone Act, Chapter 2303, Texas Government Code, providing tax incentives, nominating Nutri Biotech Co.,

Ltd. to the Office of the Governor, Economic Development and Tourism through the Economic Development Bank as an enterprise project.

- 12c. APPROVED Resolution No. 10143 authorizing the City Manager to execute a tax abatement agreement.
13. PUBLIC HEARING Items 13a and 13b were considered and voted upon in a single motion. Paul Mayer, representing the Garland Economic Development Partnership presented to answer questions related an economic incentive agreement for Mapei Corporation. Mayor Athas opened the public hearing to receive comment. There being none, Council Member Willis, seconded by Council Member Stanley, moved to approved items 13a and 13b as follows. A vote was cast and the motion carried with 9 ayes, 0 nays.
- 13a. APPROVED Ordinance No. 6700 designating an area as a reinvestment zone for commercial/industrial tax abatement; making certain findings thereon; authorizing the City Manager to execute an agreement with the applicant regarding the reinvestment zone.
- 13b. APPROVED Resolution No. 1044 authorizing the City Manager to execute a tax abatement agreement with Mapei Corporation.
14. PUBLIC HEARING Paul Mayer, representing the Garland Economic Development Partnership presented to answer questions related an economic agreement with Huntington Industrial Partners. Mayor Athas opened the public hearing to receive comment. There being none, Council Member Willis, seconded by Mayor Pro Tem Dodson, moved to close the public hearing and to approve Item 14a as follows. A vote was cast and the motion carried with 9 ayes, 0 nays.
- 14a. APPROVED Resolution No. 10145 authorizing the City Manager to execute an economic development agreement with Huntington Industrial Partners.
15. APPROVED Ordinance No. 6701 canvassing the results of the General Election held for the purpose of electing a candidate to the office of Council member for District 5 of the City Council of the City of Garland, for an election having been held on May 10, 2014; declaring the results of that election.

Mayor Athas announced results as follows:

Votes cast for each District 5 candidates:

Terry G. Kaliney	84 Votes
Billy Mack Williams	531 Votes

The Council previously cancelled the election for unopposed candidates for Council Districts 1, 2, and 4 and declared the following unopposed candidates within those districts elected to office as follows:

Council Member District 1: Marvin F. "Tim" Campbell
Council Member District 2: Anita Goebel
Council Member District 4: B.J. Williams

Mayor Athas presented outgoing Council Member John Willis with a City of Garland Flag and plaque in recognition of his years of service to the City. Council Member Willis was joined by his wife and daughter and made parting comments to the audience.

Newly Elected District 5 Council Member Billy Mack Williams was sworn into office by his Grandson, Beau Rice.

Council Members Campbell, Goebel, and B.J. Williams were sworn in by City Attorney Brad Neighbor.

Council Member Campbell, seconded by Council Member Goebel, moved to approve the canvass ordinance as presented. A vote was cast and the motion carried with 9 ayes, 0 nays.

Newly sworn in Council Members took their seats at the Dais.

16. APPROVED

There being no objection, Items 16a – 16e were considered and voted upon in a single motion. Council Member Cahill, seconded by Council Member Billy Mack Williams, moved to approve the following items:

16a. APPROVED

Award of Bid No. 4235-14 in the amount of \$180,215.57 to Stuart Irby with an optional contingency of \$18,000.00 for a total award of \$198,215.57 to provide all materials associated with the TMPA Gibbons Creek 138kV and 345kV Breaker Replacement Project.

- A vote was cast and the motion to approve Items 16a, 16b; 16c; 16d; and 16e carried with 9 ayes, 0 nays.

CITY OF GARLAND, TEXAS

Lisa Palomba, City Secretary



GARLAND
PURCHASING

Bid No.: 4320-14
Agenda Item: 2a
Meeting: Council
Date: 06/03/14

Purchasing Report

NATURAL GAS PIPELINE INTEGRITY TESTING OPEN MARKET

PURCHASE JUSTIFICATION:

The purpose of this contract is to provide all labor, equipment, and materials to perform the cleaning, measurement, and inspection of Garland Power & Light's natural gas pipeline to meet requirements of the Texas Railroad Commission.

AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Onyx Services, LLC	All	\$177,999.50

TOTAL: \$177,999.50

BASIS FOR AWARD:

Best Value

Submitted by:

Reviewed by:

Gary L. Holcomb, CPPO, C.P.M.

William E. Dollar

Director of Purchasing

City Manager

Date: 05/22/14

Date: 05/27/14

FINANCIAL SUMMARY:

Total Project/Account: \$ 4,068,116

Expended/Encumbered to Date: 1,910,415

Balance: \$ 2,157,701

This Item: 178,000

Proposed Balance: \$ 1,979,701

Trent Schulze 05/22/14

Budget Analyst Date

Ron Young 05/23/14

Budget Director Date

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

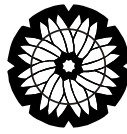
Document Location: Page 211

Account #: 211-3436-7111

Fund/Agency/Project – Description:
GP&L – Olinger Plant Production

Comments: Provides all labor, equipment, and materials to perform cleaning, measurement, and inspection of GP&L's natural gas pipeline to meet Texas Railroad Commission requirements.

CITY OF GARLAND - BID RECAP SHEET OPENED: 05/08/2014 REQ. NO. PR 32809 BID NO. 4320-14 PAGE: 1 of 1 BUYER: RBerger				Onyx Services, LLC		T. D. Williamson		RCP Integrity Service		Green's Energy		Mears Group	
I T E M	QTY	U N I T	DESCRIPTION	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
			Bid Price for Evaluation		\$177,999.50		\$210,236.00		\$214,249.00		\$271,250.00		Incomplete
			Evaluation Criteria:										
			Price	Maximum = 70	70		57.32		55.7		33.3		
			Qualifications/Experience	Maximum = 10	10		10		10		10		
			Safety and Training	Maximum = 10	10		10		10		10		
			Timeline for completion	Maximum = 10	10		10		10		10		
			Total Score:	Maximum = 100	100		87.32		85.7		63.3		



GARLAND

PURCHASING

Executive Summary **Bid 4320-14** **Natural Gas Pipeline Integrity Testing**

Recommended Vendor:

Onyx Services, LLC.

Total Recommended Award:

\$177,999.50

Basis for Award:

Best Value

Purpose:

The purpose of this contract is to provide all labor, equipment and materials to perform the cleaning, measurement and inspection of Garland Power & Light's natural gas pipeline to meet requirements of the Texas Railroad Commission.

Evaluation:

Requests for bids were issued in accordance with Purchasing procedures. Five (5) bids were received and evaluated on the stated criteria of price, qualifications and experience, safety and training, and timeline for completion. The apparent low bidder, Mears Group, did not bid on all the required services and was therefore deemed non-responsive. Onyx Services, LLC. received the highest evaluated score and was the lowest bidder, offering the best value for the City.

Recommendation:

Staff recommends awarding the contract to Onyx Services, LLC.

Funding Information:

Olinger Power Plant Operating Budget 211-3436-7111

Department Director:

Dan Bailey, Energy Services Director, 972-205-2203



GARLAND
PURCHASING

Bid No.: 4335-14
Agenda Item: 2b
Meeting: Council
Date: 06/03/14

Purchasing Report

WATER AND SANITARY SEWER IMPROVEMENTS OPEN MARKET

PURCHASE JUSTIFICATION:

The purpose of this contract is to construct Water and Sanitary Sewer Improvements along with all associated paving and incidentals. The total amount of the award is estimated based on unit pricing and may be more or less depending on actual needs. All work performed will be in accordance with the unit pricing. Funding was approved in the 2013-14 Operating Budget and the 2014 Capital Improvement Program.

AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Tri Con Services, Inc.	All	\$2,000,599.00

TOTAL: \$2,000,599.00

BASIS FOR AWARD:

Lowest Responsible Bidder

Submitted by:

Gary L. Holcomb, CPPO, C.P.M.

Director of Purchasing

Reviewed by:

William E. Dollar

City Manager

Date: 05/22/14

Date: 05/27/14

FINANCIAL SUMMARY:

Total Project/Account: \$	<u>2,000,599</u>
Expended/Encumbered to Date:	<u>-0-</u>
Balance: \$	<u>2,000,599</u>
This Item:	<u>2,000,599</u>
Proposed Balance: \$	<u>-0-</u>

Budget Analyst

Date

Ron Young

05/23/14

Budget Director

Date

FY 2013-14 Oper. Bdgt. &

Operating Budget: ☒ CIP: ☒ Year: 2014 CIP

CIP – pp. W01–W03, WW03–WW05,

Document Location: & ST03 / Oper. Bdgt. – Page 96

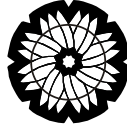
Account #: (Please see Executive Summary)

Fund/Agency/Project – Description:

Various projects within Infrastructure Repair & Replacement Fund and Water Revenue Bond Programs

Comments: Construction of Water and Sewer Improvements and all associated paving and incidentals involving several projects within the CIP and Infrastructure Repair & Replacement Fund in the Operating Budget.

CITY OF GARLAND - BID RECAP SHEET	Durbin Sons, Inc.	Muelbeyer Co.	DELIVERED	DELIVERED	DELIVERED
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GARLAND

PURCHASING

Executive Summary **Bid 4335-14** **Water and Sanitary Sewer Improvements**

Recommended Vendor:

Tri-Con Services, Inc.

Total Recommended Award:

\$2,000,599.00

Basis for Award:

Lowest Responsible Bidder

Purpose:

The purpose of this contract is to construct approximately 1,093 linear feet of 6 inch water, 7,904 linear feet of 8 inch water, 384 linear feet of 6 inch sanitary sewer, 1,479 linear feet of 8 inch sanitary sewer, 3,140 square yards of 6 inch asphalt paving, and 8,941 square yards of 8 inch concrete paving, along with all incidentals. This work is to be performed on Brookview Dr, Birchwood Dr, Meadow Dr and Lake Hubbard Pkwy.

Evaluation:

Requests for bids were issued in accordance with Purchasing procedures. Five (5) bids were received and evaluated. While they were not low on every line item, Tri-Con Services, Inc. offered the lowest overall bid for the water and sanitary sewer improvements.

Recommendation:

Staff recommends awarding this contract to Tri-Con Services, Inc.

Funding Information:

Streets: 831-4693-7111 / ST160-55-36 – \$94,957.10

Streets: 831-4693-7111 / ST160-53-36 – \$153,653.40

Streets: 831-4693-7111 / ST160-63-36 – \$164,766.00

Water: 227-4049-3019100-9214 / CW-191-RB-7-9214 –\$600,595.70

Water: 227-4049-3019000-9213 / CW-190-RB-3-9213 – \$306,914.90

Water: 227-4049-3019200-9214 / CW-192-RB-6-9214 – \$325,534.55

Waste Water: 237-4149-3214700-9301 / CS-2147-1-RB-9301 – \$63,750.00

Waste Water: 237-4149-3214800-9302 / CS-2148-1-RB-9302 – \$23,600.00

Waste Water: 237-4149-3214900-9305 / CS-2149-1-RB-9305 – \$252,537.35

Hazardous Sidewalk: 624-1409-1420204-9015 / CA6-5-2-9015 – \$14,290.00

Department Director:

Michael C. Polocek, P.E., Director of Engineering, 972-205-2178



GARLAND
PURCHASING

Bid No.: 4352-14
Agenda Item: 2c
Meeting: Council
Date: 06/03/14

Purchasing Report

PEDESTAL-MOUNTED CRANE FOR TRANSFER STATION OPEN MARKET

PURCHASE JUSTIFICATION:

The purpose of this contract is to purchase a Pedestal-Mounted Crane to be used by Environmental Waste Services for loading solid waste transfer trailers. Funding was approved in the 2014 Capital Improvement Program.

AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Industrial Disposal Supply Co.	1	\$138,350.00
TOTAL:		\$138,350.00

BASIS FOR AWARD:

Straight Low Bid

Submitted by:

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

Reviewed by:

William E. Dollar
City Manager

Date: 05/22/14

Date: 05/27/14

FINANCIAL SUMMARY:

Total Project/Account: \$	148,000
Expended/Encumbered to Date:	-0-
Balance: \$	148,000
This Item:	138,350
Proposed Balance: \$	9,650

Budget Analyst	Date
Ron Young	05/23/14
Budget Director	Date

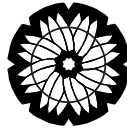
Operating Budget: ☐ CIP: ☒ Year: 2014

Document Location: Page EW05

Account #: 692-1609-1715214-9009

Fund/Agency/Project – Description:
Landfill CIP / Replacement of Pedestal-Mounted Crane

Comments:
Replace pedestal-mounted crane used to load EWS transfer trailers.



GARLAND

PURCHASING

Executive Summary **Bid 4352-14** **Pedestal Mounted Crane for Transfer Station**

Recommended Vendor:

Industrial Disposal Supply Co.

Total Recommended Award:

\$138,350.00

Basis for Award:

Straight Low Bid

Purpose:

The purpose of this contract is to purchase a pedestal mounted crane to be used by Environmental Waster Services for loading solid waste transfer trailers.

Evaluation:

Requests for bids were issued in accordance with Purchasing procedure. Due the specialized nature of this equipment, one bid was received and evaluated from Industrial Disposal Supply Co.

Recommendation:

Staff recommends purchasing the pedestal mounted crane from Industrial Disposal Supply Co.

Funding Information:

692-1609-1715214-9009

Department Director:

Terry Anglin, Fleet Director, 972-205-3524



GARLAND
PURCHASING

Bid No.: 4369-14
Agenda Item: 2d
Meeting: Council
Date: 06/03/14

Purchasing Report

SUBSTATION MATERIALS TERM CONTRACT

PURCHASE JUSTIFICATION:

The purpose of this bid is to establish a Term Contract with four (4) renewal options for bus connectors, cable connectors, grounding connectors, and tools required for Substation construction and maintenance. The quantities are estimated and may be more or less depending on actual requirements. The unit pricing may be reasonably adjusted based on copper, aluminum, and other indexed raw materials increases.

AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
DMC Power, Inc.	All	\$170,000.00

TOTAL: \$170,000.00

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: 05/23/14

Date: 05/27/14

FINANCIAL SUMMARY:

Total Project/Account: \$ N/A

Expended/Encumbered to Date: N/A

Balance: \$ N/A

This Item: 170,000

Proposed Balance: \$ N/A

Trent Schulze 05/23/14

Budget Analyst Date

Ron Young 05/23/14

Budget Director Date

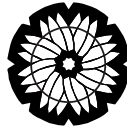
Operating Budget: ☒ CIP: ☐ Year: FY 2013-14

Document Location: Page 211

Account #: 451-6999

Fund/Agency/Project – Description:
Term Contract – Electric Substations Materials

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



GARLAND

PURCHASING

Executive Summary **Bid 4369-14** **Term Contract for Substation Materials**

Recommended Vendor:

DMC Power, Inc.

Total Recommended Award:

\$170,000.00

Basis for Award:

Best Value

Purpose:

The purpose of this bid is to establish a term contract with four (4) renewal options for bus connectors, cable connectors, grounding connectors, and tools required for Substation construction and maintenance.

Evaluation:

Requests for bids were issued in accordance with Purchasing procedures. Three (3) bids were received and evaluated based on the published criteria of materials cost, tools cost and prior experience with the City of Garland. DMC Power Inc. received the highest evaluated and was the overall low bidder, offering the best value for the City.

Recommendation:

Staff recommends awarding the contract to DMC Power, Inc. as the Best Value provider.

Funding Information:

This will be funded as needed from GP&L Operating and CIP accounts.

Department Director:

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



GARLAND
PURCHASING

Bid No.: 4377-14
Agenda Item: 2e
Meeting: Council
Date: 06/03/14

Purchasing Report

WYNN JOYCE SUBSTATION STEEL STRUCTURES OPEN MARKET

PURCHASE JUSTIFICATION:

This purpose of this contract is to purchase Steel Structures for the Wynn Joyce Substation as part of the approved Wynn Joyce Substation Rebuild CIP project. Due to the complexity of the project, an optional contingency of \$22,000.00 is included for unforeseen changes in requirements. Expenditures will not exceed appropriated funds.

AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Stuart Irby	All	\$213,285.00
Optional Contingency		22,000.00
TOTAL:		\$235,285.00

BASIS FOR AWARD:

Lowest Responsible Bid

Submitted by:

Reviewed by:

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

William E. Dollar
City Manager

Date: 05/23/14

Date: 05/27/14

FINANCIAL SUMMARY:

Total Project/Account: \$ 2,120,000

Expended/Encumbered to Date: 1,693,161

Balance: \$ 426,839

This Item: 235,285

Proposed Balance: \$ 191,554

Trent Schulze 05/23/14
Budget Analyst Date

Ron Young 05/23/14
Budget Director Date

Operating Budget: ☐ CIP: ☒ Year: 2014

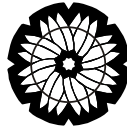
Document Location: Page E11

Account #: 210-3799-3174801-6051
(EC-S0748-001-1-6051)

Fund/Agency/Project – Description:
Electric CIP – Substations Upgrades

Comments: Contract provides for the purchase of steel structures for the Wynn Joyce Substation as part of the Wynn Joyce Substation Rebuild CIP project. Includes an optional contingency for unforeseen changes in requirements.

[illegible]



GARLAND

PURCHASING

Executive Summary **Bid 4377-14** **Wynn Joyce Substation Steel Structures**

Recommended Vendor:

Stuart Irby

Total Recommended Award:

\$235,285.00

Basis for Award:

Lowest Responsible Bid

Purpose:

This purpose of this contract is to purchase steel structures for the Wynn Joyce Substation as part of the approved Wynn Joyce Substation Rebuild CIP project. Due to the complexity of the project, an optional contingency of \$22,000.00 is included for unforeseen changes in requirements.

Evaluation:

Requests for bids were issued in accordance with Purchasing procedures. Five (5) bids were received and evaluated. The apparent low bid, GST Manufacturing, did not bid on all the required structures and was therefore deemed non-responsive. Stuart Irby was the lowest responsible bidder meeting all of the City's requirements and specifications.

Recommendation:

Staff recommends awarding the contract to Stuart Irby as the lowest responsible bidder.

Funding Information:

Wynn Joyce Substation Rebuild 210-3799-3174801-6051 (EC-S0748-001-1-6051)

Department Director:

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



GARLAND
PURCHASING

Bid No.: 4447-14
Agenda Item: 2f
Meeting: Council
Date: 06/03/14

Purchasing Report

DELL POWEREDGE BLADE SERVERS FOR DATABASE VM HOSTS OPEN MARKET

PURCHASE JUSTIFICATION:

The purpose of this purchase is to add Blade Servers to the City's existing VMware virtual infrastructure in order to host production and test database virtual servers. EST Group is a woman-owned business and Dell reseller through the Department of Information Resources Contract DIR-SDD-1951.

AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
EST Group	All	\$109,043.68
TOTAL:		\$109,043.68

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: 05/22/14

Date: 05/27/14

FINANCIAL SUMMARY:

Total Project/Account: \$	261,900
Expended/Encumbered to Date:	149,422
Balance: \$	112,478
This Item:	109,044
Proposed Balance: \$	3,434

Matt Monedero	05/22/14
Budget Analyst	Date
Ron Young	05/22/14
Budget Director	Date

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

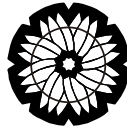
Document Location: Page 134

Account #: 415-4599-2330814-9029

Fund/Agency/Project – Description:

Addition of blade servers to the City's existing infrastructure. The IT Project Fund budgeted for these one-time hardware costs.

Comments:



GARLAND

PURCHASING

Executive Summary
Bid 4447-14

Dell PowerEdge Blade Servers for Database VM Hosts

Recommended Vendor:

EST Group

Total Recommended Award:

\$109,043.68

Basis for Award:

Cooperative Purchase

Purpose:

The purpose of this purchase is to add blade servers to the City's existing VMware virtual infrastructure in order to host production and test database virtual servers.

Evaluation:

The Information Technology Department server infrastructure is standardized to Dell PowerEdge servers. Because of database licensing requirements, some virtual database servers must be in a restrictive VMware cluster with limited processor core accessibility and high memory resources contained in this new server hardware. EST Group is woman-owned business and Dell reseller through the Department of Information Resources contract DIR-SDD-1951.

Recommendation:

Staff recommends awarding the servers to EST Group.

Funding Information:

415-4599-2330814-9029

Department Director:

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



City Council Item Summary Sheet

☐ Work Session

Date: June 3, 2014

☒ Agenda Item

Electric Utility System Commercial Paper Program

Summary of Request/Problem

At the May 5, 2014 Work Session, Council considered termination of the Electric Utility System Commercial Paper Program, Series 2012A and Series 2012B and establishing the Electric Utility System Commercial Paper Program, Series 2014.

Recommendation/Action Requested and Justification

Approve termination of the Electric Utility System Commercial Paper Program, Series 2012A and Series 2012B and establish Electric Utility System Commercial Paper Program, Series 2014.

Submitted By:

David Schuler
Managing Director

Approved By:

William E. Dollar
City Manager



City Council Item Summary Sheet

☐ Work Session

Date: June 3, 2014

☒ Agenda Item

Bond Refunding – Electric Utility System Commercial Paper Notes

Summary of Request/Problem

At the May 5, 2014 Work Session, Council considered authorizing a Bond Refunding of approximately \$100 million Electric Utility System Commercial Paper Notes, Series 2012A and Series 2012B. The purpose of the refunding transaction is to refund variable rate debt with fixed rate debt. The variable rate debt funded construction of the Competitive Renewable Energy Zone transmission lines.

Recommendation/Action Requested and Justification

Approve the sale of Electric Utility System Revenue Refunding Bonds, New Series 2014.

Submitted By:

**David Schuler
Managing Director**

Approved By:

**William E. Dollar
City Manager**



City Council Item Summary Sheet

☐ Work Session

Date: June 3, 2014

☒ Agenda Item

2013-14 Budget Amendment No. 2

Summary of Request/Problem

At the May 19, 2014, Work Session, the City Council reviewed a Policy Report recommending the amendment of the 2013-14 Adopted Budget. The Council directed staff to prepare an Ordinance amending the Budget for (1) projects approved in last year's Budget but uncompleted by the fiscal year-end, (2) mid-year adjustments to Public Safety Grants, and (3) expenditures not anticipated in the 2013-14 Adopted Budget.

The funds required for projects approved in last year's Budget are in the respective fund balances, and there is no financial impact from the approval of these items. Additional expenditures associated with the Public Safety Grants are fully funded by grant revenue, and expenditures not anticipated in the FY 2013-14 Adopted Budget will be funded from excess fund balances from the respective funds.

Recommendation/Action Requested and Justification

Approval of the Ordinance amending the 2013-14 Adopted Budget.

Submitted By:

Ron Young
Director of Budget & Research

Approved By:

William E. Dollar
City Manager

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING AN AMENDMENT TO THE 2013-14 OPERATING BUDGET (BUDGET AMENDMENT NO. 2), PROVIDING FOR SUPPLEMENTAL APPROPRIATION OF FUNDS IN THE GENERAL FUND, THE EQUIPMENT REPLACEMENT FUND, THE PUBLIC SAFETY GRANT FUND, THE INFRASTRUCTURE REPAIR & REPLACEMENT FUND, THE STORMWATER MANAGEMENT FUND, THE WASTEWATER UTILITY FUND, THE ENVIRONMENTAL WASTE SERVICES FUND, AND VARIOUS FUNDS ASSOCIATED WITH THE GROUP HEALTH INSURANCE ADJUSTMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council approved the 2013-14 Operating Budget and appropriated the necessary funds out of the general revenues and grants and other revenues for the maintenance and operation of various departments, activities, and improvements of the City; and

WHEREAS, the City Charter provides that the City Council may approve any amendments and supplements to the Budget as deemed necessary; and

WHEREAS, Council has reviewed and concurred with a Policy Report that establishes the need for changes to appropriations in the General Fund, the Equipment Replacement Fund, the Public Safety Grant Fund, the Infrastructure Repair & Replacement Fund, the Stormwater Management Fund, the Wastewater Utility Fund, the Environmental Waste Services Fund, and also various funds associated with the Group Health Insurance adjustment;

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

Section 1

The City Council of the City of Garland, Texas, hereby authorizes and approves an amendment to the 2013-14 Operating Budget (Budget Amendment No. 2) for the purposes and in the amounts as shown in Exhibit A (Policy Report), attached hereto and incorporated herein by reference.

Section 2

The City Council of the City of Garland, Texas, hereby amends Ordinance No. 6639, Section 1, adjusting operating appropriations in the General Fund, the Equipment Replacement Fund, the Public Safety Grant Fund, the Infrastructure Repair & Replacement Fund, the Stormwater Management Fund, the Wastewater Utility Fund, the Environmental Waste Services Fund, and also various funds associated with the Group Health Insurance adjustment, in the amounts and for the purposes specified in Exhibit A (Policy Report), attached hereto.

Section 3

This Ordinance shall be and become effective immediately upon and after its adoption and approval.

PASSED AND APPROVED this the 10th day of June, 2014.

THE CITY OF GARLAND, TEXAS

By: _____
Mayor

ATTEST:

City Secretary

ATTACHMENT A

Budget Amendment FY 2013-14 Operating Budget

	BA #1	BA #1 PO Rollover	BA #2	BA #2 Health Insurance Adjustments	Total Budget Amendments
REVENUES AND EXPENDITURES					
Sources of Funds:					
Additional Revenue					
General Fund - Police Donations	\$2,995	\$0	\$0	\$0	\$2,995
Combined Grant Funds	0	0	62,265	0	62,265
Fund Balance - Prior Year	972,687	3,605,092	3,617,296	995,000	9,190,075
Total Funds Provided	<u>\$975,682</u>	<u>\$3,605,092</u>	<u>\$3,679,561</u>	<u>\$995,000</u>	<u>\$9,255,335</u>
Use of Funds - Expenditures:					
General Fund (See detail in Notes)	\$130,334	\$461,915	\$501,767	\$566,747	\$1,660,763
Electric Utility Fund	(1,153,000)	546,313	0	123,270	(483,417)
Water Utility Fund	220,495	30,783	0	31,431	282,709
Wastewater Utility Fund	220,495	220,101	335,000	47,638	823,234
Environmental Waste Svcs. Fund	0	14,413	158,062	42,727	215,202
Infrastructure Repair & Rplcmt. Fund	1,112,365	87,636	243,725	35,360	1,479,086
Stormwater Management Fund	39,000	32,236	20,279	11,787	103,302
Recreation Performance Fund	0	107,888	0	0	107,888
Hotel/Motel Tax Fund	0	0	0	1,964	1,964
SafeLight Fund	0	0	0	491	491
Combined Grant Funds	0	0	62,265	16,207	78,472
Narcotic Seizure Funds	0	40,000	0	0	40,000
Equipment Replacement Fund	86,649	1,164,411	2,358,463	0	3,609,523
Self Insurance Fund	0	4,656	0	2,456	7,112
Customer Service Fund	0	22,065	0	46,657	68,722
Facilities Management Fund	0	111,795	0	16,207	128,002
Fleet Services Fund	0	67,948	0	17,189	85,137
Information Technology Fund	0	496,066	0	29,958	526,024
IT Replacement Fund	319,344	193,116	0	0	512,460
Warehouse Fund	0	3,750	0	4,911	8,661
Total Expenditures	<u>\$975,682</u>	<u>\$3,605,092</u>	<u>\$3,679,561</u>	<u>\$995,000</u>	<u>\$9,255,335</u>

Notes:

General Fund -					
City Attorney	\$0	\$2,238	\$0		\$2,238
Code Compliance	0	5,100	0		5,100
Economic Development	127,339	0	0		127,339
Engineering	0	5,685	0		5,685
EWS - Disposal	0	17,858	200,167		218,025
Financial Services	0	0	25,000		25,000
Fire	0	36,654	44,000		80,654
Health	0	0	10,000		10,000
Human Resources	0	1,774	0		1,774
Library	0	17,440	0		17,440
Municipal Court	0	4,804	0		4,804
Parks, Recreation & Cultural Arts	0	128,716	0		128,716
Planning & Community Development	0	121,352	18,600		139,952
Police	2,995	118,549	0		121,544
Purchasing	0	1,745	0		1,745
Transfer to Fleet Services Fund	0	0	204,000		204,000
Various Departments	0	0	0	566,747	566,747
Sub-Total General Fund	<u>\$130,334</u>	<u>\$461,915</u>	<u>\$501,767</u>	<u>\$566,747</u>	<u>\$1,660,763</u>



City Council Item Summary Sheet

☐ Work Session

Date: June 3, 2014

☒ Agenda Item

Environmental Waste Services Residential Rate Increase

Summary of Request/Problem

At the May 19, 2014, Work Session, the City Council reviewed a Policy Report outlining the need for increasing the Residential Solid Waste Collection rate by \$1.60, effective July 1, 2014.

<u>Service Areas</u>	<u>Current Rate</u>	<u>Increase</u>	<u>Proposed Rate</u>
Residential Solid Waste Collection	\$17.58	\$1.60	\$19.18

Recommendation/Action Requested and Justification

Approve an Ordinance adopting a Residential Solid Waste Collection rate of \$19.18 a month, effective July 1, 2014.

Submitted By:

Ron Young
Director of Budget & Research

Approved By:

William E. Dollar
City Manager

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 50, “UTILITY RATES AND FEES,” OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS, RELATING TO FEES FOR VARIOUS SERVICES PROVIDED BY THE CITY; PROVIDING A SAVINGS CLAUSE, A SEVERABILITY CLAUSE, AND AN EFFECTIVE DATE.

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

SECTION 1

That Sec. 50.50 of Chapter 50, “Utility Rates and Fees,” of the Code of Ordinances of the City of Garland, Texas, is hereby amended to read as follows:

“Sec. 50.50 Residential monthly charges.

The following schedule of monthly charges for residential sanitation services shall apply within the corporate limits of the city:

- | | |
|---|----------|
| (1) One-family residence | \$ 19.18 |
| (2) Two-family residence on one water meter | 38.36 |
| (3) Two-family residence on separate water meters, each unit | 19.18 |
| (4) Apartment house units with cooking facilities provided, each unit | 38.36 |
| (5) One-family residence and single apartment with cooking facilities
(on one water meter) | 19.18 |
| (6) Residents may obtain up to two (2) additional solid waste automated residential containers by paying a monthly service charge of \$6.10 for each additional solid waste container. No residence shall have more than three (3) solid waste automated containers. All solid waste containers shall remain the property of the City.” | |

SECTION 2

That Chapter 50, “Utility Rates and Fees,” of the Code of Ordinances of the City of Garland, Texas, shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 3

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

SECTION 4

That this Ordinance shall become effective on July 1, 2014.

PASSED AND APPROVED this the 3rd day of June, 2014.

THE CITY OF GARLAND, TEXAS

By: _____
Mayor

ATTEST:

City Secretary



City Council Item Summary Sheet

☐ Work Session

Date: June 3, 2014

☒ Agenda Item

Reconsideration request by Alloy Right Recyclers

Summary of Request/Problem

At the May 20, 2014 meeting, City Council denied the ordinance approving a request by Alloy Right Recyclers (File 14-13) for a Specific Use Permit for a Recycling Center on property located at 828 East Walnut Street. 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 motion to approve the ordinance failed by a vote of 3 to 6, therefore in effect denying it. Councilmembers Campbell, Goebel, Willis, LeMay, Stanley and Dodson voted against the motion for approval.

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.

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 July 1, 2014 meeting to rehear the request.

Recommendation/Action Requested and Justification

Council direction is requested.

Submitted By:

**Anita Russelmann
Director of Planning**

Approved By:

**William E. Dollar
City Manager**

May 23, 2014

Director of Planning
City of Garland

Re: Specific Use Permit (Alloy Right Recyclers)

Mr.

I have been fortunate to receive a special use permit at my current location and conducted business over the past 3 years. I have seen you allow much larger facilities come in very close to me. I've made 3 attempts to find a location more suitable to my current location and have worked with the city on their suggestions, it's been without success.

There seems to have been some confusion on how the process was going to take place at the consent hearing and it's clearly evident by the indecision by everyone involved at the City Council meeting, held on May 20th. I've been more than willing to comply with city's wishes on how I operate my business so that it's beneficial for everyone involved. I've worked hard at trying to do the right thing.

From my perspective, it appears that the council wants to group me in with all recyclers in the city of Garland and that we all operate the same. That is simply not the case here. I have tried to differentiate myself by supplying information to give everyone a better understanding on how I operate to help you with this decision making process. I have extended invitations to council members to visit my location so they could view it in person. I have yet to have anyone take me up on my offer.

We process our material in a clean and workmanlike manner. We do not stockpile material, it's sorted by hand and then placed into containers, which in turn is placed into our truck for transport when they are at full capacity. The material is turned over quickly. Our client base comes to us in cars, pickup trucks, pickup trucks with trailers and small box trucks. We do not use 18 wheelers or flat bed semi's to load or unload for our business. We work diligently on customer turn times. We want to continue to operate in this manner and are not trying to grow to the scale of the larger recyclers that are in the city.

The proposed location that I am trying to acquire offers many advantages to my existing location. The proposed site is heavy industrial, the lot is 310 feet deep (Length of a football field) that allows me to get traffic off the street, not tie up traffic on the street. It gives me more room to operate as evidenced by the furnished site plan that was in coordination with planning commission. The City Planning Commission unanimously approved this plan. Traffic problems have been the topic of discussion throughout this whole process. On my busiest day, the number of cars that I would support does not pose a significant impact on the frontage street at the proposed location, so I do not believe this argument is valid.

I am very conscious of the fact that the council members have a very difficult job when it comes to a vote. I'm willing to discuss concessions on hours of operation or any additional items tied to the special use permit, if that would make the council feel more comfortable with the proposal. We are a small, family run business trying to do the right thing. We are not trying to grow to the scale of the larger Recycling facilities in Garland. We want to continue to operate the same way we have been because it's better for the City of Garland, the local residents and Alloy Right Recyclers.

I am respectfully requesting reconsideration for zoning at the June 3rd meeting.

Respectfully submitted,

Alfonso Vasquez
Alloy Right Recyclers



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



File No. 14-06/District 1

Meeting: Regular Meeting

Date: June 3, 2014

Planning Report

Apollo Beer & Wine, Inc.

7602 North Jupiter Road, Suite 100

REQUEST

Approval of 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.

This request was denied by the City Council on April 1, 2014. On May 6th the Council voted to grant the applicant a rehearing.

OWNER

Metric Place Inc.

PLAN COMMISSION RECOMMENDATION

On March 10, 2014 the Plan Commission, by a vote of eight (8) to zero (0), recommended approval of a Specific Use Permit for a Convenience Store for a period of 10 years and tied to Apollo Beer & Wine, Inc. per Staff recommendation.

STAFF RECOMMENDATION

Approval of the Specific Use Permit for Convenience Store for a 10 year time period tied to Apollo Beer & Wine, Inc provided the applicant closes the existing drive-through window. The proposed convenience store is compatible with the Office/Retail land uses established on the subject property and given the neighborhood service character and scale of the convenience store, it is a suitable land use for a commercial site that is adjacent to residential neighborhoods.

BACKGROUND

The subject property was developed in 1984 with a multi-tenant building. The building is currently occupied by an array of office and retail/personal service uses. The applicant seeks approval of a Specific Use Permit to operate a convenience store from Suite 100.

SITE DATA

The subject property contains 2.689-acres in total area, fronting approximately 345-feet along North Jupiter Road and 340-feet along Lookout Drive. The site is accessible from both North Jupiter Road and Lookout Drive.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Planned Development (PD) District 87-15 for General Business Use and limits the allowable uses to those permitted in the General Business District in the SH 190 Overlay. The General Business (GB) District accommodates a variety of retail, service and business establishments which are not designed in a shopping center configuration but are generally located on individual, unrelated sites. Convenience Store is allowed by Specific Use Permit only within the General Business (GB) District in the SH 190 Overlay.

CONSIDERATIONS

1. The applicant proposes to subdivide Suite 101 to create Suite 100, where a 1,500 square foot convenience store will be located. The convenience store will operate Monday through Thursday from 9:00 a.m. to 10:00 p.m., Friday and Saturday from 9:00 a.m. to 12:00 a.m., and Sunday from 12:00 p.m. to 10:00 p.m. The applicant will close the drive-through window located on the south end of the building, within Suite 100, to comply with Section 10-312 of the Comprehensive Zoning Ordinance No. 4647 which prohibits convenience stores from offering drive-in, drive-up, drive through, or walk-up sales or service of pre-packaged, sealed, unopened beverages.
2. In 1999, the Board of Adjustment granted a parking variance to allow the subject property to provide 142 parking spaces. Today, the site has 147 parking spaces. Of the 147 parking spaces, 8 parking spaces shall be designated to the proposed convenience store.
3. Since the applicant is not proposing any increase to the existing building and/or parking area, screening and landscape requirements are not applicable under this request.
4. The Sign Ordinance limits the sign area for attached signage to 24 square feet. The applicant is proposing an attached sign that is less than the maximum allowable area.
5. The applicant requests approval of a Specific Use Permit for a period of 10 years and tied to **Apollo Beer & Wine, Inc.**

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Neighborhood Centers for the subject property. Neighborhood centers provide a mix of retail, services and community gathering places. This center should be appropriately scaled to adjacent residential areas. This type of center is predominantly, but not exclusively, non-residential. Neighborhood Centers are served by local roads and transit routes.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The surrounding area is presently characterized by residential development. The properties to the south and east are zoned with numerous Planned Development (PD) Districts and developed with single family residences. The properties to the north and west are developed with single family residences and are within the City of Richardson jurisdiction. The neighborhood center character of the subject property which is currently developed with a restaurants, medical offices, beauty salons, and retail, will not be negatively impacted by the introduction of the proposed convenience store.

Prepared By:

Josue De La Vega
Development Planner

Date: May 23, 2014

Reviewed By:

Anita Russelmann
Director of Planning

Date: May 23, 2014

Reviewed By:

William E. Dollar
City Manager

Date: May 27, 2014

Z 14-06 Responses:

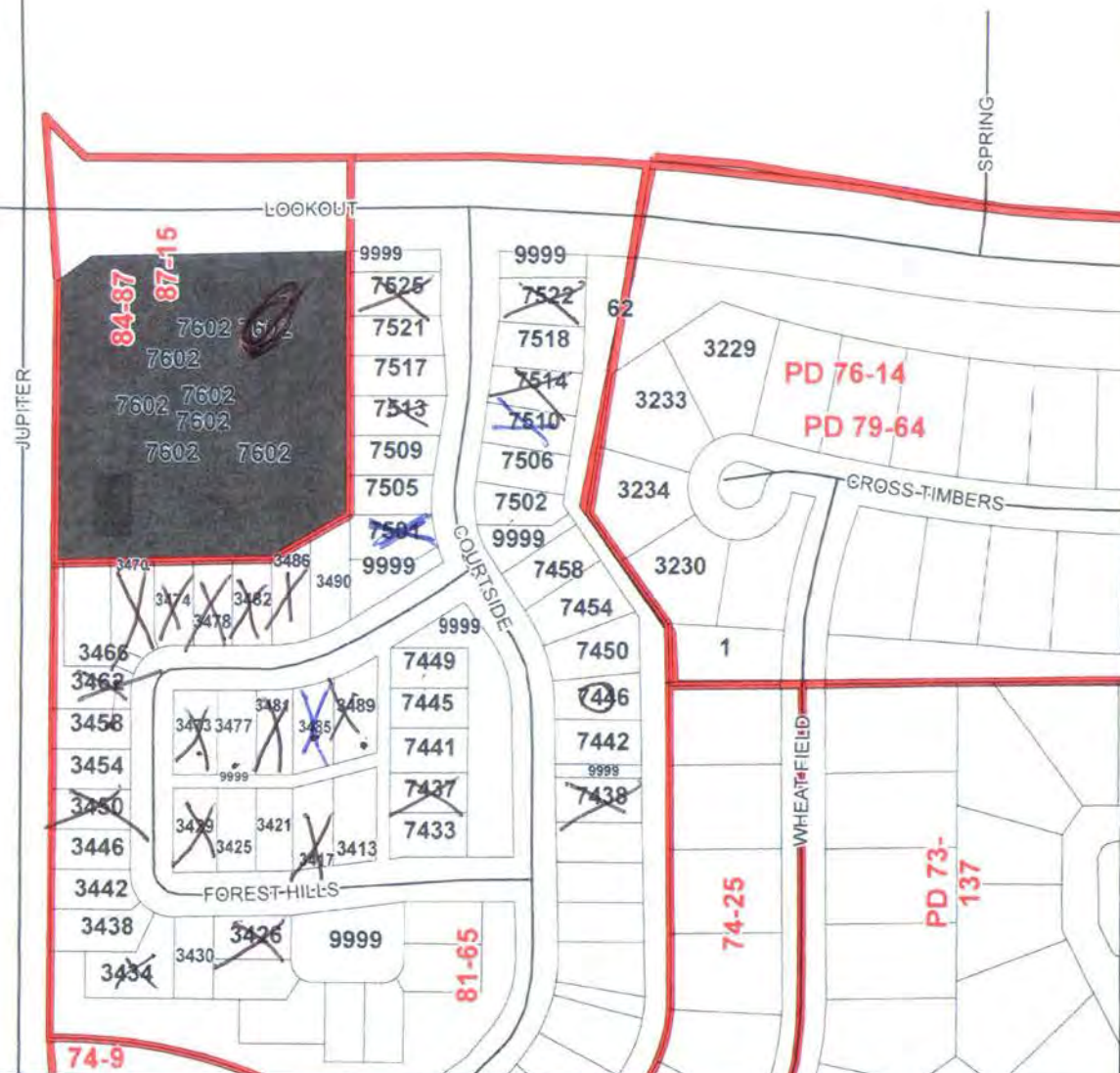
These responses were submitted for the original hearing date, April 1, 2014. No new responses have been received since.

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 across from SP people can buy beer & wine - we do not need it in our neighborhood or the traditional

Your Property Address

7414 Wheat Field Rd, Garland, TX 75044

Printed Name

Max Kegg

Address

City, State

Zip

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

Max Kegg
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

Title

Date

3/13/14

President - Metric Place Inc.



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 14-08

Dear Property Owner:

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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

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 SEOBEE

Printed Name

3489 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

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.

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 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

Title

Date:

3/6/14

Home owner



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

*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)

[Signature]

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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Being approximately a 2.889-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 2138 of the Map Records of Dallas County, Texas. The property is located at 7602 North Jupiter Road, Suite 100, Garland, TX. (District 1)

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(Please Check One Below)

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

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

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).

Signature

Cynthia L. Salles

Title

Property Owner

Date:

3/10/14

GARLAND

CITY OF GARLAND
PLANNING DEPARTMENT
P.O. BOX 489002
GARLAND, TX 75046-9002

February 27, 2014

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

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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 CANTSIDE

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



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 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.

Your Property Address

(Please complete the following information)

6715 SE 7th St. Brandon James
Printed Name
6715 SE 7th St. 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



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:

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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 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 unsavory 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 drif-raft, 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).

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, parking, 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
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 believe this will be a horrible thing for the neighborhood. It will increase traffic and maybe crime in the area.

(Please complete the following information)

Your Property Address

Long Holder
Printed Name
3417 Forest Hills Circle, Garland, TX 75041
Address City, State Zip

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

Long 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
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

3473 Forest Hills Cir.

Printed Name

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
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

3182 Forest Hills Cir

Address

Garland, TX

City, State

75046

Zip

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

Dustin Hardy

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

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
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.

Too much noise and traffic; it will attract crime

(Please complete the following information)

Your Property Address

Printed Name

Address

City, State

Zip

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

Signature

Title

Date:



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

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



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.

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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(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 75044
Address City, State Zip

The above statements reflect my (our) opinion regarding the proposed request(s).
Signature Nancy E. Barrington Title homeowner

Date: 3/10/14



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 Maria Howard

Printed Name 7437 Courtside

Address Garland City TX 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

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

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:

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.

Would prefer a coffee shop - to buy coffee / drink coffee

Your Property Address

Printed Name

Address

City, State

Zip

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

Signature

Title

Date:

Ruth Kelley
3481 Forest Hills Garland TX 75044

Ruth Kelley

3/10/2014



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.

(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

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.

*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 Title

Date: *3/10/14*



GARLAND

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

February 27, 2014

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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

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

Printing 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

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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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 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



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.

(Please complete the following information)

Your Property Address

Shaun Dawson
Printed Name

7414 Courtside Dr. Garland, TX 75044
Address City, State 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

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.

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

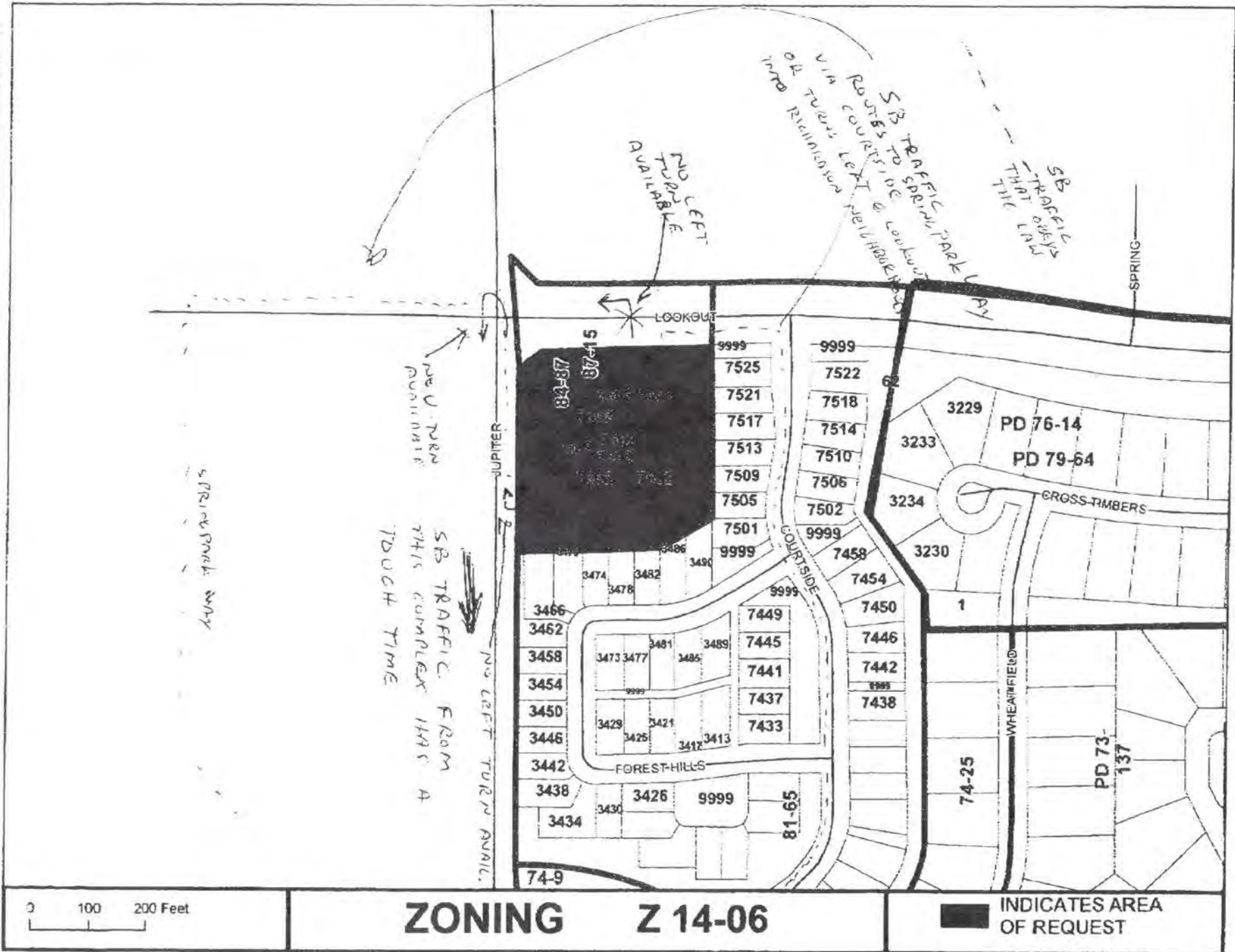
Title

Date

3-8-14

HOMEOWNER

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.

To close to family residents. E park where kids play

(Please complete the following information)

Your Property Address

Jpry1 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).

Cepyl Salazar Homeowner/President
Signature Title

Date: 3/7/14

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.

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 is only a convenience to some, but NOT needed here.

(Please complete the following information)

Your Property Address

3110 Debra Ct Garland Tx 75044

Printed Name

E. E. Evanczyk

Garland TX

75044

Address

City, State

Zip

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

Signature *E. E. Evanczyk*Title *City Planner*Date: *3-11-14*

*Outside of the
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.

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



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 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

Printed Name

Address

City, State

Zip

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

Signature

Title

Date

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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File Z 14-06

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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 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.

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.

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
Signature

Mr.
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 [Signature] Title MR.

Date: 02/09/2014

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.

We are Residential with appropriate zoning since 1975 I was one of original 8 Builders since 1973 by Del Sandee Const Co, Inc

(Please complete the following information)

Your Property Address

Bobby Dale Sandee

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 Sandee

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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(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).

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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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.

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 access. 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

Address

Garland TX

City, State

75044

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 PEACE OR QUIET FOR THE HOME OWNERS WHERE THE
DAY OR NITE
STORE BACKS UP AGAINST THEIR PROPERTY - STRONGLY AGAINST THIS
APPLICATION.*

(Please complete the following information)

Your Property Address

JERROLD M BELL
Printed Name

2102 CHAMPION CT
Address

RICHARDSON TX 75082
City, State Zip

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

Jerrold M Bell
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 MINGELOVA

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 _____

Date MARCH 7, 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

(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

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).

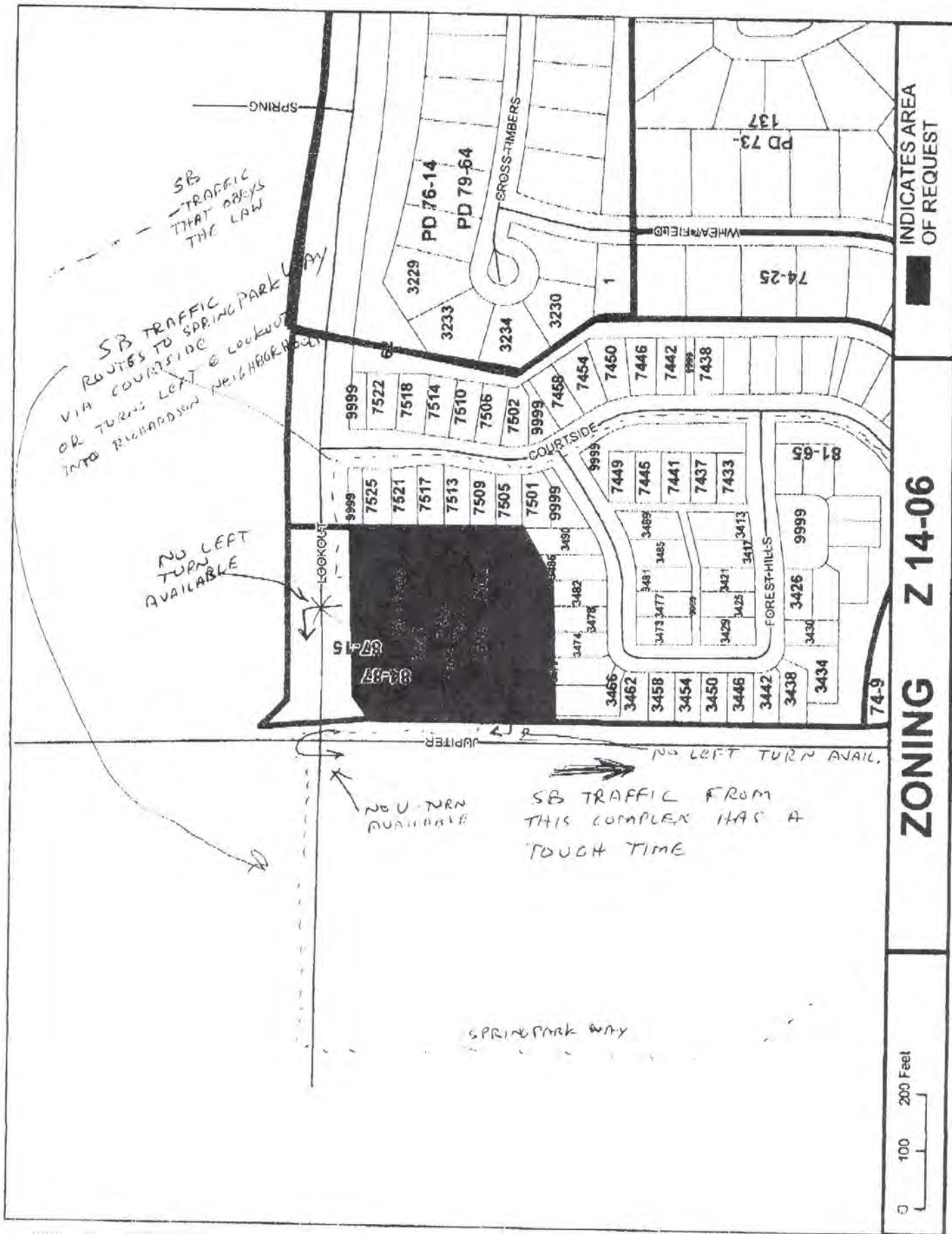
Signature

Title

Date:

3-8-14

~~OWNER~~ HOMEOWNER





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

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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



0 100 200 Feet

ZONING Z 14-06

 INDICATES AREA OF REQUEST

SPECIFIC USE PERMIT CONDITIONS

ZONING FILE 14-06

7602 North Jupiter Road, Suite 100

- I. **Statement of Purpose:** The purpose of this Specific Use Permit is to permit a Convenience Store on the subject property.
- II. **Statement of Effect:** This permit shall not affect any regulation found in the Comprehensive Zoning Ordinance, as amended, except as specifically provided herein.
- III. **General Regulations:** All regulations of the General Business (GB) District set forth in Section 25 and 33 of the Comprehensive Zoning Ordinance, Ordinance No. 4647 are included by reference and shall apply, except as otherwise specified in this ordinance.
- IV. **Specific Regulations:**
 - A. Time Period: The Specific Use Permit shall be in effect for a 10 year time period and tied to **Apollo Beer & Wine, Inc.**
 - B. Days and Hours of Operation: The Convenience Store will operate from Monday through Thursday from 9:00 a.m. to 10:00 p.m., Friday and Saturday from 9:00 a.m. to 12:00 a.m., and Sunday from 12:00 p.m. to 10:00 p.m.
 - C. Parking Requirement: At least 8 parking spaces shall be designated to the proposed Convenience Store.
 - D. Drive-Through Window: The applicant shall close the existing drive-through window.

JUPITER ROAD

LOOKOUT DRIVE



Raul Reyes
Surveying

209 LAKEHURST DRIVE,
WYLIE, TX 75098
PHONE: 214-478-7879



DATE: 12/12/2013

TECH: RDR

OWNER:

SPRING PARK SHOPPING CENTER
SITE PLAN
JUPITER RD AT LOOKOUT DR
7602 JUPITER ROAD
PROPOSED SUITE 100
City of Garland, Texas 7504
Dallas County

REPORT & MINUTES

P.C. Meeting, March 10, 2014 (8 Members Present)

Consideration of the application of Apollo Beer and Wine, requesting approval of 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. The property is located at 7602 North Jupiter Road Suite 100. (File 14-06)

The applicant, Janish Vaishnav, 7601 N. Jupiter Rd., Ste. 100 Garland, TX 75044, briefly explained their establishment has been delayed for two months. They have obtained all necessary permits and licenses to include TABC, and then were informed they needed to apply for a SUP.

Speaking in opposition, Kristen Hieronymus, 3474 Forest Hills Circle, 75044, and Ginger Hubbard, 3229 Cross Timbers Lane, expressed a list of concerns regarding the opening of this business, subsequent issues that could take place, questioned the hours of operation and if this establishment would have a drive-thru.

The applicant verified this establishment would be a convenience store, with the sale of beer and wine.

Motion was made by Commissioner Luckie, seconded by Commissioner Ott to close the Public Hearing and open the case for discussion. **Motion carried: 8 Ayes, 0 Nays.**

There was discussion regarding the definition of Convenience Store and the compliance with TABC requirements.

Motion was made by Commissioner Luckie, seconded by Commissioner Ott to close the Public Hearing and **approve** the request per staff recommendation. **Motion carried: 8 Ayes, 0 Nays.**



Planning Report

Firewheel Senior Living, LLC.

On the north side of West Campbell Road, approximately 500 feet west of the intersection of West Campbell Road and Holford Road

REQUEST

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, 3) a Specific Use Permit for Assisted Living Facility, and 4) a variance to section 34.51 (B)(3)(b) of the Development Standards for Senior Living and Related Facilities regarding common storage.

On May 6, 2014 City Council postponed this request to allow the applicant to revise the variance request to section 34.51 (B)(3)(b) of the Development Standards for Senior Living and Related Facilities regarding common storage.

OWNER

Firewheel Senior Living, LLC.

PLAN COMMISSION RECOMMENDATION

On April 14, 2014 the Plan Commission, by a vote of five (5) to zero (0), recommended 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 for a period of 30 years.

Additionally, the Plan Commission approved 1) a variance to Section 34.51(B)(3)(a) of the Development Standards for Senior Living and Related Facilities to allow the storage spaces in the memory care dwelling units to be no less than 10 square feet in area and 90 cubic feet in volume, 2) a variance to Section 34.51(B)(3)(b) of the Development Standards for Senior Living and Related Facilities to provide a common storage area of not less than 2,500 square feet, and 3) a variance to Section 34.52(B) of the Development Standards for Senior Living and Related Facilities to forego the perimeter fencing and evergreen shrubs requirement along the northernmost 240 feet section of the western property line, the entire length of the north property line, the property

line along Holford Road and the property line connecting the eastern property line and Holford Road.

STAFF RECOMMENDATION

Approval of 1) a change of zoning from Agriculture (AG) District to a Planned Development (PD) District for Multifamily Uses, 2) a Detail Plan for an Assisted Living Facility and 3) Approval of a Specific Use Permit for Assisted Living Facility for a period of 30 years. The proposed assisted living facility is an appropriate use and its design is compatible with the residential character of the adjacent properties.

Denial of a variance request to 34.51(B)(3)(b) of the Development Standards for Senior Living and Related Facilities to provide a common storage area of not less than 1,200 square feet. The applicant has not indicated the presence of site constraints that do not allow the addition of a 2,500 square feet common storage area. Furthermore, the required common storage area is even more necessary since a variance has been approved to reduce the storage spaces in the 23 memory care dwelling units from 25 square feet and 175 cubic feet to 10 square feet and 90 cubic feet.

BACKGROUND

The subject property is currently undeveloped. The applicant seeks approval of a change of zoning, a Detail Plan, and a Specific Use Permit to develop the subject property with an assisted living facility. Additionally, the applicant requests a variance to further reduce the common storage area from 2,500 square feet as originally established by the Plan Commission in agreement with the applicant to 1,200 square feet.

SITE DATA

The subject property contains 6.96 acres and has approximately 370 feet of frontage along West Campbell Road and 150 feet along Holford Road. The site will only have access from West Campbell Road.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Agriculture (AG) District which is intended for vacant land that is not yet ready for development, land which is used for agricultural or open space purposes, and land which has been newly annexed into the City of Garland. This district functions as a temporary “holding zone” for land until development patterns warrant more intensive urban use. At that time,

it is anticipated that Agriculture Districts will be changed to an appropriate permanent zoning classification. The development of an assisted living facility requires the subject property to be rezoned to a Planned Development (PD) based on Multifamily District and approval of a Specific Use Permit.

CONSIDERATIONS

1. The applicant is requesting approval of a change in zoning to a Planned Development (PD) District for Multifamily Uses, a Detail Plan, and a Specific Use Permit for an Assisted Living Facility. The applicant proposes to develop a 4.31-acre portion of the 6.96 site with a 43,668-square foot assisted living facility with a density of 8.48 dwelling units per acre. The developable portion of the site fronts West Campbell Road. The remaining 2.64 acre portion fronts Holford Road and will remain undeveloped and dedicated as a drainage easement. The proposed assisted living facility will accommodate 59 units that will provide dwelling to residents who may require staff assistance to evacuate, are incapable of following directions under emergency conditions, require staff attendance during nighttime sleeping hours, and require assistance transferring to and from a wheelchair. Other residents may require assistance with memory care, care for Alzheimer's and other forms of dementia; these residents will require a majority of the same services as a typical resident, with additional support depending on their level of cognitive abilities.
2. The parking requirement for an assisted living facility is 1 parking space for every 3 dwelling units plus 1 parking space for every day staff plus 1 parking space for every 20 dwelling units for guests. With 59 dwelling units and 18 staff members at any time, the proposed assisted living facility requires 41 parking spaces. The Detail Plan provides 51 parking spaces.
3. The proposed elevations consist of at least 80 percent stone veneer and no more than 20 percent stucco and are in compliance with the Development Standards for Senior Living and Related Facilities and the SH 190 Development Standards regarding material composition of exterior walls. The proposed building is also in compliance with other applicable regulations from the Development Standards for Senior Living and Related Facilities and the SH 190 Development Standards such as Building Design and Building Placement.
4. The applicant seeks approval of a Specific Use Permit for a period of 30 years.
5. The applicant seeks approval of a variance to Section 34.51(B)(3)(b) of the Development Standards for Senior Living and Related Facilities which requires a common storage area with a minimum of 50 square feet per dwelling unit. For a senior living facility with 59 dwelling units, 2,950 square feet of common storage is required. On April 14, 2014 the Plan Commission approved a variance to the aforementioned section to allow the square footage of the

common storage to be reduced to 2,500 square feet. The applicant is appealing this decision asserting that 2,500 square feet of common storage still is excessive and inconsistent with the senior housing industry standards. The applicant is proposing to provide 1,200 square feet of common storage.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Business Centers for the subject property. Business Centers represent clusters of business offices and/or clean industry whose development and operations result in minimal negative effects to adjacent development types. Although inconsistent with the recommendation in the Future Land Use Map, the proposed assisted living facility still is an appropriate development for an infill lot located between two religious facilities. Furthermore, due to its low density and low commercial intensity, the proposed assisted living facility will have little or no impact on the adjacent properties and will not diminish the ability of the area to develop in the manner envisioned within the Comprehensive Plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties immediately to the west and east are zoned Agriculture (AG) and developed with religious buildings. The properties further west are zoned Planned Development (PD) District 01-18 for Freeway Uses and are currently undeveloped. The property to the south, across Campbell Road, is zoned Planned Development (PD) District 05-08 for Church and Industrial Uses with SUP 12-14 for a Charter School; this property is undeveloped. The properties to the east, across Holford Road, are zoned Planned Development (PD) District 96-34 and Planned Development (PD) District 94-17, both for Single Family Uses. These properties are developed with single family residences.

The low density (8.48 dwelling units per acre) at which the proposed assisted living facility will be constructed makes this development compatible with the adjacent residential neighborhoods and religious sites. Its development will not have a negative impact in developing the area as recommended in the Comprehensive Plan.

Prepared By:

Josue De La Vega
Development Planner

Date: May 22, 2014

Reviewed By:

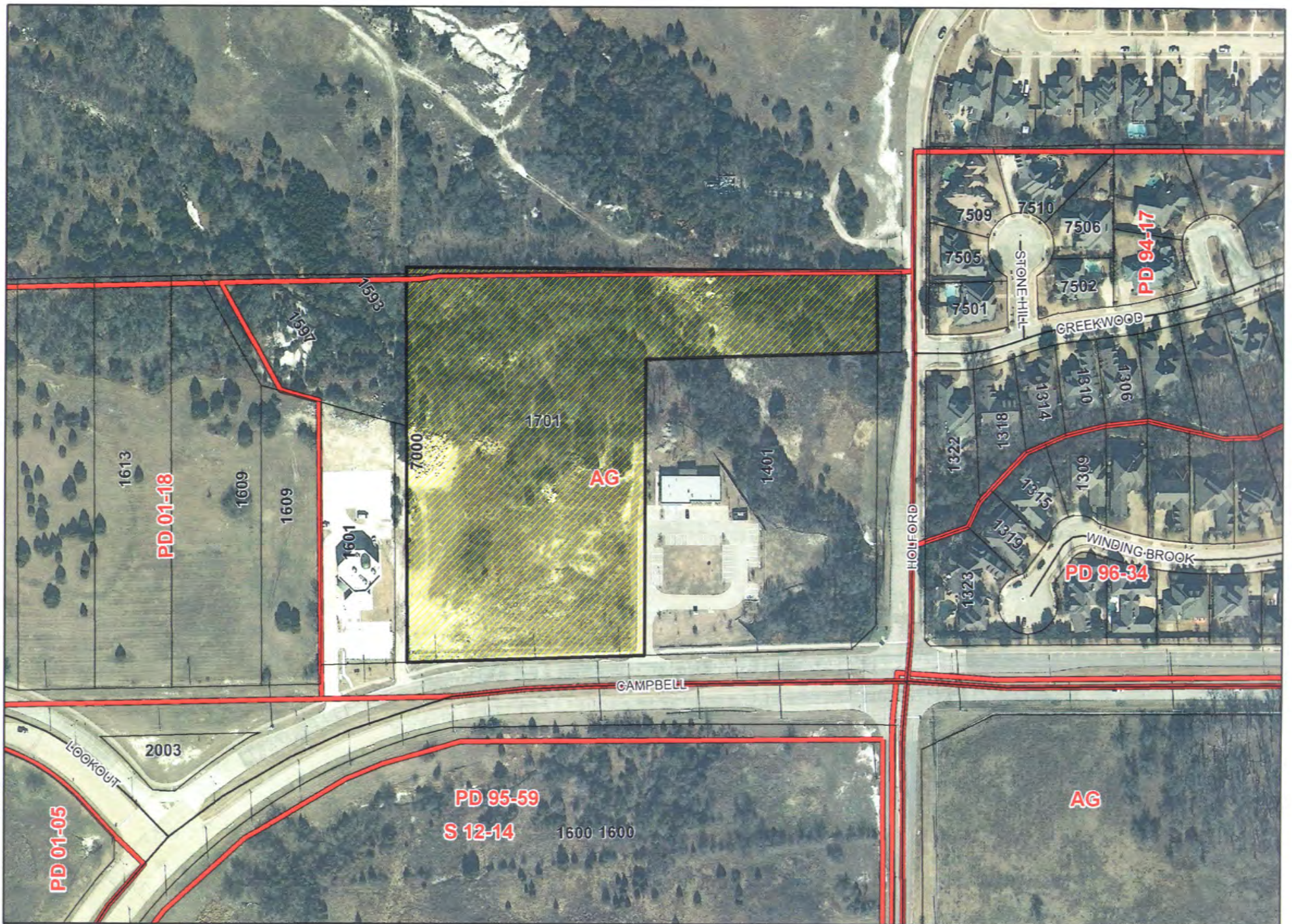
Anita Russelmann
Director of Planning

Date: May 27, 2014

Reviewed By:

William E. Dollar
City Manager

Date: May 28, 2014



0 100 200 Feet

ZONING Z 14-16

 INDICATES AREA OF REQUEST

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE 14-16

On the north side of West Campbell Road, approximately 500 feet west of the intersection of West Campbell Road and Holford Road

- I. **Statement of Purpose:** The purpose of this Planned Development District is to permit the construction of an assisted living facility subject to conditions.
- II. **Statement of Effect:** This Planned Development 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 development shall comply with Ordinance No. 5410, Senior Living and Related Facilities. All regulations of the Multi-Family District set forth in Section 19, 32, and 33 of the Comprehensive Zoning Ordinance, Ordinance No. 4647 are included by reference and shall apply, except as otherwise specified in this ordinance.
- IV. **Development Plans:**
 - A. Detail Plan: Development shall be in general conformance with the approved Detail Plan set forth in Exhibit C; however, in the event of conflict between the Detail Plan and the conditions, the conditions shall prevail.
- V. **Specific Regulations:**
 - A. Permitted Uses: No uses shall be permitted except for an Assisted Living Facility.
 - B. Specific Use Permit: The Specific Use Permit shall be effective for a period of 30 years.
 - B. Architectural Standards and Building Façade: Exterior elevations shall be in conformance with the approved elevations (Exhibit E).
 - C. Landscaping: The perimeter fencing and evergreen shrubs are not required along the northernmost 240 feet section of the western property line, the entire length of the north property line, the property line along Holford Road and the property line connecting the eastern property line and Holford Road. Landscaping shall be in general conformance with the approved Landscape Plan (Exhibit D).
 - D. Signage: One monument sign shall be permitted on the subject property with the size and setback in compliance with the Senior Living Standards.

- E. Common Storage Area: The square footage of the common storage area shall not be less than 1,200 square feet.
- F. Storage Space Within Memory Care Dwelling Units: The area and volume of the storage spaces in the memory care dwelling units shall not be less than 10 square feet and 90 cubic feet.



CRYSTAL CREEK ADDITION
INST NO: 20110169672
DPROCT

!!!!	CAUTION	!!!!
TEXAS ONE	1-800-245-4545	
ATMOS	1-800-344-8377	
SW BELL	1-800-233-2133	
ONCOR	1-800-395-0440	
48 HRS PRIOR TO CONSTRUCTION		

SITE DATA:
LOT AREA:
6.96 Acres, 303,258 sq. ft.
LOT COVERAGE:
14.4%
FLOOR TO AREA RATIO:
6.54%
BUILDING AREA:
43,668 sq.ft.
BUILDING HEIGHT:
XX' (One Story)
BUILDING SETBACKS:
Front: 30'
Rear & Side: 15'
PROPOSED USE:
Assisted Living
IMPERVIOUS AREA:
(including buildings):
226,662 sq.ft.
ZONING:
Exh1ting AG
Proposed: PD-XX
PARKING:
Required:
1 space/3 units (59/3) = 20
Total employees = 20
Total Required = 40
Provided:
Standard= 43
Handicapped Required = 3
Handicapped Provided = 8
Total Provided = 51
LANDSCAPE AREA:
Required: 75,084 sq.ft.
Provided: 76,636 sq.ft.










— EX —	= EX
— EX SS —	= EX
	= E
CO	= E
	= E
SP	= E
	= E
PP	= E
	= E
EXST or EX	= I
EXPACT	= I
LS	= I
BC	= I
B-B	= I
	= I
	= I
	= I
	= I
	= I

EXHIBIT C

ONLY DRAWING
*RELEASED FOR C
BY THE CITY OF
TO BE USED FOR CONSTRUCTION.



FIREWHEEL SENIOR LIVING

CAMPBELL ROAD
POPS PROPERTY V. LTD. LLP
HENRY McCULLOUGH SURVEY, ABSTRACT NO. 901
City of Garland, Dallas County, Texas

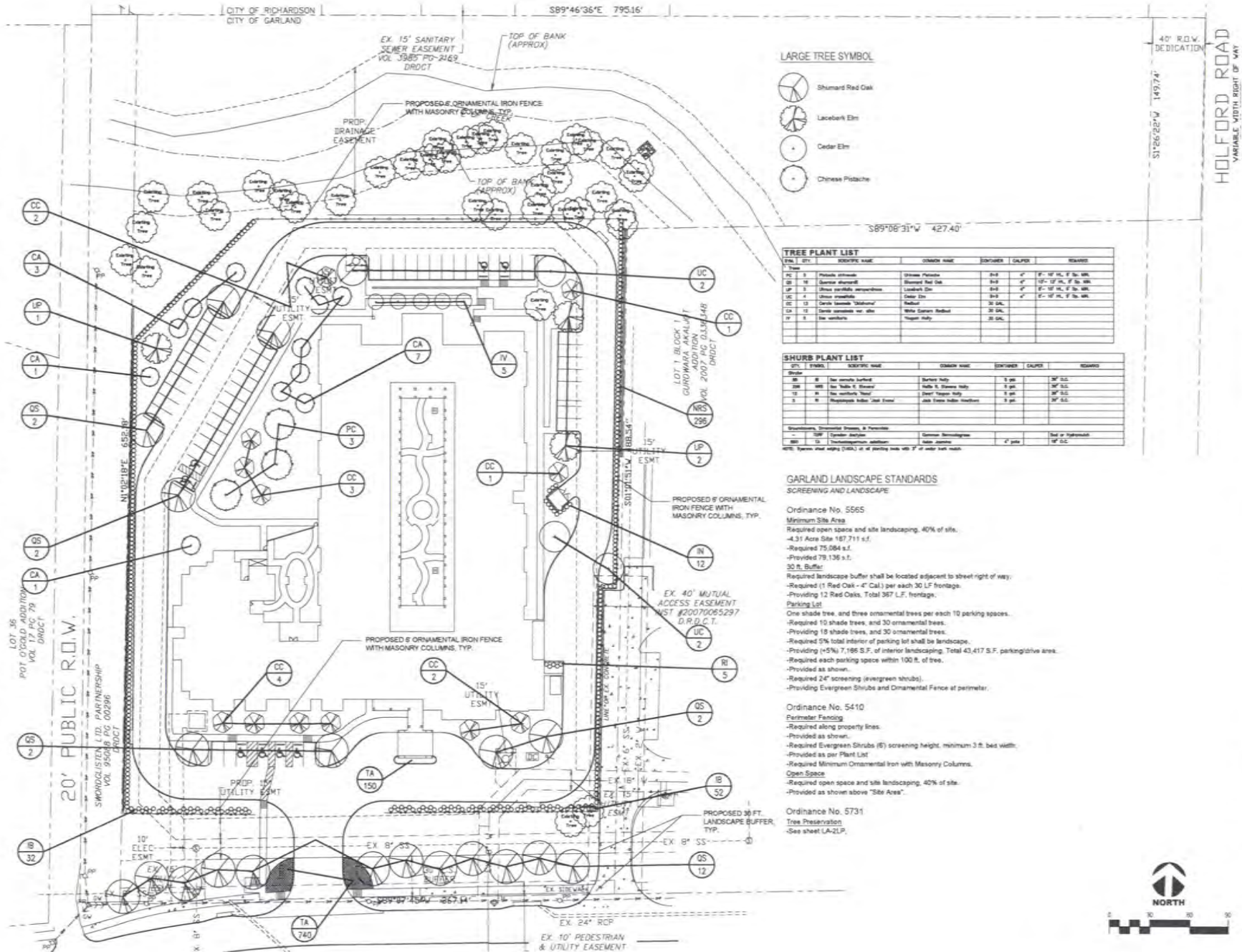
FROMWHEEL SENIOR LIVING, LLC
107 N. McKinney St., Richardson, Texas 75085
Contact: Wendy Sedey 972-743-3537
whey@fromwheelpartty.com
provided by

WORK CONSULTING ENGINEERS
1200 W. State Street, Garland, Texas 75040
972-272-1263 Fax 972-272-8761

© 2014 Korte Consulting Engineers, Inc. All Rights Reserved
PROJECT NO.: 2013-18 REG. NO.: F-2567

date:	topic:	sheet:
5/15/74	$T^* = 40^\circ$	C101

WARNING:
PRIOR TO THE BEGINNING OF ANY
CONSTRUCTION OR CONSTRUCTION
STAKING, IT SHALL BE THE
CONTRACTORS RESPONSIBILITY TO
CONTACT THE CIVIL ENGINEER TO
ENSURE THAT ALL PARTIES ARE IN
POSSESSION OF THE MOST
CURRENT SET OF CONSTRUCTION
DOCUMENTS.



Preliminary
Review Set
Not for
Construction

CARDELL HIDEING

901

EXHIBIT D

HEN

PROJECT SITE

Number	Date
1	3/18/2014
2	4/20/2014
3	4/20/2014
4	4/21/2014
5	4/21/2014

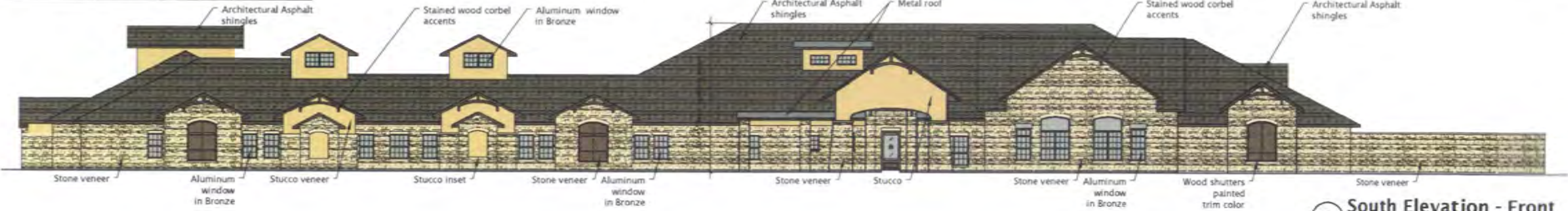
DATE:
MAY 16, 2014

TITLE:
LANDSCAPE
PLAN

PROJECT:
LA-1LP



Material Schedule				
Type	Glass	Stucco	Stone	Total
South Elevation	471 s.f.	604 s.f./17%	3,001 s.f./83%	3,605 s.f./100%



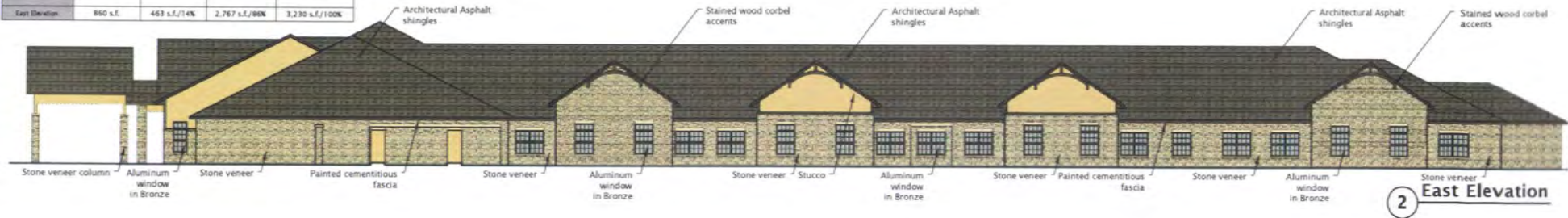
1 South Elevation - Front

Material Calculations				
Type	Glass	Stucco	Stone	Total
North Elevation	369 s.f.	363 s.f./13%	2,530 s.f./87%	2,893 s.f./100%



3 North Elevation - Rear

Material Calculations				
Type	Glass	Stucco	Stone	Total
East Elevation	860 s.f.	463 s.f./14%	2,767 s.f./86%	3,230 s.f./100%

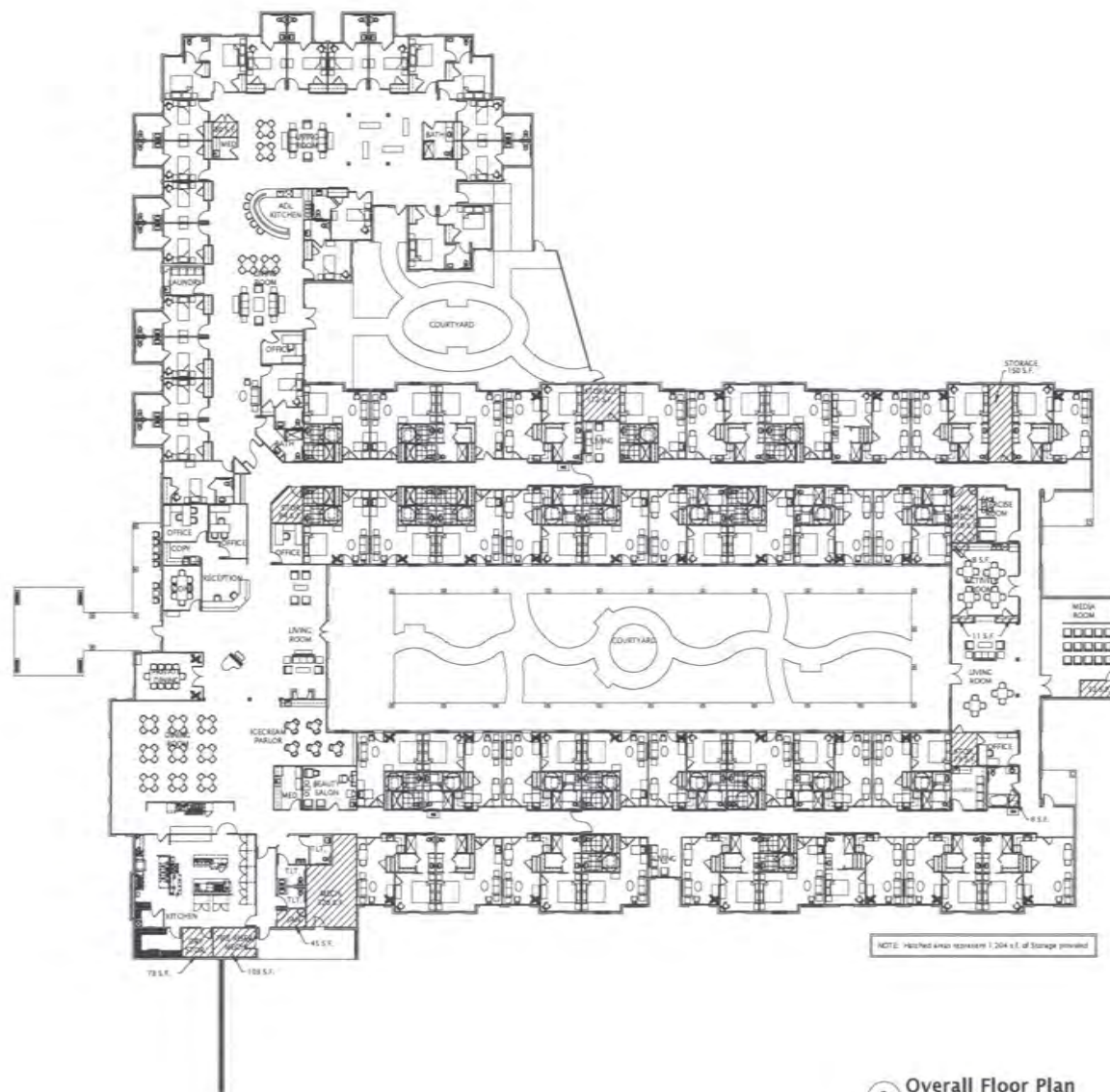


2 East Elevation

Material Calculations				
Type	Glass	Stucco	Stone	Total
West Elevation	549 s.f.	474 s.f./15%	2,714 s.f./95%	3,189 s.f./100%



4 West Elevation



1 Overall Floor Plan
1/16" = 1'-0" 41,391 s.f.

Senior Realty of Texas, L.L.C.
2401 Tee Circle
Norman, OK 73069

**A New 59 Unit
Assisted Living Facility
Garland, Texas**

May 7, 2014

**Overall Floor Plan
A4.1**

REPORT & MINUTES

P.C. Meeting, April 14, 2014 (6 Members Present)

Consideration of 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 3) a Specific Use Permit for Assisted Living Facility and 4) variances to Sections 34.51(B)(3)(a), 34.51(B)(3)(b), and 34.52(B) of the Development Standards for Senior Living and Related Facilities regarding storage areas, perimeter fence and landscape. 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 & 1601 Campbell Road. (File 14-16)

The applicant, Vinay Sedey, 5102 Edgewater Ct. Parker, TX 75094, gave a brief overview of the application request.

The Engineer Gerald Monk, 1200 W. State, Garland, TX gave a brief overview of the intended establishment and remained available for questions.

Karen Wilson, 1030 Creekwood, Garland, TX, spoke in support of the request. She had concerns regarding material for future fencing, terms of the SUP, storage, and what is intended for the undeveloped portion of the property.

Commissioner Dalton asked for clarification on the requested 344 square feet of storage and the possibility of increasing the available storage space.

The applicant stated it was facility and tenant storage. He agreed to increase the overall storage space.

Greg Yearsley, 523 Butternut Drive, Garland, TX spoke in support of the request, but had a question for the undeveloped portion of the lot, questioned why the common area storage couldn't be larger and the length of the SUP.

Mr. Monk stated the undeveloped portion is intended for a drainage easement.

Commissioner Johnson also agreed the requested storage space needs to be increased.

Motion was made by Commissioner Ott, seconded by Commissioner Johnson to close the Public Hearing and open the case for discussion. Motion **carried: 5 Ayes, 0 Nays.**

Commissioners discussed the amount of common storage space that should be provided and the length of the SUP.

Motion was made by Commissioner Johnson, seconded by Commissioner O'Hara to **approve** the request per staff recommendation with the condition that the common storage area be a minimum of 2,500 sf. Motion **carried: 5 Ayes, 0 Nays.** Commissioner Roberts recused himself from this case.



O = IN FAVOR
X = AGAINST

200 Feet

ZONING Z 14-16

 INDICATES AREA OF REQUEST





GARLAND

April 3, 2014

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

HEARING DATE/TIME: Plan Commission: April 14, 2014 – 7:00 PM

APPLICANT: Firewheel Senior Living, LLC

File Z 14-16

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, April 14, 2014, in the Council Chambers of City Hall, 200 North Fifth Street, to consider the application of **Firewheel Senior Living, LLC**, requesting approval of 1) a change of zoning to a Planned Development (PD) District for Multifamily-18 Uses on property zoned Agriculture (AG) District and in the SH 190 Overlay, 2) a Detail Plan for an Assisted Living Facility and 3) variances to Sections 34.51(B)(3)(a), 34.51(B)(3)(b), and 34.52(B) of the Development Standards for Senior Living and Related Facilities regarding storage areas, perimeter fence and landscape. The property is shown on the enclosed sketch and is described as follows:

Being an approximate 6.96-acre tract of land situated in the Henry McCullough Survey, Abstract No. 901, City of Garland, Dallas County, Texas, being all of that certain tract of land conveyed to Firewheel Senior Living, LLC, by General Warranty Deed recorded in Instrument No. 201300391504, Official Public Records, Dallas County, Texas. The property is located on the north side of Campbell Road, approximately 500 feet west of the intersection of Campbell Road and Holford Road, Garland, TX. (District 1)

Note: The applicant seeks approval to change the zoning district and a Detail Plan to build an assisted living facility. Additionally, the applicant requests approval of variances to place only a portion of the required perimeter fence and adjacent landscape, to forego the common storage area requirement and to reduce the number of storage spaces per dwelling units.

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.

This is a good addition to our community.

(Please complete the following information)

Your Property Address

Gursewak Sedey

Printed Name

1701 Lookout Dr.

Address

Garland, TX

City, State

75044

Zip

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

Signature

Title

Date:

4/10/2014



GARLAND

April 3, 2014

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.

Given the value of the homes in the immediate area, I do not believe any variances should be allowed. The Sikh temple next door is an example of what happens when you allow lower standards architecturally. It is a square brick box.
(Please complete the following information)

Your Property Address

Printed Name

Address

City, State

Zip

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

Signature

Title

Date:

Keith McDonald
7505 Stone Hill Ct. Garland, Tx 75044
4-9-14



GARLAND

April 3, 2014

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

HEARING DATE/TIME: Plan Commission: April 14, 2014 – 7:00 PM

APPLICANT: Firewheel Senior Living, LLC.

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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 as long as it is a single story
construction & properly brick/stone perimeter fence on East
both sides of this development

(Please complete the following information)

Syed Hussain / Your Property Address
First Crescent Enterprises LLC, 3009 Gunnison Dr, Richardson, TX 75081
Printed Name
7000 Holford (34 Feet wide) Garland, TX 75044
Address X 652-18 City, State Zip
(in m)

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

Signature [Signature] Title President

Date: 4/10/14



GARLAND

April 3, 2014

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

HEARING DATE/TIME: Plan Commission: April 14, 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 in Favor as long as it is a Single Story West
Construction & properly brick/stone Perimeter fence on East
Both sides of this developmen

(Please complete the following information)

Syed Hussain Your Property Address
First Crescent Enterprises LLC, 3009 Gunnison Dr, Richardson, TX 75081
Printed Name
7000 Holford (34 Feet wide X 6.52-18 in 3m) City, State Garland, TX Zip 75044
Address

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

Signature [Signature] Title President

Date: 4/10/14



GARLAND

April 3, 2014

HEARING DATE/TIME: Plan Commission: April 14, 2014 – 7:00 PM

APPLICANT: Firewheel Senior Living, LLC.

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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 as long as it is a single story
construction & properly brick/stone perimeter fence on
both sides of this development

(Please complete the following information)

Your Property Address

First Crescent Enterprises LLC, 3009 Gunnison Dr, Richardson, TX 75081

Printed Name

7000 Holford (34 Feet wide
X 6.52-18
in unim) Garland, TX 75044

Address

City, State

Zip

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

Signature

Title

Date:

4/10/14



GARLAND

April 3, 2014

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

HEARING DATE/TIME: Plan Commission: April 14, 2014 – 7:00 PM

APPLICANT: Firewheel Senior Living, LLC.

File Z 14-16

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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 believe this will be a positive addition to our neighborhood.

(Please complete the following information)

Your Property Address

Bob & Carole Kilduff

Printed Name

1318 Creekwood Dr.

Address

Garland, TX

City, State

75044

Zip

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

C. Kilduff

Signature

Title

Date: *4/13/14*



GARLAND

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Signature

Title

Date

[Signature]
Oaks at Stony Creek HOA President
4-14-2014



Planning Report

Troy Crosson

620 Main Street

REQUEST

Approval of a Specific Use Permit for a Reception Facility on property zoned Central Area 1 (CA-1) District.

OWNER

Troy Crosson

PLAN COMMISSION RECOMMENDATION

On May 12, 2014 the Plan Commission, by a vote of nine (9) to zero (0), recommended approval of a Specific Use Permit for a Reception Facility on property zoned Central Area 1 (CA-1) District per Staff recommendation.

STAFF RECOMMENDATION

Approval of the Specific Use Permit for a Reception Facility. Given the existing retail and commercial character of the site, the location is suitable and appropriate for the operation of the reception facility. Staff recommends that a condition be added to require security for any events where alcohol will be served. Additionally, the reception facility should be limited to the area as identified and a new Specific Use Permit required should the facility extend into the adjoining restaurant as the primary use.

BACKGROUND

The subject property is currently zoned Central Area 1 (CA-1) District. The applicant seeks a Specific Use Permit for a Reception Facility to occupy 3,780 square feet of the existing building with the proposed use. The building is also occupied with forthcoming restaurant and office space.

At the January 18, 2005 meeting, the City Council adopted Ordinance 5873, which created a new land use identified as Reception Facility. The use is described by the ordinance as a facility that is open to the general public or made available for private uses, designed and used for social events, which may include but are not limited to parties, dances, receptions, banquets or similar social events.

SITE DATA

The subject property contains approximately 0.25-acres in total area. The property has approximately 90 feet of frontage along Main Street and approximately 122 feet of frontage along Seventh Street.

USE OF PROPERTY UNDER CURRENT ZONING

The Central Area 1 (CA-1) District encompasses the core of the downtown business area. The Central Area 1 (CA-1) District allows a broad range of office, retail, commercial, residential and institutional activities. District regulations are designed to accommodate a diversity of land uses located in a more densely developed environment. Special provisions are made for off-street parking, lot coverage and setback requirements since this district is largely comprised of older structures which predate contemporary development concepts and standards. A Specific Use Permit is required in the Central Area 1 (CA-1) District in order to permit a Reception Facility.

CONSIDERATIONS

1. The applicant proposes to operate a reception facility within a 3,780 square foot space in the existing building. The reception facility is accessed from Seventh Street and shares that entry point with office spaces as reflected on the floor plan. There is a suite that is used by patrons of the reception facility in coordination with special events such as a wedding as a dressing/preparation room. The applicant indicated the reception facility will be available for events seven days a week with the majority of events occurring from 8pm to 12am.
2. The restaurant is a permitted use in the Central Area 1 (CA-1) District. It will operate seven days a week from 11am to 8pm. It will be closed to the public when events are held in the reception facility. The restaurant will also provide catering services to the reception facility. There is direct access to the reception facility from the restaurant.
3. Recently approved reception facilities have included a condition requiring security for events where alcohol is served. The City Attorney's Office has indicated that State law identifies who can provide private security under Chapter 1702 of the State Occupations Code. The Attorney's Office recommends that security be provided as allowed under the State law. Staff recommends this security provision be added as a condition. The applicant indicated they require security for events of 50 people or more or if alcohol is served.
4. Section 2.4 of the Reception Facility Ordinance (Ordinance 5873) states that required parking for a Reception Facility Use is 1 parking space for each 100 square feet of gross floor area which would require 38 parking spaces for the use. However, the Central Area (CA-1) District does not require off-street parking for properties within this district with the intent that on-street parking will service the needs of the businesses. Even though there is no parking required onsite, Staff has concerns regarding the availability of on-street parking for the proposed reception facility and surrounding businesses. The

applicant should evaluate an alternative parking plan that would ensure the patrons of the reception facility and restaurant have adequate parking while being sensitive to the adjacent businesses. These options could include entering a parking agreement with nearby properties with off-street parking or potentially valet service in conjunction with a parking agreement for large events.

5. The applicant is requesting approval of the Specific Use Permit for a 10 year period.
6. Prior to receiving a certificate of occupancy for the reception facility, the applicant will be required to comply with all applicable codes and regulations including providing a fire sprinkler system, obtaining all required building and health permits and any other permits as required by the City of Garland.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Community Centers for the subject site. Community centers are areas with compact development, primarily non-residential, serving a collection of neighborhoods. This type of development consists of a mix of uses, including retail, services, office use, multi-family residential, and entertainment. Community centers may be developed at the intersections of major arterial streets and along major arterials, highways, and turnpike corridors. The development standards employed to create Community Centers should enhance gateways and corridors as well as to provide attractive, modern developments that create desirable destinations within the city.

The reception facility does provide an entertainment venue that services the larger area and could be a desirable destination located in downtown. The limitation of the reception facility to the space as indicated by the applicant would ensure that it would be consistent with the Comprehensive Plan by providing a community serving use in the area without minimizing the potential for a retail/personal service use to occupy the adjacent space which is a highly visible intersection within downtown.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The property is surrounded by properties within the Central Area Ca-1 District. There are a variety of uses but the uses are primarily retail/personal service, restaurant and office. The downtown area is of high priority for redevelopment and improvements of existing buildings. The proposed reception facility serves as a use that brings additional patrons into downtown. The reception facility, while not a retail or personal service use, has the potential to introduce new patrons to the surrounding retail and personal service businesses.

There is some concern with the reception facility extending into the restaurant space and limiting the availability of a personal service that is needed in this area. Additionally, the restaurant space is in a key location along Main Street and the activity generated from the potential daytime and nighttime population is crucial to the overall redevelopment efforts in downtown. Staff recommends the

reception facility be limited to the space identified by the applicant and any proposal to extend the reception facility into the restaurant space, without the full operation of the restaurant, would require an amended Specific Use Permit. Additionally, the parking plan for the reception facility should be evaluated to minimize the negative impact on available parking for the surrounding businesses.

Prepared By:

Chasidy Allen, AICP
Principal Planner

Date: May 22, 2014

Reviewed By:

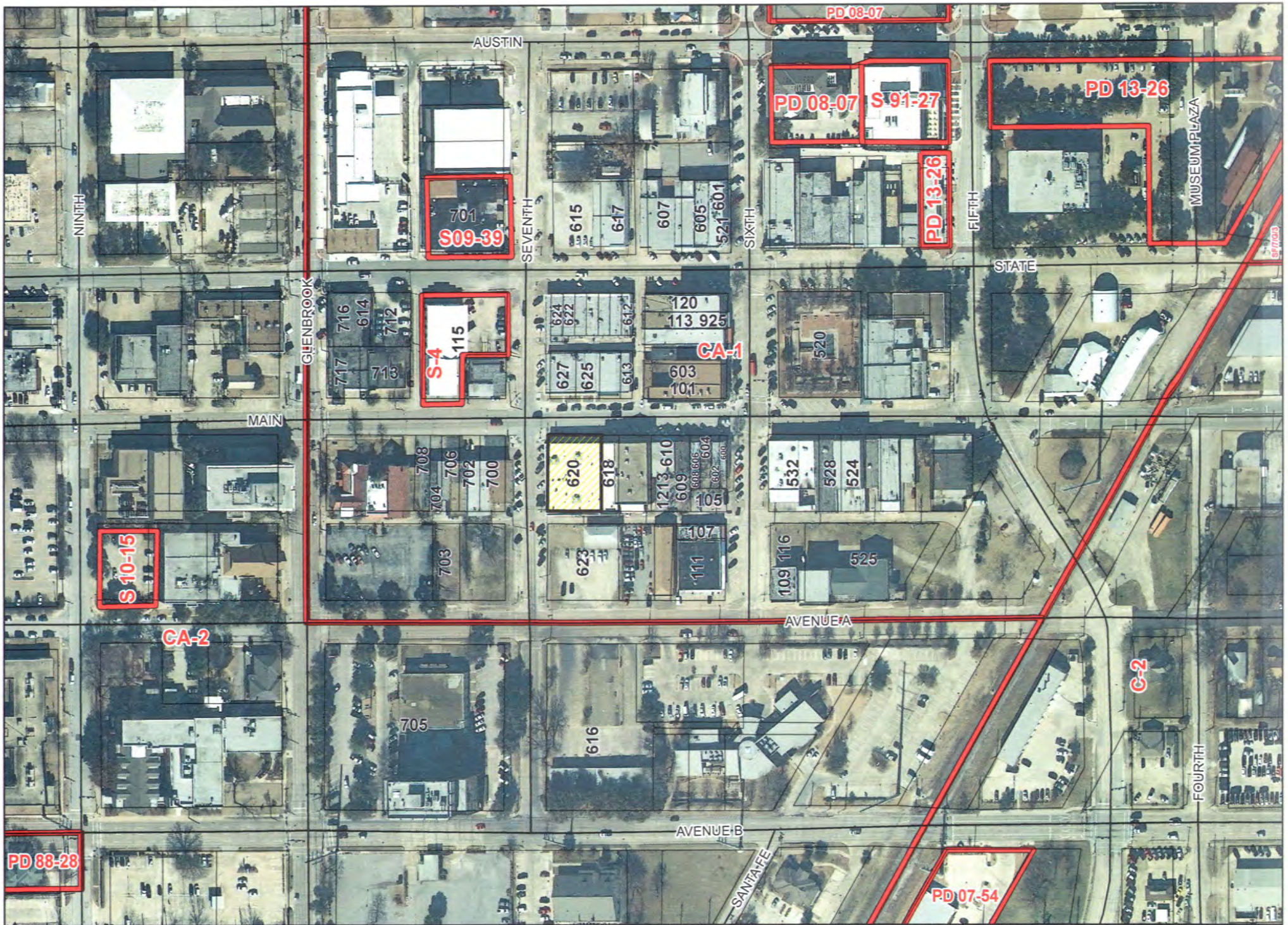
Anita Russelmann
Director of Planning

Date: May 27, 2014

Reviewed By:

William E. Dollar
City Manager

Date: May 29, 2014



ZONING

Z 14-20

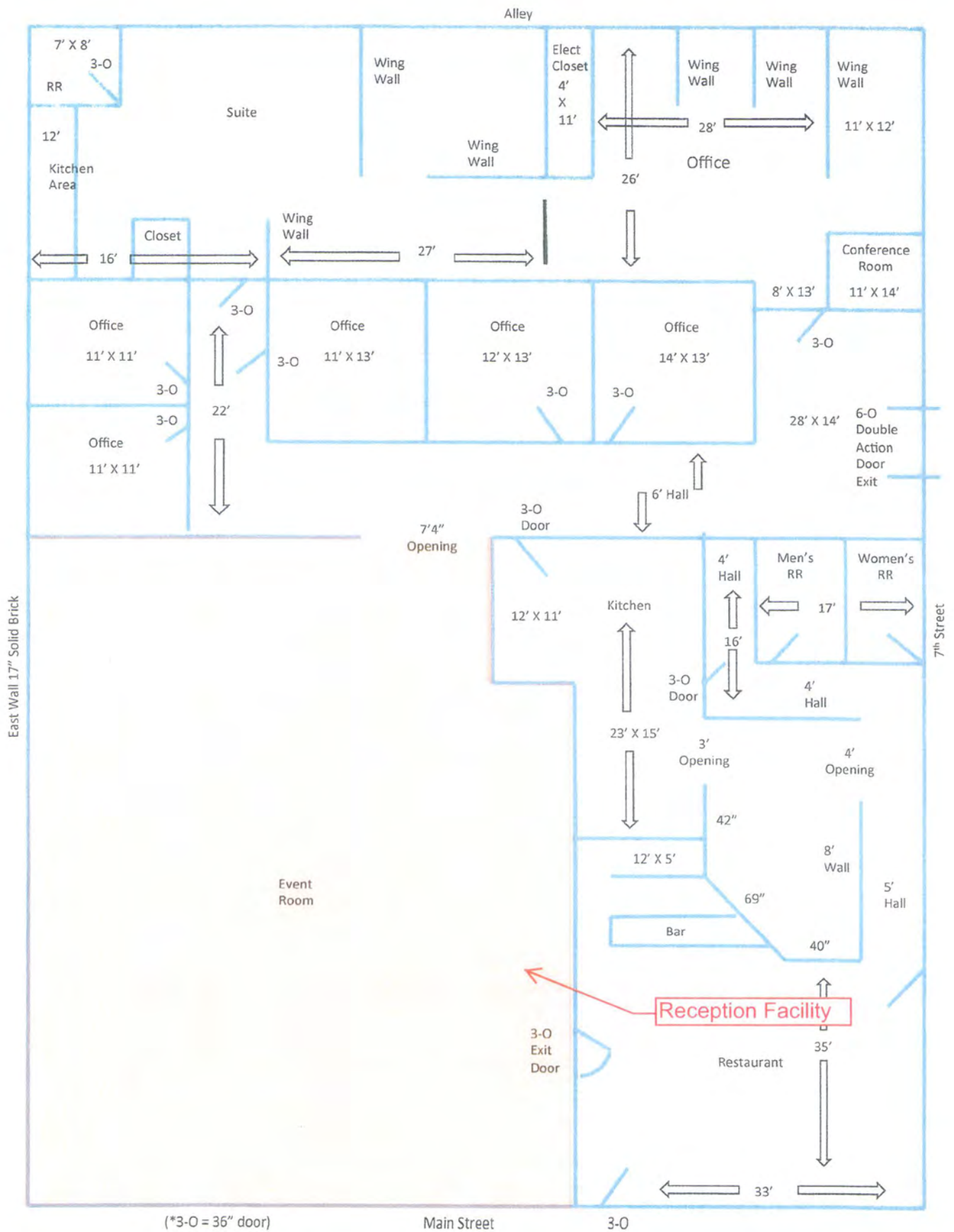
 INDICATES AREA
OF REQUEST

SPECIFIC USE PERMIT CONDITIONS

ZONING FILE 14-20

620 Main Street

- I. **Statement of Purpose:** The purpose of this Specific Use Permit is to allow a Reception Facility subject to conditions.
- II. **Statement of Effect:** This permit shall not affect any regulation found in the Comprehensive Zoning Ordinance, Ordinance No. 4647, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. **General Regulations:** All regulations of the Central Area 1 (CA-1) District set forth in Section 27 and Section 33 of the Comprehensive Zoning Ordinance are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. **Specific Regulations:**
 - A. Time Period: The Specific Use Permit shall be in effect for a 10 year time period.
 - B. Security: Security shall be provided at every event where alcohol is provided. Security will be provided by a person authorized to provide private security under Chapter 1702 of the Texas Occupations Code.



Poetry Place

620 Main St, Garland, TX 75040 Phone 972-494-2500 Fax 972-494-2550 info@poetry-place.com

I, Troy Crosson, have owned the Poetry Place location at 620 Main St since 1998. My wife Penny, our family and I currently live and own businesses in the city of Garland. Our children, Tyler and Kendall, went through the Garland IB Program. Kendall now works along side us here at Poetry Place and Tyler is an Officer in the Air Force, training to become an Astronaut for our Great Nation. I have always strived to keep our properties up to date with City Code and ahead of the curve to enhance the overall look. I am looking forward to the continued success here in Garland.

I am requesting a change in venue from office space to a multi-use space located at 620 Main St. Enclosed you will find the information required for this change. Currently 620 Main St has a restaurant "A Taste at Poetry Place", offices and the 3,780 sq. ft. Poetry Place Main Event Room.

Sincerely,

A handwritten signature in black ink, appearing to read 'Troy Crosson', with a long horizontal flourish extending to the right.

Troy Crosson

REPORT & MINUTES

P.C. Meeting, May 12, 2014 (9 Members Present)

Consideration of the application of Troy Crosson, requesting approval of a Specific Use Permit for a Reception Facility on property zoned Central Area 1 (CA-1) District. The property is located at 620 Main Street. (District 2) (File 14-20)

The applicant Troy Crosson, 620 Main Street, Garland, TX, was available for questions.

Commissioner Fisher asked the applicant if he has explored the possibility of offsite parking and if neighboring businesses would enter into a parking agreement.

The applicant stated he has looked into the use of valet parking.

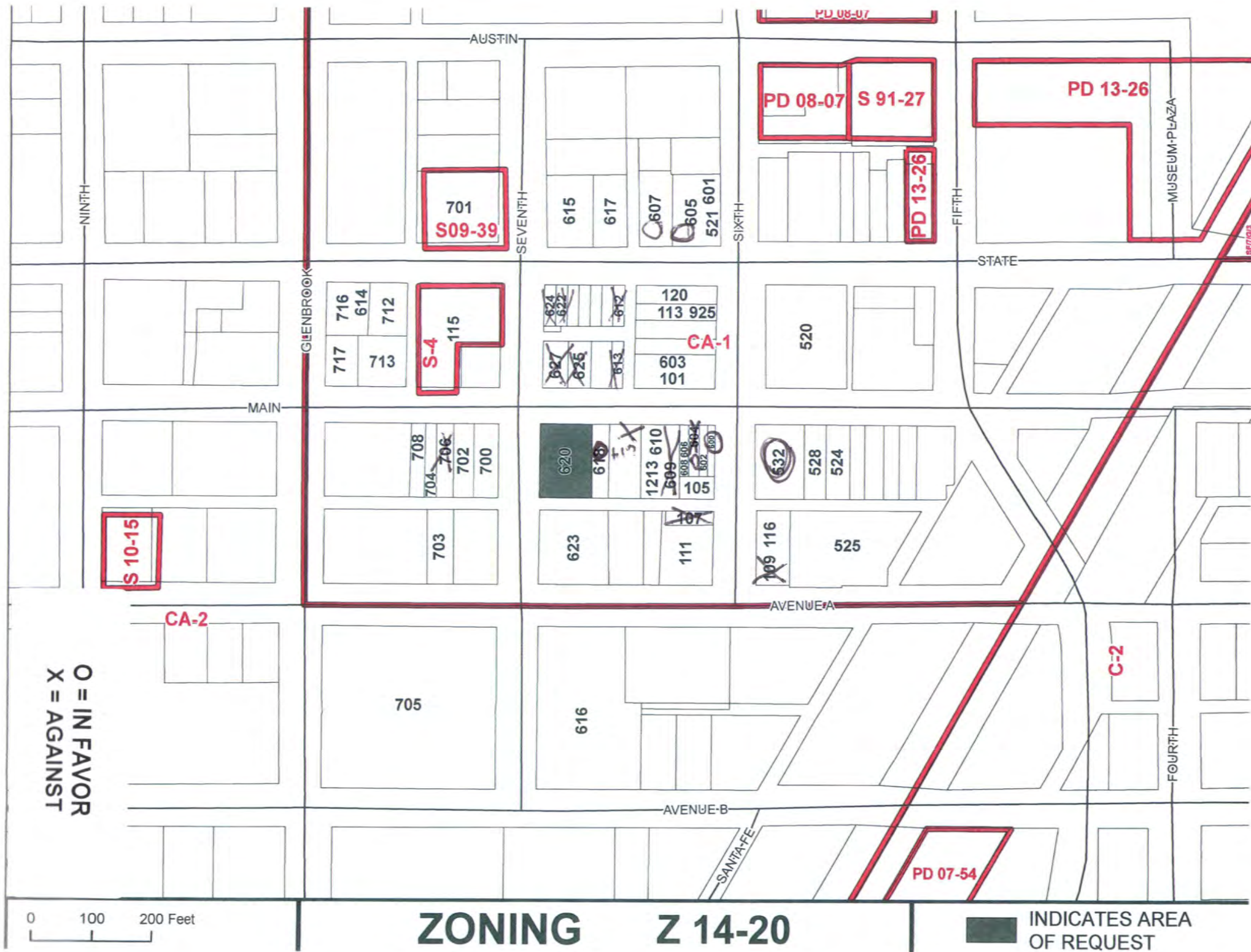
There was discussion among the commissioners regarding the need for a parking plan.

Representing the Downtown Garland Business Association, Kim Everett, 2413 Mockingbird Lane, Garland, TX expressed concern regarding downtown parking if events would be held during the daytime hours.

Motion was made by Commissioner Johnson, seconded by Commissioner Luckie to close the Public Hearing. **Motion carried: 9 Ayes, 0 Nays.**

Commissioners had additional discussion regarding the parking requirement and the need to identify parking locations for this use.

Motion was made by Commissioner Johnson, seconded by Commissioner Luckie to **approve** the request per staff recommendation. **Motion carried: 9 Ayes, 0 Nays.**



O = IN FAVOR
X = AGAINST

ZONING Z 14-20

INDICATES AREA OF REQUEST



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

May 1, 2014

HEARING DATE/TIME: Plan Commission: May 12, 2014 – 7:00 PM

APPLICANT: Troy Crosson

File Z 14-20

Dear Property Owner:

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Note: The approval of this request will allow a reception facility to operate within the existing building.

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

(Please Check One Below)

☒ I am in favor of the request.

☐ I am opposed to the request.

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

(Please complete the following information)

Your Property Address

Printed Name Paul Shaw
Address 719 Barnes Ave Dallas, Tx 75208 Zip
City, State

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

Signature Paul Shaw Title owner

Date: 5/7/14

*Outside of the
notification area*



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

May 1, 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.

NICE ADDITION TO DOWNTOWN
COMMERCE!

(Please complete the following information)

Your Property Address

Printed Name

Address

City, State

Zip

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

Signature

Title

Date:

FRANK POLMA / R-DELTA ENGINEERS

618 MAIN ST GARLAND, TX 75040

PRESIDENT

5/6/14



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

May 1, 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.

PARKING

(Please complete the following information)

Your Property Address

JAMES G. JENKINS
Printed Name
706 MAIN ST GARLAND TX. 75040
Address City, State Zip

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

James G. Jenkins
Signature
Date: 5/6/14

OWNER & WORKER
Title



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

May 1, 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.

The facility will hopefully increase downtown traffic and interest.

(Please complete the following information)

Your Property Address

D. Cecil Williams II
Printed Name
538 MAIN STREET Garland, TX 75040
Address City, State Zip

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

D. Cecil Williams II PRESIDENT
Signature Title

Date: 5/9/2014



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

May 1, 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.

*Any Business That will Bring people Downtown
will be welcome-- make That any Business except
Sexually oriented Business and CIRCUSES.*
(Please complete the following information)

Your Property Address

Printed Name

Address

City, State

Zip

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

Signature

Title

Date:



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

May 1, 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

GENE Pool
Printed Name

615 MAIN
Address

Garland
City, State

Zip

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

Signature

Title

Date:

5/8/2014



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

May 1, 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

605 W. State

Printed Name

THERAPEUTIC HEALING

605 W. STATE ST. Garland TX 75040

Address

City, State

Zip

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

Anna J. Heckard

Signature

President

Title

Date: 5-8-14



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

Printed Name IRMA Heckard 1806 CAMELOT LANE Rowlett, TX 75088
Address City, State Zip

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

IRMA J. Heckard Property Owner
Signature Title

Date: 5-8-14



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

Printed Name

Address

City, State

Zip

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

Signature

Title

Date:

~~600 Main Street~~ Mark R. VanRiper
600 Main Street Garland TX 75040
5-6-14
Prop/owner



GARLAND

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.

Anything that bring activity to the downtown Area I believe will be a plus.

(Please complete the following information)

Your Property Address

Printed Name

VICTOR BALLAS
4936 RADBROOK PLACE
DALLAS, TEXAS 75229

Address

City, State

Zip

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

Signature

Title

Date:

5/7/2014



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

May 1, 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 needs to be adequate parking for all businesses first.

(Please complete the following information)

Your Property Address

Kitty C Williams
Printed Name
107 N. 6th Street *Garland, TX 75040*
Address City, State Zip

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

Kitty C Williams *Generator Coffee, LLC business manager*
Signature Title
Date: *5-9-2014*



GARLAND

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

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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 972-205-2474. Should you have any questions, please contact Chasidy Allen at 972-205-2445.

(Please Check One Below)

☐ I am in favor of the request.

☒ I am opposed to the request.

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

only one Bathroom
NO EXIT Emergency NO SPRINKLER SYSTEM
NO PARKING Extreme volume

(Please complete the following information)

Your Property Address 604 MAIN STREET

Printed Name Albert Hewitt

Address 604 MAIN ST. City, State Garland TX. Zip 75048

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

Signature Albert J Hewitt

Title

Date: 5-8-14



GARLAND

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

May 1, 2014

HEARING DATE/TIME: Plan Commission: May 12, 2014 – 7:00 PM

APPLICANT: Troy Crosson

File Z 14-20

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, May 12, 2014, in the Council Chambers of City Hall, 200 North Fifth Street, to consider the application of **Troy Crosson** requesting approval of a Specific Use Permit for a Reception Facility on property zoned Central Area 1 (CA-1) District. The property is shown on the enclosed sketch and is described as follows:

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(Please Check One Below)

☐ I am in favor of the request.

☐ I am opposed to the request.

in favor of request to parking problem -

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

Both >
Linda and Marcia are equally in favor of the events and receptions taking place in the specified location PROVIDED there would be reserved parking somewhere besides main street parking.

(Please complete the following information)

Your Property Address

Marcia's Beauty Box

and

Paint me away

Printed Name

609 and 607 Mainstreet

Garland Texas

75040

Address

City, State

Zip

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

Signature

Title

Date: *May 13, 2014*

Sadaf Saad - Marcia Ruston *owners*



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

May 1, 2014

HEARING DATE/TIME: Plan Commission: May 12, 2014 – 7:00 PM

APPLICANT: Troy Crosson

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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.

my main concern is parking. It has already been a problem

(Please complete the following information)

Your Property Address

627 W. MAIN ST.

Printed Name

Garland, TX 75040

Address City, State Zip

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

Troy Crosson *owner*
Signature Title

Date: *05/09/14*



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

May 1, 2014

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APPLICANT: Troy Crosson

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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.

Parking has been and still is a challenge. He needs
or City needs to bring a parking lot(s) into place
first.

(Please complete the following information)

Your Property Address

Garlos Porras Rodie Porras
Printed Name
614 Main St Garland Texas 75040
Address City, State Zip

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

Ch Porras President Owner
Signature Title

Date: 05/09/2014



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

May 1, 2014

HEARING DATE/TIME: Plan Commission: May 12, 2014 – 7:00 PM

APPLICANT: Troy Crosson

File Z 14-20

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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.

Parking

(Please complete the following information)

Your Property Address 627-625-613 Main St - 612-614-616-618-620
622-624 State St -

Printed Name PEGGY MARSHALL

Address 3106 S County Club Rd City, State Garland, Texas Zip 75043

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

Signature Peggy Marshall

Title Owner

Date: May 10, 2014



GARLAND

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

May 1, 2014

HEARING DATE/TIME: Plan Commission: May 12, 2014 – 7:00 PM

APPLICANT: Troy Crosson

File Z 14-20

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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.

Doesn't appear that parking needs for downtown businesses were accounted for. Although I do like the idea of having a reception facility in downtown. If the City commits to more parking downtown, then I would be in favor.

(Please complete the following information)

Your Property Address

3Q Fitness CrossFit Garland

Printed Name *109 S. 6th Street*

~~Address~~ *Address*

Garland, TX
City, State

75040
Zip

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

Rahit Z. Seldes, Jr.
Signature

Owner.
Title

Date: *5/9/14*



City Council Item Summary Sheet

☐ Work Session

Date: June 3, 2014

☒ Agenda Item

Appointments to Boards and Commissions

Summary of Request/Problem

Council is requested to consider appointments to Boards and Commission.

Recommendation/Action Requested and Justification

Submitted By:

Approved By:

William E. Dollar
City Manager



GARLAND
GARLAND YOUTH COUNCIL

Application 2014-15

Name: Preston Sanderson
Address: 509 Butternut
City Council District: 1 Home Phone: ~~902-511-1111~~ 214-704-0097
Cell Phone: 214-704-2522
Parent/Guardian Cell Phone: 214-704-0097
Email: sandersonpreston@hotmail.com
Parent/Guardian Email: sandersonsharla@hotmail.com
Grade level in 2014-15 school year: 10 School: Lakeview

Please answer the following questions. Feel free to type your answers on a separate paper and attach to the application.

In what activities/organizations do you participate in school, church or in the community?

Drumline, Percussion, Boy Scouts, Youth.

How did you hear about the Garland Youth Council?

I was in it last year.

Why do you want to serve on the Garland Youth Council?

I feel like I can make a difference in my community.

What are some challenges you feel Garland youth face in our community?

Drivers safety, responsibilities, teen interactions

What do you see as positives for youth living in Garland?

It is very welcoming and has a new feeling to it.