



## **AGENDA**

**REGULAR MEETING OF THE CITY COUNCIL  
City of Garland  
Duckworth Building, Goldie Locke Room  
217 North Fifth Street  
Garland, Texas  
March 3, 2015  
7:00 p.m.**

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

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

### **CITY COUNCIL GOALS 2020**

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

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

## **MAYORAL PROCLAMATIONS, RECOGNITIONS, AND ANNOUNCEMENTS**

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

## **CONSENT AGENDA**

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

1. Consider approval of the minutes of the February 17, 2015 Regular Meeting.
2. Consider approval of the following bids:

**a. Underground Cable Replacement** **Bid No. 5019-15**

Infratech Corporation	\$592,754.57
Optional Contingency	<u>52,000.00</u>
<b>TOTAL</b>	<b><u>\$644,754.57</u></b>

*This request is for the replacement of underground cable on five distribution loops as part of Garland Power & Light's maintenance operations. Due to the complex nature of the project, an optional contingency is included for any unforeseen additional work that may be required.*

**b. Police Pursuit Vehicles** **Bid No. 5054-15**

Caldwell Country Chevrolet	\$1,062,125.00
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*This request is for thirty-five 2015 Chevrolet Tahoe Pursuit Vehicles to be used by the Garland Police Department in their daily operations.*

<b>c.</b>	<b>TMPA Shelby to Greenville Transmission Line Upgrade</b>	<b>Bid No. 5036-15</b>
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Grays Power Supply	\$448,987.25
Optional Contingency	<u>112,246.81</u>
<b>TOTAL</b>	<b><u>\$561,234.06</u></b>

*This request is to provide construction, labor, and equipment for pole replacements on the TMPA Shelby to Greenville Interchange 136 kV Transmission Line. Due to the complex nature of the project, an optional contingency is included for any unforeseen additional work that may be required.*

<b>d. Tandem Vibratory Rollers</b>	<b>Bid No. 5192-15</b>
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<b>Holt Caterpillar</b>	<b>\$238,978.00</b>
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*This request is for two Caterpillar Tandem Vibratory Rollers to be used by the Street Department in their daily operations.*

e. <b>Energy Management System</b>	<b>Bid No. 5174-15</b>
<b>Software Renewal</b>	

Open Systems International, Inc.	\$132,395.00
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*This request is for the purpose of updating GP&L's Energy Management System / Generation Management System to the latest hardware and software for interfacing compatibility with ERCOT. This contract will be renewed annually unless cancelled by either the City or the vendor.*

<b>f.</b>	<b>Transmission Line Vegetation Management</b>	<b>Bid No. 5077-15</b>
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Asplundh Tree Experts	\$200,000.00
Optional Contingency	<u>20,000.00</u>
<b>TOTAL</b>	<b><u>\$220,000.00</u></b>

*This request is to provide Vegetation Management Services on the Garland Power & Light CREZ Transmission Line. This is a term contract with four optional renewals. Due to the complex nature of the project, an optional contingency is included for any additional work that may be required.*

**g. Water Meters for Warehouse Inventory Bid No. 5010-15**

**Badger Meter, Inc. \$586,301.00**

*This request is for water meters for commercial and residential water distribution. This is a term contract with four optional renewals.*

**h. Water Meter Modules for Warehouse Inventory Bid No. 5146-15**

**Ittron, Inc. \$195,000.00**

*This request is to provide ERT modules to support the Water Department's automated meter reading operations. This is a term contract with four optional renewals.*

**i. Materials for Bryan East / Gibbons Creek Transmission Line Bid No. 5095-15**

<b>Techline, Inc.</b>	<b>\$153,172.18</b>
<b>Optional Contingency</b>	<b><u>15,317.21</u></b>
<b>TOTAL</b>	<b><u>\$168,489.39</u></b>

*This request is for materials necessary for the replacement of wooden poles on the Bryan East / Gibbons Creek 138 kV Transmission Line. Due to the complex nature of the project, an optional contingency is included for any unforeseen additional work that may be required.*

**j. Construction for Bryan East / Gibbons Creek Transmission Line Bid No. 5025-15**

<b>The Fishel Company</b>	<b>\$1,421,426.11</b>
<b>Optional Contingency</b>	<b><u>142,142.61</u></b>
<b>TOTAL</b>	<b><u>\$1,563,568.72</u></b>

*This request is to provide all labor and equipment necessary for the replacement of wooden poles on the Bryan East / Gibbons Creek 138 kV Transmission Line. Due to the complex nature of the project, an optional contingency is included for any unforeseen additional work that may be required.*

3. **Consider a resolution authorizing the abandonment, release, and conveyance of a certain drainage easement to First Texas Homes, Inc.**

*At the February 16, 2015 Work Session, Council considered authorizing a resolution to abandon the drainage easement on the tract of land east of Heron's Bay Estates No. 1 subdivision to First Texas Homes, Inc.*

4. **Public hearings were previously conducted for the following zoning case. Council approved the request and instructed staff to bring forth the following ordinance for consideration.**

**Zoning File No. 15-01, Sargent Design**

*Consider an ordinance amending the zoning laws of the City of Garland by approving an amendment to Planned Development District 14-17 for limited multifamily uses and a Detail Plan for Independent Senior Living facility, on a 1.030-acre tract of land located at 2101 West Walnut Street.*

5. **Consider an ordinance authorizing an amendment to the 2014-15 operating budget (budget amendment no. 2), providing for supplemental appropriation of funds in the general fund, the equipment replacement fund, the infrastructure repair and replacement fund, the narcotic seizure funds, the public safety grant fund, and various funds associated with purchase order encumbrances; and providing an effective date.**

*At the February 16, 2015, Work Session, Council reviewed a policy report recommending an amendment to the 2014-15 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) the rollover of open purchase orders from the 2013-14 fiscal year, (3) grant and other funds recently awarded to the City, and (4) expenditures not anticipated in the 2014-15 Adopted Budget.*

## 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.

**6. Hold public hearing on the following zoning case:**

**Consider the application of Harlan Properties requesting approval of a Detail Plan for approximately 123 townhouses on property zoned Planned Development (PD) District 14-31 for Townhouse Uses.**

*This proposal is to allow approval of a Detail Plan for approximately 123 townhouses on property zoned Planned Development (PD) District 14-31 for Townhouse Uses. The Detail Plan is consistent with the approved Planned Development District and Concept Plan. Recent developments in the area have solidified the residential development pattern and the future land use envisioned for this area. The development would provide for additional housing options amongst the existing single-family detached and multi-family products.*

**7. Hold a public hearing to receive comment on the 2015 Proposed Capital Improvement Program (CIP).**

*The 2015 Proposed CIP has been available for public inspection in the City's libraries, in the City Secretary's Office, and on the City's Website since February 18, 2015. A public hearing was also held on February 21, 2015.*

**8. Consider an ordinance approving the 2015 Capital Improvement Program.**

*On February 17, 2015, Council was presented with the Proposed Capital Improvement Program (CIP) for 2015. A public hearing was held on the Proposed CIP on February 21, 2015 and was scheduled for consideration by Council at the March 3, 2015 Work Session.*

**9. Citizen comments.**

*Persons wishing to address issues not on the agenda may have three minutes to address Council at this time. Council is prohibited from discussing any item not posted according to the Texas Open Meetings Act.*

**10. Council will move into Executive Session**

**Council**

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**EXECUTIVE SESSION  
AGENDA**

- 1. Personnel matters involving the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee or to hear a complaint against an officer or employee.  
Sec. 551.074, TEX. GOV'T CODE.**

- Consider the terms, conditions, and compensation to be included in a potential offer to Bryan Bradford for the position of City Manager following the retirement of William E. Dollar.

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**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](http://www.garlandtx.gov). Copies of the meetings can be purchased through the City Secretary's Office – audio CD's are \$1 each and DVD's are \$3 each.*

The City Council of the City of Garland convened in regular session at 7:00 p.m. on Tuesday, February 17, 2015, in the Goldie Locke Room at The Duckworth Building, 217 North Fifth Street, Garland, Texas, with the following members present:

**COUNCIL PRESENT:**

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

**STAFF PRESENT:**

City Manager	William E. Dollar
City Attorney	Brad Neighbor
City Secretary	Eloyce René Dowl

**CALL TO ORDER:**

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

Mayor Athas and Council Member Goebel presented Special Recognition awards to Officers Lowery, Moore, and Radney.

The Mayor recognized Boy Scout Troops 1020 and 1033.

**CONSENT AGENDA:**

All items marked with asterisks (\*\*) on the Consent Agenda were voted on at the beginning of the meeting. Mayor Athas read those items into the record. Motion was made by Council Member B. J. Williams, seconded by Council Member Stanley, to approve items 1, 2a, 2b, 2c, 2d, 3, 5, 6, and 7. Motion carried, 9 ayes, 0 nays.

**1. APPROVED\*\***

Approval of the minutes of the February 3, 2015 Regular Meeting.

**2a. APPROVED\*\***

Bid No. 4954-15 to T & D Solutions in the amount of \$750,000.00 for overhead transmission line maintenance for the installation, removal and transferring of overhead 15 kV facilities.



- 2b. APPROVED\*\* Bid No. 4963-15 to The Fishel Company in the amount of \$239,600.25 (includes an optional contingency of \$10,000.00) for a total of \$249,600.25 for electrical distribution improvements including conduit and duct line
- Installation along Pleasant Valley Road as part of the Pleasant Valley Bridge Relocation project. Due to the complex nature of the project, an optional contingency is included for any unforeseen additional work that may be required.
- 2c. APPROVED\*\* Bid No. 5005-15 to A&W Turf, LLC in the amount of \$330,700.00 for vegetation restoration by topsoil backfilling and grass sod installation on street and alley construction projects.
- 2d. APPROVED\*\* Bid No. 5037-15 to Ark Contracting Services, LLC in the amount of \$364,000.00 for replacement of two (2) 54" sluice gates at the Rowlett Creek Wastewater Treatment Plant. This will require bypass pumping of wastewater flow at the Influent Pump Station and replacement of two (2) rectangular effluent weir plates at both ends of the chlorine contact basins.
3. APPROVED\*\* Authorize by minute action the Mayor, City Manager, and City Secretary to enter into a Joint Election Contract and Election Services Agreement with Dallas County Elections and other participating Dallas County Entities.
- It is necessary to contract with Dallas County Elections to secure election services for all Garland registered voters for the May 9, 2015 General Election.
4. APPROVED Ordinance No 6758 authorizing the City of Garland, Texas General Obligation Commercial Paper Program, Series 2015.

This ordinance will terminate the General Obligation Commercial Paper Program, Series 2012 and establish a new General Obligation Commercial Paper Program. This

item was previously discussed at the December 1, 2014 Council Work Session.

David Schuler, Chief Financial Officer, briefed the Council on this item.

Motion made by Deputy Mayor Pro Tem Campbell, seconded by Council Member Goebel to approve. Motion carried 9 Ayes, 0 Nays.

**5. APPROVED\*\***

Resolution No. 10184 authorizing support for the issuance of a City of Dallas Municipal Setting Designation Certificate for property located at 10503 Forest Lane, Dallas, Texas.

**6. APPROVED\*\***

Resolution No. 10185 approving a proposed housing tax credit for a multi-family development being proposed by Green Extreme Home. The proposed development would be located at 704 Avenue B, Garland, Texas.

This was previously discussed at the February 2, 2015 Work Session.

**7. APPROVED\*\***

Resolution No. 10186 approving the annual review of the investment policy of the City of Garland.

The Public Funds Investment Act, Council Policy FIN-05 and Council Policy FIN-06 require an annual review of the City's written Investment Policy and Investment Strategy. No changes to FIN-05 and IN-06 have been made.

**8. APPROVED**

Resolution No. 10187 approving the redemption of certain outstanding City of Garland, Texas Tax Notes, Series 2014; and resolving other matters incident and related to the redemption of such obligations.

This was previously discussed at the February 2, 2015 Work Session.

David Schuler, Chief Financial Officer, briefed the Council on this item.

Motion made by Deputy Mayor Pro Tem Campbell, seconded by Council Member Goebel to approve. Motion carried 9 Ayes, 0 Nays.

9. City Manager William Dollar presented the 2015 Capital Improvement Program to the Council for review and deliberation.

The City Manager briefed the Council on this item.

10. APPROVED

Approval of a request by Cynthia Spencer to waive the Water and Roadway Impact Fees for development of property located at 1102 Main Street, Garland, Texas.

The applicant is constructing a 5000 square foot office building at this location. The roadway impact fee of this development is \$15,645. The water impact fee for this development is \$62.50.

Speaking on this item were Anita Russelmann, Director of Planning and Cynthia Spencer.

Motion to approve was made by Council Member Goebel and seconded by Council Member B. J. Williams. Motion to approve carried with 9 Ayes and 0 Nays.

11. APPROVED

Consider the application of Sargent Design, requesting approval of 1) an amendment to Planned Development (PD) District 14-17 for Limited Multifamily Uses and 2) a Detail Plan for Independent Senior Living Facility. The property is located at 2101 West Walnut Street, Garland, Texas.

The applicant is requesting an amendment to a Planned Development (PD) District 14-17 for Limited Multifamily Uses and a Detail Plan for Independent Senior Living Facility.

Mayor Athas opened the public hearing at 7:31 p.m.; speakers on this item were Anita Russelman, Director of Planning and John Sargent.

Motion to approve was made by Mayor Pro Tem Cahill and was seconded by Council Member Dodson to close the public hearing at 7:40 p.m. Motion to approve carried with 9 Ayes and 0 Nays.

12. CITIZEN COMMENTS           None

There being no further business to come before the Council, Mayor Athas adjourned the meeting at 7:43 p.m.

CITY OF GARLAND, TEXAS

APPROVED: \_\_\_\_\_

  
Douglas Athas, Mayor

ATTEST: \_\_\_\_\_

  
City Secretary



**GARLAND**  
PURCHASING

Bid No.: 5019-15  
Agenda Item: 2a  
Meeting: Council  
Date: 03/03/15

## Purchasing Report

### UNDERGROUND CABLE REPLACEMENT OPEN MARKET

#### PURCHASE JUSTIFICATION:

The purpose of this contract is to provide for the replacement of underground cable on five (5) distribution loops as part of Garland Power & Light's maintenance operations. Due to the complex nature of the project, an Optional Contingency is included for any unforeseen additional work that may be required. This is an approved 2014 Capital expense project. Expenses will not exceed appropriated funds.

#### AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Infratech Corporation	All	\$592,754.57
Optional Contingency		52,000.00
<b>TOTAL:</b>		<b>\$644,754.57</b>

#### BASIS FOR AWARD:

##### Best Value

Submitted by:

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

Reviewed by:

William E. Dollar  
City Manager

Date: 02/19/15

Date: 02/20/15

#### FINANCIAL SUMMARY:

Total Project/Account: \$ 4,586,089

Expended/Encumbered to Date: 2,371,857

Balance: \$ 2,214,232

This Item: 644,755

Proposed Balance: \$ 1,569,477

Trent Schulze 02/20/15  
Budget Analyst Date

Ron Young 02/20/15  
Budget Director Date

Operating Budget: ☐ CIP: ☒ Year: 2014

Document Location: Page E10

Account #: 215-3299-3162501-7111

#### Fund/Agency/Project – Description:

Electric CIP / Distribution Lines - Underground –  
Replace Underground Cable on Five Distribution  
Loops

#### Comments:





# **GARLAND**

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## **PURCHASING**

### **Executive Summary Bid 5019-15 Underground Cable Replacement**

**Recommended Vendor:**

Infratech Corporation

**Total Recommended Award:**

\$644,754.57

**Basis for Award:**

Best value

**Purpose:**

The purpose of this contract is to provide for the replacement of underground cable on five (5) distribution loops as part of Garland Power & Light's maintenance operations.

**Evaluation:**

Requests for bids were issued in accordance with Purchasing procedures. Two (2) bids were received and evaluated on the published criteria of: price; experience; safety program; work performed by primary contractor; past relationship with Garland; additional item unit costs. Infratech Corporation offered the lowest overall bid and received the highest evaluated score, offering the best value for the City.

**Recommendation:**

Staff recommends awarding the contract to Infratech Corporation as the vendor offering the best value for the City.

**Funding Information:**

GP&L Underground Loop Replacement CIP project 215-3299-3162501-7111

**Department Director:**

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



**GARLAND**  
PURCHASING

Bid No.: 5054-15  
Agenda Item: 2b  
Meeting: Council  
Date: 03/03/15

## Purchasing Report

### **POLICE PURSUIT VEHICLES OPEN MARKET**

#### **PURCHASE JUSTIFICATION:**

This request is for the purchase of thirty-five (35) 2015 Chevrolet Tahoe Pursuit Vehicles to be used by the Garland Police Department in their daily operations. These vehicles are being provided through the BuyBoard Purchasing Cooperative Contract 430-13. Funding is provided through the Equipment Replacement Fund.

#### **AWARD RECOMMENDATION:**

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Caldwell Country Chevrolet	All	\$1,062,125.00

**TOTAL:** \$1,062,125.00

#### **BASIS FOR AWARD:**

##### **Cooperative Purchase**

Submitted by:

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

Reviewed by:

William E. Dollar  
City Manager

Date: 02/19/15

Date: 02/20/15

#### **FINANCIAL SUMMARY:**

Total Project/Account: \$	1,708,844
Expended/Encumbered to Date:	423,163
Balance: \$	1,285,681
This Item:	1,062,125
Proposed Balance: \$	223,556

Ron Tiffany 02/20/15  
Budget Analyst Date

Ron Young 02/20/15  
Budget Director Date

Operating Budget: ☒ CIP: ☐ Year: 2014-15

Document Location: Page 120

Account #: 444-1245-9009

Fund/Agency/Project – Description:  
ERF Funding for 35 Chevy Tahoes

Comments:







# **GARLAND**

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## **PURCHASING**

Executive Summary  
Bid 5054-15  
Police Pursuit Vehicles

**Recommended Vendor:**

Caldwell Country Chevrolet

**Total Recommended Award:**

\$1,062,125.00

**Basis for Award:**

Cooperative Purchase

**Purpose:**

This request is for the purchase of thirty-five (35) 2015 Chevrolet Tahoe Pursuit Vehicles to be used by the Garland Police Department in their daily operations.

**Evaluation:**

These vehicles are being provided by Caldwell County Chevrolet through the BuyBoard Purchasing Cooperative Contract 430-13.

**Recommendation:**

Staff recommends awarding these vehicles to Caldwell Country Chevrolet.

**Funding Information:**

444-1245-9009

**Department Director:**

Terry Anglin, Fleet Director, 972-205-3524



**GARLAND**  
PURCHASING

Bid No.: 5036-15  
Agenda Item: 2c  
Meeting: Council  
Date: 03/03/15

## Purchasing Report

### **TMPA SHELBY TO GREENVILLE TRANSMISSION LINE UPGRADE OPEN MARKET**

#### **PURCHASE JUSTIFICATION:**

The purpose of this contract is to provide construction, labor, and equipment for pole replacements on the TMPA Shelby to Greenville Interchange 138 kV Transmission Line. Due to the complex nature of the project, an Optional Contingency is included for any unforeseen additional work that may be required. This is an approved Capital Improvement project, and expenses will not exceed appropriated funds.

#### **AWARD RECOMMENDATION:**

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Grays Power Supply	All	\$448,987.25
Optional Contingency		112,246.81
<b>TOTAL:</b>		<b>\$561,234.06</b>

#### **BASIS FOR AWARD:**

##### **Best Value**

Submitted by:

Reviewed by:

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

William E. Dollar  
City Manager

Date: 02/19/15

Date: 02/24/15

#### **FINANCIAL SUMMARY:**

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

Expended/Encumbered to Date: 413,781

Balance: \$ 1,586,219

This Item: 561,234

Proposed Balance: \$ 1,024,985

Trent Schulze 02/24/15  
Budget Analyst Date

Ron Young 02/24/15  
Budget Director Date

Operating Budget: ☐ CIP: ☒ Year: 2014

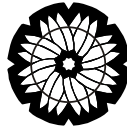
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Account #: 215-3591-3141001-7111  
(EC-T5410-003-1-7111)

Fund/Agency/Project – Description:  
Electric CIP / Transmission Lines

Comments:





# **GARLAND**

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## **PURCHASING**

### **Executive Summary** **Bid 5036-15** **TMPA Shelby to Greenville Transmission Line Upgrade**

**Recommended Vendor:**

Grays Power Supply

**Total Recommended Award:**

\$561,234.81

**Basis for Award:**

Best Value

**Purpose:**

The purpose of this contract is to provide construction, labor, and equipment for pole replacements on the TMPA Shelby to Greenville Interchange 138kV Transmission Line. This is part of the Shelby to Greenville Transmission Line Upgrade Project.

**Evaluation:**

Requests for bids were issued in accordance with Purchasing procedures. Four (4) bids were received and evaluated on the published criteria of: price; experience with similar projects; equipment and workforce; safety program; past relationship with Garland. Grays Power Supply offered the lowest overall bid and received the highest evaluated score, offering the best value for the City.

**Recommendation:**

Staff recommends awarding the contract to Grays Power Supply as the vendor offering the best value for the City.

**Funding Information:**

GP&L/TMPA Shelby to Greenville Interchange CIP 215-3591-3141001-6051

**Department Director:**

Ross Owen, Transmission & Distribution Director, 972-205-2667



**GARLAND**  
PURCHASING

Bid No.: 5192-15  
Agenda Item: 2d  
Meeting: Council  
Date: 03/03/15

## Purchasing Report

### TANDEM VIBRATORY ROLLERS OPEN MARKET

#### PURCHASE JUSTIFICATION:

The purpose of this contract is to replace two (2) Caterpillar Tandem Vibratory Rollers to be used by the Street Department in their daily operations. This equipment is being provided by Holt Caterpillar through the BuyBoard Purchasing Cooperative Contract 424-13. Funding is provided through the 2014-15 Operating Budget.

#### AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Holt Caterpillar	All	\$238,978.00

**TOTAL:** \$238,978.00

#### BASIS FOR AWARD:

##### Cooperative Purchase

Submitted by:

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

Reviewed by:

William E. Dollar  
City Manager

Date: 02/19/15

Date: 02/20/15

#### FINANCIAL SUMMARY:

Total Project/Account: \$	845,000
Expended/Encumbered to Date:	92,367
Balance: \$	752,633
This Item:	238,978
Proposed Balance: \$	513,655

Matt Monedero	02/20/15
Budget Analyst	Date

Ron Young	02/20/15
Budget Director	Date

Operating Budget: ☒ CIP: ☐ Year: 2014-15

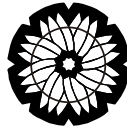
Document Location: Pages 96-97

Account #: 831-4693-9007

Fund/Agency/Project – Description:  
Replacement of Two (2) Tandem Vibratory Rollers for the Street Department

Comments:





# **GARLAND**

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## **PURCHASING**

### **Executive Summary Bid 5192-15 Tandem Vibratory Rollers**

**Recommended Vendor:**

Holt Caterpillar

**Total Recommended Award:**

\$238,978.00

**Basis for Award:**

Cooperative Purchase

**Purpose:**

The purpose of this contract is to replace two (2) Caterpillar tandem vibratory rollers to be used by the Street Department in their daily operations.

**Evaluation:**

This equipment is being provided by Holt Caterpillar through the BuyBoard Purchasing Cooperative Contract 424-13.

**Recommendation:**

Staff recommends awarding the equipment purchase to Holt Caterpillar.

**Funding Information:**

831-4693-9007

**Department Director:**

Terry Anglin, Fleet Director, 972-205-3524





**GARLAND**  
PURCHASING

Bid No.: 5174-15  
Agenda Item: 2e  
Meeting: Council  
Date: 03/03/15

## Purchasing Report

### ENERGY MANAGEMENT SYSTEM SOFTWARE RENEWAL OPEN MARKET

#### PURCHASE JUSTIFICATION:

The purpose of this contract is to update GP&L's Energy Management System / Generation Management System to the latest hardware and software for interfacing compatibility with ERCOT. The upgrade also includes a Historical Recording System (HRS) for collection and archiving data sets associated with supervisory and data acquisition environments. This contract will be renewed annually unless cancelled by either the City or the vendor.

#### AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Open Systems International, Inc.	All	\$132,395.00
<b>TOTAL:</b>		<u>\$132,395.00</u>

#### BASIS FOR AWARD:

##### Sole Source

Submitted by:

Reviewed by:

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

William E. Dollar  
City Manager

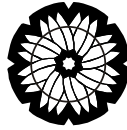
Date: 02/20/15

Date: 02/23/15

#### FINANCIAL SUMMARY:

Total Project/Account: \$ 1,432,789		Operating Budget: <input checked="" type="checkbox"/> CIP: <input type="checkbox"/> Year: FY 2014-15
Expended/Encumbered to Date: 361,635		Document Location: Page 212
Balance: \$ 1,071,154		Account #: 211-3612-7121 \$44,131.67
This Item: 132,395		211-3623-7121 44,131.67
Proposed Balance: \$ 938,759		211-3642-7121 44,131.66
Trent Schulze 02/20/15		Fund/Agency/Project – Description:
Budget Analyst Date		Electric Operating Fund – Energy Operations
Ron Young 02/20/15		Comments: Upgrades GP&L's Energy Manage-
Budget Director Date		ment System / Generation Management
		System to latest hardware and software for
		interfacing compatibility with ERCOT.





# **GARLAND**

---

## **PURCHASING**

### **Executive Summary** **Bid 5174-15** **Energy Management System Software Renewal**

**Recommended Vendor:**

Open Systems International, Inc.

**Total Recommended Award:**

\$132,395.00

**Basis for Award:**

Sole Source

**Purpose:**

The purpose of this contract is to update GP&L's Energy Management System/Generation Management System to the latest hardware and software for interfacing compatibility with ERCOT. The upgrade also includes a Historical Recording System (HRS) for collection and archiving data sets associated with supervisory and data acquisition environments. This contract will be renewed annually unless cancelled by either the City or the vendor.

**Evaluation:**

Open Systems International, Inc. is the original equipment manufacturer and sole source provider of the current system used GP&L.

**Recommendation:**

Staff recommends awarding the contract to Open Systems International, Inc.

**Funding Information:**

GP&L ERCOT Interface Software project 217-3699-3128401-9029

**Department Director:**

Fred Sherman, System Operations Director, 972-205-3184



**GARLAND**  
PURCHASING

Bid No.: 5077-15  
Agenda Item: 2f  
Meeting: Council  
Date: 03/03/15

## Purchasing Report

### TRANSMISSION LINE VEGETATION MANAGEMENT TERM CONTRACT

#### PURCHASE JUSTIFICATION:

The purpose of this contract is to provide Vegetation Management Services on the Garland Power & Light CREZ Transmission Line. This is a Term Contract with four (4) optional renewals. Pricing will remain firm for the first term. Any subsequent pricing adjustments must be justified and mutually agreed upon. Due to the complex nature of the project, an Optional Contingency is included for any additional work that may be required.

#### AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Asplundh Tree Experts	All	\$200,000.00
Optional Contingency		20,000.00
<b>TOTAL:</b>		<b>\$220,000.00</b>

#### BASIS FOR AWARD:

##### Best Value

Submitted by:

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

Reviewed by:

William E. Dollar  
City Manager

Date: 02/19/15

Date: 02/23/15

#### FINANCIAL SUMMARY:

Total Project/Account: \$	N/A	Operating Budget: <input checked="" type="checkbox"/>	CIP: <input type="checkbox"/>	Year: 2014-15
Expended/Encumbered to Date:	N/A	Document Location:	Page 212	
Balance: \$	N/A	Account #:	451-6999 (211-3532-711126)	
This Item:	220,000	Fund/Agency/Project – Description:	Electric Operating Fund – Transmission	
Proposed Balance: \$	N/A	Comments:	Term Contract sets price but does not commit funds. Expenses will be charged to accounts as incurred.	
Trent Schulze	02/20/15			
Budget Analyst	Date			
Ron Young	02/20/15			
Budget Director	Date			

[illegible]



# **GARLAND**

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## **PURCHASING**

### **Executive Summary** **Bid 5077-15** **Transmission Line Vegetation Management**

**Recommended Vendor:**

Asplundh Tree Experts

**Total Recommended Award:**

\$220,000.00

**Basis for Award:**

Best Value

**Purpose:**

The purpose of this contract is to provide Vegetation Management Services on the Garland Power & Light CREZ Transmission Line. This is a term contract with four (4) optional renewals.

**Evaluation:**

Requests for bids were issued in accordance with Purchasing procedures. One (1) bid was received and evaluated on the published criteria of: price; safety program; resource availability; professionalism; reputation. Asplundh Tree Experts' bid was within budget and met all requirements of the specifications, offering the best value for the City.

**Recommendation:**

Staff recommends awarding the contract to Asplundh Tree Experts as the vendor offering the best value for the City.

**Funding Information:**

GP&L Operating account 211-3532-711126

**Department Director:**

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



**GARLAND**  
PURCHASING

Bid No.: 5010-15  
Agenda Item: 2g  
Meeting: Council  
Date: 03/03/15

## Purchasing Report

### WATER METERS FOR WAREHOUSE INVENTORY TERM CONTRACT

#### PURCHASE JUSTIFICATION:

The purpose of this contract is to provide water meters for commercial and residential water distribution. This contract is awarded by unit price which will remain firm for the first year. Any subsequent price changes must be justified and mutually agreed upon. The quantities are estimated and may be more or less depending on actual needs. This is a term contract with four (4) optional renewals.

#### AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Badger Meter, Inc.	All	\$586,301.00
<b>TOTAL:</b>		<u>\$586,301.00</u>

#### BASIS FOR AWARD:

##### Lowest Responsible Bid

Submitted by:

Reviewed by:

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

William E. Dollar  
City Manager

Date: 02/20/15

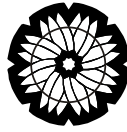
Date: 02/23/15

#### FINANCIAL SUMMARY:

Total Project/Account: \$	N/A	Operating Budget: <input type="checkbox"/>	CIP: <input checked="" type="checkbox"/>	Year: 2014
Expended/Encumbered to Date:	N/A	Document Location:	various	
Balance: \$	N/A	Account #:	451-6999	
This Item:	586,301	Fund/Agency/Project – Description:	Term Contract – Water Meters	
Proposed Balance: \$	N/A	Comments:	Term Contract sets price but does not commit funds. Expenses will be charged to accounts as incurred.	
Ron Tiffany	2/23/15			
Budget Analyst	Date			
for Ron Young	2/23/15			
Budget Director	Date			







# **GARLAND**

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## **PURCHASING**

### **Executive Summary** **Bid 5010-15** **Water Meters for Warehouse Inventory**

**Recommended Vendor:**

Badger Meter, Inc.

**Total Recommended Award:**

\$586,301.00

**Basis for Award:**

Lowest Responsible Bid

**Purpose:**

The purpose of this contract is to provide water meters for commercial and residential water distribution. These are standard Warehouse inventory items to support Water Department operations. This is a term contract with four (4) optional renewals.

**Evaluation:**

Requests for bids were issued in accordance with Purchasing procedures. Three (3) bids were received and evaluated. Fortline was low bidder on some of the meters, but failed to meet the certification standards and exceeded some of the maximum height requirements. Aqua Metric was low bidder on some of the meters, but required minimum order releases and exceeded some of the maximum height requirements. Badger Meter was the lowest responsible bidder meeting all requirements of the specifications.

**Recommendation:**

Staff recommends awarding all items to Badger Meter, Inc.

**Funding Information:**

451-6999 Blanket Contract Account

**Department Director:**

Gary L. Holcomb, Director of Procurement, 972-205-2425



**GARLAND**  
PURCHASING

Bid No.: 5146-15  
Agenda Item: 2h  
Meeting: Council  
Date: 03/03/15

## Purchasing Report

### WATER METER MODULES FOR WAREHOUSE INVENTORY TERM CONTRACT

#### PURCHASE JUSTIFICATION:

The purpose of this contract is to provide ERT modules to support the Water Department's automated meter reading operations. This contract is awarded by unit price which will remain firm for the first year. Any subsequent price changes must be justified and mutually agreed upon. The quantities are estimated and may be more or less depending on actual needs. This is a term contract with four (4) optional renewals.

#### AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
ltron, Inc.	All	\$195,000.00
<b>TOTAL:</b>		<b>\$195,000.00</b>

#### BASIS FOR AWARD:

##### **Straight Low Bid**

Submitted by:

Reviewed by:

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

William E. Dollar  
City Manager

Date: 02/20/15

Date: 02/23/15

#### FINANCIAL SUMMARY:

Total Project/Account:	\$	N/A
Expended/Encumbered to Date:		N/A
Balance:	\$	N/A
This Item:		195,000
Proposed Balance:	\$	N/A

Ron Tiffany	2/23/15
Budget Analyst	Date
for Ron Young	2/23/15
Budget Director	Date

Operating Budget: ☐ CIP: ☒ Year: 2014

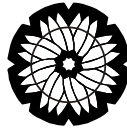
Document Location: various

Account #: 451-6999

Fund/Agency/Project – Description:  
Term Contract – ERT modules

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





# **GARLAND**

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## **PURCHASING**

### **Executive Summary** **Bid 5146-15** **Water Meter Modules for Warehouse Inventory**

**Recommended Vendor:**

Itron, Inc.

**Total Recommended Award:**

\$195,000.00

**Basis for Award:**

Straight Low Bid

**Purpose:**

The purpose of this contract is to provide ERT modules for water meters. These are standard Warehouse inventory items to support Water Department automated meter reading operations. This is a term contract with four (4) optional renewals.

**Evaluation:**

Requests for bids were issued in accordance with Purchasing procedures. One (1) bid was received and evaluated. Itron, Inc. is the manufacturer of the ERT modules.

**Recommendation:**

Staff recommends awarding the contract to Itron, Inc.

**Funding Information:**

451-6999 Blanket Contract Account

**Department Director:**

Gary L. Holcomb, Director of Procurement, 972-205-2425



**GARLAND**  
PURCHASING

Bid No.: 5095-15  
Agenda Item: 2i  
Meeting: Council  
Date: 03/03/15

## Purchasing Report

### MATERIALS FOR BRYAN EAST / GIBBONS CREEK TRANSMISSION LINE OPEN MARKET

#### PURCHASE JUSTIFICATION:

The purpose of this contract is to provide materials necessary for the replacement of wooden poles on the Bryan East / Gibbons Creek 138 kV Transmission Line. The poles are compromised and need to be replaced as quickly as possible. Due the complex nature of the project, an Optional Contingency is included for any unforeseen additional work that may be required. This is an approved Capital Improvement project, and expenses will not exceed appropriated funds.

#### AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Techline, Inc.	All	\$153,172.18
Optional Contingency		15,317.21
<b>TOTAL:</b>		<b>\$168,489.39</b>

#### BASIS FOR AWARD:

##### Lowest Responsible Bid

Submitted by:

Reviewed by:

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

William E. Dollar  
City Manager

Date: 02/19/15

Date: 02/20/15

#### FINANCIAL SUMMARY:

Total Project/Account: \$ 3,287,327		Operating Budget: <input type="checkbox"/> CIP: <input checked="" type="checkbox"/> Year: 2014
Expended/Encumbered to Date: 2,735,381		Document Location: Page E01
Balance: \$ 551,946		Account #: 215-3542-3142301-6051 (EC T5423-001-6051)
This Item: 168,489		
Proposed Balance: \$ 383,457		Fund/Agency/Project – Description: Electric CIP / Transmission Lines – Replacement of Wooden Poles on the Bryan East / Gibbons Creek 138 kV Transmission Line  Comments:
Trent Schulze	02/20/15	
Budget Analyst	Date	
Ron Young	02/20/15	
Budget Director	Date	





# **GARLAND**

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## **PURCHASING**

Executive Summary  
Bid 5095-15

Materials for Bryan East/Gibbons Creek Transmission Line

**Recommended Vendor:**

Techline, Inc.

**Total Recommended Award:**

\$168,489.39

**Basis for Award:**

Lowest Responsible Bid

**Purpose:**

The purpose of this contract is to provide materials necessary for the replacement of wooden poles on the TMPA Bryan East/Gibbons Creek 138kV Transmission Line Rebuild. The poles are compromised and need to be replaced as quickly as possible.

**Evaluation:**

Requests for bids were issued in accordance with Purchasing procedures. Five (5) bids were received and evaluated. Stuart Irby and HD Supply were apparent low bidders, but quoted alternate materials. Techline, Inc. submitted the lowest total bid for the specified materials and offered a lead time to fit within the construction schedule.

**Recommendation:**

Staff recommends awarding the contract for materials to Techline, Inc. as the lowest responsible bidder.

**Funding Information:**

GP&L/TMPA Bryan East Pole Replacement CIP 2115-3542-3142301-6051

**Department Director:**

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



**GARLAND**  
PURCHASING

Bid No.: 5025-15  
Agenda Item: 2j  
Meeting: Council  
Date: 03/03/15

## Purchasing Report

### CONSTRUCTION FOR BRYAN EAST / GIBBONS CREEK TRANSMISSION LINE OPEN MARKET

#### PURCHASE JUSTIFICATION:

The purpose of this contract is to provide all labor and equipment necessary for the replacement of wooden poles on the Bryan East / Gibbons Creek 138 kV Transmission Line. The poles are compromised and need to be replaced as quickly as possible. Due to the complex nature of the project, an Optional Contingency is included for any unforeseen additional work that may be required. This is an approved Capital Improvement project, and expenses will not exceed appropriated funds.

#### AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
The Fishel Company	1	\$1,421,426.11
Optional Contingency		142,142.61
	<b>TOTAL:</b>	<b>\$1,563,568.72</b>

#### BASIS FOR AWARD:

##### Best Value

Submitted by:

Reviewed by:

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

William E. Dollar  
City Manager

Date: 02/19/15

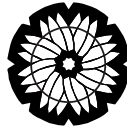
Date: 02/24/15

#### FINANCIAL SUMMARY:

Total Project/Account: \$ 3,287,327	Operating Budget: <input type="checkbox"/> CIP: <input checked="" type="checkbox"/> Year: 2014
Expended/Encumbered to Date: 813,461	Document Location: Page E01
Balance: \$ 2,473,866	Account #: 215-3542-3142301-6051 (EC-T5423-001-1-6051)
This Item: 1,563,569	Fund/Agency/Project – Description: Electric CIP / Transmission Lines
Proposed Balance: \$ 910,297	Comments:
Trent Schulze 02/24/15 Budget Analyst Date	
Ron Young 02/24/15 Budget Director Date	







# **GARLAND**

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## **PURCHASING**

### **Executive Summary** **Bid 5025-15** **Construction for Bryan East/Gibbons Creek Transmission Line**

**Recommended Vendor:**

The Fishel Company

**Total Recommended Award:**

\$1,563,568.72

**Basis for Award:**

Best Value

**Purpose:**

The purpose of this contract is to provide all labor and equipment for the replacement of wooden poles on the TMPA Bryan East/Gibbons Creek 138kV Transmission Line Rebuild. The poles are compromised and need to be replaced as quickly as possible.

**Evaluation:**

Requests for bids were issued in accordance with Purchasing procedures. Four (4) bids were received and evaluated on the published criteria of: price; experience; equipment and workforce; safety program; past relationship with Garland. The Fishel Company offered the lowest overall bid and received the highest evaluated score, offering the best value for the City.

**Recommendation:**

Staff recommends awarding the contract to The Fishel Company as the vendor offering the best value for the City.

**Funding Information:**

GP&L/TMPA Gibbons Creek to Bryan East CIP 215-3542-3142301-7111

**Department Director:**

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



# City Council Item Summary Sheet

☐ Work Session

Date: March 3, 2015

☒ Agenda Item

## Drainage Easement Abandonment – Heron's Bay Estates

### Summary of Request/Problem

In anticipation of lots being developed in the second phase of Heron's Bay Estates near Rosehill Road and Oates Road, the City agrees to abandon an existing drainage easement on a tract of land east of Heron's Bay Estates No. 1 subdivision to First Texas Homes, Inc. First Texas proposes street and underground drainage improvements with the dedication of ROW where the drainage easement currently exists. The drainage easement will no longer be required when such improvements are constructed.

This item was considered by Council at the February 16, 2015 Work Session.

City Attorney's Office has reviewed.

### Recommendation/Action Requested and Justification

Approve by Resolution authorizing the Mayor to abandon the drainage easement on the tract of land east of Heron's Bay Estates No. 1 subdivision to First Texas Homes, Inc.

Submitted By:

Michael C. Polocek, P.E.  
Director of Engineering

Approved By:

William E. Dollar  
City Manager

## **RESOLUTION NO.**

**A RESOLUTION AUTHORIZING THE ABANDONMENT, RELEASE, AND CONVEYANCE OF A CERTAIN DRAINAGE EASEMENT TO FIRST TEXAS HOMES, INC.; AUTHORIZING THE MAYOR TO EXECUTE THE ABANDONMENT OF EASEMENT INSTRUMENT; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, On December 18, 2006, Rose Hill Joint Venture granted and conveyed a drainage easement ("the Easement") to the City of Garland, Texas by separate instrument, recorded as Instrument No. 20070003305 in the Real Property Records of Dallas County, Texas, and more particularly described and depicted in the Abandonment of Easement instrument attached hereto as Exhibit "A" and incorporated herein by reference; and

**WHEREAS**, the City has determined that the Easement is no longer needed for public use and should be abandoned and conveyed to First Texas Homes, Inc. ("Property Owner") by separate instrument, the form and substance of which is attached hereto as Exhibit "A";

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

### **Section 1**

That the abandonment and conveyance of the Easement by the City of Garland to the Property Owner is hereby approved.

### **Section 2**

That the Mayor is hereby authorized to execute the Abandonment of Easement instrument, the form and substance of which is attached as Exhibit "A" and incorporated herein by reference, conveying the Property to the Property Owner.

### **Section 3**

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

**PASSED AND APPROVED** this the \_\_\_\_ day of \_\_\_\_\_,  
2015.

**CITY OF GARLAND, TEXAS**

\_\_\_\_\_  
Mayor

**ATTEST:**

\_\_\_\_\_  
City Secretary

**ABANDONMENT OF EASEMENT**

STATE OF TEXAS

§

§ KNOW ALL BY THESE PRESENTS:

COUNTY OF DALLAS

§

**THIS DOCUMENT** is executed this \_\_\_\_\_ day of March, 2015 by the City of Garland, a Texas home-rule municipality (hereinafter "City"), and First Texas Homes, Inc. ("Grantee" or "Fee Owner").

**WHEREAS**, that certain easement (more particularly described in Exhibit A as "TO BE ABANDONED" and hereinafter referred to as the "Easement") is no longer needed by the City for any purpose, and is not required or convenient for any use or public purpose in the future and have no value to the City; and

**WHEREAS**, the City desires to release and abandon the Easement; and

**WHEREAS**, on March 3, 2015, the City of Garland City Council approved Resolution No. \_\_\_\_\_ authorizing the Mayor to execute an agreement abandoning ,releasing, and quitclaiming the Easement.

**WHEREAS**, upon the abandonment of the Easement, the Grantee, has acknowledged on behalf of itself, its successors and assigns, its sole and complete responsibility for the condition of the Easement as it currently exists and may exist in the future and has further agreed to hold the City, its officers, and agents and employees harmless from any and all claims concerning the Easement.

**NOW, THEREFORE**, the City has abandoned, and hereby grants, sells, and conveys the Easement hereinafter described to Grantee. The Easement hereby abandoned is that certain drainage easement conveyed to the City by separate instrument and recorded as Instrument No. 20070003305 in the Dallas County Real Property Records, a copy of which is attached hereto as Exhibit "A" and incorporated herein by reference (the "Property"). No easement, or portion thereof, is abandoned except as described in Exhibit A, and is located on real property of Grantee.

THIS ABANDONMENT IS MADE WITHOUT WARRANTY, EXPRESS OR IMPLIED, AND THE CITY EXPRESSLY DISCLAIMS, EXCEPTS AND EXCLUDES ANY AND ALL WARRANTIES OF TITLE OR OTHERWISE FROM THIS

**TO HAVE AND TO HOLD** the Property, together with all and singular the rights and appurtenances thereto and in any wise belonging unto the Grantee, its heirs, successors and assigns forever; AS-IS, WHERE-IS, WITHOUT WARRANTY AND SUBJECT IN ALL RESPECTS TO THE PROVISIONS AND DISCLAIMERS SET FORTH ABOVE.

Typed or Printed Name of Notary  
My Commission Expires: \_\_\_\_\_

# EXHIBIT A

20061219001784230

12/19/2006 02:07:24 PM EM 1/5

## DRAINAGE EASEMENT

EASEMENT 20070003305

5 PGS

STATE OF TEXAS

§ KNOW ALL BY THESE PRESENTS:

COUNTY OF DALLAS

§

That ROSE HILL SAINT VENTURE ("Grantor(s)" [whether one or more]), for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to Grantor(s), including the benefits to be obtained by Grantor(s) by reason of the construction of the improvements contemplated herein, the sufficiency of which is hereby acknowledged, paid in hand by the City of Garland, Texas, a Texas home-rule municipality, ("Grantee"), has **GRANTED AND CONVEYED**, and by these presents does **GRANT AND CONVEY** unto Grantee a perpetual privilege, right, and easement (the "Easement") in and to those certain lots, tracts, or parcels of land situated in the County of Dallas, State of Texas, and more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Easement Area").

The Easement hereby granted is for the purpose of giving to Grantee, its successors and assigns, the right to:

- (1) construct, reconstruct, alter, rebuild, and perpetually maintain drainage facilities over, under, upon, across, and within the Easement Area;
- (2) divert, re-channel, or alter the course of the drainage of surface or flood waters within the Easement Area, including the right to increase the rate, efficiency or effectiveness of drainage flows by removing soil, trees or any other type of drainage impediments within the Easement Area; and
- (3) the right to enter the Easement Area to inspect, operate, repair, replace and remove those drainage facilities.

TO HAVE AND TO HOLD the Easement, together with all and singular the rights and appurtenances thereto and in anywise belonging unto Grantee, its successors, assigns, and the public forever.

EXECUTED this the 18<sup>th</sup> day of DEC, 2006

GRANTOR:

Daniel Howard

## ACKNOWLEDGMENT

STATE OF TEXAS

§

COUNTY OF DALLAS Collin

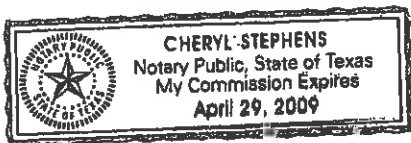
§

This instrument was acknowledged before me on the 18<sup>th</sup> day of December, 2006 by Daniel Howard

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 18<sup>th</sup> day of December, 2006

Cheryl Stephens

Notary Public in and for the State of Texas



Typed or Printed Name of Notary

My Commission Expires: \_\_\_\_\_



# EXHIBIT A

**EXHIBIT "A"**  
**20' DRAINAGE EASEMENT ~ 0.354 ACRES**  
**SHEET 1 OF 3**

## LEGAL DESCRIPTION

BEING a tract of land out of the John Little Survey, Abstract No. 761 located in the City of Garland, Dallas County, Texas, being part of that tract of land conveyed to Rosehill Joint Venture as recorded in Volume 2005184, Page 1584, Dallas County Deed Records, and being more particularly described as follows:

COMMENCING at a one-half inch iron rod set in the east line of said Rosehill Joint Venture tract, said point being the west corner of Lot 2, Block 7, Shores of Eastern Hills No. 6 as recorded in Volume 2004021, Page 22, Dallas County Deed Records, said point also being in the east line of Country Club Road South;

THENCE North 43 degrees 51 minutes 53 seconds West, 135.54 feet to a point for corner;

THENCE North 01 degrees 08 minutes 07 seconds East, 21.21 feet to a point for corner;

THENCE North 46 degrees 08 minutes 07 seconds East, 4.30 feet to a point for corner;

THENCE North 43 degrees 51 minutes 53 seconds West, 35.00 feet to THE POINT OF BEGINNING;

THENCE North 46 degrees 08 minutes 07 seconds East, 239.21 feet to a point for corner;

THENCE Northeasterly, 320.17 feet along a curve to the left having a radius of 1,995.00 feet, a central angle of 09 degrees 11 minutes 42 seconds, a tangent of 160.43 feet and a chord bearing and distance North 41 degrees 32 minutes 16 seconds East, 319.82 feet, to a point for corner;

THENCE Northeasterly, 64.61 feet along a curve to the right having a radius of 70.00 feet, a central angle of 52 degrees 53 minutes 03 seconds, a tangent of 34.81 feet and a chord bearing and distance North 63 degrees 22 minutes 57 seconds East, 62.34 feet, to a point for corner;

THENCE North 89 degrees 49 minutes 29 seconds East, 94.05 feet to a point for corner;

THENCE North 00 degrees 10 minutes 31 seconds West, 20.00 feet to a point for corner;

THENCE South 89 degrees 49 minutes 29 seconds West, 94.05 feet to a point for corner;

THENCE Southwesterly, 83.07 feet along a curve to the left having a radius of 90.00 feet, a central angle of 52 degrees 53 minutes 03 seconds, a tangent of 44.76 feet and a chord bearing and distance South 63 degrees 22 minutes 57 seconds West, 80.15 feet, to a point for corner;

THENCE Southwesterly, 316.96 feet along a curve to the right having a radius of 1975.00 feet, a central angle of 09 degrees 11 minutes 42 seconds, a tangent of 158.82 feet and a chord bearing and distance South 41 degrees 32 minutes 16 seconds West, 316.62 feet, to a point for corner;

# EXHIBIT A

**EXHIBIT "A"**  
**20' DRAINAGE EASEMENT ~0.354 ACRES**  
**SHEET 2 OF 3**

THENCE South 46 degrees 08 minutes 07 seconds West, 60.92 feet to a point for corner;

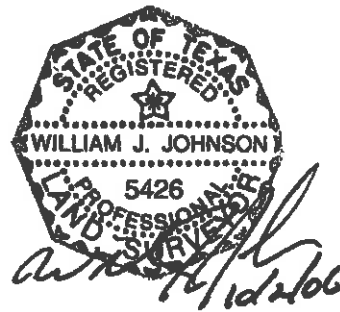
THENCE North 73 degrees 51 minutes 53 seconds West, 50.09 feet to a point for corner;

THENCE South 16 degrees 08 minutes 07 seconds West, 20.00 feet to a point for corner;

THENCE South 73 degrees 51 minutes 53 seconds East, 38.54 feet to a point for corner;

THENCE South 46 degrees 08 minutes 07 seconds West, 155.20 feet to a point for corner;

THENCE South 43 degrees 51 minutes 53 seconds East, 20.00 feet to the POINT OF  
BEGINNING and containing 15,400 square feet or 0.354 acres of land.



# EXHIBIT A

## EXHIBIT A (PAGE 3 OF 3) DRAINAGE EASEMENT

### LINE TABLE

LINE	BEARING	DISTANCE
L1	N43°51'53"W	135.54'
L2	N01°08'07"E	21.21'
L3	N46°08'07"E	4.30'
L4	N43°51'53"W	35.00'
L5	N48°08'07"E	239.21'
L6	N89°49'29"E	94.05'
L7	N00°10'31"W	20.00'
L8	S89°49'29"W	94.05'
L9	S46°08'07"W	60.92'
L10	N73°51'53"W	50.09'
L11	S16°08'07"W	20.00'
L12	S73°51'53"E	38.54'
L13	S46°08'07"W	155.20'
L14	S43°51'53"E	20.00'

NOTE: BEARINGS BASED ON PLAT OF  
HERON'S BAY ESTATES, PH. 1 (PENDING).  
THE MOST EASTERLY NORTHEAST LINE OF  
SAID ADDITION HELD AS N43°51'53"W.

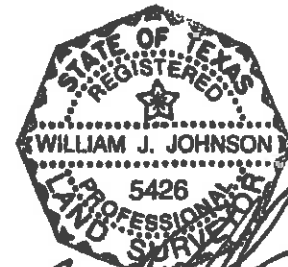
OWNER:  
ROSEHILL JOINT VENTURE  
VOL. 2005184, PG. 1584

(PROPOSED HERON'S BAY  
ESTATES, PHASE 1)

OWNER:  
ROSEHILL JOINT VENTURE  
VOL. 2005184, PG. 1584

(FUTURE DEVELOPMENT)

20' DRAINAGE ESMT.  
(BY THIS DOCUMENT)  
15,400 S.F.



POINT OF  
BEGINNING

L11

L13

L5

C4

C3

C1

C2

L8

L14

L4

L3

1/2" I.R.S.

POINT OF  
COMMENCING

1/2" I.R.S.

(BEARING BASE)

COUNTRY CLUB ROAD SOUTH

GRACE DRIVE

SHORES OF EASTERN HILLS NO. 6  
VOLUME 2004021, PAGE 22  
D.R.D.C.T.

THE SHORES OF  
EASTERN HILLS NO. 5  
VOLUME 2002173, PAGE 48  
D.R.D.C.T.

EDEN DRIVE

PEACEWAY DRIVE

20' ALLEY R.O.W.

### CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	9°11'42"	1995.00'	320.17'	160.43'	N 41°32'16" E	319.82'
C2	52°53'03"	70.00'	64.61'	34.81'	N 63°22'57" E	62.34'
C3	52°53'03"	90.00'	83.07'	44.76'	S 63°22'57" W	80.15'
C4	9°11'42"	1975.00'	316.96'	158.82'	S 41°32'16" W	316.62'

SCALE:  
1" = 200'

DATE  
7/17/06

DRAWN  
WJJ

PROJECT  
CLH001

# EXHIBIT A

**FILED AND RECORDED**



OFFICIAL PUBLIC RECORDS

A handwritten signature in black ink, appearing to be "JFW", is written over the official stamp.

John F. Warren, County Clerk

Dallas County TEXAS

January 04, 2007 08:38:20 AM

FEE: \$28.00

20070003305

Filed and Recorded  
Official Public Records  
Brenda Taylor, County Clerk  
Collin County, TEXAS  
12/19/2006 02:07:24 PM  
\$32.00 TFOSTER  
20061219001784230



A handwritten signature in black ink, appearing to be "Brenda Taylor", is written over the official stamp.



# City Council Item Summary Sheet

☐ Work Session

Date: March 3, 2015

☒ Agenda Item

## Zoning Ordinance

### Summary of Request/Problem

Zoning Ordinance 15-01 Sargent Design

### Recommendation/Action Requested and Justification

Consider adoption of attached ordinance.

**Submitted By:**

**Anita Russelmann  
Director of Planning**

**Approved By:**

**William E. Dollar  
City Manager**

**ORDINANCE NO.**

AN ORDINANCE AMENDING THE ZONING LAWS OF THE CITY OF GARLAND, TEXAS, BY APPROVING AN AMENDMENT TO PLANNED DEVELOPMENT (PD) DISTRICT 14-17 FOR LIMITED MULTIFAMILY USES AND A DETAIL PLAN FOR INDEPENDENT SENIOR LIVING FACILITY, ON A 1.030-ACRE TRACT OF LAND LOCATED AT 2101 WEST WALNUT STREET; PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; AND PROVIDING FOR A PENALTY AND AN EFFECTIVE DATE.

**WHEREAS**, at its regular meeting held on the 26th day of January, 2015, the City Plan Commission did consider and make recommendations on a certain request for zoning change made by **Sargent Design**; and

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

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

**Section 1.**

Ordinance No. 4647 is hereby amended by approving an amendment to Planned Development (PD) District 14-17 for Limited Multifamily Uses and a Detail Plan for an Independent Senior Living Facility, on a 1.030-acre tract of land located at 2101 West Walnut Street, and being more particularly described in Exhibit A, attached hereto and made a part hereof.

**Section 2.**

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

**Section 3.**

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

**Section 4.**

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

FILE NO. 15-01

**Section 5.**

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

**PASSED AND APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

**THE CITY OF GARLAND, TEXAS**

By:

\_\_\_\_\_  
Mayor

**ATTEST:**

\_\_\_\_\_  
City Secretary

Published:

## **EXHIBIT A**

### **LEGAL DESCRIPTION**

#### **Zoning File 15-01**

BEING a 1.030 acre tract of land, situated in the J.W. Keen Survey, Abstract No. 738, City of Garland, Dallas County, Texas, said tract being the same tract conveyed in Special Warranty Deed to Las Brisas Properties, Inc., recorded in Volume 93080, Page 3700 of the Deed Records of Dallas County, Texas. This property is located at 2101 West Walnut Street.



## PLANNED DEVELOPMENT CONDITIONS

### ZONING FILE 15-01

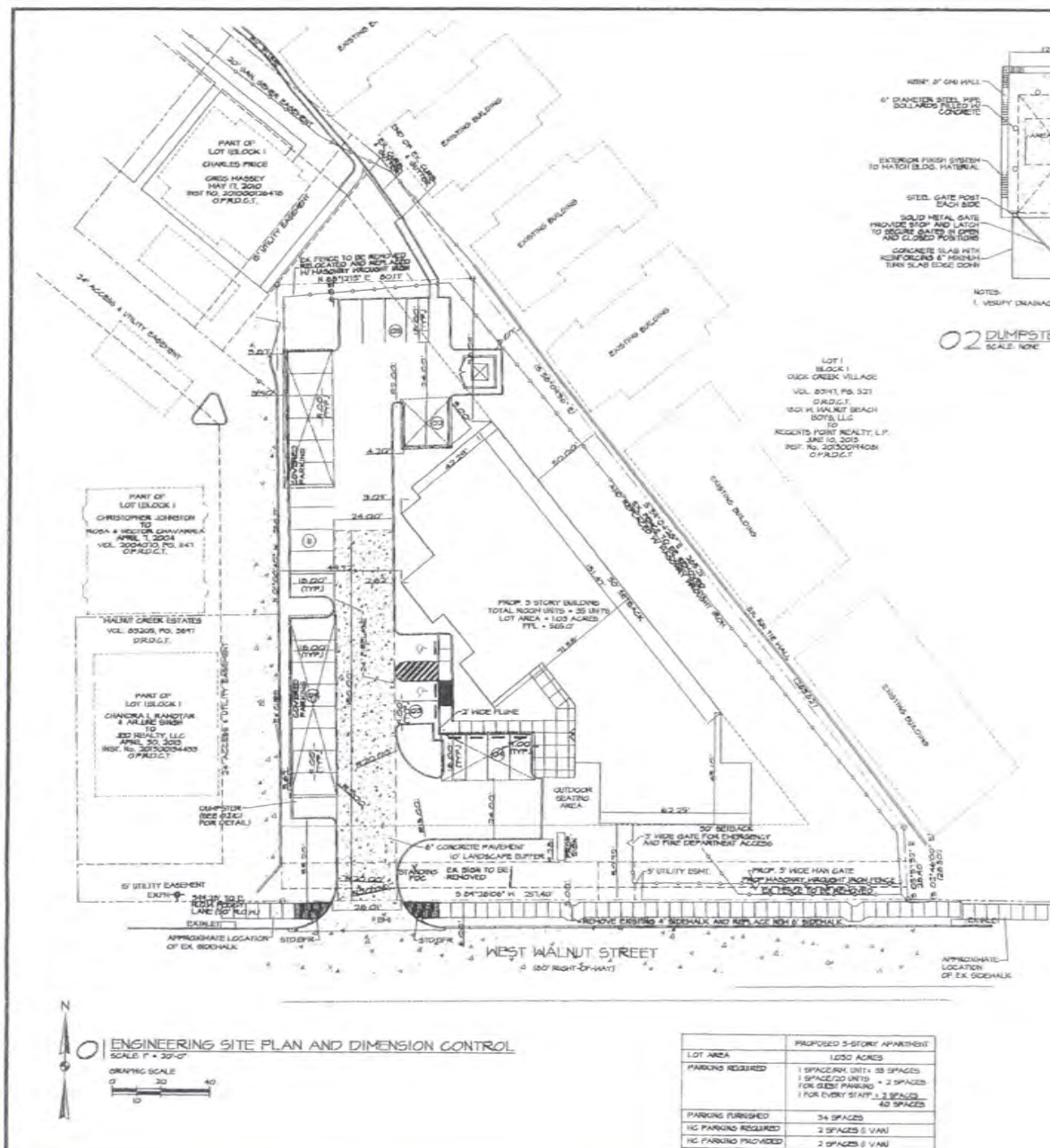
#### 2101 West Walnut Street

- I. **Statement of Purpose:** The purpose of this Planned Development District is to permit the construction of an independent senior 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, and 32 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 Independent Senior Living Facility.
  - B. Density: The maximum density shall be approximately 34 dwelling units per acre.
  - C. Setbacks: The building shall be setback approximately 30 feet from the residential property to the northeast, 55 feet from the residential property to the north and 45 feet from the residential property to the west. The dumpster enclosure shall be permitted within the required setbacks along the northeast, north and west property lines. The site shall comply with all other setbacks as reflected on the Detail Plan (Exhibit C).
  - D. Architectural Standards and Building Façade: A minimum of 75% brick and/or stone shall be provided for each building. Exterior elevations shall be in conformance with the approved elevations (Exhibit E).
  - E. Landscaping: No perimeter fencing or screening shall be provided along the western property line and a portion of the southern property line adjacent to West Walnut Street. A six (6) foot tall wrought iron fence with brick columns and six (6) foot tall continuous row of

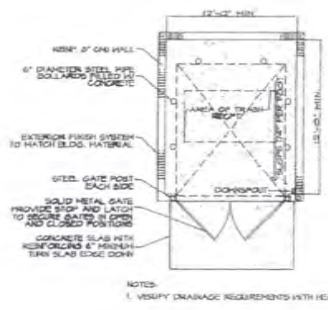
#### EXHIBIT B

evergreen shrubs shall be provided along the northern and northeastern property line and portion of the southern property line. Landscaping shall be in general conformance with the approved Landscape Plan (Exhibit D).

- F. Parking: The subject property shall provide at least 34 parking spaces.
- G. Signage: One monument sign shall be permitted on the subject property with the size and setback in compliance with the Senior Living Standards.



**02 DUMPSTER DETAIL**  
SCALE: NONE

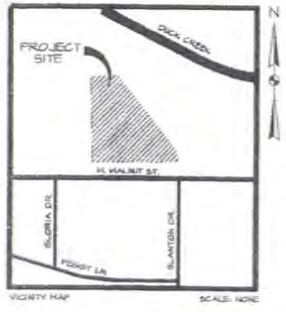


- GENERAL NOTES:**
1. COMMENCEMENT OF WORK BY ANY CONTRACTOR OR SUBCONTRACTOR SHALL BE CONSIDERED EVIDENCE THAT HE HAS INSPECTED AND ACCEPTED ALL CONDITIONS INVOLVED IN HIS WORK AND FINDS THEM SATISFACTORY.
  2. PRIOR TO THE COMMENCEMENT OF ANY WORK, THE CONTRACTOR SHALL ANALYZE THE JOBSITE CONDITIONS, ALL DIMENSIONS, SETBACKS, PROPERTY LINES, UTILITY CONDITIONS, IF THE CONTRACTOR OBSERVES ANY ERRORS OR OMISSIONS IN THE CONSTRUCTION DOCUMENTS HE SHALL PROMPTLY NOTIFY THE PROJECT SUPERINTENDENT FOR CLARIFICATION. IF SUCH WORK PROCEEDS WITHOUT CLARIFICATION IT IS AT THE RISK OF THE CONTRACTOR. ANY CHANGES MADE BY CONTRACTOR PRIOR TO ANY CONTRACT'S CLARIFICATION SHALL BE AT THE CONTRACTOR'S RISK. THE SETTLEMENT OF ANY COMPLICATIONS OR DISPUTES ARISING FROM THIS SHALL BE AT THE EXPENSE OF THE CONTRACTOR.
  3. ALL DIMENSIONS ARE TO RETURN BACK TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS. NO DIMENSIONS ARE TO BE SCALED FROM THE DRAWINGS.
  4. ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS OF THE CITY OF DALLAS, TEXAS.
  5. CONTRACTOR SHALL PROVIDE "AS BUILT" PLANS TO THE ENGINEER SO THAT THE REPRESENTED OF THE ENGINEERING PLANS MAY BE CORRECTED TO REFLECT "AS BUILT" CONDITIONS.
  6. THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE AND MAINTAIN ALL NECESSARY HANDING AND SAFETY DEVICES FLASHING LIGHTS (BARRICADES, SIGNS, ETC.) TO PROTECT THE PUBLIC SAFETY AND HEALTH UNTIL THE WORK HAS BEEN COMPLETED AND ACCEPTED BY THE CITY.
  7. THE LOCATION OF EXISTING UTILITIES SHOWN ON THESE PLANS AND APPROPRIATE, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND VERIFY IN THE FIELD ANY UTILITIES THAT MAY CONFLICT WITH THE CONSTRUCTION. AT LEAST 24 HOURS PRIOR TO BEGINNING CONSTRUCTION IN THE VICINITY OF UNDERGROUND UTILITIES, NOTIFY THE FOLLOWING APPLICABLE:
- |                                  |              |
|----------------------------------|--------------|
| BUILDING INSPECTION              | 412-308-2029 |
| CODE COMPLIANCE                  | 412-308-6400 |
| ENGINEERING DEPARTMENT           | 412-308-3760 |
| FIRE DEPARTMENT                  | 412-308-1100 |
| PLANNING & COMMUNITY DEVELOPMENT | 412-308-2449 |
| STREET DEPARTMENT                | 412-308-3033 |
| UTILITY SERVICES                 | 412-308-3471 |

**LEGEND**

SANITARY SINKER HANNOLE	SS	⊙
SHORT SINKER HANNOLE	SH	⊙
CLEAN OUT	CO	⊙
FIRE HYDRANT	FH	⊙
POWER POLE	PP	⊙
TELEPHONE BOX	TB	⊙
METER	M	⊙
GATE VALVE	GV	⊙
LIGHT POLE	LP	⊙
IRRIGATION SPRINKLER HEAD LOCATION	IR	⊙
VAN ACCESSIBLE HANDICAP PARKING SIGN LOCATION	VA	⊙
RIGHT OF WAY	R.O.W.	—
EXIST. LIGHT POLE	EXIST. LIGHT POLE	—
DRAINAGE & UTILITY EASEMENT	DRAINAGE & UTILITY EASEMENT	—
DRAINAGE FLOW ARROW	DRAINAGE FLOW ARROW	—
PROPOSED SANITARY SINKER PIPE	PROPOSED SANITARY SINKER PIPE	—
EXISTING SANITARY SINKER PIPE	EXISTING SANITARY SINKER PIPE	—
PROPOSED WATER LINE	PROPOSED WATER LINE	—
EXISTING WATER LINE	EXISTING WATER LINE	—
PROPOSED POWER LINE	PROPOSED POWER LINE	—
EXISTING POWER LINE	EXISTING POWER LINE	—
PROPOSED TELEPHONE LINE	PROPOSED TELEPHONE LINE	—
EXISTING TELEPHONE LINE	EXISTING TELEPHONE LINE	—
PROPOSED GAS LINE	PROPOSED GAS LINE	—
EXISTING GAS LINE	EXISTING GAS LINE	—
PROPOSED STORM SINKER PIPE	PROPOSED STORM SINKER PIPE	—
EXISTING STORM SINKER PIPE	EXISTING STORM SINKER PIPE	—
PROPOSED SUT LINE	PROPOSED SUT LINE	—
EXISTING SUT LINE	EXISTING SUT LINE	—
OVERHEAD ELECTRICAL LINE	OVERHEAD ELECTRICAL LINE	—
EXISTING FIBER OPTICS CABLE	EXISTING FIBER OPTICS CABLE	—
PROPOSED PARKING COVER	PROPOSED PARKING COVER	—

CITY CASE NUMBER: 1505-2



**PROJECT STATUS:**  
PRELIMINARY

**PROJECT MANAGER:**  
KYLE RAM

**DESIGN MANAGER:**  
BCCA

**PROJECT DATE:**  
02/27/14

**REVISION DATE:**  
03/08/14

**LAS BRISAS PROPERTIES**  
1501 W. WALNUT STREET  
CITY OF DALLAS  
TEXAS 75201

**ADR-DESIGNS-LLC**  
TOTAL DESIGN MANAGERS  
601 SADDLE HILL DRIVE, GRAND PRairie, TX 75050  
PH: 972-382-1333 FAX: 214-272-2287  
E: adrdesigns@adrdesigns.com  
FOR: JOHN C. SANCHEZ

**GARLAND SENIOR CENTER**  
2101 W. WALNUT STREET  
DALLAS, TEXAS 75201

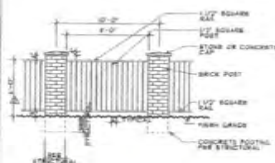
**SEAL OF THE CITY OF DALLAS**  
RECEIVED  
CITY ENGINEER  
JANUARY 1, 2015

**SEAL OF THE CITY OF DALLAS**  
RECEIVED  
CITY ENGINEER  
JANUARY 1, 2015

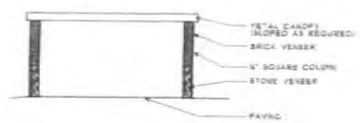
**JOB NUMBER:**

**SHEET NUMBER:**  
**C1**  
ENGINEERING SITE PLAN AND DIMENSION CONTROL

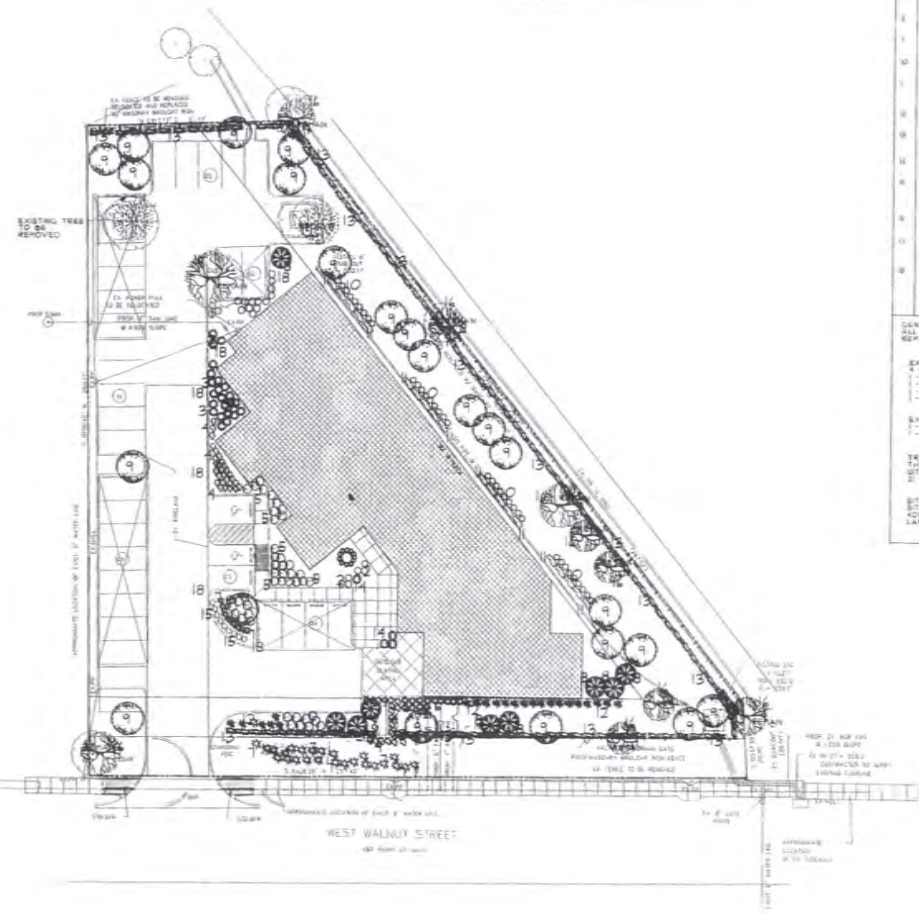









































**MASONRY AND WROUGHT IRON FENCE**  
NOT TO SCALE



**TYPICAL COVERED PARKING**  
NOT TO SCALE  
GENERAL NOTES:  
ADDITIONAL 3\"/>



LANDSCAPE LEGEND				
QUANTITY	PLANT	SIZE	SYMBOL	SYMBOL
1	10' - 12' BROAD LEAF EVERGREEN	8" - 12"		
2	12' - 14' BROAD LEAF EVERGREEN	8" - 12"		
3	12' - 14' BROAD LEAF EVERGREEN	8" - 12"		
4	12' - 14' BROAD LEAF EVERGREEN	8" - 12"		
5	12' - 14' BROAD LEAF EVERGREEN	8" - 12"		
6	12' - 14' BROAD LEAF EVERGREEN	8" - 12"		
7	12' - 14' BROAD LEAF EVERGREEN	8" - 12"		
8	12' - 14' BROAD LEAF EVERGREEN	8" - 12"		
9	12' - 14' BROAD LEAF EVERGREEN	8" - 12"		
10	12' - 14' BROAD LEAF EVERGREEN	8" - 12"		
11	12' - 14' BROAD LEAF EVERGREEN	8" - 12"		
12	12' - 14' BROAD LEAF EVERGREEN	8" - 12"		
13	12' - 14' BROAD LEAF EVERGREEN	8" - 12"		
14	12' - 14' BROAD LEAF EVERGREEN	8" - 12"		
15	12' - 14' BROAD LEAF EVERGREEN	8" - 12"		
16	12' - 14' BROAD LEAF EVERGREEN	8" - 12"		
17	12' - 14' BROAD LEAF EVERGREEN	8" - 12"		
18	12' - 14' BROAD LEAF EVERGREEN	8" - 12"		
19	12' - 14' BROAD LEAF EVERGREEN	8" - 12"		

**GENERAL NOTES:**  
ALL EXISTING TREES REMOVED DURING CONSTRUCTION SHALL BE REPLACED WITH NEW TREES.

**EXISTING TREES TO REMAIN INCLUDE THE FOLLOWING:**  
 1 - 10\"/>

**EXISTING TREES TO BE REMOVED INCLUDE THE FOLLOWING:**  
 1 - 10\"/>

**TREE MITIGATION PLAN:**  
 THE TREES THAT ARE REMOVED TO BE REPLACED WITH THE FOLLOWING:  
 1 - 10\"/>

**SITE ACRES:** 10.5 ACRES  
**THE SQUARE FOOTAGE:** 10,000 SQ FT  
**THE REQUIRED LANDSCAPING OPEN SPACE:** 1,000 SQ FT  
**LANDSCAPING OPEN SPACE AS SHOWN:** 1,000 SQ FT

**PRELIMINARY LANDSCAPING PLAN**  
SCALE: 1\"/>

**SARGENT**  
DESIGN GROUP

1111 WINDY DRIVE  
GRAND PRAIRIE, TEXAS 75052  
phone@sargent.com

**INDEPENDENT SENIOR LIVING FACILITY**

Project:  
**BRISAS, INC.**  
**PROPERTIES, INC.**  
**2101 W. WALNUT**  
**CARLAND, TEXAS**

FILE # 131015-2, Z 14-17

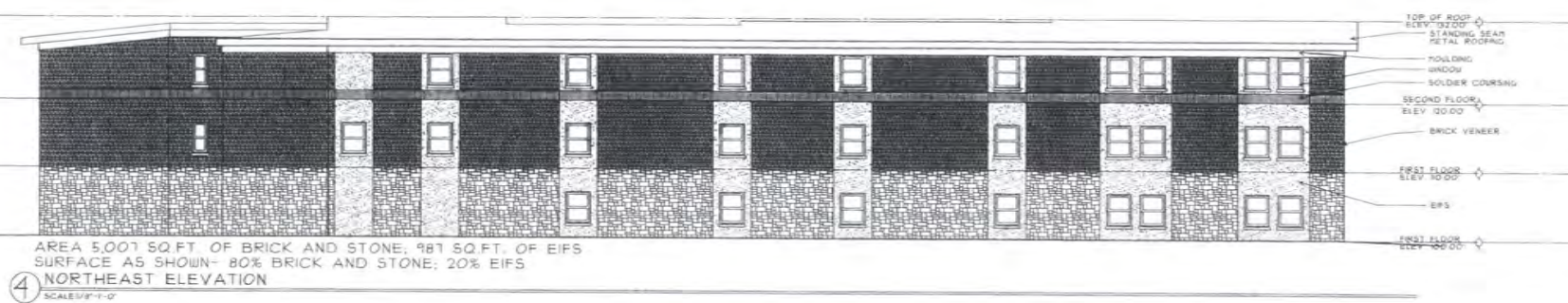
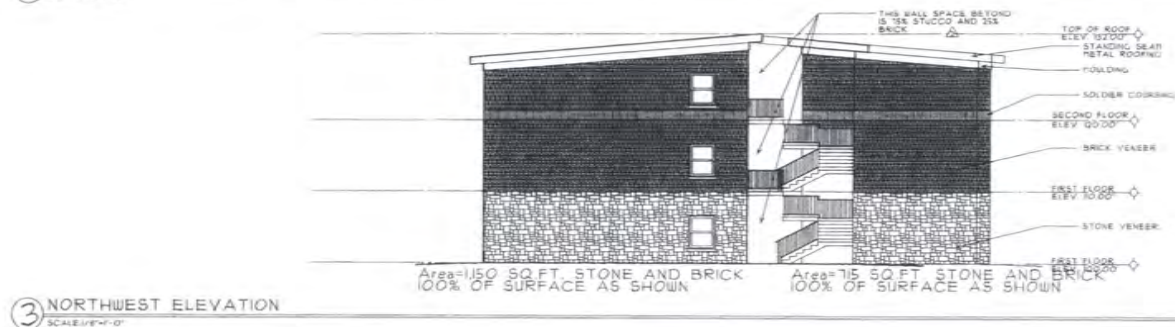
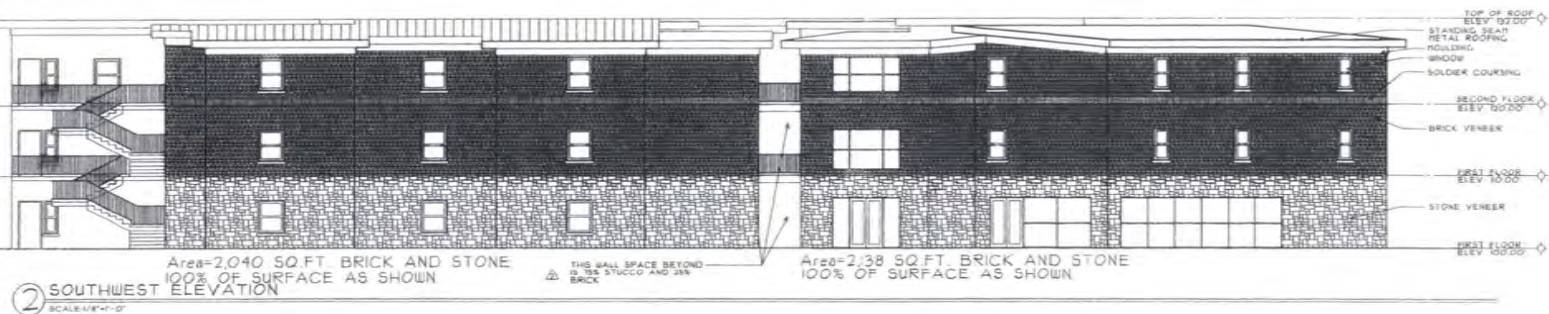
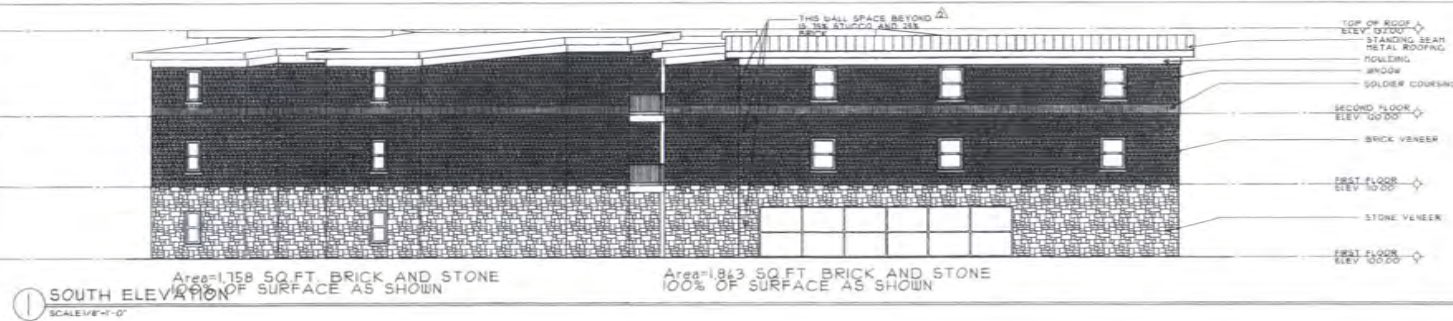
Sheet Title:  
**PRELIMINARY LANDSCAPING**

Revisions:  
 1. REVISIONS  
 2. REVISIONS  
 3. REVISIONS

PROJECT NUMBER: 0100  
 DATE: 03/14  
 DRAWN BY: JCA  
 CHECKED BY: JCA  
 APPROVED BY: JCS

**LSI.II**

SHEET NUMBER:  
 Sheet 01



**SARGENT**  
DESIGN GROUP

515 WINDY DRIVE  
GRAND PRAIRIE, TEXAS 75052  
409-584-3310  
joshua@sargent.com

**INDEPENDENT SENIOR  
LIVING FACILITY**

Project:  
**LAS BRISAS  
PROPERTIES, INC.  
201 W. WALNUT  
GARLAND, TEXAS**

FILE # 13015-2, 7 14-17

Sheet Title:  
**ELEVATIONS**

Revisions:  
A REVISIONS ONLY

PROJECT NUMBER: 13010  
DATE: 2-8-14  
DRAWN BY: J.C.S.  
CHECKED BY: J.C.S.  
APPROVED BY: J.C.S.

**A3.11**

SHEET NUMBER  
Sheet of

EXHIBIT E





EXHIBIT E



EXHIBIT E









EXHIBIT E



# City Council Item Summary Sheet

☐ Work Session

Date: March 3, 2015

☒ Agenda Item

## 2014-15 Budget Amendment No. 2

### Summary of Request/Problem

At the February 16, 2015, Work Session, the City Council reviewed a Policy Report recommending an amendment to the 2014-15 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) the rollover of open Purchase Orders from the 2013-14 fiscal year, (3) grant and other funds recently awarded to the City, and (4) expenditures not anticipated in the 2014-15 Adopted Budget.

All funds required to cover the increases in appropriations are in the respective fund balances, or additional funds have been received as awards to cover specific expenditures. As a result, Budget Amendment No. 2 has no financial impact to the City.

### Recommendation/Action Requested and Justification

Approval of the Ordinance amending the 2014-15 Adopted Budget.

**Submitted By:**

**Ron Young  
Director  
Budget & Research**

**Approved By:**

**William E. Dollar  
City Manager**

## **ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AUTHORIZING AN AMENDMENT TO THE 2014-15 OPERATING BUDGET (BUDGET AMENDMENT NO. 2), PROVIDING FOR SUPPLEMENTAL APPROPRIATION OF FUNDS IN THE GENERAL FUND, THE EQUIPMENT REPLACEMENT FUND, THE INFRASTRUCTURE REPAIR & REPLACEMENT FUND, THE NARCOTIC SEIZURE FUNDS, THE PUBLIC SAFETY GRANT FUND, AND VARIOUS FUNDS ASSOCIATED WITH PURCHASE ORDER ENCUMBRANCES; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City Council approved the 2014-15 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 Infrastructure Repair & Replacement Fund, the Narcotic Seizure Funds, the Public Safety Grant Fund, and also various funds associated with Purchase Order encumbrances from the 2013-14 fiscal year;

**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 2014-15 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. 6728, Section 1, adjusting operating appropriations in the General Fund, the Equipment Replacement Fund, the Infrastructure Repair & Replacement Fund, the Narcotic Seizure Funds, the Public Safety Grant Fund, and also various funds associated with purchase order encumbrances from the 2013-14 fiscal year, 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 3<sup>rd</sup> day of March, 2015.

**THE CITY OF GARLAND, TEXAS**

By: \_\_\_\_\_  
Mayor

**ATTEST:**

\_\_\_\_\_  
City Secretary



# **Policy Report**

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## **2014-15 BUDGET AMENDMENT NO. 2**

### **ISSUE**

Amend the 2014-15 Adopted Budget in order to appropriate available funds for the following:

- (1) Projects approved in last year's Budget but not completed by the fiscal year-end.
- (2) Rollover of open Purchase Orders from the 2013-14 fiscal year.
- (3) Grant and other funds recently awarded to the City.
- (4) Expenditures not anticipated in the 2014-15 Adopted Budget.

### **OPTIONS**

- (A) Approve Budget Amendment No. 2 as proposed.
- (B) Approve portions of Budget Amendment No. 2.
- (C) Do not approve Budget Amendment No. 2.

### **RECOMMENDATION**

Option (A) – Approve Budget Amendment No. 2 as proposed. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the March 3, 2015 Regular Meeting.

### **COUNCIL GOAL**

**“Financially Stable Government with Tax Base that Supports Community Needs”**

Budget amendments allow the City to respond to changing situations and needs in a manner that permits flexibility while ensuring financial integrity and controls.

**BACKGROUND**

**(1) Carry-Over of 2013-14 Incomplete Projects**

**(a) Street Upgrades**

The FY 2013-14 Revised Budget for the Infrastructure Repair & Replacement Fund included \$1,100,000 for Street Pavement Improvements, Traffic Marking Improvements, and Direct Materials for the Street Department. Budget Amendment No. 2 proposes to increase FY 2014-15 operating appropriations by \$1,100,000 to complete the following projects: Pavement Improvements on Centerville Road from O'Banion Road to I.H. 635 (Lyndon B. Johnson Freeway) - \$943,400; Arterial Traffic Marking Improvements on Kingsley Road from I.H. 635 to Broadway Boulevard - \$36,600; Centerville Road from Broadway Boulevard to I.H. 635 - \$29,500; Campbell Road from Jupiter Road to Brand Road - \$15,500; Plano Road from Forest Lane to Buckingham Road - \$15,000; Rowlett Road from Broadway Boulevard to Roan Road - \$10,000; Required Maintenance on the Asphalt Roads from the City of Garland's City Limits to the Entrance into the C.M. Hinton, Jr., Regional Landfill - \$50,000.

A Budget Amendment is required due to the timing of the expenditures only. There is no additional financial impact.

**(b) Rolled-Forward Economic Development Funds**

The FY 2013-14 Revised Budget for the Economic Development Department included \$422,831 to move the department into new office space, acquire furniture, and hire staff to fill vacant positions. Budget Amendment No. 2 proposes to increase FY 2014-15 operating appropriations by \$422,831 since the Economic Development Department's move to a new office has been delayed.

A Budget Amendment is required due to the timing of the expenditures only. There is no additional financial impact.

**(c) Other Miscellaneous Project Carryovers which include:**

- 1) General Fund:
  - a) Landfill - \$100,000 for repairs to the Landfill Gas Collection and Control System
  - b) Planning - \$5,025 to produce videos promoting the City's neighborhood programs for use on CGTV, the City website, and the Garland Neighborhood Management Academy (GNMA).

- 2) Equipment Replacement Fund - \$146,200 for two loader backhoes for GP&L.

A Budget Amendment is required due to the timing of the expenditures only. There is no additional financial impact.

**(2) Rolled-Forward Encumbrances from Fiscal Year 2013-14**

When an order is placed for goods or services, a Purchase Order is issued that encumbers the budgeted funds. This has the effect of reserving the funds for future payment of the items covered in the Purchase Order. Every year on September 30<sup>th</sup> – when the fiscal year ends, there are open Purchase Orders related to goods or services that have been ordered but not yet received. Accordingly, the funds reserved for these open Purchase Orders are still in the year-end fund balances since the transactions are not yet completed.

Because the purchase of these open items was authorized by Council in the previous fiscal year (2013-14), the City's practice has been to roll these encumbrances forward into the current fiscal year (2014-15). This has the effect of increasing the current year's appropriation by the amount of the open Purchase Orders or encumbrances. The funding to cover the expenditures is available in the fund balance since payment was not made before the close of the fiscal year.

The projected fund balance for the current fiscal year is unaffected by the "roll-forward," because it was assumed in the 2014-15 Adopted Budget that the expenditures would be completed in the prior year. The presence of the funds in the fund balance is above and beyond what the Budget assumes for the 2014-15 year-end balance.

Budget Amendment No. 2 proposes that encumbrances totaling \$6,973,215 be rolled forward to 2014-15. Of the total rollover amount, \$837,393 is related to the General Fund. Attachment A provides a detailed listing by fund of individual outstanding encumbrances over \$25,000.

A Budget Amendment is required due to the timing of the expenditures only. There is no additional financial impact.

**(3) Mid-Year Adjustments to Public Safety Grants**

**a) Office of Emergency Management – Federal Grant**

During the FY 2014-15 budget preparation process, information needed by the Office of Emergency Management regarding the State Homeland Security Program Law Enforcement Terrorism Prevention Activity

(SHSP LETPA) Grant was unavailable, and no request was submitted for this particular grant. The City of Garland has since received notice that it has been awarded \$36,796 in SHSP LETPA funding for the current year to purchase a Nano X-Ray Unit to be used by Garland's Explosives and Ordinance Disposal (EOD) Unit. Budget Amendment No. 2 proposes appropriating these Federal grant funds for FY 2014-15.

**b) Office of Emergency Management – Federal Grant**

Subsequent to receiving approval of \$31,400 as part of the FY 2014-15 Operating Budget, the Office of Emergency Management received notice that the City's award had been increased to \$81,537. This funding will be used to enhance the City's Special Weapons and Tactics (SWAT) Team capabilities in order to maintain its designation by Federal Emergency Management Agency (FEMA) Type I Team through the purchase of night vision devices and personal protective equipment. Budget Amendment No. 2 proposes the appropriation of an additional \$50,137 in funding for this grant in FY 2014-15 to purchase additional equipment.

**(4) Expenditures Not Anticipated in the 2014-15 Adopted Budget**

**(a) Reallocation of Narcotic Seizure Funds – Police Department**

During the 2014-15 budget process and at the request of Police, City Council approved the expenditure of \$120,000 in Narcotic Seizure Funds to Dallas County for the annual contract with the Dallas Sheriff's Department Transport Unit (which transports prisoners from the Garland Detention Center to the Dallas County Jail on a daily basis). After the approval of this annual expenditure by the Garland City Council, the Dallas County Commissioners Court approved the County budget which included the funds necessary to operate the Transport Unit for the first time in many years. Thus, there is no longer a need to utilize the \$120,000 in Garland Narcotic Seizure Funds for this purpose.

The Police Department seeks approval to reallocate \$50,000 of those funds for the purchase of approximately 50 new, upgraded tactical shotguns including some peripheral equipment for use by Patrol Officers and other Police first-responders. These new shotguns would replace the current shotguns, many of which were purchased in the 1970s and 1980s. The age of these older weapons is resulting in some potential safety issues. In addition, none of the current shotguns are outfitted with night sites or mounted lights (required for use after dark) or tactical slings (necessary for mobility). Further, revised/updated training would be initiated prior to issuance of the new shotguns.



The current shotguns would be returned to the manufacturer on a trade-in basis to reduce the actual cost of the newly purchased shotguns. No new funding is necessary for this purchase.

**(b) Planning & Community Development – Eastern Hills Redevelopment Study**

In the current fiscal year, City Council directed that a consultant be hired to provide planning services to evaluate the redevelopment potential of the former Eastern Hills Country Club property for residential use and to facilitate a process involving the property owner, a prospective developer, surrounding homeowners, and the City of Garland with the objective of determining a general development concept for the property that can be supported by the various stakeholders. Budget Amendment No. 2 proposes an increase of \$98,395 to the Planning Department's operating budget to cover this unanticipated cost.

**(c) Other Miscellaneous Expenditure Adjustments include:**

- 1) General Fund:
  - a) Fire – Additional vehicle equipment required to outfit a Battalion Chief's vehicle scheduled for routine replacement in FY 2014-15 - \$13,000
  - b) Health – Feral Cat, Trap, Neuter, and Release Pilot Program - \$24,940
  - c) Landfill – Brush-grinding resulting from wind storm - \$52,000
  - d) Police – Overtime costs for the Sound Vision Event - \$45,728

The Fire Vehicle Equipment, Feral Cat Pilot Program, Landfill Brush-Grinding, and Police Overtime for the Sound Vision Event will be funded by the excess balance in the General Fund.

**FINANCIAL CONSIDERATIONS**

The Street Upgrades projects, the Economic Development Department Office Move, other Miscellaneous Project Carryovers, and outstanding Purchase Orders carried forward were fully funded in the FY 2013-14 Budget, and the funds required to cover these expenditures remain within each fund's respective fund balance. As a result, there is no financial impact from approval of these items. Federal Grant Funds were awarded to provide equipment for Public Safety. The Fire Vehicle Equipment, Feral Cat Pilot Program, and Landfill Brush-Grinding will be fully funded by the available fund balance in the General Fund.

## 2014-15 BUDGET AMENDMENT NO. 2

Page 6

Budget Amendment No. 2 proposes to appropriate funds as follows:

<u>Equipment Replacement Fund</u>	
Two Loader Backhoes for GP&L	\$ 146,200
<u>General Fund</u>	
Economic Development	422,831
Fire – Vehicle Equipment	13,000
Health – Feral Cat Pilot Program	24,940
Landfill – Gas Collection and Control System	100,000
Landfill – Brush-Grinding Resulting from Wind Storm	52,000
Planning – Promotion Videos	5,025
Planning – Eastern Hills Redevelopment Study	98,395
Police – Overtime for Sound Vision Event	45,728
<u>Infrastructure Repair &amp; Replacement Fund</u>	
Street Repair and Replacement Projects	1,100,000
<u>Narcotic Seizure Fund</u>	
Dallas County Approved Funding for Prisoner Transports	(120,000)
50 Tactical Shotguns for Police Department	50,000
<u>Public Safety Grant Fund</u>	
Nano X-Ray Unit	36,796
Night Vision Devices and Protective Equipment	50,137
<u>Various Funds</u>	
Rollover of Purchase Order Encumbrances	<u>6,973,215</u>
TOTAL SUPPLEMENTAL APPROPRIATION	<u><u>\$8,998,267</u></u>

### **ATTACHMENT(S)**

Attachment A – Schedule of Open Encumbrances being Rolled Forward  
Attachment B – Schedule of Proposed Amendments by Fund

Submitted By:

Ron Young  
Director  
Budget & Research

Date: February 16, 2015

Approved By:

William E. Dollar  
City Manager

Date: February 16, 2015

**ATTACHMENT A**  
**2013-14 Rollover**  
**(With Detail of PO's Over \$25,000)**

<i><b>Fund/Department</b></i>	<i><b>PO Description</b></i>	<i><b>Amount Outstanding 9-30-14</b></i>
<b><u>General Fund</u></b>		
Economic Development	Wayfinding Program	\$50,909
	Bush Tollway Initiative	47,545
	Professional Services	25,000
Fire	Firefighter Clothing	\$25,999
Planning & Community Development	Bush Tollway Initiative	\$26,393
Parks, Recreation & Cultural Arts	Wynne Pool Repairs	\$38,775
Police	Ammunition	\$39,632
Transportation	Thoroughfare Study	\$92,256
Non-Departmental	Cost Allocation Study	\$49,685
	Professional Services	30,575
Various	PO's Under \$25,000	\$410,624
<b>Sub-Total General Fund</b>		<b>\$837,393</b>
<b><u>Electric Utility Fund</u></b>		
	Service Contracts	\$144,697
	Professional Services	96,875
	PO's Under \$25,000	271,668
<b>Sub-Total Electric Utility Fund</b>		<b>\$513,240</b>
<b><u>Information Technology Fund</u></b>		
	Resident Opinion Survey	\$63,000
	IT Leaders Workgroup Training	82,644
	Software Maintenance Contract	44,255
	Hardware Maintenance Contract	64,324
	Communication Server	49,772
	PO's Under \$25,000	95,548
<b>Sub-Total Information Technology Fund</b>		<b>\$399,543</b>
<b><u>Information Technology Replacement Fund</u></b>		
GP&L	Security Video Recorders	\$29,788
IT	Network Hardware	87,328
	PO's Under \$25,000	69,314
<b>Sub-Total Information Technology Replacement Fund</b>		<b>\$186,430</b>

**ATTACHMENT A**  
**2013-14 Rollover**  
**(With Detail of PO's Over \$25,000)**

<i><b>Fund/Department</b></i>	<i><b>PO Description</b></i>	<i><b>Amount Outstanding 9-30-14</b></i>
<b><u>Equipment Replacement Fund</u></b>		
Police - Patrol	Radar, Cameras, & Labor for Police Vehicles	\$210,133
Police - Patrol	2014 Chevrolet Caprices	94,859
Police - Patrol	2015 Chevrolet Caprices	54,313
Police - Patrol	2015 Ford Transit Connect	54,313
Parks - Ground Maintenance	Ford F-450 Chassis w/Mounted Compactor	62,071
Parks - Ground Maintenance	Ford F-450 Chassis w/Mounted Compactor	62,071
GP&L - Distribution Operations	Rear-Mount. Press. Digger/Freightliner Chassis	271,151
GP&L - Distribution Operations	Altec Digger Derrick w/Freightliner Chassis	210,075
GP&L - Distribution Operations	Altec Aerial Device w/Freightliner Chassis	209,047
GP&L - Distribution Operations	Altec Aerial Device w/Freightliner Chassis	206,187
GP&L - Distribution Operations	Altec Aerial Device w/Freightliner Chassis	203,392
GP&L - Distribution Operations	Altec Digger Derrick w/Freightliner Chassis	184,996
GP&L - Distribution Operations	Altec Articulating Device	140,165
GP&L - Distribution Operations	Altec Articulating Aerial Truck	107,263
GP&L - Distribution Operations	2015 Ford F-350 Super Duty w/Extended Cab	72,950
GP&L - Distribution Operations	2015 Ford E-350 Cutaway Van	55,272
GP&L - Olinger Plant	Sports Utility Vehicles	46,320
GP&L - Olinger Plant	Pickup, 3/4-Ton, Crew Cab Diesel	33,598
GP&L - Electric Transmission	Altec Aerial Device w/Freightliner Chassis	230,242
GP&L - Electric Transmission	Altec Aerial Device w/Freightliner Chassis	229,819
GP&L - Electric Transmission	Altec Digger Derrick w/Freightliner Chassis	221,939
GP&L - Electric Transmission	2015 Ford F-450 Super Duty w/Extended Cab	54,988
Wastewater - Collection	2015 Ford F-250 Crew Cab w/Long Bed	30,272
Wastewater - Collection	2015 Ford F-250 Crew Cab w/Short Bed	29,949
Wastewater - Collection	2015 Ford F-250 Extended Cab w/Long Bed	31,029
Wastewater - Treatment	SUV 4-Door, Mid-Size	31,407
Street - Maintenance	1-Ton Crew Cab Pickups w/Stake Beds	98,730
Customer Service - Meter Reading	Compact Pickup w/Extended Cab	47,434
	PO's Under \$25,000	243,776
<b>Sub-Total Equipment Replacement Fund</b>		<b><u>\$3,527,761</u></b>
<b><u>Infrastructure Repair &amp; Replacement Fund</u></b>		
	Ford Pickup w/Stake Bed	\$32,910
	Street Replacement - Lake Hubbard Parkway	164,766
	Street Replacement - Brookview	153,653
	Street Replacement - Shiloh Road	94,957
	Mixer and Reclaimer Machine Rental	46,830
	PO's Under \$25,000	1,001
<b>Sub-Total Infrastructure Repair &amp; Replacement Fund</b>		<b><u>\$494,117</u></b>

**ATTACHMENT A**  
**2013-14 Rollover**  
**(With Detail of PO's Over \$25,000)**

<i><b>Fund/Department</b></i>	<i><b>PO Description</b></i>	<i><b>Amount Outstanding 9-30-14</b></i>
<u><b>Water Utility Fund</b></u>		
	Professional Services	\$49,908
	Backhoe Trailer	49,296
	PO's Under \$25,000	27,224
<b>Sub-Total Water Utility Fund</b>		<u>\$126,428</u>
<u><b>Wastewater Utility Fund</b></u>		
	Professional Services	\$364,249
	Repair Services	207,461
	PO's Under \$25,000	46,950
<b>Sub-Total Wastewater Utility Fund</b>		<u>\$618,660</u>
<u><b>All Other Funds</b></u>	PO's Under \$25,000	<u>\$269,643</u>
<u><b>TOTAL OUTSTANDING PO's</b></u>		<u>\$6,973,215</u>

## ATTACHMENT B

### Proposed Budget Amendment FY 2014-15 Operating Budget

	BA #1	BA #2	BA #2 PO Rollover	Total Budget Amendments
<b>REVENUES AND EXPENDITURES</b>				
<b>Sources of Funds:</b>				
Additional Revenue - Public Safety Grant Fund	\$0	\$86,933	\$0	\$86,933
General Fund Transfer to Infrastructure Fund (Street Dept.)	2,174,250	0	0	2,174,250
Fund Balance - Prior Year	3,268,250	1,938,119	6,973,215	12,179,584
Total Funds Provided	<u>\$5,442,500</u>	<u>\$2,025,052</u>	<u>\$6,973,215</u>	<u>\$14,440,767</u>
<b>Use of Funds - Expenditures:</b>				
General Fund (See detail in Notes)	\$3,268,250	\$761,919	\$837,393	\$4,867,562
Electric Utility Fund	0	0	513,240	513,240
Water Utility Fund	0	0	126,428	126,428
Wastewater Utility Fund	0	0	618,660	618,660
Environmental Waste Services Fund	0	0	15,000	15,000
Infrastructure Repair & Replacement Fund	2,174,250	1,100,000	494,117	3,768,367
Stormwater Management Fund	0	0	2,567	2,567
Recreation Performance Fund	0	0	22,050	22,050
Public Safety Grant Fund	0	86,933	0	86,933
Narcotic Seizure Funds	0	(70,000)	0	(70,000)
Equipment Replacement Fund	0	146,200	3,527,761	3,673,961
Customer Service Fund	0	0	13,265	13,265
Facilities Management Fund	0	0	112,992	112,992
Fleet Services Fund	0	0	100,824	100,824
Information Technology Fund	0	0	399,543	399,543
IT Replacement Fund	0	0	186,430	186,430
Public Health / Immunization Grant Fund	0	0	2,945	2,945
Total Expenditures	<u>\$5,442,500</u>	<u>\$2,025,052</u>	<u>\$6,973,215</u>	<u>\$14,440,767</u>
<b>Notes:</b>				
General Fund -				
Budget & Research	\$0	\$0	\$906	\$906
City Attorney	0	0	15,420	15,420
Economic Development	0	422,831	178,499	601,330
Emergency Management	50,000	0	0	50,000
Engineering	0	0	6,615	6,615
Fire	320,000	13,000	163,930	496,930
Health	50,000	24,940	0	74,940
Human Resources	0	0	2,186	2,186
EWS - Disposal (Landfill)	0	152,000	0	152,000
Library	250,000	0	12,514	262,514
Municipal Court	0	0	16,820	16,820
Parks, Recreation & Cultural Arts	164,000	0	118,521	282,521
Planning & Community Development	0	103,420	41,716	145,136
Police	0	45,728	101,980	147,708
Purchasing	0	0	5,770	5,770
Transfer to Infrastructure Repair & Replacement Fund	2,174,250	0	0	2,174,250
Transportation	260,000	0	92,256	352,256
Non-Departmental	0	0	80,260	80,260
Sub-Total General Fund	<u>\$3,268,250</u>	<u>\$761,919</u>	<u>\$837,393</u>	<u>\$4,867,562</u>



# Planning Report

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## Harlan Properties

**Northwest of the intersection of Belt Line Road and North Garland Avenue**

### REQUEST

Approval of a Detail Plan for approximately 123 townhouses on property zoned Planned Development (PD) District 14-31 for Townhouse Uses.

### OWNER

Tundra Realty Inc.

### PLAN COMMISSION RECOMMENDATION

On February 9, 2015, the Plan Commission, by a vote of eight (8) to zero (0), recommended approval of a Detail Plan for approximately 123 townhouses on property zoned Planned Development (PD) District 14-31 for Townhouse Uses.

### STAFF RECOMMENDATION

Approval of a Detail Plan for approximately 123 townhouses on property zoned Planned Development (PD) District 14-31 for Townhouse Uses. The Detail Plan is consistent with the approved Planned Development (PD) District and Concept Plan. Recent developments in the area have solidified the residential development pattern and the future land use envisioned for this area. The development would provide for an additional housing option amongst the existing single-family detached and multi-family products.

### BACKGROUND

On September 2, 2014, City Council approved a change of zoning from Shopping Center (SC) District to a Planned Development (PD) District 14-31 for Townhouse Uses and a Concept Plan. The applicant is requesting approval of a Detail Plan for approximately 123 single family attached lots.

### SITE DATA

The subject property contains approximately 13.757 acres with access from North Garland Avenue and Belt Line Road.

## USE OF PROPERTY UNDER CURRENT ZONING

Planned Development (PD) District 14-47 allows for townhouse uses on the subject property. A Concept Plan was approved with the PD which reflected approximately 127 lots. Conditions were approved as a part of the Planned Development (PD) District that addressed building materials, garage design, and community amenities.

## CONSIDERATIONS

1. Out of the total 13.757 acres, the applicant proposes 123 single family attached units/lots with six HOA/common area lots. The Detail Plan would yield a residential density of approximately 8.94 units per acre. The Townhouse (TH) District allows for a maximum of twelve (12) dwelling units per acre.
2. The development pattern of the surrounding area has changed from commercial to residential with the introduction of the single family subdivision to the northwest and the existing multi-family development immediately adjacent to the subject property to the west.
3. The Planned Development (PD) District requires approval of a Detail Plan. The following development standards were established with PD 14-31:

Regulation	Required (PD 14-31)	Required (TH)
Minimum Lot Size:	2,200 square feet	2,000 square feet
Minimum Lot Width:	25 feet for internal lots 30 feet for end lots	20 feet for internal lots 30 feet for end lots
Minimum Lot Depth:	90 feet	90 feet
Minimum Dwelling Unit Size:	1,400 sf; except that a maximum of 10 percent of the dwelling units comprising a townhouse development may be between 1,200 and 1,399 square feet in area	1,400 sf; except that a maximum of 10 percent of the dwelling units comprising a townhouse development may be between 1,200 and 1,399 square feet in area
Minimum Front Yard Setback:	20 feet	10 feet
Minimum Side Yard Setback (attached units):	0 feet	0 feet
Minimum Side Yard (adjacent to street and common areas):	10 feet	10 feet



Minimum Side Yard (between buildings):	5 feet	5 feet
Minimum Rear Yard Setback:	5 feet	5 feet
Maximum Lot Coverage:	75%	75%
Maximum Building Height:	40 feet	40 feet

4. Subdivision Access/Alleys: Access to the proposed residential development would be from North Garland Avenue and Belt Line Road. All lots within the subdivision would front a 50-foot right-of-way with access to each lot limited to the front. City Council approved an alley waiver with PD 14-31. Additional engineering plans submitted with the Detail Plan required some modifications to the site plan to accommodate drainage and utilities without alleys.
5. Parking: Section 15A-900 of the Zoning Ordinance requires a minimum of two off-street parking spaces within an enclosed private garage for each residential unit. Additionally, a minimum of one off-street parking space shall be provided for every four (4) townhouse units. The applicant has provided areas for the guest parking in accordance with the requirement.
6. Exterior Materials: With Planned Development (PD) District 14-31, the applicant was granted a variance to the building materials requirement to provide a minimum of 75% brick or stone for all exterior walls and chimney elevations, excluding windows, doors and gables. The Townhouse (TH) District standard is 80%. Based on the elevations provided the buildings meet or exceed the minimum masonry requirement.
7. Screening/Landscaping: The Screening and Landscape Standards require that all proposed subdivisions adjacent to a Type A-D Thoroughfare provide 6-foot tall perimeter screening consisting of either an earthen berm with landscaping, a 6-foot tall continuous row of shrubs, or a 6-foot tall masonry wall. The applicant proposes a 6-foot tall masonry wall with one large tree for every 30 linear feet along Belt Line Road and North Garland Avenue. The applicant is extending the masonry wall along the property line adjoining the gas station adjacent to the subdivision. The screening wall and landscaping shall be placed within a common area lot owned and maintained by the mandatory Homeowner's Association.  
  
The applicant must also plant one (1) tree for each townhouse unit and the tree shall be placed either on that lot or within 50 feet of the unit.
8. Common Areas: The Townhouse (TH) District requires 10% of the gross platted area to be devoted to common area, including required community amenities. The Detail Plan indicates compliance with this requirement by the dedication of approximately 1.84-acres of common area/open space. Per Section 15A-1300 of the Zoning Ordinance, one (1) tree shall be provided for every 2,500 s.f. of each common area lot with 50% of the trees being a

minimum of three (3) caliper inches at planting. Thirty-seven (37) trees are required and ninety-five (95) have been provided. Seventy of those are mature existing trees.

9. Per the Townhouse (TH) District townhouse developments shall contain amenities available for use by all residents of the development at a ratio of one amenity per 100 residential units, or portion thereof. The applicant proposes an amenity center, swimming pool, walking trail and picnic table area for the development. Maintenance of all open space, amenities, common areas, landscaped areas and all entry features including any allowed within the street medians, irrigation, perimeter fencing and other amenities shall be the responsibility of the Homeowner's Association.
10. Prior to issuance of a building permit, approval of a Preliminary Plat and Final Plat is required.

## **COMPREHENSIVE PLAN**

The Future Land Use Map of the Comprehensive Plan recommends Compact Neighborhoods for the subject property. Compact neighborhoods provide areas for moderate increases in residential density, including single-family attached and single-family detached housing. It expands housing options through infill and redevelopment, while continuing walkable development patterns. These areas provide transitions between traditional residential neighborhoods and higher density residential neighborhoods and non-residential developments. The architectural character and scale of these areas are compatible with adjacent residential development. Developments within this category are predominantly residential, but may include compatible non-residential uses.

The proposed Detail Plan is consistent with the recommended land use and the approved zoning. The surrounding area has developed with lower density single family detached houses and higher density multi-family. The principle of neighborhood stability through compatible adjacent land uses is supported within Envision Garland and is evident in the proposed development.

## **COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES**

The immediately adjacent properties are a mixture of low to medium density residential uses. The property to the southeast, on the corner of Belt Line Road and North Garland Avenue, is zoned Shopping Center District and is developed with a gas station. The properties to the south are zoned Shopping Center District and PD 85-29 for Shopping Center Uses and are partially developed with a shopping center including retail, restaurant and personal service uses. Properties to the northeast, across N. Garland Avenue, are zoned within Planned Development Districts for Assisted Living and Multi-Family.

The use of the property for medium density residential is consistent with the existing development pattern in the surrounding area. The introduction of additional residences in the area will provide support for the existing non-residential uses south and east of the subject property.

Prepared By:

Chasidy Allen, AICP  
Principal Planner

Date: February 16, 2015

Reviewed By:

Anita Russelmann  
Director of Planning

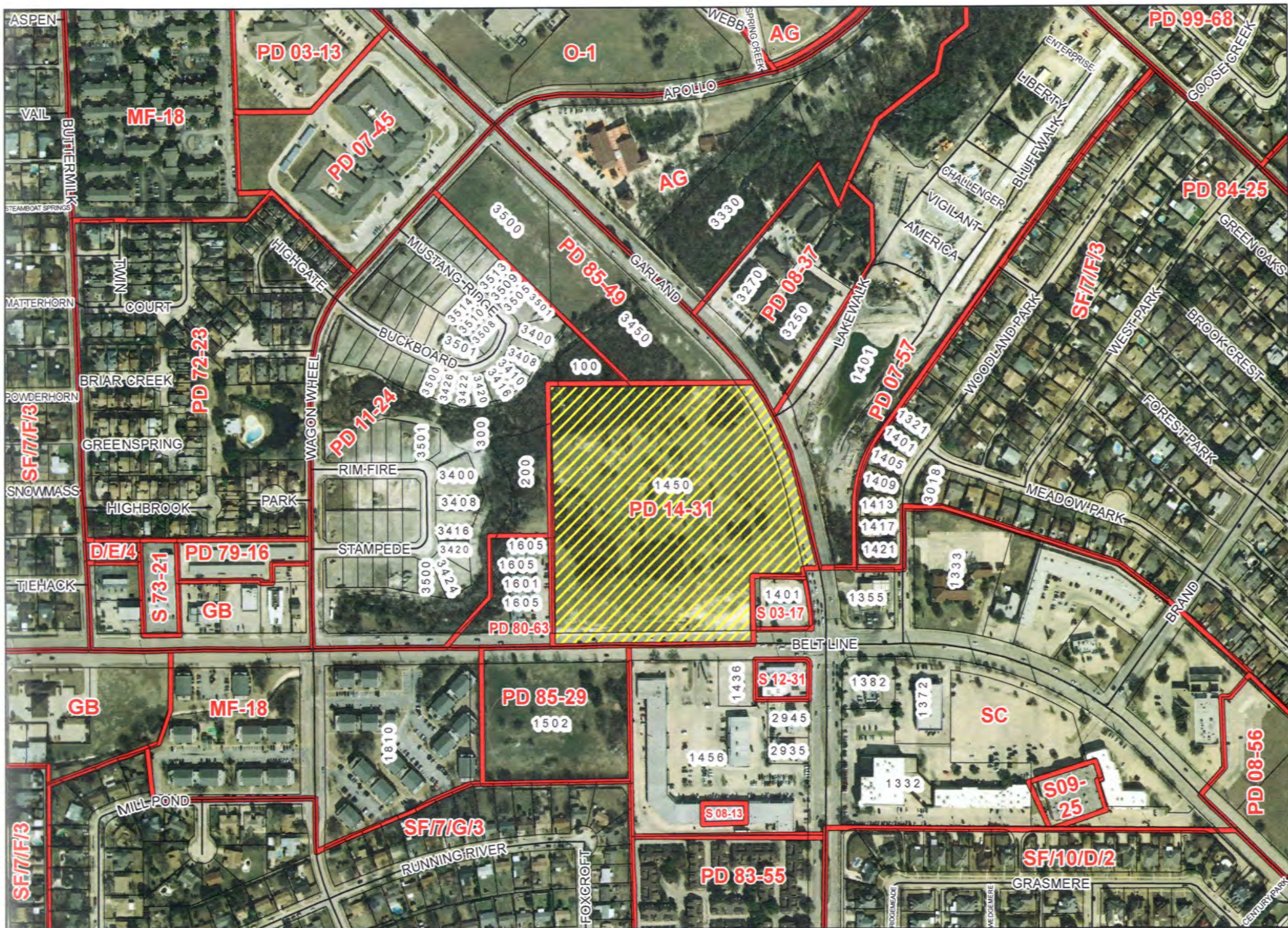
Date: February 17, 2015

Reviewed By:

William E. Dollar  
City Manager

Date: February 20, 2015





**ZONING**

**Z 14-47**

 INDICATES AREA OF REQUEST



## ZONING FILE 14-47

### North of Belt Line Road and west North Garland Avenue

#### PLANNED DEVELOPMENT CONDITIONS

- I. **Statement of Purpose:** The purpose of this Planned Development District is to permit the development of a single-family, attached subdivision 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 regulations set forth at Sections 15A and 32 of the Comprehensive Zoning Ordinance 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.
- V. **Specific Regulations:**
  - A. Permitted Uses: Only Single Family, Attached Uses (townhouses) shall be permitted. One hundred twenty three townhomes are proposed on 13.757 developable acres. Considerable variation from the number of proposed townhome units may require an amended zoning/Concept Plan.
  - B. Minimum Lot Area: The minimum lot area is 2,200 square feet.
  - C. Minimum Lot Width: The minimum lot width is 25 feet for internal lots and 30 feet for end lots.
  - D. Minimum Lot Depth: The minimum lot depth is 90 feet.
  - E. Garages/Alleys: Front entry garages shall be allowed. Alleys will not be required with this development. A 1-foot minimum masonry column between single garage doors shall be provided on a minimum of 25% of the total dwelling units.

F. Setbacks: Setbacks shall be set forth as follows:

Front Yard:	20 feet
Side Yard: (attached units)	0 feet
Side Yard: (adjacent to street & common areas)	10 feet
Side Yard: (10' between buildings)	5 feet
Rear Yard:	5 feet
Rear Yard (adjacent to street)	5 feet

G. Lot Coverage and Building Height: Building coverage shall not exceed 75% of each platted lot. Building height (apex of structure) shall not exceed 40' feet in height.

H. Minimum Dwelling Unit Size: The minimum dwelling unit size shall be 1,400 square feet. A maximum of 10 percent of the total dwelling units provided may be between 1,200 and 1,399 square feet in area.

I. Building Length: Each building shall have no fewer than 3 and no more than 6 attached townhome units or measure more than 180 feet in length.

J. Additional Parking: Guest parking spaces shall be calculated as one (1) parking space for each four (4) dwelling units.

K. Landscape Plan: Landscaping shall be provided along the screening walls, within common areas and on each residential lot as reflected on Exhibit D.

L. Screening: Screening walls along Belt Line Road and N. Garland Avenue shall be provided with one (1) large tree for every thirty (30) linear feet as reflected on Exhibit D.

M. Exterior Materials: Building materials for the exterior walls and any chimney elevations excluding doors, windows and gables shall be composed of 75% brick or stone, or a combination of brick or stone. Elevations shall be in general conformance with Exhibit E.

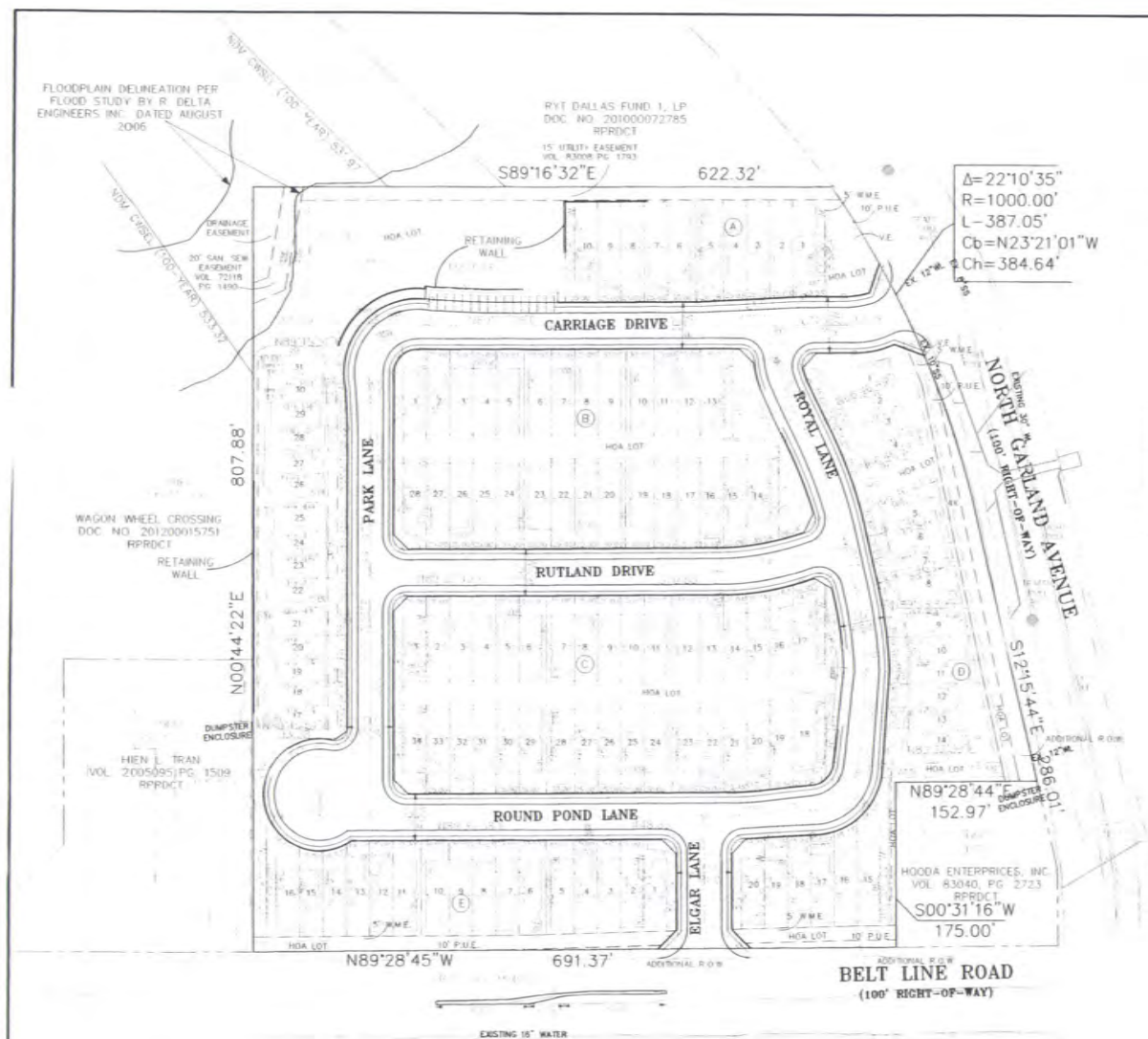
N. Common Areas: A minimum of 10% of the total developable area shall be devoted as usable open space. Multiple areas of open space shall be provided to the extent that it is distributed throughout the development, easily accessible to all future town homeowners.

O. Amenities: An amenity center/ pool, walking trail, picnic area and open space shall be provided for the community.

- P. Homeowners Association: A Homeowners Association shall be incorporated and each lot/homeowner shall be a mandatory member. The bylaws of this association shall establish a system of payment of dues; a system of enforcement of its rules and regulations; shall establish a clear and distinct definition of the responsibility of each member; and other provisions as deemed appropriate to secure a sound and stable association.
- Q. Maintenance of Open/Common: Space, Landscaped Areas, Entry Features Access Easements and Other Amenities: Maintenance of all open/common space, common areas, landscaped areas, entry features including any allowed within street medians, irrigation, perimeter fencing access easements and other amenities shall be the responsibility of the Homeowners Association.



EXHIBIT C



1. 已知:  $\angle A = 60^\circ$ ,  $\angle B = 45^\circ$ ,  $BC = 2$   
 求:  $\angle C$ ,  $AB$ ,  $AC$   
 解: 如图,  $\angle C = 180^\circ - \angle A - \angle B = 75^\circ$   
 由正弦定理得:  $\frac{BC}{\sin A} = \frac{AB}{\sin C} = \frac{AC}{\sin B}$   
 即:  $\frac{2}{\sin 60^\circ} = \frac{AB}{\sin 75^\circ} = \frac{AC}{\sin 45^\circ}$   
 解得:  $AB = \frac{2 \sin 75^\circ}{\sin 60^\circ}$ ,  $AC = \frac{2 \sin 45^\circ}{\sin 60^\circ}$   
 即:  $AB = \frac{2 \sqrt{6} \sin 75^\circ}{3}$ ,  $AC = \frac{2 \sqrt{6} \sin 45^\circ}{3}$   
 即:  $AB = \frac{2 \sqrt{6} (\frac{\sqrt{6} + \sqrt{2}}{4})}{3}$ ,  $AC = \frac{2 \sqrt{6} (\frac{\sqrt{6}}{2})}{3}$   
 即:  $AB = \frac{2(\sqrt{6} + \sqrt{2})}{3}$ ,  $AC = \frac{2\sqrt{6}}{3}$   
 即:  $AB = \frac{2\sqrt{6} + 2\sqrt{2}}{3}$ ,  $AC = \frac{2\sqrt{6}}{3}$   
 即:  $AB = \frac{2\sqrt{6} + 2\sqrt{2}}{3}$ ,  $AC = \frac{2\sqrt{6}}{3}$

### LEGEND

[illegible]

13年5月 (10月)				
項目	10月	11月	12月	合計
1. 10月	10,000	10,000	10,000	30,000
2. 11月	10,000	10,000	10,000	30,000
3. 12月	10,000	10,000	10,000	30,000
4. 合計	30,000	30,000	30,000	90,000
5. 10月	10,000	10,000	10,000	30,000
6. 11月	10,000	10,000	10,000	30,000
7. 12月	10,000	10,000	10,000	30,000
8. 合計	30,000	30,000	30,000	90,000
9. 10月	10,000	10,000	10,000	30,000
10. 11月	10,000	10,000	10,000	30,000
11. 12月	10,000	10,000	10,000	30,000
12. 合計	30,000	30,000	30,000	90,000

[illegible]

CASE # 140522-3  
DETAIL PLAN

HYDE PARK  
CITY OF GARLAND, DALLAS COUNTY, TEXAS



TRAC FROM REGISTRATION NO. 1488

1651 W. GLENVILLE DRIVE, SUITE 208  
BIRMINGHAM, ALABAMA 35209


DESIGN	CHECKED	DATE	SCALE	NOTES	FILE	SHEET NO.
CAP	RDP	JAN. 2015	1"=1'-0"		1402300	1





## EXHIBIT D




  
 north
   
 scale: 1" = 40'-0"
   
 0 40 80 120
   
 20 40 80 120

**HYDE PARK**  
N. GARLAND AVE at BELTLINE ROAD  
GARLAND, TEXAS

file name:  
c:\Gordon Hyde Park\My-Lane\_HydePark.doc  
sheet  
L-1

## SITE LANDSCAPE



revisions	appr. by:
01-20-15	drawn by:
02-02-15	date: 12-30-14

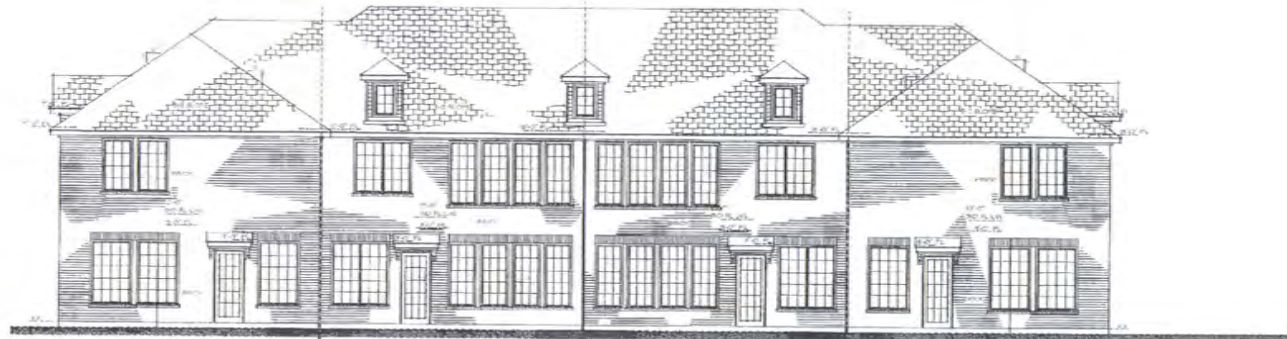


### ELEVATION NOTES

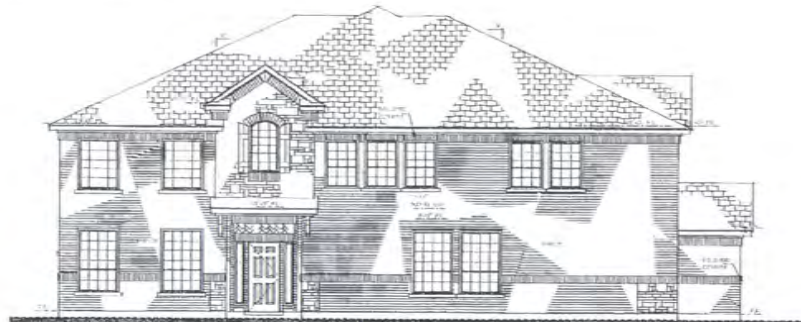
1. ALL ROOF PITCHES TO BE AS SHOWN REFER TO ROOF PLAN FOR MORE INFO.
2. CHIMNEY
3. TYPICAL OVERHANGS TO BE 2" FROM FACE OF MASONRY TO FACE OF FINISH ROOF TO ROOF PLAN AND STRUCTURAL FOR ADDITIONAL INFO.
4. THE GENERAL CONTRACTOR IS TO VERIFY THEIR DRAWINGS - PROJECT DATA AND MATERIALS TO OWNER / ARCHITECT FOR APPROVAL PRIOR TO FABRICATION OF ALL MILLWORK AND GULL FINISHES.
5. REFER TO DETAILS FOR ADDITIONAL FINISHES AND BRICK TYPES INFORMATION.
6. REFER TO STRUCTURAL FOR SHEETING TYPE AND LOCATIONS.

### GENERAL NOTES

1. THE GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS AT THE SITE. NOTIFY ARCHITECT OF ANY DEVIATIONS FROM THESE CONDITIONS AS THEY ARE NOTED ON THE CHANGES.
2. THE GENERAL CONTRACTOR SHALL COORDINATE AND SCHEDULE ALL WORK WITH THE OWNER.
3. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL STATE AND LOCAL BUILDING CODES AND GOVERNMENT REGULATORY AGENCIES.
4. THE GENERAL CONTRACTOR IS TO SUBMIT SHOP DRAWINGS - PROJECT DATA AND MATERIALS TO OWNER / ARCHITECT FOR APPROVAL PRIOR TO FABRICATION OF ALL MILLWORK AND GULL FINISHES.
5. DO NOT SCALE ANY DRAWINGS. ANY DIMENSIONS ARE TO BE OBTAINED FROM THE ARCHITECT'S NOT FORD ON THE DRAWING.
6. ALL FINISH CONDITIONS ARE TO FACE OF FINISH BLDG.
7. THE GENERAL CONTRACTOR SHALL KEEP ONE SET OF PLANS AT THE SITE FOR THE SPECIFIC PURPOSE OF RECORDING ACTUAL CONSTRUCTION CONDITIONS. SUCH PROGRESS RECORDS SHOULD BE PROVIDED TO THE OWNER UPON COMPLETION OF THE PROJECT.
8. THE GENERAL CONTRACTOR SHALL VERIFY SITE LOCATION AND CHARACTERISTICS OF ALL WORK AND EQUIPMENT SUPPLIED BY THE OWNER OR OWNER WITH THE MANUFACTURER OR SUPPLIER PRIOR TO THE START OF THE RELATED WORK.
9. THE GENERAL CONTRACTOR SHALL SEE THAT ALL SUBCONTRACTORS RECEIVE COMPLETE WORKING DRAWINGS AND ASSUME FULL RESPONSIBILITY FOR COORDINATION OF WORK.



PLAN # 2304-A / 24'-0" FRANKLIN W/O GAME / 24'-0" FRANKLIN W/O GAME / 24'-0" PLAN # 2304-A / 24'-0" REAR ELEVATION  
 MASONRY: 315 SF (100%) SIDING: 0 SF MASONRY: 265 SF (100%) SIDING: 0 SF MASONRY: 265 SF (100%) SIDING: 0 SF MASONRY: 315 SF (100%) SIDING: 0 SF  
 SCALE: 1/8" = 1'-0"



PLAN # 2304-A MASONRY: 380 SF (100%) SIDING: 0 SF LEFT ELEVATION  
 SCALE: 1/8" = 1'-0"



PLAN # 2304-A MASONRY: 380 SF (100%) SIDING: 0 SF RIGHT ELEVATION  
 SCALE: 1/8" = 1'-0"



PLAN # 2304-A / 24'-0" FRANKLIN W/O GAME / 24'-0" FRANKLIN W/O GAME / 24'-0" PLAN # 2304-A / 24'-0" FRONT ELEVATION  
 MASONRY: 293 SF (85.46%) SIDING: 41 SF (14.54%) MASONRY: 265 SF (85.46%) SIDING: 44 SF (14.54%) MASONRY: 265 SF (85.46%) SIDING: 44 SF (14.54%) MASONRY: 293 SF (85.46%) SIDING: 41 SF (14.54%)  
 SCALE: 1/8" = 1'-0"

TOTAL  
 41 UNITS: MASONRY: (EXCLUD'G ALL OPEN'GS) 3784 SF = (95.36 %)  
 SIDING: (EXCLUD'G ALL OPEN'GS) 184 SF = (14.64 %)

THE TOWN HOMES  
 HYDE PARK

COMBO-4 UNITS-ELEVATIONS

PLAN NUMBER  
 ELEVATIONS

DRAWN BY  
 DATE 2/2/2015

SUMMER HOMES, INC.  
 2404 TEXAS DRIVE # 103  
 IRVING, TEXAS 75039  
 (214) 655-0655

SUMMER  
 HOMES

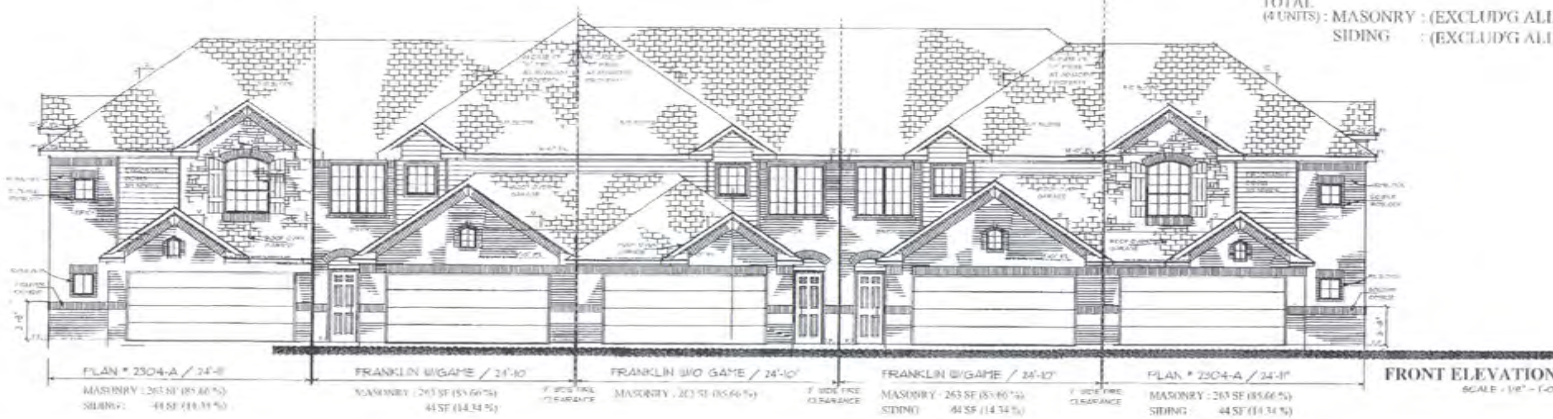
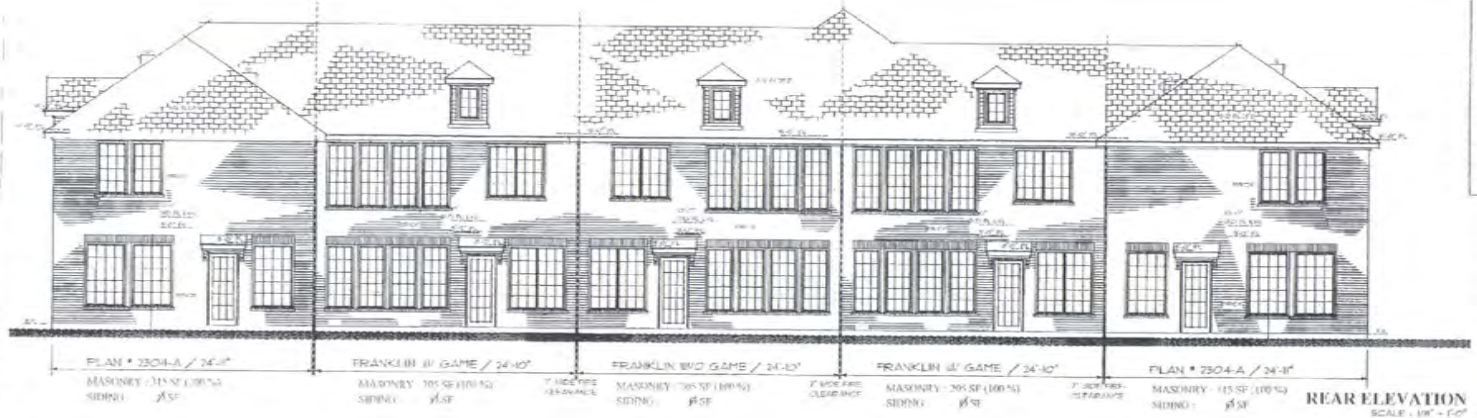


### ELEVATION NOTES

1. ALL ROOF FINISHES TO BE AS IND. REFER TO ROOF PLAN FOR FURTHER INFO.
2. CHIMNEY
3. TYPICAL OVERHANG TO BE 0'10" FROM FACE OF RAFTER TO FACE OF FINISH REFER TO ROOF PLAN AND STRUCTURAL FOR ADDITIONAL INFO.
4. THE GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS AT THE JOBSITE. NOTIFY ARCHITECT OF ANY ELEVATIONS FROM THESE CONDITIONS AS THEY ARE NOTED ON THE DRAWINGS.
5. THE GENERAL CONTRACTOR SHALL COORDINATE AND ACQUIRE ALL WORK WITH THE OWNER.
6. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL STATE AND LOCAL BUILDING CODES AND GOVERNMENTAL REGULATORY AGENCIES.
7. THE GENERAL CONTRACTOR IS TO VERIFY SHOP DRAWINGS - PRODUCT DATA AND SAMPLES TO OWNER / ARCHITECT FOR APPROVAL PRIOR TO FABRICATION OF ALL MILLWORK AND BUILT FINISHES.
8. DO NOT SCALE ANY DRAWINGS. ANY DIMENSIONS ARE TO BE OBTAINED FROM THE ARCHITECT IF NOT NOTED ON THE DRAWING.
9. ALL DIMENSIONS ARE TO FACE OF FINISH UNLESS NOTED.
10. THE GENERAL CONTRACTOR SHALL KEEP ONE SET OF PLANS AT THE JOBSITE FOR THE SPECIFIC PURPOSE OF RECORDING ACTUAL CONSTRUCTION. NO SUCH PROJECT RECORD COORDINATOR SHALL BE PROVIDED TO BE UPON COMPLETION OF THE PROJECT.
11. THE GENERAL CONTRACTOR SHALL VERIFY SIZE, LOCATION, AND FINISHES OF ALL WORK AND EQUIPMENT SUPPLIED BY THE OWNER OR THE MANUFACTURER OR SUPPLIER PRIOR TO THE START OF CONSTRUCTION.
12. THE GENERAL CONTRACTOR SHALL SEE THAT ALL SUBCONTRACTORS REVIEW ALL SHOP DRAWINGS AND FINISHES WILL REMAIN RESPONSIBLE FOR THE QUALITY OF WORK.

### GENERAL NOTES

1. THE GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS AT THE JOBSITE. NOTIFY ARCHITECT OF ANY ELEVATIONS FROM THESE CONDITIONS AS THEY ARE NOTED ON THE DRAWINGS.
2. THE GENERAL CONTRACTOR SHALL COORDINATE AND ACQUIRE ALL WORK WITH THE OWNER.
3. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL STATE AND LOCAL BUILDING CODES AND GOVERNMENTAL REGULATORY AGENCIES.
4. THE GENERAL CONTRACTOR IS TO VERIFY SHOP DRAWINGS - PRODUCT DATA AND SAMPLES TO OWNER / ARCHITECT FOR APPROVAL PRIOR TO FABRICATION OF ALL MILLWORK AND BUILT FINISHES.
5. DO NOT SCALE ANY DRAWINGS. ANY DIMENSIONS ARE TO BE OBTAINED FROM THE ARCHITECT IF NOT NOTED ON THE DRAWING.
6. ALL DIMENSIONS ARE TO FACE OF FINISH UNLESS NOTED.
7. THE GENERAL CONTRACTOR SHALL KEEP ONE SET OF PLANS AT THE JOBSITE FOR THE SPECIFIC PURPOSE OF RECORDING ACTUAL CONSTRUCTION. NO SUCH PROJECT RECORD COORDINATOR SHALL BE PROVIDED TO BE UPON COMPLETION OF THE PROJECT.
8. THE GENERAL CONTRACTOR SHALL VERIFY SIZE, LOCATION, AND FINISHES OF ALL WORK AND EQUIPMENT SUPPLIED BY THE OWNER OR THE MANUFACTURER OR SUPPLIER PRIOR TO THE START OF CONSTRUCTION.
9. THE GENERAL CONTRACTOR SHALL SEE THAT ALL SUBCONTRACTORS REVIEW ALL SHOP DRAWINGS AND FINISHES WILL REMAIN RESPONSIBLE FOR THE QUALITY OF WORK.



TOTAL  
(4 UNITS): MASONRY : (EXCLUD'G ALL OPEN'GS) 4240 SF = (95.00 %)  
SIDING : (EXCLUD'G ALL OPEN'GS) 223 SF = (05.00 %)

COMBO-5 UNITS-ELEVATIONS

THE TOWN HOMES  
HYDE PARK

**SUMEER HOMES**

SUMEER HOMES, INC.  
2404 TEXAS DRIVE # 103  
IRVING, TEXAS 75062  
(214) 859-0655

DRAWN BY  
DATE 2/2/2019

PLAN NUMBER  
ELEVATIONS



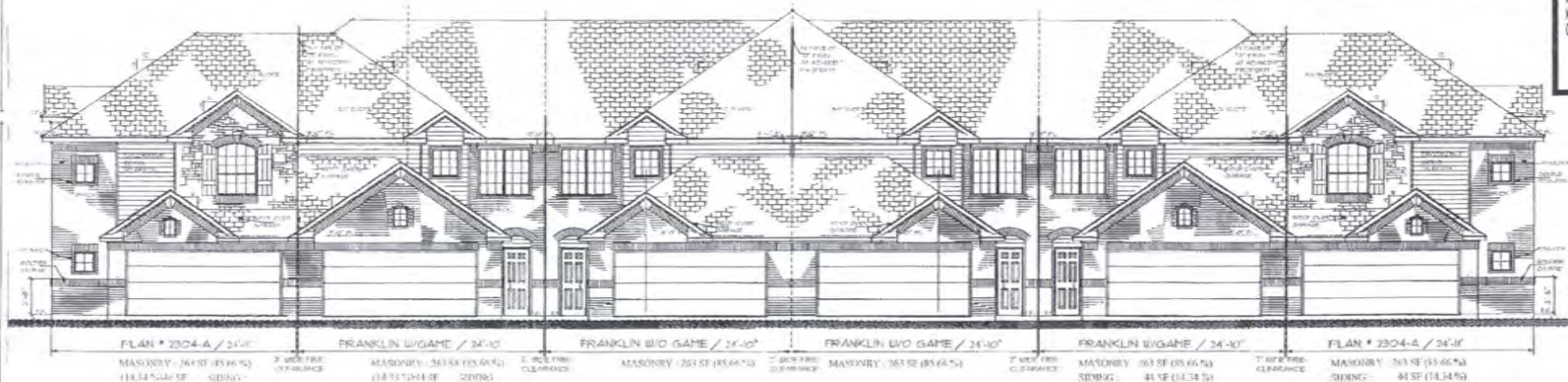


# NOTES

1. REFER TO ROOF PLAN FOR FURURE INFO.
2. SURFACE OF FINISH TO FACE OF FINISH.
3. SURFACE OF FINISH TO FACE OF FINISH.
4. SURFACE OF FINISH TO FACE OF FINISH.
5. SURFACE OF FINISH TO FACE OF FINISH.
6. SURFACE OF FINISH TO FACE OF FINISH.
7. SURFACE OF FINISH TO FACE OF FINISH.
8. SURFACE OF FINISH TO FACE OF FINISH.
9. SURFACE OF FINISH TO FACE OF FINISH.
10. SURFACE OF FINISH TO FACE OF FINISH.

## GENERAL NOTES

1. THE GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS AT THE ABOVE.
2. THE GENERAL CONTRACTOR SHALL COORDINATE AND SCHEDULE ALL WORK WITH THE OWNER.
3. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL STATE AND LOCAL BUILDING CODES AND GOVERNMENTAL REGULATORY AGENCIES.
4. THE GENERAL CONTRACTOR IS TO SUBMIT SHOP DRAWINGS - PROJECT DATA AND SPECIFICATIONS TO OWNER / ARCHITECT FOR APPROVAL PRIOR TO FABRICATION OF ALL MILLWORK AND WALL FINISHES.
5. DO NOT SCALE ANY DRAWINGS. ANY DIMENSIONS ARE TO BE OBTAINED FROM THE ARCHITECT IF NOT NOTED ON THE DRAWINGS.
6. ALL WALL DIMENSIONS ARE TO FACE OF FINISH UNLESS NOTED OTHERWISE.
7. THE GENERAL CONTRACTOR SHALL KEEP ONE SET OF PLANS AT THE JOBSITE FOR THE EXCLUSIVE PURPOSE OF RECORDING ACTUAL CONSTRUCTION CONDITIONS. SUCH PROJECT RECORDED DOCUMENTS SHALL BE PROVIDED TO THE OWNER UPON COMPLETION OF THE PROJECT.
8. THE GENERAL CONTRACTOR SHALL VERIFY SIZE, LOCATION AND CHARACTERISTICS OF ALL WORK AND EQUIPMENT NOTED BY THE OWNER OR DESIGNER WITH THE MANUFACTURER OR SUPPLIER PRIOR TO THE START OF THE RELATED WORK.
9. THE GENERAL CONTRACTOR SHALL KEEP THAT ALL INDICATORS ARE CORRECTLY MARKED, DRAWING AND ASHARE FULL RESPONSIBILITY FOR COORDINATION OF WORK.



TOTAL MASONRY : (EXCLUDING ALL OPENINGS) 3784 SF = (95.36 %)  
SIDING : (EXCLUDING ALL OPENINGS) 184 SF = (4.64 %)

THE TOWN HOMES  
HYDE PARK

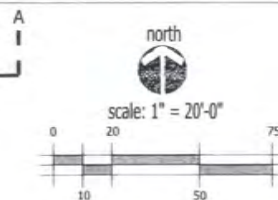
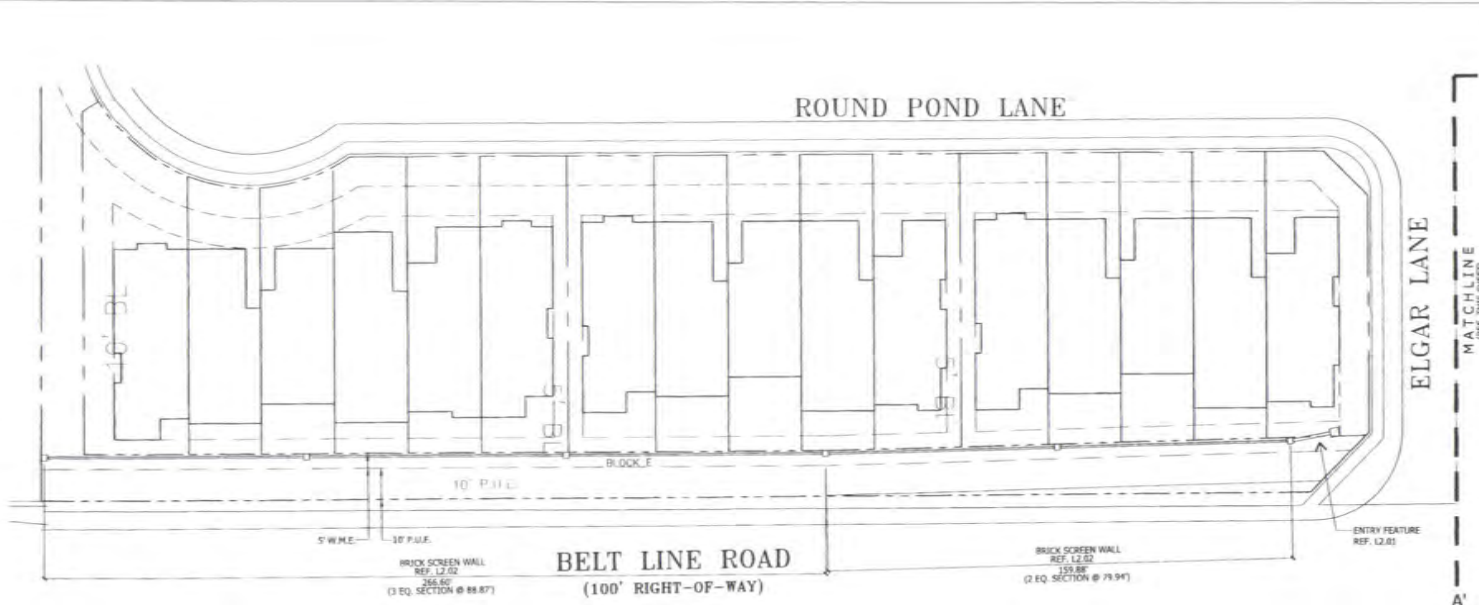
COMBO-6 UNITS-ELEVATIONS

PLAN NUMBER  
ELEVATIONS

DRAWN BY  
DATE 2/2/2015

SUMMER HOMES, INC.  
2404 TEXAS DRIVE # 103  
IRVING, TEXAS 75062  
(214) 859-0655

SUMMER  
HOMES

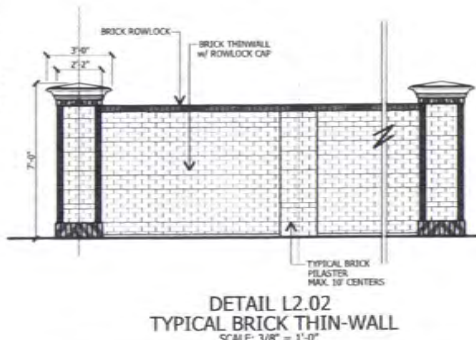
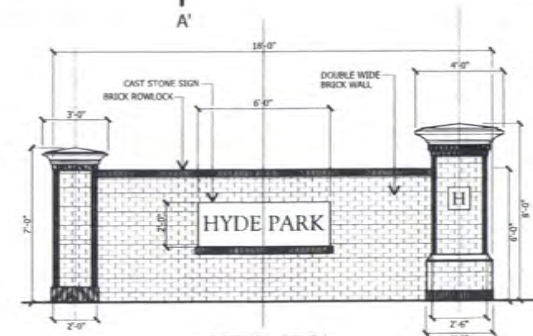
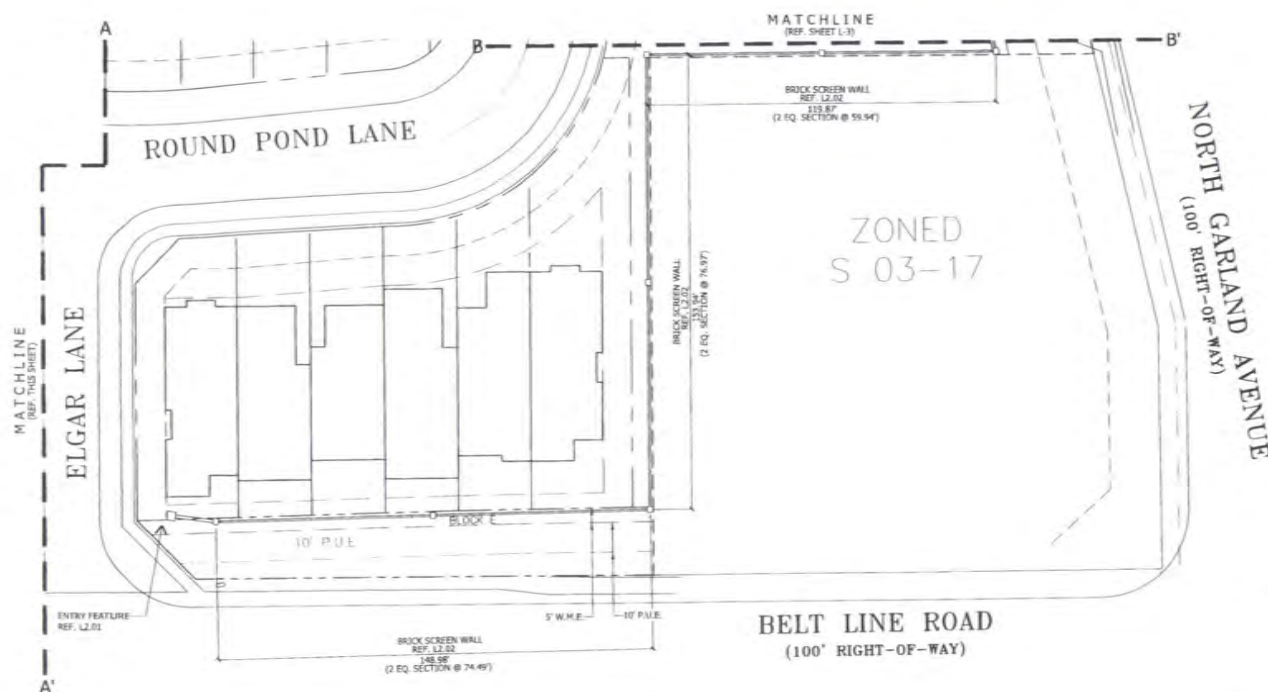


appr. by:  
drawn by:  
date: 12-30-14

revisions  
01-20-15  
02-02-15



Leeming  
Design Group  
Landscape Architects  
4013 East South River Blvd. #1100 Fort Worth, Texas 76106  
817.351.1100 Fax 817.351.1100  
leemingdesigngroup.com

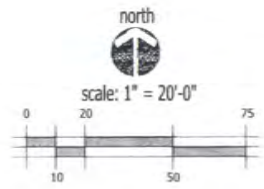
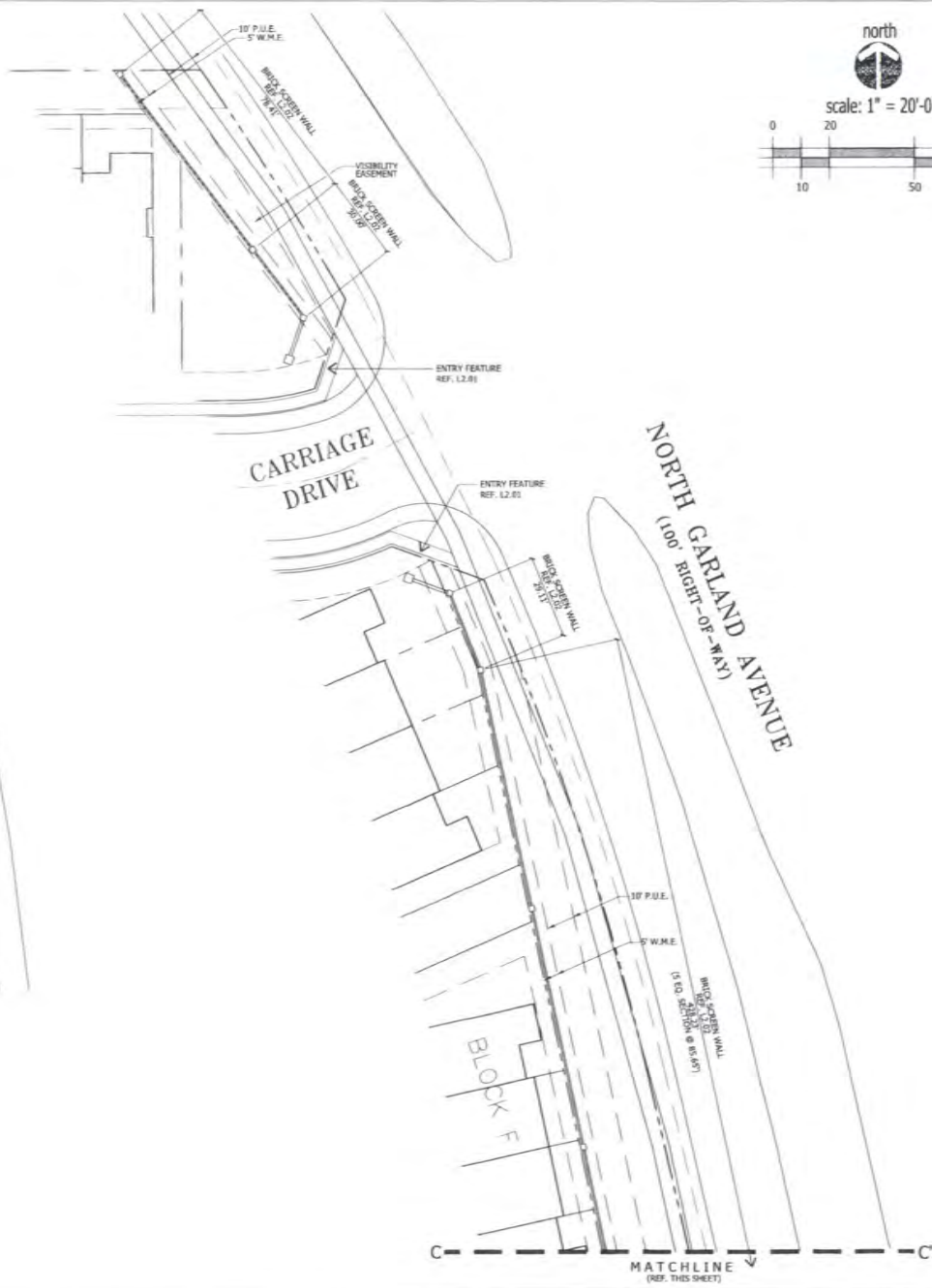
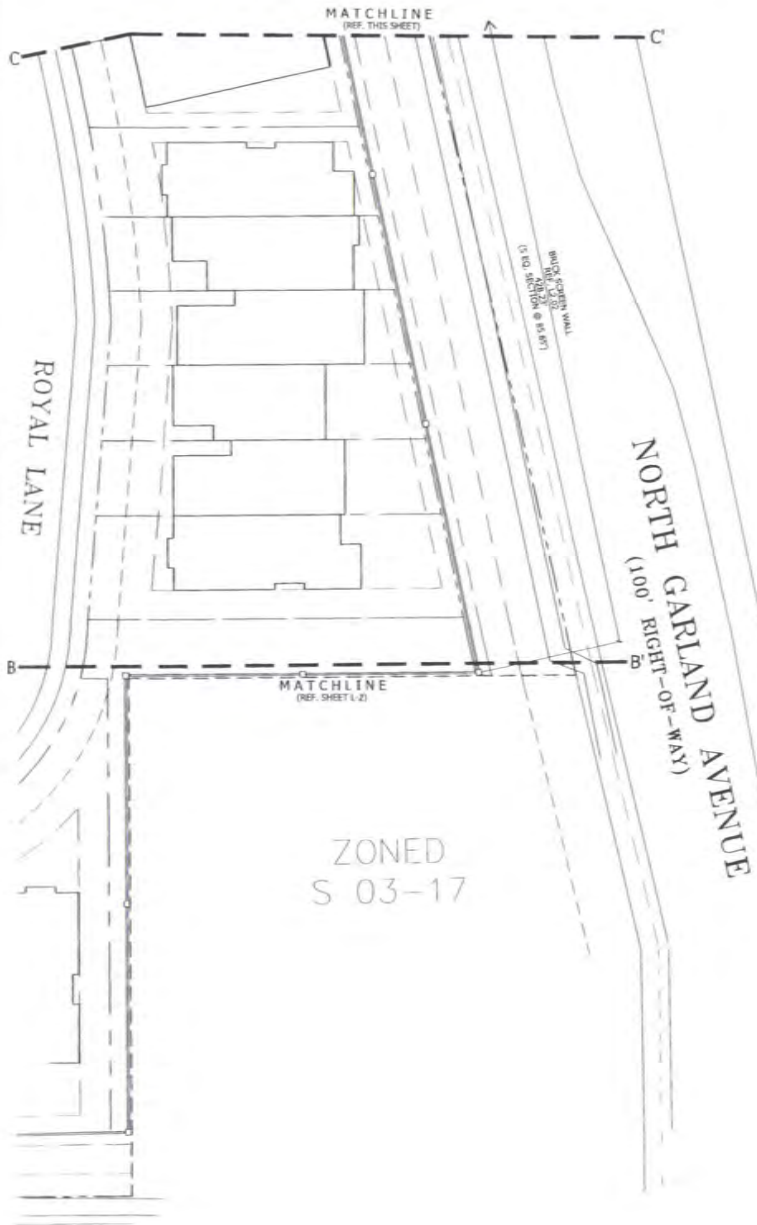


HARDSCAPE LAYOUT  
and DETAILS

HYDE PARK  
N. GARLAND AVE at BELTLINE ROAD  
GARLAND, TEXAS

file name:  
c:\garland\hyde park\  
hyde park\hyde park.dwg  
sheet  
L-2





**HYDE PARK**  
N. GARLAND AVE at BELTLINE ROAD  
GARLAND, TEXAS

file name:  
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sheet  
**L-3**

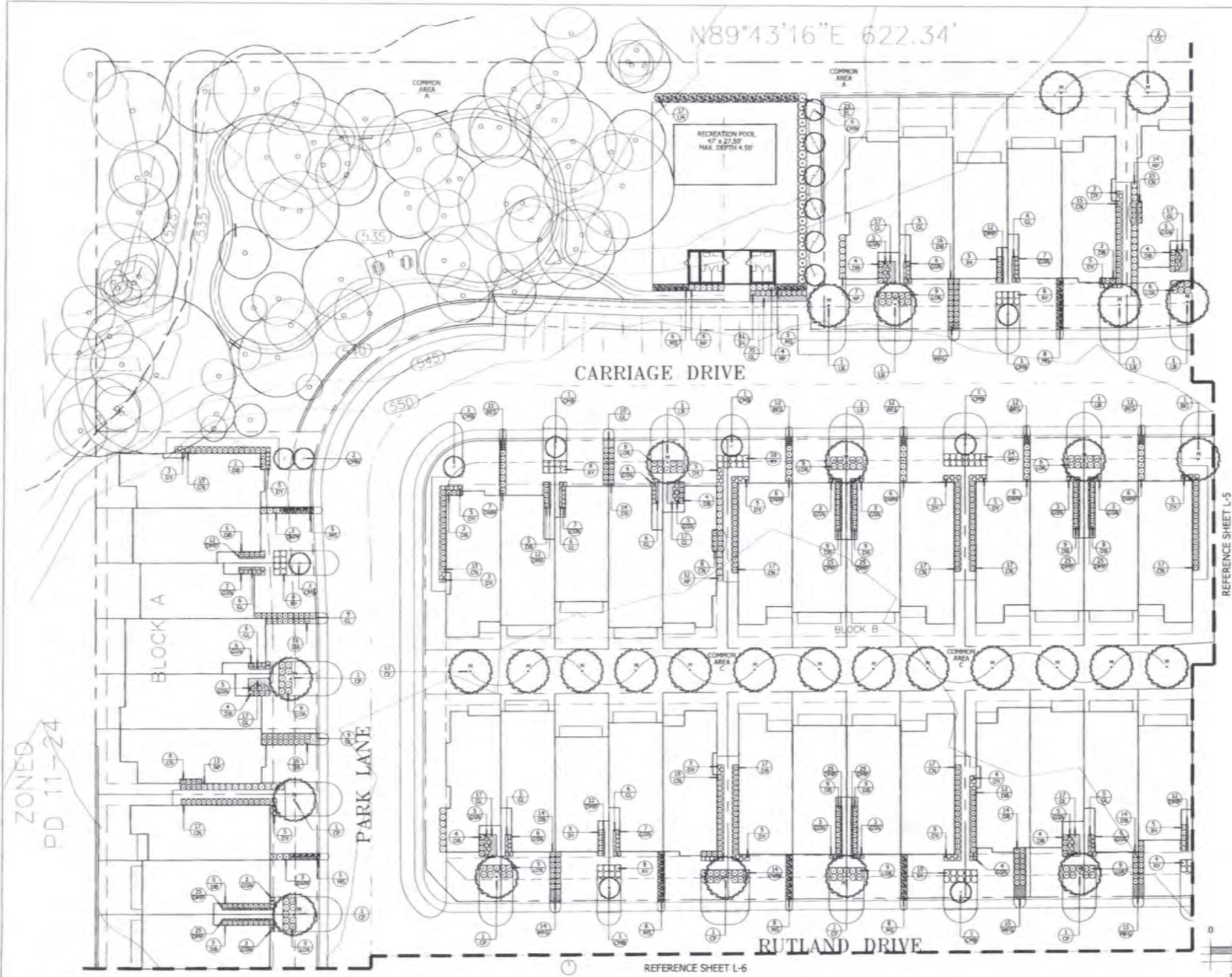
appr. by: \_\_\_\_\_  
drawn by: \_\_\_\_\_  
date: 12-30-14

revisions  
01-20-15  
02-02-15

**LEARNING DESIGN GROUP**  
Landscape Architecture  
4011 East South Street, Suite 101, F. South Garland, Texas 75042  
(972) 261-1100 fax (972) 261-1101

**SEAL**  
STATE OF TEXAS  
LANDSCAPE ARCHITECT  
JAMES R. LEWIS  
0000000000

**HARDSCAPE LAYOUT and DETAILS**



N89°43'16"E 622.34'

appr. by:  
drawn by:  
date: 12.30.14

revisions  
01-20-15  
02-02-15



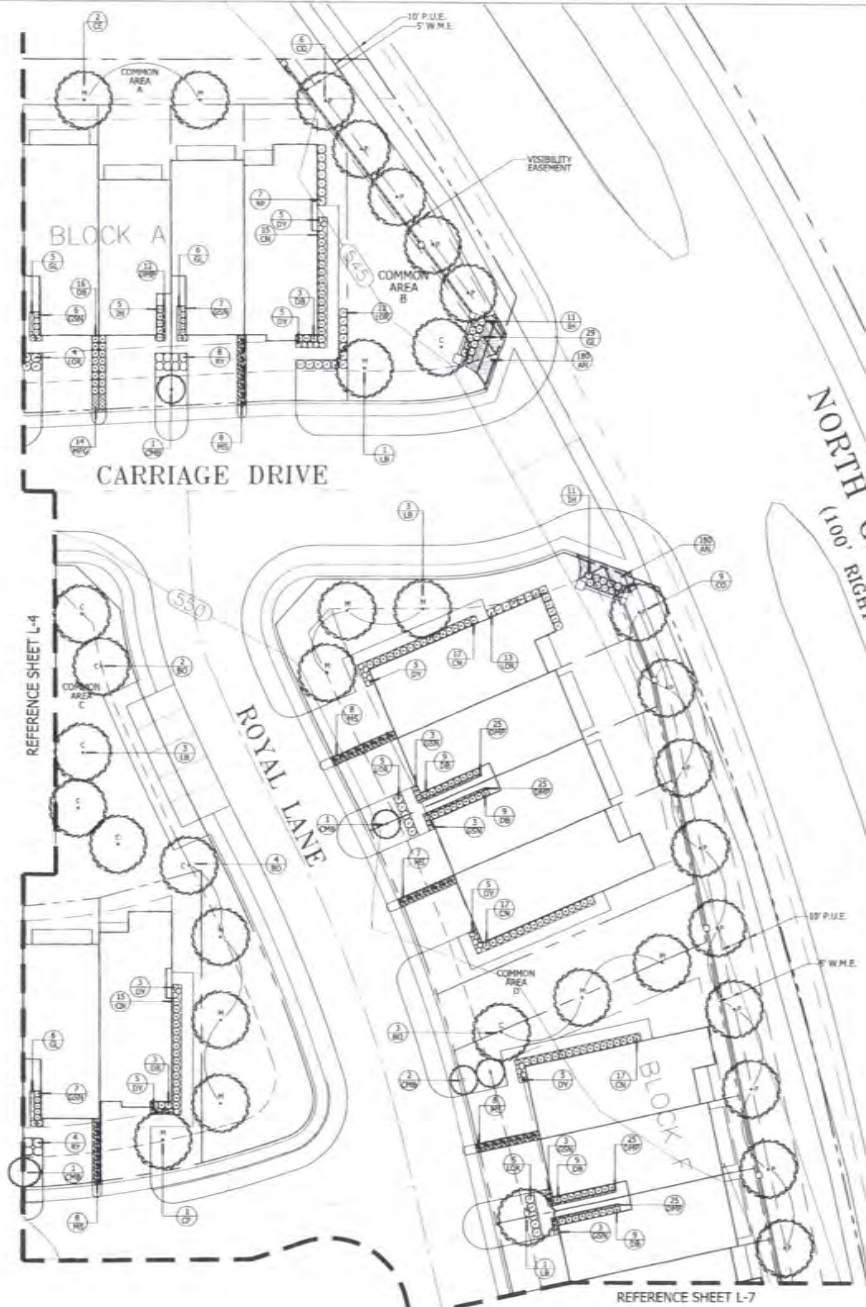
Leeming  
Design Group  
Landscape Architecture  
4011 Red Lion Drive, Suite 100, Dallas, Texas 75244  
(214) 343-1100 Fax (214) 343-1101  
leemingdesigngroup.com

LANDSCAPE PLAN

HYDE PARK  
N. GARLAND AVE at BELTLINE ROAD  
GARLAND, TEXAS

file name:  
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hyde park\_landscape.dwg  
sheet  
L-4

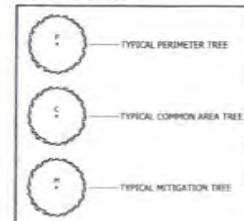




### LANDSCAPE NOTES

1. PLANT LIST FOR SHEETS L-4 THROUGH L-7 ONLY.
2. PLANT LIST TO BE USED AS AIDE TO BIDDER ONLY. LANDSCAPE CONTRACTOR TO VERIFY ALL QUANTITIES.
3. ALL RED AREAS SHALL BE SEPARATED FROM YURF WITH STEEL EDGING. AFTER INSTALLATION OF STEEL EDGING, ALL BEDS SHALL BE FILLED TO A DEPTH OF 4" & 8", RAKING OFF ALL DEAD VEGETATION.
4. APPLY A 2-3" DEPTH OF ORGANIC MATERIAL OVER ENTIRE BED AND TILL INTO EXISTING SOIL. ORGANIC MATERIAL SHALL BE ONE OF FOLLOWING:  
 VITAL EARTH COMPOST  
 BACK TO EARTH SOIL CONDITIONER  
 LIVING EARTH COMPOST  
 SOIL BUILDING SYSTEMS COMPOST  
 SILVER CREEK MATERIALS COMPOST
5. TOPDRESS ENTIRE RED AREAS WITH MINIMUM 2" DEPTH SHREDED NATIVE CEDAR MULCH.
6. ALL SHADE TREES AND ORNAMENTAL TREES SHALL BE PLANTED AS PER DETAILS ON SHEET L-7.
7. ALL LANDSCAPE AREAS SHALL BE WATERED WITH AUTOMATIC IRRIGATION SYSTEM, COMPLETE WITH FREEZE SENSOR, RAIN STAT, AND CONTROLLER. SYSTEM SHALL BE DESIGNED TO UTILIZE WATER SAVING TECHNIQUES AND EQUIPMENT. INSTALLATION OF SYSTEM SHALL BE MADE BY A FIRM DULY LICENSED UNDER ARTICLE NO. 8751 VTC (LICENSED DRUGGISTS ACT), S.B. NO. 229.

### TREE LEGEND



TOTAL MITIGATION TREES  
 79 PROPOSED x 3" = 237 MITIGATION INCHES

### PLANTLIST

SYM	MATERIAL	QNTY	SIZE	HT	SP	NOTES	SPACING
SO	SHUMARD RED OAK	22	3" CAL.	11-13'	5-6'	NURSERY GROWN NA	
QO	QUERCUS SHUMARDII	25	3" CAL.	11-13'	5-6'	NURSERY GROWN NA	
CO	CHENAPIN OAK	20	3" CAL.	11-13'	5-6'	NURSERY GROWN NA	
BO	BURR OAK	20	3" CAL.	11-13'	5-6'	NURSERY GROWN NA	
CE	CEDAR ELM	25	3" CAL.	11-13'	5-6'	NURSERY GROWN NA	
LR	LACINIA ELM	25	3" CAL.	11-13'	5-6'	NURSERY GROWN NA	
CP	CHINESE PISTACHE	14	3" CAL.	11-13'	5-6'	NURSERY GROWN NA	
CMH	CRABE MYRTLE	37	30 GAL.	6-10'	4-5'	CONTAINER GROWN	
CMN	CRABE MYRTLE	27	30 GAL.	6-10'	4-5'	CONTAINER GROWN	
EL	ELAEAGNUS	23	5 GAL.	36"	24"	FULL	4'oc
LM	LINDHEIMER'S HEARTY	17	5 GAL.	36"	24"	FULL	4'oc
MS	MISCANTHUS	130	5 GAL.	30"	18"	FULL	3'oc
NP	NEEDLEPOINT HOLLY	176	5 GAL.	30"	20"	FULL	3'oc
LOR	LORDRETAILUM	240	5 GAL.	26"	18"	FULL	3'oc
DWM	DWARF WAX MYRTLE	101	5 GAL.	18"	15"	FULL	3'oc
RY	RED YUCCA	179	5 GAL.	18"	20"	FULL	3'oc
CH	COMPACT NANOVA	497	5 GAL.	70"	20"	FULL	2.5'oc
DI	DIANUS HARTTHORN	86	5 GAL.	15"	15"	FULL	2.5'oc
DB	DWARF BURFORD HOLLY	763	3 GAL.	15"	15"	FULL	2.5'oc
DY	DWARF YALPON HOLLY	238	3 GAL.	12"	12"	FULL	2'oc
CON	GULF STREAM NANOVA	390	3 GAL.	12"	12"	FULL	2'oc
MPG	HEX FEATHERGRASS	240	1 GAL.	10"	10"	FULL	18"oc
GL	GREEN LIRIOPE	676	1 GAL.	9"	9"	FULL	18"oc
DMP	DWARF MOX PETUNIA	504	4" POT	4"	4"	FULL	12"oc
BES	BLACK EYED SUSAN	185	4" POT	4"	4"	FULL	12"oc
AN	ANNUALS	580	4" POT	TYPE TO BE DETERMINED			9"oc

### CITY REQUIREMENTS

**STREET FRONTAGE LANDSCAPE**  
 1 TREE PER 30 LF OF PERIMETER SCREEN WALL:  
 BELTLINE ROAD (WEST):  
 453.66' = 15.12 = 16 TREES REQUIRED  
 30 TREES PROPOSED  
 BELTLINE ROAD (EAST):  
 179.03' = 5.97 = 6 TREES REQUIRED  
 30 TREES PROPOSED  
 N. GARLAND ROAD (SOUTH):  
 483.78' = 16.13 = 17 TREES REQUIRED  
 30 TREES PROPOSED  
 N. GARLAND ROAD (NORTH):  
 136.41' = 4.55 = 5 TREES REQUIRED  
 30 TREES PROPOSED

**COMMON AREA LANDSCAPE**  
 MINIMUM 10% SITE TO BE COMMON AREA  
 TOTAL SITE: 598,822 SF  
 REQUIRED: 59,882 SF (10%) = 59,882 SF  
 PROVIDED: 87,439 SF (14.60%)  
 1 TREE REQUIRED PER 2500 SF EACH COMMON AREA  
 COMMON AREA A: 50,821 SF = 20 TREES REQUIRED  
 2500 SF = 8 TREES PROPOSED  
 COMMON AREA B: 2,473 SF = 1 TREE REQUIRED  
 2500 SF = 1 TREE PROPOSED  
 COMMON AREA C: 13,640 SF = 5 TREES REQUIRED  
 2500 SF = 6 TREES PROPOSED  
 COMMON AREA D: 3,961 SF = 1 TREE REQUIRED  
 2500 SF = 1 TREE PROPOSED  
 COMMON AREA E: 12,149 SF = 5 TREES REQUIRED  
 2500 SF = 5 TREES PROPOSED  
 COMMON AREA F: 3,584 SF = 2 TREES REQUIRED  
 2500 SF = 2 TREES PROPOSED  
 COMMON AREA G: 3,673 SF = 2 TREES REQUIRED  
 2500 SF = 2 TREES PROPOSED

appr. by: \_\_\_\_\_  
 drawn by: \_\_\_\_\_  
 date: 12-30-14

revisions  
 01-20-15  
 02-02-15

**Learning Design Group**  
 Landscape Architecture  
 401 East Loop West, Suite 310  
 Houston, Texas 77002  
 281.517.1144  
 learningdesigngroup.com

**LANDSCAPE PLAN**

**HYDE PARK**  
 N. GARLAND AVE AT BELTLINE ROAD  
 GARLAND, TEXAS

file name:  
 c:\garland\hyde park\l-5.dwg  
 sheet  
**L-5**



ZONED  
PD 80-63

REFERENCE SHEET L-4

RUTLAND DRIVE

PARK LANE

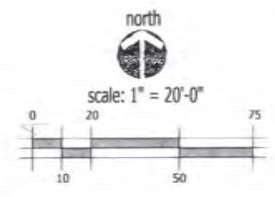
BLOCK C

ROUND POND LANE

REFERENCE SHEET L-7

ELGAR LANE

BELT LINE ROAD  
(100' RIGHT-OF-WAY)



**HYDE PARK**  
N. GARLAND AVE at BELTLINE ROAD  
GARLAND, TEXAS

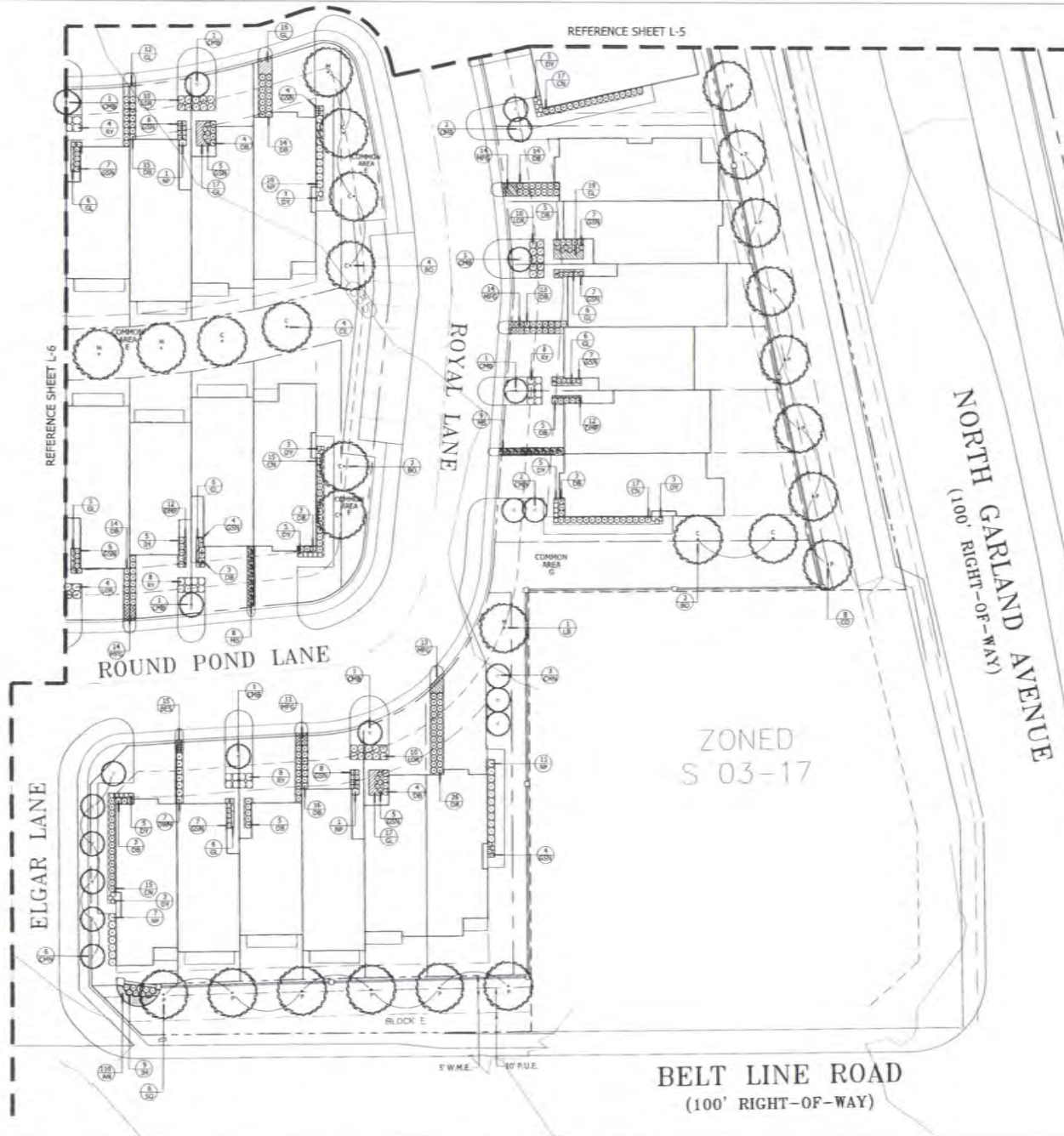
LANDSCAPE PLAN



apr. by:  
drawn by:  
date: 12-30-14

revisions
01-20-15
02-02-15

file name:  
c:\ford\hyde park  
sheet  
**L-6**

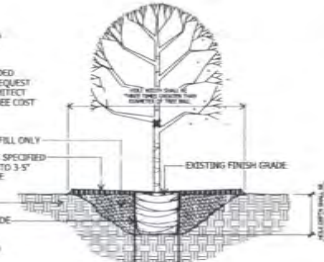


DRENCH WITH COMPOST TEA  
OR GARRETT JUICE AT TIME  
OF INSTALLATION

TREE STAKING TO BE PROVIDED  
ONLY AS REQUIRED OR AT REQUEST  
OF OWNER/LANDSCAPE ARCHITECT  
AND REIMBURSED AT PER TREE COST

EXISTING NATIVE SOIL BACKFILL ONLY  
SHREDDED CEDAR MULCH AS SPECIFIED  
TAPER FROM 1/2" AT TRUNK TO 3-5"  
AT OUTSIDE EDGE TREE HOLE

UNDISTURBED SUBGRADE  
MODEL 658G-NS BELOW-GRADE  
TREE STAKING AS MFG. BY  
"TREE STAKE SOLUTIONS"  
(www.treestakesolutions.com)



### TREE PLANTING

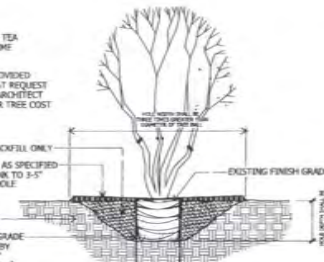
SHADE TREE - 3" CAL. and smaller  
not to scale

DRENCH WITH COMPOST TEA  
OR GARRETT JUICE AT TIME  
OF INSTALLATION

TREE STAKING TO BE PROVIDED  
ONLY AS REQUIRED OR AT REQUEST  
OF OWNER/LANDSCAPE ARCHITECT  
AND REIMBURSED AT PER TREE COST

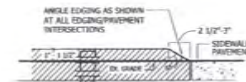
EXISTING NATIVE SOIL BACKFILL ONLY  
SHREDDED CEDAR MULCH AS SPECIFIED  
TAPER FROM 1/2" AT TRUNK TO 3-5"  
AT OUTSIDE EDGE TREE HOLE

UNDISTURBED SUBGRADE  
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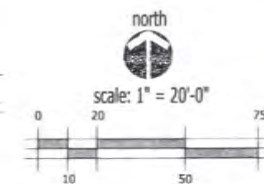
### TREE PLANTING

TYPICAL MULTI-TRUNK TREE  
not to scale



### STEEL EDGING

NOT TO SCALE



appr. by:  
drawn by:  
date: 12-30-14

revisions  
01-20-15  
02-02-15



Learning  
Design Group  
Landscape Architecture  
401 East Loop West, Suite 1115  
Houston, Texas 77002  
713.777.1111  
www.learningdesigngroup.com

LANDSCAPE PLAN

HYDE PARK  
N. GARLAND AVE at BELTLINE ROAD  
GARLAND, TEXAS

file name:  
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hyde park\_landscape.dwg  
sheet  
[7]











## REPORT & MINUTES

**P.C. Meeting, February 9, 2015 (8 Members Present)**

**Consideration of the application of Harlan Properties requesting approval of a Detail Plan for approximately 123 townhouses on property zoned Planned Development (PD) District 14-31 for Townhouse Uses. This property is located northwest of the intersection of Belt Line Road and North Garland Avenue. (District 7) (Z 14-47) (This request was postponed from the January 26, 2015 Plan Commission meeting.)**

Representing the applicant, Bob Petitt, 3501 Blue Sage, Garland, TX gave a brief overview of the request and remained available for questions.

There were no questions of this speaker.

**Motion** was made by Commissioner Fisher, seconded by Commissioner Moore to **approve** the request per staff recommendation. **Motion carried: 8 Ayes, 0 Nays.**





We did not receive any replies for this case.





# City Council Item Summary Sheet

☐ Work Session

Date: March 3, 2015

☒ Agenda Item

## 2015 Proposed CIP Public Hearing

### Summary of Request/Problem

A public hearing will be held on the 2015 Proposed Capital Improvement Program (CIP). At the public hearing, all interested persons will be given the opportunity to be heard for or against the Proposed program. The 2015 Proposed CIP has been available for public inspection in the City's libraries, in the City Secretary's Office, and on the City's website since February 18<sup>th</sup>, 2015.

A public hearing was also held on February 21<sup>st</sup>, 2015.

### Recommendation/Action Requested and Justification

Receive public comment.

**Submitted By:**

**Ron Young  
Director  
Budget & Research**

**Approved By:**

**William E. Dollar  
City Manager**



# City Council Item Summary Sheet

☐ Work Session

Date: March 3, 2015

☒ Agenda Item

## Adoption of 2015 Capital Improvement Program

### Summary of Request/Problem

On February 17<sup>th</sup>, 2015, the City Council was presented with the Proposed Capital Improvement Program (CIP) for 2015. The following day, copies of the Proposed CIP were made available for public inspection at the City Libraries, the City Secretary's Office, and on the City's website. A Public Hearing on the Proposed CIP was held on February 21<sup>st</sup>, 2015. In addition, the City Council held a Special Budget Work Session on February 21<sup>st</sup> to review the proposed program.

An ordinance reflecting the 2015 CIP for the City of Garland, as proposed by the City Manager and as amended by the City Council, will be prepared based on direction received at the Tuesday, March 3<sup>rd</sup>, 2015, City Council Work Session.

### Recommendation/Action Requested and Justification

Approve, by ordinance, the 2015 Capital Improvement Program.

**Submitted By:**

**Ron Young  
Director  
Budget & Research**

**Approved By:**

**William E. Dollar  
City Manager**

## ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE OF THE CITY OF GARLAND, TEXAS, APPROVING AND ADOPTING THE CAPITAL IMPROVEMENT PROGRAM FOR 2015, PROVIDING BUDGETARY APPROPRIATIONS FOR THE VARIOUS CAPITAL FUNDS OF THE CITY, AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, on February 17, 2015, the City Manager submitted a Proposed Capital Improvement Program (CIP) for the City for 2015; and

**WHEREAS**, such CIP includes anticipated receipts and proposed projects and planned expenditures for each of the various capital improvement funds of the City; and

**WHEREAS**, the Proposed CIP was made available for public inspection; and

**WHEREAS**, public hearings were held on the Proposed CIP on February 21, 2015, and March 3, 2015, at which time all interested persons were given an opportunity to be heard for or against the estimates or any item therein; and

**WHEREAS**, upon full consideration of the matter, Council made such changes to the Proposed CIP which in their judgment are warranted and in the best interests of the residents of the city of Garland;

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

### Section 1

That the Capital Improvement Program (CIP) for 2015, as submitted by the City Manager and adjusted by the City Council, containing estimates of resources and proposed expenditures for each planned project, is hereby approved and adopted as follows:

A. Park Project Appropriations	\$ 6,325,000
B. Street/Transportation Project Appropriations	28,652,000
C. Drainage Project Appropriations	4,885,000
D. Library Project Appropriations	2,886,000

E. Public Safety Project Appropriations	\$15,685,000
F. Economic Development Project Appropriations	10,113,000
G. Municipal Facilities and Miscellaneous Project Appropriations	9,212,000
H. Landfill/Transfer Station Project Appropriations	1,312,000
I. Environmental Waste Services Project Appropriations	2,957,000
J. Stormwater Management Project Appropriations	500,000
K. Internal Services Project Appropriations	827,000
L. Water Project Appropriations	21,142,000
M. Wastewater Project Appropriations	39,490,000
N. Electric Project Appropriations	48,785,000

## Section 2

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

**PASSED AND APPROVED** this 3<sup>rd</sup> day of March, 2015.

**THE CITY OF GARLAND, TEXAS**

By: \_\_\_\_\_  
Mayor

**ATTEST:**

\_\_\_\_\_  
City Secretary