AGENDA

REGULAR MEETING OF THE CITY COUNCIL
City of Garland
Duckworth Building, Goldie Locke Room
217 North Fifth Street
Garland, Texas
March 17, 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. BRAILLE IS NOT AVAILABLE.

CITY COUNCIL GOALS 2020

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

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

MAYORAL PROCLAMATIONS, RECOGNITIONS, AND ANNOUNCEMENTS

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

CONSENT AGENDA

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

1. Consider approval of the minutes of the March 3, 2015 Regular Meeting.

2. Consider approval of the following bid:

a. Jet Sewer Truck **Bid No. 5194-15**

Rush Truck Center **$189,298.00**

This request is for the purchase of a 2015 Peterbuilt Model 337 Truck with PipeHunter-Mounted Jet Body to be used by the Water Department in their daily operations.

3. Public hearings were previously conducted for the following zoning cases. Council approved the requests and instructed staff to bring forth the following ordinances for consideration.

a. Zoning File No. 14-47, Harlan Properties

Consider an ordinance amending the zoning laws of the City of Garland by approving a detail plan for townhouses on property zoned Planned Development (PD) District for townhouses, on a 13.757-acre tract of land located northwest of the intersection of Belt Line Road and North Garland Avenue.

b. Zoning File No. 14-49, Smithers Merchant Builders, LP

Consider an ordinance amending the zoning laws of the City of Garland by approving a zoning change from Shopping Center (SC) District to Planned Development (PD) District for limited multifamily (MF-12) uses, a Specific Use Permit and Detail Plan for nursing home/convalescent center on a 6.3143-acre tract of land located on the north side of Belt Line Road, approximately 400 feet west of the intersection of Belt Line Road and Shiloh Road.

4. Consider an ordinance cancelling the election to be held May 9, 2015 for unopposed candidates for Mayor and for Council Members for Districts 3, 6, 7, and 8; declaring each of the unopposed candidate for Mayor and the unopposed candidates for Council Members within those respective districts elected to office; ordering the City Secretary to post a copy of this ordinance at each polling place that would have been used in the election; and providing an effective date.

Council is requested to accept the Certification and approve the ordinance to cancel the election for Mayor and Districts 3, 6, 7, and 8.

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.

5. Consider by minute action the appointment of a City of Garland representative to serve on the Garland Housing Finance Corporation (GHFC) Board of Directors for a six-year term that will expire on August 31, 2020.

Mr. Ed Jackson resigned as a representative of the GHFC Board on December 17, 2014. Information was posted on the City's website for 14 days in order to provide an opportunity for citizens to apply for the positions. At the close of the

14-day notice period, Morrison Dale Adams and J. Christopher Luna were the only citizens that responded. At the March 17, 2015 Work Session, Council considered the applications of Morrison Dale Adams and J. Christopher Luna.

6. Consider authorizing the Mayor to enter into a contract with Bryan L. Bradford to perform the duties of City Manager of the City of Garland.

Council is requested to authorize a contract with Bryan L. Bradford to perfom the duties of City Manager of the City of Garland.

7. Hold public hearing on the following zoning case:

Consider the application of GFC Leasing Corp., LLC, requesting approval of 1) a Specific Use Permit for a Restaurant, Drive-Through on a property zoned Freeway District and in the IH 30 Overlay. The property is located at 430 East I-30 Freeway, Garland, Texas.

The proposal is to allow a Specific Use Permit for a Restaurant, Drive-Through.

8. Consider appointments to Boards and Commissions.

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

<u>Council Member Campbell</u>
- Harold Kless

<u>Council Member B.J. Williams</u>
- Genai Walker-Macklin

<u>Council Member Billy Mack Williams</u>
- Patricia M. Anthony

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. Adjourn.

All Regular Council meetings are broadcast live on CGTV, Time Warner Cable Channel 16, and Verizon FIOS TV 44. Meetings are rebroadcast at 9:00 a.m. and 7:00 p.m. on Wednesday-Sunday and at 7:30 p.m. on Thursday. Live streaming and on-demand videos of the meetings are also available online at www.garlandtx.gov. Copies of the meetings can be purchased through the City Secretary's Office – audio CD's are $1 each and DVD's are $3 each.

The City Council of the City of Garland convened in regular session at 7:00 p.m. on Tuesday, March 3, 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 Billy Mack Williams led the invocation and Pledge of Allegiance.

CEREMONIALS: Mayor Athas recognized Mona Woodard and her staff for receiving a National Recognition Award from National Community Development Association.

Mayor Athas, Lonnie Banks, Director of Environmental Waste, along with the United Way Steering Committee, presented the City of Garland's 2014 United Way Contribution check to Erica Barajas, Development Officer, for the United Way of Metropolitan Dallas.

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 Billy Mack Williams, seconded by Council Member Dodson, to approve items 1, 2a, 2b, 2c, 2d, 2f, 2g, 2h, 2i, 2j, 3, 4, and 5. Motion carried, 9 ayes, 0 nays.

1. APPROVED** Approval of the minutes of the February 17, 2015 Regular Meeting.

2a. APPROVED** Bid No. 5019-15 to Infratech Corporation in the amount of $592,754.57 (includes an optional contingency of $52,000.00) for a total of $644,754.57 for underground cable replacement.

This request provides 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.

2b. APPROVED** Bid No. 5054-15 to Caldwell Country Chevrolet in the amount of $1,062,125.00 for thirty-five 2015 Chevrolet Tahoe Pursuit Vehicles to be used by the Garland Police Department in their daily operations.

2c. APPROVED** Bid No. 5036-15 to Grays Power Supply in the amount of $448,987.25 (includes an optional contingency of $112,246.81) for a total of $561,234.06 for the TMPA Shelby to Greenville transmission line upgrade.

Construction, labor, and equipment will be provided 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.

2d. APPROVED** Bid No. 5192-15 to Holt Caterpillar in the amount of $238,978.00 for two Caterpillar Tandem Vibratory Rollers to be used by the Street Department in their daily operations.

2e. APPROVED Bid No. 5174-15 to Open Systems International, Inc. in the amount of $132,395.00 for Energy Management System Software Renewal.

GP&L's Energy Management System/Generation Management System will be updated 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.

Mayor Athas opened the discussion on this item at 7:14 p.m. The speaker on this item was Ananth Palani, Director of Information Technology for Garland Power & Light.

Motion to approve was made by Council Member Dodson, seconded by Council Member Billy Mack Williams. Motion carried with 9 ayes and 0 nays.

2f. APPROVED** Bid No. 5077-15 to Asplundh Tree Experts in the amount of $200,000.00 (includes an optional contingency of $20,000.00) for a total of $220,000.00 for transmission line vegetation management.

Vegetation management services will be provided 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.

2g. APPROVED** Bid No. 5010-15 to Badger Meter, Inc. in the amount of $586,301.00 for water meters for warehouse inventory.

Water meters will be for commercial and residential water distribution. This is a term contract with four optional renewals.

2h. APPROVED** Bid No. 5146-15 to Itron, Inc. in the amount of $195,000.00 for water meter modules for warehouse inventory.

ERT modules will be used to support the Water Department's automated meter reading operations. This is a term contract with four optional renewals.

2i. APPROVED** Bid No. 5095-15 to Techline, Inc. in the amount of $153,172.18 (includes an optional contingency of $15,317.21) for a total of $168,489.39 for materials for the Bryan East / Gibbons Creek transmission line.

This request provides for the 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.

2j. APPROVED** Bid No. 5025-15 to The Fishel Company in the amount of $1,421,426.11 (includes an optional contingency of $142,142.61) for a total of $1,563,568.72 for Bryan East / Gibbons Creek transmission line.

This request provides for 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. APPROVED** Resolution 10188 approving the abandonment, release, and conveyance of a certain drainage easement to First Texas Homes, Inc.

This was previously discussed at the February 16, 2015 Work Session to abandon the drainage easement on the tract of land east of Heron's Bay Estates No. 1 subdivision.

4. APPROVED** Ordinance 6759 approving Zoning File No. 15-01 for Sargent Design.

This is an amendment to Planned Development District 14-17 for limited multi-family 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. APPROVED** Ordinance 6760 approving 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.

This was previously discussed at the February 16, 2015 Work Session, 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 2013-2014 fiscal year, (3) grant and other funds recently awarded to the City,

and (4) expenditures not anticipated in the 2014-2015 Adopted Budget.

6. APPROVED

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

The applicant is requesting approval of a Detail Plan for approximately 123 townhouse on property zoned Planned Development (PD) District 14-31 for Townhouse Uses. Located at the northwest quadrant of Beltline and N. Garland Road. 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.

Mayor Athas opened the public hearing at 7:19 p.m.; the speaker on this item was Neil Montogomery, Sr. Managing Director of Economic Development.

Motion to approve was made by Council Member LeMay, seconded by Council Member Goebel to close the public hearing and approve the request at 7:21 p.m. Motion to approve carried with 9 ayes and 0 nays.

7. APPROVED

Conducted a hearing to receive comments 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.

Mayor Athas opened the public hearing at 7:23 p.m.; speakers on this item were Christi Baumann of the Orchard Hills Neighborhood Association, Michael Polocek, Director of Engineering, and Bryan Bradford, Assistant City Manager.

Motion to approve was made by Council Member Stanley, seconded by Deputy Mayor Pro Tem Campbell to close the public hearing and approve at 7:38 p.m. Motion to approve carried with 9 ayes and 0 nays.

8. Consider approval of Ordinance No. 6761 for the 2015 Capital Improvement Program.

This was previously discussed at the February 17, 2015 Regular Council Session and at a public hearing on February 21, 2015.

Mayor Athas opened the public hearing at 7:39 p.m.; there were no speakers on this item.

Motion to approve was made by Council Member Stanley seconded by Deputy Mayor Pro Tem Campbell to close the public hearing and approve at 7:40 p.m. Motion to approve carried with 9 ayes and 0 nays.

9. CITIZEN COMMENTS Mary Ann Wickersham

10. The Council convened into Executive Session at 7:40 p.m.

The Council reconvened in Regular Session at 8:10 p.m.

11. ADJOURN There being no further business to come before the Council, Mayor Athas adjourned the meeting at 8:10 p.m.

CITY OF GARLAND, TEXAS

/s/ Douglas Athas, Mayor /s/ Eloyce René Dowl

GARLAND
PURCHASING

Bid No.:	5194-15
Agenda Item:	2a
Meeting:	Council
Date:	03/17/15

Purchasing Report

JET SEWER TRUCK
OPEN MARKET

PURCHASE JUSTIFICATION:

This request is for the purchase of a 2015 Peterbilt Model 337 Truck with PipeHunter-Mounted Jet Body to be used by the Water Department in their daily operations. This Jet Sewer Truck is being purchased through the BuyBoard Cooperative Purchasing Contract 430-13. Funding was approved in the 2014-15 Equipment Replacement Fund.

AWARD RECOMMENDATION:

Vendor	***Item***	***Amount***
Rush Truck Center	1	$189,298.00
	TOTAL:	$189,298.00

BASIS FOR AWARD:

Cooperative Purchase

Submitted by:

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

Date: 03/05/15

Reviewed by:

William E. Dollar
City Manager

Date: 03/09/15

FINANCIAL SUMMARY:

Total Project/Account:	$	219,570
Expended/Encumbered to Date:		30,272
Balance:	$	189,298
This Item:		189,298
Proposed Balance:	$	-0-

Ron Tiffany — 03/06/15
Budget Analyst — Date

Ron Young — 03/06/15
Budget Director — Date

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

Document Location: Page 120

Account #: 444-4122-9009

Fund/Agency/Project – Description:
Sewer Jet Truck

Comments:
Replaces Unit #410-096

CITY OF GARLAND - BID RECAP SHEET
OPENED: 03/05/15
REQ. NO. PR 34234
BID NO. 5194-15
PAGE: 1 of 1
BUYER: T. Smith

ITEM	QTY	UNIT	DESCRIPTION	Rush Truck Center UNIT PRICE	Rush Truck Center TOTAL						
1	1	ea.	New, 2015 Peterbilt Model 337	$189,298.00	$189,298.00						
			truck with Pipehunter mounted								
			jet body.								
			TOTAL GROSS PRICE		$189,298.00						
			CASH DISCOUNT								
			TOTAL NET PRICE		$189,298.00						
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY								

NEXT LOW:
LOW:
SAVINGS: **$0.00**

0 # BidSync Notifications
0 # BidSync HUBS
0 # Direct Contact HUBS
0 # HUBS Responded

All bids submitted for the designated project are reflected on this bid tab sheet. However, the listing of a bid on this sheet should not be construed as a comment on the responsiveness of such bid or as any indication that the city accepts such bid as responsive. The City will notify the successful bidder upon award of the contract and, according to the law, all bids received will be available for inspection at that time.

Duval Sons, Inc.	Mueller Service Co.		
DELIVERED	DELIVERED	DELIVERED	DELIVERED

GARLAND

PURCHASING

Executive Summary
Bid 5194-15
Jet Sewer Truck

Recommended Vendor:

Rush Truck Center

Total Recommended Award:

$189,298.00

Basis for Award:

Cooperative Purchase

Purpose:

The purpose of this request is to purchase a 2015 Peterbuilt Model 337 Truck with Pipehunter mounted Jet Body to be used by the Water Department in their daily operations.

Evaluation:

This Jet Sewer Truck is being purchased through the BuyBoard Purchasing Cooperative Contract 430-13.

Recommendation:

Staff recommends awarding the purchase of the Jet Sewer Truck to Rush Truck Center.

Funding Information:

444-4122-9009

Department Director:

Terry Anglin, Fleet Director, 972-205-3524

City Council Item Summary Sheet

☐ **Work Session**

☒ **Agenda Item**

Date: **March 17, 2015**

Zoning Ordinance

Summary of Request/Problem
Zoning Ordinance 14-47 Harlan Properties

Recommendation/Action Requested and Justification
Consider adoption of attached ordinance.

Submitted By:	**Approved By:**
Neil Montgomery **Senior Managing Director**	**William E. Dollar** **City Manager**

FILE NO. 14-47

ORDINANCE NO.

AN ORDINANCE AMENDING THE ZONING LAWS OF THE CITY OF GARLAND, TEXAS, BY APPROVING A DETAIL PLAN FOR TOWNHOUSES ON PROPERTY ZONED PLANNED DEVELOPMENT (PD) DISTRICT FOR TOWNHOUSES, ON A 13.757-ACRE TRACT OF LAND LOCATED NORTHWEST OF THE INTERSECTION OF BELT LINE ROAD AND NORTH GARLAND AVENUE; PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; AND PROVIDING FOR A PENALTY AND AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 9th day of February, 2014, the City Plan Commission did consider and make recommendations on a certain request for zoning change made by **Harlan Properties;** and

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

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

Section 1.

Ordinance No. 4647 is hereby amended by approving a Detail Plan for Townhouses on property zoned Planned Development (PD) District for Townhouses, on a 13.757-acre tract of land located northwest of the intersection of Belt Line Road and North Garland Avenue, 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. 14-47

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 14-47

Being a tract of land situated in the Benjamin Frost Survey, Abstract No. 480 and being a tract of land described in a deed to Beltline Development, L.P. (99.5% interest) as recorded in Volume 99252, Page 06303, of the Deed Records of Dallas County, Texas, and also being the land described in a deed to The Brauman Group, LLC (0.05% interest) as recorded in Volume 99252, Page 6299, of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 3/4 inch iron pipe found at the most southwesterly corner of Lot 1, Block 1 of the Mobil Oil Addition No. 3, an addition to the City of Garland as recorded in Volume 83040, Page 2723 (DRDCT), said point being found in the northerly Right-of-Way line of Belt Line Road (100' Right-of-Way);

THENCE departing the westerly line of said Lot 1, Block 1 and along the northerly Right-of-Way of said Belt Line Road North 89 deg 28 min 45 sec West a distance of 691.37 feet to a 3/8 inch iron rod found for the most southeasterly corner of a tract of land conveyed to Bradfield Creek Townhomes, L.L.C. as recorded in Volume 97139, Page 03003 (DRDCT).

THENCE departing the northerly line of said Belt Line Road North 00 deg 44 min 22 sec East passing the most northeasterly corner of said Bradfield Creek Townhomes, L.L.C. tract and the most southeasterly corner of a tract of land conveyed to Robert Yu, and spouse Shirley Yu as recorded in Volume 93132, Page 0266 (DRDCT) at a distance of 309.53 feet continuing in all a distance of 807.87 feet to a 1/2 inch iron rod found for corner, said point being the most northwesterly corner of said Beltline Development, L.P. tract;

THENCE along the northerly line of said Beltline Development, L.P. tract South 89 deg 16 min 32 sec East a distance of 622.32 feet to a 1/2 inch iron rod found for corner at the most northeasterly corner of said Beltline Development, L.P. tract, said point being found in the westerly Right-of-Way line of North Garland Avenue (100' Right-of-Way) and being the beginning of a non-tangent curve to the right having a radius of 1000.00 feet and having a chord bearing of South 23 deg 21 min 01 sec East and a chord length of 384.64 feet;

THENCE departing the northerly line of said Beltline Development, L.P. tract and along the westerly Right-of-Way line of said North Garland Avenue as follows:

Continuing along said non-tangent curve to the right through a central angle of 22 deg 10 min 35 sec and an arc length of 387.05 feet to a "x" cut set in a concrete sidewalk for the point of tangency;

South 12 deg 15 min 44 sec East a distance of 286.01 feet to a 1/2 inch iron rod found for corner, said point being found in the northerly line of said Lot 1, Block 1;

THENCE departing the westerly Right-of-Way line of said North Garland Avenue and along the northerly line of said Lot 1, Block 1 North 89 deg 28 min 44 sec West a distance of 152.97 feet to a 1/2 inch iron rod found for the most northwesterly corner of said Lot 1, Block 1;

THENCE departing the northerly line of said Lot 1, Block 1 and along the westerly line of said Lot 1, Block 1 South 00 deg 31 min 16 sec West a distance of 175.00 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds, 13.757 acres or 532,450 square feet of land more or less.

EXHIBIT A

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.

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:	0 feet
(attached units)	

EXHIBIT B

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.

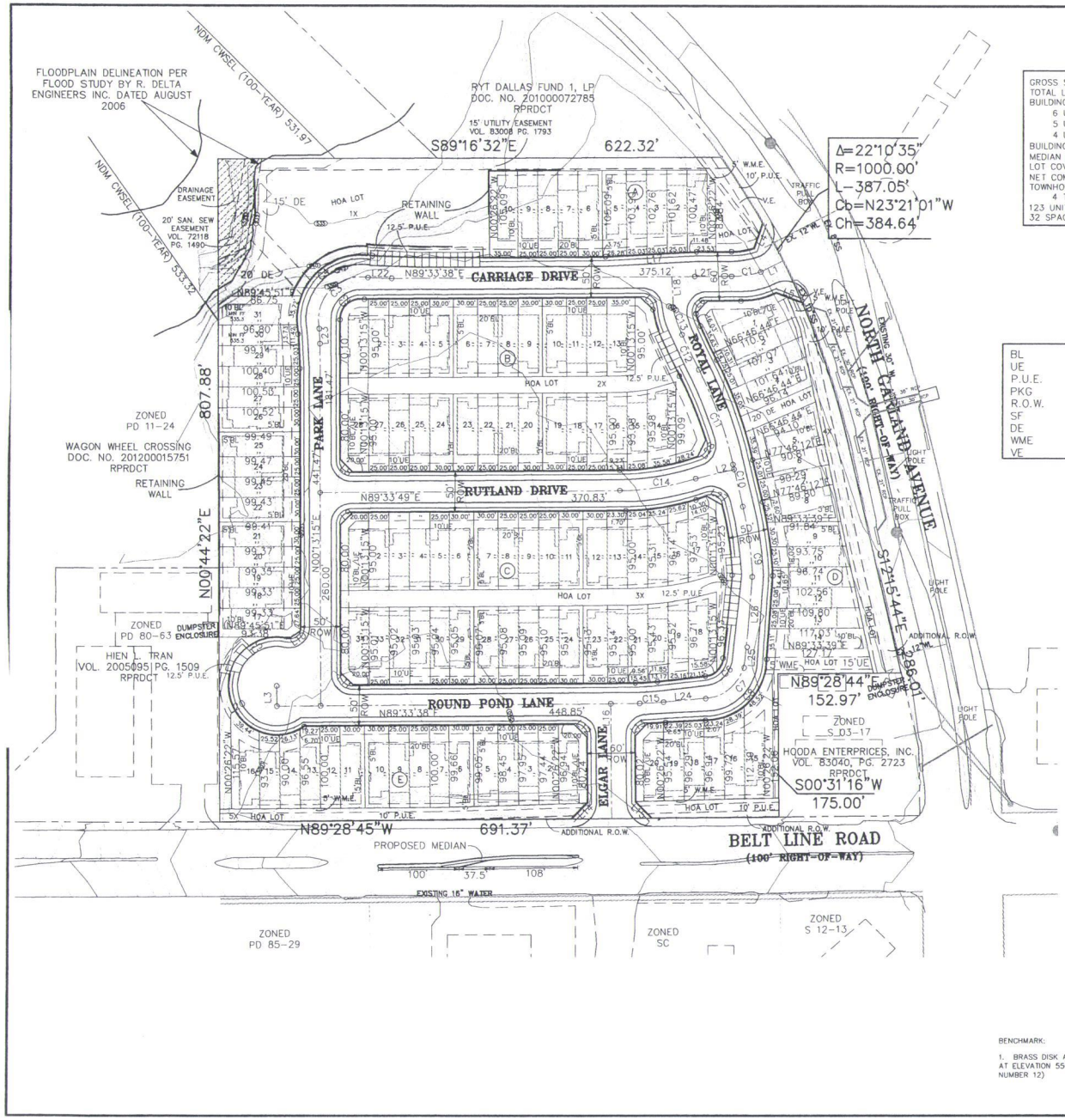
P. Homeowners Association: A Homeowners Association shall be incorporated and each lot/homeowner shall be a mandatory member. The bylaws of this association shall establish a system of payment of dues; a system of enforcement of its rules and regulations; shall establish a clear and distinct

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 B

EXHIBIT C



SITE SUMMARY

GROSS SITE AREA: 13.757 ACRES
TOTAL LOTS: 123
BUILDING TYPES
6 UNIT BUILDING (9,645 SF EACH) = 9 = 86,805 SF
5 UNIT BUILDING (8,038.5 SF EACH) = 9 = 72,337.50 SF
4 UNIT BUILDING (6,430 SF EACH) = 6 = 38,580 SF
BUILDING HEIGHT: 40' MAX
MEDIAN LOT SIZE: 25' X 105'
LOT COVERAGE NOT TO EXCEED 75% OF EACH PLATTED LOT.
NET COMMON AREA FOR SITE: 99,486.8 SF (2.284 ACRES)
TOWNHOUSE PARKING: 1 PARKING SPACE PER 4 TOWNHOUSE UNITS
123 UNITS/4 = 31 SPACES REQUIRED
32 SPACES PROVIDED

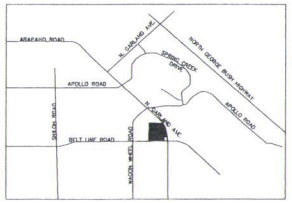
NORTH

SCALE 1"=60'

60 0 30 60

LEGEND

BL	BUILDING LINE
UE	UTILITY EASEMENT
P.U.E.	PEDESTRIAN AND UTILITY EASEMENT
PKG	PARKING
R.O.W.	RIGHT-OF-WAY
SF	SQUARE FEET
DE	DRAINAGE EASEMENT
WME	WALL MAINTENANCE EASEMENT
VE	VISIBILITY EASEMENT



VICINITY MAP

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	16°46'56"	125.00	36.61	N81°25'06"E	36.48
C2	89°46'53"	25.00	39.17	S44°40'12"W	35.29
C3	112°03'16"	52.00	101.70	S44°09'47"W	86.25
C4	113°18'53"	79.00	56.24	S43°56'13"W	131.99
C5	229°18'53"	60.00	240.14	S10°01'15"E	109.06
C6	77°02'23"	25.00	33.61	N44°52'37"E	31.14
C7	77°02'23"	52.00	69.86	N44°52'37"E	64.71
C8	89°59'59"	75.00	117.81	N45°31'16"E	106.07
C9	10°17'13"	475.00	85.28	N08°11'26"W	85.17
C10	00°06'15"	29096.19	52.96	N13°23'10"W	52.96
C11	14°55'01"	475.00	123.67	N20°12'09"W	123.32
C12	03°30'00"	966.74	59.05	S25°54'39"E	59.05
C13	17°46'49"	75.00	23.27	S15°16'14"E	23.18
C14	16°47'14"	325.00	95.22	N81°10'02"E	94.88
C15	05°12'51"	325.00	29.58	N86°57'13"E	29.57

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N63°01'26"E	30.30
L2	S76°34'26"W	48.93
L3	N00°26'22"W	24.60
L4	S19°09'12"W	32.90
L5	N70°07'30"W	34.76
L6	S42°00'07"W	20.78
L7	S46°27'55"E	21.59
L8	S45°19'48"E	21.17
L9	N44°40'12"E	21.25
L10	N55°47'54"E	16.77
L11	N45°19'48"W	21.17
L12	N45°26'22"W	21.21
L13	N44°33'38"E	21.39
L14	N44°32'21"E	28.29
L15	S45°27'39"E	28.27
L16	N00°26'22"W	140.22
L17	N86°56'50"E	112.84
L18	N03°03'10"W	37.44
L19	N14°49'29"W	5.95
L20	N58°42'37"E	6.36
L21	N89°48'34"E	42.41
L22	S88°13'54"E	29.25
L23	S03°08'31"E	18.25
L24	N84°51'19"E	53.03
L25	S06°21'25"W	41.35
L26	N04°10'44"E	87.48
L27	S61°17'06"E	20.86
L28	S26°17'06"W	21.91

BENCHMARK:

1. BRASS DISK AT N=7031395.80, E=2534837.43 AT ELEVATION 556.48' (CITY GPS CONTROL POINT NUMBER 12)

CASE # 140522-3

DETAIL PLAN

HYDE PARK

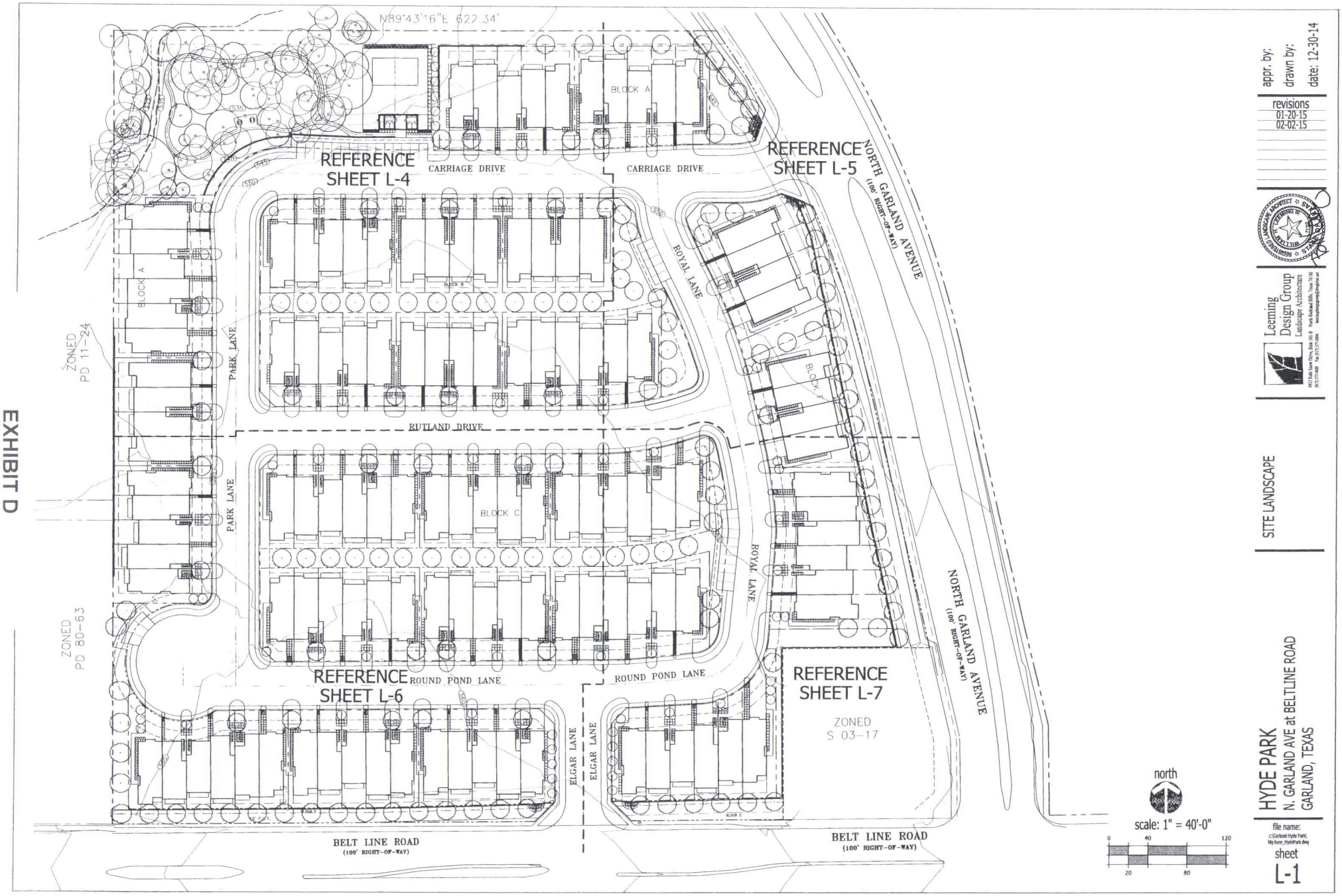
CITY OF GARLAND, DALLAS COUNTY, TEXAS

PETITT BARRAZA
ENGINEERING PLANNING SURVEYING
TBPE FIRM REGISTRATION NO. 1488
1651 N. GLENVILLE DRIVE, SUITE 206
Richardson, Texas 75081
Tel. No. (214) 221-9955
Fax No. (214) 340-3550

DESIGN	CHECKED	DATE	SCALE	NOTES	FILE	SHEET NO.
CAP	RDP	JAN. 2015	1"=60'		1402300	1

F:\2014\1402300\LANDPLAN\1402300 DETAIL PLAN.dwg File 03.2015 - 7:37 am rpal111

EXHIBIT D



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

revisions
01-20-15
02-02-15

Leeming Design Group
Landscape Architecture

SITE LANDSCAPE

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

file name:
c:\Garland-Hyde Park\
Map-Base_HydePark.dwg

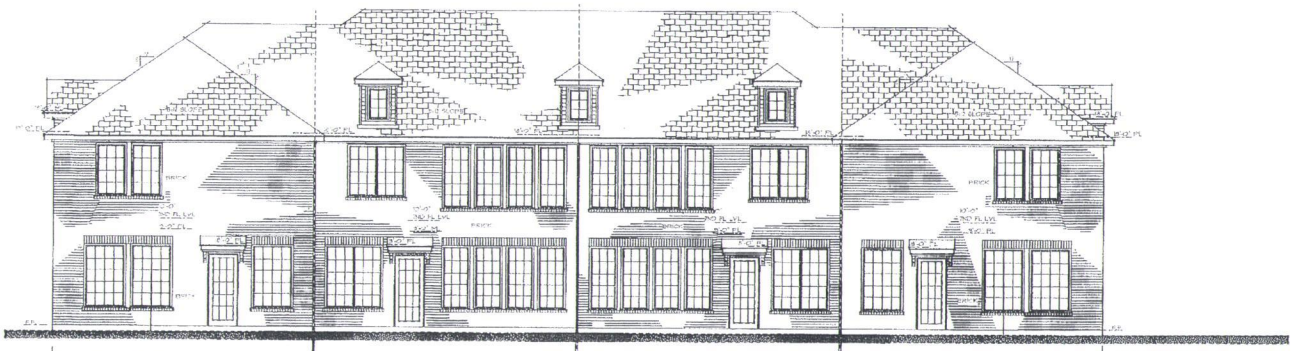
sheet
L-1

ELEVATION NOTES

1. ALL ROOF PITCHES TO BE 8/12 U.N.O. REFER TO ROOF PLAN FOR MORE INFO.
2. OMITTED
3. TYPICAL OVERHANGS TO BE 12" FROM FACE OF FRAMING TO FACE OF FASCIA. REFER TO ROOF PLAN AND STRUCTURAL FOR ADDITIONAL INFO.
4. THE GENERAL CONTRACTOR IS TO SUBMIT SHOP DRAWINGS - PRODUCT DATA AND SAMPLES TO OWNER / ARCHITECT FOR APPROVAL PRIOR TO FABRICATION OF ALL MILLWORK AND WALL FINISHES.
5. REFER TO DETAILS FOR ADDITIONAL WINDOW AND BRICK TRIM INFOMATION.
6. REFER TO STRUCTURAL FOR SHEATHING TYPE AND LOCATIONS.

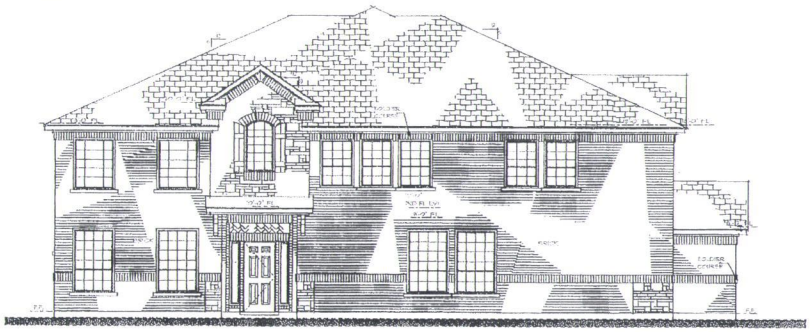
GENERAL NOTES

1. THE GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS AT THE JOBSITE, NOTIFY ARCHITECT OF ANY DEVIATIONS FROM THOSE CONDITIONS AS THEY ARE NOTED ON THE DRAWINGS.
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 - PRODUCT DATA AND SAMPLES 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 FRAMING U.N.O.
7. THE GENERAL CONTRACTOR SHALL KEEP ONE SET OF PLANS AT THE JOBSITE FOR THE SPECIFIC PURPOSE OF RECORDING ACTUAL CONSTRUCTION CONDITIONS. SUCH PROJECT RECORD-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 SUPPLIED BY THE OWNER OR OTHERS 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.



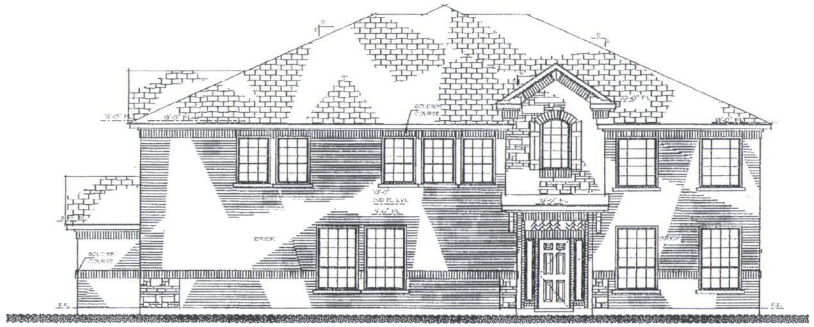
PLAN # 2304-A / 24'-11" — MASONRY : 315 SF (100 %) — SIDING : Ø SF
2' WIDE FIRE-CLEARANCE
FRANKLIN W/GAME / 24'-10" — MASONRY : 205 SF (100 %) — SIDING : Ø SF
2' WIDE FIRE-CLEARANCE
FRANKLIN W/O GAME / 24'-10" — MASONRY : 205 SF (100 %) — SIDING : Ø SF
2' WIDE FIRE-CLEARANCE
PLAN # 2304-A / 24'-11" — MASONRY : 315 SF (100 %) — SIDING : Ø SF

REAR ELEVATION
SCALE : 1/8" = 1'-0"



PLAN # 2304-A MASONRY : 880 SF (100 %)
SIDING : Ø SF

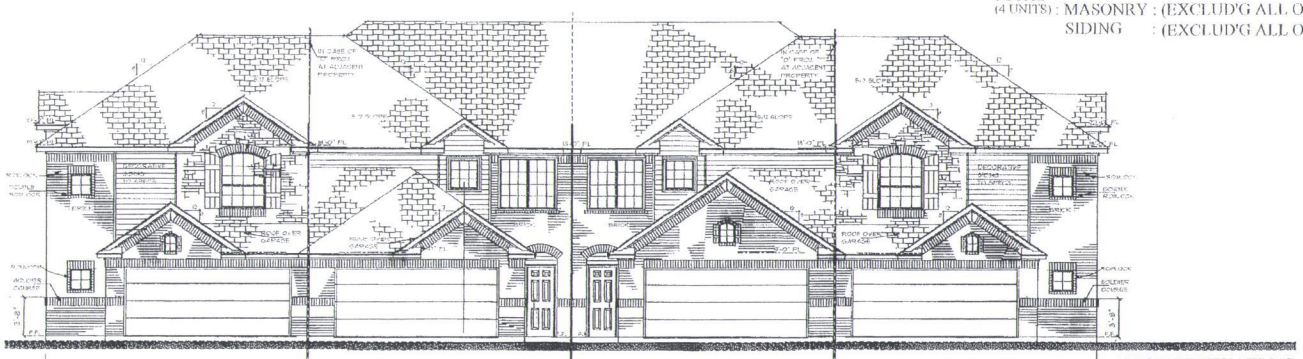
LEFT ELEVATION
SCALE : 1/8" = 1'-0"



PLAN # 2304-A MASONRY : 880 SF (100 %)
SIDING : Ø SF

LEFT ELEVATION
SCALE : 1/8" = 1'-0"

TOTAL
(4 UNITS) : MASONRY : (EXCLUD'G ALL OPEN'GS) 3784 SF = (95.36 %)
SIDING : (EXCLUD'G ALL OPEN'GS) 184 SF = (04.64 %)



PLAN # 2304-A / 24'-11" — MASONRY : 263 SF (85.66 %) — SIDING : 44 SF (14.34 %)
2' WIDE FIRE-CLEARANCE
FRANKLIN W/O GAME / 24'-10" — MASONRY : 263 SF (85.66 %)
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FRONT ELEVATION
SCALE : 1/8" = 1'-0"

THE TOWN HOMES
HYDE PARK

COMBO-4 UNITS-ELEVATIONS

PLAN NUMBER
ELEVATIONS

DRAWN BY

DATE 2/2/2015

SUMEER HOMES, INC.
2404 TEXAS DRIVE # 103
IRVING, TEXAS 75062
(214) 659-0655

SUMEER HOMES

EXHIBIT E

ELEVATION NOTES

1. ALL ROOF PITCHES TO BE 6/12 U.N.O. REFER TO ROOF PLAN FOR MORE INFO.
2. OMITTED
3. TYPICAL OVERHANGS TO BE 12" (TROF FACE OF FRAMING TO FACE OF FASCIA. REFER TO ROOF PLAN AND STRUCTURAL FOR ADDITIONAL INFO.
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EXHIBIT E

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FRANKLIN W/ GAME / 24'-10" — MASONRY : 205 SF (100 %) SIDING : Ø SF

2' WIDE FIRE CLEARANCE

FRANKLIN W/O GAME / 24'-10" — MASONRY : 205 SF (100 %) SIDING : Ø SF

2' WIDE FIRE CLEARANCE

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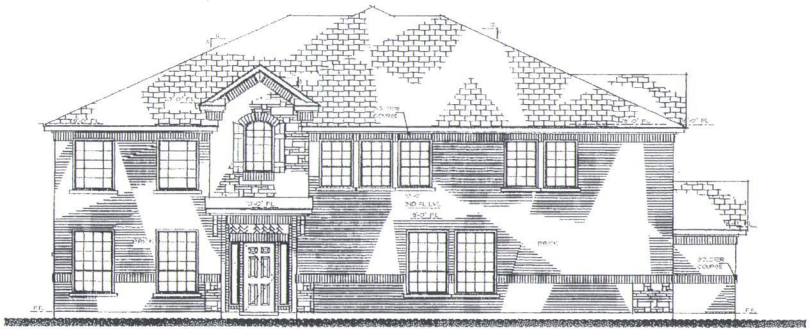
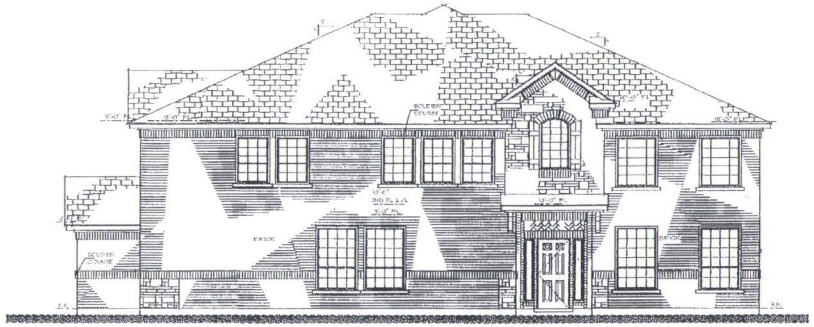
REAR ELEVATION
SCALE : 1/8" = 1'-0"



PLAN # 2304-A MASONRY : 880 SF (100 %) SIDING : Ø SF

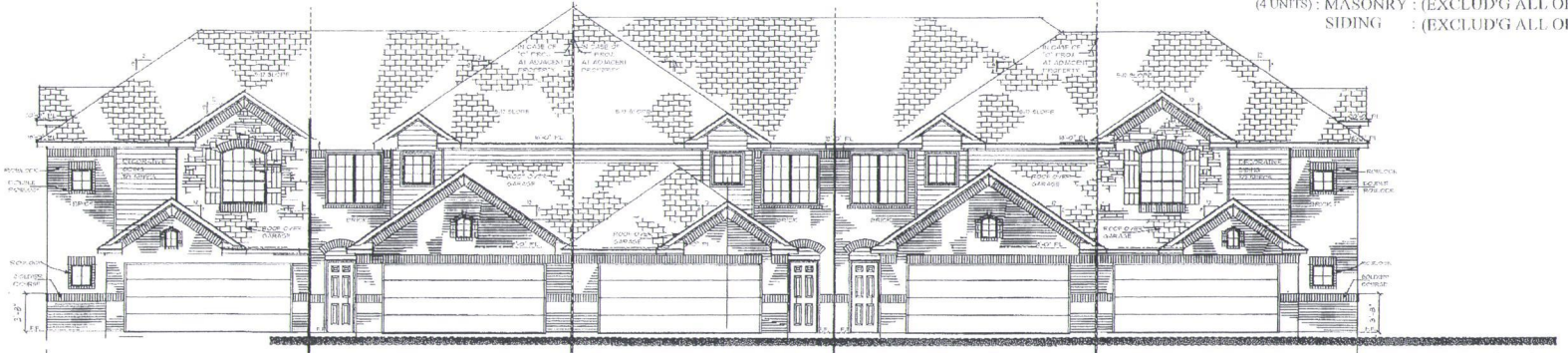
LEFT ELEVATION
SCALE : 1/8" = 1'-0"



PLAN # 2304-A MASONRY : 880 SF (100 %) SIDING : Ø SF

LEFT ELEVATION
SCALE : 1/8" = 1'-0"

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



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FRONT ELEVATION
SCALE : 1/8" = 1'-0"

THE TOWN HOMES
HYDE PARK

COMBO-5 UNITS-ELEVATIONS

PLAN NUMBER
ELEVATIONS

DRAWN BY

DATE 2/2/2015

SUMEER HOMES, INC.
2404 TEXAS DRIVE # 103
IRVING, TEXAS 75062
(214) 559-0655

SUMEER HOMES

EXHIBIT E

REAR ELEVATION
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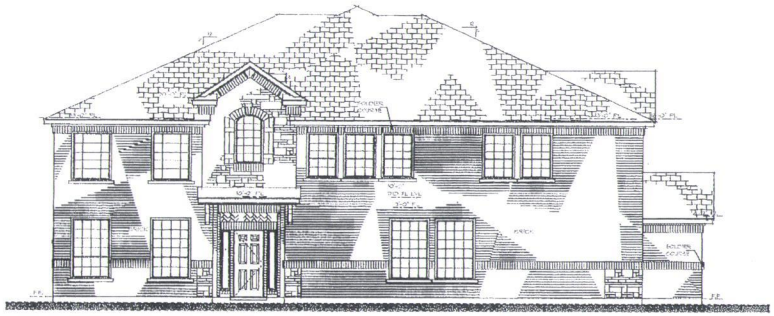

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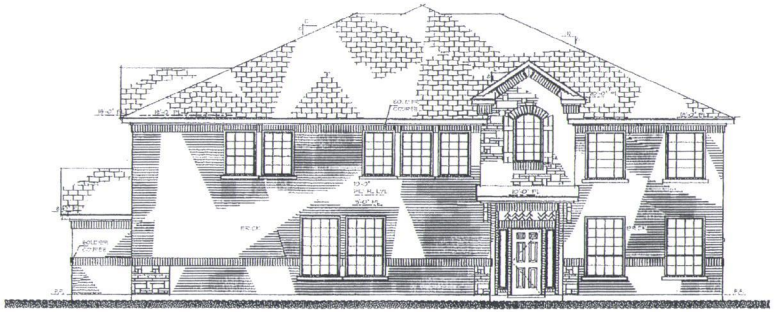

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SCALE : 1/8" = 1'-0"

TOTAL (4 UNITS) MASONRY : (EXCLUD'G ALL OPEN'GS) 3784 SF = (95.36 %)
SIDING : (EXCLUD'G ALL OPEN'GS) 184 SF = (04.64 %)

NOTES

O. REFER TO ROOF PLAN FOR MORE INFO.

ROM FACE OF FRAMING TO FACE OF FASCIA.
TURAL FOR ADDITIONAL INFO.

SUBMIT SHOP DRAWINGS - PRODUCT DATA
TECT FOR APPROVAL PRIOR TO FABRICATION
4&5.

IAL, WINDOW AND BRICK TRIM INFOMATION.

THING TYPE AND LOCATIONS.

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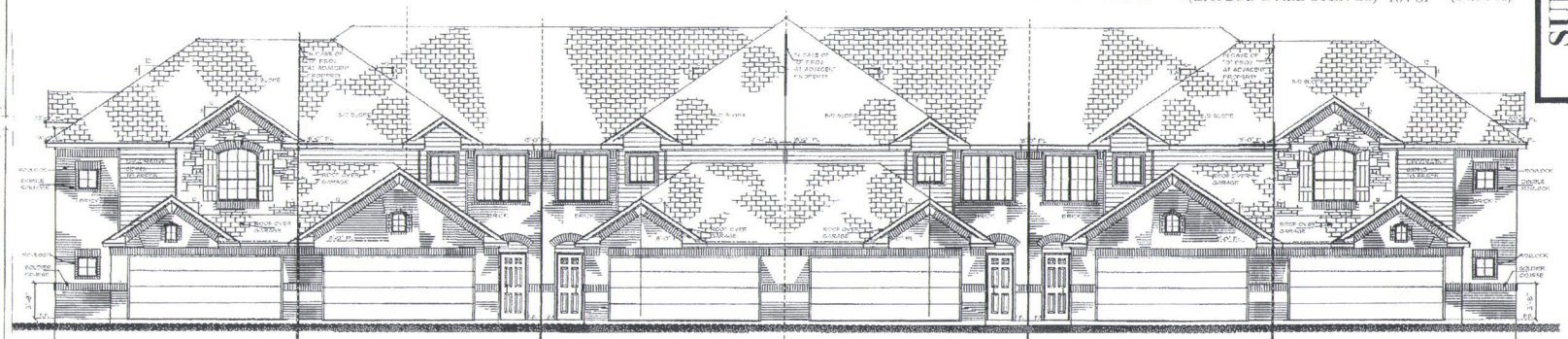

FLAT ROOF
ROOF OVER GARAGE
FLAT ROOF
ROOF OVER GARAGE
FLAT ROOF
ROOF OVER GARAGE

City Council Item Summary Sheet

☐ **Work Session**

☒ **Agenda Item**

Date: **March 17, 2015**

Zoning Ordinance

Summary of Request/Problem
Zoning Ordinance 14-49 Smithers Merchant Builders, LP

Recommendation/Action Requested and Justification
Consider adoption of attached ordinance.

Submitted By:	**Approved By:**
Neil Montgomery **Senior Managing Director**	**William E. Dollar** **City Manager**

FILE NO. 14-49

ORDINANCE NO.

AN ORDINANCE AMENDING THE ZONING LAWS OF THE CITY OF GARLAND, TEXAS, BY APPROVING A ZONING CHANGE FROM SHOPPING CENTER (SC) DISTRICT TO PLANNED DEVELOPMENT (PD) DISTRICT FOR LIMITED MULTIFAMILY (MF-12) USES, A SPECIFIC USE PERMIT AND DETAIL PLAN FOR NURSING HOME/CONVALESCENT CENTER ON A 6.3143-ACRE TRACT OF LAND LOCATED ON THE NORTH SIDE OF BELT LINE ROAD, APPROXIMATELY 400 FEET WEST OF THE INTERSECTION OF BELT LINE ROAD AND SHILOH ROAD; PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; AND PROVIDING FOR A PENALTY AND AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 8th day of December, 2014, the City Plan Commission did consider and make recommendations on a certain request for zoning change made by **Smithers Merchant Builders, LP.,** and

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

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

Section 1.

Ordinance No. 4647 is hereby amended by approving a zoning change from Shopping Center (SC) District to Planned Development (PD) District for Limited Multifamily (MF-12) Uses, a Specific Use Permit and Detail Plan for Nursing Home/Convalescent Center on a 6.3143-acre tract of land located on the north side of Belt Line Road, approximately 400 feet west of the intersection of Belt Line Road and Shiloh Road, and being more particularly described in Exhibit A, attached hereto and made a part hereof.

Section 2.

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

Section 3.

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

Section 4.

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

Section 5.

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

PASSED AND APPROVED this_____ day of _____, 2015.

THE CITY OF GARLAND, TEXAS

By:

_____
Mayor

ATTEST:

_____
City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File 14-49

Being an approximate 6.3143-acre parcel and identified as a portion of Lots 2 and 3, Block 1, ILT Addition, an addition to the City of Garland, Dallas County, Texas, according to the final plat recorded in Instrument No. 201300085412 of the Dallas County Clerk's Records and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with "Pogue Eng & Dev" cap set for corner in the north right-of-way line of Belt Line Road (a variable width right-of-way); said point also being the southwest corner of said Lot 2, Block 1 and the most southerly southeast corner of Lot 1, Block 1 of said ILT Addition;

THENCE, departing the said north line of Belt Line Road and along the common line between said Lot 2, Block 1 and said Lot 1, Block 1, the following three (3) calls:

North 00 degrees, 19 minutes, 38 seconds West, a distance of 19.00 feet to an angle point;

North 10 degrees, 57 minutes, 55 seconds West, a distance of 81.25 feet to a "+" cut in concrete found at an angle point;

North 00 degrees, 19 minutes, 38 seconds West, a distance of 115.62 feet to a "+" cut in concrete set at the POINT OF BEGINNING

THENCE, continuing along the said common line between Lot 2, Block 1 and Lot 1, Block 1, the following two (2) calls:

North 00 degrees, 19 minutes, 38 seconds West, a distance of 342.71 feet to a "+" cut in concrete found for corner; said point also being the northwest corner of said Lot 2, Block 1 and a re-entrant corner of said Lot 1, Block 1, ILT Addition;

North 89 degrees, 33 minutes, 10 seconds East, a distance of 671.10 feet to a 5/8-inch iron rod with "MYCOSKI" cap found for corner; said point also being the northeast corner of said Lot 2, Block 1 and the northwest corner of said Lot 3, Block 1;

THENCE, South 02 degrees, 08 minutes, 48 seconds East, departing the said common line between Lot 2, Block 1 and Lot 1, Block 1 and along the common line between said Lot 2, Block 1 and said Lot 3, Block 1, a distance of 191.33 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap set for corner;

THENCE, North 89 degrees, 34 minutes, 58 seconds East, departing the said common line between Lot 2, Block 1 and Lot 3, Block 1, a distance of 192.61 feet to a "+" cut in concrete set for corner in the west right-of-way line of Shiloh Road (a 100-foot wide right-of-way);

THENCE, South 02 degrees, 11 minutes, 59 seconds East, along the said west line of Shiloh Road, a distance of 35.02 feet to a "+" cut in concrete found for corner; said point also being the southeast corner of said Lot 3, Block 1 and the northeast corner of Lot 1, Block 1, QT 907 Addition, an addition to the City of Garland, Texas according to the plat recorded in Instrument No. 20080375230 of the said Deed Records;

THENCE, South 89 degrees, 34 minutes, 58 seconds West, departing the said west line of Shiloh Road and along the common line between said Lot 3, Block 1 and said Lot 1, Block 1, QT 907 Addition, a distance of 192.64 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap set for corner; said point also being the southwest corner of said Lot 3, Block 1 and the northwest corner of said Lot 1, Block 1, QT 907 Addition;

THENCE, South 02 degrees, 04 minutes, 50 seconds East, departing the said common line between Lot 3, Block 1 and Lot 1, Block 1, QT 907 Addition and along the common line between said Lot 2, Block 1 and said Lot 1, Block 1, QT 907 Addition, a distance of 170.49 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap set for corner; said point also being the northeast corner of Lot 1, Block 1, Robert Marshall Addition No. 1, an addition to the City of Garland, Texas according to the plat recorded in Volume 83198, Page 1923 of the said Deed Records;

THENCE, North 89 degrees, 55 minutes, 01 seconds West, departing the said common line between Lot 2, Block 1 and Lot 1, Block 1, QT 907 Addition and along the common line between said Lot 2, Block 1 and said Lot 1, Block 1, Robert Marshall Addition No. 1, at a distance of 122.62 feet passing a 1/2-inch iron rod with "RPLS #3688" cap found at the northwest corner of said Lot 1, Block 1, Robert Marshall Addition No. 1 and a re-entrant corner of said Lot 2, Block 1, continuing in all a total distance of 367.04 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap set for corner;

THENCE, South 00 degrees, 00 minutes, 32 seconds East, a distance of 177.25 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap set for corner in the said north line of Belt Line Road;

THENCE, South 89 degrees, 59 minutes, 28 seconds West, along the said north line of Belt Line Road, a distance of 75.00 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap set for corner;

THENCE, North 00 degrees, 00 minutes, 32 seconds West, departing the said north line of Belt Line Road, a distance of 225.00 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap set for corner;

THENCE, North 89 degrees, 55 minutes, 01 seconds West, a distance of 241.74 feet to the POINT OF BEGINNING;

CONTAINING, 275,052 square feet or 6.3143 acres of land, more or less.

EXHIBIT A

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE 14-49

On the north side of Belt Line Road, approximately 400 feet west of the intersection of Belt Line Road and Shiloh Road

I. **Statement of Purpose:** The purpose of this Planned Development District is to permit the construction of a nursing home subject to conditions.

II. **Statement of Effect:** This Planned Development District shall not affect any regulation found in the Comprehensive Zoning Ordinance, Ordinance No. 4647, as amended prior to adoption of this ordinance, except as specifically provided herein.

III. **General Regulations:** All development shall comply with Ordinance No. 5410, Senior Living and Related Facilities. All regulations of the Multi-Family District set forth in Section 19, 32, and 33 of the Comprehensive Zoning Ordinance, Ordinance No. 4647 are included by reference and shall apply, except as otherwise specified in this ordinance.

IV. **Development Plans:**

A. Detail Plan: Development shall be in general conformance with the approved Detail Plan set forth in Exhibit C; however, in the event of conflict between the Detail Plan and the conditions, the conditions shall prevail.

V. **Specific Regulations:**

A. Permitted Uses: No uses shall be permitted except for the following:

Accessory Building
Assisted Living Facility (only with approval of a Specific Use Permit)
Independent Senior Living Facility
Nursing Home/Convalescent Center (only with approval of a Specific Use Permit)

In the event the Nursing Home/Convalescent Center completely transitions into either an Assisted Living Facility or an Independent Senior Living Facility, said facility shall comply with all applicable standards.

B. Specific Use Permit: The Specific Use Permit shall be for a period of 50 years.

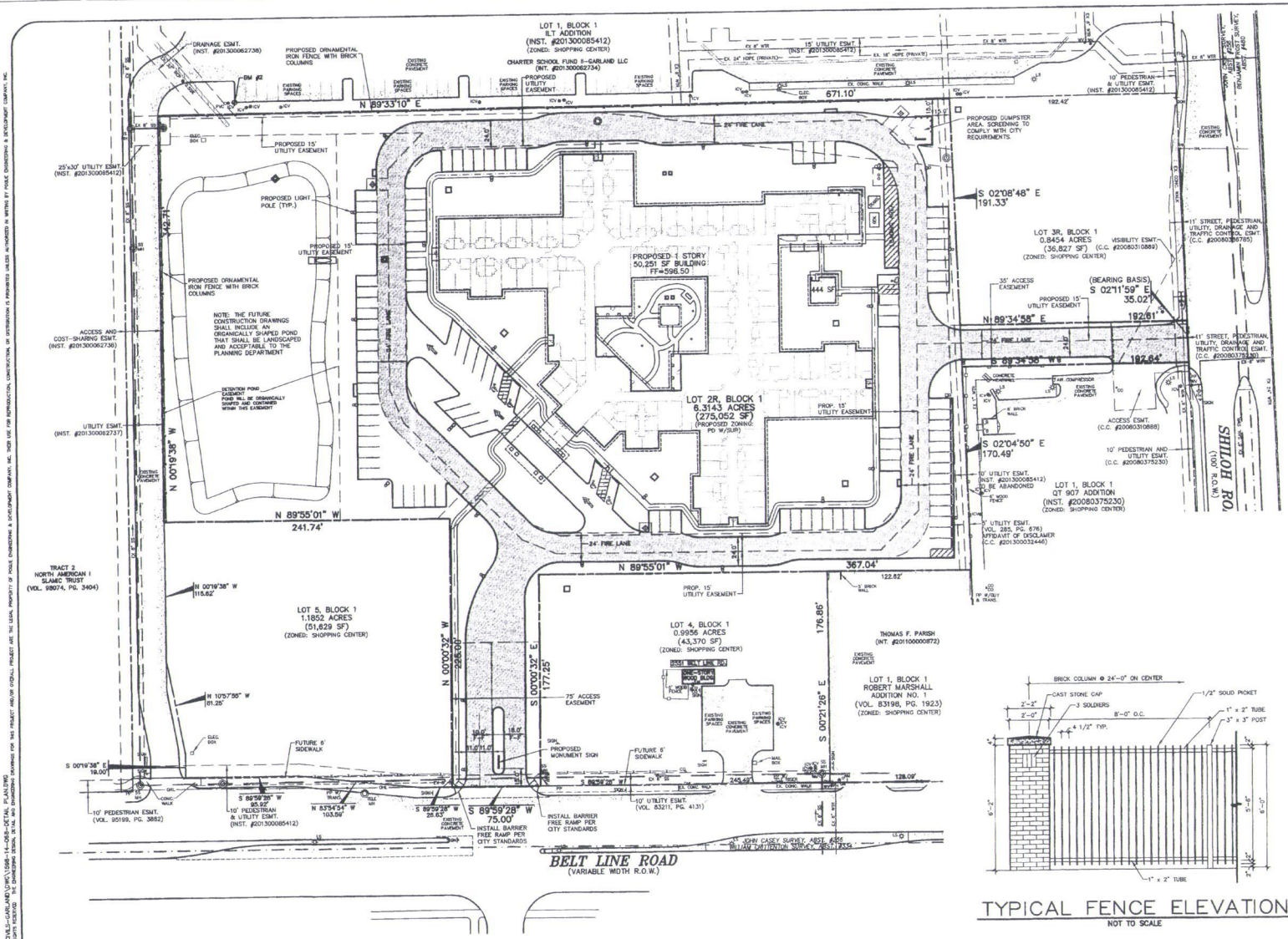
C. Building Elevations: Exterior elevations shall be in conformance with the approved elevations in Exhibit E.

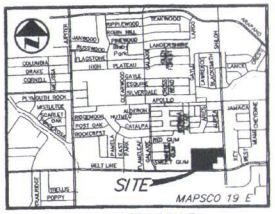
D. Perimeter Fencing and Landscaping: The perimeter fencing and landscaping shall consist of a 6-foot tall ornamental iron fence with

brick columns along the north and west property lines and 6 foot tall shrubs along the entire perimeter of the subject property. Landscaping shall be in general conformance with the approved Landscape Plan in Exhibit D.

E. Signage: One monument sign shall be permitted on the subject property with the size and setback in compliance with the Senior Living Standards.

F. Common Areas: Indoor common or recreational areas shall be provided at a ratio of a minimum of 100 square feet of gross floor area per room as stipulated in the Development Standards for Senior Living and Related Facilities.





VICINITY MAP
NOT TO SCALE

GRAPHIC SCALE IN FEET
SCALE: 1" = 40'

LEGEND

B.	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FH	FIRE HYDRANT
FDC	FIRE DEPARTMENT CONNECTION
CO	CLEAN OUT
MH	MANHOLE
GM	GAS METER
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
SIGN	TRAFFIC SIGN
TEL	TELEPHONE BOX
TV	TV BOX
FP	FLAG POLE
L.A.	LANDSCAPE AREA
	PROPERTY LINE
OHL	O.H. POWER LINES
	U/G TELEPHONE LINES
WATER	U/G WATER LINE
GAS	U/G GAS LINE
x x	FENCE

SITE DATA SUMMARY TABLE

ITEM	LOT 2R
PROPOSED USE	NURSING HOME
LOT AREA (SF/ACRES)	275,052/6.3143
BUILDING (SF)	50,251 + 444 = 50,695
BUILDING HEIGHT (FT)	25'-2"
LOT COVERAGE (%)	18.4%
FLOOR AREA RATIO	0.184:1
PARKING REQUIRED (1 SPACE/ 4 BEDS)	33 SPACES
HANDICAPPED PARKING REQUIRED	5 SPACES
PARKING PROVIDED	102
HANDICAPPED PARKING PROVIDED	5
IMPERVIOUS AREA (SF)	140,203

BENCH MARK LIST:
BENCH-MARK #1
CITY OF GARLAND GPS-162, BRASS DISK STAMPED 162, LOCATED ON A MEDIAN NOSE APPROXIMATELY 64 FEET SOUTH OF BELT LINE AND SHILOH ROAD INTERSECTION AND APPROXIMATELY 28 FEET WEST OF THE NORTH BOUND SHILOH ROAD CENTERLINE.
PUBLISHED NAVD88 ELEVATION = 602.77
NAD83 TXNC (GRID)
N: 7031456.8 E: 2531226.3

BENCHMARK #2
"X" CUT SET ON TOP OF CURB AT THE MOST SOUTH WEST PARKING STALL OF LOT 1, BLOCK 1, ILT ADDITION
ELEVATION = 589.05

TYPICAL FENCE ELEVATION
NOT TO SCALE

CASE NUMBER: 140821-1

NO.	DATE	REVISION / DESCRIPTION		
DESIGN		DRAWN	DATE	PI NUMBER
AWS		WTW	12-03-2014	1598-14-068

DEVELOPER
SMITHERS MERCHANT BUILDERS
21726 HARDY OAK BOULEVARD
SAN ANTONIO, TEXAS 78258
MR. RICK McNEALY
(210) 479-2500 PHONE
(210) 479-2507 FAX

PROJECT INFORMATION
LEGEND OAKS GARLAND
BLOCK 1, LOT 2R, ILT ADDITION
CITY OF GARLAND, TEXAS
JOHN CASEY SURVEY, ABSTRACT NO. 256
EXISTING ZONING: SHOPPING CENTER
PROPOSED ZONING: PD W/SUP

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF ARLYN W. SAMUELSON, P.E. 59877 ON 11-25-2014. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

PRELIMINARY
FOR INTERIM REVIEW ONLY
NOT TO BE USED FOR:
CONSTRUCTION OR
BIDDING PURPOSES.
Engineer: ARLYN W. SAMUELSON, PE
P.E. No. 59877
Date: 12-03-2014
POGUE

POGUE
ENGINEERING & DEVELOPMENT COMPANY, INC.
1512 BRAY CENTRAL DRIVE
SUITE 100
McKINNEY, TEXAS 75069
TX BOARD PROF. ENGINEERS CERT. #F-3024B; TX BOARD PROF. LAND SURVEYING CERT. 10043-00
(214) 544-8880 PHONE
(214) 544-8882 FAX
www.PogueEngineering.com

DETAIL PLAN
LEGEND OAKS GARLAND
BLOCK 1, LOT 2R, ILT ADDITION
JOHN CASEY SURVEY, ABSTRACT NO. 256
CITY OF GARLAND, TEXAS

SHEET NO.
C0.01

DWG NO: 1598-14-068-DETAIL PLAN.DWG

LEGEND OAKS GARLAND

EXHIBIT C

ACAD/DESIGN 12/04/2014 - 8:37AM
N:\JOBS\1500-1599\1598-14-068 - 6.0± ACRE CIVIL-GARLAND\DWG\1598-14-068-DETAIL PLAN.DWG
© POGUE ENGINEERING & DEVELOPMENT COMPANY, INC. 2013. ALL RIGHTS RESERVED. THE DRAWINGS, SPECS, DATA AND SUPPORTING DOCUMENTS FOR THIS PROJECT AND/OR HYDRAULIC PROJECT ARE THE LEGAL PROPERTY OF POGUE ENGINEERING & DEVELOPMENT COMPANY, INC. NOR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY POGUE ENGINEERING & DEVELOPMENT COMPANY, INC.

B | ORDINANCE REQUIREMENTS - GARLAND

1. SCREENING
   10' WIDE BUFFER STRIP PROVIDED. 1 LARGE CANOPY TREE PER 50 LINEAR FEET
   LINEAR FEET OF R.O.W.

BELTLINE ROAD	80	/50 =	2	3" CALIPER TREES REQUIRED
			2	3" CALIPER TREES PROVIDED
SHILOH ROAD	40	/50 =	1	3" CALIPER TREES REQUIRED
			0	3" CALIPER TREES PROVIDED

2. PARKING AREAS

1 TREE PER 10 SPACES	102	/10 =	10	3" CALIPER TREES REQUIRED
			12	3" CALIPER TREES PROVIDED
5% OF THE TOTAL PARKING AREA	206,560	*.05	14,328	SQUARE FEET REQUIRED
			16,000	SQUARE FEET PROVIDED

3. PARKING SCREENING
   STREET FRONTAGE IN LINEAR FEET

BELTLINE ROAD	0	/2 =	0	SHRUB QUANTITY AT PARKING REQUIRED
			0	SHRUB QUANTITY AT PARKING PROVIDED
SHILOH ROAD	0	/2 =	0	SHRUB QUANTITY AT PARKING REQUIRED
			0	SHRUB QUANTITY AT PARKING PROVIDED

4. PROTECTED TREE MITIGATION

EXISTING TREE CALIPER IN INCHES	0	/4 =	0	4" CALIPER TREES REQUIRED
			0	4" CALIPER TREES PROVIDED

5. OPEN SPACE

40% OPEN SPACE REQUIRED	275,052	* .4	110,020	SQUARE FEET REQUIRED
			186,000	SQUARE FEET PROVIDED

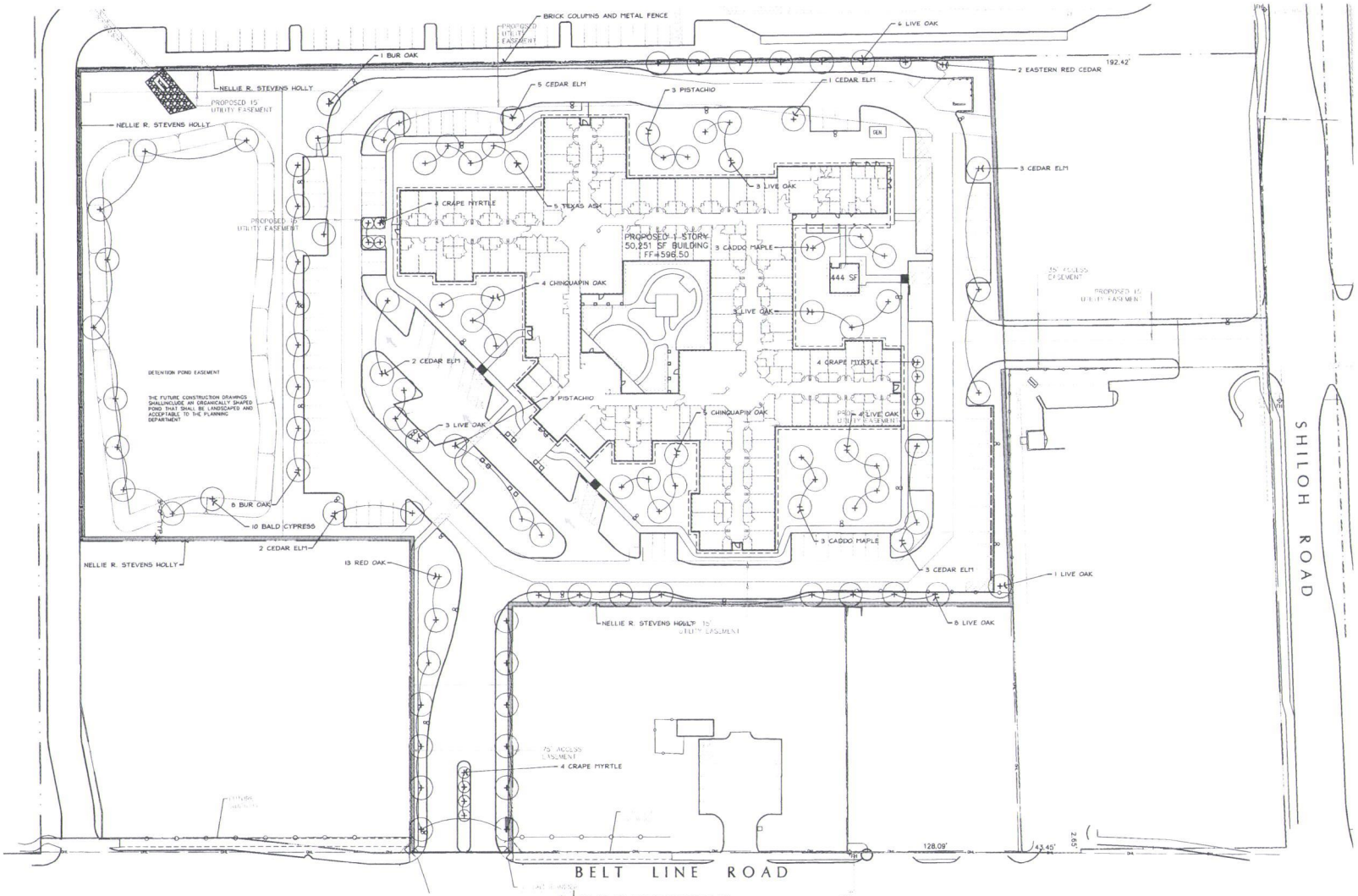
C | PLANTING GENERAL NOTES

1. ALL SOIL EXCAVATION MAY BE DISPOSED OF ON SITE.
2. IF A LIVE UTILITY IS ENCOUNTERED DURING EXCAVATION, CONTACT OWNER'S REPRESENTATIVE.
3. SEE PLANTING SPECIFICATIONS FOR A COMPLETE DESCRIPTION OF PLANT MATERIAL AND INSTALLATION.
4. ALL BEDS MUST BE LAID OUT AND APPROVED PRIOR TO THE INSTALLATION OF THE IRRIGATION FOR COORDINATION.
5. ALL PLANT MATERIAL SHALL BE STAKED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANT INSTALLATION.
6. ALL PLANTING DETAILS ARE TYPICAL.
7. ALL DISTURBED AREAS WITHIN THE PROJECT LIMITS MUST BE EITHER HYDROMULCHING OR SOLID SODDED UNLESS NOTED.

D | PREPARATION GENERAL NOTES

1. PLAN PREPARED BY:
   MICHAEL S. KENDALL
   KENDALL + LANDSCAPE ARCHITECTURE
   8150 NORTH CENTRAL EXPRESSWAY
   SUITE 112025
   DALLAS, TEXAS 75206
   PHONE: (214) 739-3226
   FAX: (214) 373-9802
   E-MAIL: MIKE@KENDALL7.COM
   TEXAS LANDSCAPE ARCHITECT LICENSE NO. 1127
2. ALL AREAS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM PROVIDING 100% COVERAGE.
3. ALL REQUIRED TREES FROM THE CITY APPROVED LISTING.

KENDALL
LANDSCAPE ARCHITECTURE
Michael S. Kendall, ASLA



A | OVERALL LANDSCAPE PLAN

1" = 30'-0"

LEGEND OAKS GARLAND

BELTLINE ROAD
GARLAND, TEXAS 76244

EXHIBIT D

Seal

Revisions
CITY COMMENTS 12.03.14
CITY COMMENTS 12.04.14

Issue Date
1 December 2014

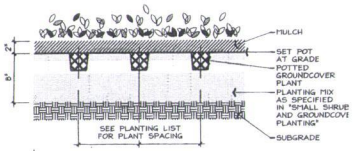
Sheet Name
Landscape Plan

Sheet Number
L1.1

C | PLANT LISTING

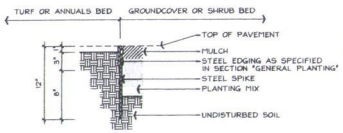
ALL SIZES SHOWN ARE MINIMUM. SMALLER CONTAINERS MEETING THE SPECIFIED HEIGHT AND SPREAD WILL NOT BE ACCEPTED.

BOTANIC NAME	COMMON NAME	SIZE	DESCRIPTION	QTY
LARGE TREES				
ACER BARBATUM 'CADDO'	CADDO MAPLE	3"-3 1/2" CALIPER, 8' - 10' HEIGHT, 4'-5' SPREAD	BALLED AND BURLAPPED, SINGLE STRAIGHT LEADER	6
FRAXINUS TEXENSIS	TEXAS ASK	3"-3 1/2" CALIPER, 8' - 10' HEIGHT, 4'-5' SPREAD	BALLED AND BURLAPPED, SINGLE STRAIGHT LEADER	5
PISTACHIO CHINENSIS	PISTACHIO	3"-3 1/2" CALIPER, 8' - 10' HEIGHT, 4'-5' SPREAD	BALLED AND BURLAPPED, SINGLE STRAIGHT LEADER	6
QUERCUS MACROCARPA	BUR OAK	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 8' - 9' HEIGHT, 4'-5' SPREAD	SINGLE STRAIGHT LEADER	9
QUERCUS SHUMARDII	SHUMARD RED OAK	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER.	13
QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER.	25
QUERCUS MUEHLENBERGII	CHINQUAPIN OAK	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER.	9
TAXODIUM DISTICHUM	BALD CYPRESS	65 GALLON CONTAINER, 4"-4 1/2" CALIPER, 8' - 9' HEIGHT, 4'-5' SPREAD	SINGLE STRAIGHT LEADER.	10
ULMUS CRASSIFOLIA	CEDAR ELM	3"-3 1/2" CALIPER, 8' - 10' HEIGHT, 4'-5' SPREAD	SINGLE STRAIGHT LEADER.	16
ORNAMENTAL TREES				
JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	3"-3 1/2" CALIPER, 8' - 10' HEIGHT, 4'-5' SPREAD	SINGLE STRAIGHT LEADER.	2
LAGERSTROEMIA INDICA 'NATCHEZ WHITE'	CRAPE MYRTLE - WHITE	3"-3 1/2" CALIPER, 8' - 10' HEIGHT, 4'-5' SPREAD	SINGLE STRAIGHT LEADER.	12
SHRUBS				
ILEX CORNUTA 'NELLIE R. STEVENS'	NELLIE R. STEVENS HOLLY	3 GALLON - 3' HEIGHT MINIMUM NELLIE R. STEVENS SHALL REACH 6' HEIGHT WITHIN 3 YEARS.	36" ON CENTER	
LAWN				
CYNDON SPP.	BERMUDA GRASS - SEEDING			



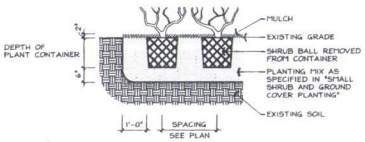
D | GROUNDCOVER PLANTING - SECTION

1 1/2" = 1'-0"



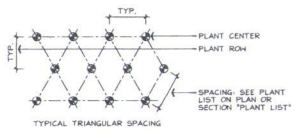
E | STEEL EDGING - SECTION

1 1/2" = 1'-0"



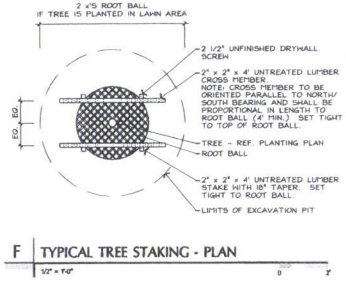
G | SHRUB PLANTING - SECTION

1/2" = 1'-0"



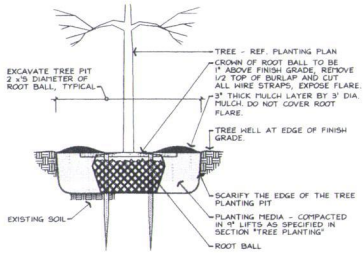
I | PLANT SPACING - PLAN

1/2" = 1'-0"



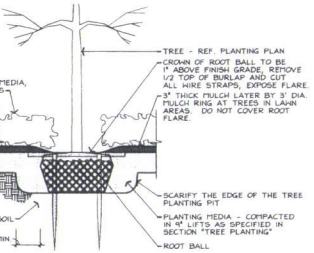
F | TYPICAL TREE STAKING - PLAN

1/2" = 1'-0"



H | TREE PLANTING IN LAWN - SECTION

1/2" = 1'-0"



J | TREE PLANTING IN PLANTER - SECTION

1/2" = 1'-0"

KENDALL LANDSCAPE ARCHITECTURE

Michael S. Kendall, ASLA

LEGEND OAKS GARLAND

BELTLINE ROAD

GARLAND, TEXAS 76244

EXHIBIT D

Seal

Revisions

CITY COMMENTS 12.03.14

CITY COMMENTS 12.04.14

Issue Date

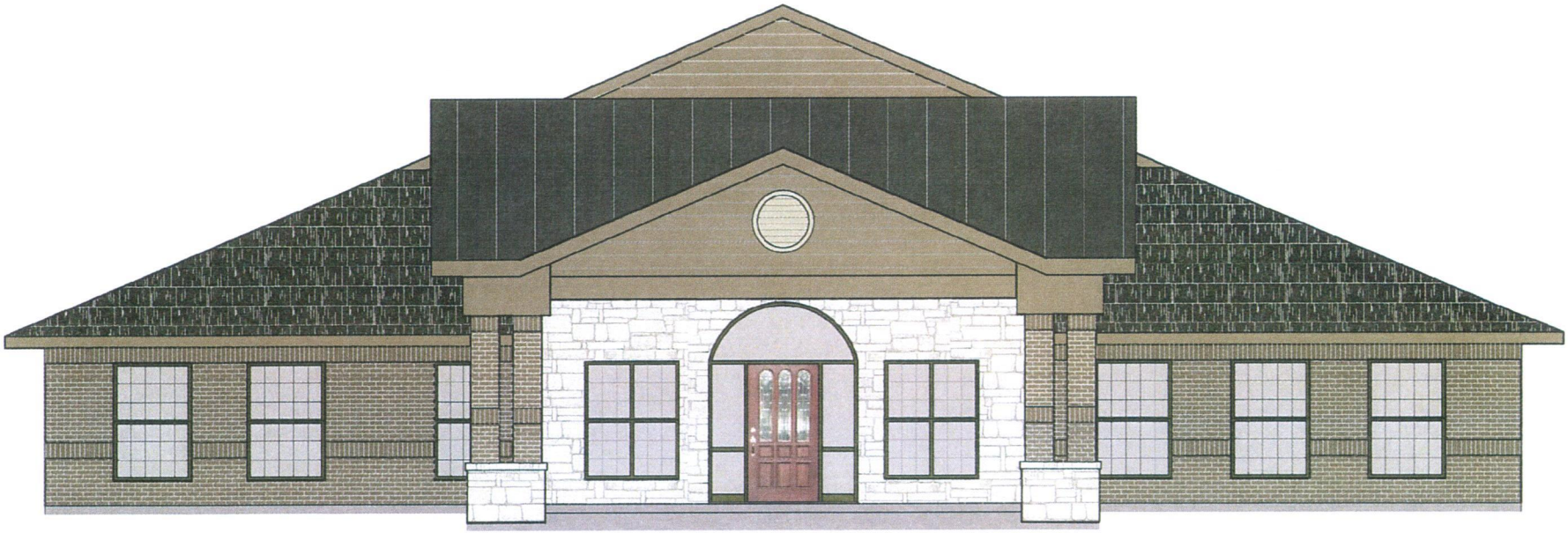
1 December 2014

Sheet Name

Landscape Plan

Sheet Number

L1.2



FRONT ELEVATION

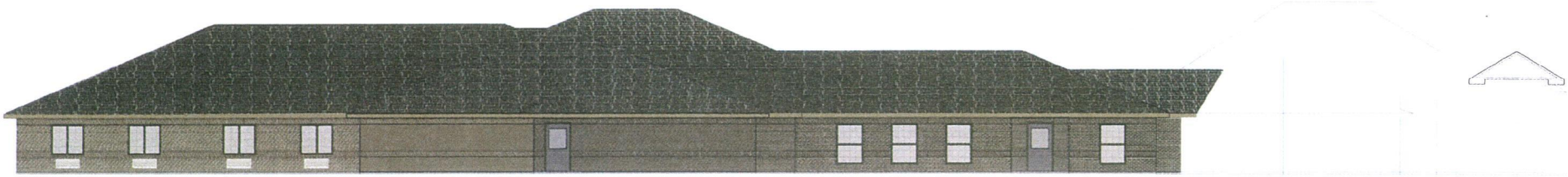
EXHIBIT E

WALL	WALL S.F.	MASONRY S.F.	HARDI S.F.	% MASONRY	% HARDI
SOUTH	2764	2742	22	99.20%	0.80%
EAST	2811	2669	142	94.95%	5.05%
NORTH	3367	3289	78	97.68%	2.32%
WEST	1969	1891	78	96.04%	3.96%
FRONT	1029	888	141	86.30%	13.70%
DRIVE-THRU	1200	720	480	60.00%	40.00%

LEGEND OAKS
GARLAND, TEXAS

RHEINLANDER ARCHITECTS
13625 Pond Springs Rd.
Suite 206 Austin, Texas 78729
(512) 255-8948

SOUTH ELEVATION



WEST ELEVATION

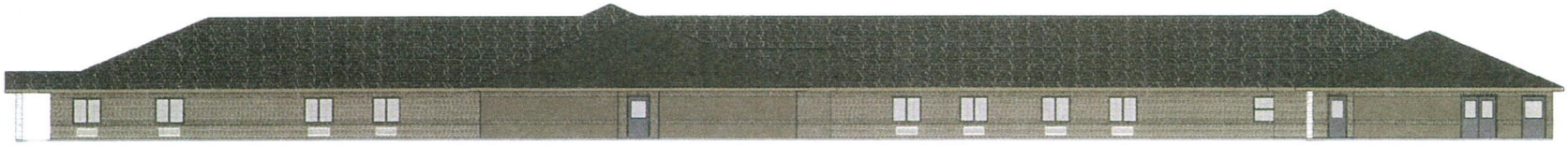
EXHIBIT E

WALL	WALL S.F.	MASONRY S.F.	HARDI S.F.	% MASONRY	% HARDI
SOUTH	2764	2742	22	99.20%	0.80%
EAST	2811	2669	142	94.95%	5.05%
NORTH	3367	3289	78	97.68%	2.32%
WEST	1969	1891	78	96.04%	3.96%
FRONT	1029	888	141	86.30%	13.70%
DRIVE-THRU	1200	720	480	60.00%	40.00%

LEGEND OAKS
GARLAND, TEXAS

RHEINLANDER ARCHITECTS
13625 Pond Springs Rd.
Suite 206 Austin, Texas 78729
(512) 255-8948

NORTH ELEVATION



EAST ELEVATION

WALL	WALL S.F.	MASONRY S.F.	HARDI S.F.	% MASONRY	% HARDI
SOUTH	2764	2742	22	99.20%	0.80%
EAST	2811	2669	142	94.95%	5.05%
NORTH	3367	3289	78	97.68%	2.32%
WEST	1969	1891	78	96.04%	3.96%
FRONT	1029	888	141	86.30%	13.70%
DRIVE-THRU	1200	720	480	60.00%	40.00%

LEGEND OAKS
GARLAND, TEXAS

RHEINLANDER ARCHITECTS
13625 Pond Springs Rd.
Suite 206 Austin, Texas 78729
(512) 255-8948

EXHIBIT E

City Council Item Summary Sheet

☐ **Work Session**

Date: **March 17, 2015**

☒ **Agenda Item**

Ordinance Canceling the May 9, 2014 Election for Mayor and City Council Districts 3, 6, 7, and 8

Summary of Request/Problem

Council is requested to accept the Certification of Unopposed Candidates and approve an ordinance canceling the election for May 9, 2015 for Mayor, Council Districts 3, 6, 7, and 8 in accordance with the Charter of the City of Garland and the laws of the State of Texas.

Recommendation/Action Requested and Justification

It is recommended that the Council accept the Certification and approve the ordinance to cancel the election for Mayor and Districts 3, 6, 7, and 8.

Submitted By	**Approved By:**
Eloyce René Dowl **City Secretary:**	**William E. Dollar** **City Manager**

ORDINANCE NO.

AN ORDINANCE CANCELING THE ELECTION TO BE HELD MAY 9, 2015 FOR UNOPPOSED CANDIDATES FOR MAYOR AND FOR COUNCILMEMBERS FOR DISTRICTS 3, 6, 7, AND 8; DECLARING EACH OF THE UNOPPOSED CANDIDATE FOR MAYOR AND THE UNOPPOSED CANDIDATES FOR COUNCILMEMBERS WITHIN THOSE RESPECTIVE DISTRICTS ELECTED TO OFFICE; ORDERING THE CITY SECRETARY TO POST A COPY OF THIS ORDINANCE AT EACH POLLING PLACE THAT WOULD HAVE BEEN USED IN THE ELECTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on February 3, 2015, the City Council ordered an election to be held on May 9, 2015 for the purpose of electing a Mayor and for Councilmembers for Districts 3, 6, 7, and 8;

WHEREAS, the election is for officers of the City in which write-in votes may be counted only for names appearing on a list of write-in candidates and in which each candidate whose name is to appear on the ballot is unopposed, and no proposition is to appear on the ballot;

WHEREAS, the filing deadlines for placement on the ballot and for declaration of write-in candidacy have passed;

WHEREAS, the Mayor and the City Council have received the City Secretary's written certification that each of the candidates for Mayor and for Councilmember for Districts 3, 6, 7, and 8 are unopposed, a copy of which certification is attached hereto;

WHEREAS, in these circumstances, Chapter 2, Subchapter C of the Texas Election Code authorizes a governing body to declare each unopposed candidate elected to office and to cancel the election, thereby avoiding unnecessary expense; and

WHEREAS, Article XII, Section 1 of the Garland City Charter mandates that elections in such circumstances must be cancelled;

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

Section 1

That the general election for the purpose of electing a Mayor and for electing Councilmembers for Districts 3, 6, 7, and 8 is hereby cancelled.

Section 2

That the following candidates, who are unopposed for the May 9, 2015, general election, are hereby declared elected to the respective office described below, subject to their taking the oath of office the position and for the term to which they are hereby declared to be elected:

Mayor:	Douglas Athas
Councilmember, District 3:	Stephen W. Stanley
Councilmember, District 6:	Lori Barnett Dodson
Councilmember, District 7:	Scott LeMay
Councilmember, District 8:	Jim Cahill

Section 3

That the City Secretary shall post a copy of this Ordinance at City Hall and at each polling place that would have been used in the election.

Section 4

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

PASSED AND APPROVED this the 17TH day of March, 2015.

CITY OF GARLAND, TEXAS

_____
Mayor

ATTEST:

_____
City Secretary

election-cancellation 2015

City Council Item Summary Sheet

☐ **Work Session**

Date: **March 17, 2015**

☒ **Agenda Item**

Appointments to the Garland Housing Finance Corporation Board

Summary of Request/Problem

Mr. Ed Jackson resigned as a representative on the Garland Housing Finance (GHFC) Board on December 17, 2014. Information was posted on the City's website for 14 days in order to provide an opportunity for citizens to apply for the positions. At the close of the 14-day notice period, Morrison Dale Adams and J. Christopher Luna were the only citizens that responded. At the March 16, 2015 Work Session, Council considered the applications of Morrison Dale Adams and J. Christopher Luna.

Recommendation/Action Requested and Justification

Approve by minute action the appointment of a City of Garland representative to serve on the GHFC Board of Directors for a six-year term that will expire on August 31, 2020.

Submitted By:	**Approved By:** **William E. Dollar** **City Manager**

City Council Item Summary Sheet

☐ **Work Session**

☒ **Agenda Item**

Date: **March 17, 2015**

Authorize Employment Agreement

Summary of Request/Problem
Council is requested to authorize a contract with Bryan L. Bradford to perform the duties of City Manager of the City of Garland.

Recommendation/Action Requested and Justification
Consider authorizing the Mayor to enter into a contract with Bryan L. Bradford to perform the duties of City Manager of the City of Garland.

Submitted By:	**Approved By:** **William E. Dollar** **City Manager**

Planning Report

File No. 15-03/District 3

Agenda Item:

Meeting: City Council

Date: March 17, 2015

GFC Leasing Corp., LLC.

430 East I-30 Freeway

REQUEST

Approval of 1) a Specific Use Permit for a Restaurant, Drive-Through on a property zoned Freeway (FW) District and in the IH 30 Overlay.

OWNER

Weisfeld, Ronald

PLAN COMMISSION RECOMMENDATION

On February 25, 2015 the Plan Commission, by a vote of six (6) to zero (0), recommended approval of a Specific Use Permit for a Restaurant, Drive-Through.

Additionally, the Plan Commission approved variance requests to the following sections in the I-30 Development Standards:

- 34.20(B)(1), decreasing the required landscape buffer to not less than 9 feet along IH-30 and 7 feet along Wise Lane.

- 34.21(C)(4) to allow a maximum of 77 square feet of attached signage on the Golden Chick tenant space and 102 square feet on the Heff's Burgers tenant space.

STAFF RECOMMENDATION

Approval of a Specific Use Permit for a Restaurant, Drive-Through for a period of 25 years. The redevelopment of the subject property with a Golden Chick restaurant with drive-through will improve the appearance of the subject property and surrounding area as well as provide a needed service to the nearby employment force.

BACKGROUND

The subject property was developed in 1983 with a stand-alone building that was previously occupied with a fast food restaurant. The applicant is seeking approval of a Specific Use Permit to demolish the building and redevelop the site with a two-tenant building and occupy one of the tenant spaces with a Golden Chick restaurant with drive-through.

SITE DATA

The site contains approximately 1.38 acres and has 200 linear feet of frontage along the service road of I-30 Freeway and 300 linear feet of frontage along Wise Lane. The site will be directly accessed from two points of entrance along Wise Lane.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Freeway (FW) District which accommodates a broad range of nonresidential land uses including office, retail, personal service, commercial, industrial and institutional activities. The land uses permitted are those listed under Freeway (FW) District in the IH 30 Overlay. A restaurant with a drive-through is permitted with approval of a Specific Use Permit.

CONSIDERATIONS

1. The applicant requests approval of a Specific Use Permit to demolish the existing building and construct a 5,155 square foot two-tenant building. 2,155 square feet will be occupied by Golden Chick and 3,000 square feet will be occupied by Heff's Burgers. The drive-through will only serve Golden Chick.

2. The Comprehensive Zoning Ordinance establishes a parking requirement of 8 parking spaces plus 1 parking space for every 50 square feet of seating area for restaurants with drive-through; restaurants with no drive-through are required to provide 1 parking space for every 75 square feet of gross floor area. With an indoor and outdoor seating area of 1,163 square feet, Golden Chick requires 32 parking spaces; whereas Heff's Burgers, with a gross floor area of 3,000 square feet, requires 40 parking spaces. Therefore, the overall parking required for the proposed development is 72 parking spaces; the site plan provides 78 parking spaces.

3. The proposed building elevations consist of brick, stone, and tile; these materials are considered primary masonry and comply with the exterior wall requirements in the I-30 Development Standards.

4. Aside from the landscape buffer widths prescribed in Section 34.20(B)(1), requirements to which Plan Commission has granted variances, the proposed development complies with all screening and landscape requirements in the I-30 Development Standards.

5. The proposed freestanding sign will comply with the sign regulations in the I-30 Development Standards. Attached signage shall not exceed the maximum sign areas granted by Plan Commission.

6. The applicant seeks approval of a Specific Use Permit for a restaurant with a drive-through for a period of 25 years.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Comprehensive Plan recommends Business Center for the subject property. Business Centers provide a cluster of business offices and/or low impact industry, including campus-type developments, that cumulatively employs large numbers of people. Operations within this development type occur internal to buildings resulting in minimal negative impacts (sound, air, traffic, outdoor lighting, storage, etc.) and are compatible with adjacent development types in architecture, character, scale, and intensity. Supporting land uses within Business Centers includes retail, services, restaurants, meeting facilities, and entertainment.

The proposed development is congruent with the recommendation of the Comprehensive Plan in that it will bring two new restaurants to an area with scarce eatery options; hence, greatly benefiting the work force located in the nearby office developments.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

Property to the north, located across IH30, is zoned Freeway (FW) District and is undeveloped. The property west of the undeveloped property is zoned Freeway (FW) District and is developed with a La Quinta hotel (S07-32). Properties to the east, south and west are zoned Freeway (FW) District and are developed with a gas station (S04-59), a church with a child care center (S11-14), a vacant multi-tenant building, and office developments.

The proposed restaurant with drive-through is a suitable addition to an area that is mostly developed with offices and other non-residential uses but that lacks the supporting land uses that typically accompany employment based developments. Furthermore, restaurants with drive-through are one of the uses that typically have frontage along the freeway.

Prepared By:

Josue De La Vega
Development Planner

Date: March 6, 2015

Reviewed By:

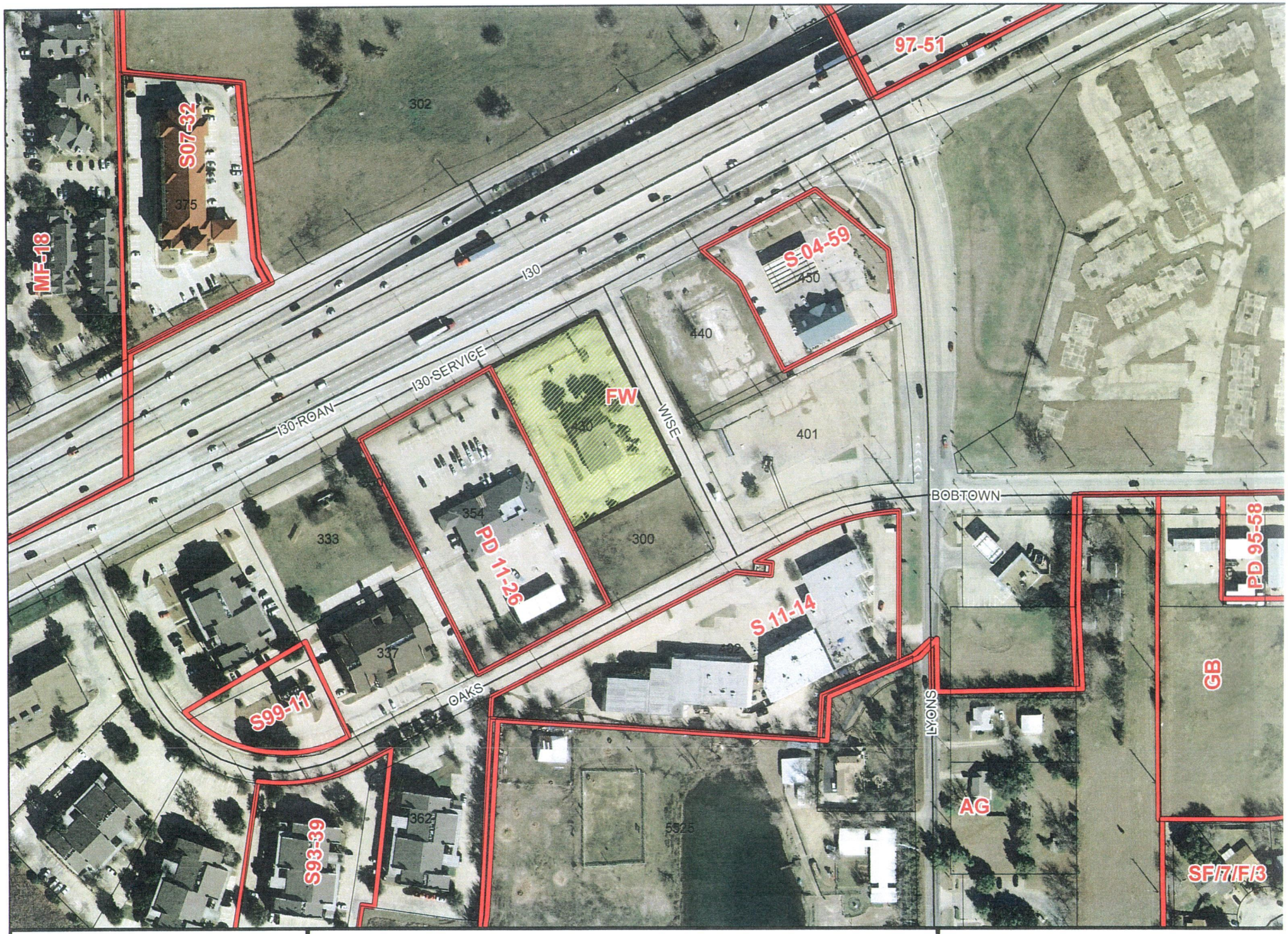
Neil Montgomery
Senior Managing Director

Date: March 9, 2015

Reviewed By:

William E. Dollar
City Manager

Date: March 10, 2015



0 100 200 Feet

ZONING Z 15-03

INDICATES AREA OF REQUEST

SPECIFIC USE PERMIT CONDITIONS

ZONING FILE 15-03

430 East I-30 Freeway

I. **Statement of Purpose:** The purpose of this Specific Use Permit is to permit the construction of a restaurant with drive-through 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 of the Freeway (FW) District set forth in Section 31, 33, and 48 of the Comprehensive Zoning Ordinance, Ordinance No. 4647 are included by reference and shall apply, except as otherwise specified in this ordinance.

IV. **Specific Regulations:**

A. Time Period: The Specific Use Permit shall be in effect for a period of 25 years.

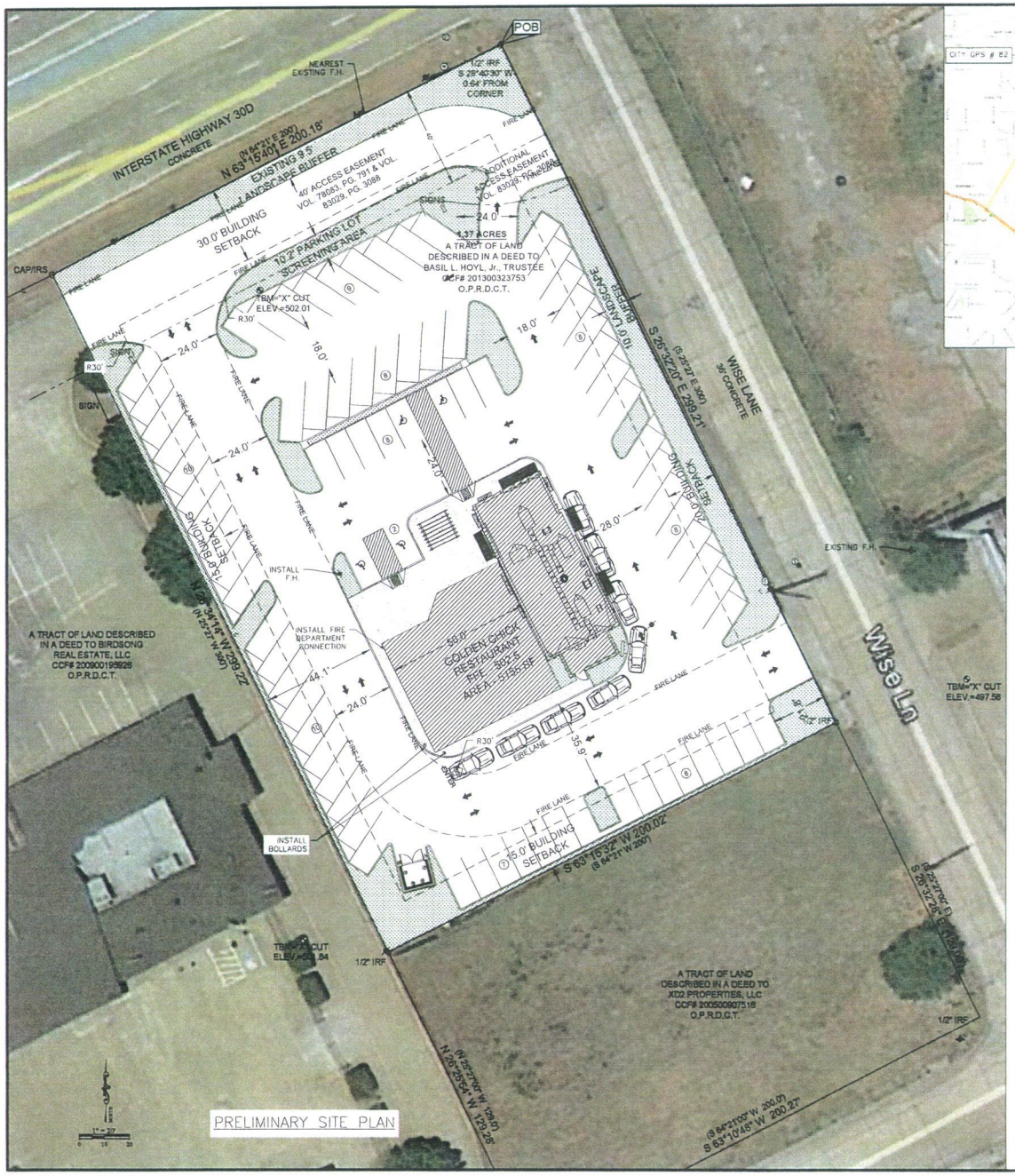
B. Site Plan: Development shall be in general conformance with the approved site plan identified as Exhibit C.

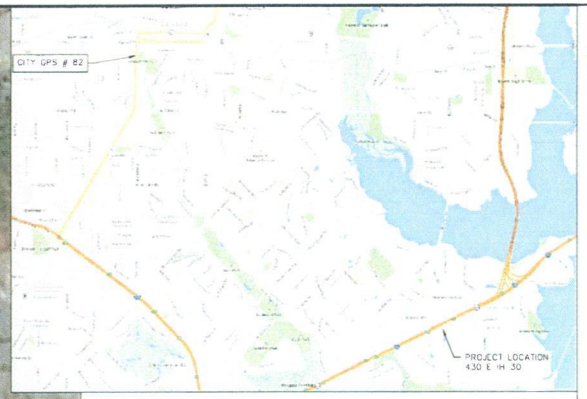
C. Screening and Landscaping: The landscape buffer adjacent to the service road of IH-30 shall not be less than 9 feet in width. The landscape buffer adjacent to Wise Lane shall not be less than 7 feet in width. The subject property shall comply with all other applicable screening and landscape requirements, including the buffer plantings, and be in conformance with the Landscape Plan identified as Exhibit D.

D. Building Elevations: Building elevations shall be in conformance with the elevations as reflected on Exhibit E.

E. Signage: Freestanding sign shall be in compliance with the I-30 Development Standards. A maximum of 77 square feet of attached signage shall be permitted on the Golden Chick tenant space and a maximum of 102 square feet of attached signed shall be permitted on the adjacent (Heff's Burgers) tenant space.

EXHIBIT B





LEGEND

- PROPERTY BOUNDARY LINE
- EXISTING CURB AND GUTTER
- PROPOSED CURB & GUTTER
- PROPOSED LANSCAPING
- PROPOSED CONCRETE

EXISTING ZONING	FREEWAY DISTRICT
PROPOSED USE	DRIVE THRU RESTAURANT
LOT AREA	1.37 ACRE, 59872 SF
BUILDING AREA	5155 SF
% OF LOT COVERAGE	8.6%
GOLDEN CHICK BUILDING AREA	2155 SF
GOLDEN CHICK SEATING AREA	863
GOLDEN CHICK OUTDOOR SEATING AREA	300
PARKING REQUIRED 8 + 1/50 SEATING AREA	32 SPACES
HEFF'S BUILDING AREA	3000
HEFF'S SEATING AREA	1750
HEFF'S OUTDOOR SEATING AREA	700
PARKING REQUIRED 1/75 SEATING AREA	33 SPACES
TOTAL PARKING REQUIRED	65 SPACES
# OF SPACES PROVIDED	78 SPACES
ADA ACCESSIBLE PARKING REQUIRED	4 SPACE
ADA ACCESSIBLE PARKING PROVIDED	4 SPACES

GPS Station Observations Log

Station Designation: (If ref. applicable X GPS CNTR — Ties BF — IRF)		Station PID / Name: GPS 082	DATE: 10/19/2005
Project Name: Geodetic Monument	Project Number: GPS - 082	Site-Occ ID: Session ID: (A,B,C etc.)	Day of Year:
NAD83 Latitude: 32 54 22.22014	NAD83 Longitude: 96 38 56.87458	NAD83 Ellipsoidal Height: 135.523 ft meters	Agency Full Name: City of Garland
Observation Session Time: Sched. Start: Stop: Actual Start: 11:15 AM Stop: 3:12 PM		NAVD88 Orthometric Height: 161.439 ft meters	Operator Full Name: Toney E. Gibson
Epoch Interval = 10 Elevation		GEOID03 Geoid Height	Phone# (972) 205 - 2157
Elevation Mask = Degrees		ft meters	E-mail: gibsonte@ci.garland.tx.us
Receiver Brand & Model: Topcon Hiper Lite-Internal Antenna		Firmware: 4HRS STATIC DATA RECORDED	
Base:	Rover: X	NOTE: ELEV. IS ORTHO HT. CALC. BY DNUS.	
P/N 01-840962-03	P/N 01-840962-03		
S/N: 253-0243	S/N: 253-0253		
ID 8GATEMNVC-IS	ID 8GKPW2V2RR4		
** ANTENNA HEIGHT: **		Meters: Feet:	NAD83 TXNC (4202)
Slant Height to ARP:		1.516 5.30	N = 7017616.93555
Vertical Height to ARP:			E = 2534369.56924
			= 626.66446
			= 0.99989455
Meters = Feet x (.3048)		Note: Arp switch ANY unusual conditions be Very Explicit as to	
Height Entered - no receiver: 1.5818 Meters		let ers and how Measured.	
LOG Checked By:	Data File Name(s):	(standard NGS Format = aaaa\ddds xxx)	
		aaaa=4 character ID, ddd=Day of Year.	

GPS 82 2" BRASS DISK STAMPED 82 LOCATED ON INLET TOP ON S. GARLAND AVE. @ S.W. CUR. OF S. GARLAND & JAMES DR INT. APPROX. 44.80' S. OF JAMES DR C/L & APPROX. 49' W. OF S. GARLAND AVE. C/L
COG MAP CRD H-4MAPSCO 28 C***

Table of Weather

Precipitation	Visibility	Temperature	Sky/Cloud Cover	Wind
NONE	GOOD	82°	CLEAR	5 - 10 MPH
Any obstructions above 18°?	(Y / N)	Radio Interference source nearby?		(Y / N)
RPLS: GSB P.Chief: TG	Pulse Test: GW	Field Test: GW		

4/12/2006

BENCHMARK:
GARLAND GPS CONTROL POINT 82

NO.	REVISION DESCRIPTION	DATE
1	TECH REVIEW COMMENT UPDATES	1/29/14

CONSULTANT:

THIS DRAWING IS NOT BE USED FOR CONSTRUCTION OR DEMOLITION PURPOSES IT IS FOR PRELIMINARY DESIGN AND REVIEW PURPOSES ONLY

SEAL:

FOR PRELIMINARY DESIGN & REVIEW PURPOSES ONLY

KJE
515 S. Carroll Blvd.
Denton, Texas 76201
Phone (940) 387-0805
Fax (940) 387-0830
(TBPE #F-12214)

SITE PLAN
GOLDEN CHICK
430 EAST IH-30
GARLAND, TEXAS

DATE: JAN 2015	SHEET: 02
DRAWN BY: KJE	
CHECKED BY: RAW	
SCALE: AS NOTED	

EXHIBIT C

TREE MITIGATION CALCULATIONS AND NOTES

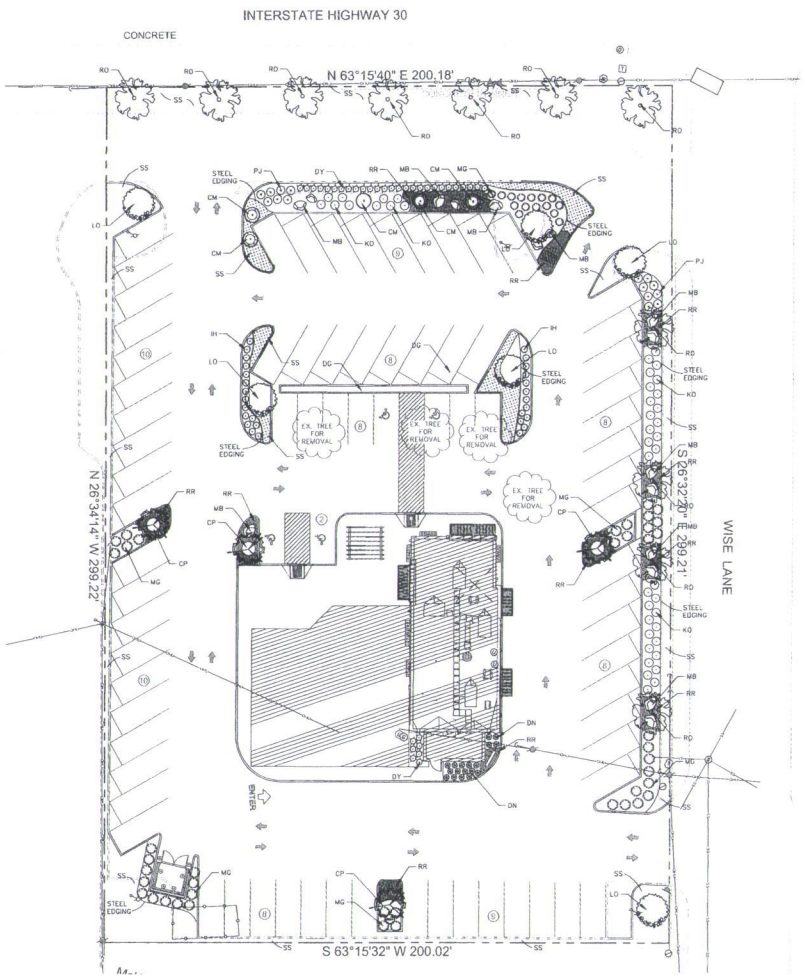
PROPERTY LESS THAN 5.0 ACRES:

TREES FOR REMOVAL
FOUR (4) CEDAR ELMS (ULMUS CRASSIFOLIA) @ 42 TOTAL CALIPER INCHES TO BE REMOVED

42 CALIPER INCHES TOTAL OF TREES TO BE REPLACED AT 80%

TREES FOR PLANTING
ELEVEN (11) SHUMARD RED OAKS (QUERCUS SHUMARDII) @ 44 TOTAL CALIPER INCHES
SIX (6) LIVE OAKS (QUERCUS VIRGINIAN) @ 21 TOTAL CALIPER INCHES

17 TREES TOTAL @ 65 CALIPER INCHES TO BE INSTALLED



PLANT LIST

SYMBOL	KEY	QTY	UNITS	COMMON NAME	SCIENTIFIC NAME	CALIPER	HEIGHT	SPREAD	ROOT	REMARKS
	RO	11	EA.	Shumard Red Oak	Quercus Shumardii	4.0" min.	10'-12'	6'-8'	B&B or 24" Box/Container	Single Trunk
	LO	6	EA.	Live Oak	Quercus Virginiana	3.5" min.	10'-12'	8'-10'	B&B or 24" Box/Container	Single Trunk
	CP	4	EA.	Chinese Pistachio	Pistacia chinensis	3.5" min.	10'-12'	8'-10'	B&B	Single Trunk
	CM	5	EA.	Crape Myrtle 'Dallas Red'	Lagerstroemia indica 'Dallas Red'	Multi-trunk	min. 8'	NA	15 Gal.	N/A
	IH	28	EA.	Indian Hawthorne	Raphiolepis indica	N/A	36"	24"	5 Gal.	36" O.C.
	KO	42	EA.	Knockout Roses (Red)	Rosa "Radrazz"	N/A	36"	24"	3 Gal.	36" O.C.
	DY	34	EA.	Dwarf Yaupon Holly	Ilex Vomitoria "Nana"	N/A	36"	24"	1 Gal.	24" O.C.
	PJ	15	EA.	Blue Pacific Juniper	Juniperus Pacifica	N/A	N/A	24"	3 Gal.	24" O.C.
	DN	18	EA.	Nana Nandina	Nandina "Domestica"	N/A	36"	24"	3 Gal.	24" O.C.
	MG	55	EA.	Miscanthus Grass	Miscanthus Sinensis	N/A	36"	24"	5 Gal.	24" O.C.
	MB	11	EA.	Moss Covered Boulder	N/A	N/A	N/A	N/A	N/A	500# Min.
	RR	1,123	S.F.	Arizona River Rock	3"-6" depth	N/A	N/A	N/A	N/A	N/A
	SS	5,880	S.F.	BERMUDA TIFF 419 SOLID SOD	Cynodon Dactylon "TIFF 419"	N/A	N/A	N/A	N/A	N/A
	DG	135	S.F.	DECOMPOSED GRANITE "PINK"	3" MINIMUM DEPTH	N/A	N/A	N/A	N/A	N/A

LANDSCAPE CALCULATIONS AND INFORMATION:

SITE INFORMATION:
LOT AREA: 1.37 AC. (59,872 S.F.)
ZONING : COMMERCIAL

LANDSCAPE CALCULATIONS

30 FT LANDSCAPE BUFFER PLANTINGS – I-30
REQUIRED: 7 – 4 INCH CALIPER SHUMARD OAK (RED)
PROVIDED: 7 – 4 INCH CALIPER SHUMARD OAK (RED)

LANDSCAPE BUFFER PLANTINGS – WISE LANE
REQUIRED: 4 – 4 INCH CALIPER SHUMARD OAK (RED)
PROVIDED: 4 – 4 INCH CALIPER SHUMARD OAK (RED)

MINIMUM SITE AREA LANDSCAPING
REQUIRED LANDSCAPE AREA: 59,872 x 10% = 5,987 S.F.
PROVIDED LANDSCAPE AREA: 10,144 S.F.

MINIMUM PKG LOT AREA LANDSCAPING
REQUIRED AREA: PKG LOT AREA x 5% = 15,969 x 5% = 799 S.F.
PROVIDED AREA: 4,165 S.F.

TREES REQUIRED: 1 TREE/10 SPCS x 79 SPCS = 7.9 = 8 TREES
TREES PROVIDED:
LARGE CANOPY TREES: 10
ORNAMENTAL TREES: 5

PARKING LOT SCREENING
PARKING SPACE SCREENING PROVIDED BY CONTINUOUS ROW OF MINIMUM 24 INCH TALL SHRUBS

LANDSCAPING NOTES:

1. AN AUTOMATED IRRIGATION SYSTEM SHALL BE INSTALLED PRIOR TO THE PLANTING OF ANY NEW PLANT MATERIAL. TREES SHALL RECEIVE BUBBLERS, ALL FLOWER BEDS SHALL RECEIVE LOW-VOLUME (DRIP) IRRIGATION, AND TURF AREAS SHALL RECEIVE MP ROTATOR HEADS.
2. THE PROPERTY OWNER, TENANT, OR AGENT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING DURING THE WARRANTY PERIOD HAS EXPIRED. THE OWNER OR THEIR REP SHALL THEN BE RESPONSIBLE FOR ALL REQUIRED LANDSCAPING IN A HEALTHY, NEAT, ORDERLY, AND LIVE-GROWING CONDITION AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, FERTILIZING, WATERING, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS, AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THE LANDSCAPING. PLANT MATERIALS THAT DIE SHALL BE REPLACED WITH PLANT MATERIALS OF SIMILAR VARIETY AND SIZE.
3. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE BASED ON EXISTING RECORDS. FINAL LOCATION OF THESE UTILITIES AND ANY OTHERS NOT SHOWN SHOULD BE VERIFIED BY CONTACTING THE UTILITY OWNERS AND 1811 PRIOR TO DIGGING.
4. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON THE PLAN. SUBSTITUTIONS FOR THE TREE AND SHRUB SELECTIONS ON THIS LANDSCAPE PLAN ARE ACCEPTABLE, CONTINGENT TO APPROVAL BY LANDSCAPE DESIGNER, PRIOR TO PLANTING AND APPROVAL BY THE CITY.
5. PUBLIC RIGHT-OF-WAYS, EASEMENTS, AND COMMON AREAS MUST BE STABILIZED WITH PERENNIAL VEGETATION COVER, FULLY ESTABLISHED WITH 100% COVERAGE, OR OTHER APPROVED STABILIZATION METHODS.

GRAPHIC SCALE
0 10 20 40
Half Size 1 Inch = 40 ft.
Full Size 1 Inch = 20 ft.

Cornerstone Landscape Services
1519 W. Kilpatrick
Cleburne, Texas 76033
817-558-1221

JOHN 3:16

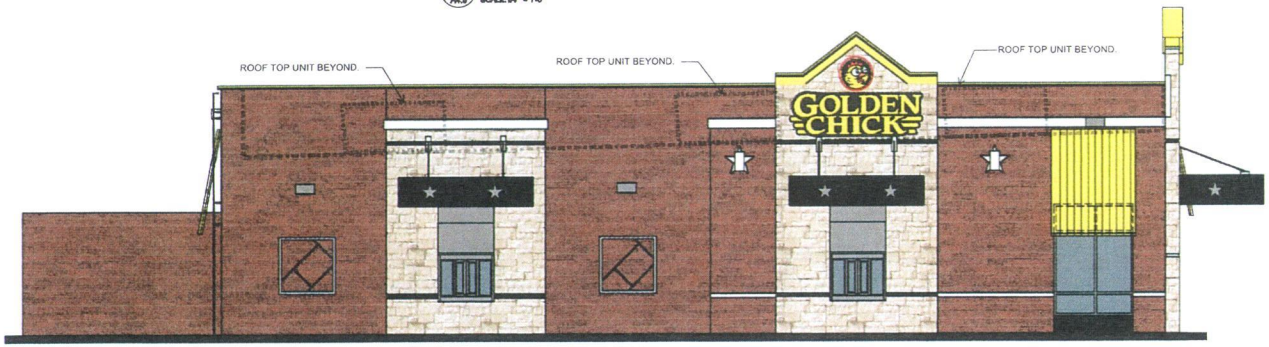
LANDSCAPE IMPROVEMENTS
FOR
PROPOSED GOLDEN CHICK RESTAURANT
430 EAST IH30 / GARLAND, TEXAS

LANDSCAPE PLAN
DATE: 02/17/2015
DRAWN BY: RSG
CHECKED BY: RSG

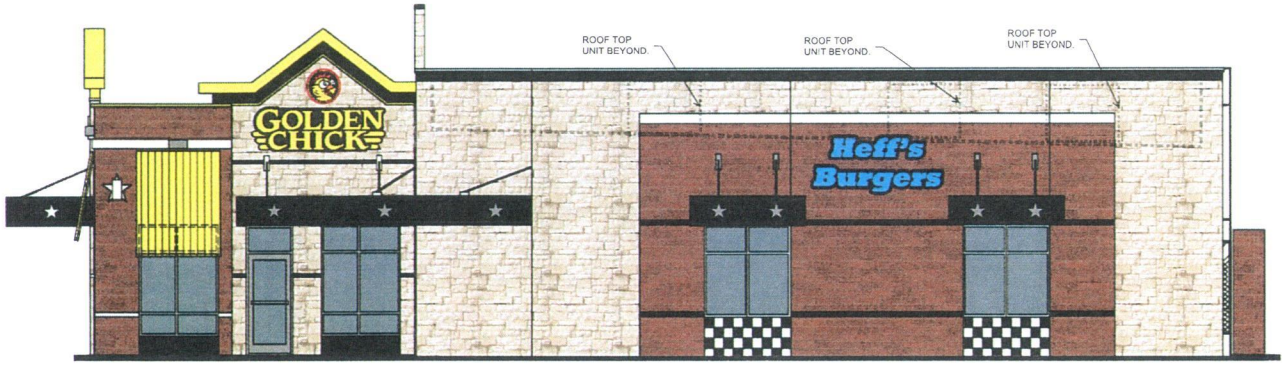
SHEET: L1

EXHIBIT D

3 A4.0 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



1 A4.0 WEST ELEVATION
SCALE: 1/4" = 1'-0"



2 A4.0 EAST ELEVATION
SCALE: 1/4" = 1'-0"

Material Totals

Tile	2%
White Stone	33%
Brick	63%
Cast Stone	2%
Material Total	100%

NOTE:
THAT ALL ROOF MOUNTED EQUIPMENT WILL NOT EXCEED THE HEIGHT OF PARAPET.

DRAWN BY: DP
CHECKED BY: RK

EJES INCORPORATED
12855 CENTRAL EXPRESSWAY, SUITE 500 Dallas, Texas 75243 (P) 214-343-7255 (F) 214-343-3580
8007 FRANCOLI PLAZA STE 511 Shreveport, La. 71129 (P) 318-631-7255 (F) 214-343-3580
EJES, Inc. Copyright 201520

FOR CITY REVIEW ONLY

EXTERIOR ELEVATIONS
GOLDEN CHICK
GARLAND, TX 75044

DATE	DESCRIPTION	BY
1/14/15	ZONING/SUP REVIEW	DP

SCALE: AS NOTED
PROJECT NO.
SHEET NO. A4.0

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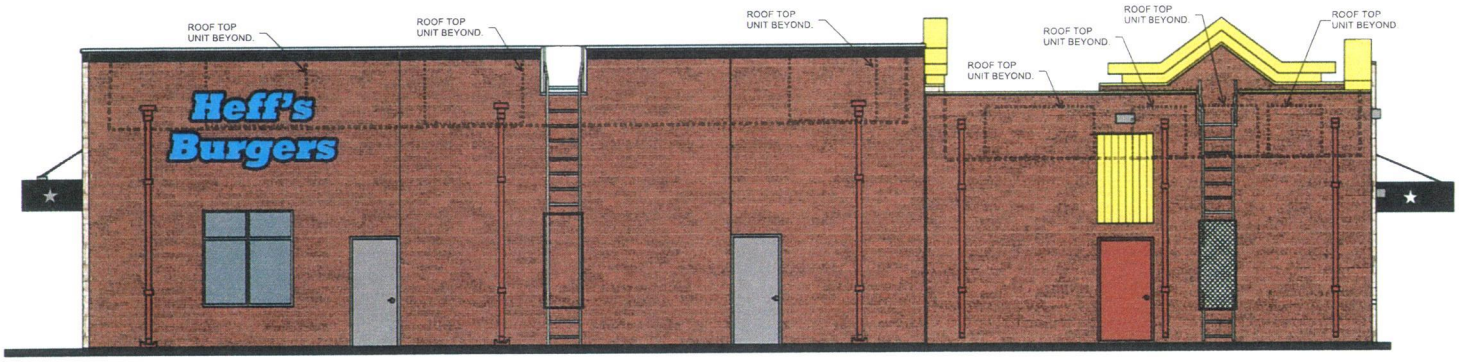
EXHIBIT E



1 / A4.0 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

Material Totals	
Tile	2%
White Stone	33%
Brick	63%
Cast Stone	2%
Material Total	100%

NOTE:
THAT ALL ROOF MOUNTED EQUIPMENT WILL NOT EXCEED THE HEIGHT OF PARAPET.

DRAWN BY: DP
CHECKED BY: RK

EJES INCORPORATED
12005 CENTRAL EXPRESSWAY, SUITE 500 — 6007 FRANCHI PLAZA STE 511
Dallas, Texas 75243 — Shreveport, La. 71129
(P) 214-343-1210 — (P) 318-425-7961
(F) 214-420-3886 — (F) 318-425-3886
EJES, Inc. Copyright 251150
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FOR CITY REVIEW ONLY

EXTERIOR ELEVATIONS
GOLDEN CHICK
OARLAND, TX 75044

DATE	DESCRIPTION	BY
1/14/15	ZONING/SUP REVIEW	DP

SCALE: AS NOTED
PROJECT NO.
SHEET NO. A4.1

EXHIBIT E

REPORT & MINUTES

P.C. Meeting, February 7, 2015 (8 Members Present)

Consideration of the application for GFC Leasing Corp., LLC, requesting approval of 1) a Specific Use Permit for a Restaurant, Drive-Through on a property zoned Freeway (FW) District and in the IH 30 Overlay and 2) variances to Sections 34.20(B)(1) and 34.21(C)(4) of the I-30 Development Standards regarding landscape buffers and attached signage.. This property is located at 430 East I-30 Freeway. (District 3) (File Z 15-03) (This request was postponed from the February 9, 2015 Plan Commission meeting.)

Representing the applicant, David Scott, 7923 E. McKinney St., Denton, TX gave a brief overview of the request and provided further explanation of the revisions from the original request.

Also representing the applicant, Roger Wheeler, 5840 Harmany Rand Road, Aubrey, TX was available for questions. There were no questions of this speaker.

Motion was made by Commissioner Dalton**,** seconded by Commissioner Moore to approve the Specific Use Permit and variance request to Section 34.20(B)(1) per staff recommendation and to approve a variance to Section 34.21(C)(4) to allow 77 square feet of signage for Golden Chick and to allow 102 square feet of signage for Heff's Burgers. **Motion carried: 7** Ayes, **0** Nays.

.

0 100 200 Feet

ZONING Z 15-03

INDICATES AREA OF REQUEST

We did not receive any replies for this case.

City Council Item Summary Sheet

☐ **Work Session**

☒ **Agenda Item**

Date: **March 17, 2015**

Boards and Commissions

Summary of Request/Problem
Council is requested to consider appointments to Boards and Commission.

Recommendation/Action Requested and Justification

Submitted By:	**Approved By:**
Eloyce René Dowl **City Secretary**	**William E. Dollar** **City Manager**

GARLAND
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Board & Commission Application

Please Print or Type. PLEASE DO NOT SEND RESUME.

Return completed application to: City Secretary's Office, 200 North Fifth Street, Garland, Texas 75040

Board or Commission of first, second, and third choice: (**Garland Youth Council has a separate application)

___ Board of Adjustment
___ Garland Cultural Arts Commission
___ Parks and Recreation Board
___ Building and Fire Codes Board
___ Garland Youth Council **
___ Plan Commission *
___ Citizens Environmental and Neighborhood Advisory Committee
___ Housing Standards Board
___ Plumbing and Mechanical Codes Board
___ Community Multicultural Commission
___ Library Board
_X_ Senior Citizens Advisory Committee
___ Electrical Board

Full Name:

Harold Kless

Home Address:

6413 Limerick Ln

City, State, Zip:

Garland TX 75044

Home Phone: 214 299 9210

Phone (cell):

214 564 3992
this is the number that is answered

Bus. Address:

Microsoft Corporation
7000 N. State Hwy 161
Irving, TX 75039

Email Address:

haroldbk@msn.com

Resident of Garland for ___1__ years – *had lived in Garland for 7 years in Mid 80's then moved to Rowlett where I lived for the last 23 years until moving back to Garland last summer.*

Resident of Texas for ___33__ years

Are you a registered voter in Dallas County? _X_Yes _____No Registered in Rowlett *have not made the address yet.*

Voter Registration No. _____ Precinct No. _____ City Council District No.____

Have you ever been convicted of a felony? _____Yes __X___No

Have you ever been convicted of a Class A misdemeanor? _____Yes __X___No

Please list any experience that qualifies you to serve in the areas you have indicated.
Concerned Senior citizen

If you have served on a City Board or Commission, please specify and list dates of service.
Rowlett Senior Advisory 2013-2014

List civic or community endeavors with which you have been involved.

What is your educational background? *BS*

What is your occupational experience? *Computer Software – Microsoft Office*

** Plan Commission members must own property within the city.*

I hereby affirm that all statements herein are true and correct.

Signature of Applicant

FOR OFFICE USE ONLY

			Signatures
Ad Valorem Tax Status	Current____	Past Due____	_____ *Tax Clerk*
Status of Utility Accounts	Current____	Past Due____	_____ *Accounting Clerk*
Suit/Claim Filed in City Secretary's Office	Yes____	No____	_____ *City Secretary*

Date Appointed _____
Appointed By _____
Date Notified _____

Revised 10/2011

Date Disclosure Form Filed _____

Democracy in action

The American democratic experience is built upon the foundation of concerned and caring citizens becoming actively involved in local government. Consistent with this principle, Garland's Charter provides for the City Council to utilize citizen volunteers to assist in carrying out the many functions of municipal government by serving on the City's Advisory Boards and Commissions. Please give serious consideration to becoming more involved in helping make Garland the best city possible by applying to serve on a board or commission of your choice. For further information, call 972-205-2403.

Process For Selection

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

All applicants and incumbents must submit a Board and Commission Application form by July 1. Members of some boards must possess certain technical skills as specified by ordinance. All board and commission members must file a

Code of Ethics Disclosure Form with the City Secretary.

Applicants will be notified of acceptance by mail after their appointment. Because vacancies may arise during the year, all applications are kept on file for one year.

Qualifications

The Garland Charter and Code of Ordinances establish certain qualifications that must be met by members of boards and commissions. In addition to special qualifications for service, a board member must:

- have been a resident of the state of Texas for one year and of Garland for six months prior to the date of appointment;
- be a qualified voter at time of appointment;
- not be in arrears on City taxes, utility service charges or other obligations owed the City;
- have not been convicted of a felony;
- have not been convicted of a Class A misdemeanor;
- not be an adversary party to pending

litigation against the City.

Boards and Commissions

Board of Adjustment

- Consists of 9 members
- Meets 3rd Wednesday of every month
- Considers applications for variances to zoning ordinance regulation, hears appeals regarding determinations of the Zoning Administrator, and considers action concerning non-conforming uses

Building and Fire Codes Board

- Consists of 9 members
- Meets on call
- Reviews proposed amendments to Building and Fire Codes and hears appeals on rulings of the Building Official or Fire ChiefCitizens

Environmental and Neighborhood Advisory Committee

- Consists of 9 members
- Meets 2nd Wednesday of each month
- Reviews, develops and recommends new and expanded projects to the City Council

Community Multicultural Commission

- Consists of 13 members
- Meets 3rd Thursday of each month
- Researches issues and makes recommendations to Council concerning the City's changing demographic composition and diverse needs

Electrical Board

- Consists of 9 members: 8 members specializing in electrical work and 1 lay person
- Meets on call
- Reviews proposed amendments to Electrical Codes, hears appeals on rulings of the Building Official, administers electrical exams to license electricians, and approves electrical contractors to operate in the city

Garland Cultural Arts Commission

- Consists of 9 members
- Meets quarterly
- Advises on policies of the Arts Center, negotiates contracts for usage of Heritage Park, awards grants to arts groups, and promotes the arts in general

Garland Youth Council

- Consists of 20 members; all high school age
- One-Year Terms
- Meets 2nd Tuesday of every month
- Advises Council of wants and needs of Garland youth and acts as ambassadors for the City of Garland

Housing Standards Board

- Consists of 9 members
- Meets 1st Thursday of each month if needed
- Reviews staff recommendations and issues orders requiring repair/demolition and/or civil penalties

Library Board

- Consists of 9 members
- Meets 2nd Monday of every month
- Advises Council on library services and programs

Parks and Recreation Board

- Consists of 9 members
- Meets 1st Wednesday of every month
- Advises on acquisitions, maintenance, operation and use of parks, playgrounds and open spaces

Plan Commission

- Consists of 9 members
- Meets 2nd and 4th Monday each month
- Reviews rezoning applications, subdivision plats and site plans, and advises Council regarding comprehensive planning issues

Plumbing and Mechanical Codes Board

- Consists of 9 members: 7 members specializing in the construction industry and 2 lay persons
- Meets on call
- Reviews proposed amendments to Plumbing and Mechanical Codes and hears appeals on rulings of the Building Official

Senior Citizens Advisory Committee

- Consists of 9 members
- Meets 1st Thursday of each month
- Advises Council on senior citizen issues

Dist 4

GARLAND Board & Commission Application

Please Print or Type. Return completed application to:
City Secretary's Office, 200 North Fifth Street, Garland, Texas 75040

Board or Commission of first, second, and third choice:

___ Board of Adjustment	___ Garland Cultural Arts Commission	___ Plan Commission *
___ Building and Fire Codes Board	___ Garland Youth Council	___ Plumbing and Mechanical Codes Board
2 Citizens Environmental and Neighborhood Advisory Committee	___ Housing Standards Board	___ Senior Citizens Advisory Committee
1 Community Multicultural Commission	___ Library Board	___ Utility Advisory Board
___ Electrical Board	3 Parks and Recreation Board	

Full Name: Genai Walker-Macklin

Home Address: 513 Briarcliff Dr Bus. Address: 8383 Preston Center Plaza #400

City, State, Zip: Garland, TX 75043 City, State, Zip: Dallas TX 75225

Home Phone: 501 908 3046 Phone (Other): 501 908 3046

Email Address: genai.walker-macklin@morganstanley.com

Resident of Garland for 2 years Resident of Texas for 2 years

Are you a registered voter in Dallas County? ✓ Yes ___ No

Voter Registration No. 121385 7716 Precinct No. 1721 City Council District No. 4

Have you ever been convicted of a felony? ___ Yes ✓ No

Have you ever been convicted of a Class A misdemeanor? ___ Yes ✓ No

Please list any experience that qualifies you to serve in the areas you have indicated.

See resume - languages, people experience, work experience, life skills and knowledge

If you have served on a City Board or Commission, please specify and list dates of service.

available anytime. Flexible schedule.

List civic or community endeavors with which you have been involved.

See resume - numerous non-profits, United Way, North Texas Food Bank, Habitat for humanity, goodwill

What is your educational background? See resume - BS in mathematics, sociology, BA Spanish

What is your occupational experience? MS in health science

See resume

** Plan Commission members must own property within the city.*

I hereby affirm that all statements herein are true and correct. _____

Signature of Applicant

FOR OFFICE USE ONLY

			Signatures
Ad Valorem Tax Status	Current ✓	Past Due ___	ERD for CC 3/3/15 *Tax Clerk*
Status of Utility Accounts	Current ✓	Past Due ___	ERD for DT 3/3/15 *Accounting Clerk*
Suit/Claim Filed in City Secretary's Office	Yes ___	No ✓	ERD 3/3/15 *City Secretary*

Date Appointed _____
Appointed By _____
Date Notified _____
Date Disclosure Form Filed _____

Revised 1/2007

Genai Walker-Macklin, FPS

513 Briarcliff Dr.
Garland, TX 75043
C Ph: (501) 908-3046
Email: genai_walker@yahoo.com
W Email: genai.walker-macklin@morganstanley.com

Summary of Qualifications

Resulted-oriented and a dedicated financial services leader. Reputation for providing effective leadership with a focus on total organizational coordination to manage financial operations, provide innovative concepts and ideas, supervise teams, and oversee staff. Fluent in **Spanish**. Computer expertise, with proficiency in all MS Office programs. Areas of expertise include: problem resolution, performance optimization, project management, new business development, organizational leadership, strategic and tactical planning, research and analysis, profitability improvement, and employee relations.

Professional Experience

Morgan Stanley, Financial Advisor, Dual Employed FA MSPB, N.A. (Mar 2014 present) Specialist in Morgan Stanley Wealth Management Wealth planning process; team with experienced Financial Advisors to gather client information and present customized and tailored Wealth Planning solutions to clients; model multiple planning and investment scenarios for the FA's review and create client presentations; Effectively source business prospects and employ client acquisition techniques; Consult clients on investment strategies based on their financial and investment objectives; and Balance management of referral activities, customer follow-ups and administrative costs.

TD Ameritrade, Amerivest Operations Representative (Dec 2013-Mar 2014)

Process new Amerivest account paperwork including suitability and systematic forms; Process cases/ISIS items/internal & external Chat/Kana/inbox items; Interface with clients on outbound calls and occasional inbound calls; Ensure requirements of RIA are met before accounts are invested; Coordinate with Amerivest operations, new accounts, branch Investment Consultants (ICs), Branch Resource Desk (BRD), Resource Desk (RD) and Investor Services (IS) department, providing support for resolution. Manage service level agreements of departments with the sales force via written correspondence, chat, ISIS and continual training; Monitor and manage Amerivest account issues; Assist with special projects as needed around new product release, education or processes; Responsible for investing accounts into new product (there is an exposure to risk and error).

Bank of America, personal banker/officer (Jan 2013-Dec 2013)

Responsible for performing duties and support related to branch operational activities and financial services; processes all new account transactions; assisting customers in their selection of various accounts and financial services; cross-selling the Bank's products and services; opening, maintaining and closing of all account types; performing branch clerical duties; promoting business for the bank by maintaining good customer relations and referring customers to appropriate staff for new services. Required to be fully knowledgeable and skilled in the areas of teller, vault, safe deposit, processing and boarding DDA lines of credit, discussing and accepting credit applications, and is required to provide leadership, training and support to less experienced New Account Representatives and other branch staff members.

- Best in Class **(2013)**
- **#1** Personal Banker in the Market **(2013)**
- **#1** Branch in the Market **(2013)**
- Top Seller Funder **(2013)**
- Top Referrals **(2013)**
- Green Tree Performer **(2013)**

***Completed Private, Wealth Management for Merrill Lynch training classes**

European Professional Basketball League (player, 2005-2012) Spain, Ecuador, Portugal & Switzerland
Played hard on the court in games and in practice and represented my team in public. Was a role model for children. As a player, I made shots, set screens, steals, and rebounded. I did whatever it took to help my team win. Supported my fellow teammates and produced good teamwork when in play. Listened and accomplished what my coaches are trying to achieve. Maintained good physical conditions at all times for the games.

- Player of the Year (2009)
- Player of Week (26x)
- Player of the Game (50x)
- All-Star Selection (2007)

Mackey Insurance Agency, Office Manager (2007-2010)
Liaison between senior management and clients to ensure proper lines of communications critical in addressing a myriad of problems and issues requiring immediate attention and resolve. Researched account transactions, demonstrating a keen ability to recognize and resolve discrepancies. Perform thorough credit analyzes, research financial histories, and review account status as a prerequisite to qualifying new accounts and authorizing purchases. Negotiate and enforce collections to recover funds and expedite the clearance on delinquent accounts.

- Worked closely with the **CEO** and was trusted with high-profile clients
- Helped increase total annual revenue by **75%**

Centennial Bank, Teller/CSR & Loan Specialist (2005-2007)
Worked with customers on a daily basis, meeting their banking needs and either answering or referring their financial questions to the appropriate supervisory individuals. Accepted and processed customer deposits and loan payments. Maintained and balanced a cash drawer daily. Secured the financial institution nightly. Responded to customer inquiries regarding account balances. Used 10 key to process monetary transactions.

- Helped create a spreadsheet for easier understandability of loans for customers
- After **6 months** working, I was promoted from bank teller to loan specialist

Professional Experience (Summer)

Arvest Bank, loan processor, financial assistant & team lead – (2011-2012)
Helped cash/checking deposits, processing loan payments, opening accounts, getting direct deposits accounts, activating atm/debit cards. Supported clients in all banking transactions. Assisted in all clerical responsibilities within the bank. Maintained proper cash limits, cashed checks, issued cashier's checks, money orders, cash advances, and funds transfers.

- Initially hired as entry level teller, promoted due to accuracy, speed and skills
- After **3 months** working, I was going to other branches and helping due to shortages
- Was awarded a **"People Helping People"** award for outstanding customer service
- Was given a Incentive bonus for **100%** accuracy and transaction

Conway Regional Hospital - Foundation & Financial Contribution Dept. (2010)
Provided strategic and organizational leadership. Revamped internal procedures and controls to maximize efficiency. Reallocated staff and implemented best practices and procedures. Introduced performance monitoring systems to support continuous improvement and consistent production. Oversaw new business development, product development, and corporate expansion.

AT&T, Sales executive (2004-2005)
Charged with increasing sales in major accounts while also expanding local customer base. Focus on selling solutions to fit customers' unique technology needs; flexibility adapt sales tactics and presentations to match individuals sales cycle, chain of command, decision-making process and need for relationship building. Target a broad market, meeting customer demand with sophisticated sales and solutions.

- Exceeded sales quota by **150%** annually
- Was "Saleswoman of the Month" for **4 consecutive** months
- Helped led team into new, complex software system for inputting data
- Grew existed customer base by an average of **200** new accounts annually through fundamental sales practices; telemarketing, prospecting and networking

Heritage, Telemarketer (2002-2004)

- Consistent achievements as a top producer
- Increased revenues, portfolios and profits through expertise in business development, relationship building, and exceptional service follow up
- Trained new staff of **30**
- Used strategic planning and marketing experience combine with qualifications in staff development, coaching and management to drive and deliver performance results
- Exceeded daily quota by **240%** annually
    1. Received numerous awards and gifts for top-selling efforts
    2. After **one year**, I was promoted to lead marketing manager for my team
    3. Achieved highest sell quota for one day of **$22,935**
    4. Received **"Saleswoman of the Year"** in 2003 and 2004

Education

University of Huelva, Spain (2010-2011)
Spanish Language Certificate **(4.0 GPA)**

University of Central Arkansas (2006-2008)
Master of Science in Health Science **(3.9 GPA)**

University of Central Arkansas (2000-2005)
Bachelor of Science in Mathematics/Sociology **(3.4 GPA)**
Bachelor of Arts in Spanish **(3.8 GPA)**

Licenses

Series 7
Series 66 (63,65)
Series 31
Texas, Arkansas, Louisiana, and Oklahoma Insurance Licenses
Long Term Care/Disability Insurance Licensing

Leadership Activities

North Texas Chapter LEAD for Women, **membership committee**
Hispanic/Latino Organization for Leadership and Advancement (HOLA)
Black Professional Group (BPG)
Disability Advocacy Network (DAN)
Women's Basketball Team for UCA, **Captain** (2002-2005)
Math Club, **Vice-President** (2000-2005)
Future Business Leaders of America, **secretary** (1998-2008)
Heritage Club, **President** (2002-2004)
Student Athletic Advisory Council, **secretary** (2000-2005)
Fellowship of Christian Athletes, **member** (1999-2006)
National Honor Society, **member** (1998-2008)
Spanish Club, **President** (2000-2005)
Student Health Advisory Committee, **member** (2005-2008)
Purple Circle Club, **member**
PETA, **member**
Sierra Club, **member**
Black Employee Networking Group
Latino employee Networking Group
Women's Business Alliance
Wealth Management Multicultural Employee Networking Group
Wealth Management Women's Employee Networking Group
Working Parent Employee Networking Group
Pride & Ally Employee Networking Group

GARLAND
TEXAS MADE HERE

Board & Commission Application

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___ Housing Standards Board
___ Library Board
___ Parks and Recreation Board
2 Plan Commission *
___ Plumbing and Mechanical Codes Board
___ Senior Citizens Advisory Committee

CITY OF GARLAND
RECEIVED
DEC 04 2014
CITY SECRETARY

Full Name: Patricia M. Anthony

Home Address: 2510 Chesterfield Road Bus. Address: _____

City, State, Zip: Garland, Texas 75043 City, State, Zip: _____

Home Phone: 972-240-4350 Phone (Other): 214-649-9091

Email Address: dstfed@yahoo.com

Resident of Garland for 1 years Resident of Texas for 56 years

Are you a registered voter in Dallas County? XX Yes ___ No

✓ Voter Registration No. 1082014381 Precinct No. SD2 City Council District No. 3

Have you ever been convicted of a felony? ___ Yes XX No

Have you ever been convicted of a Class A misdemeanor? ___ Yes XX No

Please list any experience that qualifies you to serve in the areas you have indicated.

I have been employed in the profession of Criminal Justice for more than 25 years. Additionally, I am the immediate past president of a local public service organization.

If you have served on a City Board or Commission, please specify and list dates of service.

Dallas County Criminal Justice Advisory Board (DCCJAB) 2013 - Current
Dallas County Community College Criminal Justice Advisory Board 1995 - 2001.

List civic or community endeavors with which you have been involved.

I have been involved in various community relations boards that promote and encourage education, community involvement and positive relationships with the citizenry.

What is your educational background?

B.S., Criminal Justice
M.S., Counseling & Guidance

What is your occupational experience?

As noted, I have more that 25 years in the profession of criminal justice, specifically probation and corrections. I have also taught as an Adjunct Faculty member.

*Plan Commission members must own property within the city.

I hereby affirm that all statements herein are true and correct. P.M. Anthony

Signature of Applicant

FOR OFFICE USE ONLY

			Signatures
Ad Valorem Tax Status	Current ✓	Past Due ___	CV 12-8-14 Tax Clerk
Status of Utility Accounts	Current ✓	Past Due ___	CV 12-8-14 Accounting Clerk
Suit/Claim Filed in City Secretary's Office	Yes ___	No ✓	CV 12-8-14 City Secretary

Date Appointed _____
Appointed By _____
Date Notified _____
Date Disclosure Form Filed _____

Revised 10/2011