



AGENDA

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

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

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

CITY COUNCIL GOALS 2020

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

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

MAYORAL PROCLAMATIONS, RECOGNITIONS, AND ANNOUNCEMENTS

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

CONSENT AGENDA

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

1. Consider approval of the minutes of the March 17, 2015 Regular Meeting.

2. Consider approval of the following bids:

a. **GP&L Transmission Equipment Storage Building** **Bid No. 5142-15**

Criterion Contractors **\$122,650.00**

This request is to provide and construct a prefabricated 33' X 65' metal building including paving and foundation work. The building will be used for storage and protection of GP&L's transmission aerial hydraulic work platforms and trucks.

b. **69 kV Gas Circuit Breakers** **Bid No. 5158-15**

KD Johnson, Inc. **\$121,350.00**

This request is to purchase three 69 kV 200A Alstom FS6 Gas Circuit Breakers.

c. Renovations for Water Control Building #3 Bid No. 5085-15

Concord Commercial Services, Inc. \$132,334.00

This request is to provide all labor, materials, and equipment for renovations to the existing Water Control Building #3.

d. 345 kV Bus Supports For Gibbons Creek Substation Bid No. 5179-15

Dis-Tran Steel, LLC	\$146,623.00
Optional Contingency	<u>14,662.30</u>
TOTAL	<u>\$161,285.30</u>

This request is to purchase forty-seven Bus Supports and Associated Materials for the Gibbons Creek Substation as part of the TMPA Gibbons Creek Reactive Support CIP project. Due to the complex nature of the project, an Optional Contingency is included for any unforeseen changes.

**e. Professional Engineering Services Bid No. 5288-15
for Autotransformer**

Black & Veatch \$410,000.00

This request is to provide Professional Engineering Services related to the Gibbons Creek Reactive Support CIP project. This project includes TMPA Gibbons Creek Substation Autotransformer #1 replacement and Autotransformer #3 removal.

f. LED Traffic Signal Lights Bid No. 5295-15

Consolidated Traffic Controls, Inc. \$122,575.20

This request is to provide LED lights to support the City's Traffic Signal Light Replacement Program.

g. Peripheral Equipment For Police Patrol Vehicles Bid No. 5302-15

DFW Communications, Inc. \$287,112.19

This request is to provide the Peripheral Equipment including lights, sirens, cages, and mounted consoles for the new Chevrolet Tahoe Police Patrol Vehicles.

h. Garland Police Department Ammunition Bid No. 5304-15

GT Distributors	\$64,211.10
Precision Delta	82,201.00
TOTAL	<u>\$146,412.10</u>

This request is to purchase Ammunition for training Garland Police Officers in the use of firearms to perform their duties.

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

a. Zoning File No. 15-03, GFC Leasing Corp., LLC

Consider an ordinance amending the zoning laws of the City of Garland by approving a Specific Use Permit for a restaurant, drive-through on a 1.38-acre tract of land zoned freeway located at 430 East I-30 Freeway.

- 4. Consider a resolution approving the sale of real property, 217 Seneca Drive; authorizing the Mayor to execute a deed conveying the property to Habitat for Humanity of Greater Garland, Inc.**

At the February 16, 2015 Work Session, Council considered authorizing the sale of a City-owned residential property at 217 Seneca Drive for \$9,000 to Habitat for Humanity of Greater Garland, Inc.

- 5. Consider a resolution approving the sale of real property, 1309 Burke; authorizing the Mayor to execute a deed conveying the property to Habitat for Humanity of Greater Garland, Inc.**

At the February 16, 2015 Work Session, Council considered the sale of a City-

owned residential property at 1309 Burke for \$8,000 to Habitat for Humanity of Greater Garland, Inc.

- 6. Consider a resolution authorizing the City Manager to execute an Economic Development agreement with the Fortress Company.**

At the February 16, 2015 Work Session, Council considered granting general support for the Fortress Company project. The project provides for a Chapter 380 Finance Grant for a period of three years in the amount of \$100,000.

- 7. Consider a resolution authorizing the City Manager to enter into an Interlocal Agreement with the City of Rowlett.**

The City of Rowlett proposes an Interlocal Agreement (ILA) with the City of Garland requesting roadway access across City of Garland limits with the construction of the Harmony Hills Subdivision private development in Rowlett. The ILA identifies the proposed roadway will cross Garland Power & Light's existing transmission easement linking the Olinger Power Plant at Lake Lavon to Garland. The ILA also establishes the ownership and maintenance of the proposed roadway will be the City of Rowlett.

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 are 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.

- 8. Hold a public hearing on the following zoning case:**
 - a. Consider the application of GHA Architecture requesting approval of a Detail Plan for 1) a restaurant on property zoned Planned Development (PD) District 04-47 for Freeway Uses and 2) a variance to Section 10-311 of the Comprehensive Zoning Ordinance regarding metal buildings.**

This property is located southeast of IH 30 and Chaha Road, south of Bass Pro Drive. (File No. 15-04, District 3)

The applicant requests approval of a Detail Plan to construct a 5,597 square foot Hooters restaurant on a 19,338 square foot lease area portion of a 10 acre tract (Lot 4, Harbor Point).

9. Hold a public hearing to receive comment on the 2015-2016 CDBG, HOME and ESG Funding

At the April 6, 2015 Work Session, Council was provided information regarding the available funding and applications received for CDBG, HOME, and ESG 2015-2016 budget year. As part of the review process, a public hearing is needed to obtain comments from any interested parties.

10. Citizen comments.

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

11. Adjourn.

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

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

COUNCIL PRESENT:

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

STAFF PRESENT:

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

CALL TO ORDER:

The meeting was called to order by Mayor Douglas Athas. Council Member Lori Barnett Dodson led the invocation and Pledge of Allegiance.

CEREMONIALS:

The Mayor presented the 2014 Achievement of Library Excellence Award to the Library Board. Proclamations were presented to the Senior Source for Residents Rights Week and to Gary Holcomb, Director of Purchasing, and his staff, declaring March 2015 as Purchasing Month.

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 Dodson, seconded by Council Member LeMay, to approve items 1, 2, 3a, 3b, and 4. Motion to approve carried with 9 ayes 0 nays.

1. APPROVED**

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

2. APPROVED**

Bid No. 5194-15 to Rush Truck Center in the amount of \$189,298.00 for a 2015 Peterbuilt Model 337 Jet Sewer Truck with PipeHunter-Mounted jet body to be used by the Water Department in their daily operations.

- 3a. APPROVED** Ordinance 6762 approving an amendment of 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. (File No. 14-47, Harlan Properties)
- 3b. APPROVED** Ordinance 6763 approving an amendment of 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. (File No. 14-49, Smithers Merchant Builders, LP)
4. APPROVED** Ordinance 6764 cancelling the election to be held May 9, 2015 for unopposed candidates for Mayor and Council Members for Districts 3, 6, 7, and 8; declaring 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; providing an effective date.
5. APPOINTED Consider by minute action, Morrison Dale Adams, as the 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. Council Member Goebel nominated Morrison Dale Adams. A motion was made by Council Member Goebel to accept Mr. Adams by acclamation, seconded by Council Member B. J. Williams. A vote was cast with 9 ayes and 0 nays
- 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 position.

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. APPROVED

Authorize the Mayor to enter into a contract with Bryan L. Bradford to perform the duties of City Manager for the City of Garland. Motion to approve was made by Council Member Stanley, seconded by Council Member Goebel. Motion to approve carried with 9 ayes and 0 nays. To take effect May 1, 2015.

7. APPROVED

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 IH-30 Freeway, Garland, Texas (File No. 15-03, GFC Leasing Corp., LLC)

Mayor Athas opened the public hearing at 7:19 p.m. Speakers on this item were Neil Montgomery, Sr. Managing Director, Economic of Development. Motion to approve was made by Council Member Stanley seconded by Council Member Dodson to close the public hearing and approve at 7:22 p.m. Motion to approve carried with 9 ayes and 0 nays.

8. APPOINTMENTS

A vote was cast with 9 ayes and 0 nays as the following names were placed in nomination:

- Harold Kless
Sr. Citizen's Advisory Committee (District 1)
- Patricia M. Anthony
Community Multicultural Committee (District 5)
- Genai Walker-Macklin
Community Multicultural Committee (Mayor)

9. CITIZEN COMMENTS Mary Ann Wickersham

10. ADJOURN There being no further business to come before the Council,
Mayor Athas adjourned the meeting at 7:25 p.m.

CITY OF GARLAND, TEXAS

/s/ Douglas Athas, Mayor

/s/ City Secretary



GARLAND
PURCHASING

Bid No.: 5142-15
Agenda Item: 2a
Meeting: Council
Date: 04/07/15

Purchasing Report

GP&L TRANSMISSION EQUIPMENT STORAGE BUILDING OPEN MARKET

PURCHASE JUSTIFICATION:

The purpose of this contract is to provide and construct a prefabricated 33' X 65' metal building including paving and foundation work. The building will be used for storage and protection of GP&L's transmission aerial hydraulic work platforms and trucks. This is an approved Capital Improvement project, and expenses will not exceed appropriated funds.

AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Criterion Contractors	All	\$122,650.00
TOTAL:		\$122,650.00

BASIS FOR AWARD:

Best Value

Submitted by:

Reviewed by:

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

03/19/15
City Manager

Date: 03/17/15

Date: William E. Dollar

FINANCIAL SUMMARY:

Total Project/Account: \$	222,100
Expended/Encumbered to Date:	30,206
Balance: \$	191,894
This Item:	122,650
Proposed Balance: \$	69,244

Trent Schulze	03/18/15
Budget Analyst	Date

Ron Young	03/18/15
Budget Director	Date

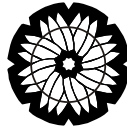
Operating Budget: ☐ CIP: ☒ Year: 2015

Document Location: Page E07

Account #: 217-3299-3189801-7111
(EC-D7898-001-1-7111)

Fund/Agency/Project – Description:
Electric CIP Fund – Distribution Lines -
Overhead

Comments:



GARLAND

PURCHASING

Executive Summary **Bid 5142-15** **GP&L Transmission Equipment Storage Building**

Recommended Vendor:

Criterion Contractors

Total Recommended Award:

\$122,650.00

Basis for Award:

Best Value

Purpose:

The purpose of this contract is to provide and construct a prefabricated 33' X 65' metal building including paving and foundation work. The building will be used for storage and protection of GP&L's transmission aerial hydraulic work platforms and trucks.

Evaluation:

Requests for bids were issued in accordance with Purchasing procedures. Five (5) bids were received and evaluated on the published criteria of: price; reputation and experience; availability of services; full range of services provided; compliance to specifications. Criterion Contractors Inc. offered the lowest overall bid and received the highest evaluated score, offering the best value for the City.

Recommendation:

Staff recommends awarding the contract to Criterion Contractors as the vendor offering the best value for the City.

Funding Information:

Electric CIP / Transmission Lines 217-3599-3189801-7111

Department Director:

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



GARLAND
PURCHASING

Bid No.: 5158-15
Agenda Item: 2b
Meeting: Council
Date: 04/07/15

Purchasing Report

69 kV GAS CIRCUIT BREAKERS OPEN MARKET

PURCHASE JUSTIFICATION:

The purpose of this bid is to purchase three (3) 69 kV 200A Alstom FS6 Gas Circuit Breakers. Requests for bids were issued in accordance with Purchasing procedures. Three (3) bids were received and evaluated with KD Johnson, Inc., submitting the lowest bid.

AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
KD Johnson, Inc	1	\$121,350.00

TOTAL: \$121,350.00

BASIS FOR AWARD:

Straight Low Bid

Submitted by:

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

Reviewed by:

William E. Dollar
City Manager

Date: 03/17/15

Date: 03/19/15

FINANCIAL SUMMARY:

Total Project/Account: \$	744,260
Expended/Encumbered to Date:	235,794
Balance: \$	508,466
This Item:	121,350
Proposed Balance: \$	387,116

Trent Schulze 03/18/15
Budget Analyst Date

Ron Young 03/18/15
Budget Director Date

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

Document Location: Page 212

Account #: 211-1312 - \$121,350.00

Fund/Agency/Project – Description:
Electric Operating Fund – Substations

Comments:
Units will be expensed to appropriate accounts as they are checked out of inventory.



GARLAND

PURCHASING

Executive Summary Bid 5158-15 69kV Gas Circuit Breakers

Recommended Vendor:

KD Johnson, Inc.

Total Recommended Award:

\$121,350.00

Basis for Award:

Straight Low Bid

Purpose:

The purpose of this bid is to purchase three (3) 69kV 200A Alstom FS6 gas circuit breakers.

Evaluation:

Requests for bids were issued in accordance with Purchasing procedures. Three (3) bids were received and evaluated with KD Johnson, Inc. submitting the lowest bid.

Recommendation:

Staff recommends awarding the bid to KD Johnson, Inc. having submitted the straight low bid.

Funding Information:

GP&L Substation Inventory Account 211-1312 to be appropriately expensed as circuit breakers are placed in service.

Department Director:

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



GARLAND
PURCHASING

Bid No.: 5085-15
Agenda Item: 2c
Meeting: Council
Date: 04/07/15

Purchasing Report

RENOVATIONS FOR WATER CONTROL BUILDING #3 OPEN MARKET

PURCHASE JUSTIFICATION:

The purpose of this contract is to provide all labor, materials, and equipment for renovations to the existing Water Control Building #3. This is an approved Capital Improvement project, and expenditures will not exceed appropriated funds.

AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Concord Commercial Services, Inc.	All	\$132,334.00

TOTAL: \$132,334.00

BASIS FOR AWARD:

Interlocal Agreement

Submitted by:

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

Date: 01/23/15

Reviewed by:

William E. Dollar
City Manager

Date: 03/30/15

FINANCIAL SUMMARY:

Total Project/Account: \$ 180,000

Expended/Encumbered to Date: -0-

Balance: \$ 180,000

This Item: 132,334

Proposed Balance: \$ 47,666

Matt Watson 03/30/15

Budget Analyst Date

Ron Young 03/30/15

Budget Director Date

Operating Budget: ☐ CIP: ☒ Year: 2015

Document Location: Page W13

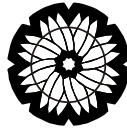
Account #: 227-4049-3022500-9002 \$100,000.00
237-4149-3218200-9002 32,334.00

Fund/Agency/Project – Description:

Water Revenue Bonds / Water Utilities Field
Operations Building Remodel
Wastewater Revenue Bonds / Water Utilities
Field Operations Building Remodel

Comments:

Renovations to existing Water Control
Building #3



GARLAND

PURCHASING

Executive Summary **Bid 5085-15** **Renovations for Water Control Building #3**

Recommended Vendor:

Concord Commercial Services, Inc.

Total Recommended Award:

\$132,334.00

Basis for Award:

Interlocal Agreement

Purpose:

The purpose of this contract is to provide all labor, materials and equipment for renovations to the existing Water Control Building #3.

Evaluation:

This contract is being provided through an approved Interlocal Agreement with the City of Mesquite.

Recommendation:

Staff recommends awarding the contract to Concord Commercial Services.

Funding Information:

227-4049-30225-00-9002 and 237-4149-3218200-9002

Department Director:

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



GARLAND
PURCHASING

Bid No.: 5179-15
Agenda Item: 2d
Meeting: Council
Date: 04/07/15

Purchasing Report

345 kV BUS SUPPORTS FOR GIBBONS CREEK SUBSTATION OPEN MARKET

PURCHASE JUSTIFICATION:

The purpose of this bid is to purchase forty-seven (47) Bus Supports and Associated Materials for the Gibbons Creek Substation as part of the TMPA Gibbons Creek Reactive Support CIP project. Due to the complex nature of the project, an Optional Contingency is included for any unforeseen changes.

AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Dis-Tran Steel, LLC.	All	\$146,623.00
Optional Contingency		14,662.30
TOTAL:		\$161,285.30

BASIS FOR AWARD:

Straight Low Bid

Submitted by:

Reviewed by:

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

William E. Dollar
City Manager

Date: 03/23/15

Date: 03/30/15

FINANCIAL SUMMARY:

Total Project/Account: \$ 13,730,704
Expended/Encumbered to Date: 8,482,482
Balance: \$ 5,248,222
This Item: 161,285
Proposed Balance: \$ 5,086,937

Matt Watson 03/26/15
Budget Analyst Date

Ron Young 03/26/15
Budget Director Date

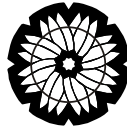
Operating Budget: ☐ CIP: ☒ Year: 2015

Document Location: Page E01

Account #: 215-3542-3175501-6051

Fund/Agency/Project – Description:
Electric Cash CIP / Transmission Lines /
Gibbons Creek Reactive Support

Comments:



GARLAND

PURCHASING

Executive Summary **Bid 5179-15** **345kV Bus Supports for Gibbons Creek Substation**

Recommended Vendor:

Dis-Tran Steel, LLC.

Total Recommended Award:

\$161,285.30

Basis for Award:

Straight Low Bid

Purpose:

The purpose of this bid is to purchase forty seven (47) bus supports and associated materials for the Gibbons Creek Substation as part of the TMPA Gibbons Creek Reactive Support CIP project.

Evaluation:

Requests for bids were issued in accordance with Purchasing procedures. Two (2) bids were received and evaluated. Dis-Trans Steel, LLC. was selected as the straight low bidder.

Recommendation:

Staff recommends awarding the bid to Dis-Tran Steel, LLC.

Funding Information:

TMPA Gibbons Creek CIP 215-3542-3175501-6051 (EC-S5755-003-1-6051)

Department Director:

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



GARLAND
PURCHASING

Bid No.: 5288-15
Agenda Item: 2e
Meeting: Council
Date: 04/07/15

Purchasing Report

PROFESSIONAL ENGINEERING SERVICES FOR AUTOTRANSFORMER OPEN MARKET

PURCHASE JUSTIFICATION:

The purpose of this contract is to provide Professional Engineering Services related to the Gibbons Creek Reactive Support CIP project. This project includes TMPA Gibbons Creek Substation Autotransformer #1 replacement and Autotransformer #3 removal. This is an approved Capital Improvement project, and expenditures will not exceed appropriated funds.

AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Black & Veatch	All	\$410,000.00
TOTAL:		\$410,000.00

BASIS FOR AWARD:

Most Qualified

Submitted by:

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

Reviewed by:

William E. Dollar
City Manager

Date: 03/26/15

Date: 03/30/15

FINANCIAL SUMMARY:

Total Project/Account:	\$ 13,730,704
Expended/Encumbered to Date:	8,643,767
Balance:	\$ 5,086,937
This Item:	410,000
Proposed Balance:	\$ 4,676,937

Matt Watson 03/26/15
Budget Analyst Date

Ron Young 03/26/15
Budget Director Date

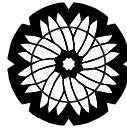
Operating Budget: ☐ CIP: ☒ Year: 2015

Document Location: Page E01

Account #: 215-3542-3175501-7111
(ET-T5755-001-1-7111)

Fund/Agency/Project – Description:
Electric Cash CIP / Transmission Lines /
Gibbons Creek Reactive Support

Comments:



GARLAND

PURCHASING

Executive Summary **Bid 5288-15** **Professional Engineering Services for Autotransformer**

Recommended Vendor:

Black & Veatch

Total Recommended Award:

\$410,000.00

Basis for Award:

Most Qualified

Purpose:

The purpose of this contract is to provide professional engineering services related to the Gibbons Creek Reactive Support CIP project. This project includes TPA Gibbons Creek Substation Autotransformer #1 replacement and Autotransformer #3 removal.

Evaluation:

Black & Veatch was short-listed as a professional services provider through a Request for Qualification process. They were selected as the most qualified engineering firm for this specific project.

Recommendation:

Staff recommends awarding the contract to Black & Veatch as the most qualified firm.

Funding Information:

This will be funded from the TPA Gibbons Creek Reactive Support CIP project 215-3542-3175501-7111 (EC-T5755-001-1-7111)

Department Director:

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



GARLAND
PURCHASING

Bid No.: 5295-15
Agenda Item: 2f
Meeting: Council
Date: 04/07/15

Purchasing Report

LED TRAFFIC SIGNAL LIGHTS OPEN MARKET

PURCHASE JUSTIFICATION:

The purpose of this contract is to provide LED lights to support the City's Traffic Signal Light Replacement Program. Consolidated Traffic Controls is the current holder of H-GAC Cooperative Contract PE-05-13 for LED lights.

AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Consolidated Traffic Controls, Inc.	All	\$122,575.20

TOTAL: \$122,575.20

BASIS FOR AWARD:

Cooperative Purchase

Submitted by:

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

Reviewed by:

William E. Dollar
City Manager

Date: 03/27/15

Date: 03/30/15

FINANCIAL SUMMARY:

Total Project/Account: \$	400,000
Expended/Encumbered to Date:	255,616
Balance: \$	144,384
This Item:	122,575
Proposed Balance: \$	21,809

Matt Watson 03/30/15
Budget Analyst Date

Ron Young 03/30/15
Budget Director Date

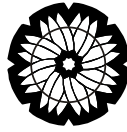
Operating Budget: ☐ CIP: ☒ Year: 2015

Document Location: Page ST24

Account #: 451-6999
(692-1799-1554400-6071)

Fund/Agency/Project – Description:
Cash-Funded CIP / Transportation /
LED Replacement Program

Comments:



GARLAND

PURCHASING

Executive Summary
Bid 5295-15
LED Traffic Signal Lights

Recommended Vendor:

Consolidated Traffic Controls, Inc.

Total Recommended Award:

\$122,575.20

Basis for Award:

Cooperative Contract

Purpose:

The purpose of this contract is to provide LED traffic signal lights for the traffic light replacement program. These are standard warehouse inventory items.

Evaluation:

Consolidated Traffic Controls, Inc. is the current holder of the H-GAC Cooperative contract PE-05-13.

Recommendation:

Staff recommends awarding the contract to Consolidated Traffic Controls based on the co-op contract with H-GAC.

Funding Information:

Blanket Account 451-6999 to be reconciled to appropriate CIP and Departmental accounts upon expenditure of funds.

Department Director:

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



GARLAND
PURCHASING

Bid No.: 5302-15
Agenda Item: 2g
Meeting: Council
Date: 04/07/15

Purchasing Report

PERIPHERAL EQUIPMENT FOR POLICE PATROL VEHICLES OPEN MARKET

PURCHASE JUSTIFICATION:

The purpose of this contract is to provide the Peripheral Equipment including lights, sirens, cages, and mounted consoles for the new Chevrolet Tahoe Police Patrol Vehicles. This equipment is being purchased through the BuyBoard Purchasing Cooperative Contract 423-13. Funding was approved in the 2014-15 Equipment Replacement Fund.

AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
DFW Communications, Inc.	All	\$287,112.19

TOTAL: \$287,112.19

BASIS FOR AWARD:

Cooperative Purchase

Submitted by:

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

Reviewed by:

William E. Dollar
City Manager

Date: 03/26/15

Date: 03/30/15

FINANCIAL SUMMARY:

Total Project/Account: \$ 2,272,282

Expended/Encumbered to Date: 405,439

Balance: \$ 1,866,843

This Item: 287,112

Proposed Balance: \$ 1,579,731

Ron Tiffany 03/30/15
Budget Analyst Date

Ron Young 03/30/15
Budget Director Date

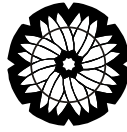
Operating Budget: ☒ CIP: ☐ Year: 2014-15

Document Location: Page 120

Account #: 444-1245-9009

Fund/Agency/Project – Description:
Equipment Replacement Fund (ERF) –
Peripheral Equipment on New Chevrolet Tahoes

Comments:



GARLAND

PURCHASING

Executive Summary **Bid 5302-15** **Peripheral Equipment for Police Patrol Vehicles**

Recommended Vendor:

DFW Communications, Inc.

Total Recommended Award:

\$287,112.19

Basis for Award:

Cooperative Purchase

Purpose:

The purpose of this contract is to provide the Peripheral Equipment including lights, sirens, cages, and mounted consoles for the new Chevrolet Tahoe Police Patrol Vehicles. The majority of the current peripheral equipment will not transfer to the new vehicles.

Evaluation:

This equipment is being provided by DFW Communications, Inc. through the BuyBoard Cooperative Purchasing Contract 423-13.

Recommendation:

Staff recommends awarding the purchase of peripheral equipment to DFW Communications, Inc.

Funding Information:

444-1245-9009

Department Director:

Steven Niekamp, Chief Information Officer, 972-781-7205



GARLAND
PURCHASING

Bid No.: 5304-15
Agenda Item: 2h
Meeting: Council
Date: 04/07/15

Purchasing Report

GARLAND POLICE DEPARTMENT AMMUNITION OPEN MARKET

PURCHASE JUSTIFICATION:

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

AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
GT Distributors	1	\$ 64,211.10
Precision Delta	2	82,201.00
TOTAL:		\$146,412.10

BASIS FOR AWARD:

Cooperative Purchase

Submitted by:

Reviewed by:

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

William E. Dollar
City Manager

Date: 05/26/15

Date: 03/30/15

FINANCIAL SUMMARY:

Total Project/Account: \$ 241,797
Expended/Encumbered to Date: 59,265
Balance: \$ 182,532
This Item: 146,412
Proposed Balance: \$ 36,120

Ron Tiffany 03/30/15
Budget Analyst Date

Ron Young 03/30/15
Budget Director Date

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

Document Location: Pages 249 & 119

Account #: 100-1271-6077
921-9211-6077

Fund/Agency/Project – Description:
Ammunition for Police Training Funded in
Police Budget and Narcotic Seizure Fund

Comments:



GARLAND

PURCHASING

Executive Summary **Bid 5304-15** **Garland Police Department Ammunition**

Recommended Vendors:

GT Distributors	\$64,211.10
Precision Delta	82,201.00
	<hr/>

Total Recommended Award: \$146,412.10

Basis for Award:

Cooperative Purchase

Purpose:

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

Evaluation:

The requested ammunition is available from GT Distributors and Precision Delta through the BuyBoard Purchasing Cooperative Contract 432-13 and the State of Texas Contract 680-A1.

Recommendation:

Staff recommends purchasing the ammunition from GT Distributors and Precision Delta.

Funding Information:

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

Department Director:

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



City Council Item Summary Sheet

☐ Work Session

Date: April 7, 2015

☒ Agenda Item

Zoning Ordinance

Summary of Request/Problem

Zoning Ordinance 15-03 GFC Leasing Corp., LLC

Recommendation/Action Requested and Justification

Consider adoption of attached ordinance.

Submitted By:

Neil Montgomery
Senior Managing Director

Approved By:

William E. Dollar
City Manager

ORDINANCE NO.

AN ORDINANCE AMENDING THE ZONING LAWS OF THE CITY OF GARLAND, TEXAS, BY APPROVING A SPECIFIC USE PERMIT FOR A RESTAURANT, DRIVE-THROUGH ON A 1.38-ACRE TRACT OF LAND ZONED FREEWAY (FW) DISTRICT AND LOCATED AT 430 EAST I-30 FREEWAY; PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; AND PROVIDING FOR A PENALTY AND AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 25th day of February, 2015, the City Plan Commission did consider and make recommendations on a certain request for zoning change made by **GFC Leasing Corp., LLC.**, 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 Specific Use Permit for a Restaurant, Drive-Through on a 1.38-acre tract of land zoned Freeway (FW) District and located at 430 East I-30 Freeway, 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 15-03

Being an approximate 1.38 acre parcel and identified as Lot 1, Block 1, Interstate Addition, an addition to the City of Garland, Dallas County, Texas, according to the final plat recorded in Volume 83029, Page 3088, Plat Records of Dallas County, Texas. The subject property is located at 430 East I-30 Freeway, Garland, TX.

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.

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

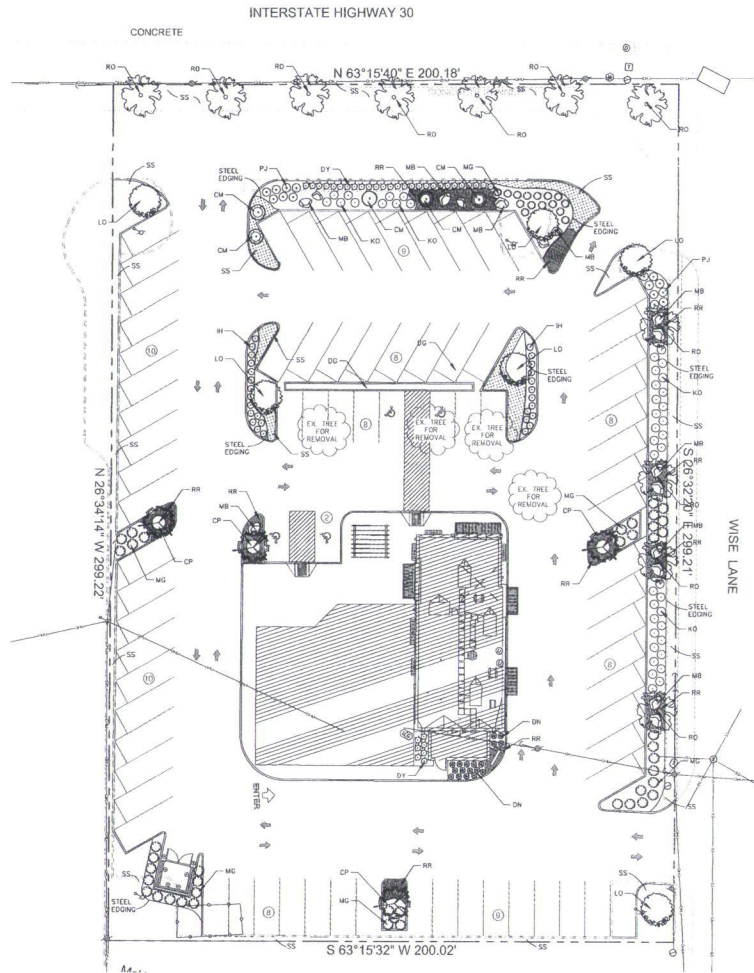
42 CALIPER INCHES TOTAL OF TREES TO BE REPLACED AT 80%

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



SYMBOL	KEY	QTY	UNITS	COMMON NAME	PLANT LIST		CALIPER	HEIGHT	SPREAD	ROOT	REMARKS
					SCIENTIFIC NAME						
	RO	11	EA.	Shumard Red Oak	Quercus shumardii		4.0" min.	10'-12'	8'-8'	800 or 24"	Single Trunk
	LO	6	EA.	Live Oak	Quercus virginiana		3.5" min.	10'-12'	8'-10'	800 or 24"	Single Trunk
	CP	4	EA.	Chinese Pistache	Pistacia chinensis		3.5" min.	10'-12'	8'-10'	800	Single Trunk
	CM	5	EA.	Crape Myrtle 'Dallas Red'	Lagerstroemia indica Dallas Red		Multi-Trunk	min. 8'	NA	15 Gal.	N/A
	HI	28	EA.	Indian Hawthorne	Raphiophora indica		N/A	36"	24"	5 Gal.	36" O.C.
	KO	42	EA.	Knockout Roses (Red)	Rosa 'Rhapsody'		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	500g Min.
	RR	1,123	S.F.	Arizona River Rock	3"-6" depth		N/A	N/A	N/A	N/A	N/A
	SS	5,680	S.F.	BERMUDA TYP 419 SOLID 500	Cynodon Dactylon "TYP 419"		N/A	N/A	N/A	N/A	N/A
	DC	135	S.F.	DECOMPOSED GRANITE "TYP"	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

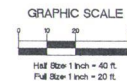
ORNAMENTAL TREES: 5

PARKING LOT SCREENING

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

LANDSCAPING NOTES:

- 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.
- 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.
- 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.
- 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.
- 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.



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

JOB# 316

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



LANDSCAPE PLAN

DATE: 02/17/2015

DRAWN BY: RSG

CHECKED BY: RSG

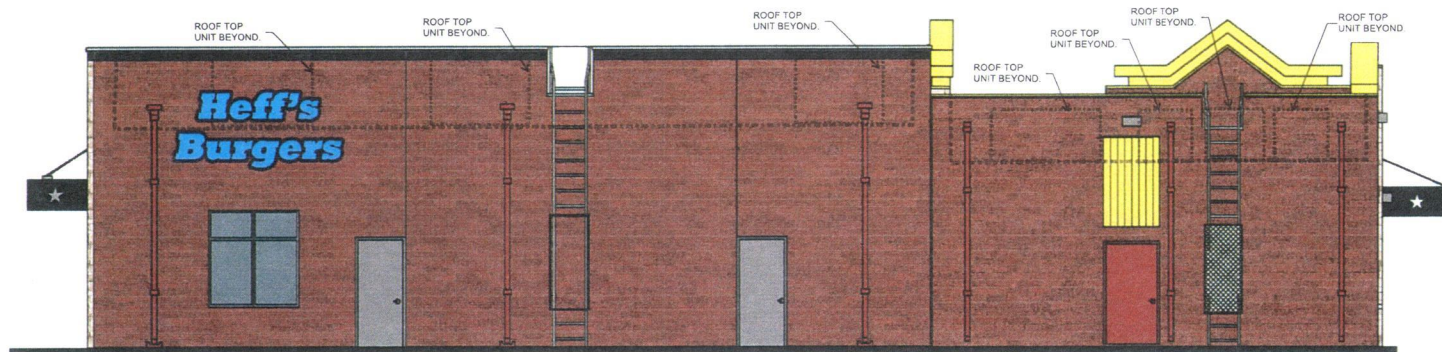
SHEET:

L1



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.



1 SOUTH ELEVATION
A4.0 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 ENGINEERS, ARCHITECTS & INTERIORS 1000 FIDELITY, SUITE 500 DALLAS, TEXAS 75201 (P) 214-543-3311 (F) 214-543-3865 (T) 214-543-3866 EJE, Inc. Copyright 2010	
FOR CITY REVIEW ONLY	
EXTERIOR ELEVATIONS GOLDEN CHICK QUAILAND, TX 76044	
DATE	DESCRIPTION
11/14/15	ZONING/SUP REVIEW
	BY
	DP
SCALE:	
AS NOTED	
PROJECT NO.	
SHEET NO.	
A4.1	



City Council Item Summary Sheet

☐ Work Session

Date: April 7, 2015

☒ Agenda Item

Sale of City Owned Property – 217 Seneca

Summary of Request/Problem

At the February 16, 2015 Work Session, Council considered the sale of a City owned residential property at 217 Seneca to Habitat for Humanity of Greater Garland, Inc. Council approval is required to authorize the Mayor to execute a deed without warranty conveying the property to the buyer.

Recommendation/Action Requested and Justification

Approve a Resolution authorizing the Mayor to sell the property and execute a deed without warranty conveying the property to Habitat for Humanity of Greater Garland Inc.

Submitted By:

**Mona Woodard
Housing and Community Services**

Approved By:

**William E. Dollar
City Manager**

RESOLUTION NO. _____

A RESOLUTION APPROVING THE SALE OF REAL PROPERTY, 217 SENECA DRIVE (THE "PROPERTY"); AUTHORIZING THE MAYOR OF THE CITY OF GARLAND TO EXECUTE A DEED CONVEYING THE PROPERTY TO HABITAT FOR HUMANITY OF GREATER GARLAND, INC ("THE BUYER"); AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City acquired certain real property, commonly known as 217 Seneca Drive, through tax foreclosure proceedings in Cause No. TX12-40691, City of Garland and Garland ISD vs. Joy C. Morris, Dallas County, Texas;

WHEREAS, the Buyer has offered to purchase the Property for \$9,000.00, less than the full judgment amount of the tax suit (\$13,000.00), and the other taxing entities have consented to the sale of the Property; and

WHEREAS, the City has determined that selling the property is in the public's best interest because it allows the Buyer to develop the Property, provides affordable housing to low-to-moderate income families, and it eliminates the City's expenses associated with maintaining the Property.

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

Section 1

That the sale and conveyance of the Property by the City of Garland to the Buyer is hereby approved.

Section 2

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

Section 3

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

PASSED AND APPROVED this the ____ day of _____,
2015.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

DEED WITHOUT WARRANTY

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

That the **City of Garland**, a Texas home-rule municipality ("Grantor"), for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to Grantor, the receipt and sufficiency of which is hereby acknowledged, paid in hand by **Habitat for Humanity of Greater Garland, Inc., 1110 Main Street, Garland, TX 75040** ("Grantee"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Grantee that certain lot, tract, or parcel of land, commonly known as **217 Seneca St**, situated in the City of Garland, County of Dallas, State of Texas, to wit:

LOT 5, BLOCK C OF THE CROWN HILL SECOND ADDITION, aka 217 SENECA STREET, CITY OF GARLAND, TEXAS AS RECORDED IN VOLUME 22 PAGE 205 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS (the "Property").

This Deed Without Warranty is subject to:

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

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

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

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

The intent of this Deed Without Warranty is to transfer the Property foreclosed on by the Grantor taxing jurisdictions in Cause TX12-40691 in the 192nd Judicial District Court, Dallas County, Texas, and no more.

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

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

EXECUTED on the dates set forth in the acknowledgements below, to be EFFECTIVE on the _____ day of _____ 201__.

GRANTOR:

CITY OF GARLAND, a Texas home-rule municipality

By: _____

Title: _____

THE STATE OF TEXAS §

§

COUNTY OF DALLAS §

The foregoing instrument was acknowledged before me on the _____ day of _____, 201__, by _____, in his capacity as Mayor of the City of Garland.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME OF NOTARY

MY COMMISSION EXPIRES:



City Council Item Summary Sheet

☐ Work Session

Date: April 7, 2015

☒ Agenda Item

Sale of City Owned Property – 1309 Burke

Summary of Request/Problem

At the February 16, 2015 Work Session, Council considered the sale of a City owned residential property at 1309 Burke to Habitat for Humanity of Greater Garland, Inc. Council approval is required to authorize the Mayor to execute a deed without warranty conveying the property to the buyer.

Recommendation/Action Requested and Justification

Approve a Resolution authorizing the Mayor to sell the property and execute a deed without warranty conveying the property to Habitat for Humanity of Greater Garland Inc.

Submitted By:

**Mona Woodard
Housing and Community Services**

Approved By:

**William E. Dollar
City Manager**

RESOLUTION NO. _____

A RESOLUTION APPROVING THE SALE OF REAL PROPERTY, 1309 BURKE (THE "PROPERTY"); AUTHORIZING THE MAYOR OF THE CITY OF GARLAND TO EXECUTE A DEED CONVEYING THE PROPERTY TO HABITAT FOR HUMANITY OF GREATER GARLAND, INC ("THE BUYER"); AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City acquired certain real property, commonly known as 1309 Burke Drive, through tax foreclosure proceedings in Cause No. TX12-40431, City of Garland and Garland ISD vs. Trustees of Faith and Miracles Ministry, Dallas County, Texas;

WHEREAS, the Buyer has offered to purchase the Property for \$8,000.00, less than the full judgment amount of the tax suit (\$12,000.00), and the other taxing entities have consented to the sale of the Property; and

WHEREAS, the City has determined that selling the property is in the public's best interest because it allows the Buyer to develop the Property, provides affordable housing to low-to-moderate income families, and it eliminates the City's expenses associated with maintaining the Property.

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

Section 1

That the sale and conveyance of the Property by the City of Garland to the Buyer is hereby approved.

Section 2

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

Section 3

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

PASSED AND APPROVED this the ____ day of _____,
2015.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

DEED WITHOUT WARRANTY

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

That the **City of Garland**, a Texas home-rule municipality ("Grantor"), for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to Grantor, the receipt and sufficiency of which is hereby acknowledged, paid in hand by **Habitat for Humanity of Greater Garland, Inc., 1110 Main Street, Garland, TX 75040** ("Grantee"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Grantee that certain lot, tract, or parcel of land, commonly known as **1309 Burke Dr.**, situated in the City of Garland, County of Dallas, State of Texas, to wit:

**LOT 3, BLOCK 12 OF THE MONICA PARK HEIGHTS
SECOND ADDITION, aka 1309 BURKE DRIVE, CITY OF
GARLAND, TEXAS AS RECORDED IN VOL 2004087, PAGE
6412, OF THE DALLAS COUNTY DEED RECORDS (the
"Property").**

This Deed Without Warranty is subject to:

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

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

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

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

The intent of this Deed Without Warranty is to transfer the Property foreclosed on by the Grantor taxing jurisdictions in Cause TX12-40431 in the 68th Judicial District Court, Dallas County, Texas, and no more.

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

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

EXECUTED on the dates set forth in the acknowledgements below, to be EFFECTIVE on the _____ day of _____ 201__.

GRANTOR:

CITY OF GARLAND, a Texas home-rule municipality

By: _____

Title: _____

THE STATE OF TEXAS §

§

COUNTY OF DALLAS §

The foregoing instrument was acknowledged before me on the _____ day of _____, 201__, by _____, in his capacity as Mayor of the City of Garland.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME OF NOTARY

MY COMMISSION EXPIRES:



City Council Item Summary Sheet

☐ Work Session

Date: April 7, 2015

☒ Agenda Item

Economic Development Agreement with the Fortress Company

Summary of Request/Problem

At the February 16, 2015 Work Session, Council considered granting general support for the Fortress Company project. The project provides for a Chapter 380 Finance Grant for a period of three years in the amount of \$100,000.

Recommendation/Action Requested and Justification

Approve a resolution authorizing the City Manager to execute an Economic Development Agreement.

Submitted By:

Approved By:

William E. Dollar
City Manager

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AN ECONOMIC DEVELOPMENT AGREEMENT WITH THE FORTRESS COMPANY AND PROVIDING AN EFFECTIVE DATE.

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

Section 1

That the City Manager is hereby authorized to execute an Economic Development Agreement with THE FORTRESS COMPANY in substantially the form and substance of that attached.

Section 2

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

PASSED AND APPROVED this the ____ day of _____, 2015.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

STATE OF TEXAS §
§
COUNTY OF DALLAS § ECONOMIC DEVELOPMENT AGREEMENT

This Economic Development Agreement (“Agreement”) is made by and between **THE CITY OF GARLAND, TEXAS** (the “CITY”), a Texas home rule municipal corporation, and **THE FORTRESS COMPANY** (the “DEVELOPER”), a Texas corporation, for the purposes and considerations stated below:

WHEREAS, the DEVELOPER proposes to renovate, restore, and rehabilitate the commercial property located at 1726 N. 1st Street, Garland, Texas (the “Property,” more particularly described at **EXHIBIT A**); and

WHEREAS, the DEVELOPER’S project on the Property will result in new economic development in the CITY, including increases in the number of new jobs, sales and use tax revenue, and ad valorem tax values within the CITY; and

WHEREAS, the DEVELOPER’S project will have a direct and positive economic benefit to the CITY; and

WHEREAS, the DEVELOPER has advised the CITY that a contributing factor that would induce it to complete its project and develop the Property would be an agreement by the CITY to provide an economic development grant to the DEVELOPER as set forth herein; and

WHEREAS, the CITY has the authority under Article 52-a of the Texas Constitution and Chapter 380 of the Texas Local Government Code to make loans or grants of public funds for the purposes of promoting local economic development and stimulating business and commercial activity within its boundaries; and

WHEREAS, the CITY wishes to provide incentives to the DEVELOPER to assist in the economic development of the CITY; and

WHEREAS, the CITY has determined, based on information presented to it by the DEVELOPER, that making a grant of funds to the DEVELOPER in accordance with this Agreement is in accordance with the CITY’S economic development goals and will: (i) further the objectives of the CITY; (ii) benefit the CITY and the CITY’S inhabitants; and (iii) promote local economic development and stimulate business and commercial activity in the CITY; and

WHEREAS, the CITY hereby finds that this Agreement embodies an eligible “program” and clearly promotes economic development in the CITY and, as such, meets the requisites under Chapter 380 of the Texas Local Government Code and, further, is in the best interest of the CITY.

NOW, THEREFORE, in consideration of the mutual benefits and promises contained herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Developer's Obligations:

- a. In consideration of the CITY'S Obligations set forth below, the DEVELOPER shall obtain (or cause an affiliated entity to obtain) fee simple ownership of the Property no later than September 31, 2015.
- b. The DEVELOPER shall renovate, restore, and rehabilitate (or cause to be renovated, restored, and rehabilitated) all structures now existing on the Property.
- c. The DEVELOPER'S total investment shall include the purchase of the Property and the renovation, restoration, and rehabilitation of the structures now-existing on the Property. The DEVELOPER'S total investment shall not be less than THREE MILLION DOLLARS AND NO/100 (\$3,000,000.00) (the "Renovation Investment").
 - i. The total Renovation Investment shall be made no later than September 31, 2017.
 - ii. The Renovation Investment shall include, but is not limited to: purchase of the Property; repainting all exterior elevations; repair of existing roof and extended parapets; construction of a new entrance; replacement of existing landscaping and the addition of new landscaping; resurfacing of the existing parking lot; installation of new lighting in warehouse space; installation of new foundation in warehouse space; installation of a new exterior sign; and new electrical distribution and plumbing distribution systems as part of a complete interior remodel. All improvements to the Property shall be made in compliance with applicable CITY building codes.

2. City's Obligations:

- a. Grant. In consideration of the DEVELOPER'S Obligations set forth above, the CITY shall provide to the DEVELOPER an economic development grant (the "Grant") as follows:
 - i. *Maximum Grant Amount:* The maximum amount of the Grant in the aggregate shall be ONE HUNDRED THOUSAND DOLLARS AND NO/100 (\$100,000.00) (the "Maximum Grant Amount").
 - ii. *Annual Installments:* In each year of the Grant Term (defined below), the CITY shall pay the Grant in annual installments to the DEVELOPER as follows (the "Annual Installments"):

Year 1 (2015)	THIRTY-FOUR THOUSAND DOLLARS AND NO/100 (\$34,000.00);
Year 2 (2016)	THIRTY-THREE THOUSAND DOLLARS AND NO/100 (\$33,000.00
Year 3 (2017)	THIRTY-THREE THOUSAND DOLLARS AND NO/100 (\$33,000.00).

- iii. The term for the Grant Annual Installments (the “Grant Term”) shall commence on the last date of the execution of this Agreement (the “Grant Commencement Date”) and end the year in which the Maximum Grant Amount is paid in full. However, this Agreement does not end in full until the conditions to the DEVELOPER’S receipt of the Grant are satisfied in full.
 - iv. The Annual Installments shall be paid beginning no later than November 31 of the year of the Grant Commencement Date, as defined herein, and then no later than November 31 of each successive year of the Grant Term.
3. Condition to Developer’s Receipt of the Grant: The DEVELOPER’S right to receive the Grant is subject to the following:
- a. In the event the DEVELOPER does not purchase the Property on or before September 31, 2015, then this Agreement shall be null and void.
 - b. The DEVELOPER shall employ at least 50 employees at the Property on or before September 31, 2016. The DEVELOPER shall maintain at least 50 employees at the Property until at least September 31, 2020.
 - c. The DEVELOPER shall operate a distribution-based business at the Property until at least September 31, 2020.
4. Written Request. In order to be eligible for the Annual Installment payments described in this Agreement, the DEVELOPER must submit a Certificate of Compliance to the CITY’S city manager in each year of the Grant Term. The relevant Certificate of Compliance forms are attached at **EXHIBIT B, C, and D**. In the Certificate of Compliance, the DEVELOPER shall warrant to the CITY that it is in full compliance with each of its obligations under this Agreement. The Certificate of Compliance must be received by the CITY’S city manager on or before October 31 of the relevant year.
- a. In 2018 (the year following the Grant Term), 2019, and 2020, the DEVELOPER shall provide warranty to the CITY that it is in full compliance with each of its obligations under this Agreement on its own form. In the years 2018, 2019, and 2020, the DEVELOPER’S warranty to

the CITY must be received by the city manager no later than December 31 of the subject year.

- b. The CITY and its representative(s), including third-parties contracted by the CITY, have the right to inspect all relevant records of the DEVELOPER as are reasonably necessary to verify compliance with all requirements of this Agreement. Inspections shall be preceded by at least 10 days' notice in writing to the DEVELOPER.

5. Breach and Recapture. A breach of this Agreement by the DEVELOPER may result in termination of this Agreement, recapture of any amounts of the Annual Installment payments made to the DEVELOPER, and termination of the CITY'S obligation to pay any additional amounts to the DEVELOPER under the terms of this Agreement. Upon satisfaction of the Maximum Grant Amount, the obligation of the CITY to pay an annual economic development grant shall terminate. The following conditions shall constitute a breach of this Agreement:

The DEVELOPER fails to secure fee simple ownership of the Property before September 31, 2015; the DEVELOPER fails to employ at least 50 employees at the Property on or before September 31, 2016; the DEVELOPER fails to maintain at least 50 employees at the Property through September 31, 2020; the DEVELOPER fails to invest at least THREE MILLION DOLLARS AND NO/100 (\$3,000,000.00) before September 31, 2017; or the DEVELOPER fails to operate a distribution-based business at the Property until at least September 31, 2020.

- a. Notice of Breach. In the event that the CITY makes a reasonable determination that the DEVELOPER has breached this Agreement, then the CITY shall provide the DEVELOPER written notice of such default. The DEVELOPER has sixty (60) days following receipt of said written notice to cure such breach or this Agreement may be terminated by the CITY. Notice of default shall be in writing and shall be delivered by personal delivery or certified mail to the DEVELOPER at the address provided in this Agreement.
 - b. After notice and failure to cure, the DEVELOPER agrees to repay the CITY all Annual Installment payments it previously received from the CITY, up to ONE HUNDRED THOUSAND DOLLARS AND NO/100 (\$100,000.00), within thirty (30) days of the CITY'S demand for payment.
6. Force Majeure. All obligations of Developer and City shall be subject to events of "force majeure" which shall mean any contingency or cause beyond the reasonable control of a party, as applicable, including, without limitations, acts of God or the public enemy, war, riot, civil commotion, insurrection, adverse weather, government or de facto governmental action or inaction (unless caused by negligence or omissions of such party), fires, explosions, floods, strikes, slowdowns or work stoppages, shortage of materials and labor.
 7. Term. The term of this Agreement shall commence on the last date of its execution and

shall terminate on December 31, 2020 (the date on which the DEVELOPER'S final compliance letter is due to the CITY; see Section 4, "Written Request," of this Agreement).

8. Release and Indemnification.

THE CITY SHALL NOT BE LIABLE FOR ANY LOSS, DAMAGE, OR INJURY OF ANY KIND OR CHARACTER TO ANY PERSON OR PROPERTY ARISING FROM THE ACTS OR OMISSIONS OF THE DEVELOPER PURSUANT TO THIS AGREEMENT. THE DEVELOPER HEREBY WAIVES ALL CLAIMS AGAINST CITY, ITS OFFICERS, AGENTS AND EMPLOYEES (COLLECTIVELY REFERRED TO IN THIS SECTION AS "CITY") FOR DAMAGE TO ANY PROPERTY OR INJURY TO, OR DEATH OF, ANY PERSON ARISING AT ANY TIME AND FROM ANY CAUSE OTHER THAN THE SOLE NEGLIGENCE, GROSS NEGLIGENCE OR WILLFUL MISCONDUCT OF CITY. THE DEVELOPER DOES HEREBY INDEMNIFY AND SAVE HARMLESS THE CITY FROM AND AGAINST ANY AND ALL LIABILITIES, DAMAGES, CLAIMS, SUITS, COSTS (INCLUDING COURT COSTS, ATTORNEYS' FEES AND COSTS OF INVESTIGATION) AND ACTIONS OF ANY KIND BY REASON OF INJURY TO OR DEATH OF ANY PERSON OR DAMAGE TO OR LOSS OF PROPERTY ARISING FROM THE DEVELOPER'S BREACH OF ANY OF THE TERMS AND CONDITIONS OF THIS AGREEMENT, OR BY REASON OF ANY ACT OR OMISSION ON THE PART OF THE DEVELOPER, ITS OFFICERS, DIRECTORS, SERVANTS, AGENTS, EMPLOYEES, REPRESENTATIVES, SUBCONTRACTORS, LICENSEES, SUCCESSORS OR PERMITTED ASSIGNS IN THE PERFORMANCE OF THIS AGREEMENT (EXCEPT WHEN SUCH LIABILITY, CLAIMS, SUITS, COSTS, INJURIES, DEATHS OR DAMAGES ARISE FROM OR ARE ATTRIBUTED TO THE SOLE NEGLIGENCE OF THE CITY). IN THE EVENT OF JOINT OR CONCURRENT NEGLIGENCE OF BOTH THE CITY AND DEVELOPER, THE RESPONSIBILITY, IF ANY, SHALL BE APPORTIONED COMPARATIVELY IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS, WITHOUT, HOWEVER, WAIVING ANY GOVERNMENTAL IMMUNITY AVAILABLE TO THE CITY AND WITHOUT WAIVING ANY DEFENSES OF THE PARTIES UNDER TEXAS LAW. IF ANY ACTION OR PROCEEDING SHALL BE BROUGHT BY OR AGAINST CITY IN CONNECTION WITH ANY SUCH LIABILITY OR CLAIM, THE DEVELOPER SHALL BE REQUIRED, ON NOTICE FROM CITY, TO DEFEND SUCH ACTION OR PROCEEDINGS AT THE DEVELOPER'S EXPENSE, BY OR THROUGH ATTORNEYS REASONABLY SATISFACTORY TO THE CITY. THE PROVISIONS OF THIS SECTION ARE SOLELY FOR THE BENEFIT OF THE PARTIES HERETO AND NOT INTENDED TO CREATE OR GRANT ANY RIGHTS, CONTRACTUAL OR OTHERWISE, TO ANY OTHER PERSON OR ENTITY.

9. Miscellaneous. The following miscellaneous provisions are a part of this Agreement:

- a. Entire Agreement. This Agreement constitutes the entire understanding and agreement of the parties as to the matters set forth in this Agreement. No alteration of or amendment to this Agreement shall be effective unless given in writing and signed by the party or parties sought to be charged or bound by the alteration or amendment.

- b. Binding Effect, Successors and Assigns. The terms and conditions of this Agreement are binding upon the successors and assigns of the parties hereto. This Agreement, or the right to receive grant payments, pursuant to this Agreement, may not be assigned, in whole or in part, without the express written consent of the City Council or the City Manager. For purposes of this Agreement, performance by a successor or an affiliate of Developer, or performance by a party with whom Developer or its affiliates contract shall be deemed to be performance by Developer.
- c. Amendments. No modifications or amendments to this Agreement shall be valid unless in writing and signed by the signatories hereto or their heirs, successors and assigns.
- d. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in Dallas County, Texas. Venue for any action arising under this Agreement shall lie in Dallas County, Texas.
- e. Authority to Sign. This Agreement shall become a binding obligation on the signatories upon execution by all signatories hereto. City warrants and represents that the individual executing this Agreement on behalf of City has full authority to execute this Agreement and bind City to the same. Developer warrants and represents that the individual executing this Agreement on its behalf has full authority to execute this Agreement and bind Developer to the same.
- f. Council Resolution. City Council has authorized the City Manager to execute this Agreement on behalf of City by City Council Resolution Number _____ approved on _____, 200_.
- g. Severability. In the event any provision of this Agreement shall be determined by any court of competent jurisdiction to be invalid or unenforceable, the Agreement shall, to the extent reasonably possible, remain in force as to the balance of its provisions as if such invalid provision were not a part hereof.
- h. Recitals. The recitals to this Agreement are incorporated herein.
- i. Estoppel. At any time, and from time-to-time, within thirty (30) days after notice or request by a party to this Agreement (the "requesting party"), at no cost to the requesting party, the other party to this Agreement (the "responding party") shall, at no cost to the requesting party, execute and deliver to the requesting party and to any proposed purchaser, mortgagee, ground lessee or other transferee, a statement certifying that this Agreement is unmodified and is in full force and effect, or if there have been modifications, that this Agreement is in full force and effect as modified in the manner specified in the statement, and that, among other things reasonably requested, to the knowledge of such party, there exists no

default under this Agreement, or any event that with notice or lapse of time or both would constitute an event of default to this Agreement, other than specified therein. The responding party shall not have any obligation to make any statements or covenants that modify the rights and obligations of either party as set forth in this Agreement.

- j. Notice. All notices required to be given under this Agreement shall be in writing and shall be given by either party or its counsel in person, via an express mail service or via courier or via receipted facsimile transmission (but only if duplicate notice is also given via express mail service or via courier or via certified mail) or certified mail, return receipt requested, to the respective parties at the below addresses (or at such other address as a party may hereafter designate for itself by notice to the other party as required hereby). All notices given pursuant to this paragraph shall be deemed effective, as applicable, on the date such notice may be given in person, next business day following the date on which such communication is transferred via facsimile transmission, or as applicable, deposited with the express mail service, courier, or in the United States mails. Any party may change its address for notices under this Agreement by giving formal written notice to the other parties, specifying that the purpose of the notice is to change the party's address.

If to City: City of Garland
200 North Fifth
Garland TX 75040
Attn: City Manager
Phone: (972) 205-2000
Fax: (972) 205-2504

With a copy to:

Mr. Brad Neighbor
City Attorney
200 N. Fifth Street
Fourth Floor
Garland TX 75046
Phone: (972) 205-2380
Fax: (972) 205-2389
bneighbo@ci.garland.tx.us

If to Developer: Mr. Matt Sherstad
The Fortress Company

Street	
City/State/Zip	
Phone	
Fax	
E-mail	

- k. Employment of Undocumented Workers. During the term of this Agreement the Developer agrees not to knowingly employ any undocumented workers and if convicted of a violation under 8 U.S.C. Section 1324a (f), the Developer shall repay the amount of the Annual Grants and any other funds received by the Developer from the City as of the date of such violation within 120 business days after the date the Developer is notified by the City of such violation, plus interest at the rate of 6% compounded annually from the date of violation until paid. The Developer is not liable for a violation of this section in relation to any workers employed by a subsidiary, affiliate, or franchisee of the Developer or by a person with whom the Developer contracts.
- l. Time of the Essence. Time is of the essence in the performance of this Agreement.

Executed and effective as of the ____ day of March, 2015.

DEVELOPER
THE FORTRESS COMPANY
a Texas corporation

By: _____

Name: Matt Sherstad

Title: President

Date Executed: _____

STATE OF TEXAS

COUNTY OF _____

This instrument was acknowledged before me on the ____ day of March, 2015, by Matt Sherstad, President of The Fortress Company, a Texas corporation, on behalf of said corporation.

Notary Public, State of Texas

CITY OF GARLAND, TEXAS

By: _____

William Dollar

City Manager

Date Executed: _____

STATE OF TEXAS

COUNTY OF _____

This instrument was acknowledged before me on the _____ day of March, 2015, by William Dollar, City Manager of the City of Garland, Texas, a Texas municipal corporation, on behalf of said corporation.

Notary Public, State of Texas

EXHIBIT A

Property Address	1726 N. 1 st Street Garland, Texas 75040-4702 (Dallas County)
Legal Description	A BAHN ABST 181 PG 355 TR 23 ACS 9.9914 Source: Dallas County Central Appraisal District

EXHIBIT B

Certificate of Compliance – Year 2015

Developer Name: The Fortress Company

Due Date: October 31, 2015

1.0 Investment

The Agreement states that after the Commencement Date of the Agreement and before September 31, 2015, the Developer shall obtain (or cause to be obtained) fee simple ownership of the Property located at 1726 N. 1st Street, Garland, Texas.

As of the date of this Certificate of Compliance, the Developer has obtained or caused to be obtained fee simple ownership of said Property as evidenced by the attached closing documents.

2.0 Incentive Payment Request

The Agreement requires an economic development incentive payment not to exceed \$34,000.00 for the year 2015 and a total payment not to exceed \$100,000.00. The City's first payment shall be made on or before November 31, 2015 for the Developer's performance during the year ending December 31, 2015. The City's final payment shall be in consideration for the Company's performance during the year ending December 31, 2017. The City shall make payments required under this section before November 31 of each year a payment is due.

I, the authorized representative of The Fortress Company, hereby certify that the above information is correct and accurate pursuant to the terms of the Agreement. I further certify that The Fortress Company complied fully with the Chapter 380 Economic Development Agreement during the reporting year.

SIGNATURE:

PRINTED NAME:

TITLE:

DATE:

EXHIBIT C

Certificate of Compliance – Year 2016

Developer Name: The Fortress Company

Due Date: October 31, 2016

1.0 Investment

The Agreement states that after the Commencement Date of the Agreement and before September 31, 2015, the Developer shall obtain (or cause to be obtained) fee simple ownership of the Property located at 1726 N. 1st Street, Garland, Texas.

As of the date of this Certificate of Compliance, the Developer has obtained or caused to be obtained fee simple ownership of said Property as evidenced by closing documents previously provided to the City.

The Agreement further states that, on or before September 31, 2016, the Developer shall employ at least 50 employees at the Property and that the Developer shall maintain at least 50 employees at the Property until at least September 31, 2020.

As of close of business on September 31, 2016, the Developer employs ____ employees at the Property.

The Agreement further states that, before September 31, 2017, the Developer shall invest at least \$3,000,000.00 towards the purchase, renovation, and rehabilitation of the Property.

As of the date of this Certificate of Compliance, the Developer has invested \$_____ towards the purchase, renovation, rehabilitation of the Property.

2.0 Incentive Payment Request

The Agreement requires an economic development incentive payment not to exceed \$33,000.00 for the year 2016 and a total payment not to exceed \$100,000.00. The City's first payment shall be made on or before November 31, 2015 for the Developer's performance during the year ending December 31, 2015. The City's final payment shall be in consideration for the Company's performance during the year ending December 31, 2017. The City shall make payments required under this section before November 31 of each year a payment is due.

I, the authorized representative of The Fortress Company, hereby certify that the above information is correct and accurate pursuant to the terms of the Agreement. I further certify that The Fortress Company complied fully with the Chapter 380 Economic Development Agreement during the reporting year.

SIGNATURE:

PRINTED NAME:

TITLE:

DATE:

EXHIBIT D

Certificate of Compliance – Year 2017

Developer Name: The Fortress Company

Due Date: October 31, 2017

1.0 Investment

The Agreement states that after the Commencement Date of the Agreement and before September 31, 2015, the Developer shall obtain (or cause to be obtained) fee simple ownership of the Property located at 1726 N. 1st Street, Garland, Texas.

As of the date of this Certificate of Compliance, the Developer has obtained or caused to be obtained fee simple ownership of said Property as evidenced by closing documents previously provided to the City.

The Agreement further states that, on or before September 31, 2016, the Developer shall employ at least 50 employees at the property and that the Developer shall maintain at least 50 employees at the property until at least September 31, 2020.

As of the date of this Certificate of Compliance, the Developer employed ____ employees at the Property.

The Agreement further states that, before September 31, 2017, the Developer shall invest at least \$3,000,000.00 towards the purchase, renovation, and rehabilitation of the Property.

As of the date of this Certificate of Compliance, the Developer has invested \$_____ towards the purchase, renovation, rehabilitation of the Property.

2.0 Incentive Payment Request

The Agreement requires an economic development incentive payment not to exceed \$33,000.00 for the year 2017 and a total payment not to exceed \$100,000.00. The City's first payment shall be made on or before November 31, 2015 for the Developer's performance during the year ending December 31, 2015. The City's final payment shall be in consideration for the Company's performance during the year ending December 31, 2017. The City shall make payments required under this section before November 31 of each year a payment is due.

I, the authorized representative of The Fortress Company, hereby certify that the above information is correct and accurate pursuant to the terms of the Agreement. I further certify that The Fortress Company complied fully with the Chapter 380 Economic Development Agreement during the reporting year.

SIGNATURE:

PRINTED NAME:

TITLE:

DATE:



City Council Item Summary Sheet

☐ Work Session

Date: April 7, 2015

☒ Agenda Item

INTERLOCAL AGREEMENT (ILA) WITH CITY OF ROWLETT FOR HARMONY HILLS SUBDIVISION

Summary of Request/Problem

The City of Rowlett proposes an Interlocal Agreement (ILA) with the City of Garland requesting roadway access across City of Garland city limits with the construction of the Harmony Hills Subdivision private development in Rowlett. The ILA identifies the proposed roadway will cross Garland Power & Light's existing transmission easement linking the Olinger Power Plant at Lake Lavon to Garland. The ILA also establishes the ownership and maintenance of the proposed roadway will be the City of Rowlett.

This item was considered by Council at the March 17, 2015 Work Session.

Recommendation/Action Requested and Justification

Adopt a Resolution that authorizes the City Manager to execute the Interlocal Agreement.

Submitted By:

Michael C. Polocek
Director of Engineering

Approved By:

William E. Dollar
City Manager

RESOLUTION NO.

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN INTERLOCAL AGREEMENT WITH THE CITY OF ROWLETT; AND PROVIDING AN EFFECTIVE DATE.

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

Section 1

That the City Council hereby authorizes the City Manager to enter into an interlocal agreement with the City of Rowlett, for the construction of a roadway within the city limits of the City of Garland and across an existing transmission easement, as set out in the interlocal agreement attached hereto.

Section 2

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

PASSED AND APPROVED this the _____ day of _____, 2015.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary



Planning Report

GHA Architecture

Southeast of IH 30 and Chaha Road, south of Bass Pro Drive

REQUEST

Approval of a Detail Plan for 1) a restaurant on property zoned Planned Development (PD) District 04-47 for Freeway Uses and 2) a variance to Section 10-311 of the Comprehensive Zoning Ordinance regarding metal buildings.

OWNER

Lake Star Properties

PLAN COMMISSION RECOMMENDATION

On March 9, 2015 the Plan Commission by a vote of seven (7) to zero (0), recommended approval of a Detail Plan for 1) a restaurant on property zoned Planned Development (PD) District 04-47 for Freeway Uses and 2) a variance to Section 10-311 of the Comprehensive Zoning Ordinance regarding metal buildings. Additionally, Plan Commission approved variances to the IH 30 Development Standards including Sections 34.18(B)(1) and 34.18(B)(2) regarding exterior wall materials, maximum number of basic façade materials, and percentage of façade materials.

STAFF RECOMMENDATION

Approval of a Detail Plan for restaurant on property zoned Planned Development (PD) District 04-47 for Freeway Uses, and a 2) variance to Section 10-311 of the Comprehensive Zoning Ordinance regarding metal buildings.

The Detail Plan and conditions for a restaurant use as proposed are consistent with the Concept Plan of PD 04-47.

The overall development of the Harbor Point site has centered around establishing compatible services which take advantage of the proximity to Lake Ray Hubbard and IH-30. The focal point of the Harbor Point development is the Bass Pro Shop. The Bass Pro Shop and developed restaurants all employed a variety of building materials to define the aesthetics of the overall development. The use of metal and increased presence of non-masonry façade materials as proposed, does not contradict the intent of the development standards. As proposed, the restaurant balances the intent of the ordinance regarding façade materials with the established design of the Harbor Point Development.

BACKGROUND

On December 7, 2004, City Council approved Planned Development (PD) District 04-47 as the regulatory document to guide the development of Harbor Point. Planned Development (PD) District 04-47 details a 28.10 acre mixed commercial development. The subject site is located on Lot 4 of the Concept Plan which calls for the development of 6 restaurants. Planned Development (PD) District 04-47 requires approval of a Detail Plan prior to each phase of development.

SITE DATA

The subject property (lease area) is an undeveloped pad site, .44 acres (19,338 square feet).

USE OF PROPERTY UNDER CURRENT ZONING

Development is restricted to the development standards and permitted uses of Planned Development (PD) District 04-47 for Freeway Uses. The Planned Development permits the development of a restaurant subject to approval of a Detail Plan.

CONSIDERATIONS

1. Detail Plan: The applicant requests approval of a Detail Plan to construct a 5,597 square foot Hooters restaurant on a 19,338 square foot lease area portion of a 10 acre tract (Lot 4, Harbor Point). The building will face north, fronting Bass Pro Drive, toward the shared parking area. The restaurant will have a covered patio area containing 1,956 square feet on the rear of the building, adjacent to Lake Ray Hubbard. The applicant has indicated that the site will not provide any boat docking. Approval of the original concept plan included a variance to the Freeway (FW) District to reduce the exterior and interior side yard building setback from fifteen (15) feet to ten (10) feet. The applicant intends to maintain a 10 foot building setback from the side and rear property boundaries.

2. Parking: Section 10-200 of the City of Garland Comprehensive Zoning Ordinance requires one parking space for every 75 square feet of gross floor area for restaurant uses. The concept plan and conditions of PD 04-47 established that parking for the restaurant sites would be shared and contained on Lot 6 of the Harbor Point development. A variance was approved to reduce the shared required parking from 546 spaces to 527. The applicant indicates the proposed use will require 99 parking spaces from the shared parking area.

3. Screening and Landscape: Although the design of Planned Development (PD) District 04-47 was to allow establishments to develop individually, an overall screening and landscape concept plan was established as a guide as sites developed. The applicant has provided a landscape plan showing to 49% of the lot to be landscaped containing adequate plantings and screening. The proposed screening and landscape plan is consistent with the requirements established by the Planned Development (PD) District 04-47 and consistent with the adjacent developments.

4 Building Façade Material: Developments within PD 04-47 are directed to adhere to the IH-30 Development standards regarding building façade materials. The IH 30 Development Standards requires no more than two basic materials with a minimum of 50% primary masonry, maximum 50% secondary masonry and maximum 20% non-masonry. Variances were granted by Plan Commission to allow the proposed structure to contain facades composed of brick, Hardi Board, and metal in the following percentages:

Elevation	Proposed façade materials			
	Brick %	Hardi %	Metal %	Total %
North (front)	55	33	12	100
South (Rear)	68	32	---	100
West (right)	17	63	20	100
East (Left)	67	29	4	100

6. Section 10-311 of the Comprehensive Zoning Ordinance No. 4647 prohibits the use of metal as a facade material. The applicant requests a variance to this requirement to construct a metal “rainscreen” feature which is considered a “brand image element” towards the entrance of the building. This building element consists of metal slats, back lit and fastened to the Hardi Board wall system. Metal as the third and least present material is mostly confined to a single location at the entry point of the building within this element. This material is of an application and quantity that complements the architectural theme.

5. Signage: Planned Development (PD) District 04-47 stipulates that the overall development contain no more than three freestanding pole signs for which developments may advertise. The subject site is specifically permitted a single freestanding monument sign, seven (7) feet in height, and fifty (50) square feet in area, setback 15 feet from the property line. There are no current plans for signage on the existing freestanding pole signs or for new monument signage. The restaurant is permitted a maximum of 166.8 square feet of attached signage. The applicant has proposed a single 48 square foot attached sign on the north (front) and south (rear) elevations. Total attached signage is 96 square feet, the attached signage as proposed meets the IH-30 Development Standards for maximum sign area.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan designates the subject property as Regional Centers. Regional Centers are areas with a higher concentration of activity that serve as a destination for residents and visitors. Uses within this development type provide a mix of retail, services, entertainment, and employment and may include residential uses. Regional centers may be found along major highways and turnpikes, and at significant bus

or rail stations. The proposed restaurant is consistent with the development type encouraged within Regional Centers.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The property in the surrounding area is developed with commercial and retail uses as part of the Harbor Point Development including Bass Pro Shop, three restaurants, two fast food restaurants, a multi-tenant retail building and a limited service hotel. Development of the subject site will leave a remaining undeveloped adjacent pad site for a future restaurant. The proposed restaurant is compatible with the surrounding zoning and land uses. The Detail Plan is generally consistent with the approved Concept Plan and conditions of the Planned Development District.

Prepared By:

Isaac Williams
Development Planner

Date: March 25, 2015

Reviewed By:

Neil Montgomery
Senior Managing Director

Date: March 27, 2015

Reviewed By:

William E. Dollar
City Manager

Date: March 29, 2015

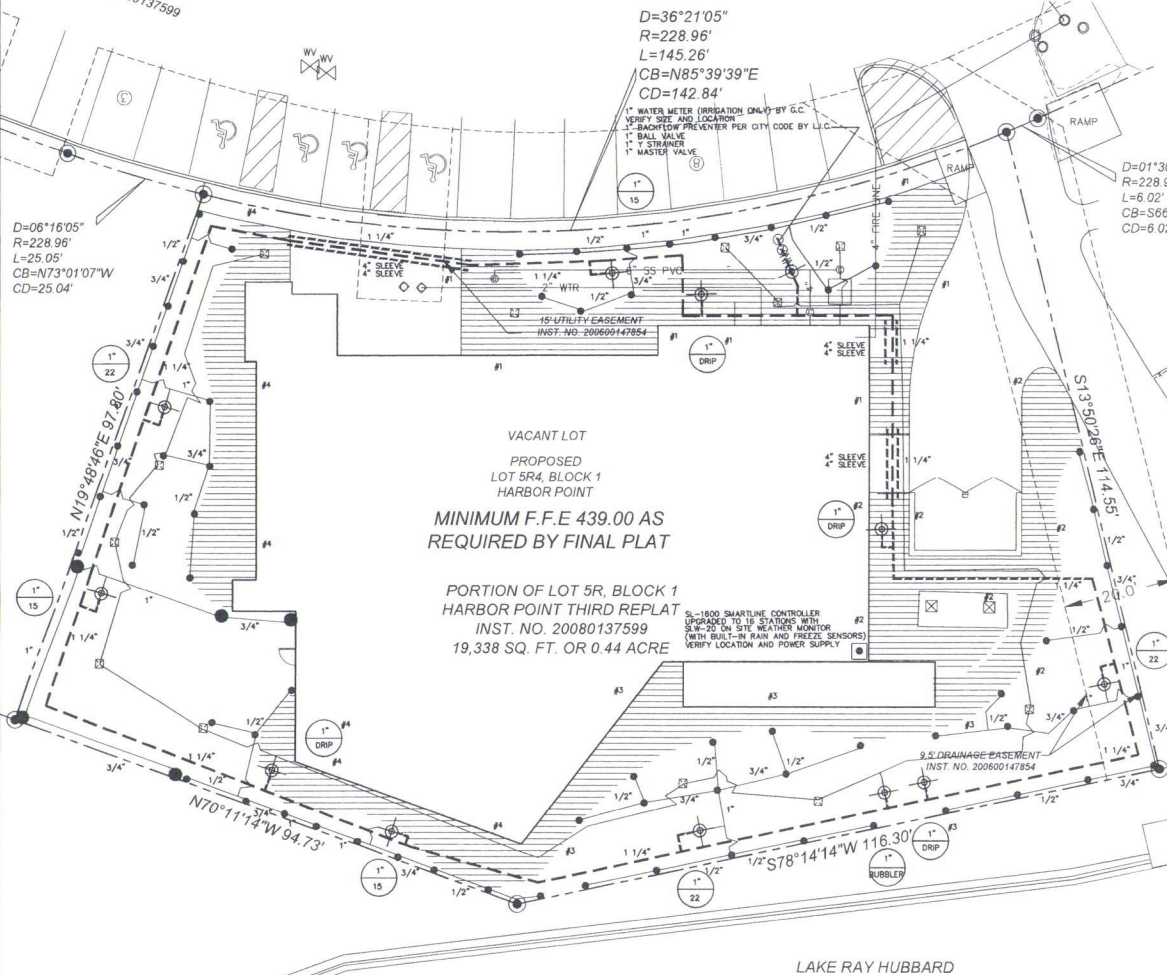
ZONING FILE 15-04

Southeast of IH 30 and Chaha Road, south of Bass Pro Drive

PLANNED DEVELOPMENT CONDITIONS

- I. **Statement of Purpose:** The purpose of this Planned Development District is to permit the development of a restaurant on the subject property subject to conditions.
- II. **Statement of Effect:** This Planned Development 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 19, 32 and 47 of the Comprehensive Zoning Ordinance, Ordinance 4647, as well as the IH-30 Development Standards are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. **Development Plans:**
 - A. Detail Plan: Development shall be in general conformance with the Detail Plan set forth in Exhibit C. Any conflicts between the Detail Plan and the following conditions, the conditions shall prevail.
- V. **Specific Regulations:**
 - A. Permitted Uses: Uses shall be as permitted within the Freeway (FW) District within the IH 30 Overlay.
 - B. Building Setback Requirements. The building shall be setback ten (10) feet from the side and rear property lines as illustrated on the approved Detail Plan as set forth in Exhibit C.
 - C. Screening and Landscaping: Screening and landscaping shall be provided as reflected on Exhibit D.
 - D. Exterior Elevations: The west elevation shall contain less than 50% primary masonry, and all other elevations shall contain greater than 20% non-masonry as reflected. An entry feature containing metal slats is permitted at the front entry as reflected. The exterior elevations of the buildings and structures shall be in general conformance with Exhibit E.
 - E. Parking: The development shall require 99 parking spaces, from the shared parking spaces of the Harbor Point Development.

BASS PRO DRIVE
32' WIDE PUBLIC ACCESS,
UTILITY AND DRAINAGE
EASEMENT
INST. NO. 20080137599



SLEEVE NOTES

1. SLEEVES SHALL BE FURNISHED AND INSTALLED BY GENERAL CONTRACTOR.
2. SLEEVE MATERIAL SHALL BE SCHEDULE 40 PIPE, SIZE AS INDICATED ON PLAN.
3. CONTRACTOR SHALL LAY SLEEVES AND CONDUITS AT TWENTY-FOUR (24) INCHES BELOW FINISH GRADE OF THE TOP OF PAVEMENT.
4. CONTRACTOR SHALL EXTEND SLEEVES ONE (1) FOOT BEYOND EDGE OF ALL PAVEMENT.
5. CONTRACTOR SHALL CAP PIPE ENDS USING PVC CAPS.
6. CONTRACTOR SHALL FURNISH OWNER AND IRRIGATION CONTRACTOR WITH AN AS-BUILT DRAWING SHOWING ALL SLEEVE LOCATIONS.

IRRIGATION NOTES

1. THE IRRIGATION CONTRACTOR SHALL COORDINATE INSTALLATION OF THE IRRIGATION SYSTEM WITH THE LANDSCAPE CONTRACTOR SO THAT ALL PLANT MATERIAL WILL BE WATERED IN ACCORDANCE WITH THE INTENT OF THE PLANS AND SPECIFICATIONS.
2. ALL SPRINKLER EQUIPMENT NUMBERS REFERENCE THE WEATHERMATIC EQUIPMENT CATALOG UNLESS OTHERWISE INDICATED.
3. TEN DAYS PRIOR TO START OF CONSTRUCTION, IRRIGATION CONTRACTOR SHALL VERIFY STATIC WATER PRESSURE. IF STATIC PRESSURE IS LESS THAN 85 P.S.I., NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY. DO NOT WORK UNTIL NOTIFIED TO DO SO BY OWNER.
4. SLEEVES SHALL BE FURNISHED AND INSTALLED BY GENERAL CONTRACTOR. SLEEVE MATERIAL SHALL BE SCHEDULE 40, SIZE AS INDICATED ON PLAN. REFER TO SLEEVING NOTES.
5. ALL MAIN LINE AND LATERAL LINE PIPING IN PLANTING AND LAWN AREAS SHALL HAVE A MINIMUM OF 12 INCHES OF COVER. ALL PIPING UNDER PAVING SHALL HAVE A MINIMUM OF 18 INCHES OF COVER. CONTRACTOR TO VERIFY LOCAL FREEZE DEPTHS AND ADJUST DEPTH OF COVER ACCORDINGLY.
6. LAWN SPRAY HEADS SHALL BE WEATHERMATIC LX-4 INSTALLED PER DETAIL SHOWN.
7. ROTOR HEADS SHALL BE WEATHERMATIC TURBO INSTALLED PER DETAIL SHOWN. (WITH BUILT-IN CHECK VALVE).
8. NOZZLES SHALL BE WEATHERMATIC 5900 SERIES. IRRIGATION CONTRACTOR SHALL SELECT THE PROPER ARC AND RADIUS FOR EACH NOZZLE TO INSURE 100% AND PROPER COVERAGE OF ALL LAWN AREAS AND PLANT MATERIAL. NO WATER SHALL SPRAY ON BUILDING.
9. ALL NOZZLES IN PARKING LOT ISLANDS AND PLANTING BEDS SHALL BE LOW ANGLE NOZZLES TO MINIMIZE OVERSPRAY ON PAVEMENT SURFACES.
10. ELECTRIC CONTROL VALVES SHALL BE WEATHERMATIC 11000 SERIES INSTALLED PER DETAIL SHOWN. SIZE OF VALVES AS SHOWN ON PLAN. VALVES SHALL BE INSTALLED IN VALVE BOXES LARGE ENOUGH TO PERMIT MANUAL OPERATION, REMOVAL OF SOLENOID AND OR VALVE COVER WITHOUT ANY EARTH EXCAVATION.
11. QUICK COUPLING VALVES SHALL BE WEATHERMATIC QV75 INSTALLED PER DETAIL SHOWN. SWING JOINTS SHALL BE CONSTRUCTED USING 3/4\" SCHEDULE 80 ELBOWS. CONTRACTOR SHALL SUPPLY OWNER WITH THREE (3) CITY COUPLERS AND THREE (3) #10HS SWIVEL HOSE ELLS AS PART OF THIS CONTRACT.
12. ALL 24 VOLT VALVE WIRING TO BE UP 14 GAUGE SINGLE CONDUCTOR. ALL WIRE SPLICES ARE TO BE PERMANENT AND WATERPROOF.
13. AUTOMATIC CONTROLLER SHALL BE INSTALLED AT LOCATION SHOWN. POWER (120V) SHALL BE LOCATED IN A JUNCTION BOX WITHIN FIVE (5) FEET OF CONTROLLER. LOCATION BY OTHER TRADES. RAIN AND FREEZE SENSORS SHALL BE INSTALLED WITH EACH CONTROLLER.
14. THE DESIGN PRESSURE IS 65 PSI.
15. ELECTRICAL SPLICES AT EACH VALVE AND CONTROLLER ONLY.
16. IRRIGATION IN TEXAS IS REGULATED BY: THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) MC-178 / PO BOX 13087 AUSTIN, TEXAS 78713-0287
17. TCEQ'S WEBSITE IS WWW.TCEQ.STATE.TX.US.

IRRIGATION LEGEND

- WEATHERMATIC LX-4 POP-UP LAWN HEAD
- WEATHERMATIC TURBO ROTARY FC
- WEATHERMATIC 106.5 BUBBLER (2 PER TREE, TYP.)
- WEATHERMATIC 11000 SERIES ELECTRIC VALVE
- WEATHERMATIC QV75 QUICK COUPLER
- CONTROLLER, SIZE AS INDICATED
- WATER METER, SIZE AS INDICATED WITH D.C.A., SIZE AS INDICATED
- PVC SCHEDULE 40 SLEEVING
- PVC CLASS 200 MAINLINE
- PVC CLASS 200 LATERAL LINE
- XXX VALVE SIZE
- XXX GPM
- NETAFIRM TECHLINE#TDL6-1210 (18\" LATERAL SPACING, 12\" EMITTER SPACING)
- NETAFIRM TECHLINE#TDL6-1210 (18\" LATERAL SPACING, 12\" EMITTER SPACING)
- NETAFIRM TECHLINE#TDL6-1210 (18\" LATERAL SPACING, 12\" EMITTER SPACING)
- NETAFIRM DISC FILTER #DF100-080
- NETAFIRM PRESSURE REGULATOR #PRV15025
- INSTALL ALL EQUIPMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS

BUBBLER PIPING CHART

NUMBER OF BUBBLERS	SIZE OF PIPE
1-5	3/4"
6-10	1"
11-20	1 1/4"
21-30	2"
31-40	3"

SMARTLINE CERTIFIED DESIGN

1. THIS IRRIGATION DESIGN FEATURES SMARTLINE CONTROLLER AND WEATHER MONITOR TECHNOLOGY AND UTILIZES "ET" BASED WATER CONSERVATION AUTO ADJUSTING SCHEDULING.
2. THE IRRIGATION CONTRACTOR MUST PROGRAM THE CONTROLLER BY SELECTING THE PROPER SPRINKLER TYPE, PLANT TYPE, SOIL TYPE, SLOPE AND SUN / SHADE EXPOSURE FOR EACH ZONE.
3. THE IRRIGATION CONTRACTOR MUST CONTACT THE IRRIGATION DESIGNER FOR APPROVAL OF CONTROLLER SETTINGS.
4. THE IRRIGATION DESIGNER IS JOHN WINGFIELD (972) 238-1498.
5. ALL EQUIPMENT MUST BE INSTALLED AS SPECIFIED. NO EQUIPMENT SUBSTITUTIONS WILL BE PERMITTED.

City of Garland # 141211-1



BELLE
FIRMA

IRRIGATION PLAN

- 4245 North Central Expy
- Suite 501
- Dallas, Texas 75205
- 214.865.7192

PROJECT NUMBER
140365

SHEET NUMBER

L2.01

ORIGINAL ISSUE DATE - 02/04/15
DATE OF THIS PRINTING -



Architecture / Development
14001 Quorum Drive
Suite 300
Dallas Texas 75254
Ph: (972) 238-8004
Fax: (972) 238-5004

HOOTERS - STORE # LAKE RAY HUBBARD
HARBOR POINT SHOPPING CENTER
LOT 5R4, BLOCK 1
GARLAND, TX 75043
NEW
FRESTANDING
RESTAURANT

DO NOT SCALE DRAWINGS
CONTRACTOR TO VERIFY
ALL EXISTING CONDITIONS AND
DIMENSIONS-NOTIFY ARCHITECT
OF ANY DISCREPANCIES PRIOR
TO BEGINNING CONSTRUCTION



NO REVISION

EXHIBIT C

[illegible]

PORTION OF LOT 5R, BLOCK 1
HARBOR POINT THIRD REPLAT
INST. NO. 20080137599
19,338 SQ. FT. OR 0.44 ACRE

PLANT LIST

[illegible]

NOTE: ALL DIMENSIONS HAVE SIGNATURE THICKNESS AND SPACING WITHIN VARIABLES.
 1. FRONT IS ALWAYS TO DIMENSIONS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN.
 ALL HEIGHTS AND SPREADS ARE MINIMUM. ALL FINISH MATERIAL SHALL MEET OR EXCEED REQUIREMENTS AS INDICATED.

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY UPON DISCOVERY OF ANY EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXCAVATE AND WORK AROUND IN THE VICINITY OF UNDERGROUND UTILITIES.
3. CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AROUND ALL STRUCTURES.
4. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE A MINIMUM 2% SLOPE TO EXISTING DRAINAGE AREAS TO RECEIVE TOPSOIL 2" BELON FINISHED GRADE IN GRADE AREAS AND 4" BELON FINISHED GRADE IN LAWN AREAS.
5. ALL PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED AT THE INTERSECTIONS OF BEDS OR CURBS. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALLS AND CURBS.
6. TOP OF WALKS SHALL BE 1/2" MINIMUM BELOW THE TOP OF CURBS AND RUMBLES.
7. ALL LAWN AREAS SHALL BE SODDED BOD BERM-DRAINAGE UNLESS OTHERWISE NOTED ON THE DRAWINGS.
8. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH MAIN AND FEEZE SENSORS AND A BACKFLOW PREVENTER. IRRIGATION CONTROLLERS AND SOD IRRIGATION SYSTEM SHALL BE PROVIDED BY A LICENSED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
9. CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

1. THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
2. ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND HEALTHY MANNER. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES NECESSARY FOR LANDSCAPE MAINTENANCE.
3. ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THIS PLAN.
4. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
5. ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
6. CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSALS FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE.

1. CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE FERTILIZER MANAGEMENT.
2. FINAL FINISHED GRADE LEAVE LAWN AREAS 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
3. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE SLOPES AS INDICATED ON CHS. RAKES, ADJUST CONTROLS TO ACHIEVE POSITIVE DRAINAGE AND AVOID BUILDUP OF GRADE. FINE GRADE AREAS INCLUDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND UNDESIRABLE WEAR AREAS.
4. ALL LAWN AREAS SHALL BE FINE GRADE, IMMEDIATELY TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER AND LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
5. CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT, CLUMPS, STICKS, TWIGGLES, ETC PRIOR TO PLACING TOPSOIL AND LAWN INSTALLATION.
6. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, MOWING, WATERING, FERTILIZING, CULTIVATING, CLEANING AND REPLACING DEAD OR DAMAGED GRASS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.

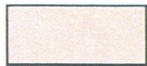
1. PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
2. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
3. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
4. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, OVERSEED BERMUDAGRASS SOD WITH WINTER RYEGRASS AT A RATE OF FOUR LB. FIFTEEN POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

Site Area - 19,338 s.f.	
Required	Provided
1,934 s.f. (10%)	9,385 s.f. (49%)

• 4245 North Central Expwy
• Suite 501
• Dallas, Texas 75205
• 214.865.7192 www.fox.com

ORIGINAL ISSUE DATE - 02/04/15
DATE OF THIS PRINTING -

EXHIBIT D



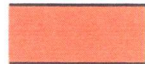
PT-4 SHERWIN WILLIAMS
SW7036 ACCESSIBLE BEIGE
SATIN FINISH



PT-5 SHERWIN WILLIAMS
SW7026 GRIFFIN
SATIN FINISH



PT-6 SHERWIN WILLIAMS
SW7020 BLACK FOX
SATIN FINISH



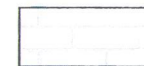
PT-7 SHERWIN WILLIAMS
HOOTERS ORANGE, CUSTOM
SATIN FINISH



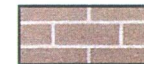
PT-8 SHERWIN WILLIAMS
CUSTOM COLOR
SEMI GLOSS



WD-1 TREX SELECT DECKING
COLOR: "SADDLE"



BR-1 BELDEN BRICK
ALASKA WHITE VELOUR



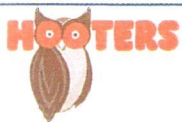
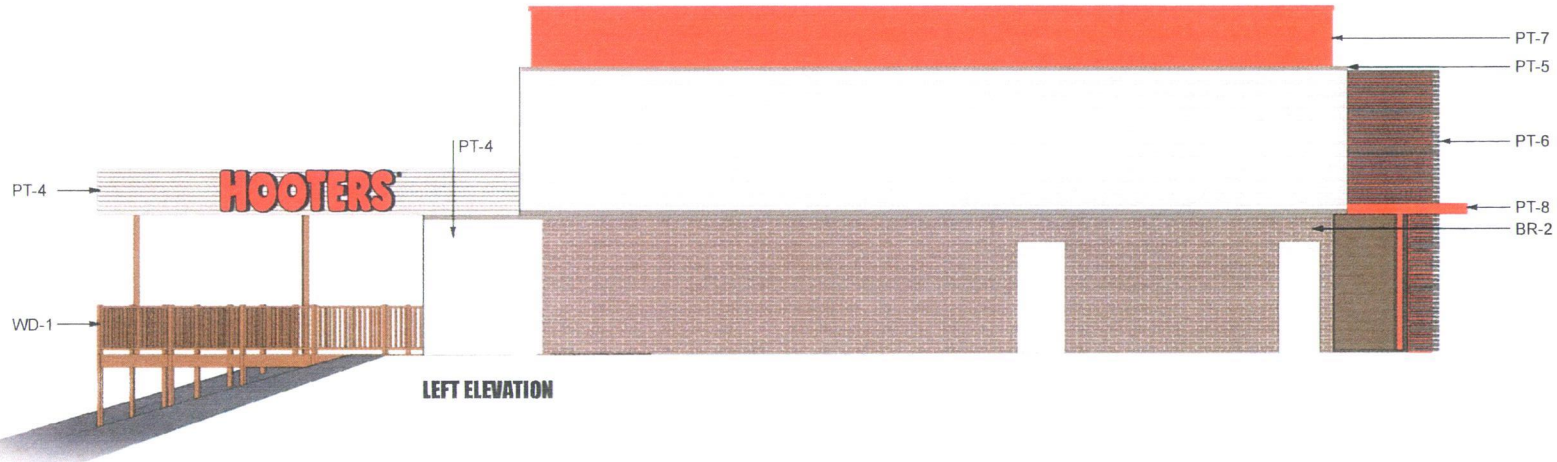
BR-2 BELDEN BRICK
SEAL BROWN VELOUR

BR-1
PT-5
BR-2
PT-4

PT-7
BR-2
PT-4
PT-8

FRONT ELEVATION

EXHIBIT E



Masonry Material Option

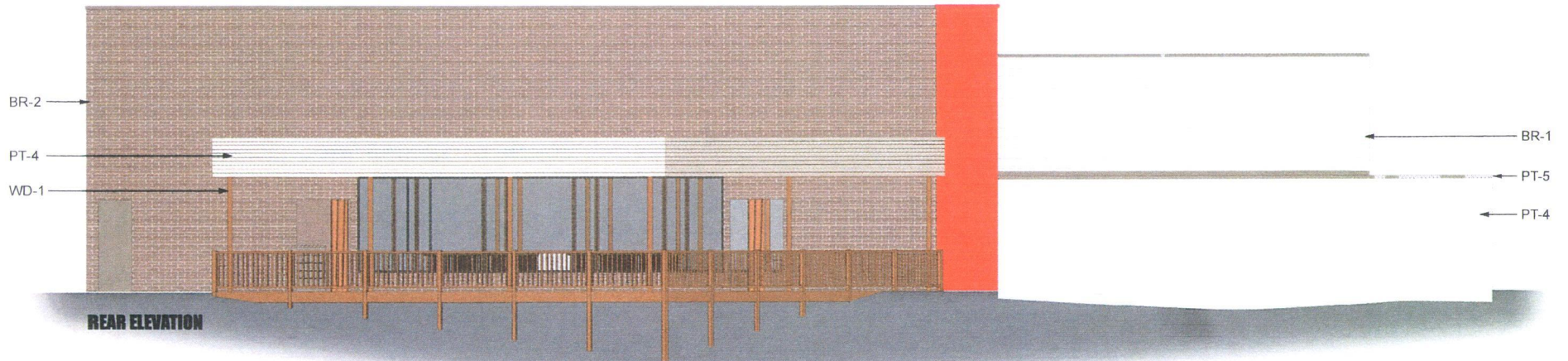
Hooters
Garland, TX

GHA Architecture / Development
14901 Quorum Drive, Suite 300
Dallas, Texas 75254 972.239.8884

GH A

EXHIBIT E

- | | | | | | | | |
|---|---|---|--|---|--|---|---|
|  | PT-4 SHERWIN WILLIAMS
SW7036 ACCESSIBLE BEIGE
SATIN FINISH |  | PT-6 SHERWIN WILLIAMS
SW7020 BLACK FOX
SATIN FINISH |  | PT-8 SHERWIN WILLIAMS
CUSTOM COLOR
SEMI GLOSS |  | BR-1 BELDEN BRICK
ALASKA WHITE VELOUR |
|  | PT-5 SHERWIN WILLIAMS
SW7026 GRIFFIN
SATIN FINISH |  | PT-7 SHERWIN WILLIAMS
HOOTERS ORANGE, CUSTOM
SATIN FINISH |  | WD-1 TREX SELECT DECKING
COLOR: "SADDLE" |  | BR-2 BELDEN BRICK
SEAL BROWN VELOUR |



Masonry Material Option
Hooters
Garland, TX

GHA Architecture / Development
14901 Quorum Drive, Suite 300
Dallas, Texas 75254 972.239.8884



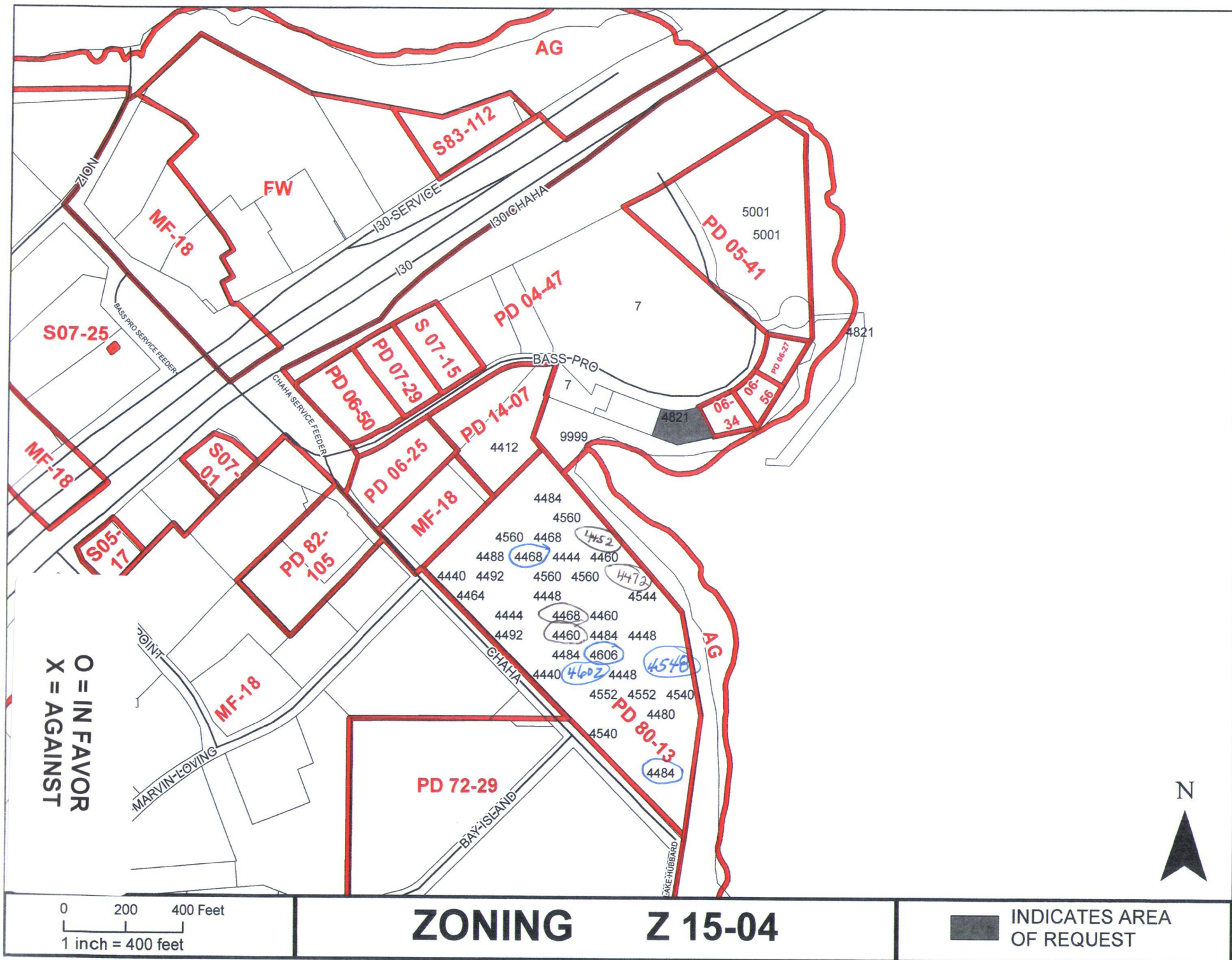
REPORT & MINUTES

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

Consideration of the application for GHA Architecture, requesting approval of 1) a Detail Plan for restaurant on property zoned Planned Development (PD) District 04-47 for Freeway Uses, and 2) variances to the IH 30 Development Standards including Sections 34.18(B)(1) and 34.18(B)(2) regarding exterior wall materials and maximum number of basic façade materials and percentage of façade materials and a 3) variance to Section 10-311 of the Comprehensive Zoning Ordinance regarding metal buildings. (District 3) (File Z 15-04).

The applicant was available for questions. There were no questions of the applicant.

Motion was made by Commissioner Dalton, seconded by Commissioner O'Hara to **approve** the request per staff recommendation. **Motion carried: 8 Ayes, 0 Nays.**





GARLAND

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

February 24, 2015

HEARING DATE/TIME: Plan Commission: March 9, 2015 – 7:00 PM

APPLICANT: GHA Architecture

File Z 15-04

Dear Property Owner:

A public hearing will be held by the Plan Commission of the City of Garland, Texas, at 7:00 P.M. Monday, March 9, 2015, in the Goldie Locke Room of the Duckworth Utility Services Building, 217 North Fifth Street, to consider the application of **GHA Architecture**, requesting approval of a 1) Detail Plan for a restaurant on property zoned Planned Development (PD) District 04-47 for Freeway Uses, 2) variances to the IH 30 Development Standards including Sections 34.18(A) and 34.18(B)(2) regarding the maximum number of façade materials, minimum percentage of primary masonry and maximum percentage of non-masonry façade materials, and 3) Section 34.21(C)(4)(b)(i) regarding maximum attached sign area for single occupant buildings. The property is shown on the enclosed sketch and is described as follows:

Being a part of Lot 5R, Block 1, Harbor Point, a platted addition to the City of Garland, Dallas County, Texas as recorded in Dallas County Instrument Number 200503587321 and being situated in the Charles Neeley Survey, Abstract No 1087. This property contains approximately 0.44 acres and is generally located southeast of IH-30 and Chaha Road, south of Bass Pro Drive. (District 3).

Note: The applicant requests approval of the Detail Plan, and associated variances to develop the property with a 5,620 square foot restaurant.

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

(Please Check One Below)

☒ I am in favor of the request.

☐ I am opposed to the request.

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

(Please complete the following information)

Your Property Address

Garland Rd Rodriguez

Printed Name

4460 Chaha Rd Apt 102 Garland, TX 75043

Address

City, State

Zip

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

Isaac Rodriguez Owner

Signature

Title

Date: 3/3/2014



GARLAND

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

February 24, 2015

HEARING DATE/TIME: Plan Commission: March 9, 2015 – 7:00 PM

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(Please Check One Below)

☒ I am in favor of the request.

☐ I am opposed to the request.

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

Please make area Behind Holiday Inn Express a
swimming/BEACH AREA. TAKE AWAY wild life Preserve Tag!
(Please complete the following information)

Your Property Address

4468 Chaha Rd #104

Printed Name

Daniel B. Cason

Garland, TX

75043

Address

City, State

Zip

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

Daniel B. Cason

owner

Signature

Title

Date: 03/02/2015



GARLAND

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

February 24, 2015

HEARING DATE/TIME: Plan Commission: March 9, 2015 – 7:00 PM

APPLICANT: GHA Architecture

File Z 15-04

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Note: The applicant requests approval of the Detail Plan, and associated variances to develop the property with a 5,620 square foot restaurant.

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

(Please Check One Below)

☒ I am in favor of the request.

☐ I am opposed to the request.

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

More Restaurants the better - just fix "the Chaha" road!

(Please complete the following information)

Your Property Address

4602 Chaha Rd. #103

Printed Name

Prudie Higgs

Garland

Tx

75043

Address

City, State

Zip

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

Signature

Date:

Prudie Higgs

3/4/15

Title

outside the notification area



GARLAND

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

February 24, 2015

HEARING DATE/TIME: Plan Commission: March 9, 2015 – 7:00 PM

APPLICANT: GHA Architecture

File Z 15-04

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(Please Check One Below)

☒ I am in favor of the request.

☐ I am opposed to the request.

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

(Please complete the following information)

Your Property Address

Jami Cowley Rollins

Printed Name

115 Teakwood Dr.

Rockwall TX 75087

Address

City, State

Zip

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

Jami Rollins

Signature

Title

Date:

3/3/15

Outside the notification area



GARLAND

February 24, 2015

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APPLICANT: GHA Architecture

File Z 15-04

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(Please Check One Below)

☒ I am in favor of the request.

☐ I am opposed to the request.

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

(Please complete the following information)

Your Property Address

Printed Name

Address

City, State

Zip

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

Signature

Date:

Title

outside of notification area



GARLAND

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

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(Please Check One Below)

☒ I am in favor of the request.

☐ I am opposed to the request.

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

(Please complete the following information)

Your Property Address

Gary Matthias
Printed Name

4602 Chaha Rd #205 Garland, TX 75043
Address City, State Zip

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

Signature

Date: 3/4/15

Owner
Title

Noting the notification area



GARLAND

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

February 24, 2015

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File Z 15-04

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(Please Check One Below)

☒ I am in favor of the request.

☐ I am opposed to the request.

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

(Please complete the following information)

Your Property Address

Larry Smith 4484 Chaha

Printed Name

4484 Chaha Garland, TX

Address

City, State

Zip

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

Larry Smith

Signature

owner

Title

Date:

3-5-15



GARLAND

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

February 24, 2015

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(Please Check One Below)

☒

I am in favor of the request.

☐

I am opposed to the request.

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

(Please complete the following information)

Your Property Address

Betty Long

Printed Name

4548 Chaha Rd. #102 - Garland, Tx. 75042

Address

City, State

Zip

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

Betty Long

Signature

Date:

3-2-15

Dwain Faulkner

Title



GARLAND

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

February 24, 2015

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(Please Check One Below)

☒ I am in favor of the request.

☐ I am opposed to the request.

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

(Please complete the following information)

Your Property Address

Brian WATSON
Printed Name
4602 Chaha RD. Apt 201 Garland, TX 75043
Address City, State Zip

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

Signature
Date: 03-07-2015

OWNER
Title



GARLAND

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

February 24, 2015

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(Please Check One Below)

☒ I am in favor of the request.

☐ I am opposed to the request.

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

(Please complete the following information)

Your Property Address

James Kirkpatrick - Kirkpatrick Holdings LLC

Printed Name

11319 SW Mountain Ash Circle Port St Lucie, FL 34987

Address

(4468 Chaha)

City, State

Zip

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

[Signature]

Owner

Signature

Title

Date:

3-4-2015



GARLAND

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

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(Please Check One Below)

☒ I am in favor of the request.

☐ I am opposed to the request.

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

THEY ARE TO FOLLOW THE
SAME CONDITIONS CONCERNING NOISE
RESTRICTION - RECALL FLYING SAUCER LOUD
NOISE.

(Please complete the following information)

Your Property Address

4606 CHAHA ROAD #104

Printed Name

J.B. McLEOD

GARLAND TX

75043-4600

Address

City, State

Zip

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

J.B. McLeod

OWNER/RESIDENT

Signature

Title

Date: 3-5-2015



GARLAND

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

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(Please Check One Below)

☒ I am in favor of the request.

☐ I am opposed to the request.

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

(Please complete the following information)
Your Property Address 4544 CHAHA RD #106 GARLAND, TX 75043

Printed Name JUDAH KALLIES 55 W. 14 ST NEW YORK 10011
Address _____ City, State _____ Zip _____

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

Signature [Signature]
Date: 03/08/15

Title _____

925 South Bedford Street Apt 1
Los Angeles, CA 90035

March 23, 2015

Chasidy Allen, Principal Planner
City of Garland Planning Department
PO Box 469002
Garland, TX 75046-9002

RE: File Z 15-04; Hearing on April 7, 2015

Dear Chasidy Allen:

I am the owner of a Faulkner Point condo, 4452 Chaha Road No 102. It is in the building closest to the property line on the north side of the complex and thus closest to the proposed restaurant site.

I am opposed to the restaurant because of the lights, noise and congestion that a restaurant that size will inevitably create. I do not want it to be built at all.

While I do not currently reside in my condo, I have always considered it a potential retirement residence. I believe a restaurant on that site will radically lessen my quiet enjoyment of my property. In the meantime, I have a long-term tenant who may change her mind about living there were the project to go forward.

Please call with any questions you may have.

Best regards,

A handwritten signature in dark ink, appearing to read "Jodi L. Colburn", with a long horizontal flourish extending to the right.

Jodi L. Colburn
Property Owner
4452 Chaha Road No 102
Garland, TX 75043
310-497-0692

Attachment: Notice of hearing



City Council Item Summary Sheet

☐ Work Session

Date: April 7, 2015

☒ Agenda Item

Hold a Public Hearing – 2015-2016 CDBG, HOME and ESG Funding

Summary of Request/Problem

At the April 6, 2015 Work Session, Council was provided information regarding the available funding and applications received for CDBG, HOME, and ESG 2015-2016 budget year. As part of the review process, a public hearing is needed to obtain comments from any interested parties.

Recommendation/Action Requested and Justification

Hold a public hearing to obtain comments from interested parties.

Submitted By:

**Mona Woodard
Housing and Community Services**

Approved By:

**William E. Dollar
City Manager**