



AGENDA

**REGULAR MEETING OF THE CITY COUNCIL
City of Garland
Duckworth Building, Goldie Locke Room
217 North Fifth Street
Garland, Texas
April 21, 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 April 7, 2015 Regular Meeting.**
2. **Consider approval of the following bids:**
 - a. **Disconnect Switches for Gibbons Creek Substation Bid No. 5157-15**

Pascor Atlantic	\$139,177.00
Optional Contingency	<u>13,917.70</u>
TOTAL	<u>\$153,094.70</u>

This request is to purchase five Disconnect Switches for the Gibbons Creek Reactive Support project. Due to the complex nature of the project, an Optional Contingency is included for any unforeseen additional work that may be required.

- b. New and Replacement Fleet Vehicles** **Bid No. 5342-15**

Caldwell Country Ford	\$213,108.00
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This request is for the purchase of nine replacement staff sedans and SUVs and one new additional SUV to be used by various City departments in their daily operations.

c. Concrete Finish Work

Bid No. 5343-15

Jerusalem Corporation

\$1,337,000.00

This request is to provide for the removal and replacement of failed concrete pavement on arterial and collector streets as part of the Street Department's Infrastructure Construction Program

- 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. 15-04, GHA Architecture

Consider an ordinance amending the zoning laws of the City of Garland by approving a detail plan for a restaurant on property zoned Planned Development (PD) District 04-47 for freeway uses on 0.44 acres and generally located southeast of IH-30 and Chaha Road, south of Bass Pro Drive.

- 4. Consider a resolution approving and authorizing publication of Notice of Intention to Issue Certificates of Obligation.**

At the April 6, 2015 Work Session, Council considered authorizing the publication of Notice of Intent to Issue Certificates of Obligation with a principal amount of approximately \$18 million. The issuance of Certificates of Obligation will fund various projects in the Capital Improvement Program approved on March 3, 2015.

- 5. Consider a resolution approving and funding the 2014-15 Cycle 2 Neighborhood Vitality Matching Grant Project.**

This item was considered by Council at the April 6, 2015 Work Session regarding the application for Neighborhood Vitality Funding for the Embree Neighborhood Association.

6. **Consider an ordinance amending Chapter 26, “Police Miscellaneous,” of the Code of Ordinances of the City of Garland.**

At the March 17, 2015 Work Session, Council considered adopting an amendment to Section 26.11 of the Code of Ordinances to remove section 26.11(B)(4) listing a cellular 911 fee.

7. **Consider an ordinance amendment authorizing the revision of Section 26.02, “Police-Miscellaneous” of the Code of Ordinances to include the additional language and providing an effective date.**

At the April 20, 2015 Work Session, Council was requested to consider adopting an amendment to Section 26.02 of the Code of Ordinances to amend Section 26.02(E) to include additional language that states, “The authorized towing fees shall be established through the City’s contract with the current designated towing vendor.”

8. **Consider an Addendum #1 to R-Delta Engineering Services Agreement (ESA) COG-134.**

At the April 6, 2015 Work Session, Council was requested to consider approval of option number one approving addendum #1 to R-Delta ESA COG-134.

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.

9. **Hold a public hearing on the following zoning case:**

- a. **Consider the application of Dallas Metroplex Property Management requesting approval of 1) an amendment of Planned Development (PD) District 03-39 for Freeway uses and 2) a Detail Plan for a Medical (dental) Office. This property is located north of State Highway 190**

between East Brand Road and Rivercove Drive. (File No. 15-09, District 1)

The applicant requests approval of a Detail Plan to reflect the development of this site with an 18,000 square foot medical (dental) office where the Red Lobster was originally proposed.

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, April 7, 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 Scott LeMay led the invocation and Pledge of Allegiance.

The Mayor presented proclamations for National Community Development Week, April 6-11, received by Mona Woodard, Neighborhood Services Manager, Housing and Community Development and to Citizens Environmental and Neighborhood Advisory Committee (CENAC) for Earth Day, April 22.

The Mayor recognized Gabriel Pearce of Boy Scout Troop 1020 from First United Methodist Church of Rowlett.

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 LeMay, to approve the Consent Agenda with the exception of item 7, which was pulled for discussion. Seconded by Council Member Dodson, to approve items 1, 2a, 2b 2c, 2d, 2e, 2f, 2g, 2h, 3, 4, 5, and 6. Motion carried, 9 ayes, 0 nays.

1. APPROVED**

Approval of the minutes of the March 17, 2015 Regular Meeting.

- 2a. APPROVED** Bid No. 5142-15 to Criterion Contractors in the amount of \$122,650.00 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.
- 2b. APPROVED** Bid No. 5158-15 to KD Johnson, Inc. in the amount of \$121,350.00 for the purchase of three 69 kV 200A Alstom FS6 Gas Circuit Breakers.
- 2c. APPROVED** Bid No. 5085-15 to Concord Commercial Services, Inc. in the amount of \$132,334.00 to provide all labor, materials, and equipment for renovations to the existing Water Control Building #3.
- 2d. APPROVED** Bid No. 5179-15 to Dis-Tran Steel, LLC in the amount of \$146,623.00 (includes an optional contingency of \$14,662.30) for a total of \$161,285.30 for 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.
- 2e. APPROVED** Bid No. 5288-15 to Black & Veatch in the amount of \$410,000.00 for 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.
- 2f. APPROVED** Bid No. 5295-15 to LED Traffic Signal Lights in the amount of \$122,575.20 to provide LED lights to support the City's Traffic Signal Light Replacement Program.

- 2g. APPROVED** Bid No. 5302-15 to DFW Communications, Inc. in the amount of \$287,112.19 to provide the Peripheral Equipment including lights, sirens, cages, and mounted consoles for the new Chevrolet Tahoe Police Patrol Vehicles.
- 2h. APPROVED** Bid No. 5304-15 to GT Distributors in the amount of \$64,211.10 and to Precision Delta in the amount of \$82,201.00 for a total of \$146,412.10 to purchase Ammunition for training Garland Police Officers in the use of firearms to perform their duties.
3. APPROVED** Ordinance 6765 approving an amendment to 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. (File No. 15-03, GFC Leasing Corp., LLC)
4. APPROVED** Resolution 10189 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. APPROVED** Resolution 10190 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. APPROVED**

Resolution 10191 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. APPROVED

Resolution 10192 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.

Council Member Dodson requested this item be pulled for discussion. Mayor Athas opened the discussion at 7:13 p.m. Speaker on this item was Michael Polocek, Director of Engineering. Motion was made by Council Member Dodson and seconded by Council Member LeMay. Motion carried with 9 ayes, and 0 nays.

8. APPROVED

Consider the application of GHA Architecture requesting approval of a 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)

Mayor Athas opened the public hearing at 7:18 p.m. Speakers on this item were Neil Montgomery, Sr. Managing Director of Economic Development, Shannon Phillips and Mark Wills, GHA Architecture. Motion to approve was made by Council Member Stanley seconded by Council Member Goebel to close the public hearing and approve at 7:27 p.m. Motion to approve carried with 8 ayes and 1 nay. (Cahill)

9. Conducted a hearing at 7:28 p.m. to receive comments 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.

Speakers on this item were Brian Gaddis, Recreation Center Coordinator, Parks and Recreation, Marilynne Serie, Mike Bencheck, Suzanna Sulfstede, Senior Source, Ed Seghers, Hope Clinic, Jenny Williams, Hope Clinic, Leo Gutierrez and Kevin, Reinventing Human Capitol, Lt. Dave Swavey, Kimberly Ramirez, Patricia Serrano, Nicole Aviles, Bernard Tolan, Salvation Army, and Jara Fansler, Salvation Army, to end the public hearing at 8:29 p.m.

Mayor Athas stated that Council will review the CDBG requests at the next Work Session on May 4.

10. CITIZEN
COMMENTS:

None

11. ADJOURN

There being no further business to come before the Council, Mayor Athas adjourned the meeting at 8:30 p.m.

CITY OF GARLAND, TEXAS

/s/ Douglas Athas, Mayor

/s/ City Secretary



Purchasing Report

DISCONNECT SWITCHES FOR GIBBONS CREEK SUBSTATION OPEN MARKET

PURCHASE JUSTIFICATION:

The purpose of this bid is to purchase five (5) Disconnect Switches for the Gibbons Creek Reactive Support project. Due to the complex nature of the project, an Optional Contingency is included for any unforeseen additional work that may be required. This is an approved Capital Improvement project, and expenses will not exceed appropriated funds.

AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Pascor Atlantic	All	\$139,177.00
Optional Contingency		13,917.70
TOTAL:		\$153,094.70

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: 04/10/15

Date: 04/13/15

FINANCIAL SUMMARY:

Total Project/Account: \$ 13,730,704

Expended/Encumbered to Date: 9,029,072

Balance: \$ 4,701,632

This Item: 153,095

Proposed Balance: \$ 4,548,537

Trent Schulze 04/10/15

Budget Analyst Date

Ron Young 04/10/15

Budget Director Date

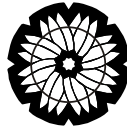
Operating Budget: ☐ CIP: ☒ Year: 2015

Document Location: Page E01

Account #: 215-3542-3175501-6051
(EC-S5755-003-1-6051)

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

Comments:



GARLAND

PURCHASING

Executive Summary **Bid 5157-15** **Disconnect Switches for Gibbons Creek**

Recommended Vendor:

Pascor Atlantic

Total Recommended Award:

\$153,094.70

Basis for Award:

Straight Low Bid

Purpose:

The purpose of this bid is to purchase of five (5) disconnect switches as part the TMPA Gibbons Creek Reactive Support Project.

Evaluation:

Requests for bids were issued in accordance with Purchasing procedures. Two (2) bids were received and evaluated. Pascor Atlantic was the straight low bidder on all items.

Recommendation:

Staff recommends awarding the switches to Pascor Atlantic as the straight low bidder.

Funding Information:

TMPA Gibbons Creek Reactive Support CIP Project 215-3542-31755-01-6051
(EC-S5755-003-1-6051)

Department Director:

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



GARLAND
PURCHASING

Bid No.: 5342-15
Agenda Item: 2b
Meeting: Council
Date: 04/21/15

Purchasing Report

NEW AND REPLACEMENT FLEET VEHICLES OPEN MARKET

PURCHASE JUSTIFICATION:

This request is for the purchase of nine (9) replacement staff sedans and SUVs and one (1) new additional SUV to be used by various City departments in their daily operations. These vehicles are being provided through the BuyBoard Purchasing Cooperative Contract 430-13 and the Tarrant County Contract 2014-047. Funding is provided through the 2014-15 Operating Budget and Equipment Replacement Fund.

AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Caldwell Country Ford	All	\$213,108.00
TOTAL:		\$213,108.00

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: 04/10/15

Date: 04/13/15

FINANCIAL SUMMARY:

Total Project/Account: \$	234,291
Expended/Encumbered to Date:	-0-
Balance: \$	234,291
This Item:	213,108
Proposed Balance: \$	21,183

Ron Tiffany	04/13/15
Budget Analyst	Date

Ron Young	04/13/15
Budget Director	Date

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

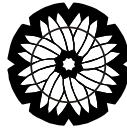
Document Location: Various

Account #: 231-4253-9009, 444-1331-9009
444-1912-9009, 444-3111-9009

Fund/Agency/Project – Description:
Nine (9) Replacement Vehicles Funded in the ERF and One (1) New Vehicle Funded in Wastewater

Comments:

CITY OF GARLAND - BID RECAP SHEET OPENED: 04/13/21 REQ. NO. PR 34471 BID NO. 5342-15 PAGE: 1 of 1 BUYER: T. Smith				Caldwell Country Ford											
ITEM	QTY	UNIT	DESCRIPTION	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
			New and Replacement Fleet Vehicles												
1	1	Ea.	New, 2015 Mid-Size SUV, Ford Escape per COG specifications	\$19,417.00	\$19,417.00										
2	5	Ea.	New, 2015 Mid-Size SUV, Ford Escape with extra key fob per COG specifications	\$19,809.00	\$99,045.00										
3	2	Ea.	New, 2016 Small Sedans, Ford Fusion Model S, per COG specifications	\$18,142.00	\$36,284.00										
4	2	Ea.	New, 2015 Large SUV, Ford Explorer Model XLT Pkg. per COG specifications	\$28,981.00	\$57,962.00										
5	1	Ea.	Buyboard Cooperative Fee	\$400.00	\$400.00										
TOTAL GROSS PRICE				\$213,108.00											
CASH DISCOUNT															
TOTAL NET PRICE				\$213,108.00											
F.O.B. DELIVERY				DELIVERED		DELIVERED		DELIVERED		DELIVERED		DELIVERED		DELIVERED	
NEXT LOW: LOW: SAVINGS: \$0.00				n/a # BidSync Notifications n/a # BidSync HUBS n/a # Direct Contact HUBS n/a # HUBS Responded		All bids submitted for the designated project are reflected on this bid tab sheet. However, the listing of a bid on this sheet should not be construed as a comment on the responsiveness of such bid or as any indication that the city accepts such bid as responsive. The City will notify the successful bidder upon award of the contract and, according to the law, all bids received will be available for inspection at that time.									
CITY OF GARLAND - BID RECAP SHEET				Duval Services Inc.		Mueller Service Co.		DELIVERED		DELIVERED		DELIVERED		DELIVERED	



GARLAND

PURCHASING

Executive Summary **Bid 5342-15** **New and Replacement Fleet Vehicles**

Recommended Vendor:

Caldwell Country Ford

Total Recommended Award:

\$213,108.00

Basis for Award:

Cooperative Purchase

Purpose:

The purpose of this contract is to purchase nine (9) replacement staff sedans and SUV's and one (1) new additional SUV to be used by various City departments in their daily operations.

Evaluation:

These vehicles are being provided by Caldwell Country Ford through the BuyBoard Purchasing Cooperative Contract 430-13 and Tarrant County Contract 2014-047.

Recommendation:

Staff recommends awarding the purchase of these sedans and SUV's to Caldwell Country Ford.

Funding Information:

231-4253-9009, 444-1331-9009, 444-1912-9009, 444-3111-9009, 444-1311-9009

Department Director:

Terry Anglin, Fleet Director, 972-205-3524



GARLAND
PURCHASING

Bid No.: 5343-15
Agenda Item: 2c
Meeting: Council
Date: 04/21/15

Purchasing Report

CONCRETE FINISH WORK TERM CONTRACT

PURCHASE JUSTIFICATION:

The purpose of this Contract is to provide for the removal and replacement of failed concrete pavement on arterial and collector streets as part of the Street Department's Infrastructure Construction Program. The unit price quantities are estimated and may be more or less based on actual needs. Pricing and contract renewals will be in accordance with the City of Plano's Contract. Funding is provided through the 2014-15 Operating Budget.

AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Jerusalem Corporation	All	\$1,337,000.00

TOTAL: \$1,337,000.00

BASIS FOR AWARD:

Interlocal Agreement

Submitted by:

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

Reviewed by:

William E. Dollar
City Manager

Date: 04/10/15

Date: 04/13/15

FINANCIAL SUMMARY:

Total Project/Account: \$	N/A
Expended/Encumbered to Date:	N/A
Balance: \$	N/A
This Item:	1,337,000
Proposed Balance: \$	N/A

Matthew Monedero	04/13/15
Budget Analyst	Date

Ron Young	04/13/15
Budget Director	Date

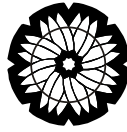
Operating Budget: ☒ CIP: ☐ Year: 2014-15

Document Location: Pages 96-97

Account #: 451-6999
(831-4693-7111)

Fund/Agency/Project – Description:
Term Contract – Concrete Finish Work

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



GARLAND

PURCHASING

Executive Summary **Bid 5343-15** **Term Contract for Concrete Finish Work**

Recommended Vendor:

Jerusalem Corporation

Total Recommended Award:

\$1,337,000.00

Basis for Award:

Interlocal Agreement

Purpose:

This purpose of this contract is to provide for the removal and replacement of failed concrete pavement on arterial and collector streets as part of the Street Department's infrastructure construction program. This is a term contract with two (2) optional renewals.

Evaluation:

These services are being provided by Jerusalem Corporation through an Interlocal Agreement with the City of Plano.

Recommendation:

Staff recommends awarding the contract for concrete finish work to Jerusalem Corporation.

Funding Information:

451-6999

Department Director:

Steven L. Oliver, P.E., Director of Streets, 972-205-3558



City Council Item Summary Sheet

☐ Work Session

Date: April 21, 2015

☒ Agenda Item

Zoning Ordinance

Summary of Request/Problem

Zoning Ordinance 15-04 GHA Architecture

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 DETAIL PLAN FOR A RESTAURANT ON PROPERTY ZONED PLANNED DEVELOPMENT (PD) DISTRICT 04-47 FOR FREEWAY USES ON 0.44 ACRES AND GENERALLY LOCATED SOUTHEAST OF IH-30 AND CHAHA ROAD, SOUTH OF BASS PRO DRIVE PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; AND PROVIDING FOR A PENALTY AND AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 9th day of March, 2015, the City Plan Commission did consider and make recommendations on a certain request for approval of a Detail Plan made by **GHA Architecture**; and

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

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

Section 1.

Ordinance No. 4647 is hereby amended by approving a Detail Plan for a restaurant on property zoned Planned Development (PD) District 04-47 for Freeway Uses, on a .44 acre tract of land, generally located southeast of IH-30 and Chaha Road, south of Bass Pro Drive and being more particularly described in Exhibit A, attached hereto and made a part hereof.

Section 2.

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

Section 3.

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

Section 4.

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

FILE NO. 15-04

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 15-04**

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, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENTCING AT A ½" FOUND IRON ROD FOR CORNER AT INTERSECTION OF THE EASTERLY LINE OF CHAHA ROAD (VARIABLE WIDTH TXDOT R.O.W.) WITH THE SOUTHERNLY LINE OF SAID HARBOR POINT;

THENCE NORTH 45°16'30" EAST A DISTANCE OF 363.51' DEPARTING THE EASTERLY LINE OF CHAHA ROAD (VARIABLE WIDTH R.O.W.) AND TRAVERSING THE SOUTHERLY LINE OF SAID HARBOR POINT, TO A 5/8" FOUND IRON ROD FOR CORNER;

THENCE SOUTH 43°24'37" EAST A DISTANCE OF 200.44 WITH THE SOUTHERLY LINE OF SAID HARBOR POINT TO A 5/8" FOUND IRON ROD FOR CORNER;

THENCE NORTH 45°21'39" EAST A DISTANCE OF 235.51' WITH THE SOUTHERLY LINE OF SAID HARBOR POINT TO A FOUND BRASS CAPPED MONUMENT, INSCRIPTED "L35-1" FOR CORNER;

THENCE NORTH 41°46'20" WEST A DISTANCE OF 49.68' WITH THE SOUTHERLY LINE OF SAID HARBOR POINT TO A FOUND BRASS CAPPED MONUMENT, INSCRIPTED "L35-2" FOR CORNER;

THENCE NORTH 19°02'11" EAST A DISTANCE OF 150.02' WITH THE SOUTHERLY LINE OF SAID HARBOR POINT TO A FOUND BRASS CAPPED MONUMENT, INSCRIPTED "L35-3" FOR CORNER;

THENCE SOUTH 70°11'14" EAST A DISTANCE OF 385.47 WITH THE SOUTHERLY LINE OF SAID HARBOR POINT TO A 5/8" FOUND IRON ROD FOR CORNER, SAID CORNER BEING THE **PLACE OF BEGINNING**;

THENCE NORTH 19°48'46" EAST A DISTANCE OF 97.80' DEPARTING THE SOUTHERLY LINE OF SAID HARBOR POINT TO A POINT FOR CORNER;

THENCE 145.27' ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 36°21'06", SAID ARC HAVING A RADIUS OF 228.96' AND LONG CHORD LENGTH OF 142.84' WHICH BEARS NORTH 85°39'39" EAST TO A POINT FOR CORNER;

THENCE SOUTH 13°50'26" EAST A DISTANCE OF 114.55' TO A FOUND IRON ROD FOR CORNER, SAID CORNER BEING IN THE SOUTHERLY LINE OF SAID HARBOR;

THENCE SOUTH 78°14'14" WEST A DISTANCE OF 116.30' WITH THE SOUTHERLY LINE OF SAID HARBOR POINT TO A FOUND BRASS CAPPED MONUMENT INSCRIPTED "L32-2" FOR CORNER;

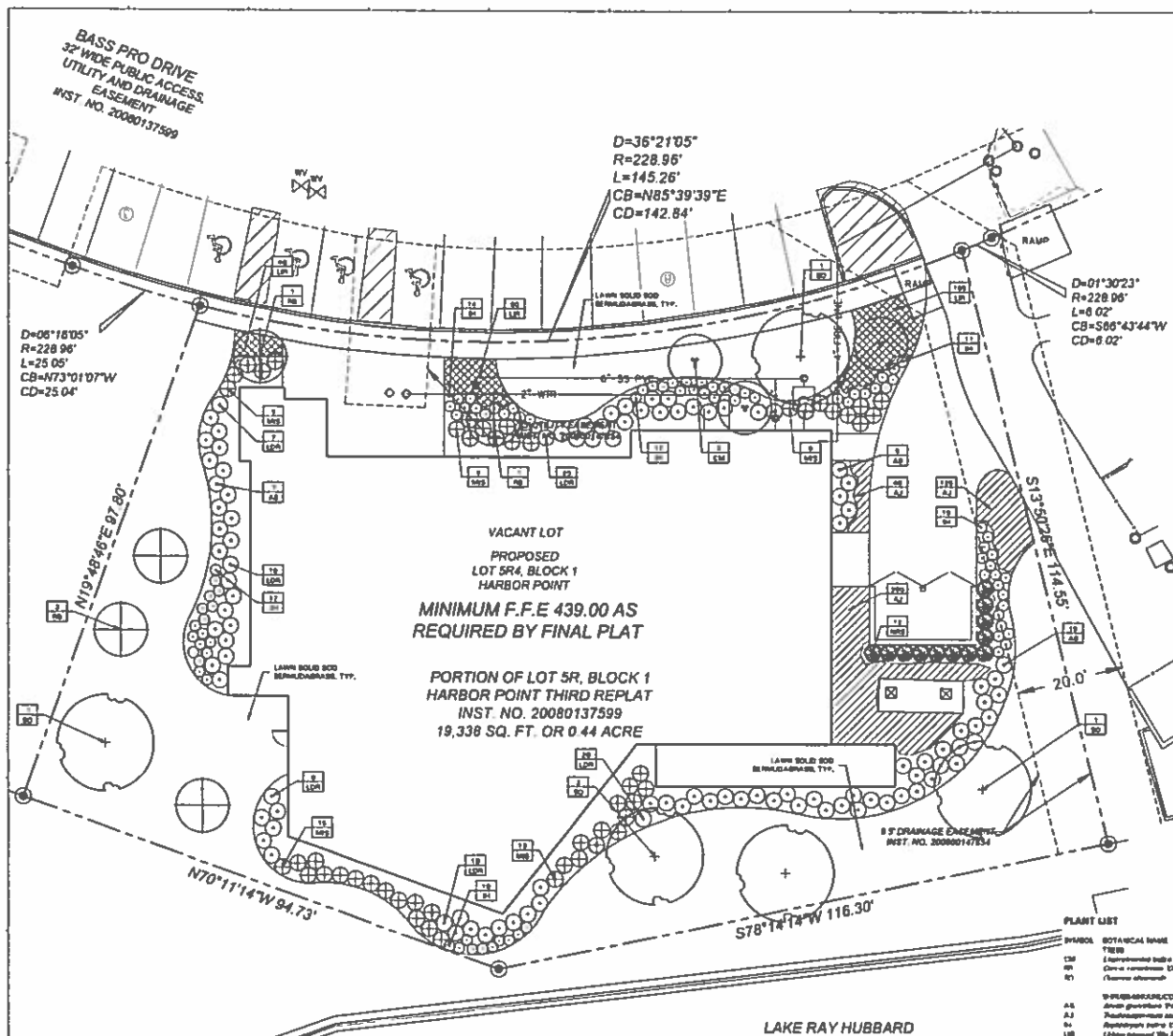
THENCE NORTH 70°11'14" WEST A DISTANCE OF 94.73' BACK TO THE **PLACE OF BEGINNING** AND CONTAINING 0.44 ACRES (19,338 SQ. FT.) OF LAND.

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.



LANDSCAPE NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. CONTRACTOR SHALL REVEAL EXISTING UNDERGROUND UTILITIES IN THE VICINITY OF UNDERGROUND UTILITIES.
3. CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
4. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOUR AS INDICATED. LEAVE AREAS TO BE SET TOP TO 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
5. ALL PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALLS, OR CURBS. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
6. TOP OF GRADE SHALL BE 1" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
7. ALL LAWN AREAS SHALL BE SOLO SOLO BEHIND GRASS. UNLESS OTHERWISE NOTED ON THE DRAWINGS.
8. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH MAIN AND FEEDER LINES AND TYPICAL IRRIGATION ETC. IRRIGATION-SOLO CONTROLLER AND SOLO IRRIGATION SYSTEM SHALL BE PROVIDED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
9. CONTRACTOR SHALL PROVIDE SOLO PROPOSAL LISTING UNIT PRICE FOR ALL MATERIAL PROVIDED.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

MAINTENANCE NOTES

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 ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PLANTING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO 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 PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BE SUBMITTED AFTER FINAL ACCEPTANCE.

GENERAL LAWN NOTES

1. CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
2. CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
3. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOUR AS INDICATED ON CIVIL PLANS. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDED AT TOP AND BOTTOM OF SLOPES AND OTHER SLOPES BE GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAGNATE.
4. ALL LAWN AREAS SHALL BE FINE GRADED. IRRIGATION TRENCHES COMPLETELY SETTLED AND FRESH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
5. CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPILLS, ETC. PRIOR TO PLACING TOPSOIL AND LAWN SEED APPLICATION.
6. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VISUALLY HEALTHY CONDITION.
7. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

SOLID SOLO NOTES

1. PLANT SOLO BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE EDGES OF SOLO ARE TOUCHING. TOP SOLO JOINTS BY HAND WITH TOPSOIL TO FILL JOINTS.
2. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
3. WATER SOLO THOROUGHLY AS SOLO OPERATION PROGRESSES.
4. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, OVERSEED BEHIND GRASS SOLO WITH WINTER PERSUASIVE AT A RATE OF FOUR LB FERTILIZER PER ONE THOUSAND LB OF SOLO PER ACRE.

LANDSCAPE TABULATIONS

THE CITY OF GARLAND, TEXAS
 1. Amount of 10% of area to be landscaped.
 2. Area = 10,239 sq. ft.
 3. Amount = 1,023.9 sq. ft.

City of Garland #141211-1



Architecture / Development
 1401 South 10th
 Suite 300
 Dallas, Texas 75224
 Tel: (972) 528-5555
 Fax: (972) 528-5555

HOOTERS
 NEW RESTAURANT
 HOOBERS - STORE / LAKE RAY HUBBARD
 HARBOR POINT SHOPPING CENTER
 LOT 5R, BLOCK 1
 GARLAND, TX 75041

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



NO REVISION

EXHIBIT D

PROJECT NUMBER
 140365

SHEET NUMBER

L1.01

PRINTED DATE: 5/14/15
 5/14/15 OF THE PROJECT

LANDSCAPE PLAN

- 4345 North Central Expressway
- Suite 301
- Dallas, Texas 75226
- 214.888.7122





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



Masonry Material Option

Hooters
Garland, TX

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

GH A



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



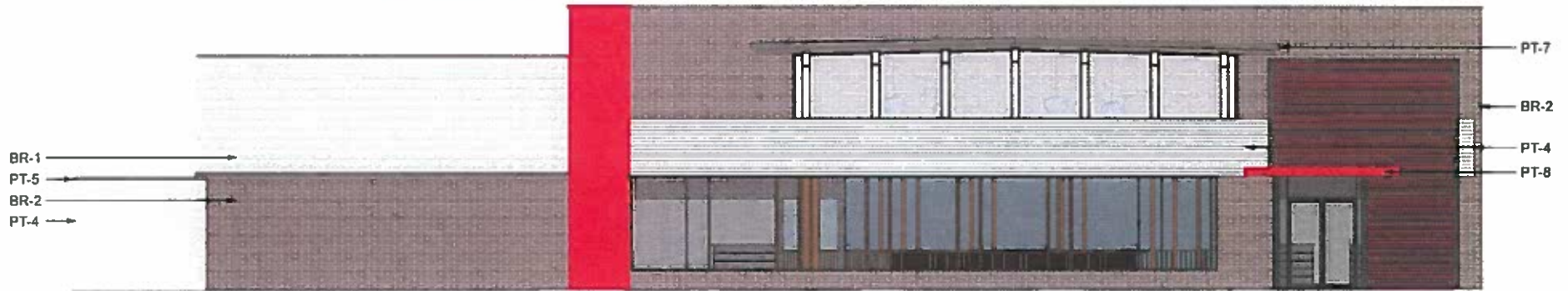
WD-1 TREX SELECT DECKING
COLOR: "SADDLE"



BR-1 BELDEN BRICK
ALASKA WHITE VELOUR

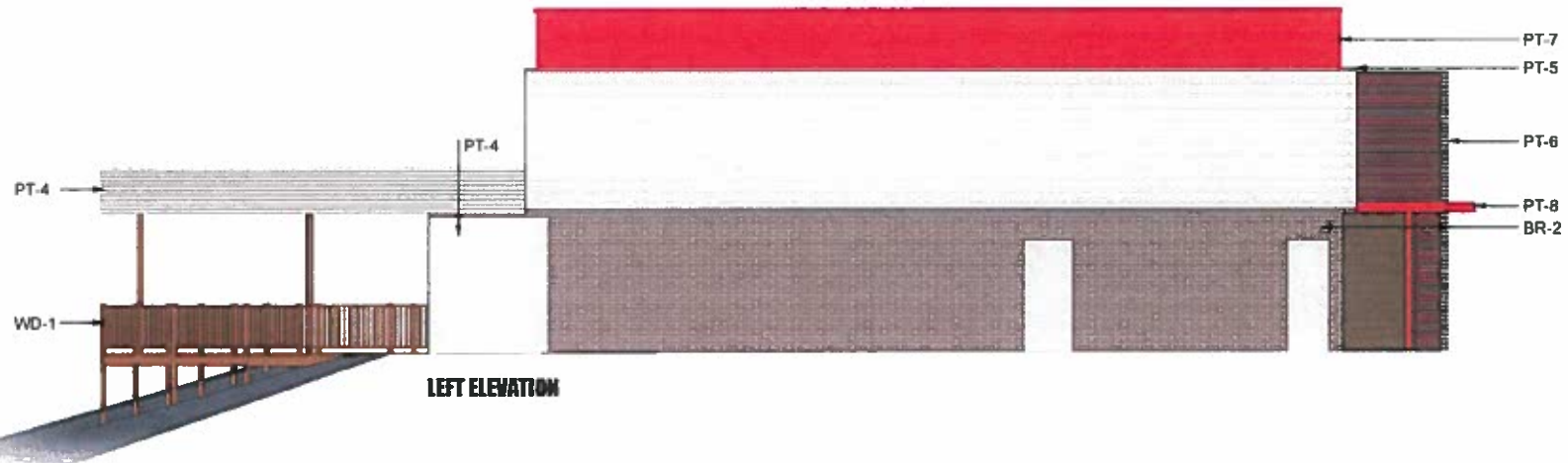


BR-2 BELDEN BRICK
SEAL BROWN VELOUR



FRONT ELEVATION

EXHIBIT E



LEFT ELEVATION



Masonry Material Option

Hooters
Garland, TX

GHA Architecture / Development

14901 Quorum Drive, Suite 300
Dallas, Texas 75254 972 239 8884

GH A



City Council Item Summary Sheet

☐ Work Session

Date: April 21, 2015

☒ Agenda Item

Notice of Intent to Issue Certificates of Obligation

Summary of Request/Problem

At the April 6, 2015 Work Session, Council considered authorizing the publication of Notice of Intent to Issue Certificates of Obligation with a principal amount of approximately \$18 million. The issuance of Certificates of Obligation will fund various projects in the Capital Improvement Program approved on March 3, 2015.

Recommendation/Action Requested and Justification

Approve a Resolution approving and authorizing publication of a Notice of Intent to Issue Certificates of Obligation.

Submitted By:

David Schuler
Chief Financial Officer

Approved By:

William E. Dollar
City Manager



City Council Item Summary Sheet

☐ Work Session

Date: April 21, 2015

☒ Agenda Item

Neighborhood Vitality Grants

Summary of Request/Problem

Council was briefed at the April 6th Work Session regarding the application for Neighborhood Vitality Funding for the Embree Neighborhood Association. The Community Services Committee had previously reviewed this application and recommended approval. Council directed that a Resolution be brought forward to fund this application.

Recommendation/Action Requested and Justification

Consider adoption of attached resolution.

Submitted By:

Neil Montgomery
Senior Managing Director

Approved By:

William E. Dollar
City Manager

RESOLUTION NO. _____

**A RESOLUTION APPROVING AND FUNDING A 2014-2015 CYCLE 2
NEIGHBORHOOD VITALITY MATCHING GRANT PROJECT.**

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

Section 1

The Neighborhood Vitality Matching Grant Applications attached hereto as Exhibit A and incorporated herein by reference, is hereby adopted and approved according to the program guidelines. These funds will be appropriated as part of the annual Capital Improvement Program.

Section 2

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

PASSED AND APPROVED this the 21st day of April, 2015.

THE CITY OF GARLAND, TEXAS

BY: _____
Mayor

ATTEST:

City Secretary

EXHIBIT A

**2014-15 NEIGHBORHOOD VITALITY MATCHING GRANT APPLICATIONS
Cycle 2**

Applicant	Project	Fund Request	Council District
Embree Neighborhood Association	Sign Toppers	\$2,804	2

EXHIBIT A

**2014-15 NEIGHBORHOOD VITALITY MATCHING GRANT APPLICATIONS
Cycle 2**

Applicant	Project	Fund Request	Council District
Embree Neighborhood Association	Sign Toppers	\$2,804	2



City Council Item Summary Sheet

☐ Work Session

Date: April 21, 2015

☒ Agenda Item

Amendment of 911 Fees Ordinance

Summary of Request/Problem

Section 26.11(B)(4) of the Code of Ordinances lists a cellular 911 of \$0.75 remitted to City of Garland by cellular service providers. When the ordinance was originally adopted, Home Rule Cities were permitted to set and collect cellular 911 fees. However, changes to Health and Safety Code Chapter 771 enacted by the 75th Legislature, prevent a political subdivision from imposing a fee on a wireless (cellular) service provider or subscriber. Following this change, all cellular 911 fees are remitted to the State Comptroller who then distributes the fees collected to Regional Planning Commissions, Home Rule Cities and Emergency Districts based on percentage of state population.

This amendment is needed as the City of Garland is prohibited by law to collect cellular 911 fees.

This is a technical correction in the ordinance only. The City is not currently collecting cellular 911 fees.

Recommendation/Action Requested and Justification

Request is made to have Section 26.11 of the Code of Ordinances amended to remove section 26.11(B)(4) listing a cellular 911 fee.

Proposed amendment attached.

Submitted By:

**Mitch Bates
Chief of Police**

Approved By:

**William E. Dollar
City Manager**

ORDINANCE NO.

AN ORDINANCE AMENDING CHAPTER 26, "POLICE--MISCELLANEOUS", OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

Section 1

That Sec. 26.11 of Chapter 26, "Police-Miscellaneous", of the Code of Ordinances of the City of Garland, Texas, is hereby amended by deletion of subsection 26.11(B)(4) and to read as follows:

Sec. 26.11. 911 Fees

". . .

(B) Fees. The following monthly fees are imposed on all customers within the City for 911 services:

- (1) Residential: \$0.75.
- (2) Business, on not more than 100 local exchange access lines: \$1.25.
- (3) PBX, on not more than 100 local exchange access lines: \$2.00."

Section 2

That Chapter 26, "Police Miscellaneous", of the Code of Ordinances of the City of Garland, Texas, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

Section 3

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

Section 4

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

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

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary



City Council Item Summary Sheet

☐ Work Session

Date: April 21, 2015

☒ Agenda Item

Amendment of City Vehicle Storage Facilities Ordinance

Summary of Request/Problem

Council is requested to consider adopting an amendment to Section 26.02 of the Code of Ordinances to amend section 26.02 (E) to include additional language that states, "The authorized towing fees shall be established through the City's contract with the current designated towing vendor."

Section 26.02 of the Code of Ordinances currently does not delineate how the designated towing vendor's fees are established or where they could be found. An internal audit of the current contract resulted in a recommendation from the Internal Audit Department to include such language to the current ordinance. This amendment is requested to satisfy the requirements of the internal audit.

The amendment will also further the City's goals of promoting a fully informed and engaged citizenry, thereby providing for transparency in government.

This item was considered by Council at the April 20, 2015 Work Session.

Recommendation/Action Requested and Justification

Approve the ordinance amendment authorizing the revision of Section 26.02, "Police – Miscellaneous" of the Code of Ordinances to include the additional language and providing an effective date.

Submitted By:

Mitchel L. Bates
Chief of Police
Garland Police Department

Approved By:

William E. Dollar
City Manager

ORDINANCE NO.

AN ORDINANCE AMENDING CHAPTER 26, "POLICE--MISCELLANEOUS", OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

Section 1

That Sec. 26.02 of Chapter 26, "Police-Miscellaneous", of the Code of Ordinances of the City of Garland, Texas, is hereby amended to include the following language in 26.02 (E) and to read as follows:

Sec. 26.02. CITY VEHICLE STORAGE FACILITIES

". . .

(E) The fees established by this section are in addition to authorized towing fees. The authorized towing fees shall be established through the City's contract with the current designated towing vendor."

Section 2

That Chapter 26, "Police Miscellaneous", of the Code of Ordinances of the City of Garland, Texas, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

Section 3

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

Section 4

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

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

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary



City Council Item Summary Sheet

☐ Work Session

Date: April 21, 2015

☒ Agenda Item

ADDENDUM #1 TO ESA COG134 WITH R-DELTA ENGINEERS, INC.

Summary of Request/Problem

During the Olinger to Firewheel transmission line reconstruction and reconductoring it was discovered that additional engineering services were needed for the Wynn Joyce-Ben Davis (WJ-BD) transmission line reconstruction due to site topographic and utility obstacles (Rowlett Creek and adjacent sanitary sewer facilities) as well as clearance limitations between the existing OL-FW/BD-EG double circuit structures and the existing WJ-BD structures. This item was presented to Council at the April 6th Council Work Session.

Recommendation/Action Requested and Justification

Staff recommends that Council consider approval of option number one approving addendum #1 to R-Delta ESA COG-134.

Submitted By:

Jeff Janke
GP&L General Manger

Approved By:

William E. Dollar
City Manager

ENGINEERING SERVICES CONTRACT WITH R-DELTA ENGINEERS
SCOPE OF WORK #COG134
OL-FW RECONDUCTORING & RECONSTRUCTION
ADDENDUM #1 DATED FEBRUARY 26, 2015

This Addendum #1 to COG134 is issued to incorporate the following:

Engineer (R-Delta Engineers) under this addendum will provide engineering services for the following per the attached R-Delta proposal dated February 24, 2015:

The relocation of approximately 3.96 miles of transmission line. This will include the Firewheel and Elm Grove double circuit lines, the parallel Wynn Joyce-Ben Davis timber line, and the Elm Grove-Ben Davis transmission line.

Reconstruction and reconductoring of the Elm Grove-Ben Davis line consisting of 14 new transmission structures, modification of 6 existing transmission structures and realignment of the Rowlett Creek crossing between the Rowlett Creek crossing and the Ben Davis Substation.

Reconstruction and reconductoring of the Wynn Joyce-Ben Davis transmission line between structures 61 and 81 with 15 new transmission structures and modifications to 5 existing transmission structures.

Engineer will provide the additional services described above for a fee of **EIGHTY SEVEN THOUSAND SEVEN HUNDRED DOLLARS** (\$87,700.).

ORIGINAL TOTAL "NOT TO EXCEED" AMOUNT: \$ 766,700.00
ADDENDUM #1 TOTAL COST ADDER: \$ 87,700.00 (11.4% increase)
REVISED TOTAL "NOT TO EXCEED" AMOUNT: \$ 854,400.00

EXECUTED on this the _____ day of _____, 2015.

CITY:

ENGINEER:

BY: _____
Jeff Janke,
GP&L Senior Managing Director

BY: _____
Frank A. Polma, P.E.
President
R-Delta Engineers, Inc.

BY: _____
Gary L. Holcomb, CPPO, C.P.M.
Director of Materials Management



Planning Report

Dallas Metroplex Property Management

North of State Highway 190 between East Brand Road and Rivercove Drive

REQUEST

Approval of 1) an amendment of Planned Development (PD) District 03-39 for Freeway Uses and 2) a Detail Plan for a Medical (dental) Office.

OWNER

Darden SW LLC

PLAN COMMISSION RECOMMENDATION

On March 23, 2015 the Plan Commission by a vote of nine (9) to zero (0), recommended approval of an amendment to Planned Development (PD) District 03-39 for Freeway Uses and 2) a Detail Plan for a Medical (dental) Office.

Plan Commission recommended the applicant increase the height of the parapet wall to screen roof mounted equipment in lieu of a painted metal roof mounted equipment screen.

STAFF RECOMMENDATION

Staff recommends approval of the amendment to Planned Development (PD) District 03-39 for Freeway Uses and the Detail Plan with conditions for a Medical (dental) Office. The applicant has agreed to modify the roof mounted equipment screening method consistent with Staff and Plan Commission recommendation. The Detail Plan and overall building design are consistent with the conditions of Planned Development (PD) District 03-39.

BACKGROUND

On August 14, 2000, City Council approved Planned Development (PD) District 00-39 as the conceptual and regulatory document to guide the mixed commercial development of 11 pad sites between East Brand Road and Rivercove Drive. PD 00-39 required approval of a Detail Plan prior to each phase of development.

On October 3, 2003, City Council approved an amendment to Planned Development (PD) 00-39 and a Detail Plan with conditions for the establishment of an Olive Garden and Red Lobster restaurant on approximately 1.75 and 1.84 acres respectively. Red Lobster has never developed. The applicant requests approval of a Detail Plan to reflect the development of this site with an 18,000

square foot medical (dental) office where the Red Lobster was originally proposed.

SITE DATA

The subject property is a 1.84 acre undeveloped pad site with approximately 191 linear feet of frontage along SH 190. Access to the site is limited to an access drive from SH 190 and mutual access easement through the adjacent Olive Garden property.

USE OF PROPERTY UNDER CURRENT ZONING

Development is restricted to the development standards and permitted uses of Planned Development (PD) District 03-39 for Freeway Uses. As previously stated, the approved Detail Plan reflects a restaurant on the subject property. Medical Office, which includes dental office, is a permitted use subject to Detail Plan approval.

CONSIDERATIONS

1. **Detail Plan:** The applicant requests approval of a Detail Plan to construct an 18,000 square foot medical office on a 1.84 acre portion of a 3.81 acre tract. The building will be oriented toward the east.

2. **Parking:** Section 10-200 of the City of Garland Comprehensive Zoning Ordinance requires one parking space for every 200 square feet of gross floor area for medical office uses. The Detail Plan reflects 90 parking spaces for the 18,000 square foot medical office, satisfying the parking requirement for the proposed use. Access to the parking area will be from the SH 190 Service road and an existing mutual access drive adjoining with the Olive Garden site.

3. **Screening and Landscape:** Existing utility easements have created a need for an alternative placement of trees within the buffer to reduce conflicts within the easement. The landscape plan reflects this adjusted placement in conformance with adjacent developments. The applicant also proposes to construct an 8 foot brick wall adjacent to River Oaks Parkway as screening of the site from the adjacent residential district to the north. The wall must be of a similar color and brick of the existing wall located on the Firewheel Estates side of River Oaks Parkway and consistent with the screening wall on the adjacent properties. Landscaping adjacent to the screening wall will be on the street side of the wall and conform to the requirements of the SH 190 Development Standards.

The proposed landscape and screening plan is consistent with the adjacent developments and adheres to the requirements established by the Planned Development (PD) District 03-39 and the SH 190 Development Standards. The site is also in compliance with the parking lot screening and landscape requirements of the SH 190 Development Standards.

4. **Building Façade Material:** Façade materials for developments within

Planned Development (PD) District 03-39 are required to comply with the SH 190 Development Standards as well as all other applicable codes and ordinances. Section 34.18 (B) (1) of the SH 190 Development Standards permits no more than two basic materials in addition to glass on any single building and one of the materials shall be masonry. The proposed structure will contain facades composed of brick, wood, and in the following percentages:

Proposed façade materials			
Elevation	Brick %	Wood%	Total %
West (front)	100	---	100
North (left)	100	---	100
East (rear)	95	5	100
South (right)	95	5	100

5. The applicant proposes a primarily brick façade with limited use of wood reflected as insets found on the south and east elevations in amounts permitted within the SH 190 Development Standards. The proposed building utilizes varying brick colors and wall articulations including exposed 10" concrete columns to create a unique aesthetic which contributes to the surrounding area.

6. Section 34.20(C)(6)(g) requires all roof-mounted equipment to be screened so as not to be visible to the immediate ground level and the ground level of adjacent properties. The applicant will utilize a parapet wall to screen the highest element of roof-mounted equipment or provide a brick façade or brick veneer to provide the necessary screening.

7. **Signage:** The applicant proposes a single freestanding monument sign 7 feet in height, and 49 square feet in area, setback a minimum of 15 feet from the property line.

The subject site is permitted attached wall signage with the area calculated at one and one-half times the width of the main entrance (front) wall per the SH 190 Development Standards. The east (front) wall contains a width of approximately 210 feet which yields a maximum sign area of 315 square feet. The applicant proposes four attached signs, each sign contains approximately 69 square feet which is a total proposed sign area of 277.66 square feet. The attached signage as proposed meets the SH 190 Development Standard for maximum sign area.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan designates the subject property as Community Centers. Community Centers serve community-wide needs and are frequently adjacent to higher density residential areas and places of employment. Uses within this development type provide a mix of retail, services, entertainment, and office and may include residential uses in a vertical mixed-use development. Community Centers incorporate compact, walkable site

design; public gathering areas; landscape plantings and street furniture; and other elements of the public realm. The Detail Plan provides for a development that is consistent with the concept of the Community Centers designation.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The surrounding area is primarily developed with Firewheel Farms and Firewheel Estates residential developments to the north. The area also contains several commercial developments including, Firewheel Golf Course, Olive Garden restaurant, Holiday Inn Hotel, and Chuck E. Cheese. The proposed dental office is compatible with the surrounding land uses. The adjacent commercial developments to the west were established by Planned Developments District 00-39. The intent for all the properties within that PD was to develop in an architecturally and functionally compatible and complementary manner. Each subsequent Detail Plan that has come forward under the original Planned Development District has established development conditions which are sensitive to the sites' proximity to SH 190 and the single family residential districts. The proposed Detail Plan and conditions are consistent with the approach to preserve compatibility with the surrounding area.

Prepared By:

Isaac Williams
Development Planner

Date: April 6, 2015

Reviewed By:

Neil Montgomery
Senior Managing Director

Date: April 10, 2015

Reviewed By:

William E. Dollar
City Manager

Date: April 13, 2015

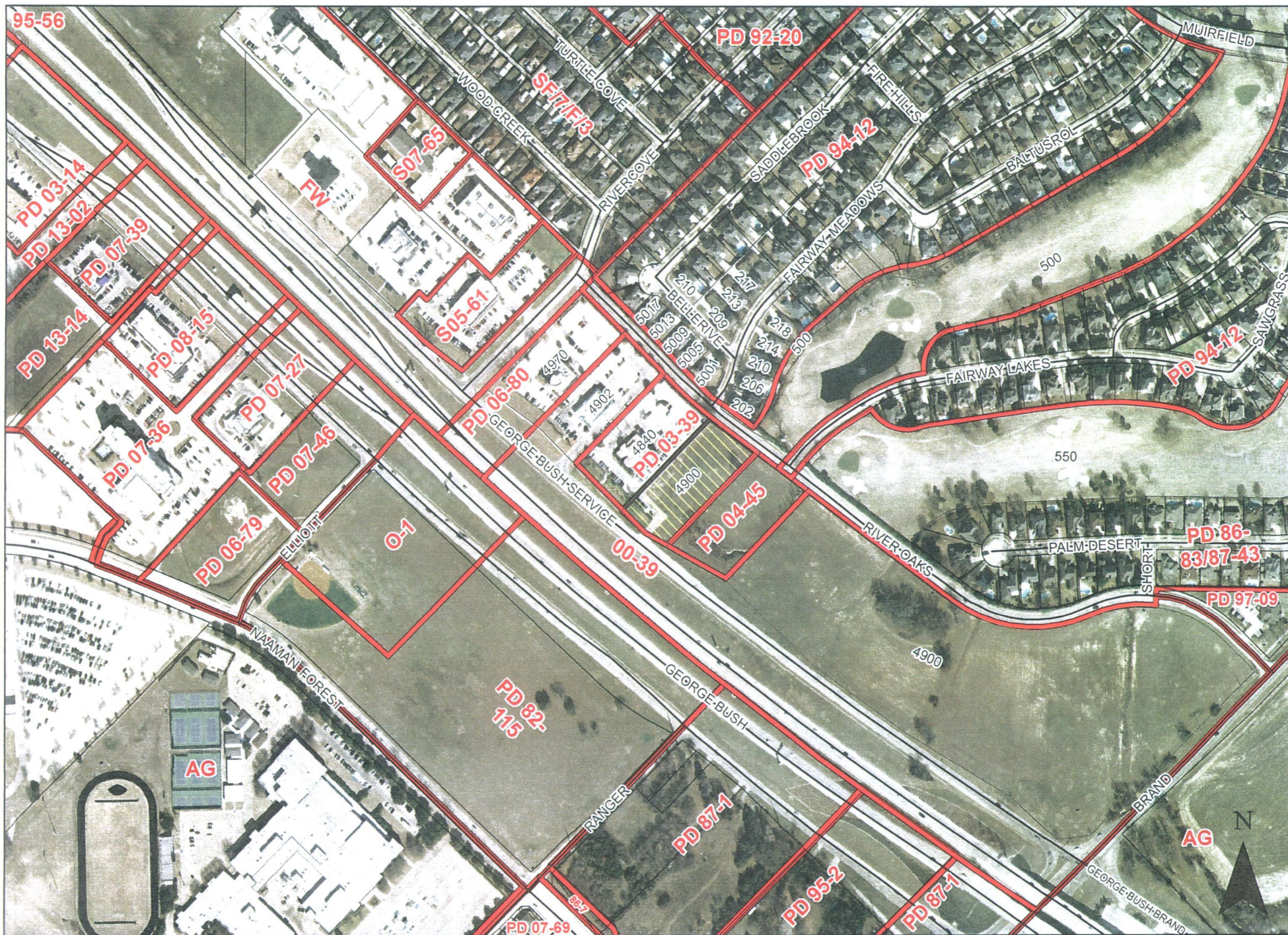
ZONING FILE 15-09

North of State Highway 190 between East Brand Road and River Cove Drive

PLANNED DEVELOPMENT CONDITIONS

- I. **Statement of Purpose:** The purpose of this Planned Development District is to permit the development of a Medical Office 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 SH 190 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 SH 190 Overlay.
 - B. Screening and Landscaping: Screening and landscaping shall be provided as reflected on Exhibit D. An 8-foot high screening wall shall be constructed adjacent to River Oaks Parkway. This wall shall be similar to the color and brick of the existing wall located on the Firewheel Estates side of River Oaks Parkway. Landscaping required adjacent to the screening wall shall be placed on the street side of the wall and shall conform to the requirements of the SH 190 Development Standards.
 - C. Building Elevations: The building elevations of the buildings and structures shall be in general conformance with Exhibit E.
 - D. Roof Equipment Screening: Screening of roof mounted equipment shall be provided by an existing parapet wall or by a brick veneer facade. The overall screening height shall be the height of the highest element of roof-mounted equipment as reflected on Exhibit E.
 - E. Signage: The development shall contain one monument sign that shall be no greater than seven (7) feet in height, and forty-nine (49) square

feet in area, setback a minimum of 15 feet from the property line in the event the signage has to be setback further due to the easements.

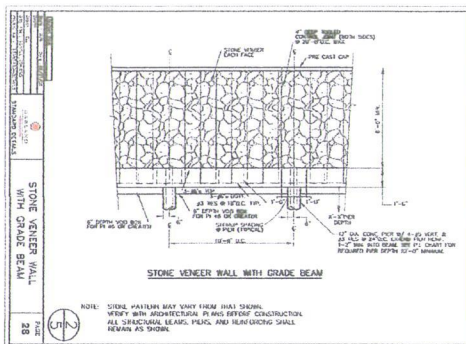
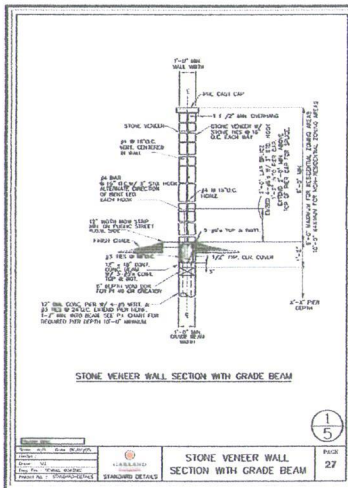


0 200 400 Feet
1 inch = 400 feet

ZONING Z 15-09

 INDICATES AREA OF REQUEST

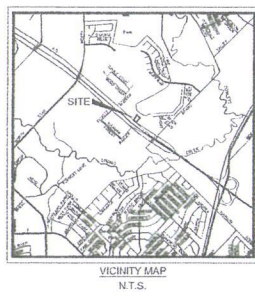
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 PLOT DATE: 3/11/2015 3:35 PM
 LOCATION: 2. PROPOSED PROJECTS 2014-126 WINMARK GARLAND/CAD SHEETS SP-1 DETAIL SITE PLAN DWG
 LAST SAVED: 3/11/2015 3:35 PM



PARKING INFORMATION	
REQUIRED PARKING 18,000 SF (1 SPACE FOR EVERY 200 SF)	90 SPACES (4 ADA)
PROPOSED PARKING SPACES	90 (14 ADA)

SETBACK TABLE	
BUILDING	
FRONT	30 FEET
REAR	10 FEET
SIDE	0 FEET
LANDSCAPE	
FRONT	30 FEET
REAR	10 FEET
SIDE	0 FEET

DEVELOPMENT DETAILS	
EXISTING ZONING	PD-03-39
PROPOSED ZONING	PD-03-39
BUILDING AREA	18,000 SF
PROPOSED BUILDING HEIGHT	22'-3"
PROPOSED NUMBER OF STORES	1 STORES



GRAPHIC SCALE	
0 10 20 40	1 inch = 20 ft.

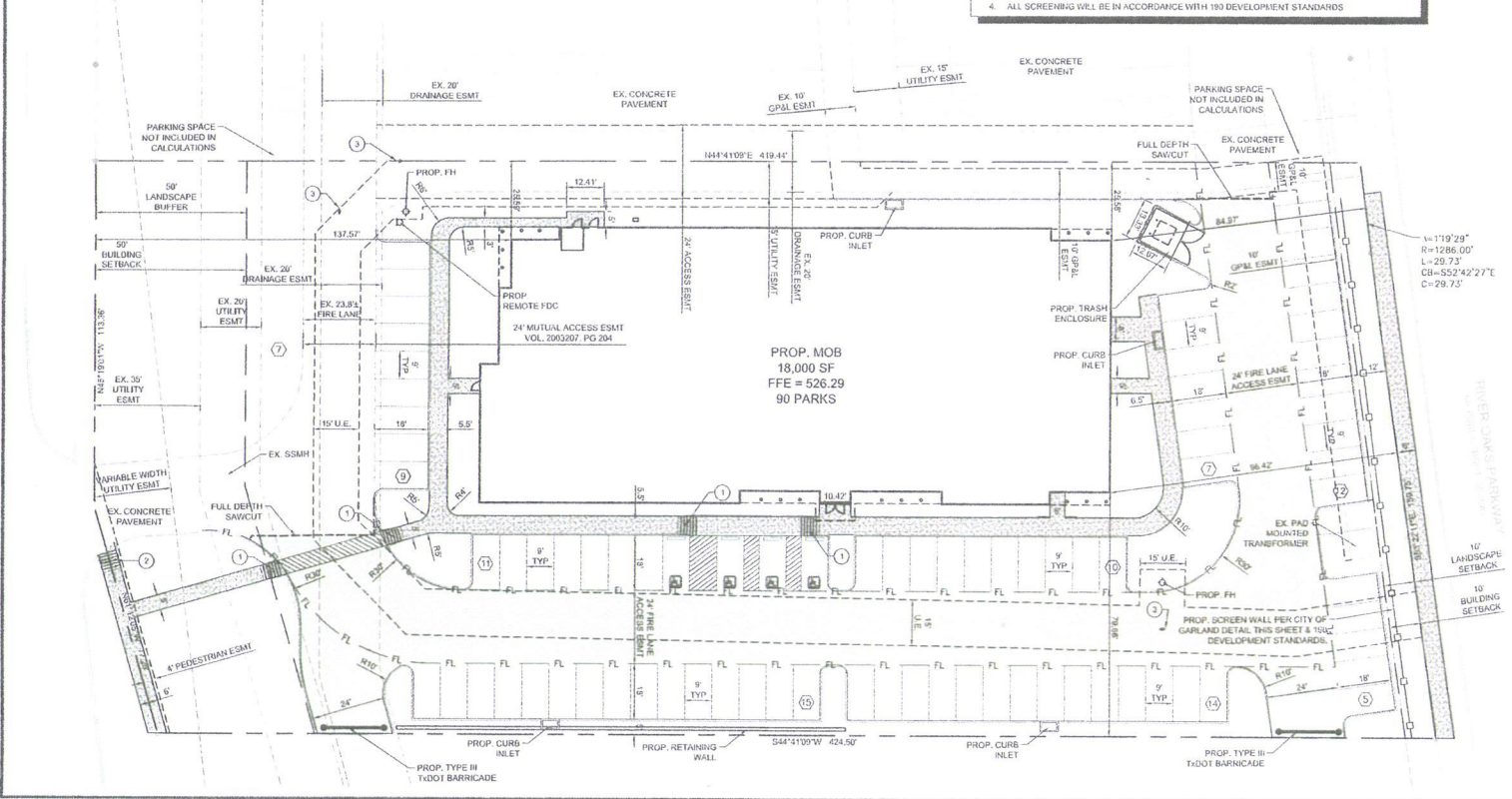
LEGEND	
	PROPOSED CONCRETE CURB AND GUTTER
	PARKING COUNT
	EXISTING FIRE LANE
	PROPOSED FIRE LANE
	PROPOSED FULL DEPTH SAWCUT
	PROPERTY LINE
	PROPOSED STANDARD DUTY CONCRETE PAVING
	PROPOSED HEAVY DUTY CONCRETE PAVING
	PROPOSED CONCRETE SIDEWALK
	PROPOSED SCREEN WALL PER CITY OF GARLAND DETAILS THIS SHEET & 190
	PROPOSED HANDICAP RAMP
	PROPOSED BFR PER CITY OF GARLAND STANDARDS & DETAILS
	PROPOSED TWO-WAY BLUE REFLECTOR BUTTON OPPOSITE FIRE HYDRANT PER CITY STANDARDS & DETAILS

- NOTES:
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 2. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND EXACT DOOR LOCATIONS.
 3. NO LANDSCAPING SUCH AS TREES, HEDGES, ABOVE AND UNDERGROUND STRUCTURES SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHT OF WAY.
 4. ALL SCREENING WILL BE IN ACCORDANCE WITH 190 DEVELOPMENT STANDARDS

IMPERVIOUS CALCULATIONS	
TOTAL SITE AREA	80,356 SF (1.84 AC)
EXISTING IMPERVIOUS AREA	13,421 SF (0.31 AC)
EXISTING IMPERVIOUS PERCENTAGE	16.7%
PROPOSED IMPERVIOUS AREA ADDED	48,063 SF
TOTAL IMPERVIOUS AREA	61,484 SF (1.41 AC)
TOTAL IMPERVIOUS PERCENTAGE	76.5%

FLOODPLAIN NOTE:

ACCORDING TO MAP NO. 481100281, DATED JULY 7, 2014 OF THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP), FLOOD INSURANCE RATE MAP OF DALLAS COUNTY, TEXAS, FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL AUTOMATIC FLOOD INSURANCE PROGRAM, THE PROPERTY IS ZONED "V2" (UNDESIGNED AREAS NOT WITHIN A SPECIAL FLOOD HAZARD AREA). THIS SITE IS NOT WITHIN AN EXISTING SPECIAL FLOOD HAZARD AREA. THE FLOODING STATEMENT DOES NOT IMPLY THAT THE PROPERTY ADJACENT TO THE STRUCTURES OR AREAS BEING DEVELOPED IS NOT WITHIN A FLOOD HAZARD. THE FLOODING STATEMENT DOES NOT IMPLY THAT THE PROPERTY ADJACENT TO THE STRUCTURES OR AREAS BEING DEVELOPED IS NOT WITHIN A FLOOD HAZARD. THE FLOODING STATEMENT DOES NOT IMPLY THAT THE PROPERTY ADJACENT TO THE STRUCTURES OR AREAS BEING DEVELOPED IS NOT WITHIN A FLOOD HAZARD.



LEGAL DESCRIPTION:		
4900 N. PRESIDENT GEORGE BUSH		
1.8447 AC		
BRAND/190 ADDITION		
TRACT 1, LOT 4, BLOCK 1		
CITY CASE #: 141209-2		
PD - DETAILED SITE PLAN		
OWNER:		
DALLAS METROPLEX PROPERTY MANAGEMENT, L.L.C.		
2849 KELLER SPRINGS RD., SUITE 702		
CARROLLTON, TX 75006		
APPLICANT:		
CLAYMOORE ENGINEERING, INC.		
1993 CENTRAL DR., SUITE #400		
IRVING, TX 75039		
PH 817.281.0572		
SURVEYOR:		
TEXAS HERITAGE SURVEYING, INC.		
16019 METRIC DR., SUITE 124		
DALLAS, TX 75243		
PH 214.340.8700		
COUNTY:	CITY:	STATE:
DALLAS	CITY OF GARLAND	TEXAS

PRELIMINARY
 FOR REVIEW ONLY
 Not for construction purposes.
 CLAYMOORE ENGINEERING
 4900 N. PRESIDENT GEORGE BUSH
 GARLAND, TX 75040
 CITY CASE #: 141209-2

**FIREWHEEL DENTAL
 SPECIALTY CENTER**
 4900 N. PRESIDENT GEORGE BUSH
 GARLAND, TX 75040
 CITY CASE #: 141209-2

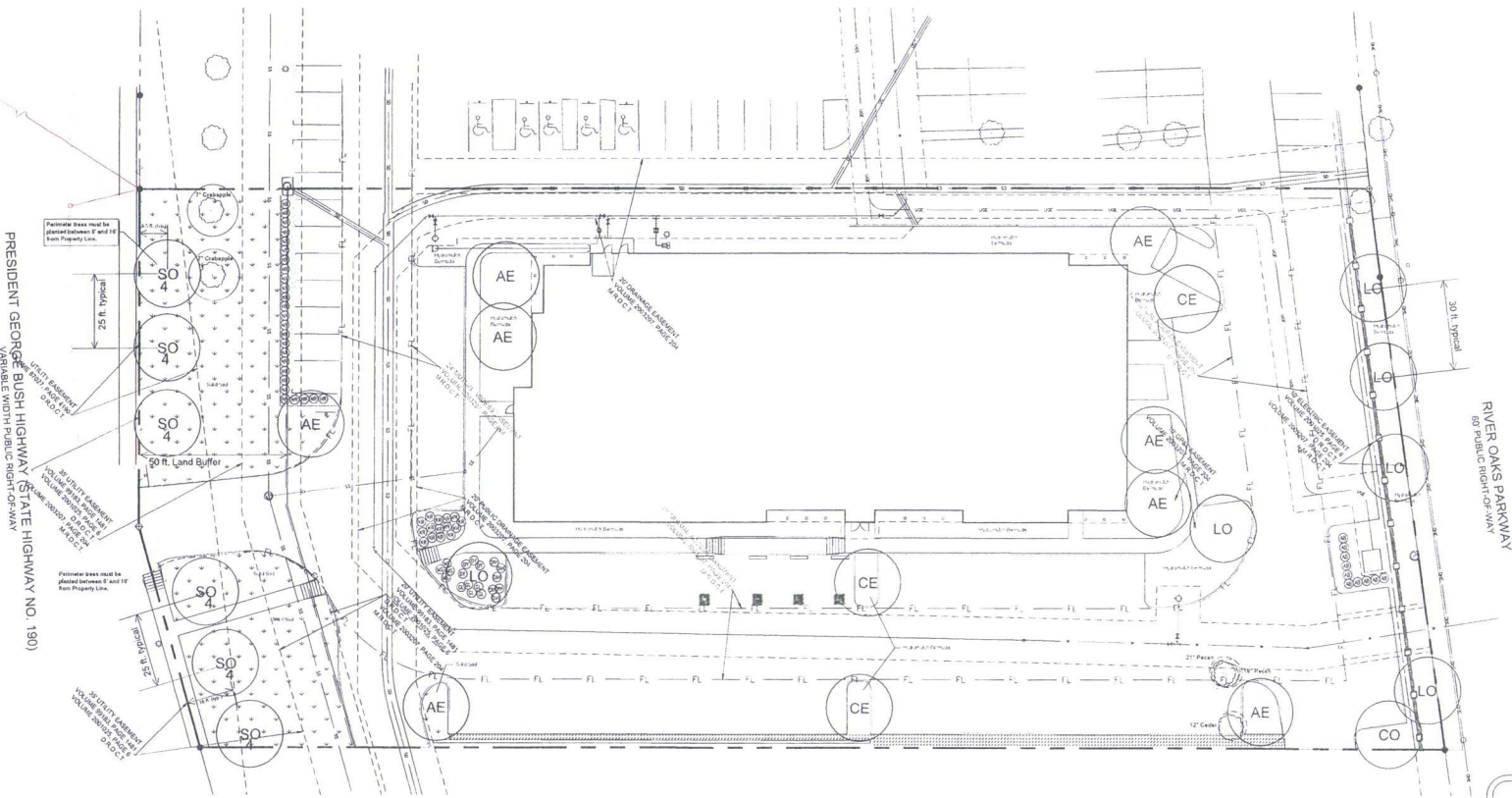
EXHIBIT C

PD DETAILED SITE PLAN

SHEET
 SP-1

MAR 13 2015 4:11:0

PLOTTED BY: SCOTT WILKINSON
PLOT DATE: 3/7/2015 11:45 AM
LOCATION: C:\USERS\SCOTT\WILKINSON\DOCUMENTS\AUTOCAD\LANDSCAPE\FIREWHEEL DENTAL V\REMELODENTAL.LSDWG
LAST SAVED: 3/7/2015 10:28 AM



TREE LEGEND

Canopy Trees

AE	Alber Elms	CO	Chinquapin Oak
LO	Live Oak	SO	Shumard Oak
CE	Cedar Elm		

Ornamental Trees

CM	Crepe Myrtle	RB	Redbud
TY	Tree Yucca	NS	Nella R. Stevens Holly
	Existing tree (in landscape)		Existing tree (in landscape)

SHRUB LEGEND

NS	Nella R. Stevens Holly
MS	Muscadine
KR	Knockout Rose
AB	Abelia
DH	Dwarf Indian Hawthorne
DY	Dwarf Yucca
GL	Giant Linum

HATCH LEGEND

	Solid Silt
	Bermud Grass
	Decomposed Granite

LANDSCAPE NOTES

- The project will have an underground automatic irrigation system to water all new plantings.
- Install 4" layer of shredded hardwood mulch to all planting beds.
- Install 4" Banda Board edging between all shrub beds and grass areas.
- Shrub beds to have 12 inches of prepared planting mix (75% import topsoil, 15% composted amendment, 10% washed sand).
- Shredded hardwood mulch must be contain long strands along with double shred finer material obtained from a local source.
- Install 4 inches of clean topsoil in all areas of the site disturbed by grading and construction operations. Topsoil shall be free from sticks, debris and rocks larger than 2 inches in diameter and have an organic matter level of 3 percent minimum and a pH range between 5.5 and 7.4 percent. Provide soil test analysis from a soil test laboratory showing soil makeup and organic percentage.
- Hydromulch all areas disturbed by construction activities.



John F. Murphy, ASLA

1254 S. Redwood Ave.
Suite 200
Tomball, TX 77375
713.333.8888 ext.
713.333.8888 fax
jfm@siteint.com

2709 S. Lamar Blvd.
Suite 110
Austin, TX 78704
512.443.3310 fax
512.443.3307 fax
www.siteint.com



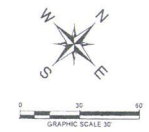
**FIREWHEEL DENTAL
SPECIALTY CENTER**
4900 N. PRESIDENT GEORGE BUSH
GARLAND, TX 75040
CITY CASE #:

EXHIBIT D

LANDSCAPE PLAN

Bechtman
CITY OF GARLAND CONTROL MONUMENT NO. 8
NORTHING: 7,937,275.06; EASTING: 2,539,395.01
ELEVATION: 528.91'
LOCATED NEAR THE WEST RIGHT-OF-WAY LINE OF
ELLIOTT AVENUE AND NEAR THE NORTH
RIGHT-OF-WAY LINE OF HAMAN FOREST
BOULEVARD, BEING 24°12'33" A DISTANCE OF 85.89'
FROM THE SOUTHWEST CORNER OF AN INLET AT
BACK OF CURB AT THE NORTHEAST INTERSECTION
OF SAID ELLIOTT AVENUE AND HAMAN FOREST
BOULEVARD.

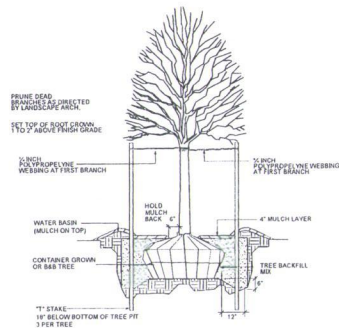
LEGAL DESCRIPTION 4900 N. PRESIDENT GEORGE BUSH 1.8447 AC BRAND/190 ADDITION TRACT 1, LOT 4, BLOCK 1 CITY CASE #:	
SCHEMATIC PLAN	
OWNER DALLAS METROPLEX PROPERTY MANAGEMENT, LLC 7202 PERKINS COURT GARLAND, TX 75044	APPLICANT CLAYMOORE ENGINEERING, INC. 1105 CHEEK SPARGER RD. SUITE #1 COLLEYVILLE, TX 76034 PH 817.281.9572
SURVEYOR TEXAS HERITAGE SURVEYING, INC. 10510 METRIC DR. SUITE 124 DALLAS, TX 75243 PH 214.340.9700	DESIGN CLO DRAWN CLO CHECKED RMW DATE 3/1/2015
COUNTY: DALLAS	CITY: CITY OF GARLAND
STATE: TEXAS	SHEET: L-1



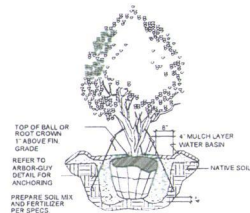
CANOPY TREES				
8	AE	Alex Elm	<i>Ulmus parvifolia</i> 'Alex'	3 1/2" cal. 65 gal. 11 ft. 5' spread
6	LO	Liv Oak	<i>Quercus virginiana</i>	3 1/4" cal. 65 gal. 10 ft. 5' spread
6	SO	Shumard Oak	<i>Quercus shumardii</i>	4" cal. 65 gal. 10 ft. 14 ft. 8' spread
1	CO	Copper Cedar	<i>Quercus muhlenbergii</i>	3" cal. 65 gal. 10 ft. 4.5' spread
3	CE	Cedar Elm	<i>Ulmus crassifolia</i>	3 1/4" cal. 65 gal. 12 ft. 5' spread

SHRUBS & GROUNDCOVERS				
26	NS	Nellie R. Stevens Holly	<i>Ilex Nellie R. Stevens'</i>	10 gal. 34" or 24" height min.
4	MS	Muscadine	<i>Muscadine serotena</i> 'Gracilium'	5 gal. 36" or "
15	KR	Krohn Rose	<i>Rosa Radrazz</i>	5 gal. 36" or "
10	AB	Abelia	<i>Abelia grandifolia</i>	7 gal. 36" or 24" height min.
6	DH	Dwarf Indian Hawthorne	<i>Raphanocarpus indica</i> 'Pinkie'	5 gal. 36" or "
4	DY	Dwarf Yucca	<i>Ilex vomitoria</i> 'Little'	5 gal. 36" or "
5	GL	Giant Liriope	<i>Liriope gigantea</i>	5 gal. 36" or "

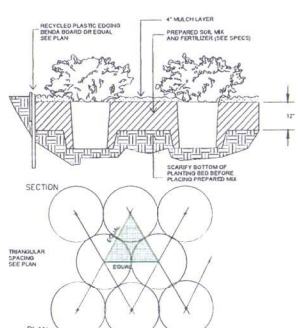
Landscape Area		Parking area = 37,092 sf	
Total site area = 80,364 sf		Required Landscape area within parking lot = 1,854 sf (5%)	
Landscape area = 12,552 sf (15%) Req.		Provided Landscape area within parking lot = 2,564 sf	
	19,924 sf Prov.		
Street Landscape Buffer Screening - River Oaks Parkway			
Continuous planting beds 3 ft. high shrub screening		Required	Provided
10 ft. Width with 1 canopy tree or 3 orn. trees for every 500 SF		Required	Provided
Street 190' F x 10' = 1900 500' x 3.8		4 Canopy	4 Canopy
190 Development Standards			
1 - 4' cal tree every 30 feet along front/side Hwy		6 - 4' cal trees Shurmed Oaks	6 - 4' cal trees Shurmed Oaks
Parking Lot trees		Required	Provided
1 tree every 10 spaces 90 spaces total		9 Canopy	9 Proposed Canopy
Tree Mitigation			
27' Peash	100% mitigation required	48 total trees mitigation required	Pay 180 Tree Fund
18' Peash	100% mitigation required		
17' Cedar	80% mitigation required		



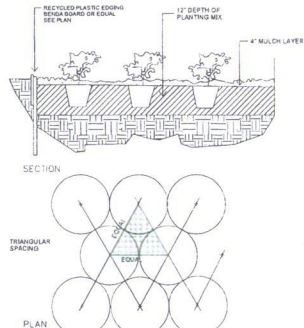
1 CANOPY TREE PLANTING



② MULTI-TRUNK PLANTING




3 SHRUB PLANTING



4 GROUNDCOVER PLANTING

Species Rating 100%	Total Caliper Inches	Inches Allowed to Remove	Inches Proposed for Removal	Mitigation
Pecan	30"		30" x 100% = 30"	Pay into Tree Fund
Shannon Holly				
Sweetgum				
Southern Maple				
Bur Oak				
Chinkapin Oak				
Shumard Oak				
Texas Red Oak				
Live Oak				
Bald Cypress				
Total of 100% Category	30"		30" x 100% = 30"	Pay into Tree Fund
80%				
Chittamwood				
Common Persimmon				
Green Ash				
Black Walnut				
Eastern Red Cedar	12"		12" x 80% = 10"	Pay into Tree Fund
Crape Myrtle				
Mexican Plum				
Eve's Necklace				
American Elm				
Cedar Elm				
Total of 80% Category	12"		10"	Pay into Tree Fund
60%				
Redbud				
Honeylocust				
Bos d'arc				
Chinese Photinia				
Honey Mesquite				
Western Soapberry				
Total of 60% Category				
40%				
Catalpa				
Sugarberry				
Common Hackberry				
Loquat				
Japanese Ligustrum				
Chinaberry				
Red Mulberry				
Poplars, Cottonwood				
Plums				
Black Locust				
Chinese Tallow				
Willows				
Total of 40% Category				
20%				
All other Species				

 **site** integration studio
Landscape Architects • Sustainable Site Planning • Natural Resources Design
John F. Murphy, ASLA
1324 S. Buckhorn Ave.
Suite 244
Tyler, TX 75701
512.632.3822 ext
909.533.4898 tel / fax
john@siteint.com
2709 S. Garmer Blvd.
Suite 110
Austin, TX 78704
512.443.3512 tel
512.443.3597 fax
www.siteint.com



CLAY MOORE
ENGINEERING

10001 CEDARHURST DR. SUITE 400
FARGO, ND 58103-1972

**FIREWHEEL DENTAL
SPECIALTY CENTER**
4900 N. PRESIDENT GEORGE BUSH
GARLAND, TX 75040
CITY CASE #:

EXHIBIT D

LANDSCAPE DETAILS

Benchmarks
CITY OF GARLAND CONTROL MONUMENT NO. 8
NORTHING 7 037 275.08 EASTING 2 539 395.01
ELEVATION 520.91
LOCATED NEAR THE WEST RIGHT-OF-WAY LINE OF
ELLIOTT AVENUE AND NEAR THE NORTH
RIGHT-OF-WAY LINE OF NAAMAN FOREST
BOULEVARD. BEING 264°33'39" A DISTANCE OF 85.58
FROM THE SOUTHWEST CORNER OF AN PILET AT
BACK OF CURB AT THE NORTHEAST INTERSECTION
OF SAID ELLIOTT AVENUE AND NAAMAN FOREST
BOULEVARD.

LEGAL DESCRIPTION
4900 N. PRESIDENT GEORGE BUSH
1.8447 AC
BRAND/190 ADDITION
TRACT 1, LOT 4, BLOCK 1
CITY CASE # _____

SCHMATIC PLAN

OWNER
DALLAS METROPLEX PROPERTY MANAGEMENT, LLC
7202 PERSIMMONS COURT
GARLAND, TX 75044

APPLICANT
CLAYMORE ENGINEERING, INC.
1180 CHEEK SPARGER RD. SUITE #1
CLAYMORE, TX 76034
PH 817 281 0572

SURVEYOR
TEXAS HERITAGE SURVEYING, INC.
10616 METRIC DR. SUITE 124
DALLAS, TX 75241
PH 214 340 9700

COUNTY	CITY	STATE
DALLAS	CITY OF GARLAND	TEXAS

DESIGN	CL
DRAWN	CL
CHECKED	HA
DATE	3/17/2011
SHEET	
L-2	
File No.	

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 PLOT DATE: 3/17/2015 11:45 AM
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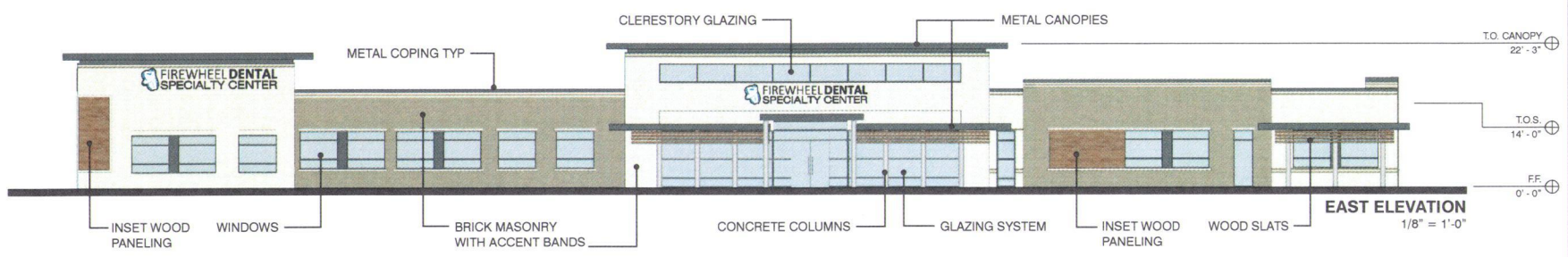
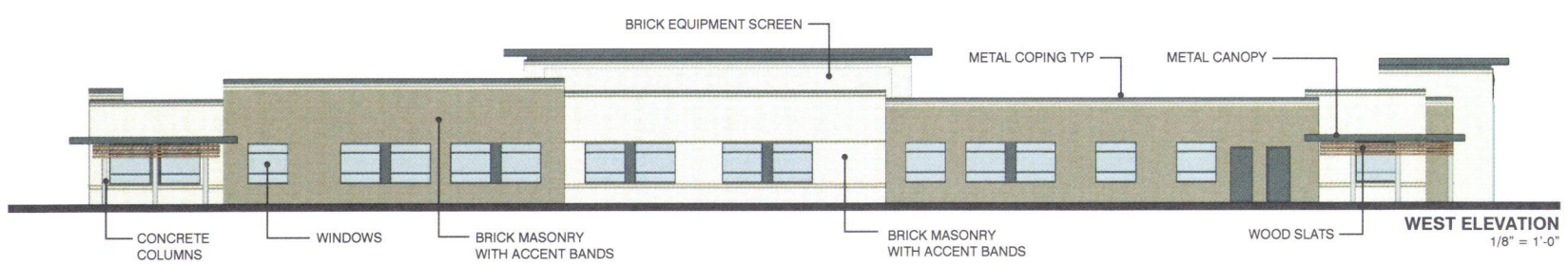
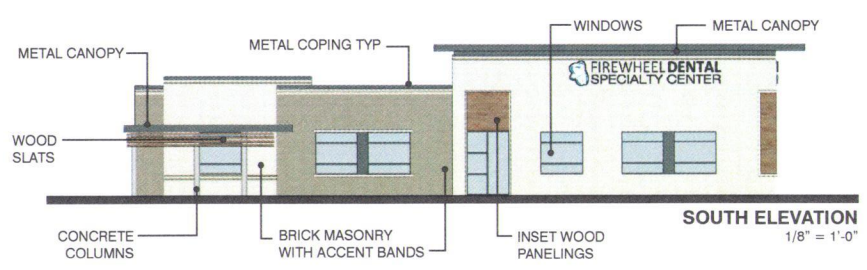
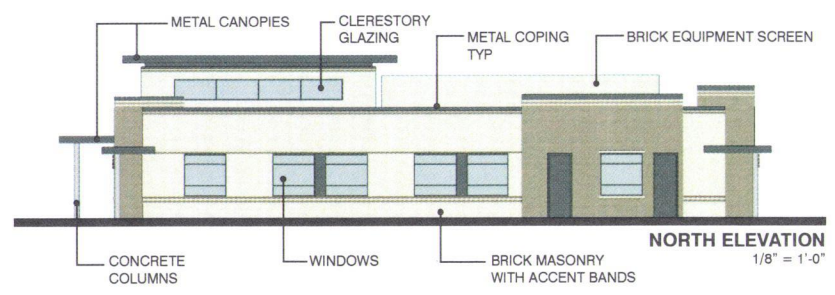
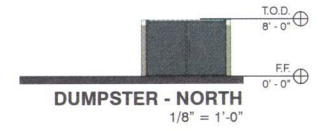
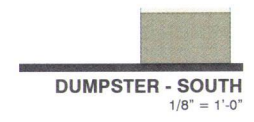
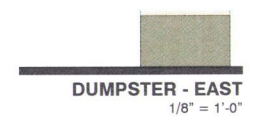
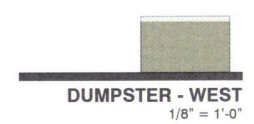
FAÇADE MATERIAL CALCULATIONS

NORTH ELEVATION			
FAÇADE MATERIAL	AREA (SF)	%	
MASONRY	1,307	100%	
WOOD	-	-	
(+) CONCRETE COLUMNS	-	-	
(+) WOOD SLATS	-	-	
TOTAL	1,307		

SOUTH ELEVATION			
FAÇADE MATERIAL	AREA (SF)	%	
MASONRY	1,439	93%	
WOOD	73	5%	
(+) CONCRETE COLUMNS	28	2%	
(+) WOOD SLATS	24	-	
TOTAL	1,540		

WEST ELEVATION			
FAÇADE MATERIAL	AREA (SF)	%	
MASONRY	3,009	98%	
WOOD	-	-	
(+) CONCRETE COLUMNS	48	2%	
(+) WOOD SLATS	50	-	
TOTAL	3,057		

EAST ELEVATION			
FAÇADE MATERIAL	AREA (SF)	%	
MASONRY	2,420	92%	
WOOD	128	5%	
(+) CONCRETE COLUMNS	48	3%	
(+) WOOD SLATS	85	-	
TOTAL	2,636		



Z 15-09

Approval of an amendment of Planned Development (PD) District 03-39 for Freeway uses on and a Detail Plan for a Medical (dental) office property zoned (Planned Development (PD) District 03-39).
North of State Highway 190 between East Brand Road and Rivercove Drive



Looking north from the subject site at the adjacent property (Planned Development (PD) District 03-39).



Looking west from the subject site across access drive at SH 190 (Planned Development (PD) District 03-39).



Facing west from access drive looking at the adjacent tree row within the landscape buffer and SH 190.(Planned Development (PD) District 03-39).



Facing east from SH 190 looking at subject site and Firewheel Estates screening wall. (Planned Development (PD) District 03-39).

REPORT & MINUTES

P.C. Meeting, March 23, 2015 (9 Members Present)

Consideration of the application for Dallas Metroplex Property Management, requesting approval of 1) an amendment of Planned Development (PD) District 03-39 for Freeway Uses and 2) a Detail Plan for a Medical (dental) Office. This property is located north of State Highway 190 between East Brand Road and Rivercove Drive. (District 1) (File Z 15-09).

Representing the applicant, Clay Cristy, 2328 Lotus Avenue, Fort Worth, TX gave a brief overview of the request and addressed concerns regarding the rooftop screening device.

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



GARLAND

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

March 11, 2015

HEARING DATE/TIME: Plan Commission: March 23, 2015 – 7:00 PM

APPLICANT: Dallas Metroplex Property Management

File Z 15-09

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 23, 2015, in the Goldie Locke Room of the Duckworth Utility Services Building, 217 North Fifth Street, to consider the application of **Dallas Metroplex Property Management**, requesting approval of 1) an amendment to Planned Development (PD) District 03-39 for Freeway Uses, 2) a Detail Plan for a Medical Office, and 3) a variance to the SH 190 Development Standards Section 34.18(B)(1) regarding exterior walls. The property is shown on the enclosed sketch and is described as follows:

Being all of Lot 4, Block 1, Brand/190 Addition, out of a replat of Lot 3, Block 1, Brand/190 Addition, City of Garland, Dallas County, Texas, according to the Map thereof recorded in Volume 2003207, Page 204, Map Records of Dallas County, Texas. This property contains approximately 1.845 acres and is generally located northeast of SH-190 between Brand Road and Rivercove Road, south of River Oaks Parkway (District 1).

Note: The applicant requests approval of the amendment to Planned Development 03-39, a Detail Plan, and an associated variance to construct an 18,000 square foot Medical Office.

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.

INSUFFICIENT INFORMATION ABOVE TO
MAKE AN INFORMED DECISION. I WILL ATTEND
THE MEETING.

Your Property Address

214 FAIRWAY MEADOWS DR

Printed Name

JAMES L. MILLER III

GARLAND, TX 75044

Address

972.496.0124

City, State

Zip

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

Signature

Date:

J. Miller
3/18/2015

Title

I WILL ATTEND MEETING ON 3/23/2015