



AGENDA

**REGULAR MEETING OF THE CITY COUNCIL
City of Garland
Duckworth Building, Goldie Locke Room
217 North Fifth Street
Garland, Texas
May 5, 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 21, 2015 Regular Meeting.

2. Consider approval of the following bids:

- a. Autotransformer for Denton Substation **Bid No. 5012-15**

ABB, Inc.	\$1,225,924.00
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This request is to replace the spare Denton transformer that was used for the TMPA Bryan-East Substation when that transformer failed.

- b. Materials for Gibbons Creek Reactive Support **Bid No. 5282-15**

Techline, Inc.	\$227,072.56
Optional Contingency	<u>22,707.26</u>
TOTAL	<u>\$249,779.82</u>

This request is to provide materials associated with the GP&L/TMPA Gibbons Creek Reactive Support project. Due to the complex nature of the project, an Optional Contingency is included for any unforeseen additional materials that may be required.

c. Emergency Medical Supplies Bid No. 5163-15

Bound Tree Medical, LLC \$283,155.96

This request is to provide the Garland Fire Department Emergency Medical Services supplies and equipment to be used for training and emergency medical response. This is a term contract with four optional renewals.

d. Tee Mowers for Firewheel Golf Course Bid No. 5338-15

Professional Turf Products, L.P. \$126,648.91

This request is to purchase four replacement Tee Mowers for the Firewheel Golf Course.

e. Emergency Response Safety Equipment Bid No. 5359-15

Municipal Emergency Services, Inc. \$143,870.94

This request is to provide Self-Contained Breathing Apparatus and related necessary components as part of the Personal Protective Ensemble for twenty-one Garland Fire Department new hires.

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. 15-09, Dallas Metroplex Property Management

Consider an ordinance amending the zoning laws of the City of Garland by approving an amendment of Planned Development (PD) District 03-39 for freeway uses and a detail plan for a medical (dental) office on a 1.84 acre tract of land located north of State Highway 190 between East Brand Road and Rivercove Drive.

4. Consider approval by minute action authorizing the City Manager to execute Change Order No. 2 to BL 05560 in the amount of \$173,622.43 with Galls, LLC.

At the May 4, 2015 Work Session, Council considered Change Order No. 2 to BL 05560 with Galls, LLC in the amount of \$173,622.43 to provide uniforms and clothing items to the Garland Fire Department.

5. **Consider a resolution authorizing the Mayor to abandon the alley right-of-way in the James Terrace installment No. 2 subdivision and execute a Deed Without Warranty conveying the 479 square feet of land to the Catholic Diocese of Dallas for the Good Shepherd Catholic Church.**

At the April 20, 2015 Work Session, Council considered the abandonment of a 9.5' wide alley right-of-way remainder in James Terrace Installment No. 2.

6. **Consider a resolution authorizing the City Manager to accept the State of Texas Department of Transportation (TxDOT) Selective Traffic Enforcement Program (STEP) Grant "Click It or Ticket" for May 18, 2015 – May 31, 2015 in the amount of \$4,956.37.**

At the May 4, 2015 Work Session, Council considered the acceptance of a TxDOT STEP Grant – "Click It or Ticket" in the amount of \$4,956.37. The grant will be utilized to provide a greater level of traffic safety for the citizenry of the City of Garland by potentially changing the driving habits of those who violate the laws related to vehicle occupant protection and child safety seat enforcement thereby reducing the number of injuries and fatalities related to motor vehicle accidents. The required enforcement period will be May 18, 2015 – May 31, 2015.

7. **Consider a resolution authorizing the Mayor to abandon the Eastgate Drive right-of-way and execute a Deed Without Warranty conveying the 22,322 square feet of land to RaceTrac.**

At the May 4, 2015 Work Session, Council considered the abandonment of a 9.5' wide alley right-of-way remainder in James Terrace Installment No. 2.

8. **Consider a resolution adopting and approving the Consolidated Plan – One Year plan of action including a revised statement of uses of funds for the 2015/16 Community Development Block Grant, Home Investment Partnership and, Emergency Solutions Grant Programs.**

At the April 6, 2015 Work Session, Council considered the available funding and

applications received for CDBG, HOME, and ESG 2015-16 budget year. A public hearing was also conducted at the April 7, 2015 Regular Meeting.

9. **Consider a resolution of the City Council of the City of Garland, Texas re-appointing a member to serve on the North Texas Municipal Water District's Board of Directors.**

At the April 20, 2015 Work Session, Council considered the reappointment of Don Gordon to serve as a City of Garland representative on the North Texas Municipal Water District Board of Directors for an additional two-year term.

10. **Consider a resolution of the City Council of the City of Garland, Texas re-appointing a member to serve on the Texas Municipal Power Agency's Board of Directors.**

At the April 20, 2015 Work Session, Council considered the reappointment of Tom Jefferies to serve as a City of Garland representative on the Texas Municipal Power Agency Board of Directors for an additional two-year term.

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

At the May 4, 2015 Work Session, Council was scheduled to consider appointing J. Christopher Luna to serve as a City of Garland representative on the Garland Housing Finance Corporation Board of Directors.

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.

- 12. Consider a Resolution regarding the Development of the IH-635 East Project and in support of the Expiring Revenue Enhancement.**

At the request of Council Member B.J. Williams and Deputy Mayor Pro Tem Marvin 'Tim' Campbell, Council is requested to consider a Resolution regarding the Development of the IH-635 East Project and in support of an Expiring Revenue Enhancement funding mechanism.

- 13. Hold public hearings on the following zoning cases:**

- a. Consider the application of RaceTrac Petroleum, Inc. requesting approval of a Specific Use Permit for retail sales with gas pumps on property zoned Shopping Center (SC) District within the IH 635 Overlay. This property is located at 2018 Northwest Highway. (File No. 15-10, District 5)**

The applicant requests approval of a Specified Use Permit for retail sales and proposes to demolish the existing 3,500 square foot convenience store, gas canopy and vacant building on the adjacent site to redevelop the subject property.

- b. Consider the application of GFC Leasing Corp., LLC. Requesting approval of 1) an amendment of Planned Development (PD) District 01-03 and Planned Development (PD) District 14-38, both for Limited Shopping Center Uses and 2) an amended Detail Plan and a Specific Use Permit for a restaurant, drive-through. This property is located on the southeast corner of Lavon Drive and Foster Road. (File No. 15-11, District 1)**

The applicant requests approval of an amendment of Planned Development to allow the development of a Golden Chick restaurant on a 0.689 acre site that was originally part of a 14.8-acre tract of land under Planned Development (PD) District 01-03.

- c. Consider the application of Timber Oaks Townhomes, LLC requesting approval of 1) an amendment to Planned Development (PD) District 08-11 for Townhouse and Duplex uses and 2) a Detail Plan for three Townhouse and two Duplex structures. This property is located south of High Meadow Drive and west of E. Centerville. (File No. 15-12, District 2)**

The applicant requests approval of a Detail Plan to allow for the construction of three townhome buildings containing 6 units and 2 duplex buildings with 2 units each.

14. 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.

15. 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 21, 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	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

ABSENT:

Council Member	Anita Goebel
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CALL TO ORDER:

The meeting was called to order by Mayor Douglas Athas. Mayor Pro Tem Jim Cahill led the invocation and Pledge of Allegiance.

CEREMONIALS:

Mayor Athas presented the Water Department's Pretreatment Program Award to Courter Hall Company, Daisy Brand, FPLE Forney, LLC, General Dynamics OTS, Inc., Charles M. Hinton Jr. Regional Landfill, Karlee, L-3 Communications, Micron Industries, Micropac Industries, Inc., Texas Precision Plating, and Valspar Corporation.

The Excellence in Neighborhood Service Award for 2015 was presented to Reinaldo Zavala, Sr. Animal Services Officer.

Mayor Athas recognized a member of Boy Scout Pack #1033.

CONSENT AGENDA:

All items marked with asterisks (**) on the Consent Agenda were voted on at the beginning of the meeting. Mayor Athas read those items into the record. Motion was made by Mayor Pro Tem Jim Cahill, seconded by Council Member LeMay, to approve items 1, 2a, 2b, 2c 3a, 4, 5, 6, 7, and 8. Council Member Billy Mack Williams abstained from voting on item 8. Motion carried with 8 ayes 0 nays.

1. APPROVED** Approval of the minutes of the April 7, 2015 Regular Meeting.

2a. APPROVED** Bid No. 5157-15 to Pascor Atlantic in the amount of \$139,177.00 (includes an optional contingency of \$13,917.70) for a total of \$153,094.70 for Disconnect Switches.

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.

2b. APPROVED** Bid No. 5342-15 to Caldwell Country Ford in the amount of \$213,108.00 for new and replacement fleet vehicles.

This request is for the purchase of nine replacement staff sedans and SUV's and one new additional SUV to be used by various City departments in their daily operations.

2c. APPROVED** Bid No. 5343-15 to Jerusalem Corporation in the amount of \$1,337,000.00 for concrete finish work.

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. APPROVED** Ordinance 6766 approving Zoning File No. 15-04 for GHA Architecture.

This is 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. APPROVED** Resolution 10193 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. APPROVED** Resolution 10194 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. APPROVED** Ordinance 6767 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. APPROVED** Ordinance 6768 is an 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. APPROVED** 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.

- 8a. REAFFIRMED Consider reaffirming or altering Resolution No. 10152, the City of Garland supporting the development of the Interstate Highway 635 East Project.

At the request of Deputy Mayor Pro Tem Marvin 'Tim' Campbell and Council Member Anita Goebel, Council is requested to reaffirm or alter Resolution No. 10152.

Mayor Athas opened the discussion at 7:18 p.m. Speakers on this item were Deputy Mayor Pro Tem Campbell and Council Member B. J. Williams. Motion to reaffirm was made by Deputy Mayor Pro Tem Campbell, seconded by Council Member Stanley to close the discussion at 7:42 p.m. Motion to reaffirm carried with 8 ayes and 0 nays.

9. APPROVED 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.

Mayor Athas opened the public hearing at 7:45 p.m.; the speaker on this item was Neil Montgomery, Sr. Managing Director of Economic Development. Also speaking on this item was Mark Pittman of Dallas Metroplex Property Management.

Motion to approve was made by Deputy Mayor Pro Tem Campbell, seconded by Council Member Dodson to close the public hearing and approve the request at 7:48 p.m. Motion to approve carried with 8 ayes and 0 nays.

10. CITIZEN
COMMENTS

Allison Marie Lewis
Lena Griffin
Clifton Griffin
Lee Lutz
Dorothy L. Brooks
Mary L. Ehlenfeldt
Melinda Miranda
William E. Dollar

11. ADJOURN

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

CITY OF GARLAND, TEXAS

/s/ Douglas Athas, Mayor

/s/ Eloyce René Dowl, City Secretary



GARLAND
PURCHASING

Bid No.: 5012-15
Agenda Item: 2a
Meeting: Council
Date: 05/05/15

Purchasing Report

AUTOTRANSFORMER FOR DENTON SUBSTATION OPEN MARKET

PURCHASE JUSTIFICATION:

The purpose of this bid is to replace the spare Denton transformer that was used for the TMPA Bryan-East Substation when that transformer failed. 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>
ABB, Inc.		\$1,225,924.00

TOTAL: \$1,225,924.00

BASIS FOR AWARD:

Straight Low Bid

Submitted by:

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

Reviewed by:

Bryan L. Bradford
City Manager

Date: 04/22/15

Date: 05/01/15

FINANCIAL SUMMARY:

Total Project/Account: \$ 2,212,807

Expended/Encumbered to Date: -0-

Balance: \$ 2,212,807

This Item: 1,225,924

Proposed Balance: \$ 986,883

Trent Schulze 04/23/15

Budget Analyst Date

Ron Young 04/23/15

Budget Director Date

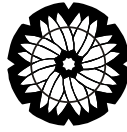
Operating Budget: ☐ CIP: ☒ Year: 2015

Document Location: Page E01

Account #: 215-3542-3176601-6051
(EC-S5766-002-1-6051)

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

Comments:



GARLAND

PURCHASING

Executive Summary **Bid 5012-15** **Autotransformer for Denton Substation**

Recommended Vendor:

ABB, Inc.

Total Recommended Award:

\$1,225,924.00

Basis for Award:

Straight Low Bid

Purpose:

The purpose of this bid is to replace the spare Denton transformer that was used for the TMPA Bryan-East Substation when that transformer failed.

Evaluation:

Requests for bids were issued in accordance with Purchasing procedures. Seventeen (17) bids were received and evaluated by GP&L Engineers. ABB, Inc. was selected as the straight low bid meeting all requirements of the specifications.

Recommendation:

Staff recommends awarding the bid to ABB, Inc.

Funding Information:

TMPA Spare Autotransformer CIP 215-3542-3176601-6051 (EC-S5766-002-1-6051)

Department Director:

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



Purchasing Report

MATERIALS FOR GIBBONS CREEK REACTIVE SUPPORT OPEN MARKET

PURCHASE JUSTIFICATION:

The purpose of this bid is to provide materials associated with the GP&L/TMPA Gibbons Creek Reactive Support project. Due to the complex nature of the project, an Optional Contingency is included for any unforeseen additional materials that may be required. This is an approved Capital Improvement project, and expenses will not exceed appropriated funds.

AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Techline, Inc.	All	\$227,072.56
Optional Contingency		22,707.26
TOTAL:		\$249,779.82

BASIS FOR AWARD:

Lowest Responsible Bid

Submitted by:

Reviewed by:

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

Bryan L. Bradford
City Manager

Date: 04/22/15

Date: 05/01/15

FINANCIAL SUMMARY:

Total Project/Account:	\$ 13,730,704
Expended/Encumbered to Date:	7,438,145
Balance:	\$ 6,292,559
This Item:	249,780
Proposed Balance:	\$ 6,042,779

Trent Schulze 04/23/15
Budget Analyst Date

Ron Young 04/23/15
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 Fund – Transmission Lines

Comments:



GARLAND

PURCHASING

Executive Summary **Bid 5282-15** **Gibbons Creek Reactive Support Materials**

Recommended Vendor:

Techline, Inc.

Total Recommended Award:

\$249,779.82

Basis for Award:

Lowest Responsible Bid

Purpose:

The purpose of this bid is to provide materials associated with the GP&L/TMPA Gibbons Creek Reactive Support Capital Improvement Project.

Evaluation:

Requests for bids were issued in accordance with Purchasing procedures. Four (4) bids were received and evaluated. Techline, Inc. was selected as the lowest responsible bidder quoting all of the required materials listed in the specifications.

Recommendation:

Staff recommends awarding the bid to Techline, Inc. as the lowest responsible bidder.

Funding Information:

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

Department Director:

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



GARLAND
PURCHASING

Bid No.: 5163-15
Agenda Item: 2c
Meeting: Council
Date: 05/05/15

Purchasing Report

EMERGENCY MEDICAL SUPPLIES TERM CONTRACT

PURCHASE JUSTIFICATION:

The purpose of this contract is to provide Garland Fire Department Emergency Medical Services (EMS) supplies and equipment to be used for training and emergency medical response. This is a Term Contract with four (4) optional renewals. The quantities are estimated and may be more or less based on actual needs. Unit pricing will remain firm for the first term, and any subsequent price adjustments must be justified and mutually agreed upon.

AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Bound Tree Medical, LLC	All	\$283,155.96
TOTAL:		<u>\$283,155.96</u>

BASIS FOR AWARD:

Lowest Responsible Bid

Submitted by:

Reviewed by:

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

Bryan L. Bradford
City Manager

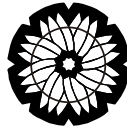
Date: 04/22/15

Date: 04/28/15

FINANCIAL SUMMARY:

Total Project/Account: \$	N/A	Operating Budget: <input checked="" type="checkbox"/> CIP: <input type="checkbox"/> Year: FY 2014-15
Expended/Encumbered to Date:	N/A	Document Location: Page 194
Balance: \$	N/A	Account #: 451-6999 (100-1341-6031)
This Item:	283,156	Fund/Agency/Project – Description: Term Contract – EMS Supplies for Garland Fire Department
Proposed Balance: \$	N/A	Comments: Term Contract sets price but does not commit funds. Expenses will be charged to accounts as incurred.
Trent Schulze	04/23/15	
Budget Analyst	Date	
Ron Young	04/23/15	
Budget Director	Date	

[illegible]



GARLAND

PURCHASING

Executive Summary Bid #5163-15 Emergency Medical Supplies

Recommended Vendor:

Bound Tree Medical, LLC

Total Recommended Award:

\$283,155.96

Basis for Award:

Lowest Responsible Bid

Purpose:

The purpose of this contract is to provide Garland Fire Department Emergency Medical Services (EMS) supplies and equipment to be used for training and emergency medical response. This is a term contract with four (4) optional renewals.

Evaluation:

Requests for bids were issued in accordance with Purchasing procedures. Eleven (11) bids were received and evaluated. Two (2) vendors did not bid in all of the required categories. Eight (8) vendors only submitted partial bids in all of the categories. Bound Tree Medical submitted a complete bid for all specified items and submitted the lowest overall bid per category.

Recommendation:

Staff recommends awarding the contract to Bound Tree Medical, LLC.

Funding Information:

100-1341-6031

Department Director:

Raymond Knight, Fire Chief, 972-781-7101



GARLAND
PURCHASING

Bid No.: 5338-15
Agenda Item: 2d
Meeting: Council
Date: 05/05/15

Purchasing Report

TEE MOWERS FOR FIREWHEEL GOLF COURSE OPEN MARKET

PURCHASE JUSTIFICATION:

The purpose of this contract is to purchase four (4) replacement Tee Mowers for the Firewheel Golf Course. These Tee Mowers are being purchased through the BuyBoard Purchasing Cooperative Contract 447-14. Funding was approved in the 2015 Capital Improvement Program.

AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Professional Turf Products, L.P.	All	\$126,648.91
TOTAL:		<u>\$126,648.91</u>

BASIS FOR AWARD:

Cooperative Purchase

Submitted by:

Reviewed by:

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

Bryan L. Bradford
City Manager

Date: 04/24/15

Date: 04/28/15

FINANCIAL SUMMARY:

Total Project/Account: \$	242,278
Expended/Encumbered to Date:	63,424
Balance: \$	178,854
This Item:	126,649
Proposed Balance: \$	52,205

Matt Watson 04/27/15
Budget Analyst Date

Ron Young 04/27/15
Budget Director Date

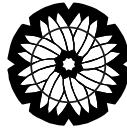
Operating Budget: ☐ CIP: ☒ Year: 2015

Document Location: Page MF09

Account #: 256-4419-3652915-9007
(CG-6529- CIS-1)

Fund/Agency/Project – Description:
Firewheel CIP / Firewheel Golf Park /
Firewheel Golf Park Equipment

Comments:
Replacement of 4 Tee Mowers



GARLAND

PURCHASING

Executive Summary **Bid 5338-15** **Tee Mowers for Firewheel Golf Course**

Recommended Vendor:

Professional Turf Products, L.P.

Total Recommended Award:

\$126,648.91

Basis for Award:

Cooperative Purchase

Purpose:

The purpose of this contract is to replace four (4) Tee Mowers that are an average of twenty-two years old. The new mowers will be used by the golf course to improve the quality of the turf.

Evaluation:

These Tee Mowers will be provided by Professional Turf Products, L.P. through the BuyBoard Purchasing Cooperative contract 447-14.

Recommendation:

Staff recommends awarding the contract for the Tee Mowers to Professional Turf Products, L.P.

Funding Information:

256-4419-3652915 9007

Department Director:

Don Kennedy, Director of Golf, 972-205-3955



Purchasing Report

EMERGENCY RESPONSE SAFETY EQUIPMENT OPEN MARKET

PURCHASE JUSTIFICATION:

The purpose of this contract is to provide Self-Contained Breathing Apparatus (SCBA) and related necessary components as part of the Personal Protective Ensemble for twenty-one (21) Garland Fire Department new hires. These devices are being provided by Municipal Emergency Services, Inc. (MES), through an Interlocal Agreement with the City of Fort Worth Contract 15-00086524. Funding was approved in the 2015 Capital Improvement Program.

AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Municipal Emergency Services, Inc. (MES)	All	\$143,870.94
TOTAL:		<u>\$143,870.94</u>

BASIS FOR AWARD:

Interlocal Agreement

Submitted by:

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

Reviewed by:

Bryan L. Bradford
City Manager

Date: 04/24/15

Date: 04/28/15

FINANCIAL SUMMARY:

Total Project/Account: \$ 672,200
Expended/Encumbered to Date: 421,016
Balance: \$ 251,184
This Item: 143,871
Proposed Balance: \$ 107,313

Matt Watson 04/27/15
Budget Analyst Date

Ron Young 04/27/15
Budget Director Date

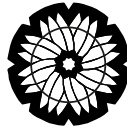
Operating Budget: ☐ CIP: ☒ Year: 2015

Document Location: Page PS06

Account #: 692-1399-1210800-9007

Fund/Agency/Project – Description:
CO Capital Project Fund / Fire / Emergency
Response Safety Equipment/Services

Comments:
Personal Protective Ensemble for Fire
Department



GARLAND

PURCHASING

Executive Summary **Bid 5359-15** **Emergency Response Safety Equipment**

Recommended Vendor:

Municipal Emergency Services, Inc. (MES)

Total Recommended Award:

\$143,870.94

Basis for Award:

Interlocal Agreement

Purpose:

The purpose of this contract is to provide Self Contained Breathing Apparatus (SCBA) and related necessary components as part of the Personal Protective Ensemble for twenty-one (21) Garland Fire Department new hires.

Evaluation:

These devices are being provided by Municipal Emergency Services, Inc. (MES) through an Interlocal Agreement with the City of Fort Worth contract 15-00086524.

Recommendation:

Staff recommends awarding the contract to Municipal Emergency Services, Inc.

Funding Information:

692-1399-1210800-9007

Department Director:

Raymond Knight, Fire Chief, 972-781-7101



City Council Item Summary Sheet

☐ Work Session

Date: May 5, 2015

☒ Agenda Item

Zoning Ordinance

Summary of Request/Problem

Zoning Ordinance 15-09 Dallas Metroplex Property Management

Recommendation/Action Requested and Justification

Consider adoption of attached ordinance.

Submitted By:

Will Guerin
Director of Planning

Approved By:

Bryan L. Bradford
City Manager

ORDINANCE NO.

AN ORDINANCE AMENDING THE ZONING LAWS OF THE CITY OF GARLAND, TEXAS, BY APPROVING AN AMENDMENT OF PLANNED DEVELOPMENT (PD) DISTRICT 03-39 FOR FREEWAY USES AND A DETAIL PLAN FOR A MEDICAL (DENTAL) OFFICE. ON A 1.84 ACRE TRACT OF LAND LOCATED NORTH OF STATE HIGHWAY 190 BETWEEN EAST BRAND ROAD AND RIVERCOVE DRIVE PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; AND PROVIDING FOR A PENALTY AND AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 23rd 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 **Dallas Metroplex Property Management**; 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 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, on a 1.84 acre tract of land, located north of State Highway 190 between East Brand Road and Rivercove Drive 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 15-09

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

ZONING FILE 15-09

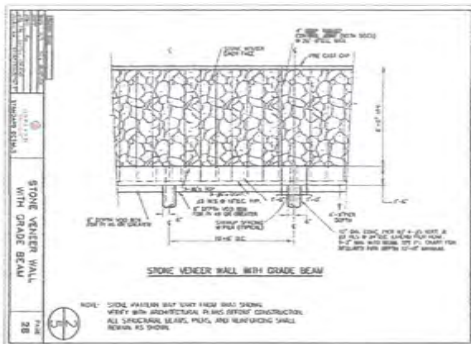
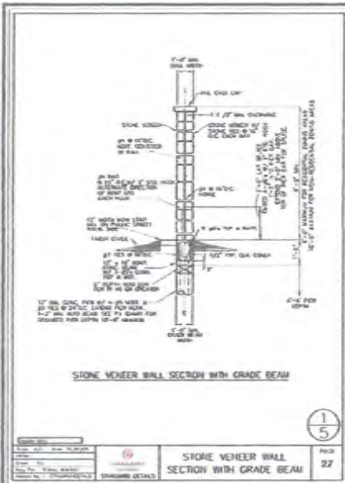
North of State Highway 190 between East Brand Road and River Cove Drive

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.

PLOTTED BY: CLAY CRESTY
 PLOT DATE: 3/17/2015 3:55 PM
 PLOT BY: CLAY CRESTY
 LAST SAVED: 3/17/2015 3:54 PM

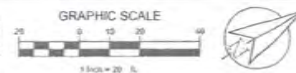


PARKING INFORMATION	
REQUIRED PARKING 18,000 SF (1 SPACE FOR EVERY 160 SF)	30 SPACES (4 ADA)
PROPOSED PARKING SPACES	30 (4 ADA)

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-03-38
PROPOSED ZONING	PD-03-38
BUILDING AREA	18,000 SF
PROPOSED BUILDING HEIGHT	22'-2"
PROPOSED NUMBER OF STORES	1 STORES

- 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 WALLS BE IN ACCORDANCE WITH 180 DEVELOPMENT STANDARDS.



LEGEND	
[Symbol]	PROPOSED CONCRETE CURB AND GUTTER
[Symbol]	PARKING COURT
[Symbol]	EXISTING FIRE LANE
[Symbol]	PROPOSED FIRE LANE
[Symbol]	PROPOSED FULL DEPTH SAWCUT
[Symbol]	PROPERTY LINE
[Symbol]	PROPOSED STANDARD DUTY CONCRETE PAVING
[Symbol]	PROPOSED HEAVY DUTY CONCRETE PAVING
[Symbol]	PROPOSED CONCRETE SIDEWALK
[Symbol]	PROPOSED SCREEN WALL PER CITY OF GARLAND DETAILS THIS SHEET & 180 DEVELOPMENT STANDARDS. REFER TO ARCH PLANS FOR DETAILS.
[Symbol]	PROPOSED HANDICAP RAMP
[Symbol]	PROPOSED BFR PER CITY OF GARLAND STANDARDS & DETAILS
[Symbol]	PROPOSED TWO-WAY BLUE REFLECTOR BUTTAN OPPOSITE CURB PROHIBIT PER CITY STANDARDS & DETAILS

IMPERVIOUS CALCULATIONS	
TOTAL SITE AREA	86,308 SF (1.94 AC)
EXISTING IMPERVIOUS AREA	13,421 SF (0.31 AC)
EXISTING IMPERVIOUS PERCENTAGE	15.5%
PROPOSED IMPERVIOUS AREA ADDED	48,803 SF
TOTAL IMPERVIOUS AREA	62,224 SF (1.41 AC)
TOTAL IMPERVIOUS PERCENTAGE	72.0%

FLOODPLAIN NOTE:

ACCORDING TO NAD 83, THE FLOODPLAIN BOUNDARY FOR THE PROJECT IS LOCATED AT THE 100-YEAR FLOOD ELEVATION OF 100.00 FEET. THE FLOODPLAIN BOUNDARY IS LOCATED AT THE 100-YEAR FLOOD ELEVATION OF 100.00 FEET. THE FLOODPLAIN BOUNDARY IS LOCATED AT THE 100-YEAR FLOOD ELEVATION OF 100.00 FEET. THE FLOODPLAIN BOUNDARY IS LOCATED AT THE 100-YEAR FLOOD ELEVATION OF 100.00 FEET.

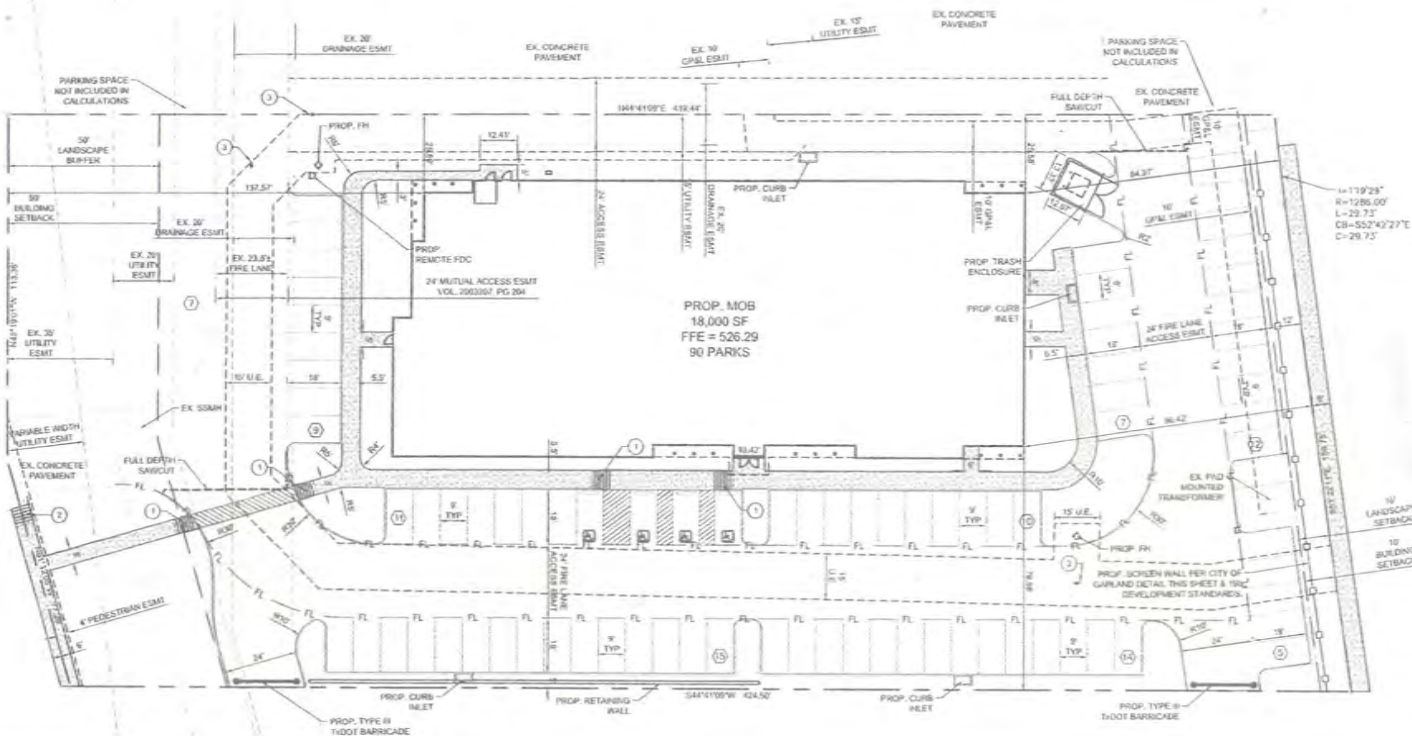
NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

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4. ALL SCREENING WALLS BE IN ACCORDANCE WITH 180 DEVELOPMENT STANDARDS.



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 METROPOLITAN PROPERTY MANAGEMENT, L.L.C. 2849 KELLER SPONGS RD. SUITE 202 CARROLLTON, TX 75006	
APPLICANT: CLAYMOORE ENGINEERING, INC. 1803 CENTRAL DR. SUITE #400 IRVING, TX 75039 PH: 972.281.0572	
DESIGNER: TEXAS HERITAGE SURVEYING, INC. 18018 METRO DR. SUITE 104 DALLAS, TX 75243 PH: 214.461.0708	
CITY:	CITY OF GARLAND
STATE:	TEXAS

CLAYMOORE ENGINEERING

PRELIMINARY

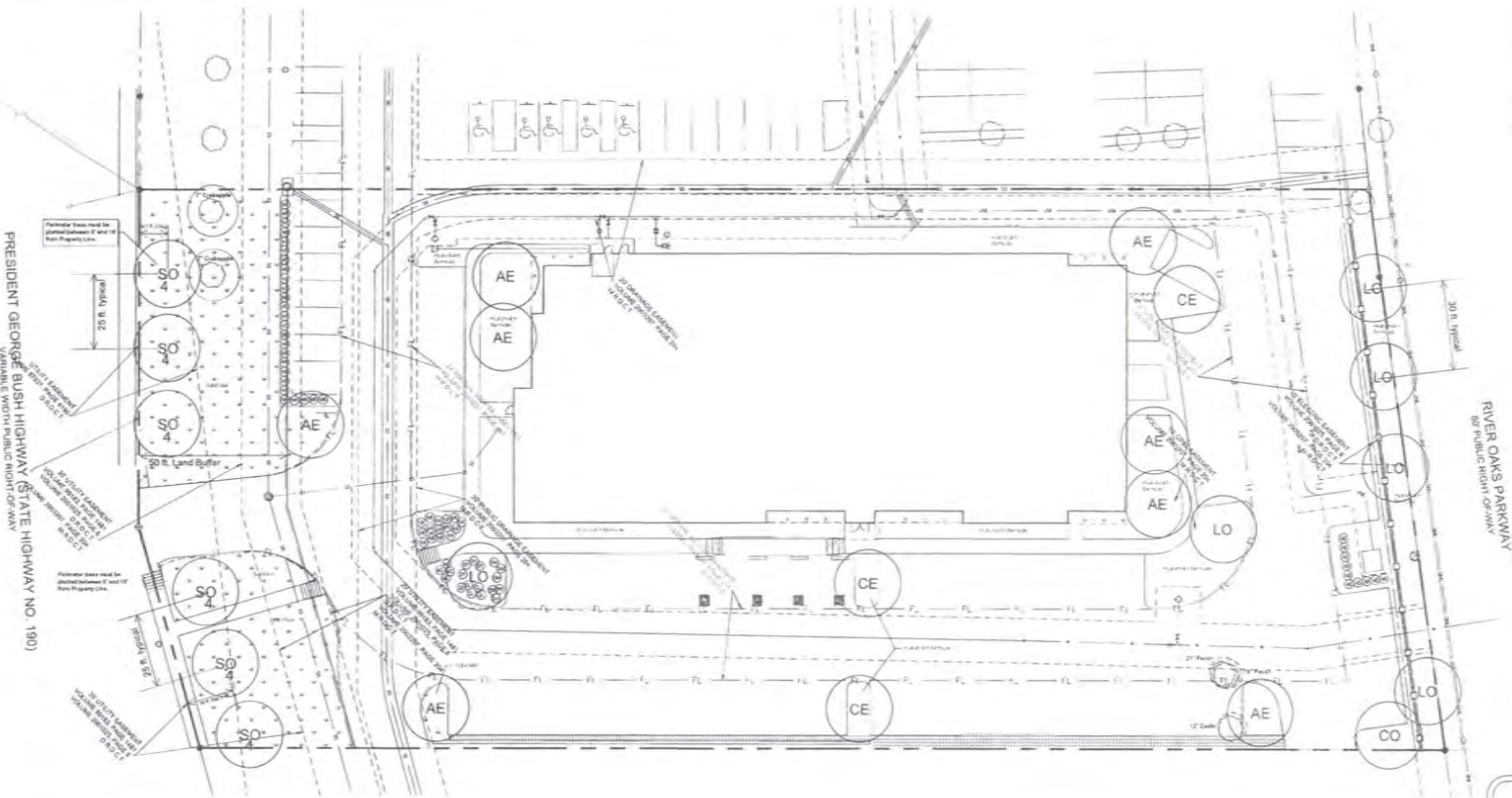
**FIREWHEEL DENTAL
SPECIALTY CENTER**
4900 N. PRESIDENT GEORGE BUSH
GARLAND, TX 75040
CITY CASE #: 141209-2

EXHIBIT C

PD DETAILED SITE PLAN

**SHEET
SP-1**

PLOTTED BY: SCOTT WALKER
PLOT DATE: 3/7/2015 11:45 AM
LOCATION: C:\USERS\SCOTT\WORK\DOCUMENTS\AU\0040_01\FIREWHEEL DENTAL\FIREWHEEL01.DWG
LWS: 3/15/2015 10:28 AM



TREE LEGEND

Canopy Trees

AE	Blow Out	CO	Chinquapin Oak
LO	Live Oak	SO	Shoestring Oak
CE	Cedar Elm		

Ornamental Trees

CM	Chinquapin Oak	RB	Redbud
TY	Yucca	NS	Norfolk Island Pine
	Shoestring Oak		Emerald Green

SHRUB LEGEND

NS	Norfolk Island Pine
KB	Knockout Rose
AB	Abies
DB	David's Indian Hawthorn
CV	Claret Yucca
GL	Guava Lingua

HATCH LEGEND

	Shoestring Oak
	Dispersed Grass

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" Bando Board edging between all shrub beds and grass areas.
- Shrub beds to have 12 inches of prepared planting mix (75% import topsoil, 15% compost amendment, 10% washed sand).
- Shredded hardwood mulch must be certain long strands along with double lined liner material obtained from a local source.
- Install 4 inches of clear 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.
- Hydrant all areas disturbed by construction activities.



integration studio
John F. Murphy, ASLA
12514. Tullahoma Ave.
Suite 200
Newport, TN 37613
731.222.2222
www.integrationstudio.com



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

EXHIBIT D

LANDSCAPE PLAN

Sections
CITY OF GARLAND CONTROL MONUMENT NO. 8
NORTHING 7 827 075.08 EASTING 2328 389.81
ELEVATION 526.11
LOCATED NEAR THE WEST RIGHT-OF-WAY LINE OF
ELIOTT AVENUE AND NEAR THE NORTH
RIGHT-OF-WAY LINE OF MARANA FOREST
BULEVARD, BEING 24'7" OF A DISTANCE OF 48.49
FROM THE SOUTHWEST CORNER OF AN ALLEY AT
BACK OF CURB AT THE NORTHEAST INTERSECTION
OF LAND ELIOTT AVENUE AND MARANA FOREST
BULEVARD.

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 PERMAINING COURT GARLAND, TX 75040	APPLICANT CLAYMOORE ENGINEERING, INC. 1105 CHEEK SPARGER RD, SUITE #1 COLLEENVILLE, TX 75034 PH 817.261.8512	SURVEYOR TEXAS HERITAGE SURVEYING, INC. 10916 METRIC DR, SUITE 124 DALLAS, TX 75243 PH 214.340.0100
CITY	CITY	STATE
DALLAS	CITY OF GARLAND	TEXAS



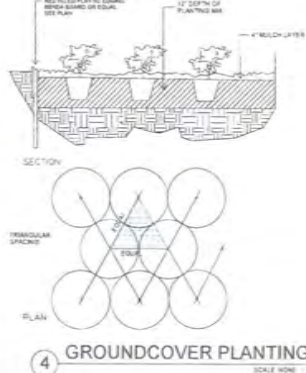
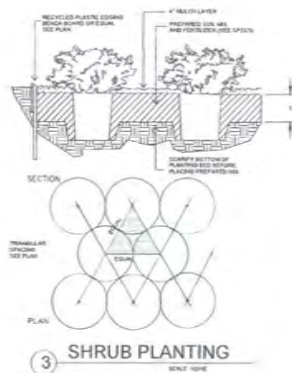
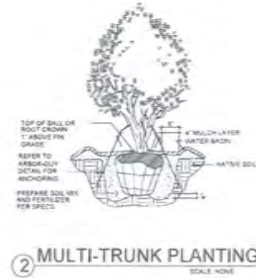
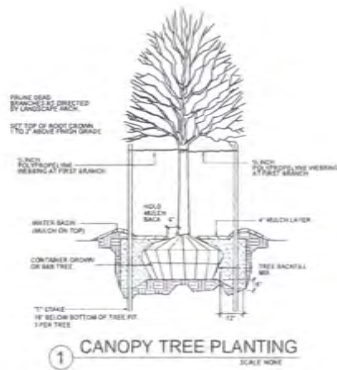
DESIGN	CL
DRAWN	CL
CHECKED	CL
DATE	3/15/2015
SHEET	
L-1	

PLANT LIST

CANOPY TREES			
8	AE	Aliso Elm	<i>Ulmus parvifolia</i> Aliso
4	LD	Live Oak	<i>Quercus virginiana</i>
4	SD	Shumard Oak	<i>Quercus shumardii</i>
1	CO	Copaquin Oak	<i>Quercus muhlenbergii</i>
3	CE	Cedar Elm	<i>Ulmus crassifolia</i>
SHRUBS & GROUNDCOVERS			
26	NS	Nalla R. Shreve Holly	<i>Ilex nalla R. Shrevei</i>
4	MS	Muscadine	<i>Muscadine vine</i>
18	KR	Knockout Rose	<i>Rosa 'Knockout'</i>
18	AS	Asplen	<i>Asplen</i>
6	CH	Cherry Headflower	<i>Rapheidos indica</i> Pink
4	DY	Dwarf Yucca	<i>Yucca v. minima</i>
15	GL	Gladiolus	<i>Gladiolus</i>

City of Garland, Texas - Landscape Ordinance NEW EXPANSION CALCULATIONS

Landscape Area		Parking Area	
Total site area = 60,345 sq ft		Parking area = 37,000 sq ft	
Landscape area = 12,052 sq ft (19.9%)		Required landscaped area within parking lot = 1,854 sq ft (17%)	
Street Landscape Buffer Screening - River Oaks Parkway		Required	Provided
Continuous planting beds: 3 ft. high shrub screening		4 Canopy	4 Canopy
10 ft. wide with 1 canopy tree or 3 shrub trees for every 500 sq ft		Required	Provided
Street 195' x 10' = 1,950,000 sq ft		8 Canopy	8 Canopy
100 Development Standards		Required	Provided
1" of canopy trees every 30 feet along Firewheel Hwy		8 Canopy	8 Canopy
Parking Lot trees		Required	Provided
1 tree every 10 spaces		8 Canopy	8 Canopy
Tree Mitigation		Required	Provided
2" of canopy trees every 100 sq ft		8 Canopy	8 Canopy
1" of canopy trees every 100 sq ft		8 Canopy	8 Canopy
1" of canopy trees every 100 sq ft		8 Canopy	8 Canopy



Tree Management Worksheet Using Revised Tree Preservation Ordinance

Species Rating	Total Canopy	Inches Allowed to Remove	Inches Proposed for Removal	Mitigation
100%				
Pecan	10'	10' x 100% = 10'		Pay into Tree Fund
Yucca Holly				
Sweetgum				
Southern Maple				
Bur Oak				
Chinkapin Oak				
Shumard Oak				
Texas Red Oak				
Live Oak				
Bald Cypress				
Total of 100% Category	10'	10' x 100% = 10'		Pay into Tree Fund
80%				
Chilamwood				
Common Persimmon				
Green Ash				
Black Walnut				
Eastern Red Cedar	12'	12' x 80% = 10'		Pay into Tree Fund
Crape Myrtle				
Mexican Plum				
Ever's Necklace				
American Elm				
Cedar Elm				
Total of 80% Category	12'	10'		Pay into Tree Fund
65%				
Redbud				
Honeylocust				
Box Elder				
Chinese Photinia				
Honey Mesquite				
Western Sycamore				
Total of 65% Category				
40%				
Catappa				
Sugarberry				
Common Hackberry				
Logan				
Japanese Liquidambar				
Chinaberry				
Red Mulberry				
Poplar, Cottonwood				
Plum				
Black Locust				
Chinese Tallow				
Willow				
Total of 40% Category				
20%				
All other Species				



integration studio
Landscape Architecture • Sustainable Site Planning • Interior Architecture Design
John F. Murphy, ASLA
1201 S. Ballweg Ave.
Suite 100
Garland, TX 75042
972.265.2822 ext.
972.265.2822
jmurphy@integrationstudio.com



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

EXHIBIT D

LANDSCAPE DETAILS

Envelopes
CITY OF GARLAND CONTROL MONUMENT NO. 8
NORTHWEST 1/4 OF 27S OR EASTING 213N 36S
ELEVATION 1381
LOCATED NEAR THE WEST RIGHT-OF-WAY LINE OF
SILVER CREEK AND NORTH THE NORTH
RIGHT-OF-WAY LINE OF HANNAH FOREST
BOULEVARD, BEING PART OF A DISTANCE OF 100
FEET FROM THE SOUTHWEST CORNER OF A PLAT AT
BACK OF CLUB AT THE NORTHWEST INTERSECTION
OF SILVER CREEK BOULEVARD AND HANNAH FOREST
BOULEVARD.

LEGAL DESCRIPTION
4900 N. PRESIDENT GEORGE BUSH
1.8447 AC
BRANDH90 ADDITION
TRACT 1, LOT 4, BLOCK 1
CITY CASE #

SCHEMATIC PLAN

DRAWN
DALLAS METROPLEX PROPERTY MANAGEMENT, LLC
1222 PERIMETER COURT
GARLAND, TX 75042

APPLICANT
CLAYMOORE ENGINEERING, INC.
1105 CHERRY SPRINGER RD, SUITE #1
COLLEEVILLE, TX 76034
PH: 817.381.2022

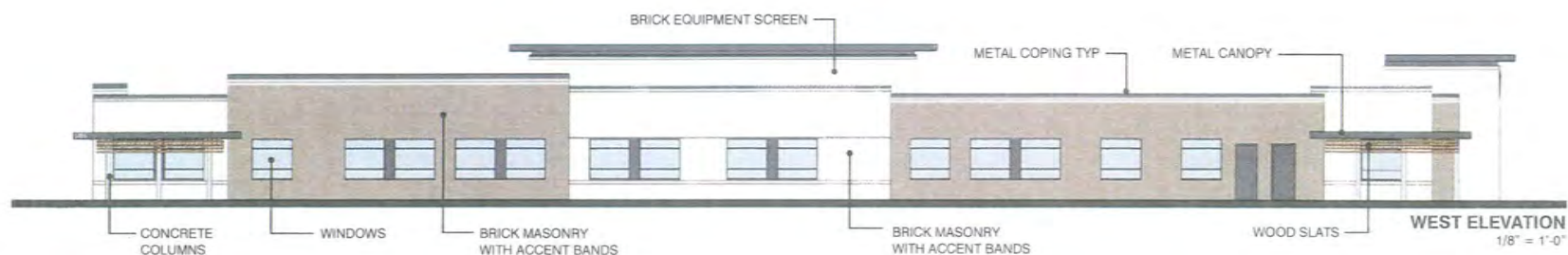
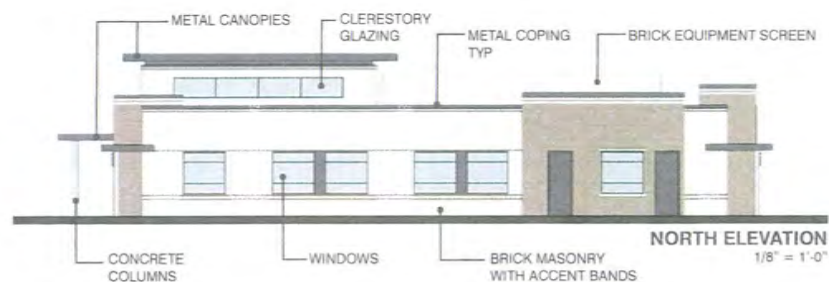
SURVEYOR
TEXAS HERITAGE SURVEYING, INC.
1010 METRIC DR, SUITE 124
DALLAS, TX 75243
PH: 214.340.5100

COUNTY CITY STATE
DALLAS CITY OF GARLAND TEXAS

DESIGNER
DRAWN
CHECKED
DATE
SHEET
L-2

PRINTED BY: 3/7/2015 11:45 AM
PLOT DATE: 3/7/2015 11:45 AM
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LAST SAVED: 3/7/2015 10:28 AM

FACADE MATERIAL CALCULATIONS			
NORTH ELEVATION			
FACADE MATERIAL	AREA (SQ)	%	
MASONRY	1,307	100%	
WOOD	73	5%	
(+) CONCRETE COLUMNS	28	2%	
(-) WOOD SLATS	34	-	
TOTAL	1,307		
SOUTH ELEVATION			
FACADE MATERIAL	AREA (SQ)	%	
MASONRY	1,499	95%	
WOOD	73	5%	
(+) CONCRETE COLUMNS	28	2%	
(-) WOOD SLATS	34	-	
TOTAL	1,540		
WEST ELEVATION			
FACADE MATERIAL	AREA (SQ)	%	
MASONRY	3,603	98%	
WOOD	73	2%	
(+) CONCRETE COLUMNS	48	2%	
(-) WOOD SLATS	56	-	
TOTAL	3,607		
EAST ELEVATION			
FACADE MATERIAL	AREA (SQ)	%	
MASONRY	2,420	92%	
WOOD	128	5%	
(+) CONCRETE COLUMNS	58	3%	
(-) WOOD SLATS	85	-	
TOTAL	2,493		





EAST ELEVATION

Scale = 1/16" = 1'-0"



SOUTH ELEVATION

Scale = 1/16" = 1'-0"



NORTH ELEVATION

Scale = 1/16" = 1'-0"

Design #

0382252Ar1

Sheet 1 of 4

Client

FIREWHEEL DENTAL

Address

GARLAND, TX

Account Rep. Paul Bookbinder

Designer RMS

Date 2-24-15

Approval / Date

Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	

Revision / Date

R1-02/27/15(CR): Chgd "E" to

monument sign. Added site plan.

Chandler Signs

Local Signs Since 1988

chandlersigns.com

National Headquarters

2201 Main St.

San Antonio, TX 78205

214-342-2000 Fax 214-342-2014

San Antonio

12205 San Pedro Ave., Ste. #200

San Antonio, TX 78220

214-342-2000 Fax 214-342-2014

West Coast

12205 San Pedro Ave., Ste. #200

San Antonio, TX 78220

214-342-2000 Fax 214-342-2014

Northeast US

12205 San Pedro Ave., Ste. #200

San Antonio, TX 78220

214-342-2000 Fax 214-342-2014

Florida

214-342-2000 Fax 214-342-2014

Georgia

214-342-2000 Fax 214-342-2014

South Texas

214-342-2000 Fax 214-342-2014

214-342-2000 Fax 214-342-2014

214-342-2000 Fax 214-342-2014

214-342-2000 Fax 214-342-2014

214-342-2000 Fax 214-342-2014

214-342-2000 Fax 214-342-2014

214-342-2000 Fax 214-342-2014

214-342-2000 Fax 214-342-2014

214-342-2000 Fax 214-342-2014

FINAL ELECTRICAL CONNECTION BY CUSTOMER

THIS SIGN IS INTENDED TO BE PERMANENTLY

MAINTAINED IN ACCORDANCE WITH ALL CITY AND STATE

REGULATIONS. IT IS THE RESPONSIBILITY OF THE

OWNER TO MAINTAIN THE SIGN IN GOOD CONDITION.

PROPER MAINTENANCE AND REPAIRS OF THE SIGN

ARE THE RESPONSIBILITY OF THE OWNER.

CHANDLER SIGNS, L.P. IS NOT RESPONSIBLE FOR

THE MAINTENANCE OR REPAIRS OF THE SIGN.

CHANDLER SIGNS, L.P. IS NOT RESPONSIBLE FOR

THE MAINTENANCE OR REPAIRS OF THE SIGN.

CHANDLER SIGNS, L.P. IS NOT RESPONSIBLE FOR

THE MAINTENANCE OR REPAIRS OF THE SIGN.

CHANDLER SIGNS, L.P. IS NOT RESPONSIBLE FOR

THE MAINTENANCE OR REPAIRS OF THE SIGN.

CHANDLER SIGNS, L.P. IS NOT RESPONSIBLE FOR

THE MAINTENANCE OR REPAIRS OF THE SIGN.

[illegible]

1'-5'-



STEEL PIPE SET INTO CONCRETE
PIER TYPE FOUNDATION ENGINEERING
TO DETERMINE SIZE & DEPTH FOR LOCAL
CODES & CONDITIONS

UNDERGROUND ELECTRICAL
SERVICE TO SIGN BY CUSTOMER'S
ELECTRICIAN - COORDINATE W/
CHANDLER SIGNS AS TO
REQUIREMENTS

END VIEW

(1) REQUIRED - MFR. & INSTALL.

SETBACK 15'-0" FROM R.O.W.

SCALE: 1/2"=1'-0"

Dr. Chandra Seng

Childhood Signs
 (page 100)

STANLEY STEINBERG

National Headquarters 12746 Quince
Tulsa, OK 74116
918-437-2200 fax 918-437-2201

Sag Antonio - 10000 Highway 78, W-970,
San Antonio, TX 78216

TROUBLESHOOTING

West Group Financial Services Group
100 Centre Street
Cincinnati, OH 45202

Verfasser: Dr. Ingrid Isenhardt, Lehrstuhl für
Informatik III, Universität zu Köln
informatik@uni-koeln.de

Water Quality Management Service

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Journal of Internal Medicine 247: 391–397

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City Council Item Summary Sheet

☐ Work Session

Date: May 5, 2015

☒ Agenda Item

CHANGE ORDER NO. 2 TO BL 05560 WEB BASED UNIFORM PURCHASE PROGRAM

Summary of Request/Problem

At the May 4, 2015 Work Session, Council considered Change Order No. 2 to BL 05560 with Galls, LLC in the amount of \$173,622.43 to provide uniforms and clothing items to the Garland Fire Department.

Recommendation/Action Requested and Justification

Approve by minute action authorizing the City Manager to execute Change Order No. 2 to BL 05560 in the amount of \$173,622.43 with Galls, LLC.

Submitted By:

**Raymond Knight
Fire Chief**

Approved By:

**Bryan L. Bradford
City Manager**



City Council Item Summary Sheet

☐ Work Session

Date: May 5, 2015

☒ Agenda Item

Alley Abandonment – Good Shepherd Catholic Church

Summary of Request/Problem

The Good Shepherd Catholic Church proposes new building, parking lot, and utility improvements on and across their property at Garland Avenue and Avenue B. The Church has requested the abandonment of an existing portion of alley right-of-way (9.5' x 50') to allow better use of their property for the improvements. The other portions of the alley were abandoned in 1992. The City will be granted new easements across the Church property for the utility improvements and proper maintenance of the facilities.

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

City Attorney's Office has reviewed.

Recommendation/Action Requested and Justification

Approve by Resolution authorizing the Mayor to abandon the alley right-of-way in the James Terrace Installment No. 2 subdivision and execute a Deed Without Warranty conveying the 479 square feet of land to the Catholic Diocese of Dallas for the Good Shepherd Catholic Church.

Submitted By:

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

Approved By:

Bryan L. Bradford
City Manager

RESOLUTION NO.

A RESOLUTION APPROVING THE ABANDONMENT, RELEASE, AND CONVEYANCE OF AN ALLEY IN THE JAMES TERRACE INSTALLMENT NO. 2 ADDITION; AUTHORIZING THE MAYOR OF THE CITY OF GARLAND TO EXECUTE A DEED CONVEYING THE PROPERTY TO GOOD SHEPHERD CATHOLIC CHURCH; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, a certain alley being in James Terrace, Installment No. 2, an Addition to the City of Garland, Texas according to the Plat thereof Recorded in Volume 29, Page 13 of the Map Records of Dallas County, Texas, and more particularly described and depicted in Exhibit "A", attached hereto and incorporated herein by reference ("Property");

WHEREAS, the City has determined that the Property is no longer needed for public use and should be abandoned and conveyed to the abutting owner, Good Shepherd Catholic Church ("Grantee");

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

Section 1

That the abandonment and conveyance of the Property by the City of Garland to the Grantee 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 Grantee.

Section 3

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

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

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

ABANDONMENT DEED WITHOUT WARRANTY

STATE OF TEXAS

§

§ KNOW ALL BY THESE PRESENTS:

COUNTY OF DALLAS

§

That the **City of Garland, Texas, a Texas home-rule municipality** ("Grantor"), for ten dollars (\$10.00) and other good and valuable consideration to Grantor, the receipt and sufficiency of which is hereby acknowledged, paid in hand by **Good Shepherd Catholic Church** ("Grantee"), has **GRANTED, ABANDONED, AND CONVEYED**, and by these presents does **GRANT, ABANDON, AND CONVEY** unto Grantee all of its interests, of whatever nature, in that certain lot, tract, or parcel of land situated in:

The Joel Crumpacker Survey, Abstract Number 328, City of Garland, Dallas County, Texas, and being all of the remainder of a 20 foot alley found along the West line of James Terrace, Installment No. 2, an addition to the City of Garland according to the plat thereof recorded in Volume 3, Page 229, Plat Records, Dallas County, Texas, and being more particularly described in Exhibit "A" attached hereto and incorporated herein by reference (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 UNDER SECTION 5.023 OF THE TEXAS PROPERTY CODE OR OTHER STATUTE. BY ACCEPTANCE OF THIS DEED, GRANTEE ACKNOWLEDGES THAT THE PROPERTY IS CONVEYED "AS IS - WHERE IS, WITH ALL FAULTS".

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

EXECUTED this the ____ day of _____, 2015.

[Signature Page to Follow]

GRANTOR:

CITY OF GARLAND, TEXAS

By: _____
Mayor

ACKNOWLEDGMENT

STATE OF TEXAS

§

§

COUNTY OF DALLAS

§

This instrument was acknowledged before me on the _____ day of _____, 2015, by Douglas Athas, Mayor of the City of Garland, Texas, on behalf of the City.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2015.

Notary Public in and for the State
of Texas

Typed or Printed Name of Notary

My Commission Expires: _____

EXHIBIT A ALLEY ABANDONMENT

0.01 Acre

FIELD NOTES to all that certain lot, tract or parcel of land situated in the Joel Crumpacker Survey, Abstract Number 328, City of Garland, Dallas County, Texas, and being all of the remainder of a 20 foot alley found along the West line of James Terrace, Installment No. 2, an addition to the City of Garland according to the plat thereof recorded in Volume 3, Page 229, Plat Records, Dallas County, Texas, the subject tract being more particularly described as follows;

BEGINNING at a point in the North line of Avenue B for the Southeast corner of the herein described tract, the Southeast corner of said alley and the Southwest corner of Lot 87 of said James Terrace, from which a 1" iron rod found for the Southeast corner thereof bears North 89 degrees 48 minutes 19 seconds East, a distance of 175.47 feet;

THENCE South 89 degrees 48 minutes 19 seconds West with the North line of said Avenue and the South line of said alley, a distance of 9.54 feet to a point for the Southwest corner of the herein described tract and the most Southerly Southeast corner of Lot 1 in Block 1 of Good Shepherd Church Addition, an addition to the City of Garland according to the plat thereof recorded in Volume 2003216, Page 1937 of said Plat Records, from which an "X" cut found for the Southwest corner thereof bears South 89 degrees 48 minutes 19 seconds West, a distance of 197.69 feet;

THENCE North 00 degrees 52 minutes 23 seconds West with an East line of said Lot 1, a distance of 50.00 feet to a point for an inner ell corner thereof and the Northwest corner of the herein described tract;

THENCE North 89 degrees 07 minutes 37 seconds East with a South line of said Lot 1, a distance of 9.54 feet to a point for corner in the East line of said alley, the apparent Northwest corner of said Lot 87 and being the Northeast corner of the herein described tract;

THENCE South 00 degrees 52 minutes 23 seconds East with the West line of said Lot 87 and the East line of said alley, a distance of 50.11 feet to the PLACE OF BEGINNING and enclosing 479 square feet or 0.011 of an acre of land more or less.

NOTE: Bearings shown hereon are referenced to the Texas Coordinate System of 1983, North Central Zone (4202), and are based on the North American Datum of 1983, 2011 Adjustment.

NOTE: A drawing of even date accompanies this description.



3-11-2015

	1720 WESTMINSTER DENTON, TX 76205 (940)382-3446
	JOB NUMBER: 140581
	DRAWN BY: PJW
	DATE: 3-11-2015
	R.P.L.S. PAUL JUSTIN WHITLOCK

EXHIBIT A ALLEY ABANDONMENT

S. GARLAND AVE.

LOT 1
BLOCK 1
GOOD SHEPHERD
CHURCH ADDITION
VOL. 2003216, PG. 1937
P.R.D.C.T.

20' U.E.
PER VOL. 2003216, PG. 1937

N 00°52'23" W 50.00'

479 SQ. FT. = 0.011 ACRE

THE REMAINDER OF
THE 20' ALLEY ALONG THE WEST LINE OF
JAMES TERRACE, INSTALLMENT NO. 2
VOL. 3, PG. 229, P.R.D.C.T.

S 00°52'23" E 50.11'

THE REMAINDER OF LOT 86
JAMES TERRACE
INSTALLMENT NO. 2
VOL. 3, PG. 229
P.R.D.C.T.

LOT 87
JAMES TERRACE
INSTALLMENT NO. 2
VOL. 3, PG. 229
P.R.D.C.T.

PED. & U.E.
PER VOL. 2003216, PG. 1937

"X" CUT FND 197.69'
S 89°48'19" W

POB
S 89°48'19" W 9.54'

175.47'
N 89°48'19" E

1"IRF

AVENUE "B" (S.H. NO. 78)
70' R.O.W.

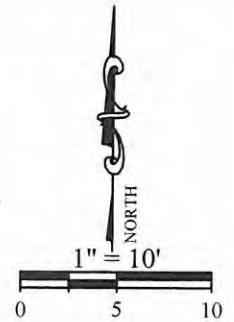
NOTE: A description of even date accompanies this drawing.

NOTE: Bearings shown hereon are referenced to the Texas Coordinate System of 1983, North Central Zone (4202), and are based on the North American Datum of 1983, 2011 Adjustment.



3-11-2015

PAGE 2 OF 2



LEGEND

POB = POINT OF BEGINNING
IRF = IRON ROD FOUND
R.O.W. = RIGHT OF WAY
U.E. = UTILITY EASEMENT



1720 WESTMINSTER
DENTON, TX 76205
(940)382-3446

JOB NUMBER: 140581

DRAWN BY: PJW

DATE: 3-11-2015

R.P.L.S.

PAUL JUSTIN WHITLOCK



City Council Item Summary Sheet

☐ Work Session

Date: May 5, 2015

☒ Agenda Item

TxDOT Selective Traffic Enforcement “Click It or Ticket”

Summary of Request/Problem

Council is requested to adopt a resolution authorizing the City Manager to accept a State of Texas Department of Transportation (TxDOT) Selective Traffic Enforcement Program (STEP) Grant – “Click It or Ticket” campaign – consisting of conducting intense vehicle occupant protection enforcement in the amount of \$4,956.37. The required enforcement period will be May 18, 2015 – May 31, 2015. The grant will be utilized to provide a greater level of traffic safety for the citizenry of the City of Garland by potentially changing the driving habits of those who violate the laws related to vehicle occupant protection and child safety seat enforcement thereby reducing the number of injuries and fatalities related to motor vehicle accidents.

This item was considered by Council at the May 4, 2015 Work Session

Recommendation/Action Requested and Justification

Approve a resolution authorizing the City Manager to accept the State of Texas Department of Transportation (TxDOT) Selective Traffic Enforcement Program (STEP) Grant “Click It or Ticket” for May 18, 2015 – May 31, 2015 in the amount of \$4,956.37.

Submitted By:

Mitchel L. Bates
Chief of Police
Garland Police Department

Approved By:

Bryan L. Bradford
City Manager

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE ACCEPTANCE OF A TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) SELECTIVE TRAFFIC ENFORCEMENT PROGRAM (STEP) - CLICK IT OR TICKET (CIOT) GRANT IN THE AMOUNT OF \$4,956.37; AND PROVIDING AN EFFECTIVE DATE.

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

Section 1

That the City of Garland Police Department, by and through Police Chief Mitch Bates, is hereby authorized to accept a Texas Department of Transportation (TxDOT) Selective Traffic Enforcement Program - Click It Or Ticket (CIOT) Grant in the amount of \$4,956.37, for the purpose of vehicle occupant restraint enforcement during the period from May 18, 2015 through May 31, 2015.

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



City Council Item Summary Sheet

☐ Work Session

Date: May 5, 2015

☒ Agenda Item

Sale and Abandonment of Eastgate Drive to RaceTrac

Summary of Request/Problem

The Eastgate Drive right-of-way is no longer required due to the IH-635 frontage road improvements recently completed by TxDOT. The limited width and encumbrances of utilities in the remnant section of Eastgate Drive does not allow the land to be developed as a separate lot. The abandonment would allow RaceTrac to proceed with the proposed renovation and reconstruction of their entire site, allowing better utilization of the property. RaceTrac and City Administration have negotiated a price of \$40,000 for the extraneous ROW.

This item was considered by Council at the May 4, 2015 Work Session.

City Attorney's Office has reviewed.

Recommendation/Action Requested and Justification

Approve by Resolution authorizing the Mayor to abandon the Eastgate Drive right-of-way and execute a Deed Without Warranty conveying the 22,322 square feet of land to RaceTrac.

Submitted By:

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

Approved By:

Bryan L. Bradford
City Manager



City Council Item Summary Sheet

☐ Work Session

Date: May 5, 2015

☒ Agenda Item

2015-2016 CDBG, HOME and ESG Funding

Summary of Request/Problem

Attached is the Resolution approving the one year Action Plan for 2015-2016 CDBG, HOME and ESG Budget Allocations. Council conducted a Public Hearing at the April 7, 2015 Regular meeting.

Recommendation/Action Requested and Justification

Adopt the attached Resolution.

Submitted By:

Mona Woodard
Housing and Community Services

Approved By:

Bryan L. Bradford
City Manager

RESOLUTION NO. _____

A RESOLUTION ADOPTING AND APPROVING THE CONSOLIDATED PLAN - ONE YEAR PLAN OF ACTION INCLUDING A REVISED STATEMENT OF USES OF FUNDS FOR THE 2015/2016 COMMUNITY DEVELOPMENT BLOCK GRANT, HOME INVESTMENT PARTNERSHIP AND, EMERGENCY SOLUTIONS GRANT PROGRAMS; AND APPROVING AN EFFECTIVE DATE.

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

Section 1

That the Consolidated Plan - One Year Action Plan, which includes the Statement of Community Development Objectives and Projected Use of Funds for the 2015-2016 Community Development Block Grant, HOME Investment Partnership Program and, Emergency Solutions Grant programs, attached hereto as Exhibit A and incorporated herein by reference, is hereby adopted and approved.

Section 2

That this resolution shall be and become effective immediately upon and after it's adoption and approval.

PASSED AND APPROVED this the 5th day of May, 2015.

THE CITY OF GARLAND, TEXAS

BY: _____
Mayor

ATTEST:

City Secretary

Attachment A

ALLOCATION OF COMMUNITY DEVELOPMENT GRANT FUNDING FY 2015/2016

The City will receive \$1,840,209 from the Department of Housing and Urban Development for the Community Development Block Grant. There is \$122,200 available in reprogrammed funds for a total of \$1,962,409. The HOME Investment Partnership Program allocation is \$447,296. Emergency Solutions Grant funding of \$162,941 is available. Specific grant funded activities are as follows:

COMMUNITY DEVELOPMENT BLOCK GRANT 2015 - 2016

PUBLIC SERVICES

Achievement Center of Texas	\$42,373
Axe Memorial United Methodist Church – Food Pantry	\$1,500
Axe Memorial United Methodist Church – Motel Vouchers	\$1,750
Counseling Institute of Texas	\$9,875
Dental Health Program	\$36,375
Hope Clinic	\$34,133
Galaxy Center	\$17,025
Garland Police – Boxing Program	\$23,000
Matthew 25:40 Project – Motel Vouchers	\$3,000
Matthew 25:40 Project – Rental Assistance	\$4,125
Code Compliance – Elderly Lawn Care	\$21,500
New Beginning Center – Family Violence	\$26,938
Park – S.T.A.R.S	\$27,670
Reinventing Human Capital	\$3,266
Salvation Army – After School Program	\$7,313
Salvation Army – Rent/Mortgage Assistance	\$7,438
Senior Citizens (Garland Ombudsman)	\$8,750

TOTAL	\$276,031
--------------	------------------

PROJECTS

Code Compliance	182,000
Minor Home Repair	125,000
Great Homes Project	279,000
Single Family Rehabilitation	182,336
Street Replacements	550,000
<i>Shady, Tanglewood to Resistol</i>	
<i>Arrowhead, Broadmoor to Northwest</i>	

TOTAL	\$1,318,336
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ADMINISTRATION

Grant Administration	348,042
Fair Housing	20,000

TOTAL	368,042
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TOTAL CDBG FUNDING

\$1,962,409

**HOME
2015 - 2016**

ADMINISTRATION

HOME Administration	\$44,730
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TOTAL	\$44,730
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CHDO ACTIVITIES

Housing and Community Services CHDO Infill Housing	\$67,094
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TOTAL	\$67,094
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HOME PROJECTS

Housing and Community Services Infill Housing	\$305,472
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Housing and Community Services Downpayment Assistance	\$30,000
--	----------

TOTAL	\$335,472
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<u>TOTAL HOME FUNDING</u>	<u>\$447,296</u>
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**EMERGENCY SOLUTIONS GRANT FUNDS
2015 - 2016**

SHELTER SERVICES

New Beginning Center	\$55,544
TOTAL	\$55,544

ESG PREVENTION

New Beginning Center	\$32,588
TOTAL	\$32,588

ESG RAPID RE-HOUSING

New Beginning Center	\$34,441
TOTAL	\$34,441

DATA COLLECTION

Metro Dallas Homeless Alliance	\$30,000
TOTAL	\$30,000

ESG ADMINISTRATION

Grants Management	\$10,368
TOTAL	\$10,368

<u>TOTAL ESG FUNDING</u>	<u>\$162,941</u>
---------------------------------	-------------------------

Attachment A

ALLOCATION OF COMMUNITY DEVELOPMENT GRANT FUNDING FY 2015/2016

The City will receive \$1,840,209 from the Department of Housing and Urban Development for the Community Development Block Grant. There is \$122,200 available in reprogrammed funds for a total of \$1,962,409. The HOME Investment Partnership Program allocation is \$447,296. Emergency Solutions Grant funding of \$162,941 is available. Specific grant funded activities are as follows:

COMMUNITY DEVELOPMENT BLOCK GRANT 2015 - 2016

PUBLIC SERVICES

Achievement Center of Texas	\$42,373
Axe Memorial United Methodist Church – Food Pantry	\$1,500
Axe Memorial United Methodist Church – Motel Vouchers	\$1,750
Counseling Institute of Texas	\$9,875
Dental Health Program	\$36,375
Hope Clinic	\$34,133
Galaxy Center	\$17,025
Garland Police – Boxing Program	\$23,000
Matthew 25:40 Project – Motel Vouchers	\$3,000
Matthew 25:40 Project – Rental Assistance	\$4,125
Code Compliance – Elderly Lawn Care	\$21,500
New Beginning Center – Family Violence	\$26,938
Park – S.T.A.R.S	\$27,670
Reinventing Human Capital	\$3,266
Salvation Army – After School Program	\$7,313
Salvation Army – Rent/Mortgage Assistance	\$7,438
Senior Citizens (Garland Ombudsman)	\$8,750

TOTAL \$276,031

PROJECTS

Code Compliance	182,000
Minor Home Repair	125,000
Great Homes Project	279,000
Single Family Rehabilitation	182,336
Street Replacements	550,000
<i>Shady, Tanglewood to Resistol</i>	
<i>Arrowhead, Broadmoor to Northwest</i>	

TOTAL	\$1,318,336
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ADMINISTRATION

Grant Administration	348,042
Fair Housing	20,000

TOTAL	368,042
--------------	----------------

TOTAL CDBG FUNDING

\$1,962,409

**HOME
2015 - 2016**

ADMINISTRATION

HOME Administration	\$44,730
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TOTAL	\$44,730
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CHDO ACTIVITIES

Housing and Community Services CHDO Infill Housing	\$67,094
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TOTAL	\$67,094
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HOME PROJECTS

Housing and Community Services Infill Housing	\$305,472
--	-----------

Housing and Community Services Downpayment Assistance	\$30,000
--	----------

TOTAL	\$335,472
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TOTAL HOME FUNDING

\$447,296

**EMERGENCY SOLUTIONS GRANT FUNDS
2015 - 2016**

SHELTER SERVICES

New Beginning Center	\$55,544
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TOTAL	\$55,544
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ESG PREVENTION

New Beginning Center	\$32,588
----------------------	----------

TOTAL	\$32,588
--------------	-----------------

ESG RAPID RE-HOUSING

New Beginning Center	\$34,441
----------------------	----------

TOTAL	\$34,441
--------------	-----------------

DATA COLLECTION

Metro Dallas Homeless Alliance	\$30,000
--------------------------------	----------

TOTAL	\$30,000
--------------	-----------------

ESG ADMINISTRATION

Grants Management	\$10,368
-------------------	----------

TOTAL	\$10,368
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TOTAL ESG FUNDING

\$162,941



City Council Item Summary Sheet

☐ Work Session

Date: May 5, 2015

☒ Agenda Item

Reappointment to the NTMWD Board of Directors

Summary of Request/Problem

At the April 20, 2015 Work Session, Council considered the reappointment of Don Gordon to serve as a City of Garland representative on the North Texas Municipal Water District Board of Directors for an additional two-year term.

Recommendation/Action Requested and Justification

Approve a resolution reappointing Don Gordon to the Board of Directors of the North Texas Municipal Water District.

Submitted By:

Eloyce René Dowl
City Secretary

Approved By:

Bryan L. Bradford
City Manager

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS RE-APPOINTING A MEMBER TO SERVE ON THE NORTH TEXAS MUNICIPAL WATER DISTRICT'S BOARD OF DIRECTORS; AND SETTING AN EFFECTIVE DATE.

WHEREAS, the City of Garland, Texas is entitled to appoint and maintain a representative to the Board of Directors of the North Texas Municipal Water District (the "District");

WHEREAS, the term of the City's current representative to the District's Board of Directors, Mr. Don Gordon, expires on May 31, 2015; and

WHEREAS, the City Council finds it is in the best interest of the City of Garland that Mr. Gordon be re-appointed to a new term as a Director of the District.

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

Section 1

Mr. Don Gordon is appointed to serve as the City of Garland's representative on the Board of Directors of the District with a term expiring on May 31, 2017.

Section 2

This Resolution shall be in full force and effect immediately upon its passage and approval.

Section 3

That if any section, provision, subsection, paragraph, sentence, clause, phrase, or word in this Resolution or application thereof to any person or circumstance is held invalid by any court of competent jurisdiction, such holdings shall not affect the validity of the remaining portions of this Resolution, and the City Council of the City of Garland, Texas hereby declares it would have enacted such remaining portions, despite such invalidity.

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

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary



City Council Item Summary Sheet

☐ Work Session

Date: May 5, 2015

☒ Agenda Item

Reappointment to the TMPA Board of Directors

Summary of Request/Problem

At the April 20, 2015 Work Session, Council considered the reappointment of Tom Jefferies to serve as a City of Garland representative on the Texas Municipal Power Agency Board of Directors for an additional two-year term.

Recommendation/Action Requested and Justification

Approve a resolution reappointing Tom Jefferies to the Board of Directors of the Texas Municipal Power Agency.

Submitted By:

Eloyce René Dowl
City Secretary

Approved By:

Bryan L. Bradford
City Manager

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS
RE-APPOINTING A MEMBER TO SERVE ON THE TEXAS MUNICIPAL POWER AGENCY'S
BOARD OF DIRECTORS; AND SETTING AN EFFECTIVE DATE.**

WHEREAS, the Texas Municipal Power Agency (the "Agency") has heretofore been created and established as a municipal power agency by the cities of Bryan, Denton, Garland, and Greenville, Texas (the "Member Cities");

WHEREAS, each Member City appoints two representatives to serve on the Agency's Board of Directors;

WHEREAS, Mr. Tom Jefferies is a Garland representative whose current term expires on July 18, 2015; and

WHEREAS, the re-appointment of Mr. Tom Jeffries to the Agency's Board of Directors is in the interests of the citizens of Garland.

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

Section 1

The following person is re-appointed to the Board of Directors of the Texas Municipal Power Agency for a two-year term:

Mr. Tom Jefferies.

Section 2

This Resolution shall be in full force and effect immediately upon its passage and approval.

Section 3

That if any section, provision, subsection, paragraph, sentence, clause, phrase, or word in this Resolution or application thereof to any person or circumstance is held invalid by any court of competent jurisdiction, such holdings shall not affect the validity of the remaining portions of this Resolution, and the City Council of the City of Garland, Texas hereby declares it would have enacted such remaining portions, despite such invalidity.

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

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary



City Council Item Summary Sheet

☐ Work Session

Date: May 5, 2015

☒ Agenda Item

Appointment to the Garland Housing Finance Corporation Board

Summary of Request/Problem

Shannon D. Gray resigned as a representative on the Garland Housing Finance (GHFC) Board on April 1, 2015.

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, J. Christopher Luna responded.

Council is scheduled to formally appoint a representative to the GHFC at the May 5, 2015 Regular Meeting.

Recommendation/Action Requested and Justification

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

Submitted By:

Eloyce René Dowl
City Secretary

Approved By:

Bryan L. Bradford
City Manager



City Council Item Summary Sheet

☐ Work Session

Date: May 5, 2015

☒ Agenda Item

Resolution Regarding the Development of the IH-635 East Project and in Support of the Expiring Revenue Enhancement

Summary of Request/Problem

At the request of Council Member B.J. Williams and Deputy Mayor Pro Tem Marvin 'Tim' Campbell, Council is requested to consider a resolution regarding the development of the IH-635 East Project and in support of an expiring revenue enhancement funding mechanism.

Recommendation/Action Requested and Justification

Council action.

Submitted By:

Approved By:

Bryan L. Bradford
City Manager

Resolution No. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS REGARDING THE DEVELOPMENT OF THE IH-635 EAST PROJECT IN DALLAS COUNTY, TEXAS AND IN SUPPORT OF THE EXPIRING REVENUE ENHANCEMENT.

WHEREAS, the City Council continues to support the development of the IH-635 East project in Dallas County, Texas, from US 75 to IH-30;

WHEREAS, the City Council has approved the IH-635 East stakeholder preferred configuration and codified its support for the IH-635 East project in Resolution No. 10152;

WHEREAS, the IH-635 East legislative delegation, including Senator Bob Hall, Senator Don Huffines, Senator Van Taylor, Representative Cindy Burkett, Representative Angie Chen Button, Representative Linda Koop, Representative Kenneth Sheets, Representative Jason Villalba, all support the development of the IH-635 East project and have proposed legislation creating a new funding tool called the Expiring Revenue Enhancement;

WHEREAS, the Expiring Revenue Enhancement will authorize the Texas Department of Transportation to develop the IH-635 East project, as a pilot project, using this new, innovative funding mechanism that will use revenue enhancements to fund the project;

WHEREAS, the IH-635 East Project Expiring Revenue Enhancement would allow the increase of at least one free lane in each direction, a minimum of two continuous frontage roads in each direction; and that any revenue enhancements would expire the sooner of all debts and obligations for the project being retired or the thirty-fifth anniversary of the project receiving revenue service.

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

THAT the City of Garland Council thanks and appreciates the efforts of the IH-635 East legislative delegation to

develop the IH-635 East project during the 84th Legislative Session;

THAT the City of Garland Council endorses the Legislative Delegation's Expiring Revenue Enhancement funding mechanism for the project and supports the IH-635 East project being a pilot project for the Expiring Revenue Enhancement;

THAT the City of Garland will continue to support and assist the Legislative Delegation in developing the IH-635 East project during the 84th Legislative Session.

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

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary



Planning Report

RaceTrac Petroleum, Inc.

2018 Northwest Highway

REQUEST

Approval of a Specific Use Permit for Retail Sales with Gas Pumps on property zoned Shopping Center (SC) District within the IH 635 Overlay

OWNER

Tundra Realty Inc.

PLAN COMMISSION RECOMMENDATION

On April 13, 2015, the Plan Commission, by a vote of eight (8) to zero (0), recommended approval of a Specific Use Permit for Retail Sales with Gas Pumps on property zoned Shopping Center (SC) District within the IH 635 Overlay.

Additionally, Plan Commission approved variances to Section 34.18(B) regarding building materials, Section 34.20(B) regarding landscape buffers, Section 34.21(C)(3) regarding freestanding signs, and Section 34.21(C)(4)(b)(i) regarding the maximum allowable sign area for attached signage

STAFF RECOMMENDATION

Approval of a Specific Use Permit for Retail Sales with Gas Pumps on property zoned Shopping Center (SC) District within the IH 635 Overlay. The redevelopment of the site is critical to spur future redevelopment efforts along the IH 635 corridor.

BACKGROUND

The subject property was developed in 1991 with a RaceTrac gas station which has continued in operation since that time. The applicant proposes to demolish the existing building and canopy and reconstruct a new 5,928 square foot Retail Sales with Gas Pumps RaceTrac. The redevelopment of the site includes the abandonment of Eastgate Drive and the incorporation of land within the site.

SITE DATA

The overall subject property contains 2.245 acres fronting approximately 225 feet along Northwest Highway and 640 feet along IH 635. Eastgate Drive is being abandoned and the land area incorporated within the subject property. A new service road along IH 635 will service the site in lieu of Eastgate Drive.

USE OF PROPERTY UNDER CURRENT ZONING

The property is zoned Shopping Center (SC) District. The Shopping Center District provides for the establishment of convenient retail and personal service activities by grouping compatible uses in a single center which is designed in an integrated manner. Retail Sales with Gasoline Pumps requires approval of a Specific Use Permit in this district.

CONSIDERATIONS

1. The applicant proposes to demolish the existing 3,500 square foot convenience store, gas canopy and vacant building on the adjacent site to redevelop the subject property. The existing site was developed prior to the adoption of the Retail Sales with Gas Pumps ordinance which requires approval of a Specific Use Permit. There is no existing Specific Use Permit governing the property.
2. The new RaceTrac building is approximately 5,928 square feet and the new canopy will cover 8 fueling stations (16 gas pumps). The orientation of the existing building is facing Northwest Highway. With the abandonment of Eastgate Drive and the completion of the IH 635 roadway construction, the new building will face the IH 635 service road.
3. Access and Parking: Access to the site will be from two access drives from IH 635 and two existing access drives along Northwest Highway. One parking space for every 200 square feet of gross floor area is required and the site complies with this requirement by providing 37 parking spaces.
4. Screening and Landscaping: The existing site developed prior to adoption of the IH 635 Development Standards and was not subject to the increased landscaping required within the overlay. A variance was granted to maintain the existing fifteen (15) foot landscape buffer along Northwest Highway and vary the width of the buffer along IH 635 ranging from thirty (30) feet to five (5) feet. The five (5) foot buffer is adjacent to a drainage channel between the subject site and the service road of IH 635.
5. The reduced buffer allows the applicant to maintain the circulation on the site while providing other site requirements such as parking. The applicant is planting the required number of trees within each landscape buffer. A variance was also granted to allow the planting of ornamental trees within the portion of the buffer that is limited to five (5) feet given the limited space. All other landscape requirements including parking lot landscaping and screening have been met.
6. Building Elevations: The applicant was granted a variance to Section 34.18(B) of the IH 635 Development Standards to allow three building materials instead of the two materials limited by the ordinance. The building is designed to employ brick, stone, EIFS and stucco. All other provisions of this section of the ordinance are met.
7. Signage: A variance to Section 34.21(C)(4)(b)(i) of the IH 635 Development Standards was granted to allow for approximately 612 square feet of attached

signage. This calculation includes all attached wall signage on the building and on the canopy.

8. The applicant granted a variance to allow for a freestanding pole sign in addition to the permissible monument sign. The proposed pole sign is 150 square feet in sign area and 22 feet in height. The existing freestanding non-conforming signs will be removed from the property with the redevelopment of the site.
9. The applicant is requesting approval of a Specific Use Permit on the subject property for a twenty (20) year time period.

COMPREHENSIVE PLAN

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

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

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

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

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

Prepared By:

Chasidy Allen, AICP
Principal Planner

Date: April 23, 2015

Reviewed By:

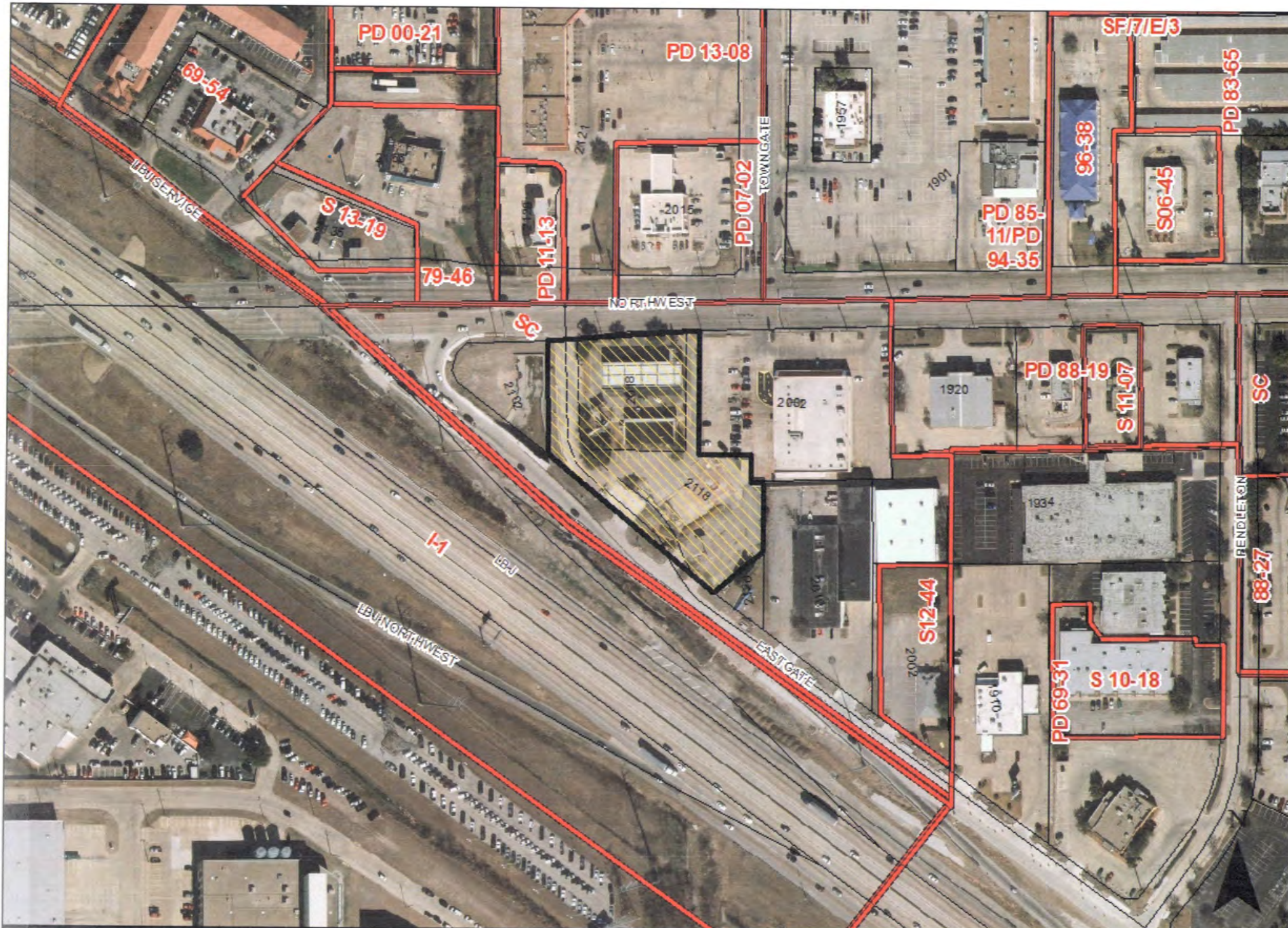
Will Guerin, AICP
Director of Planning

Date: April 24, 2015

Reviewed By:


William E. Dollar
City Manager

Date: April 27, 2015



0 100 200 Feet
1 inch = 200 feet

ZONING **Z 15-10**

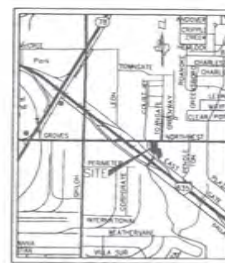
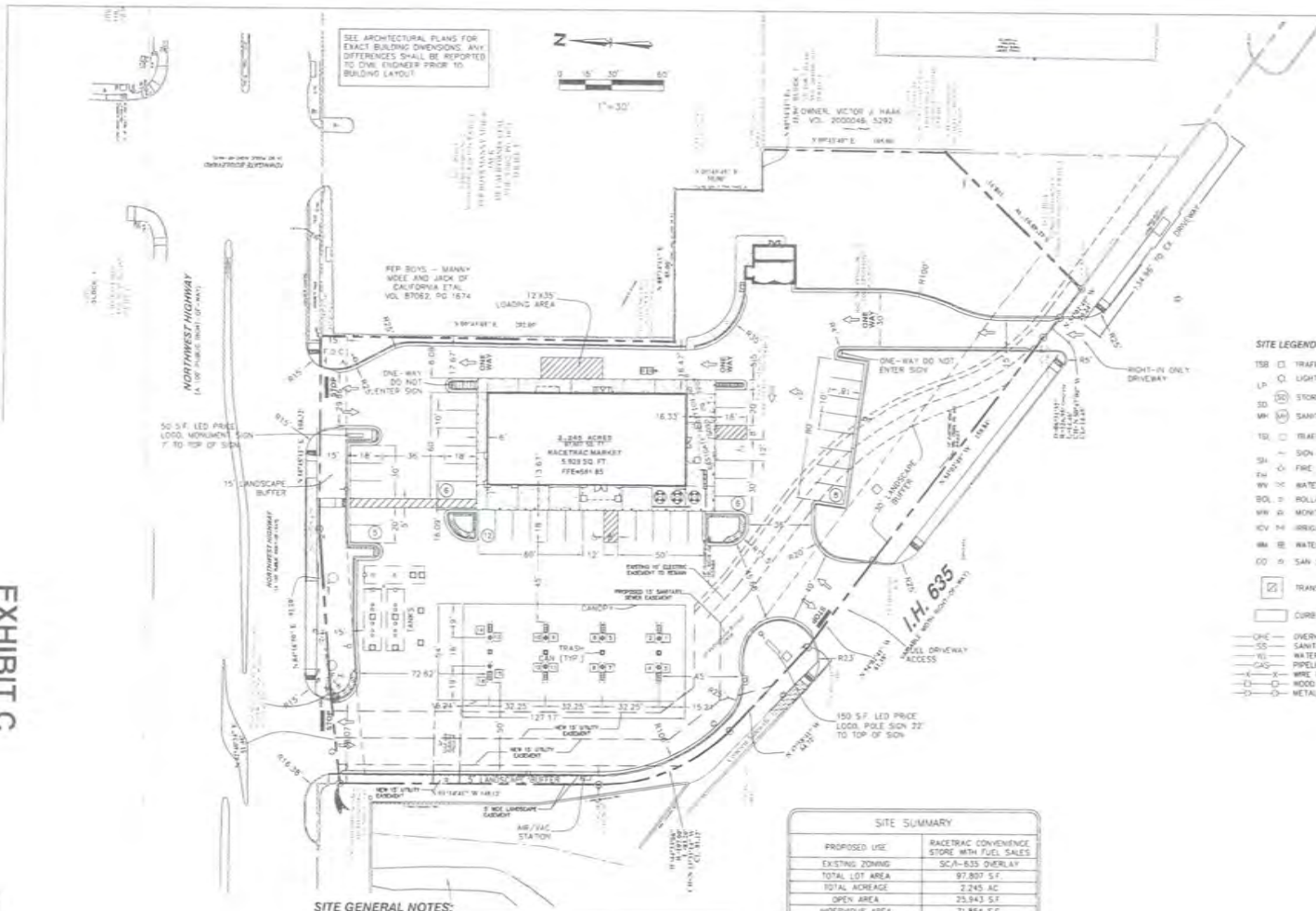
 INDICATES AREA OF REQUEST

SPECIFIC USE PERMIT CONDITIONS

ZONING FILE 15-10

2018 Northwest Highway

- I. **Statement of Purpose:** The purpose of this Specific Use Permit is to allow the construction of retail sales with gas pumps.
- II. **Statement of Effect:** This permit shall not affect any regulation found in the Comprehensive Zoning Ordinance, as amended, except as specifically provided herein.
- III. **General Regulations:** All regulations of Section 10-309 and the Shopping Center (SC) District set forth in Section 24, 33, and 47 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 twenty (20) year time period.
 - B. Site Plan: Development shall be in general conformance with the site plan labeled Exhibit C.
 - C. Elevations: Three (3) building materials shall be permitted: brick/stone, EIFS and stucco as reflected on the elevations. Elevations and canopy columns shall be in general conformance with the elevations labeled Exhibit E.
 - D. Screening and Landscape Plan: The landscape buffer along Northwest Highway shall be fifteen (15) feet in depth and the buffer along IH 635 shall vary from thirty (30) feet to five (5) feet. All landscaping shall be in general conformance with landscape plan labeled Exhibit D.
 - E. Attached Signs: The accumulative area of the attached signs on the building shall be 381 square feet and attached signage on the canopy shall not exceed 231 square feet as reflected in Exhibit F.
 - F. Freestanding Signs: One (1) monument sign and one (1) pole sign shall be permitted as reflected in Exhibit F.



VICINITY MAP
SCALE: N.T.S.

SITE LEGEND (EXISTING):

- 15B □ TRAFFIC SIGNAL BOX
- LP □ LIGHTPOLE
- 3D □ STORM SEWER MANHOLE
- 3S □ SANITARY SEWER MANHOLE
- 15D □ TRAFFIC SIGNAL LIGHT
- SI □ SIGN
- FI □ FIRE HYDRANT
- WV □ WATER VALVE
- ROL □ ROLLAR
- WM □ MONITORING WELL
- ICV □ IRRIGATION CONTROL VALVE
- WM □ WATER METER
- CO □ SAN SEWER CLEANOUT
- TRANSFORMER
- CURB INLET
- ONE □ OVERHEAD ELECTRIC
- SS □ SANITARY SEWER
- W □ WATER LINE
- PIPELINE (SEE NOTE)
- W □ WIRE FENCE
- M □ METAL FENCE

SITE LEGEND (PROPOSED):

- 15 □ PROPERTY LINE
- 15 □ PROPOSED PARKING STALLS
- 15 □ BUILDING CORNER
- 15 □ NEW FIRE LANE (PER LOCAL CODES)
- 15 □ ELECTRIC TRANSFORMER PAD (PER LOCAL CODES)
- 15 □ SIGNAGE
- 15 □ PAINTED SOLID TRAFFIC FLOW ARROWS
- 15 □ NEW CURB AND GUTTER
- 15 □ STOP BAR
- 15 □ EXISTING POWER POLE
- 15 □ PROPERTY FENCE
- 15 □ REMOTE F.D.C.
- 15 □ LIGHT STANDARD
- 15 □ LIGHT DECORATIVE SEE DETAILS
- 15 □ LANDSCAPE PLAN
- 15 □ LIGHT DECORATIVE SEE DETAILS
- 15 □ PUMP ISLAND SEE DETAIL #2 ON SHEET 303
- 15 □ PAINTED TABLES, OUTSIDE DINING BAR & RAILINGS
- 15 □ ACCESS EASEMENT
- 15 □ CONC. BACKING SEE SHT 30-1 #7 FOR DETAILS

SITE GENERAL NOTES:

1. DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE INDICATED.
2. USE 3" HATCH UNLESS SHOWN OTHERWISE.
3. THE INFORMATION PERTAINING TO EXISTING CONDITIONS WAS TAKEN FROM A SURVEY PROVIDED BY BARD-HAMPTON AND BROWN.
4. THE LOCATION OF ALL EXISTING UTILITIES WERE OBTAINED FROM AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY EXACT LOCATION AND DEPTH OF UTILITIES PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
5. ALL ACCESSIBLE PARKING SPACES AND TRAVEL ROUTES SHALL BE CONSTRUCTED IN ACCORDANCE WITH A.D.A. AND/OR STATE REQUIREMENTS (I.E. PROJECTS IN TEXAS SHALL BE APPROVED BY A T&S SPECIALIST).
6. ANY DISCREPANCIES IN THIS PLAN AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER AND ENGINEER PRIOR TO THE START OF CONSTRUCTION.
7. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION SHALL BEGUN UNTIL ALL PERMITS HAVE BEEN RECEIVED.
8. CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM HURRY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE. CONTRACTOR SHALL REPAIR ANY DAMAGE DONE TO PRIVATE OR PUBLIC PROPERTY.
9. ACCESS TO UTILITIES, FIRE HYDRANTS, ETC. SHALL REMAIN UNDISTURBED AT ALL TIMES UNLESS COORDINATED OTHERWISE.
10. THE GENERAL CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT.
11. ALL SUBGRADE PREPARATION, PAVING AND UTILITY TRENCHING MUST BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE SOILS INVESTIGATION. IF THERE IS A CONFLICT BETWEEN THE SOILS REPORT AND THE PLANS, THE MORE PROTECTIVE OF THE TWO SHALL TAKE PRECEDENCE.
12. CONTRACTOR TO ENSURE COMPLIANCE WITH ANY AND ALL LAND DISTURBANCE NOTIFICATION REQUIREMENTS, AND THAT ALL REQUIRED EROSION CONTROL MEASURES ARE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE STATE, LOCAL, OR FEDERAL REQUIREMENTS.
13. FOR WORK IN OR ADJACENT TO HIGHWAY RIGHT OF WAYS, CONTRACTOR SHALL ENSURE APPROPRIATE PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION. CONTRACTOR TO ERRECT AND MAINTAIN TRAFFIC CONTROL SIGNS AND DEVICES IN CONFORMANCE WITH THE TEXAS MANUAL ON TRAFFIC CONTROL DEVICES, LATEST EDITION, ALONG WITH THE REQUIREMENTS OF THE LOCAL TRADIT AREA OFFICE.

SITE SUMMARY

PROPOSED USE	RACETRAC CONVENIENCE STORE WITH FUEL SALES
EXISTING ZONING	SCA-635 OVERLAY
TOTAL LOT AREA	97,807 S.F.
TOTAL ACRES	2.245 AC.
OPEN AREA	25,943 S.F.
IMPERVIOUS AREA	71,864 S.F.
% IMPERVIOUS	73.56
REQUIRED OPEN AREA	8,781 S.F.
PROVIDED OPEN AREA	25,943 S.F.

PARKING SUMMARY

REQUIRED PARKING (1/200)	30 SPACES
PARKING PROVIDED	37
H/C PARKING REQUIRED	2 SPACES
H/C PARKING PROVIDED	2 SPACES

ABANDONMENT OF EASTGATE RIGHT OF WAY SHALL OCCUR AND BE APPROVED PRIOR TO FINAL PLAN

NO LANDSCAPING SUCH AS TREES, HEDGES, BUSHES AND UNDERGROUND STRUCTURES SHALL BE LOCATED WITHIN THE EXISTING OR PROPOSED UTILITY EASEMENT OR RIGHT OF WAY.



TEXAS EXCAVATION
SAFETY SERVICES
1-800-344-8377

BENCH MARK

CITY OF GARLAND BENCHMARK UPSHED
ELEVATION 560.95

121211-1

SITE PLAN
RACETRAC MARKET

Eastgate and Northwest Hwy.
Garland, Texas

DATE	May 11, 2015
SCALE	1"=30'
DRAWN BY	TAB
CHECKED BY	
DESIGNED BY	
SHEET NO.	137001
VERSION	



RACETRAC PETROLEUM, INC.
SUITE 100 ATLANTA, GA 30339
(770) 431-7600

THE BOUSSQUET GROUP, INC.
5615 S. CAVILL BLVD
SUITE 201
DALLAS, TEXAS 75241
940.556.0000
FAX 940.556.0000
FIDELITY INVESTMENTS

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FIDELITY INVESTMENTS

1075
BLOCK 1
PER 8075 MARINE 801, R. J.
EASIGATE ANNEX N
VOL. 87062 PG. 1674
D.D.C.

EASIGATE ANNEX N
87062, PG.
VOL. P.R.D.C.1

Lot 1, Block 1
Easigate Annex N
Volume 87062, Page 1674

MAINTENANCE NOTES

2. The design, image and content of the logo are jointly and severally responsible for the requirements of the legislation.
3. A trademark that is not a trademark and is not a trademark in the design of the trademark is not a trademark and is not a trademark in the design of the trademark.
4. A trademark that is not a trademark and is not a trademark in the design of the trademark is not a trademark and is not a trademark in the design of the trademark.
5. A trademark that is not a trademark and is not a trademark in the design of the trademark is not a trademark and is not a trademark in the design of the trademark.
6. A trademark that is not a trademark and is not a trademark in the design of the trademark is not a trademark and is not a trademark in the design of the trademark.

1.741 ACRES
75,857 SQ. FT.
CETRAC MARKET
5,928 SQ. FT.

RACETRAC MARKET
5.928 SQ. FT.

100 SQ. FT. LIST PRICE
LOGO POLE 800N, 12"
TOP OF 5/8"






1000
GREEN
PLANTING

I.H. 635
(Variable Width Right-of-Way)

GENERAL / ABBREV NOTATION

- 8. Free goods are those that are not allocated through markets.
- 9. Adam Smith is not a more thoughtful writer than Austrians. However, his understanding of the structure of choice and ideas from his books *Capitalism and Socialism* and *Principles of Economics* are important.
- 10. All free goods are not useful and they are not as important as I believe free goods. Examples of free goods include: common knowledge, common language.
- 11. Important point to be specific: how do you define the scope between nations and not? Free from choice, free from allocation, free from utility, important, common, involving no cost and applied to everyone.
- 12. All free goods are free goods, important because they completely define and free goods (as given) by the owner is *Capitalism and Socialism* as defined: owner's allocation.
- 13. *Capitalism and Socialism* and *Principles of Economics* are not useful, and the *Capitalism and Socialism* is not a more thoughtful writer than Austrians.
- 14. *Capitalism and Socialism* is not a more thoughtful writer than Austrians.

PLANT LIFE

TYPE		CLASSIFICATION	REMARKS	DATE	REMARKS	
	101	Red Circle Truck	Truck prohibition	1	101	Red Circle Truck, 5.5 tonnetons, 7.5 tonnetons
	102	Red Circle Truck	Truck prohibition	1	102	Red, 10.5 tonnetons
	103	Red Circle Truck	Truck prohibition	1	103	Red, 10.5 tonnetons
	104	Red Circle Truck	Truck prohibition	1	104	Red, 10.5 tonnetons
	105	Red Circle Truck	Truck prohibition	1	105	Red, 10.5 tonnetons
	106	Red Circle Truck	Truck prohibition	1	106	Red, 10.5 tonnetons
	107	Red Circle Truck	Truck prohibition	1	107	Red, 10.5 tonnetons
	108	Red Circle Truck	Truck prohibition	1	108	Red, 10.5 tonnetons
	109	Red Circle Truck	Truck prohibition	1	109	Red, 10.5 tonnetons
	110	Red Circle Truck	Truck prohibition	1	110	Red, 10.5 tonnetons
	111	Red Circle Truck	Truck prohibition	1	111	Red, 10.5 tonnetons
	112	Red Circle Truck	Truck prohibition	1	112	Red, 10.5 tonnetons
	113	Red Circle Truck	Truck prohibition	1	113	Red, 10.5 tonnetons
	114	Red Circle Truck	Truck prohibition	1	114	Red, 10.5 tonnetons
	115	Red Circle Truck	Truck prohibition	1	115	Red, 10.5 tonnetons
	116	Red Circle Truck	Truck prohibition	1	116	Red, 10.5 tonnetons
	117	Red Circle Truck	Truck prohibition	1	117	Red, 10.5 tonnetons
	118	Red Circle Truck	Truck prohibition	1	118	Red, 10.5 tonnetons
	119	Red Circle Truck	Truck prohibition	1	119	Red, 10.5 tonnetons
	120	Red Circle Truck	Truck prohibition	1	120	Red, 10.5 tonnetons

LANDSCAPE NOTES

- [illegible]

LANDSCAPE TABULATIONS

STRENGTHENING COMMUNITIES

Regulation: 30 days. Tax: 0.5 percent of value, if the percentage of land to be sold is 10 percent or more; 0.25 percent, if the percentage is less than 10 percent.

© 2004 Blackwell Publishing Ltd, *Journal of Internal Medicine* 255: 111–117

Required	Provided
Battery 7 x 6	Q18 lens (3 red lines) 7 x 6
AC power supply	Yes

Table 1

INTEL 3.5/3.0 M²
Secured - Protected

THESE ARE THE
THESE ARE THE

TABLE 1. (continued)

Suppose that \mathcal{P} has 2^k elements.

Age (yr)	Prevalence (%)
10-14	0.0
15-19	0.0
20-24	0.0
25-29	0.0
30-34	0.0
35-39	0.0
40-44	0.0
45-49	0.0
50-54	0.0
55-59	0.0
60-64	0.0
65-69	0.0
70-74	0.0
75-79	0.0
80-84	0.0
85-89	0.0
90-94	0.0
95-99	0.0



01 LANDSCAPE PLAN

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SMR
Indigo Architects, Inc.
17000 Little Lane
Dallas, Texas 75230
Tel: 214.571.9900
Fax: 214.571.0540
E-mail: info@smr.com

LANDSCAPE PLAN
RACETRAC MARKET
PROJECT #437-EASTGATE

--	--	--

L-1

SHEET NO.

100

Marketing Signage - Sizes (EIFS Tower)

Page 23

Sign Label	Sign Type	Height	Length	Total Area
A1 B1	Tower Sign	3'-0"	13'-5/8"	41 sf
A2 B2	Tower Sign	3'-0"	13'-5/8"	41 sf
C	Window Opaque Static Cling	9'-2"	7'-2"	66 sf
D	Building Face Sign	2'-3 1/2"	10'-0"	23 sf
E	Coffee Signage	2'-11"	10'-0"	30 sf
F	Marketing Case	5'-3 1/4"	11'-4"	60 sf
G	Marketing Case	6'-0"	10'-0"	60 sf
H	Marketing Case	6'-0"	10'-0"	60 sf
Total All Signage				381 sf
Tower Facade Area				7268 sf
Tower Glazed Area				734 sf

EIFS Tower Sign

EXHIBIT F



FRONT ENTRANCE



SIDE ENTRANCE

Sign Label	Sign Type	Height	Length	Total Area
A1	Tower Sign	3'-0"	13'-5/8"	41 sf
A2	Tower Sign	3'-0"	13'-5/8"	41 sf

Window Cling

Page 30

EXHIBIT F



Sign Label	Sign Type	Height	Length	Total Area
C	Window Opaque Static Cling	9'-2"	7'-2"	66 sf

- Opaque vinyl film attached to the outside surface of clear vision glass.
- Total window area equal to 143 SF.

Specifications:

- Graphics to be determined by Marketing / Promotions

Building Face Signs

Page 31



Parallelogram sign
installation height above
finished floor level = 16'-4"

Coffee letter installation above
finished floor level = 13'-3 1/2"

EXHIBIT F

Sign Label	Sign Type	Height	Length	Total Area
D	Building Face Sign	2'-3 1/2"	10'-0"	23 sf
E	Coffee Signage	2'-11"	10'-0"	30 sf

Building Face Signs (D, E) - Brick Installation

Page 32

EXHIBIT F



COLOR REFERENCE

 PMS 485 C	 White
 PMS 1805 C	 Akzo Nobel Natural Aluminum
 PMS 280 C	 Akzo Nobel Duranodic Bronze SIGN31054 with Clear Gloss Top Coat

All Colors to be Verified

RaceTrac Coffee Button Cabinet:

Formed clear polycarbonate face with Sloan V Series White LED illumination and digitally printed red background stripes and white border applied to 2nd surface. Blue area for logo graphic to be embossed 1" and white portion of logo to emboss 1". RaceTrac letters and outline painted 2nd surface. Cabinet down lighting for secondary copy provided by Two (2) Rows of Sloan Great White 4 LEDs.

Fresh Brewed Coffee Letters:

Individual 1/4" Aluminum flat cutout letters painted brushed aluminum with ambient lighting from upper cabinet. Stud mounted to wall.

RaceTrac

APR 5 2015 12:01

Marketing Cases

Page 35



MARKETING CASE E:

5'-3 1/4"H x 11'-4"W x 5 3/8" D
with 5'-4"H x 11'-4"W wall opening

MARKETING CASEs F & G:

6'H x 10'W x 5 3/8" D
with 6'-4"H x 10'-4"W wall opening

EXHIBIT F

Sign Label	Sign Type	Height	Length	Total Area
F	Marketing Case	5'-3 1/4"	11'-4"	60 sf
G	Marketing Case*	6'-0"	10'-0"	60 sf
H	Marketing Case*	6'-0"	10'-0"	60 sf

*Total window area equal to 85 SF.

SPECIFICATIONS:

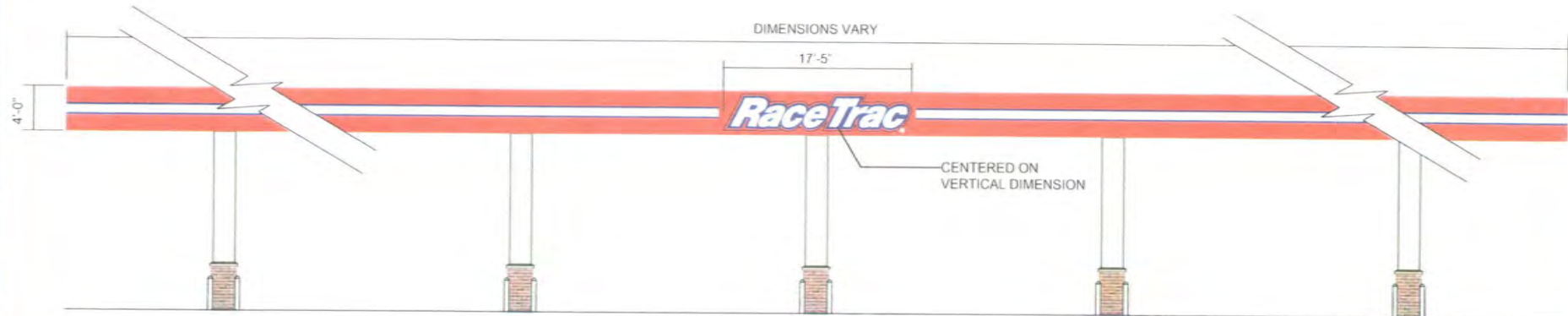
- Graphics to be determined by Marketing / Promotions

NON-BID ITEM

RaceTrac

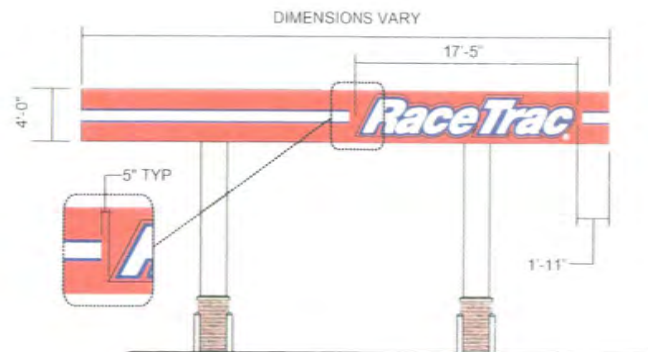
57 SF Canopy LED Cloud Sign - Red Canopy

Page 60

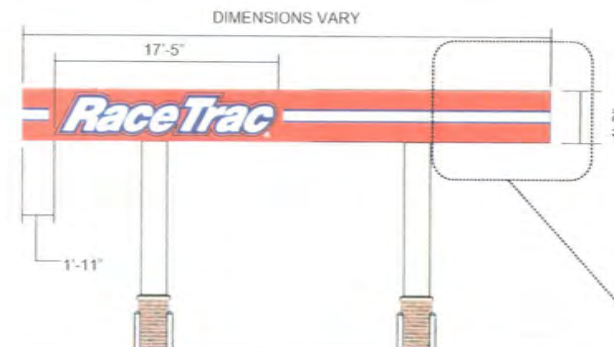


GAS CANOPY FRONT ELEVATION

EXHIBIT F



LEFT SIDE VIEW - RED CANOPY



RIGHT SIDE VIEW - RED CANOPY

COLOR SCHEDULE

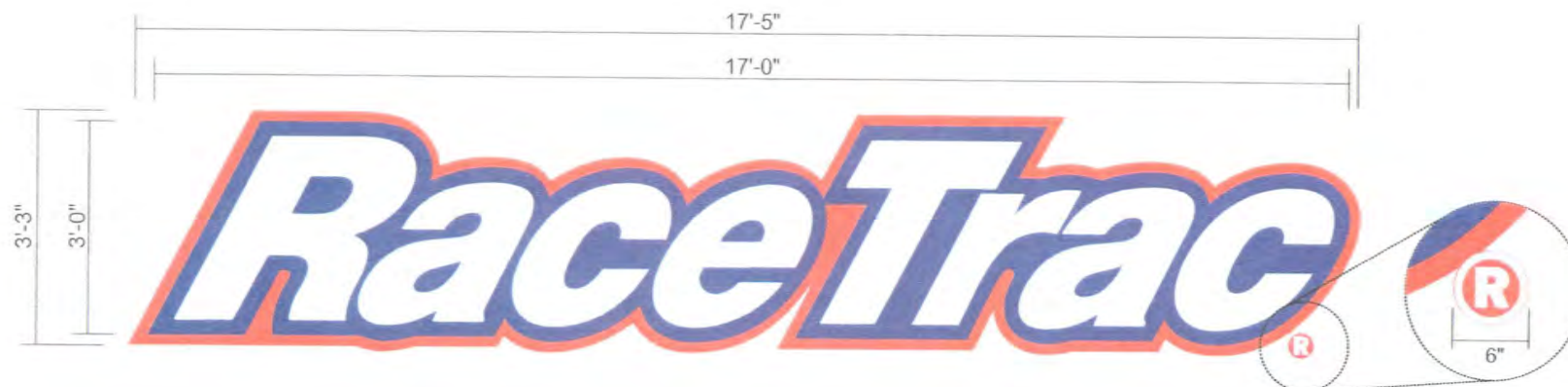
- RaceTrac Red**
To Match RGB = 216, 30, 5
- RaceTrac Blue**
To Match RGB = 0, 43, 127

RaceTrac

57 SF Canopy LED Cloud Sign (I1, I2, I3)

GENERAL NOTE: ALL WORK SHALL BE IN COMPLIANCE WITH RECOGNIZED INDUSTRY STANDARDS, MANUFACTURER'S RECOMMENDATIONS, AND ALL APPLICABLE STATE AND LOCAL CODES. NO SUBSTITUTIONS ALLOWED.

Page 62

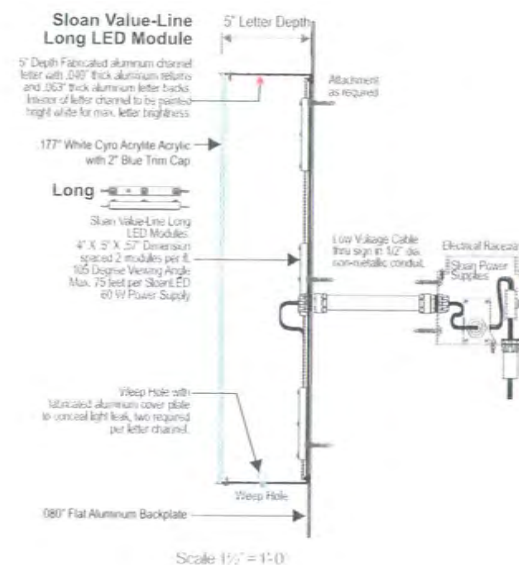


SPECIFICATIONS:

FACES: .177 WHITE CYRO ACRYLITE ACRYLIC.
FACE VINYL: 3M 180 SAPPHERE OPAQUE BLUE.
TRIMCAP: 2" BLUE.
BACKS: .063 ALUMINUM.
RETURNS: 5", .040 ALUMINUM PAINTED TO MATCH PMS 485 RED.
CLOUD BACKGROUND: .080 ALUMINUM PAINTED TO MATCH PMS 485 RED.
REGISTRATION MARK: .080 ALUMINUM PAINTED TO MATCH PMS 485 RED.
w/ WHITE VINYL APPLIED. MARK IS INTEGRATED PART OF CLOUD SHAPE.
ILLUMINATION: SLOAN VALUE LINE PLUS LONG LED MODULES.

EXHIBIT F

COLOR SCHEDULE



THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.



RaceTrac

50 SF Price Sign - 28" & 10" LED (N)

GENERAL NOTE: ALL WORK SHALL BE IN COMPLIANCE WITH RECOGNIZED INDUSTRY STANDARDS, MANUFACTURER'S RECOMMENDATIONS, AND ALL APPLICABLE STATE AND LOCAL CODES. NO SUBSTITUTIONS ALLOWED.

Page 80

*All sign components to be UL listed. All wiring to conform to UL specifications. Installation to be per NEC requirements. All signs to bear UL labels.

EXHIBIT F



Sloan Sign Box II
LED Interior Illumination

E85

Note: If E85 Fuel Product is required use 3M Translucent Yellow Vinyl 3630-015, (PMS 109 Yellow) Background Color with Black Text Color, Arial Black Letter Font.

Specifications:

Sign Faces:

- Logo panel: Flat .177" thick Polycarbonate face panels with 2nd surface applied translucent vinyl graphics. Parallelogram copy to be digitally printed red background stripes and white border with blue area of logo graphic also printed. Print to be applied second surface to clear Poly faces.
- Regular Unleaded Product Panel: Solar Grade Polycarbonate; Background to be 1st surface applied 3M vinyl opaque 180C-22 Matte Black; "Regular" to be show-through white or 1st surface applied 3M vinyl translucent 3630-020 White.
- Diesel Product Panel: Solar Grade Polycarbonate; Background to be 1st surface applied 3M vinyl translucent 3630-26 Green; "Diesel" to be show-through white or 1st surface applied 3M vinyl translucent 3630-020 White.
- Plus Product Panel: Solar Grade Polycarbonate; background to be 1st surface applied 3M vinyl translucent 3630-33 Red; "Plus" to be show-through white or 1st surface applied 3M vinyl translucent 3630-020 White.

Interior Illumination: Sloan Sign Box II LED Interior Illumination powered by low voltage power supplies.

Sign Frame: 2" x 2" x .25" steel tube with .063 aluminum cladding.

Extruded aluminum 1-1/2" wide Divider Bars installed to retain sign panels. Face dividers and retainer to be painted dark bronze and black.

Sign Support: Internal steel pipe support to be welded to steel saddle bracket at top and bottom of sign frame.

External steel sign support to meet building and local sign codes. Size of steel and footing as required per site requirements.

RaceTrac

RACETRAC – NORTHWEST HIGHWAY AND IH-635 SUP REQUEST

LAND USE STATEMENT

The Site

The 2.24 acre site is located at the Southeast corner of Northwest Highway and IH-635. The site is currently zoned SC – Shopping Center and is within the boundaries of the Interstate 635 Overlay.

Part of the total acreage includes 0.512 acres of land, which constitutes the balance of Eastgate Drive, after the completion of the TxDOT road widening. This property is in the process of being acquired by RaceTrac and will be used with our new site layout.

There is an existing RaceTrac gas station on the northern one acre of the property, fronting onto Northwest Highway. The southern portion of the property contains the remnants of parking areas and old building pads. The existing store is one of RaceTrac's older stores in the Dallas/ Fort Worth Metroplex and has been on the company's list to remodel and renovate for quite some time. As many in the community are aware, the TxDOT improvements on IH-635 have been a long process. The improvements are now near completion in this area, which has thrust this project along in its priority.

The northern portion of the property currently operates under an SUP, which needs to be updated with this submittal for the new retail store layout.

Surrounding Uses

To the north of the site is a Capital One Bank and Dallas Audio and Tint Store. Just to the east is an existing Pep Boys. The south and west property lines are bordered by the IH-635 frontage road.

The Request

The applicant is requesting a Specific Use Permit (SUP) to provide for retail sales with gas pumps for RaceTrac Petroleum, Inc. As mentioned above, there is an existing RaceTrac retail store with gas pumps on the property that operates under a current SUP. The applicant seeks a new SUP in order to renovate and remodel the existing store. RaceTrac is a family owned business that currently operates in five states and has a strong presence in Garland. The company understands the importance of this location as is shown by its investment of over three million dollars to redevelopment in the area.

The proposed new store will provide twenty jobs. It will have an indoor dining area as well as outdoor seating. The store would also feature the company's new yogurt concept. Finally, the building will be larger than many retail stores with gas pumps and will be a fully masonry building.

The proposed development includes the following variances from the base zoning and/or the IH 635 Overlay District:

1. The first variance is a reduction in the 30 foot landscape buffer along a portion of the IH-635 frontage. Due to the lack of depth on the property, we are not able to provide the required 30 feet along a portion of the IH-635 frontage road. This portion of road is isolated to that area immediately adjacent to a large drainage channel that was constructed during the IH-635 widening project. With this drainage channel and large area of right-of-way, the actual setback that will be provided is in fact wider than 30 feet along this portion of the highway. We are able to maintain a minimum 30 foot buffer along the remaining portion of the 635 frontage road.
2. The second variance is a reduction in the 30 foot landscape buffer to 15 feet along Northwest Highway. This request is again due to the irregular shape of the property and ultimately the lack of width and depth for the redevelopment of the RaceTrac. This variance is similar to the request at Shiloh and Garland Avenue.
3. The third variance is for the allowance of a 150 square foot LED Price Logo, Pole sign (22 feet in height) along the IH-635 frontage road. Currently, there is a large pole sign along the IH-635 frontage for the existing store. The requested pole sign variance will allow a sign that is smaller than the existing sign on the site today.
4. The fourth variance request is for a modification to the allowable attached sign area as governed by the IH-635 Overlay Development Standards.
5. The fifth variance request is for modification to the tree species required along a portion of the IH-635 frontage road for the reduced buffer described in item no. 1 above. We are asking for the allowance of ornamental trees to be planted in the buffer in lieu of the standard larger tree in this buffer yard. Smaller trees are preferable in this location due to the lack of space for root growth necessary for the larger trees. Larger trees will be provided where the 30 foot buffer is maintained along the remainder of the IH-635 frontage.
6. The sixth request is for three basic building materials in lieu of two for the retail store. The 635 Overlay Development Standards require no more than two basic building materials, one of which shall be masonry. The applicant proposes to use three basic building materials: (1) brick/stone; (2) stucco; and (3) EIFS. The majority of the building will be constructed of brick and stone material, with a smaller percentage constructed with a combination of stucco and EIFS. The building will be in compliance with the minimum percentages of masonry and nonmasonry materials required by the 635 Development Standards.

Building Elevations - EIFS Tower, Brick, Left Hand, w/ Marketing (GA, LA, TX)



LEFT EXTERIOR ELEVATION



RIGHT EXTERIOR ELEVATION



REAR EXTERIOR ELEVATION



FRONT EXTERIOR ELEVATION

APR 2015 12:00

REPORT & MINUTES

P.C. Meeting, April 13, 2015 (8 Members Present)

Consideration of the application for RaceTrac Petroleum, requesting approval of 1) a Specific Use Permit for Retail Sales with Gas Pumps on property zoned Shopping Center (SC) District within the IH 635 Overlay and 2) variances to the IH 635 Development Standards including Section 34.18(B) regarding building materials, Section 34.20(B) regarding landscape buffers, Section 34.21(C)(3) regarding freestanding signs, and Section 34.21(C)(4)(b)(i) regarding the maximum allowable sign area for attached signage. This property is located at 2018 Northwest Highway. (District 5) (Z 15-10)

Representing the applicant, Laura Hoffmann, 2728 N. Harwood, Dallas, Texas, gave a brief overview of the request.

Also representing the applicant, Jeffrey Baird of RaceTrac, 3225 Cumberland Drive, Atlanta, Georgia and Travis Bousquet, 8761 Weston Lane, Lantana, Texas were available for questions.

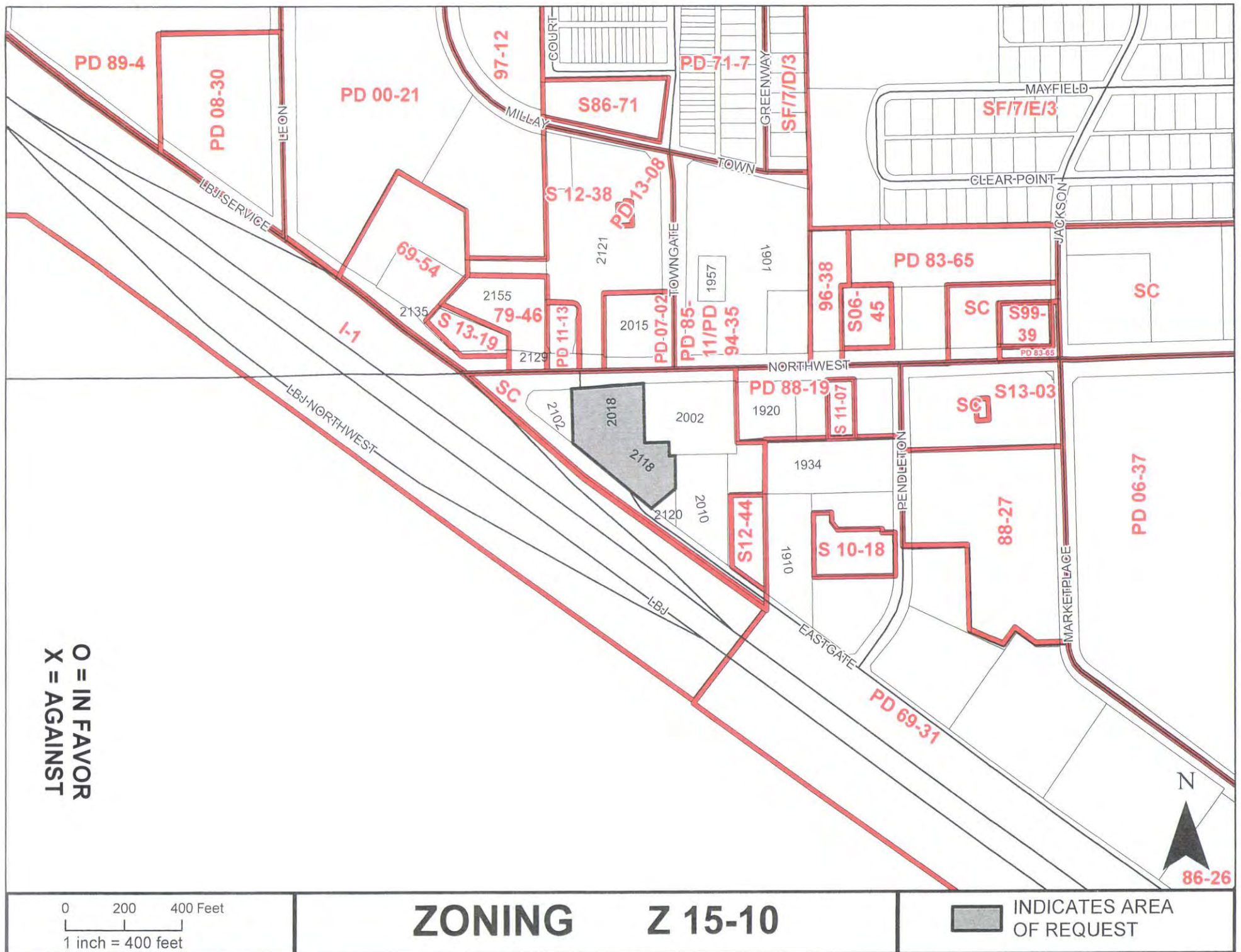
Commissioner Moore asked how critical approval of the requested signage was to the overall request.

Motion was made by Commissioner Welborn to approve the request per staff recommendation including denial of the variances requested. This **motion died** due to lack of a second.

Commissioners Luckie, Dalton, Ott and Moore expressed their support for the request and the enhancement to the area.

Commissioners Welborn and Vera clarified the location of the new freestanding signs and which existing signs would be removed.

Motion was made by Commissioner Welborn, seconded by Commissioner Vera to **approve** the request as presented. **Motion carried:** 8 Ayes, 0 Nays. Commissioner Fisher recused himself from this case.



There were no responses received for this request.



Planning Report

GFC Leasing Corp., LLC.

On the southeast corner of Lavon Drive and Foster Road

REQUEST

Approval of 1) an amendment of Planned Development (PD) District 01-03 and Planned Development (PD) District 14-38, both for Limited Shopping Center Uses and 2) an amended Detail Plan and a Specific Use Permit for a Restaurant, Drive-Through.

OWNER

GARLAND FB LP

PLAN COMMISSION RECOMMENDATION

On April 13, 2015 the Plan Commission, by a vote of eight (8) to zero (0), recommended approval of 1) an amendment of Planned Development (PD) District 01-03 and Planned Development (PD) District 14-38, both for Limited Shopping Center Uses and 2) an amended Detail Plan and a Specific Use Permit for a Restaurant, Drive-Through.

STAFF RECOMMENDATION

Approval of 1) an amendment of Planned Development (PD) District 01-03 and Planned Development (PD) District 14-38 for Limited Shopping Center Uses and 2) an amended Detail Plan and a Specific Use Permit for a Restaurant, Drive-Through for a period of 25 years.

BACKGROUND

In November of 2014 City Council approved a Detail Plan and a Specific Use Permit to allow the development of a Golden Chick restaurant on a 0.689 acre site that was originally part of a 14.8-acre tract of land under Planned Development (PD) District 01-03. The applicant makes the above request to expand the original 0.689 acre site by 0.113 acres. The expansion will provide additional surface area to accommodate an expanded drive-through vehicle stacking area. Any site surface area not originally considered with the original

request requires the applicant to submit a request for approval of a revised Detail Plan and a new Specific Use Permit to include the proposed expansion.

SITE DATA

The subject property contains approximately 0.802 acres and has frontage of approximately 132 linear feet along Lavon Drive. The site will be accessible from Foster Road and Lavon Drive through an existing access drive that will be shared with the Walgreens pharmacy located to the south and the remnant of the original 14.8 acre tract to the north.

USE OF PROPERTY UNDER CURRENT ZONING

A 0.689 acre portion of the subject property is zoned Planned Development (PD) District 14-48 with a Detail Plan and a Specific Use Permit for a restaurant with a drive-through (Golden Chick). The 0.113-acre expansion is zoned Planned Development (PD) District 01-03. Both Planned Development (PD) Districts allow those Shopping Center Uses permitted in the SH 190 Overlay; a restaurant with a drive-through is allowed with approval of a Specific Use Permit.

CONSIDERATIONS

Detail Plan and Specific Use Permit:

1. The proposed modifications to the approved Detail Plan and Specific Use Permit include the following:
 - A 0.113-acre expansion of the site along the rear property line. This expansion will provide additional surface area to shift the drive-through further back and increase the stacking space at the drive-through.
 - 3 additional parking spaces adjacent to the building and 4 additional parking spaces near the southeast corner.
2. Building placement, elevations and the square footage of the building as depicted on the approved Detail Plan will not be modified. The location and square footage of signage as well as the placement of the dumpster enclosure will remain as previously approved.
3. The proposed landscape layout remains in compliance with the SH 190 Development Standards.

4. Plan Commission approved three variance requests to the SH 190 Development Standards associated with the approved Detail Plan. The variance approvals forwent the 2-foot façade articulation regulation, the required dumpster enclosure setback along the south property line, and established a maximum attached signage area of 116 square feet. Given the small degree of change reflected on the revised Detail Plan, these variance approvals remain in effect; therefore, the applicant was not required to resubmit these requests.

5. The expansion is minimal and should not have any impact on the development feasibility of the remaining 13.99 acre tract of land under Planned Development (PD) District 01-03.

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

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan designates the subject property as Compact Neighborhood. Compact neighborhoods provide areas for moderate increases in residential density, including single-family attached and single-family detached housing. These areas provide transitions between traditional residential neighborhoods and higher density residential neighborhoods and non-residential developments. These areas accommodate uses such as convenience retail (goods and services), office space, and public services.

Regardless of the site expansion and modifications, the proposed Golden Chick restaurant remains in accord with the Comprehensive Plan recommendation as it will provide a service to nearby residents.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north across Foster Road are zoned Planned Development (PD) District 85-27 for Shopping Center Uses and Commercial 1 (C-1) District with Specific Use Permits 07-30, 12-11, and 04-17 for Restaurant with a Drive-Through and Retail Sales with Gas Pumps. These properties are developed with a shopping center, a restaurant, a daycare, a vacant fueling station, and two restaurants with drive-through. The properties to the east and west are zoned with a number of Planned Development (PD) Districts for Single Family Uses, and are, indeed, developed with single family residences. The properties to the south are zoned Shopping Center (SC) District with Specific Use Permit 96-26 for Retail Sales with Gas Pumps and Multifamily (MF-18) District; these properties are developed with a pharmacy, a gas station, a car wash, and an apartment complex.

The proposed site expansion and modifications have not impacted the compatibility of the proposed restaurant with drive-through with the surrounding land uses.

Prepared By:

Josue De La Vega
Development Planner

Date: April 23, 2015

Reviewed By:

Will Guerin
Director of Planning

Date: April 24, 2015

Reviewed By:

William E. Dollar
City Manager

Date: April 27, 2015



0 100 200 Feet

ZONING **Z 15-11**

 INDICATES AREA OF REQUEST

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE 15-11

On the south corner of Lavon Drive and Foster Road

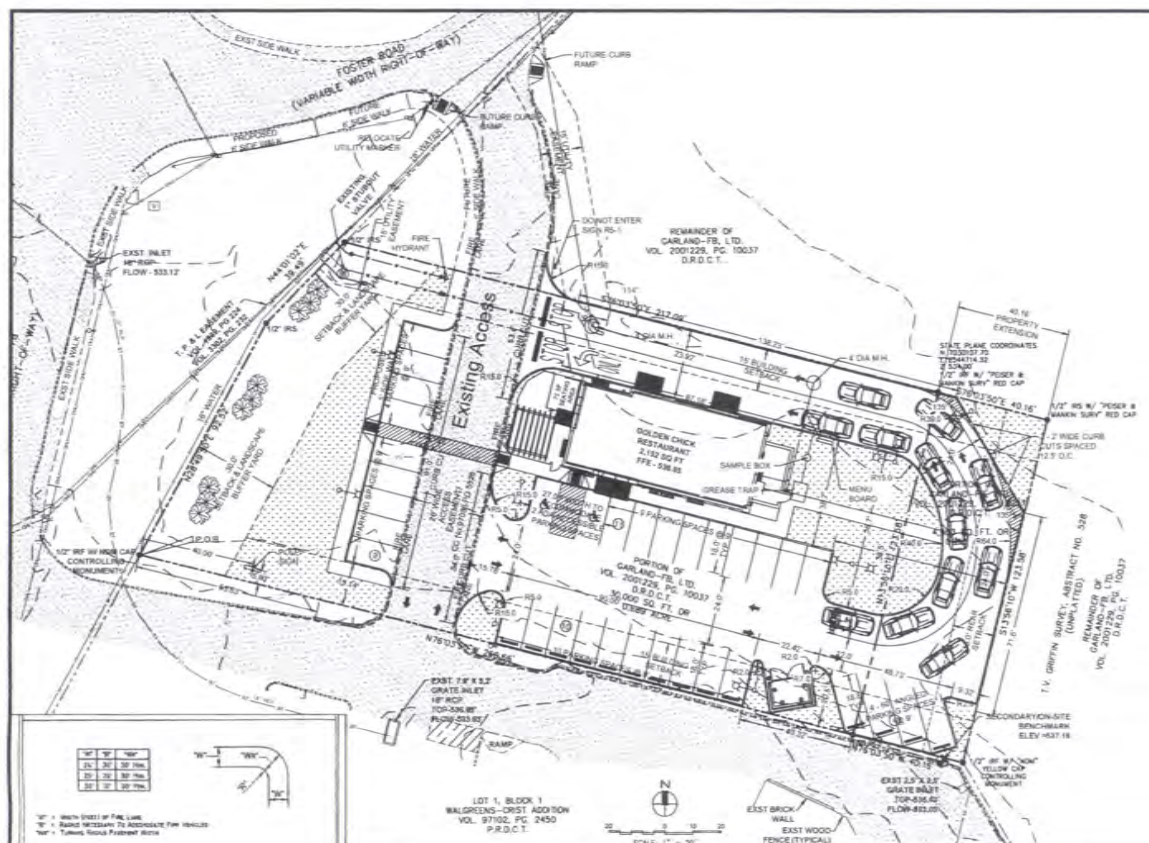
- I. **Statement of Purpose:** The purpose of this Planned Development District is to revise a Detail Plan and permit the construction of a restaurant with drive through subject to conditions.
- II. **Statement of Effect:** This Planned Development District shall not affect any regulation found in the 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 Shopping Center District set forth in Section 24, 32, 33, and 46 of the Comprehensive Zoning Ordinance, Ordinance No. 4647 are included by reference and shall apply, except as otherwise specified in this ordinance.
- IV. **Development Plans:**
 - A. Detail Plan: Development shall be in general conformance with the approved Detail Plan set forth in Exhibit C; however, in the event of conflict between the Detail Plan and the conditions, the conditions shall prevail.
- V. **Specific Regulations:**
 - A. Permitted Uses: No uses shall be permitted except for the uses listed under Planned Development (PD) District 01-03. Restaurant with Drive-Through requires approval of a Specific Use Permit.
 - B. Screening and Landscaping: Screening and landscaping shall be in conformance with the Landscape Plan identified as Exhibit D.
 - C. Building Elevations: Building elevations shall be in conformance with the elevations as reflected on Exhibit E. The 2-foot façade offset stipulated in Section 34.18(B)(4) of the SH 190 Development Standards shall not be required.
 - D. Dumpster Enclosure Placement: No setback is required between the dumpster enclosure and the south property line.
 - E. Signage: Attached signage shall be limited to a total of 116 square feet. Freestanding sign(s) shall be in compliance with the SH 190 Development Standards.
 - F. Development Criteria: Development shall comply with the State Highway 190 Development Standards.

SPECIFIC USE PERMIT CONDITIONS

ZONING FILE 15-11

On the south corner of Lavon Drive and Foster Road

- 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 Shopping Center District set forth in Section 24, 32, 33, and 46 of the Comprehensive Zoning Ordinance, Ordinance No. 4647 are included by reference and shall apply, except as otherwise specified in this ordinance.
- VI. **Specific Regulations:**
 - A. Specific Use Permit: The Specific Use Permit shall be effective for a period of 25 years.



GOLDEN CHICK RESTAURANT
2702 LAVON DR
GARLAND, TX

VICINITY MAP
SCALE: N.T.S.



LEGEND

- PROPERTY BOUNDARY LINE
- - - - - EXISTING CURB AND GUTTER
- - - - - PROPOSED SIDEWALK
- - - - - PROPOSED CURB & GUTTER
- LIGHT POLES
- ① NUMBER OF PARKING SPACES
- EXISTING CONCRETE
- PROPOSED CONCRETE
- LANDSCAPED AREA
- EXIST WATER VALVE

PRIMARY/SOURCE BENCHMARKS:
CITY OF GARLAND GPS MONUMENT 19
ELEVATION: 529.02'
SEE SHEET C-01

CITY OF GARLAND GPS MONUMENT 53
ELEVATION: 516.4

SECONDARY/ON-SITE BENCHMARK:
ELEVATION: 527.12'

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

SCALE:
FOR PRELIMINARY DESIGN
& REVIEW ONLY

CLIENT

GFC-LEASING CORP., LLC
1131 ROCKINGHAM DRIVE, SUITE 250
ROCKINGHAM, TX 75080
CONTACT: LARRY NELSON
PHONE: (512) 668-1779

CITY

GARLAND, TX PLANNING DIVISION
800 MAIN STREET GARLAND, TX 75040
PHONE: (972) 205-2445
EMAIL: PLANNER@GARLANDTX.GOV

ARCHITECT

EIES INCORPORATED
12855 NORTH CENTRAL EXPY., SUITE 500
DALLAS, TX 75243
PHONE: (214) 343-1210

ENGINEER

KJE
515 S CARROLL BLVD.
DENTON, TX 76201
PHONE: (840) 387-0605
FAX: (840) 387-0630
EMAIL: gys@kjenvironmental.com

LEGAL DESCRIPTION

PEPPER & MANN SURVEYING, LLC MADE AN ON THE GROUND SURVEY OF THE
PROPERTY LOCATED AT 2802 CREST ROAD IN THE CITY OF GARLAND, TEXAS, DESCRIBED
AS FOLLOWS:

BEING THAT CERTAIN 0.113 ACRE TRACT OF LAND SITUATED IN THE T.V. GREEN
SURVEY, ABSTRACT NO. 528, CITY OF GARLAND, DALLAS COUNTY, TEXAS, AND BEING A
PORTION OF THAT CERTAIN 15.581 ACRE TRACT OF LAND TO GARLAND, TEXAS, LTD.,
BY SPECIAL WARRANTY DEED RECORDED IN VOLUME 2001229, PAGE 10037, DEED
RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS:
FOLLOWS:

COMMENCING AT A 1/2 INCH IRON ROD WITH NEW CAP FOUND FOR THE MOST
Westerly-Southeast Corner of said GARLAND, TEXAS TRACT, SAME BEING THE
NORTHWEST CORNER OF LOT 1, BLOCK 1, HALLGREEN-CREST ADDITION, AN ADDITION
TO THE CITY OF GARLAND, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT
THEREOF RECORDED IN VOLUME 97102, PAGE 2860, MAP RECORDS, DALLAS COUNTY,
TEXAS, SAME BEING IN THE SOUTHEAST CORNER OF SAID TRACT, AND BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

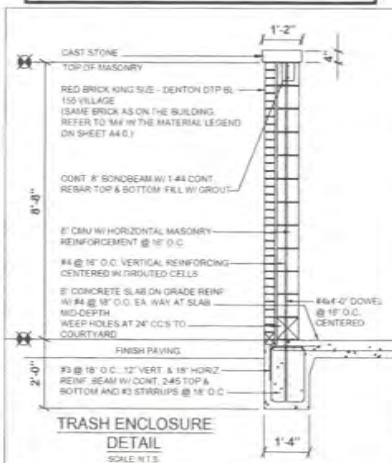
THENCE SOUTH 76 DEG. 03 MIN. 50 SEC. EAST, ALONG THE COMMON LINE OF SAID
GARLAND, TEXAS TRACT AND SAID LOT 1, A DISTANCE OF 380.58 FEET TO A 1/2 INCH IRON
ROD WITH PEPPER & MANN SURVEY RED PLASTIC CAP FOUND FOR THE NORTHWEST
CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE THROUGH THE INTERIOR OF SAID GARLAND, TEXAS TRACT AS FOLLOWS:
NORTH 13 DEG. 56 MIN. 18 SEC. EAST, A DISTANCE OF 123.58 FEET TO A 1/2 INCH IRON
ROD WITH PEPPER & MANN SURVEY RED PLASTIC CAP FOUND FOR THE NORTHWEST
CORNER OF THE HEREIN DESCRIBED TRACT;

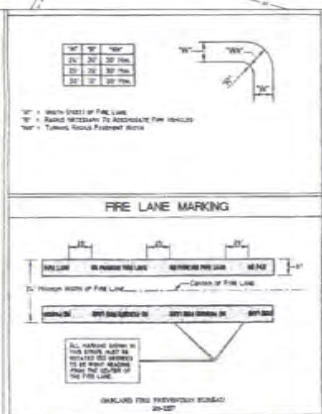
SOUTH 76 DEG. 03 MIN. 50 SEC. EAST, A DISTANCE OF 40.16 FEET TO A 1/2 INCH IRON
ROD SET WITH PEPPER & MANN SURVEY RED PLASTIC CAP FOUND FOR THE NORTHEAST
CORNER OF THE HEREIN DESCRIBED TRACT;

SOUTH 13 DEG. 56 MIN. 18 SEC. WEST, A DISTANCE OF 123.58 FEET TO A 1/2 INCH IRON
ROD WITH NEW YELLOW CAP FOUND FOR THE SOUTHEAST CORNER OF THE HEREIN
DESCRIBED TRACT, SAME BEING IN THE SOUTH LINE OF SAID GARLAND, TEXAS TRACT, SAME
BEING THE MOST NORTHERLY NORTHEAST CORNER OF WORKSHEET LOT 1;

THENCE NORTH 76 DEG. 03 MIN. 50 SEC. WEST, ALONG THE COMMON LINE OF SAID
GARLAND, TEXAS TRACT AND SAID LOT 1, A DISTANCE OF 40.16 FEET TO THE POINT OF
BEGINNING AND CONTAINING 4.00 SQUARE FEET OR 0.113 ACRES OF COMPUTED LAND,
MORE OR LESS;



TRASH ENCLOSURE
DETAIL
SCALE: N.T.S.



ZONING SUMMARY TABLE

EXISTING ZONING	PROPOSED ZONING
PROPOSED USE	RESTAURANT
LOT AREA	24,953.57 SF
BUILDING AREA	2142.57 SF
% OF LOT COVERAGE / MAX. COVERAGE	8.59% / 20%
PARKING REQUIRED - 19 SPACES + 8 SPACES	27 SPACES
# OF SPACES PROVIDED	24 SPACES
ADA ACCESSIBLE PARKING REQUIRED	2 SPACES
ADA ACCESSIBLE PARKING PROVIDED	2 SPACES
BUILDING HEIGHT PROPOSED / MAX. HEIGHT	10' - 10' / 35'
BUILDING SETBACK (FOSTER RD.)	10'
BUILDING SETBACK (FOSTER RD. S.W. 780)	10'
BUILDING SETBACK (EAST)	10'
LANDSCAPE BUFFER (FOSTER RD.)	10'
LANDSCAPE BUFFER (S.W. 780)	10'
PARKING AREA	12815.9 SF
PARKING LOT LANDSCAPING (5% MIN.)	1561.4 SF = 14.5%

GOLDEN CHICK RESTAURANT
CASE #140717-2
LOT 1 BLOCK 1 OF
GOLDEN CHICK OF GARLAND ADDITION
VOL. 2001229 PG. 10037
GARLAND, TEXAS

SITE PLAN

DATE: APR. 01, 2016
DRAWN BY: JAG
CHECKED BY: RAW
SCALE: AS NOTED

SHEET:
C-01

LANDSCAPE CALCULATIONS AND INFORMATION

SITE INFORMATION:
LOT AREA: 0.888 AC. (30,000 S.F.)
ZONING: COMMERCIAL

LANDSCAPE CALCULATIONS

30 FT. LANDSCAPE BUFFER PLANTINGS
REQUIRED: 4 - 4 INCH CALIPER SHAWNEE OAK (RES)
PROVIDED: 4 - 4 INCH CALIPER SHAWNEE OAK (RES)

MINIMUM SITE AREA LANDSCAPING
REQUIRED LANDSCAPE AREA: 30,000 x 10% = 3,000 S.F.
PROVIDED LANDSCAPE AREA: 8,428 S.F.

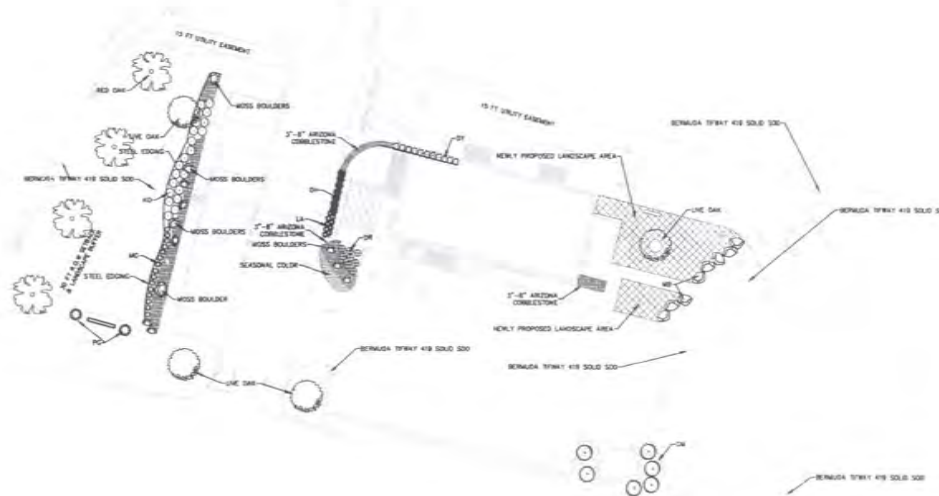
MINIMUM 2ND LOT AREA LANDSCAPING
REQUIRED AREA: 1/2 LG LOT AREA x 5% = 4,375 x 5% = 218.75 S.F.
PROVIDED AREA: 285 S.F.

TREES REQUIRED:
TREES PROVIDED: 1 TREE/10 SPCS + 27 SPCS = 2.7+3 TREES
LARGE CANOPY TREES: 4
ORNAMENTAL TREES: 8

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

30 FT. LANDSCAPE BUFFER PLANTINGS
REQUIRED: 4 - 4 INCH CALIPER SHAWNEE OAK (RES)
PROVIDED: 4 - 4 INCH CALIPER SHAWNEE OAK (RES)

PLANT LIST									
SYMBOL	KEY	QTY	UNITS	COMMON NAME	SCIENTIFIC NAME	CALIPER	HEIGHT	SPREAD	ROOT
	RO	4	EA	Shumard Red Oak	Quercus shumardii	4.5" min.	12'-12'	8'-8'	885 or 24" Blue/Container
	LO	4	EA	Live Oak	Quercus nigra	2.5" min.	12'-12'	8'-10'	885 or 24" Blue/Container
	DM	8	EA	Orange Myrtle (Shade Tree)	Ligustrum japonicum	1/2"-1 1/2"	min. 8'	8'	15 Gal.
	RY	25	EA	Red Yucca	Hesperaloe parviflora	N/A	36"	24"	3 Gal.
	RI	8	EA	Indian Hawthorn	Raphanistrum indicum	N/A	36"	24"	3 Gal.
	RO	27	EA	Knotroot Rose (Pink)	Rosa "Knottroot"	N/A	36"	24"	3 Gal.
	LA	27	EA	Lavender "Old Girl"	Lonicera japonica	N/A	36"	24"	3 Gal.
	DI	11	EA	Dwarf Yucca Holly	Yucca "Dwarf Holly"	N/A	24"	24"	1 Gal.
	PJ	11	EA	Blue Pacific Juniper	Juniperus procumbens	N/A	24"	24"	3 Gal.
	DM	3	EA	Dwarf Hamamelis	Hamamelis "Dwarf"	N/A	24"	24"	3 Gal.
	MP	12	EA	Mexican Ficus	Ficus "Mexican"	N/A	24"	24"	1 Gal.
	OR	8	EA	Orchid Tree (Pink)	Orchid "Pink"	N/A	24"	24"	1 Gal.
	MC	12	EA	Manzanita	Manzanita "Pink"	N/A	24"	24"	3 Gal.
	PS	2	EA	Pink Star	Star "Pink"	N/A	24"	24"	3 Gal.
	UC	10	EA	Uncommon	Uncommon	N/A	24"	24"	3 Gal.
	UC	10	EA	Uncommon	Uncommon	N/A	24"	24"	3 Gal.
	UC	10	EA	Uncommon	Uncommon	N/A	24"	24"	3 Gal.



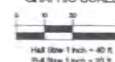
LANDSCAPING NOTES:

1. AN AUTOMATED IRRIGATION SYSTEM SHALL BE INSTALLED PRIOR TO THE PLANTING OF ANY NEW PLANT MATERIAL. TREES SHALL RECEIVE BUBBLERS, ALL FLOWER BEDS SHALL RECEIVE LOW-VOLUME (ORIP) IRRIGATION, AND TURF AREAS SHALL RECEIVE MP ROTATOR HEADS.
2. THE PROPERTY OWNER, TENANT, OR AGENT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING DURING THE WARRANTY PERIOD HAS EXPIRED. THE OWNER OR THEIR REP SHALL THEN BE RESPONSIBLE FOR ALL REQUIRED LANDSCAPING IN A HEALTHY, NEAT, ORDERLY, AND LIVE-GROWING CONDITION AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, FERTILIZING, WATERING, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS, AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THE LANDSCAPING. PLANT MATERIALS THAT DIE SHALL BE REPLACED WITH PLANT MATERIALS OF SIMILAR VARIETY AND SIZE.
3. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE BASED ON EXISTING RECORDS. FINAL LOCATION OF THESE UTILITIES AND ANY OTHERS NOT SHOWN SHOULD BE VERIFIED BY CONTACTING THE UTILITY OWNERS AND 1811 PRIOR TO DIGGING.

LANDSCAPING NOTES:

4. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON THE PLAN. SUBSTITUTIONS FOR THE TREE AND SHRUB SELECTIONS ON THIS LANDSCAPE PLAN ARE ACCEPTABLE, CONTINGENT TO APPROVAL BY LANDSCAPE DESIGNER, PRIOR TO PLANTING AND APPROVAL BY THE CITY.
5. PUBLIC RIGHT-OF-WAYS, EASEMENTS, AND COMMON AREAS MUST BE STABILIZED WITH PERENNIAL VEGETATION COVER, FULLY ESTABLISHED WITH 100% COVERAGE, OR OTHER APPROVED STABILIZATION METHODS.

GRAPHIC SCALE



LANDSCAPE IMPROVEMENTS
FOR
PROPOSED GOLDEN CHICK RESTAURANT
GARLAND, TEXAS



LANDSCAPE PLAN

DATE: 03/20/2015

DRAWN BY: RSG

CHECKED BY: RSG

SHEET:

L1

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

JOB# 818

EXHIBIT D

REPORT & MINUTES

P.C. Meeting, April 13, 2015 (8 Members Present)

Consideration of the application for GFC Leasing Corp. LLC, requesting approval of 1) an amendment of Planned Development (PD) District 01-03 and Planned Development (PD) District 14-38, both for Limited Shopping Center Uses and 2) an amended Detail Plan and a Specific Use Permit for a Restaurant, Drive-Through. This property is located on the southeast corner of Lavon Drive and Foster Road. (District 1) (File Z 15-11).

Representing the applicant was Roger Wheeler, 5840 Harmony Ranch Road, Aubrey, Texas, gave a brief overview of the request and was available for questions. There were no questions of this speaker.

Motion was made by Commissioner Dalton, seconded by Commissioner Fisher to **approve** the request per staff recommendation. **Motion carried:** 8 Ayes, 0 Nays. Commissioner Luckie recused himself from this case.

There were no responses received for this request.



Planning Report

Timber Oaks Townhomes, LLC

South of High Meadow Drive and west of E. Centerville

REQUEST

Approval of 1) an amendment to Planned Development (PD) District 08-11 for Townhouse and Duplex uses and 2) a Detail Plan for three Townhouse and two Duplex structures.

OWNER

Timber Oaks Townhomes, LLC

PLAN COMMISSION RECOMMENDATION

On April 13, 2015 the Plan Commission by a vote of nine (9) to zero (0), recommended approval of an amendment to Planned Development (PD) District 08-11 for Townhouse and Duplex uses and 2) a Detail Plan for three Townhouse and two Duplex structures.

STAFF RECOMMENDATION

Approval of 1) an amendment of Planned Development (PD) District 08-11 and 2) a Detail Plan for Townhouse and Duplex uses. The Detail Plan maintains the increased standards of the Townhouse District and will be appropriate with the established residential development pattern.

BACKGROUND

On May 20, 2008 City Council approved the request to change the zoning on the subject property from Planned Development (PD) District 03-63 for Duplex Uses to a Planned Development 08-11 for Townhouse and Duplex Uses. City Council approved a Concept Plan that reflects 3 townhouse structures with 5 units in each and two duplex structures with 2 units each. City Council approval included variances to Section 15A-1000 to allow Lots 12 and 14 to contain depths of 80 feet and 83 feet respectively and to permit the common area to contain 4,200 square feet. PD 08-11 requires detail plan approval prior to any development.

The applicant requests approval of a Detail Plan to allow for the construction of three townhome buildings containing 6 units and 2 duplex buildings with 2 units each.

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

The subject property contains approximately 2.2 acres with 18 townhouse lots fronting on Timber Oaks Drive. The two lots for the duplex structures are located to the west and east of the townhouse lots. Prior to development the applicant must replat the property to accommodate the additional townhouse units.

CONSIDERATIONS

1. The applicant requests approval to amend the Planned Development and a Detail Plan for the development of three townhouse buildings, containing 6 units each and two duplex buildings containing 2 units each. The number of townhouse units will increase from 19 to 22. The Detail Plan is generally consistent with the approved Concept Plan.
2. Land Use Compatibility: The amendment to Planned Development (PD) 03-63 contemplated the compatibility of townhouse units amongst the existing duplex units. The Concept Plan presented a design and development standards appropriate with the design and scale of the adjacent properties. The proposed Detail Plan will increase the total number of townhouse units by 3 units which should not affect the compatibility of the use with the surrounding area.
3. Parking: The Zoning Ordinance requires two off-street parking spaces within an enclosed private garage for each residential unit. Additionally, a minimum of one off-street parking space shall be provided for every four (4) townhouse units. Eighteen (18) units will require five (5) guest parking spaces. The applicant has provided areas for the dwelling units and guest parking in accordance with the parking requirement.
4. Screening and Landscaping: Planned Development (PD) 08-11 and the Screening and Landscape Standards require the site to contain a 6-foot tall wrought iron fence with masonry columns and a 6-foot tall continuous row of evergreen shrubs adjacent to West Centerville Road. The applicant has provided a Landscape Plan demonstrating compliance with this requirement. The applicant must also plant one (1) large tree for each townhouse unit and the tree shall be placed either on that lot or within 50 feet of the unit. The applicant will provide the required tree plantings in accordance with the requirements.
5. Common Area: The development will provide 6,073 square feet located between two of the townhouse buildings. The common area will contain a cooking grill and a picnic table as amenities to serve the development. Additionally, there is an open space lot, south of the proposed units that is primarily a drainage easement to facilitate drainage of the site. Both common areas will be owned and maintained by the mandatory Homeowners Association.

6. Exterior Materials: Developments within the Townhouse District must contain exterior walls composed of a minimum of 80 percent primary masonry product, a maximum of 20 percent secondary masonry product, and no more than 20 percent non-masonry materials excluding doors, windows or window walls. The proposed facades are composed of 100 percent brick of varying colors and sizes. The duplex structures will adhere to the same exterior material standards as the townhouse structures.
7. Building Articulation: The building façades of the townhouse and duplex structures will utilize a combination of vertical and horizontal offsets and covered entryways to comply with the Townhouse District articulation requirements. The roof lines of each structure will also contain vertical and horizontal articulations in accordance with the Townhouse District Development Standards.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Comprehensive Plan recommends Traditional Neighborhoods for the subject property. Traditional neighborhoods provide areas for low to moderate density single-family detached residential housing. Traditional Neighborhoods also accommodate convenience retail (goods and services), office space and public services. The Traditional Neighborhood development type is primarily characterized as low density, single-family detached (between one and six dwelling units per acre). Although the Detail Plan will yield a slightly higher density, it is consistent with the goals of Envision Garland to protect and revitalize existing stable neighborhoods through compatible development.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The immediately adjacent properties are a mixture of low to medium density residential uses, including Quail Creek, Mill Creek Crossing, Summerfield and Creekside single-family subdivisions. The subject site is identified as appropriate for the development of medium density residential uses and, therefore, compatible with the established development pattern of the area.

Prepared By:

Isaac Williams
Development Planner

Date: April 23, 2015

Reviewed By:

Will Guerin, AICP
Director of Planning

Date: April 24, 2015

Reviewed By:

William E. Dollar
City Manager

Date: April 27, 2015

ZONING FILE 15-12

West of Centerville Road and south of High Meadow Drive

PLANNED DEVELOPMENT CONDITIONS

- I. **Statement of Purpose:** The purpose of this Planned Development District is to permit the development of Townhouse and Duplex Uses 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 Townhouse and Duplex Districts set forth in Sections 15A, 16 and 32 of the Comprehensive Zoning Ordinance, Ordinance No. 4647, are included by reference and shall apply, except as specified in 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: The permitted uses are those found in the Duplex and Townhouse Districts.
 - B. Building Elevations: The building elevations of the structures shall be in general conformance with Exhibit D.
 - C. Screening and Landscaping: Screening and landscaping shall be provided as reflected on Exhibit E. A six-foot vegetative screening along the existing six-foot wrought iron fence shall be provided adjacent to West Centerville Road. The vegetative screening shall be on the street side of the wall.
 - D. Common Area and Amenities: The development shall devote Lot 15R, Block 2 as required common area with five (5) head-in parking spaces required on the common area along Timber Oaks Drive (approximately 6,073 square feet of common area). A cooking grill and picnic table shall be provided in the common area. The open space on Lot 24R Block 2, the common area and amenities shall be provided as reflected on Exhibit E, and shall be owned and maintained by the required Homeowner's Association.
 - E. Homeowners Association: A Homeowners Association shall be established and each lot/homeowner shall be a mandatory member. The bylaws of this association shall establish a system of payment of dues; a system of enforcement of its rules and

regulations; shall establish a clear and distinct definition of the responsibility of each member; and other provisions appropriate for this association. A copy of the approved bylaws shall be submitted to the Planning Department.

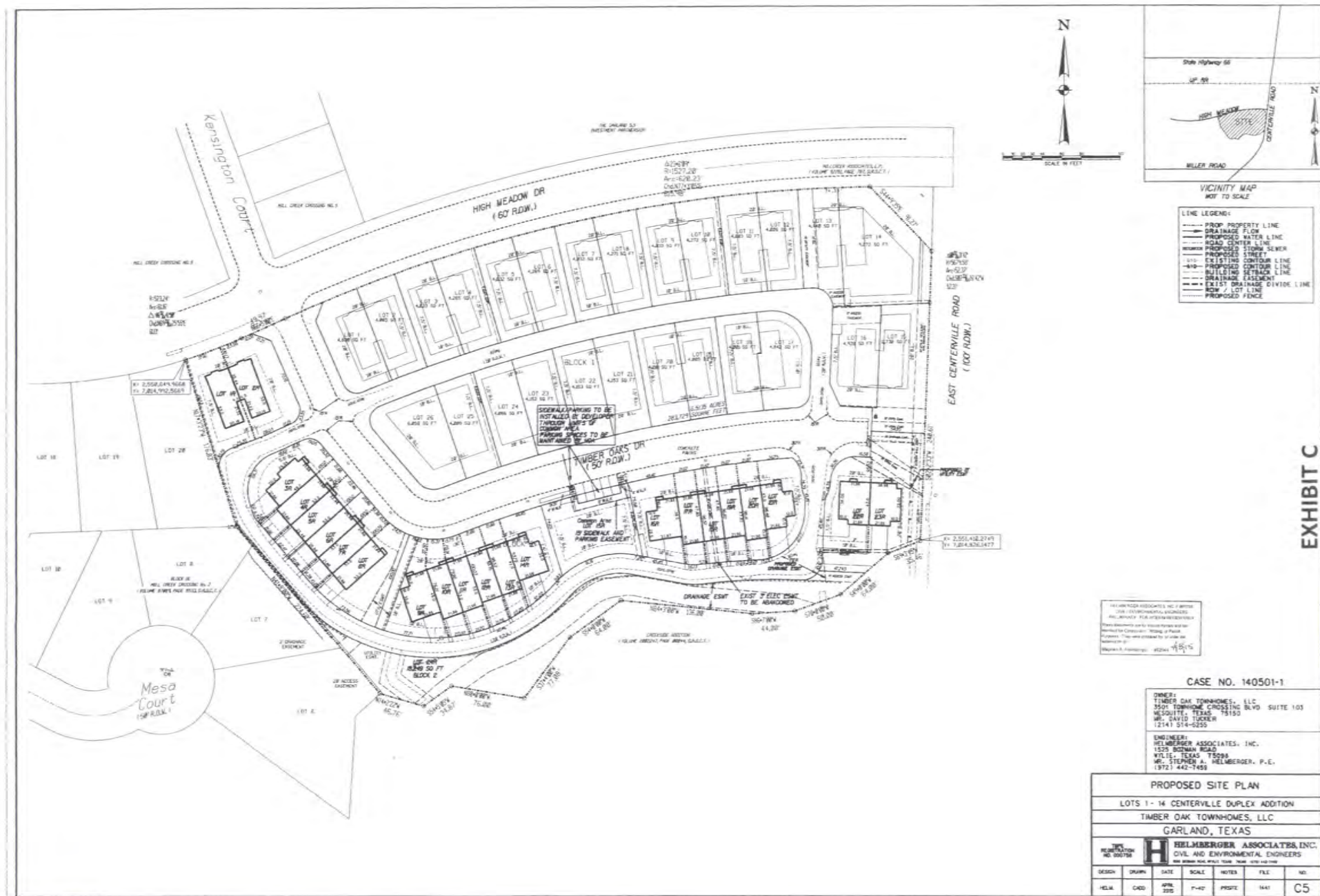
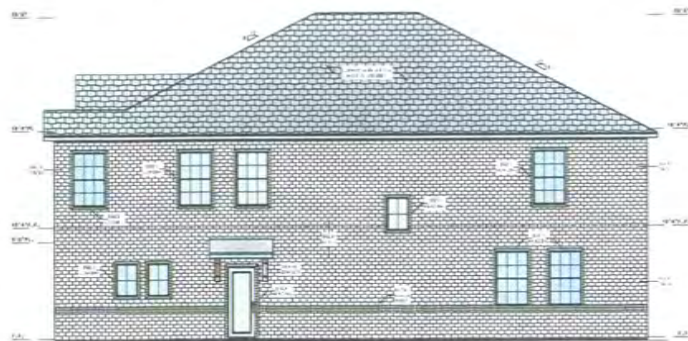


EXHIBIT C



UNIT: #1941 FRONT ELEVATION UNIT: #1945
Scale: 1/4"=1'-0"



RIGHT ELEVATION UNIT: #1945
Scale: 3/16"=1'-0"



UNIT: #1945 REAR ELEVATION UNIT: #1941
Scale: 3/16"=1'-0"



LEFT ELEVATION UNIT: #1941
Scale: 3/16"=1'-0"

NOTES:

(B) Facade Modulation. Unarticulated, monolithic or box-like walls shall not exceed 30 feet in length. Techniques for achieving facade modulation include, but are not limited to, the following or a combination of the following:

- (1) Recessing or projecting a portion of the facade vertically or horizontally with at least two (2) feet for each offset;
- (2) Articulating effects with architectural elements like a porch, balcony, bay window, covered entry, or other feature; and
- (3) Articulating the roof line by use of primary, secondary, and minor roof forms, wrapping the roof, and by emphasizing dormers, chimneys, and other details.

(C) Exterior Materials. Exterior walls shall be composed of a minimum of 80 percent primary masonry product (brick, stone or tile, hand-set, unit-by-unit, or veneer simulations of such materials having the appearance of hand-laid units), a maximum of 20 percent secondary masonry product (exterior insulation and finish systems of natural aggregates and synthetic stucco having a minimum applied 3/4 inch thickness, exposed aggregate, glass block and decorative concrete masonry units other than flat, gray block), and no more than 20 percent other non-masonry materials, including doors, windows or window walls. The percentage of masonry shall be measured for each expanse of exterior wall between corners of 15 degrees or more. The Director of Planning may approve a masonry alternate when such alternate material has a true unit masonry appearance. The material is safe and suited for the proposed use, and the material is demonstrated to be as durable as exterior unit masonry.

MASONRY CALCULATIONS

AREAS & PERCENTAGES	ELEVATION SIDE			
	FRONT	RIGHT	REAR	LEFT
TOTAL WALL AREA	871 SQ. FT.	5,836 SQ. FT.	869 SQ. FT.	1,036 SQ. FT.
SPONSORED, STONE & WINDOW WALL	221 SQ. FT.	136 SQ. FT.	289 SQ. FT.	126 SQ. FT.
TOTAL MASONRY AREA	650 SQ. FT.	5,700 SQ. FT.	579 SQ. FT.	910 SQ. FT.
SPONSORED, STONE & WINDOW WALL %	25.15 %	22.15 %	33.1 %	12.25 %
MASONRY %	74.84 %	77.84 %	66.89 %	87.74 %
TOTAL MASONRY %	100.00 %	100.00 %	100.00 %	100.00 %
SPONSORED, STONE & WINDOW WALL	525 SQ. FT.	136 SQ. FT.	404 SQ. FT.	728 SQ. FT.
SPONSORED, STONE & WINDOW WALL	632 SQ. FT.	910 SQ. FT.	318 SQ. FT.	910 SQ. FT.

Customer(s) (Owner(s))

Timber Oaks Townhomes, LLC
Attn: David Tucker

Project Address:

1941-1945 Timber Oaks Drive,
Garland TX 75040

Project Name:

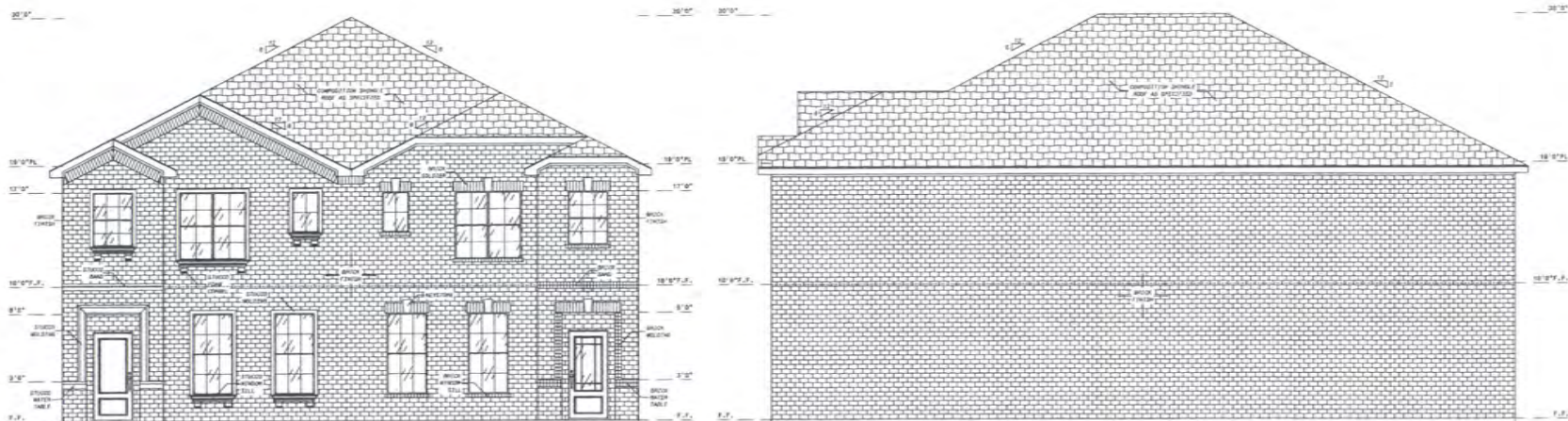
NEW TOWNHOMES

Plan Name:

ELEVATIONS PLAN

Project #: 54415-4200
Date: 04-09-2015
Drawn By: PSA
Scale: INDICATED

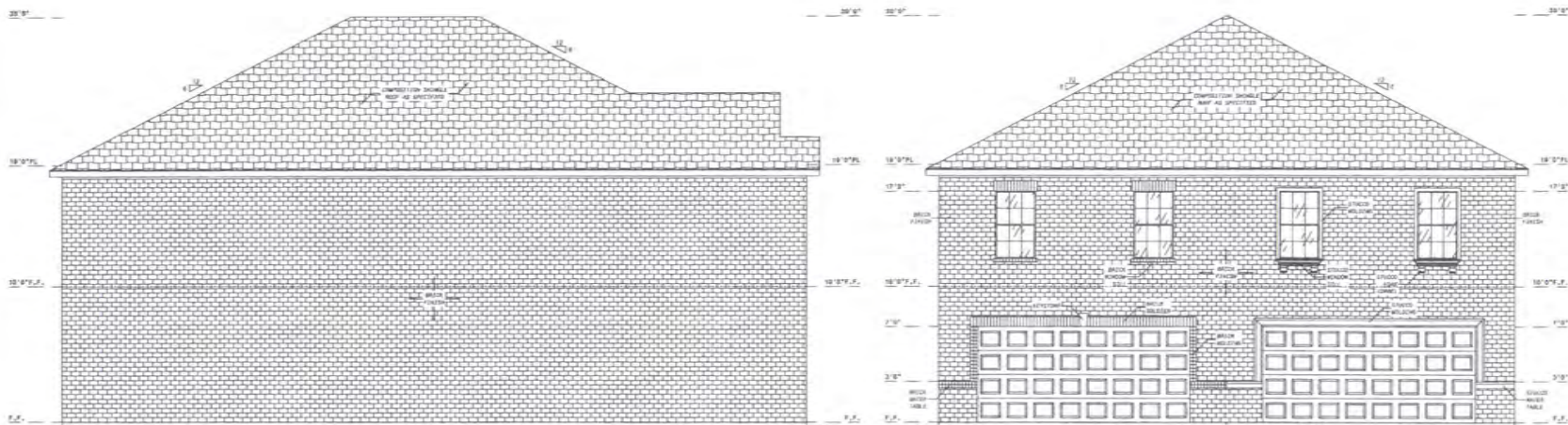
Sheet #: 1 OF 1



UNIT: #1-A
FRONT ELEVATION
Scale: 1/4" = 1'-0"

UNIT: #3-B

RIGHT ELEVATION
Scale: 1/4" = 1'-0"



LEFT ELEVATION
Scale: 1/4" = 1'-0"

UNIT: #3-B
REAR ELEVATION
Scale: 1/4" = 1'-0"

UNIT: #1-A

- GENERAL NOTES:**
1. THE GENERAL CONTRACTOR(S) SHALL EXAMINE AND VERIFY THE ACCURACY OF ALL DIMENSIONS AND LOCATIONS OF THESE PLANNED/EXISTING AND NOTIFY OWNER OF ANY DISCREPANCIES AND/OR INADEQUACIES PRIOR TO THE START OF CONSTRUCTION.
 2. THESE PLANS ARE INTENDED FOR THE USUAL RESIDENTIAL CONSTRUCTION PURPOSES ONLY AND ARE NOT ENGINEERED OR DESIGNED FOR FULLY SPECIFIED.
 3. THE GENERAL CONTRACTOR(S) SHALL SUPERVISE CONSTRUCTION AND IT SHALL BE RESPONSIBILITY TO SELECT, VERIFY, REPAIR, AND INSTALL ALL TO BE MAINTAINED TO CONTROL THE QUALITY THEREOF.
 4. ALL WORK PERFORMED ON THIS PROJECT SHALL MEET OR EXCEED THE CURRENT EDITION OF THE USIFORM BUILDING CODE AND ALL APPLICABLE STATE AND LOCAL ORDINANCES CODE AND REGULATIONS.
 5. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR(S) TO PROVIDE ANY NECESSARY ACCESS TO THE STABILITY OF THE STRUCTURE OF THE PROJECT. FURNISHING OF RECOMMENDATIONS THAT MEET PLANS SHALL BE REVIEWED BY A QUALIFIED PROFESSIONAL ENGINEER.

AD

AMAYA'S DESIGN
Tel: 972.358.1645
aa_ag@hotmail.com

NOTES:

Customer(s)/Owner(s):

Timber Oaks Townhomes, LLC
Attn: David Tucker

Project Address:

Timber Oaks Drive,
Garland TX 75040

Project Name:

NEW TOWNHOMES

Plan Name:

ELEVATIONS PLAN

Project No:	Drawn By:
04614-1795	PSA
Date:	Scale:
06-21-2014	1/4" = 1'-0"

Sheet No. **3** of **8**



FRONT ELEVATION
Scale: 3/16"=1'-0"



RIGHT ELEVATION
Scale: 3/16"=1'-0"



LEFT ELEVATION
Scale: 3/16"=1'-0"



REAR ELEVATION
Scale: 3/16"=1'-0"

NOTES:

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MASONRY CALCULATIONS

AREAS & PERCENTAGES	ELEVATION SIDE			
	FRONT	RIGHT	REAR	LEFT
TOTAL WALL AREA	7,881 SQ. FT.	3,968 SQ. FT.	7,282 SQ. FT.	3,968 SQ. FT.
OPTIONAL DOORS & WINDOWS AREA	884 SQ. FT.	112 SQ. FT.	862 SQ. FT.	862 SQ. FT.
TOTAL MASONRY WALL	2,837 SQ. FT.	836 SQ. FT.	3,342 SQ. FT.	866 SQ. FT.
OPTIONAL DOORS & WINDOWS AREA %	22.13 %	12.36 %	35.75 %	19.35 %
MASONRY %	77.87 %	87.64 %	64.25 %	80.65 %
TOTAL WALL %	100.00 %	100.00 %	100.00 %	100.00 %
80% MASONRY AREA REQUIRED	1,621 SQ. FT.	718 SQ. FT.	3,224 SQ. FT.	779 SQ. FT.
EXCESS AREA MASONRY	2,227 SQ. FT.	118 SQ. FT.	3,318 SQ. FT.	866 SQ. FT.

Owner(s)/Owner(s):

Timber Oaks Townhomes, LLC
Attn: David Tucker

Project Address:

Timber Oaks Drive,
Garland TX 75040

Project Name:

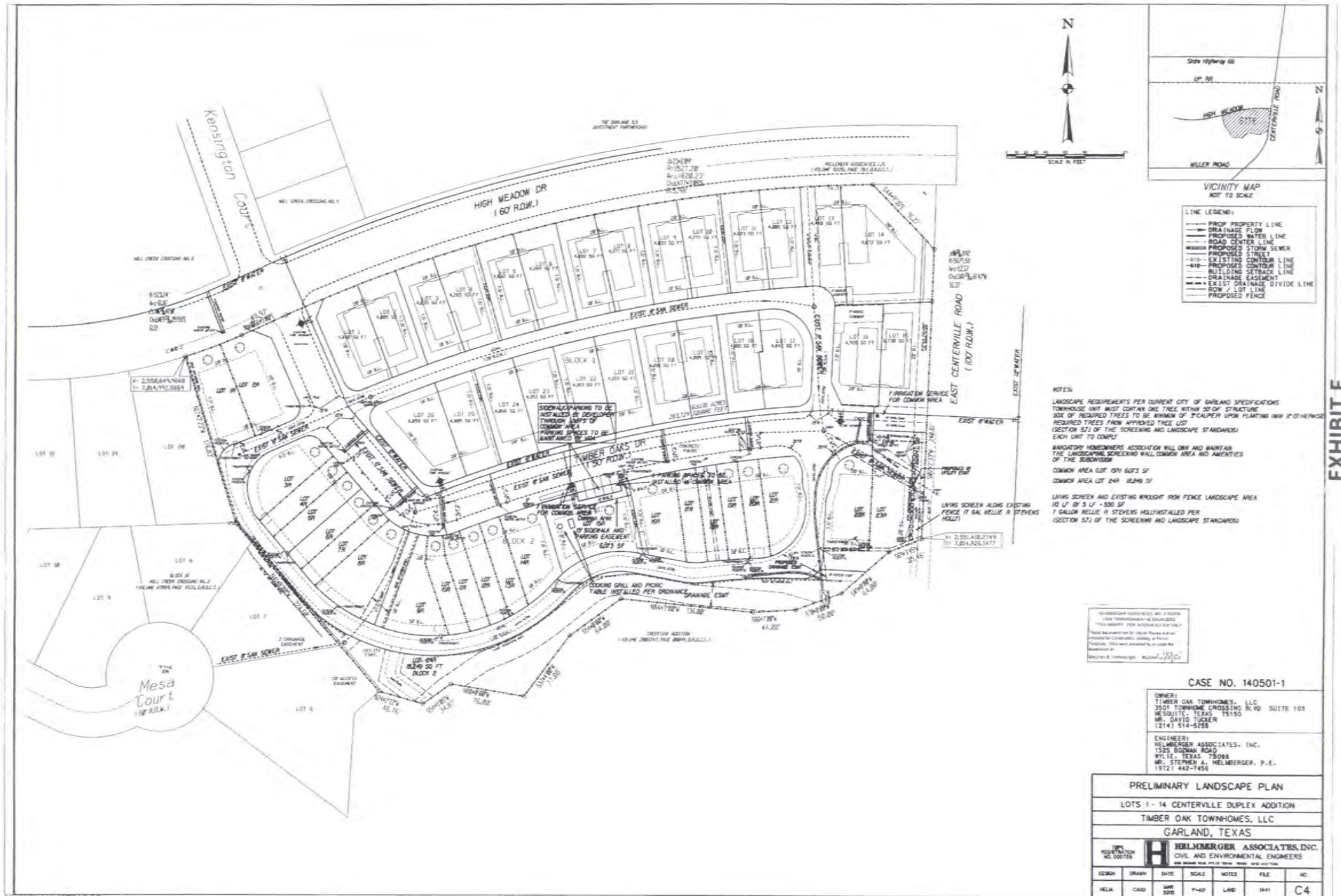
NEW 6 UNITS TOWNHOMES

Plan Name:

ELEVATIONS PLAN

Project #: 84415-4200
Date: 04-08-2015
Sheet: 1 of 1

Sheet #: 1 of 1



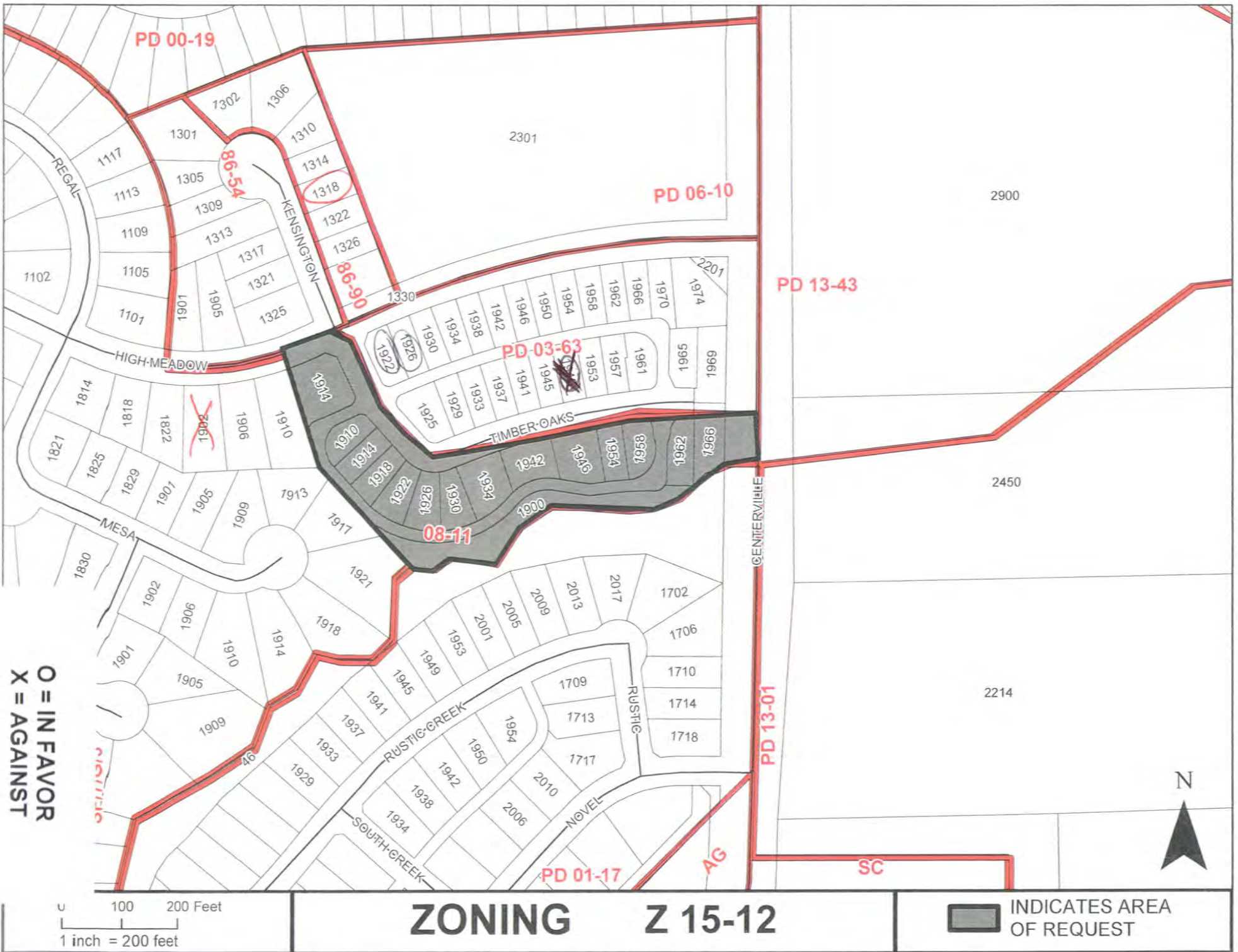
REPORT & MINUTES

P.C. Meeting, April 13, 2015 (9 Members Present)

Consideration of the application for Timber Oaks Townhomes, LLC, requesting approval of 1) an amendment to Planned Development (PD) District 08-11 for Townhouses and Duplex uses and 2) a Detail Plan for three Townhouse and two Duplex structures. This property is located south of High Meadow Drive and west of E. Centerville Road. (District 2) (File Z 15-12).

Representing the applicant and available for questions was David Tucker, 17330 Preston Road, Ste. 200, Dallas, Texas. There were no questions of this speaker.

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



O = IN FAVOR
X = AGAINST

0 100 200 Feet
1 inch = 200 feet

ZONING Z 15-12

 INDICATES AREA OF REQUEST

**GARLAND**

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

April 1, 2015**HEARING DATE/TIME:** Plan Commission: April 13, 2015 – 7:00 PM**APPLICANT:** Timber Oaks Townhomes, LLC**File Z 15-12**

Dear Property Owner:

A public hearing will be held by the Plan Commission of the City of Garland, Texas, at 7:00 P.M. Monday, April 13, 2015, in the Goldie Locke Room of the Duckworth Utility Services Building, 217 North Fifth Street, to consider the application of **Timber Oaks Townhomes, LLC**, requesting approval of a Detail Plan for Townhomes and Duplexes on property zoned Planned Development (PD) District 08-11 for Townhome and Duplex Uses. The property is shown on the enclosed sketch and is described as follows:

Being an approximate 2.2 acre tract of land identified as Lots 1-14 (includes Lot 10R), Block 2 of Centerville Duplex Addition, Second Replat, of the Edward Mills Survey, Abstract no. 952 as recorded in Volume 2005004, Page 00158 of the Deed records, Dallas County, Texas. The property is located south of High Meadow Drive and West of E. Centerville Road (District 2).

Note: The applicant requests approval of a Detail Plan for three (3) townhome buildings containing six (6) units each and a duplex building containing two (2) units

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

I feel that the development of apartments in my immediate area will increase crime and cause devaluation to my home and surrounding resident owners.

(Please complete the following information)

Your Property Address

CLAUDIA R. ALFEREZ

Printed Name

1949 TIMBER OAKS DR

Address

GARLAND TX

City, State

75040

Zip

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

Calleson

Signature

Home Owner

Title

Date:

April 7, 2015



GARLAND

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

April 1, 2015

HEARING DATE/TIME Plan Commission April 13, 2015 @ 7:00 PM

APPLICANT: Timber Oaks Townhomes LLC

File Z 15-12

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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

1922 & 1926 High-Meadow

Printed Name

Andre Kobel

Address

24600 Miller Hill Rd.

City State

Los Gatos CA 95033

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

Andre Kobel

Signature

Date:

April 7 - 2015

Owner

Title



GARLAND

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

April 1, 2015

HEARING DATE/TIME: Plan Commission: April 13, 2015 – 7:00 PM

APPLICANT: Timber Oaks Townhomes, LLC

File Z 15-12

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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.

over the last 2 years Highmeadow has been increasing with traffic it

is becoming difficult to pull out of my Driveway. NOT to mention

the already existing duplexes are in poor up keep conditions. This street

is already crowded (Please complete the following information)

Your Property Address

Fernando Peralta

Printed Name

1902 High Meadow Dr.

Address

Garland TX

City, State

75040

Zip

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

Signature

Date:

04/10/15

Concerned Home owner

Title

we don't need more rental property on this street!

REF: Timber Oaks Townhomes

My name is Fernando Peralta. I reside at 1902 Highmeadow Drive. I have been a Garland resident for approx.. 9 years. I have been in my home on Highmeadow since I moved to Garland from Plano. I write this letter to oppose the idea of building approximate 20 additional residences.

The reason for my concerns is as follows: For the last two to three years we have been experiencing a higher volume of traffic feeding into Highmeadow from Centerville Rd. the majority of this increasing traffic is coming from the north and south of Centerville. Highmeadow has become a main entry and exit to our neighborhood. Since moving into this neighborhood the duplexes you see as you drive into highmeadow are not and have not been under the proper care which in turn attracts a certain type of tenant. For the most part there is a high volume of vehicles parked on highmeadow for these units causing a bottleneck effect in traffic when approaching Centerville, not to mention that it now takes an average of 4 to 8 minutes to wait at the stop to merge into Centerville due to the increase in traffic.

Adding an additional 20 living units will only increase the potentials to this problem. As a commercial general contractor myself I see this issue being overlooked too often for the sake of capital gain on behalf of the developers. I strongly believe that if these units are constructed this will not only overcrowd an already crowded neighborhood but this too will encourage a high level of crime. I would like to express the idea of relieving this growing crowd by converting these lots into a community park or a walking trail. Many of our current neighbors and citizens use this area to play with their pets and for jogging. as a homeowner I enjoy my neighborhood when I see this because it lets me know that people are not afraid to enjoy quality time in this neighborhood. Building on an already crowded neighborhood will take all this away from our community.

I strongly believe that if these units are allowed to be constructed the developer him or herself should be required to live in this neighborhood to personally experience what this neighborhood already deals with on a daily basis.

Please note that this letter reflects a personal point of view based on a questionnaire that was issued to me as a homeowner. I plead to you today that this project NOT be allowed to take place. As mentioned, what we need is more parks that our community can enjoy, not more buildings in this neighborhood.

Sincerely

F.P



GARLAND

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

April 1, 2015

HEARING DATE/TIME: Plan Commission: April 13, 2015 – 7:00 PM

APPLICANT: Timber Oaks Townhomes, LLC

File Z 15-12

Dear Property Owner:

A public hearing will be held by the Plan Commission of the City of Garland, Texas, at 7:00 P.M. Monday, April 13, 2015, in the Goldie Locke Room of the Duckworth Utility Services Building, 217 North Fifth Street, to consider the application of **Timber Oaks Townhomes, LLC**, requesting approval of a Detail Plan for Townhomes and Duplexes on property zoned Planned Development (PD) District 08-11 for Townhome and Duplex Uses. The property is shown on the enclosed sketch and is described as follows:

Being an approximate 2.2 acre tract of land identified as Lots 1-14 (includes Lot 10R), Block 2 of Centerville Duplex Addition, Second Replat, of the Edward Mills Survey, Abstract no. 952 as recorded in Volume 2005004, Page 00158 of the Deed records, Dallas County, Texas. The property is located south of High Meadow Drive and West of E. Centerville Road (District 2).

Note: The applicant requests approval of a Detail Plan for three (3) townhome buildings containing six (6) units each and a duplex building containing two (2) units

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

JORDAN LAI HUU
Printed Name
1318 KENSINGTON CT. GARLAND TX. 75040
Address City, State Zip

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

Signature Jordan Lai 4/7/15 Title _____
Date: