AGENDA

REGULAR MEETING OF THE CITY COUNCIL
City of Garland
Duckworth Building, Goldie Locke Room
217 North Fifth Street
Garland, Texas
November 17, 2015
7:00 p.m.

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

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

CITY COUNCIL GOALS 2020

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

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

MAYORAL PROCLAMATIONS, RECOGNITIONS AND ANNOUNCEMENTS

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

CONSENT AGENDA

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

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

2. Consider approval of the following bids:

a. 138 kV Disconnect Switches for Substations — Bid No. 5870-15

Pascor Atlantic, Inc. — $500,000.00

This request is to award a Term Contract with four optional renewals for 138 kV disconnect switches to be used in GP&L and TMPA Substations.

b. Materials for the GP&L Wylie Switchyard — Bid No. 5871-15

DMC Power, Inc. — $155,180.27

This request is to provide for the procurement of electrical bus, cables, and ground grid fittings necessary for the construction of the GP&L Wylie Switchyard.

c. Steel Structures for the GP&L Lookout Substation Bid No. 5882-15

Techline, Inc.		**$412,642.00**
Optional Contingency		**41,264.20**
	TOTAL	**$453,906.20**

This request is to provide steel structures and related materials to be used in the construction of the GP&L Lookout Substation. Due to the complex nature of the project, an Optional Contingency is included for any unforeseen additional materials that may be required.

d. Elevated Water Storage Tank Bid No. 5839-15

Landmark Structures $5,133,000.00

This request is to provide site development, fabrication, and erection of a 2.5-million-gallon composite Elevated Potable Water Storage Tank at McCree Road.

e. Professional Engineering Services for Duck Creek Bid No. 6007-16

Pipeline Analysis, LLC $150,000.00

This request is to provide professional engineering services to install, calibrate, provide O&M, perform data analysis, and prepare annual wastewater flow monitoring reports for the Duck Creek Wastewater Treatment Plant service area.

f. Control Building for the GP&L Lookout Substation Bid No. 5901-15

Electrical Power Products		**$670,484.00**
Optional Contingency		**100,572.60**
	TOTAL	**$771,056.60**

This request is to provide for the procurement of a Control Building with relay panels and landings necessary for the construction of the GP&L Lookout Substation. Due to the complex nature of the project, an Optional Contingency is included for any unforeseen additional materials that may be required.

g. Aerial Fire Apparatus **Bid No. 5998-16**

Metro Fire Apparatus Specialists, Inc. $1,105,294.00

This request is for the purchase of an Aerial Fire Apparatus to be used by the Garland Fire Department in their daily operations.

3. Consider a resolution accepting a Texas Department of Transportation (TxDOT) Selective Traffic Enforcement Program (STEP) – Impaired Driving Mobilization (IDM) Grant in the amount of $13,207.43; and providing an effective date.

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) – Impaired Driving Mobilization Grant related to Driving While Intoxicated (DWI) enforcement in the amount of $13,207.43 for FY 2015-2016. This item was previously considered at the November 16, 2015 Work Session.

4. Consider a resolution approving the abandonment, release, and conveyance of a portion of property in the James Terrace addition; authorizing the Mayor of the City of Garland to execute a deed conveying the property to Good Samaritans of Garland, Inc.; and providing an effective date.

Council is requested to approve a resolution authorizing the Mayor to abandon the State Street extraneous right-of-way and execute a Deed Without Warranty conveying the 4,350 square feet of land to the Good Samaritans of Garland. This item was previously considered at the November 2, 2015 Work Session.

5. Consider a resolution approving and funding a 2015-2016 Cycle 1 Neighborhood Vitality Matching Grant Project.

Council is requested to approve a resolution regarding the applications for Neighborhood Vitality Funding.

6. Consider an ordinance amending the Code of Ordinances, Section 25.04, Park Names with the addition of Jeffrey C. Wackett Football Field.

Council is requested to approve the recommendation from the Parks and Recreation Board to amend the Code of Ordinances, Section 25.04, Park Names with the addition of Jeffrey C. Wackett Football Field.

7. Consider by minute action the authorization of the City Manager to sign the Grade Crossing Construction Agreement with KCS.

Council is requested to approve the authorization to sign the Grade Crossing Construction Agreement with KCS for Shiloh Road from I-635 to Kingsley Road.

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

Anyone wishing to speak for, against, or on agenda items must fill out a speaker card and give it to the City Secretary before speaking (cards are located at the entrance to the Council Chambers). The Mayor will recognize speakers; he may impose a time limit and may provide for rebuttal. All comments and testimony are to be presented from the podium.

8. Ragingwire.

Consider a request to waive a required payment to Tree Fund as outlined in the Garland Development Code Chapter 4: Article 4: Tree Preservation & Mitigation.

9. Hold public hearings on the following zoning cases:

a. Consider the application of Datatronic Control, Inc. requesting approval of a Downtown Development Plan – Major Waiver regarding freestanding programmable signage (Section 7.24(B)(2)(b) of the Garland Development Code) on a property zoned Downtown (DT) District. This property is located at 801 West Avenue B. (File No. DD 15-01, District 2)

The applicant requests a major waiver to the Downtown District standards to allow construction of a programmable monument sign on the subject property.

b. **Consider the application of Datatronic Control, Inc. requesting approval of a Downtown Development Plan – Major Waiver regarding freestanding programmable signage (Section 7.24(B)(2)(b) of the Garland Development Code) on a property zoned Downtown (DT) District. This property is located at 115 South Glenbrook Drive. (File No. DD 15-02, District 2)**

   The applicant requests a major waiver to the Downtown District standards to allow construction of a programmable monument sign on the subject property.

c. **Consider the application of Datatronic Control, Inc. requesting approval of a Downtown Development Plan – Major Waiver regarding freestanding programmable signage (Section 7.24(B)(2)(b) of the Garland Development Code) on a property zoned Downtown (DT) District. This property is located at 801 West Avenue D. (File No. DD 15-03, District 2)**

   The applicant requests a major waiver to the Downtown District standards to allow construction of two programmable freestanding signs on the subject property.

d. **Consider the application of Best Storage, LLC requesting approval of 1) an amendment of Planned Development (PD) 08-52 for Community Retail uses, 2) a Detail Plan for a Self-Storage and (Indoor) Athletic Events Facility, and 3) a Specific Use Provision for Self-Storage. This property is located at 3159 South Garland Avenue (former Hypermart site only). (File No. 15-26, District 5). (This request was postponed from the November 3, 2015 City Council Meeting)**

   The applicant requests approval of a Concept Plan and a Detail Plan as part of an amendment to Planned Development (PD) 08-52 for Community Retail (CR) to redevelop the former "Hypermart" building with indoor athletic events facility, self-storage and retail/office space.

e. Consider the application of John Thomas Engineering requesting approval of 1) a Detail Plan for Automobile Repair, Minor on a property zoned Planned Development (PD) District 98-28 for Community Retail Uses and 2) a variance to Section 2.51 of the Garland Development Code regarding the parking requirement. This property is located on the north side of Campbell Road, approximately 200 feet east of the intersection of West Campbell Road and North Shiloh Road. (File No. 15-35, District 1)

The applicant requests approval of the development of a 4,724-square foot Jiffy Lube shop on the subject property.

f. Consider the application of The Dimension Group requesting approval of a Detail Plan for Restaurant on property zoned Planned Development (PD) District 13-40 for Community Retail Uses. This property is located southeast of the intersection of West Centerville road and IH-635. (File No. 15-39, District 5)

The applicant requests approval of the development of a 5,248 square foot dine-in restaurant on the subject property.

g. Consider the application of JHP Architects for ArchCo Residential, LLC requesting approval of a 1) an amendment to Planned Development (PD) District 12-13 and 2) a Concept Plan for Multi-Family Uses. This property is located south and west of Bunker Hill Road and north and west of Miles Road. (File No. 15-40, District 1)

The applicant is requesting an amendment to the existing Planned Development (PD) District 12-13 and establish a Concept Plan for an apartment complex. A subsequent Detail Plan must be approved prior to any construction.

10. Consider appointments to Boards and Commissions.

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

<u>Mayor Douglas Athas</u>

- Jennifer Nguyen – Community Multicultural Commission
- Ali Said – Community Multicultural Commission

11. 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.

12. 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, November 3, 2015, in the Goldie Locke Room at The Duckworth Building, 217 North Fifth Street, Garland, Texas, with the following members present:

COUNCIL PRESENT:		
	Mayor	Douglas Athas
	Mayor Pro Tem	B. J. Williams
	Deputy Mayor Pro Tem	Lori Dodson
	Council Member	Anita Goebel
	Council Member	Billy Mack Williams
	Council Member	Scott LeMay
	Council Member	James Cahill
STAFF PRESENT:	City Manager	Bryan L. Bradford
	City Attorney	Brad Neighbor
	City Secretary	Eloyce René Dowl
ABSENT:	Council Member	Marvin 'Tim' Campbell
	Council Member	Stephen Stanley

CALL TO ORDER: The meeting was called to order by Mayor Douglas Athas. Council Member Billy Mack Williams led the invocation and Pledge of Allegiance.

CEREMONIALS: The Mayor presented Special Recognition to the Internal Audit Department for receiving the Association of Local Government Auditors Certification. The award was received by: Jed Johnson, Director of Internal Audit, Christina Rodriguez and Jonna Murphy.

CONSENT AGENDA: All items marked with asterisks (**) on the Consent Agenda were voted on at the beginning of the meeting. Mayor Athas read those items into the record. Motion was made by Council Member B. J. Williams to approve the consent agenda with the exception of item 3b, seconded by Deputy Mayor Pro Tem Dodson, to approve items 1, 2a, 3a, and 4. Motion carried, 7 ayes, 0 nays.

Item 3b, Zoning File No. 15-32, was removed from the Consent Agenda at the request of City Staff.

1. APPROVED** Approval of the Minutes of the October 20, 2015 Regular Meeting.

2a. APPROVED** Bid No. 5965-16 to Freightliner of Austin in the amount of $848,524.00 for Digger Derrick Trucks.

This request is to purchase four Digger Derrick Trucks to be used by Garland Power & Light in their daily operations.

3a. APPROVED** Ordinance No. 6807 amending the zoning laws of the City of Garland by approving a Specific Use Provision for Licensed Child Care Center on an 8.539-acre tract of land zoned Single Family-7 (SF-7) District and located at 2256 Arapaho Road; providing for conditions, restrictions, and regulations; and providing for a penalty and an effective date. (File 15-34, Arapaho Baptist Church, District 7)

3b. POSTPONED Consider an ordinance amending the zoning laws of the City of Garland by approving a Master Concept Plan, a Detail Plan and a Specific Use Provision for an electrical substation on a property zoned Planned Development (PD) District 15-20 for mixed use on 19.998 acres located northeast of the intersection of Telecom Parkway and Lookout Drive providing for conditions, restrictions, and regulations; and providing for a penalty and an effective date. (File No. 15-32, R-Delta Engineers, Inc., District 1)

4. APPROVED** Resolution No. 10222 relating to the power of the City Council to appoint and remove its board and commission appointees; and providing an effective date.

As discussed at the November 2, 2015 Work Session, a majority of Member Cities in the North Texas Municipal Water District expressed interest in adopting a unified statement to the District regarding the obligation of District Board Members as they serve their respective appointing Member Cities.

5. DENIED

Consider a motion for consideration of a previously denied Specific Use Provision.

The applicant, Elmer de Jesus Cruz, previously submitted an application for a Specific Use Provision for a reception facility on a property zoned Community Retail (CR) District. This property is located at 2376 Lavon Drive, Suite 106 (File No. Z 5-33, District 1). The Council initially considered and denied this application in a public hearing on October 20, 2015. The applicant requests that Council reconsider the application for a Specific Use Provision.

Motion to reconsider the previously denied Specific Use Provision was made by Deputy Mayor Pro Tem Dodson, seconded by Mayor Pro Tem B. J. Williams. Motion to reconsider failed with 5 ayes (Mayor Athas, Mayor Pro Tem B. J. Williams, Deputy Mayor Pro Tem Dodson, Council Member LeMay, and Council Member Cahill) and 2 nays (Council Member Billy Mack Williams and Council Member Goebel)

6. POSTPONED

Consider the application of Best Storage, LLC requesting approval of 1) an amendment of Planned Development (PD) 08-52 for Community Retail uses, 2) a Detail Plan for a Self-Storage and (indoor) Athletic Events Facility, and 3) a Specific Use Provision for Self-Storage. This property is located at 3159 South Garland Avenue (former Hypermart site only) (File No. 15-26, District 5).

The applicant requests approval of a Concept Plan and a Detail Plan as part of an amendment to Planned Development (PD) 08-52 for Community Retail (CR) to redevelop the former “Hypermart” building with indoor athletic events facility, self-storage and retail/office space.

The applicant has requested a postponement until the November 17, 2015 Regular Meeting.

Motion was made by Council Member Billy Mack Williams to postpone the case until November 17, 2015, seconded by Deputy Mayor Pro Tem Dodson. Motion carried 7 ayes, 0 nays.

7. APPOINTMENTS: A vote was cast and the motion carried 7 ayes, 0 nays as the following name was placed in nomination:

- Ana Maria DeYoung – Community Multicultural Commission, District 8

8. CITIZEN COMMENTS: Gail Belton

9. ADJOURN: There being no further business to come before the City Council, Mayor Athas adjourned the meeting at 7:15 p.m.

CITY OF GARLAND, TEXAS

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

GARLAND
PURCHASING

Bid No.:	5870-15
Agenda Item:	2a
Meeting:	Council
Date:	11/17/15

Purchasing Report

138 KV DISCONNECT SWITCHES FOR SUBSTATIONS
TERM CONTRACT

PURCHASE JUSTIFICATION:

The purpose of this bid is to award a Term Contract with four (4) optional renewals for 138 kV disconnect switches to be used in GP&L and TMPA Substations. The unit price quantities are estimated and may be more or less based on actual needs. The unit pricing will remain firm for the first term. Any subsequent price increases must be justified and mutually agreed upon.

AWARD RECOMMENDATION:

Vendor	***Item***	***Amount***
Pascor Atlantic, Inc.	All	$500,000.00
	TOTAL:	$500,000.00

BASIS FOR AWARD:

Straight Low Bid

Submitted by:

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

Date: 11/02/15

Reviewed by:

Bryan L. Bradford
City Manager

Date: 11/05/15

FINANCIAL SUMMARY:

Total Project/Account:	$ N/A
Expended/Encumbered to Date:	N/A
Balance:	$ N/A
This Item:	500,000
Proposed Balance:	$ N/A

Trent Schulze	11/03/15
Budget Analyst	Date
Ron Young	11/03/15
Budget Director	Date

Operating Budget: ☒ **CIP:** ☐ **Year:** FY 2015-16

Document Location: Page D-62

Account #: 451-6999
(211-3711-6051)
(211-3542-6051)

Fund/Agency/Project – Description:
Term Contract – GP&L Operating Budget - 138 kV Disconnect Switches for Substations

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

CITY OF GARLAND - BID RECAP SHEET
OPENED: 01/13/2015
REQ. NO. 35173
BID NO. 5870-15
PAGE: 1 of 1
BUYER: RBerger

ITEM	QTY	UNIT	DESCRIPTION	Pascor Atlantic, Inc. UNIT PRICE	Pascor Atlantic, Inc. TOTAL						
1	1	Lot	Items 1-11 as specified		$120,048.00						
			TOTAL GROSS PRICE		$120,048.00						
			CASH DISCOUNT								
			TOTAL NET PRICE		$120,048.00						
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY								

ITEM	QTY	UNIT	DESCRIPTION	Duval Sons, Inc. UNIT PRICE	Duval Sons, Inc. TOTAL	Mueller Service Co. UNIT PRICE	Mueller Service Co. TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY								

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

1664 # BidSync Notifications
0 # BidSync HUBS
15 # Direct Contact HUBS
0 # HUBS Responded

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

GARLAND

PURCHASING

Executive Summary
Bid 5870-15
138kV Disconnect Switches for Substations

Recommended Vendor:

Pascor Atlantic, Inc.

Total Recommended Award:

$500,000.00

Basis for Award:

Straight Low Bid

Purpose:

The purpose of this bid is to award a Term Contract with four (4) renewal options for 138kV disconnect switches to be used in GP&L and TMPA Substations. This will allow for the continuity of switch type in the field as well as an inventory of replacement parts.

Evaluation:

Requests for bids were issued in accordance with Purchasing procedures. Due to the specialized nature of the project, only one (1) bid was received and evaluated. Pascor Atlantic's bid was within budget and met the specifications.

Recommendation:

Staff recommends awarding the bid to Pascor Atlantic, Inc. as the straight low bid.

Funding Information:

Blanket Account 451-6999

Department Director:

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

GARLAND
PURCHASING

Bid No.:	5871-15
Agenda Item:	2b
Meeting:	Council
Date:	11/17/15

Purchasing Report

MATERIALS FOR THE GP&L WYLIE SWITCHYARD
OPEN MARKET

PURCHASE JUSTIFICATION:

The purpose of this bid is to provide for the procurement of electrical bus, cables, and ground grid fittings necessary for the construction of the GP&L Wylie Switchyard. This is an approved Capital Improvement project, and expenditure will not exceed appropriated funds.

AWARD RECOMMENDATION:

Vendor	***Item***	***Amount***
DMC Power, Inc.	All	$155,180.27
	TOTAL:	$155,180.27

BASIS FOR AWARD:

Straight Low bid

Submitted by:

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

Date: 11/02/15

Reviewed by:

Bryan L. Bradford
City Manager

Date: 11/05/15

FINANCIAL SUMMARY:

Total Project/Account:	$ 5,420,000
Expended/Encumbered to Date:	3,549,267
Balance:	$ 1,870,733
This Item:	155,180
Proposed Balance:	$ 1,715,553

Trent Schulze	11/03/15
Budget Analyst	Date
Ron Young	11/03/15
Budget Director	Date

Operating Budget: ☐ **CIP:** ☒ **Year:** 2015

Document Location: Page E10

Account #: 210-3799-3174701-6051
(EC-S0747-003-1-6051)

Fund/Agency/Project – Description:
Electric Utility CIP / Substations Upgrades

Comments:

CITY OF GARLAND - BID RECAP SHEET
OPENED: 10/15/15
REQ. NO. 35246
BID NO. 5871-15
PAGE: 1 of 1
BUYER: R.Berger

ITEM	QTY	UNIT	DESCRIPTION	DMC Power, Inc. UNIT PRICE	DMC Power, Inc. TOTAL						
1	1	lot	All items as specified		$155,180.27						
			TOTAL GROSS PRICE		$155,180.27						
			CASH DISCOUNT								
			TOTAL NET PRICE		$155,180.27						
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY								

ITEM	QTY	UNIT	DESCRIPTION	Duval Sons, Inc. UNIT PRICE	Duval Sons, Inc. TOTAL	Mueller Service Co. UNIT PRICE	Mueller Service Co. TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
			TOTAL GROSS PRICE								
			CASH DISCOUNT								
			TOTAL NET PRICE								
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY								

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

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

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

GARLAND

PURCHASING

Executive Summary
Bid 5871-15
Materials for the GP&L Wylie Switchyard

Recommended Vendor:

DMC Power, Inc.

Total Recommended Award:

$155,180.27

Basis for Award:

Straight Low Bid

Purpose:

The purpose of this bid is to provide for the procurement of electrical bus, cables, and ground grid fittings necessary for the construction of the GP&L Wylie Switchyard.

Evaluation:

Requests for bids were issued in accordance with Purchasing procedures. Due to the specialized nature of the project, only one (1) bid was received and evaluated. DMC Power's bid was within budget and met the specifications.

Recommendation:

Staff recommends awarding the bid to DMC Power, Inc. as the straight low bid.

Funding Information:

210-3799-3174701-6051; GP&L Wylie Switchyard CIP EC-S0747-003-1-6051

Department Director:

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

GARLAND
PURCHASING

Bid No.:	5882-15
Agenda Item:	2c
Meeting:	Council
Date:	11/17/15

Purchasing Report

STEEL STRUCTURES FOR THE GP&L LOOKOUT SUBSTATION
OPEN MARKET

PURCHASE JUSTIFICATION:

The purpose of this bid is to provide Steel Structures and Related Materials to be used in the construction of the GP&L Lookout Substation. 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 expenditures will not exceed appropriated funds.

AWARD RECOMMENDATION:

Vendor	*Item*	*Amount*
Techline, Inc.	All	$412,642.00
Optional Contingency		41,264.20
	TOTAL:	$453,906.20

BASIS FOR AWARD:

Lowest Responsible Bid

Submitted by:

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

Date: 11/02/15

Reviewed by:

Bryan L. Bradford
City Manager

Date: 11/05/15

FINANCIAL SUMMARY:

Total Project/Account:	$ 7,745,215
Expended/Encumbered to Date:	1,407,247
Balance:	$ 6,337,968
This Item:	453,906
Proposed Balance:	$ 5,884,062

Trent Schulze	11/03/15
Budget Analyst	Date
Ron Young	11/03/15
Budget Director	Date

Operating Budget: ☐ **CIP:** ☒ **Year:** 2015

Document Location: Page E10

Account #: 210-3799-3171501-7111
(EC-S0715-001-1-7111)

Fund/Agency/Project – Description:
Electric Utility CIP / Substations Upgrades

Comments:

CITY OF GARLAND - BID RECAP SHEET
OPENED: 10/20/15
REQ. NO. 35267
BID NO. 5882-15
PAGE: 1 of 1
BUYER: R.Berger

ITEM	QTY	UNIT	DESCRIPTION	Techline, Inc. UNIT PRICE	Techline, Inc. TOTAL	Dis-Tran Wood Products, LLC & Dis-Tran Steel, LLC UNIT PRICE	Dis-Tran Wood Products, LLC & Dis-Tran Steel, LLC TOTAL	Rohn Products LLC UNIT PRICE	Rohn Products LLC TOTAL	UNIT PRICE	TOTAL
1	1	lot	Items 1-20 as specified		$412,642.00		$456,972.00		$591,050.00		
			TOTAL GROSS PRICE		$412,642.00		$456,972.00		$591,050.00		
			CASH DISCOUNT								
			TOTAL NET PRICE		$412,642.00		$456,972.00		$591,050.00		
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY								

NEXT LOW: **$456,973.00**
LOW: **$412,642.00**
SAVINGS: **$44,331.00**

840 # BidSync Notifications
24 # BidSync HUBS
6 # Direct Contact HUBS
0 # HUBS Responded

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

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

GARLAND

PURCHASING

Executive Summary
Bid 5882-15
Steel Structures for the GP&L Lookout Substation

Recommended Vendor:

Techline, Inc.

Total Recommended Award:

$453,906.20

Basis for Award:

Lowest Responsible Bid

Purpose:

The purpose of this bid is to provide steel structures and related materials to be used in the construction of the GP&L Lookout Substation.

Evaluation:

Requests for bids were issued in accordance with Purchasing procedures. Three (3) bids were received and evaluated. Techline, Inc. offered the lowest overall bid and met all specifications.

Recommendation:

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

Funding Information:

210-3799-3171501-7111 GP&L Lookout Substation CIP (EC-S0715-001-1-7111)

Department Director:

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

GARLAND
PURCHASING

Bid No.:	5839-15
Agenda Item:	2d
Meeting:	Council
Date:	11/17/16

Purchasing Report

ELEVATED WATER STORAGE TANK
OPEN MARKET

PURCHASE JUSTIFICATION:

The purpose of this contract is to provide site development, fabrication, and erection of a 2.5-million-gallon composite Elevated Potable Water Storage Tank at McCree Road. Landmark Structures offered the lowest price and received the highest evaluated score, offering the best value to the City. Approval of this request will commit funds scheduled for inclusion in the 2016 Capital Improvement Program (CIP). Actual expenditures will not exceed the amount approved in the 2015 CIP.

AWARD RECOMMENDATION:

Vendor	***Item***	***Amount***
Landmark Structures	All	$5,133,000.00
	TOTAL:	$5,133,000.00

BASIS FOR AWARD:

Best Value

Submitted by:

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

Date: 11/02/15

Reviewed by:

Bryan L. Bradford
City Manager

Date: 11/10/15

FINANCIAL SUMMARY:

Total Project/Account:	$ 13,540,000
Expended/Encumbered to Date:	7,540,920
Balance:	$ 5,999,080
This Item:	5,133,000
Proposed Balance:	$ 866,080

Matt Watson	11/06/15
Budget Analyst	Date
Ron Young	11/06/15
Budget Director	Date

Operating Budget: ☐ **CIP:** ☒ **Year:** 2015

Document Location: Page W12

Account #: 220-4049-3022200-9203 $4,506,000
227-4049-3022200-9203 627,000

Fund/Agency/Project – Description:
Water CIP / West Pressure Plane Improvements

Comments: Approval of this request will commit funds scheduled for inclusion in the 2016 CIP. However, actual expenditures will not exceed the 2015 CIP.

CITY OF GARLAND - BID RECAP SHEET
OPENED: 10/20/15
REQ. NO 35235
BID NO 5839-15
PAGE: 1 of 1
BUYER: R,Berger

ITEM	QTY	UNIT	DESCRIPTION	Landmark Structures UNIT PRICE	Landmark Structures TOTAL	Phoenix Fabricators & Erectors UNIT PRICE	Phoenix Fabricators & Erectors TOTAL	Caldwell Tanks, Inc. UNIT PRICE	Caldwell Tanks, Inc. TOTAL	UNIT PRICE	TOTAL
1	1	lt	Bid Price for Evaluation		$5,133,000.00		$5,429,391.00		$7,536,000.00		
			Evaluation Criteria:								
			Price	Maximum = 30	30.00		28.30		16.00		
			Adherence to Specifications	Maximum = 20	20.00		15.00		15.00		
			Consistancy in Project Schedules	Maximum = 15	15.00		15.00		15.00		
			General Contractor Experience	Maximum = 20	20.00		18.00		18.00		
			Subcontractor Experience	Maximum = 5	5.00		5.00		5.00		
			Litigation History	Maximum = 5	3.00		5.00		3.00		
			Project Closeout and Warranty	Maximum = 5	5.00		5.00		5.00		
			Total Score:	Maximum = 100	98.00		91.30		77.00		
			TOTAL GROSS PRICE		$5,133,000.00		$5,429,391.00		$7,536,000.00		
			CASH DISCOUNT								
			TOTAL NET PRICE								
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY								

NEXT LOW: **$5,429,391.00**
LOW: **$5,133,000.00**
SAVINGS: **$296,391.00**

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

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

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

GARLAND

PURCHASING

Executive Summary
Bid 5839-15
Elevated Water Storage Tank

Recommended Vendor:

Landmark Structures

Total Recommended Award:

$5,133,000.00

Basis for Award:

Best Value

Purpose:

The purpose of this contract is to provide site development, fabrication, and erection of a 2.5 million gallon composite elevated potable water storage tank at McCree Road.

Evaluation:

Requests for proposals were issued in accordance with Purchasing procedures. Three (3) proposals were received and evaluated on the published criteria of: price; adherence to specifications; ability to meet project schedules; general contractor experience; subcontractor experience; litigation history; project close-out and warranty history. Landmark Structures offered the lowest price and received the highest evaluated score, offering the best value to the City.

Recommendation:

Staff recommends awarding the contract to Landmark Structures as the vendor offering best value to the City.

Funding Information:

220-4049-302220-9203 Water Utilities West Pressure Plane Improvements CIP

Department Director:

John Baker, Assistant City Manager, 972-205-2435

GARLAND
PURCHASING

Bid No.:	6007-16
Agenda Item:	2e
Meeting:	Council
Date:	11/17/15

Purchasing Report

PROFESSIONAL ENGINEERING SERVICES FOR DUCK CREEK
OPEN MARKET

PURCHASE JUSTIFICATION:

The purpose of this contract is to provide professional engineering services to install, calibrate, provide O&M, perform data analysis, and prepare annual wastewater flow monitoring reports for the Duck Creek Wastewater Treatment Plant service area. Pipeline Analysis, LLC was selected as the most qualified firm for this project from as approved short list of engineering firms.

AWARD RECOMMENDATION:

Vendor	*Item*	*Amount*
Pipeline Analysis, LLC	All	$150,000.00
	TOTAL:	$150,000.00

BASIS FOR AWARD:

Professional Services-Awarded on qualifications

Submitted by:

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

Date: 11/09/15

Reviewed by:

Bryan Bradford
City Manager

Date: 11/10/15

FINANCIAL SUMMARY:

Total Project/Account:	$	150,000
Expended/Encumbered to Date:		0
Balance:	$	150,000
This Item:		150,000
Proposed Balance:	$	0

Budget Analyst — Date: 11-9-15

Budget Director — Date: 11-9-15

Operating Budget: ☒ **CIP:** ☐ **Year:** 2015-16

Document Location: D-127

Account #: 231-4123-7111

Fund/Agency/Project – Description:
Wastewater/Collection/Flow Monitoring

Comments:

CITY OF GARLAND - BID RECAP SHEET
OPENED: 00/00/00
REQ. NO. PR 35457
BID NO. 6007-16
PAGE: 1 of 1
BUYER:

ITEM	QTY	UNIT	DESCRIPTION	Pipeline Analysis, LLC UNIT PRICE	Pipeline Analysis, LLC TOTAL						
			Professional Engineering Services		$150,000.00						
			TOTAL GROSS PRICE		$150,000.00						
			CASH DISCOUNT								
			TOTAL NET PRICE		$150,000.00						
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY								

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

?? # BidSync Notifications
?? # BidSync HUBS
?? # Direct Contact HUBS
?? # HUBS Responded

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

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

GARLAND

PURCHASING

Executive Summary
Bid 6007-16
Professional Engineering Services for Duck Creek

Recommended Vendor:

Pipeline Analysis, LLC

Total Recommended Award:

$150,000.00

Basis for Award:

Most Qualified

Purpose:

The purpose of this contract is to provide professional engineering services to install, calibrate, provide O&M, perform data analysis, and prepare annual wastewater flow monitoring reports for the Duck Creek Wastewater Treatment Plant service area.

Evaluation:

Pipeline Analysis, LLC was selected as the most qualified firm for this project from a short list of engineering firms evaluated and ranked by the published criteria in RFQ 3617-13.

Recommendation:

Staff recommends Pipeline Analysis, LLC as the most qualified firm for this project.

Funding Information:

O & M 231-4123-7111 Other Outside Services

Department Director:

John Baker, Assistant City Manager, 972-205-2465

GARLAND
PURCHASING

Bid No.:	5901-15
Agenda Item:	2f
Meeting:	Council
Date:	11/17/15

Purchasing Report

CONTROL BUILDING FOR THE GP&L LOOKOUT SUBSTATION
OPEN MARKET

PURCHASE JUSTIFICATION:

The purpose of this bid is to provide for the procurement of a Control Building with relay panels and landings necessary for the construction of the GP&L Lookout Substation. 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 expenditures will not exceed appropriated funds.

AWARD RECOMMENDATION:

Vendor	***Item***	***Amount***
Electrical Power Products	All	$670,484.00
Optional Contingency		100,572.60
	TOTAL:	$771,056.60

BASIS FOR AWARD:

Best Value

Submitted by:

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

Date: 11/06/15

Reviewed by:

Bryan L. Bradford
City Manager

Date: 11/10/15

FINANCIAL SUMMARY:

Total Project/Account:	$ 7,745,215
Expended/Encumbered to Date:	1,407,248
Balance:	$ 6,337,967
This Item:	771,057
Proposed Balance:	$ 5,566,910

Matt Watson	11/06/15
Budget Analyst	Date
Ron Young	11/09/15
Budget Director	Date

Operating Budget: ☐ **CIP:** ☒ **Year:** 2015

Document Location: Page E10

Account #: 210-3799-3171501-6051
(EC-S0715-001-1-6051)

Fund/Agency/Project – Description:
Electric Commercial Paper / Substations Upgrades – Lookout Substation Construction

Comments:

CITY OF GARLAND - BID RECAP SHEET
OPENED: 10/22/15
REQ. NO. 35304
BID NO. 5901-15
PAGE: 1 of 2
BUYER: R.Berger

ITEM	QTY	UNIT	DESCRIPTION	Crown Technical Systems UNIT PRICE	Crown Technical Systems TOTAL	Electrical Power Product UNIT PRICE	Electrical Power Product TOTAL	KVA Inc UNIT PRICE	KVA Inc TOTAL	KVA Inc Alternate UNIT PRICE	KVA Inc Alternate TOTAL	Myers Power Products UNIT PRICE	Myers Power Products TOTAL	Stuart Irby UNIT PRICE	Stuart Irby TOTAL
1	1	lot	Bid Price for Evaluation		$658,158.12		$670,484.00		$702,790.00		$730,939.00		$744,639.00		$855,963.00
			Evaluation Criteria:												
			Price	Maximum = 50	50		49		47		44		43		35
			Delivery Schedule	Maximum = 25	18		18		15		15		22		25
			Previous Experience with Garland	Maximum = 05	0		5		5		5		5		5
			Reputation of Vendor's goods/svc	Maximum = 20	20		20		20		20		20		20
			Total Score:	Maximum = 100	88		92		87		84		90		85
			TOTAL GROSS PRICE		$658,334.12		$670,484.00		$702,790.00		$730,939.00		$744,639.00		$855,963.00
			CASH DISCOUNT												
			TOTAL NET PRICE		$658,334.12		$670,484.00		$702,790.00		$730,939.00		$744,639.00		$855,963.00
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY												

NEXT LOW: **$702,790.00**
LOW: **$670,484.00**
SAVINGS: **$32,306.00**

1245 # BidSync Notifications
8 # BidSync HUBS
15 # Direct Contact HUBS
0 # HUBS Responded

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

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

CITY OF GARLAND - BID RECAP SHEET
OPENED: 10/22/15
REQ. NO. 35304
BID NO. 5901-15
PAGE: 1 of 2
BUYER: R.Berger

ITEM	QTY	UNIT	DESCRIPTION	South Coast Technology UNIT PRICE	South Coast Technology TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	1	lot	Bid Price for Evaluation		$1,353,818.00										
			Evaluation Criteria:												
			Price	Maximum = 50	0										
			Delivery Schedule	Maximum = 25	22										
			Previous Experience with Garland	Maximum = 05	0										
			Reputation of Vendor's goods/svc	Maximum = 20	20										
			Total Score:	Maximum = 100	42										
			TOTAL GROSS PRICE		$1,353,818.00		$0.00		$0.00		$0.00		$0.00		$0.00
			CASH DISCOUNT												
			TOTAL NET PRICE		$1,353,818.00		$0.00		$0.00		$0.00		$0.00		$0.00
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY												

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

? # BidSync Notifications
? # BidSync HUBS
? # Direct Contact HUBS
? # HUBS Responded

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

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

GARLAND

PURCHASING

Executive Summary
Bid 5901-15
Control Building for the GP&L Lookout Substation

Recommended Vendor:

Electric Power Products

Total Recommended Award:

$771,056.60

Basis for Award:

Best Value

Purpose:

The purpose of this bid is to provide for the procurement of a control building with relay panels and landings necessary for the construction of the GP&L Lookout Substation.

Evaluation:

Requests for bids were issued in accordance with Purchasing procedures. Seven (7) bids were received and evaluated based on the published criteria of: price; delivery schedule; previous experience with the City; vendor reputation. Electric Power Products received the highest evaluated score, offering the Best Value for the City.

Recommendation:

Staff recommends awarding the bid to Electric Power Products offering the Best Value.

Funding Information:

CIP 210-3799-3171501-6051 (EC-S0715-001-1-6051)

Department Director:

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

Bid 5998-1

GARLAND
PURCHASING

Bid No.:	5998-16
Agenda Item:	2g
Meeting:	Council
Date:	11/17/15

Purchasing Report

AERIAL FIRE APPARATUS
OPEN MARKET

PURCHASE JUSTIFICATION:

This request is for the purchase of an Aerial Fire Apparatus to be used by the Garland Fire Department in their daily operations. This equipment is being purchased through the HGAC Cooperative Contract FS12-13. Funding was approved in the 2015 Capital Improvement Program.

AWARD RECOMMENDATION:

Vendor	***Item***	***Amount***
Metro Fire Apparatus Specialists, Inc.	1	$1,105,294.00
	TOTAL:	$1,105,294.00

BASIS FOR AWARD:

Cooperative Purchase

Submitted by:

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

Date: 11/5/2015

Reviewed by:

Bryan L. Bradford
City Manager

Date: 11/10/15

FINANCIAL SUMMARY:

Total Project/Account:	$ 1,396,000
Expended/Encumbered to Date:	-0-
Balance:	$ 1,396,000
This Item:	1,105,294
Proposed Balance:	$ 290,706

Matt Watson	11/06/15
Budget Analyst	Date
Ron Young	11/06/15
Budget Director	Date

Operating Budget: ☐ **CIP:** ☒ **Year:** 2015

Document Location: Page PS05

Account #: 692-1399-1205815-9009

Fund/Agency/Project – Description:
Capital Project Fund / Fire /
Replace Fire Apparatus

Comments:

CITY OF GARLAND - BID RECAP SHEET
OPENED: 11/06/15
REQ. NO. PR 35468
BID NO. 5998-16
PAGE: 1 of 1
BUYER: T. Smith

ITEM	QTY	UNIT	DESCRIPTION	Metro Fire Apparatus Specialists, Inc. UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	1	ea.	Spartan 4-Door Full-Tilt Aluminum	$1,105,294.00	$1,105,294.00						
			Cab, Aluminum Body,Tandem								
			Axle 75' 500# Steel Rear Mounted								
			Telescoping Ladder								
			TOTAL GROSS PRICE		$1,105,294.00						
			CASH DISCOUNT								
			TOTAL NET PRICE		$1,105,294.00						
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY								

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

n/a # BidSync Notifications
n/a # BidSync HUBS
n/a # Direct Contact HUBS
n/a # HUBS Responded

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

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

GARLAND

PURCHASING

Executive Summary
Bid 5998-16
Aerial Fire Apparatus

Recommended Vendor:

Metro Fire Apparatus Specialists, Inc.

Total Recommended Award:

$1,105,294.00

Basis for Award:

Cooperative Purchase

Purpose:

The purpose of this contract is to purchase an Aerial Fire Apparatus to be used by the Garland Fire Department in their daily operations.

Evaluation:

This equipment is being provided through the HGAC Cooperative Contract FS12-13.

Recommendation:

Staff recommends awarding the contract to Metro Fire Apparatus Specialists, Inc.

Funding Information:

692-1399-1205815-9009

Department Director:

Raymond Knight, Fire Chief, 972-781-7101

City Council Item Summary Sheet

☐ **Work Session**

☒ **Agenda Item**

Date: **November 17, 2015**

Item 3 - TxDOT Selective Traffic Enforcement Program Grant "FY 2016 Impaired Driving Mobilization (IDM) Grant"

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) – Impaired Driving Mobilization Grant related to Driving While Intoxicated (DWI) enforcement in the amount of $13,207.43 for FY 2015 – 2016.

The required enforcement periods are scheduled to be conducted on the following dates:

- Christmas/New Year's Wave – December 18, 2015 to January 3, 2016;
- Spring Break Wave – March 4, 2016 to March 21, 2016;
- Independence Day Wave – June 24, 2016 to July 5, 2016; and
- Labor Day Wave – August 19, 2016 to September 5, 2016.

The grant will be utilized to provide a greater level of traffic safety for the citizens of the City of Garland. The goal of this grant is to increase the effective enforcement and adjudication of traffic safety-related laws; to reduce the overall number of fatal and serious crashes; and to reduce the number of DWI-related crashes, injuries, and fatalities.

This item was considered by Council at the November 16, 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) – Impaired Driving Mobilization Grant for FY 2015 - 2016 in the amount of $13,207.43.

Submitted By:	**Approved By:**
Mitchel L. Bates **Chief of Police** **Garland Police Department**	**Bryan L. Bradford** **City Manager** **City of Garland, TX**

RESOLUTION NO. _____

A RESOLUTION ACCEPTING A TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) SELECTIVE TRAFFIC ENFORCEMENT PROGRAM (STEP) – IMPAIRED DRIVING MOBILIZATION (IDM) GRANT IN THE AMOUNT OF $13,207.43; AND PROVIDING AN EFFECTIVE DATE.

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

Section 1

That the Garland City Council hereby accepts a Texas Department of Transportation (TxDOT) Selective Traffic Enforcement Program – Impaired Driving Mobilization Grant in the amount of $13,207.43 for the purpose of enforcing Driving While Intoxicated (DWI) violations during the following four (4) separate enforcement waves:
Christmas/New Year's Wave – December 18, 2015 to January 3, 2016;
Spring Break Wave – March 4, 2016 to March 21, 2016;
Independence Day Wave – June 24, 2016 to July 5, 2016; and
Labor Day Wave – August 19, 2016 to September 5, 2016.

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**

☒ **Agenda Item**

Date: **November 17, 2015**

Item 4 - Sale and Abandonment of State Street Right-of-Way To The Good Samaritans of Garland

Summary of Request/Problem

The City purchased two lots along Twelfth Street in 1962 for the extension of State Street to Garland Avenue. The extraneous right-of-way along State Street is not required for the street or utilities. The limited size and shape of the remnant section of the parcel does not allow the land to be developed as a separate lot. The only adjacent property owner that can utilize the parcel is The Good Samaritans of Garland (Good Samaritans). The abandonment would allow the Good Samaritans to proceed with proposed improvements to their facility, allowing them to expand their outreach program to Garland citizens.

This item was considered by Council at the November 2, 2015 Work Session. Council established a sale price of $50 for the extraneous ROW.

Recommendation/Action Requested and Justification

Approve by Resolution authorizing the Mayor to abandon the State Street extraneous right-of-way and execute a Deed Without Warranty conveying the 4,350 square feet of land to The Good Samaritans of Garland.

Submitted By:	**Approved By:**
Michael C. Polocek, P.E. **Director of Engineering**	**Bryan L. Bradford** **City Manager**

RESOLUTION NO.

A RESOLUTION APPROVING THE ABANDONMENT, RELEASE, AND CONVEYANCE OF A PORTION OF PROPERTY IN THE JAMES TERRACE ADDITION; AUTHORIZING THE MAYOR OF THE CITY OF GARLAND TO EXECUTE A DEED CONVEYING THE PROPERTY TO GOOD SAMARTIANS OF GARLAND, INC.; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, a certain portion of property being in James Terrace addition, First Installment, 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 Samaritans of Garland, Inc. ("Grantee"), for the sales price of fifty and no/100 dollars ($50.00);

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, 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 Samaritans of Garland, Inc., a Texas non-profit corporation** ("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 County of Dallas, State of Texas, to wit:

> BEING a tract of land located on State Street in the City of Garland, Texas and being situated in the Joel Crumpacker Survey, Abstract No. 328, Dallas County, Texas and being part of Lot 5 of James Terrace, First Installment, an addition to the City of Garland, Texas recorded in Volume 2, Page 244 of the Map Records of Dallas County, Texas, and being a part of that same tract of land conveyed to the City of Garland, Texas, a municipal corporation, in deed recorded in Volume 5556, Page 623 of the Deed Records of 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**

_____
(initials)

FORTH ABOVE.

EXECUTED this the _____ day of _____, 2015.

GRANTOR:

CITY OF GARLAND, A TEXAS HOME-RULE MUNICIPALITY

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:_____

_____
(initials)

EXHIBIT "A"

BEING a tract of land located on State Street in the City of Garland, Texas and being situated in the Joel Crumpacker Survey, Abstract No. 328, Dallas County, Texas and being part of Lot 4 and part of Lot 5 of James Terrace, First Installment, an addition to the City of Garland, Texas as recorded in Volume 2 Page 244 of the Map Records of Dallas County, Texas and being a part of that same tract of land conveyed to the City of Garland, Texas, a municipal corporation, in deed recorded in Volume 5556 Page 623 of the Deed Records of Dallas County, Texas and being more particularly described as follows:

COMMENCING at a 1" iron pipe found for the northwest corner of Lot 3 of said addition and being in the East right-of-way line of Twelfth Street (50' R.O.W.); thence South along the West line of said Lot 3 and said East right-of-way line passing the northwest corner of said Lot 4 at 51.15 feet and continuing for a total distance of 67.82 feet to 'X' set for the Northwest corner of said City of Garland tract; thence East along the North line of said City of Garland tract30.93 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5405" set for corner and **POINT OF BEGINNING**;

THENCE EAST along said North line of City of Garland tract 169.37 feet to a 1/2" iron rod found for the Northeast corner of said City of Garland tract and being in the West line of a variable width alley;

THENCE South 00 deg. 04 min. 13 sec. East along the East line of said City of Garland tract and said west line of variable width alley passing the Southeast corner of said Lot 4 at 33.33 feet and continuing for a total distance of 51.37 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5405" set for corner and being in the northeasterly right –of-way line of State Street, generally being a 60' right-of-way at this point by virtue of this description;

THENCE North 73 deg. 08 min. 02 sec. West along said northeasterly right-of-way line of State Street 177.05 feet to the **POINT OF BEGINNING** and containing **4350** square feet of land, more or less.

STATE OF TEXAS
REGISTERED
GLENN S. BREYSACHER
5405
PROFESSIONAL
LAND SURVEYOR

8/27/02

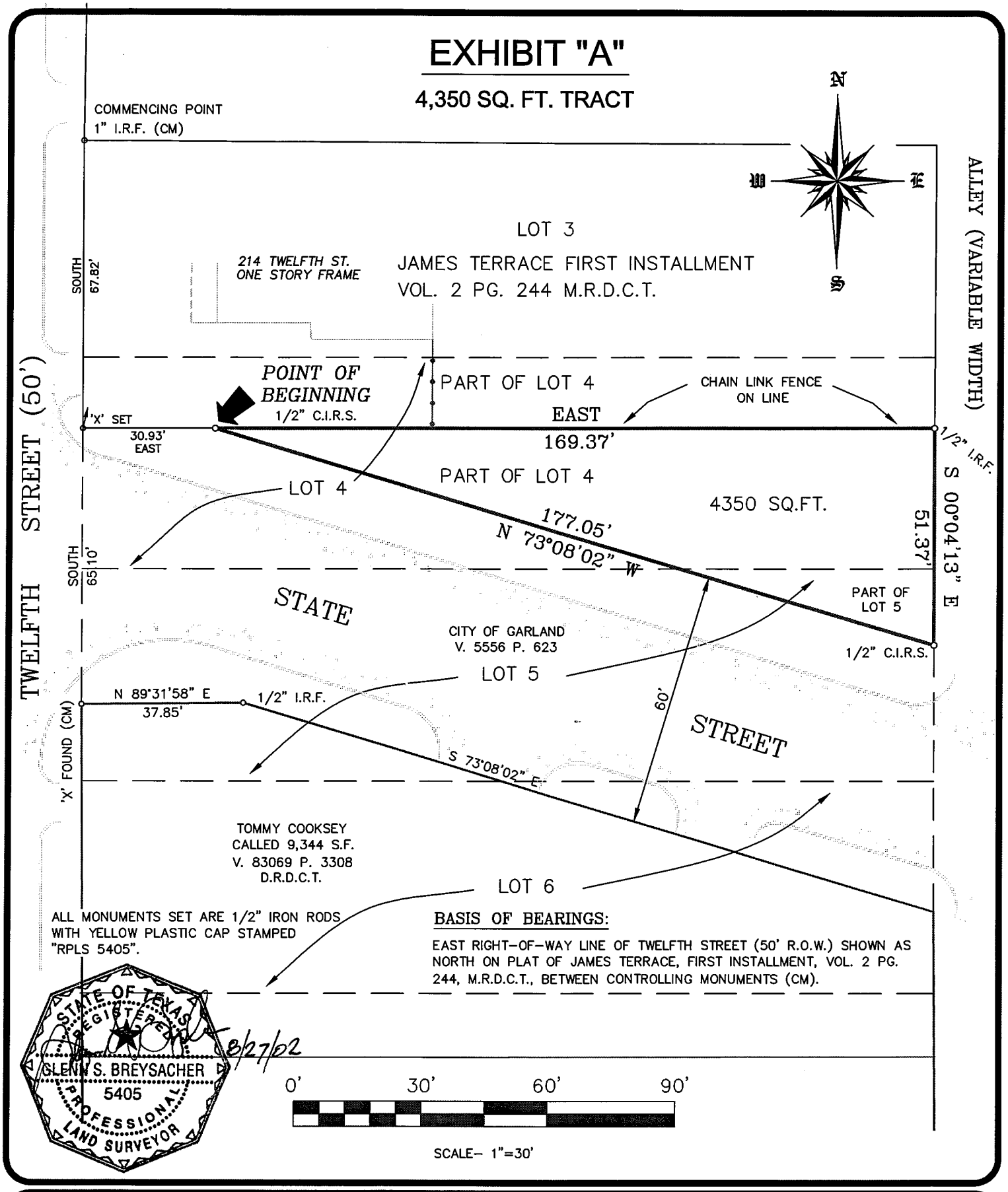
GLENN S. BREYSACHER
Registered Professional Land Surveyor No. 5405

BASIS OF BEARINGS:

EAST RIGHT-OF-WAY LINE OF TWELFTH STREET (50' R.O.W.) SHOWN AS NORTH ON PLAT OF JAMES TERRACE, FIRST INSTALLMENT, VOL. 2 PG. 244, M.R.D.C.T., BETWEEN CONTROLLING MONUMENTS (CM).

EXHIBIT "A"

4,350 SQ. FT. TRACT



GARLAND ENGINEERING DEPARTMENT	EXHIBIT "A" 4,350 SQ. FT. TRACT	DRAWN: GSB
		DATE: 8/02
	PATH: GSB\C:\DWG\MISC\208SJT.DWG	SCALE: 1"= 30'

City Council Item Summary Sheet

☐ **Work Session**

☒ **Agenda Item**

Date: **November 17, 2015**

Item 5 - Neighborhood Vitality Grants

Summary of Request/Problem
Council was briefed at the November 2nd Work Session regarding the applications for Neighborhood Vitality Funding for the following neighborhood associations: Brentwood Place Charleston Commons The Hills at Firewheel The Oaks at Firewheel Rainbow Neighborhood Association Shores of Eastern Hills Town North Village The Trails Community Wellington Run The Community Services Committee had previously reviewed this application and recommended approval. Council directed that a resolution be brought forward to fund this application.

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

Submitted By:	**Approved By:**
Neil Montgomery **Senior Managing Director**	**Bryan L. Bradford** **City Manager**

RESOLUTION NO. _____

A RESOLUTION APPROVING AND FUNDING A 2015-2016 CYCLE 1 NEIGHBORHOOD VITALITY MATCHING GRANT PROJECT.

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

Section 1

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

Section 2

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

PASSED AND APPROVED this the 17th day of November, 2015.

THE CITY OF GARLAND, TEXAS

BY: _____
Mayor

ATTEST:

_____
City Secretary

EXHIBIT A

2015-16 NEIGHBORHOOD VITALITY MATCHING GRANT APPLICATIONS
Cycle 1

Applicant	Project	Fund Request	Council District
Brentwood Place	Neighborhood Recognition Signs	$7,655	7
Charleston Commons	Goose Creek Pkwy Part Improvements	$21,196	8
Hills at Firewheel	Neighborhood Beautifications	$52,884	1
The Oaks at Firewheel	French Drain Installation	$850	1
Rainbow Neighborhood Association	Sign Toppers	$215	2
Shores of Eastern Hills	Neighborhood Park Sign	$12,000	3
Town North Village	Additional Lighting/Entrance Way Sign	$19,337	6
The Trails Community	Speed Hump	$1,530	8
Wellington Run	Living Wall with Drip Irrigation	$2,856	3

City Council Item Summary Sheet

☐ **Work Session**

☒ **Agenda Item**

Date: **November 17, 2015**

Item 6 - Consider Park Facility Name

Summary of Request/Problem
At the November 16 Work Session, Council was briefed on a recommendation from the Parks and Recreation Board for City Council to consider amending Code of Ordinances, Section 25.04, Park Names with the addition of Jeffrey C. Wackett Football Field.

Recommendation/Action Requested and Justification
It is requested that City Council approve the recommendation from the Parks and Recreation Board to amend Code of Ordinances, Section 25.04, Park Names with the addition of Jeffrey C. Wackett Football Field.

Submitted By:	**Approved By:**
Warren Bird **Parks, Recreation & Cultural Arts**	**Bryan L. Bradford** **City Manager**

ORDINANCE NO.

AN ORDINANCE AMENDING CHAPTER 25, "PARKS AND RECREATION", OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS, A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

Section 1

That Sec. 25.04 of Chapter 25, "Parks and Recreation", of the Code of Ordinances of the City of Garland, Texas, is hereby amended *by addition* to read as follows:

"**Sec. 25.04. Park Names.**

PARD Facilities

. . .

Wackett, Jeffrey C. (Football Field)	1310 W. Avenue F (Central Park)"

Section 2

That a violation of any provision of this Ordinance shall be a misdemeanor punishable in accordance with Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas.

Section 3

That Chapter 25, "Parks and Recreation", of the Code of Ordinances of the City of Garland, Texas, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

Section 4

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

Section 5

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

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

CITY OF GARLAND, TEXAS

_____
Mayor

ATTEST:

_____
City Secretary

Sec. 25.04 Park names

Whereas, it is appropriate to name parks and other recreational facilities in honor and recognition of outstanding individuals who have served the community well, and because it is further appropriate to name other parks with a geographical name, the following parks and facilities are hereby named as shown below:

General

Alamo	1906 Santa Anna Drive
Armstrong, John W.	1126 Birchwood Drive
Bisby, Harold R.	3114 Pinewood Drive
Bradfield, William H.	1220 Castle Drive
Bradfield Branch	1451 Morrison Drive
Bullock School, Guy	3909 Edgewood Drive
Bunker Hill	4949 Bunker Hill Road
Coomer, Roland E.	634 Apollo Road
Crossman, George W.	5135 Heather Glen Drive
Cullom, John J.	1310 Travis Street
Dallas/Garland Friendship	575 Forest Ridge Drive

General

Dorfman, Louis and Mark	701 Springlake Drive
Douglas, Virgil M.	420 Carver Drive

Eastern Hills	3415 Country Club Road
Embree, K.H.	1515 Dairy Road
Freedom	335 Clover Lane
Garland Heritage Park	200 Museum Plaza Drive
Graham, Buddy	1826 Clearpoint Drive
Grissom, Virgil	1130 Sleepy Hollow Drive
Groves, Norman A.	1510 Bobbie Lane
Hill, Anita at Indian Lake	1202 Briarhollow Lane
Holford, William A.	2420 N. Shiloh Road
Hollabaugh, Harris	3925 W. Walnut Street
Houston, School Sam	1906 Sussex Drive
Independence	201 Georgetown Drive
Jack M. Hayes Park at Rosehill	4646 Country Club Road
James, George W.	1213 High Meadow Drive
Joyce, Wynn	2678 Wynn Joyce Road
Kingsley Road	1817 Kingsley Road
Lou Huff	515 East Avenue B

Mayflower	1542 Laura Drive
Montgomery, P.O.B.	2905 Edgewood Drive
Peavy, W. E.	1510 Warwick Drive
Pinta	160 Casalita Drive
Rosehill	4646 County Club Road

General

Ross, Betsy	1818 Wynn Joyce Road
Tinsley, William A.	2617 Anita Drive
Tuckerville	1801 State Highway 66
Watson, Lottie	3901 Lawler Road
Watson School, Ferris	2601 Dairy Road
White, Edward	1117 Ravencroft Drive
Williams School, M.D.	1821 Old Gate Lane
Woodland	815 Walnut Street
Yarborough, Vivian	401 Tina Drive

Duck Creek Greenbelt

Ablon, Arnold and Carol	3850 Ablon Trail Drive

Audubon, John J.	342 Oates Road
Bass, M. H.	3901 Duck Creek Drive
Camp Gatewood	4917 Duck Creek Drive
Gatewood, Evelyn M.	5201 Duck Creek Drive
Central	1310 Avenue F
Cody, William S. “Bill”	5601 Duck Creek Drive
Glenbrook Parkway	1902 Glenbrook Drive
Greenbrook	4343 Duck Creek Drive
Lakewood	1512 West Walnut Street
Meadowcreek Branch	301 Rollingridge Lane
Murray, J. Fulton, Sr.	222 LaPrada Drive
Oaks Branch	5815 Robin Glen Lane
O’Banion, John and Minnie	4600 O’Banion Road
Rick Oden	1010 W. Miller
Robert E. "Bob" Hall Park	1301 Rivercrest Lane
Troth-Ablon	4498 O’Banion Road
Vial, Solon C.	5701 Duck Creek Drive

Wynne, Lon L.	141 W. Centerville

Lake Ray Hubbard Greenbelt

Jones, John Paul	4099 Zion Road
Windsurf Bay Park	5556 Locust Grove Road
Woodland Basin Nature Area	2332 East Miller Road

Rowlett Creek Greenbelt

Carl and Cecil Cooper Section	2088 Northeast Parkway
Firewheel At Garland	600 Campbell Road
Old Course	
Lakes Course	
Bridges Course	
The Tradition Nine	
The Champion Nine	
The Masters Nine	
Jerry Andrews Tournament Pavilion	
One Eleven Ranch	2121 Brand Road
Rivercrest Branch	1713 Bosque Drive
Riley Burch Section	
Rowlett Creek Preserve	2525 Castle Road

Spring Creek Greenbelt

Halff, M. H.	4695 Ranger Drive
Halff, Maureen	625 W. Brand Road

Spring Creek Greenbelt

Harris, Fred E.	6006 Shiloh Road
Spring Creek Forest Preserve	1770 Holford Road
Spring Creek Park Preserve	1787 Holford Road
Winters, W. Cecil	1601 Spring Creek Drive

PARD Facilities

Carter, M. G. “Jerry,” Sr. (Softball Complex)	550 Oates Road (Audubon Park)
Coleman, Jack (Tennis Center)	1010 W. Miller Road (Rick Oden Park)
Don Koerner (Baseball Field No. 5)	1251 S. Glenbrook Drive (Central Park)
Fields, Gale A. (Recreation Center)	1515 Dairy Road (Embree Park)
Granger, Fred P. (Recreation Center)	1310 Avenue F (Central Park)

Linda Brownlee Auditorium (Main Auditorium)	300 N. Fifth Street (Patty Granville Arts Center)
Mcknight, William C. (Parks and Recreation Administration Building)	634 Apollo (Coomer Park)
Patterson, Boyce and Shelia (Baseball Field No. 1)	1510 Bobbie Lane (Norma Groves Park)
Roach, Haskell L. (Garden Center)	1221 Spring Creek Drive (Winters Park)
Reagan, William C. “Bill” (Carter Complex White Softball Field)	550 Oates Road (Audubon Park)
Rogers, Jerry Wayne (Carter Complex Green Softball Field)	550 Oates Road (Audubon Park)
Rushing, Maurice L. (Baseball Field No. 2)	2420 North Shiloh Road (Holford Park)
Surf and Swim	440 Oates Road
Wackett, Jeffrey C. (Football Field)	1310 W. Avenue F (Central Park)

City Council Item Summary Sheet

☐ **Work Session**

☒ **Agenda Item**

Date: **November 17, 2015**

Item 7 - Grade Crossing Construction Agreement with KCS For Shiloh Road from I-30 to Kingsley Road

Summary of Request/Problem

The 2004 Bod Program included the reconstruction and widening of Shiloh Road from IH-30 to Kingsley Road from a four lane divided thoroughfare to a six lane divided thoroughfare. The widening includes the road crossing over the Kansas City Southern Railroad (KCS). Widening the railroad crossing includes replacing the existing rail, the ballast, ties and concrete crossing panels as well as additional width of welded rail and widening the concrete crossing panels. The work also includes replacing the existing crossing warning signals in conflict with the Shiloh improvements, replacing the underground electrical control system and replacing the crossing warning controller cabinet. The estimated cost to perform the reconstruction of the required at grade rail crossing is $866,111.00.

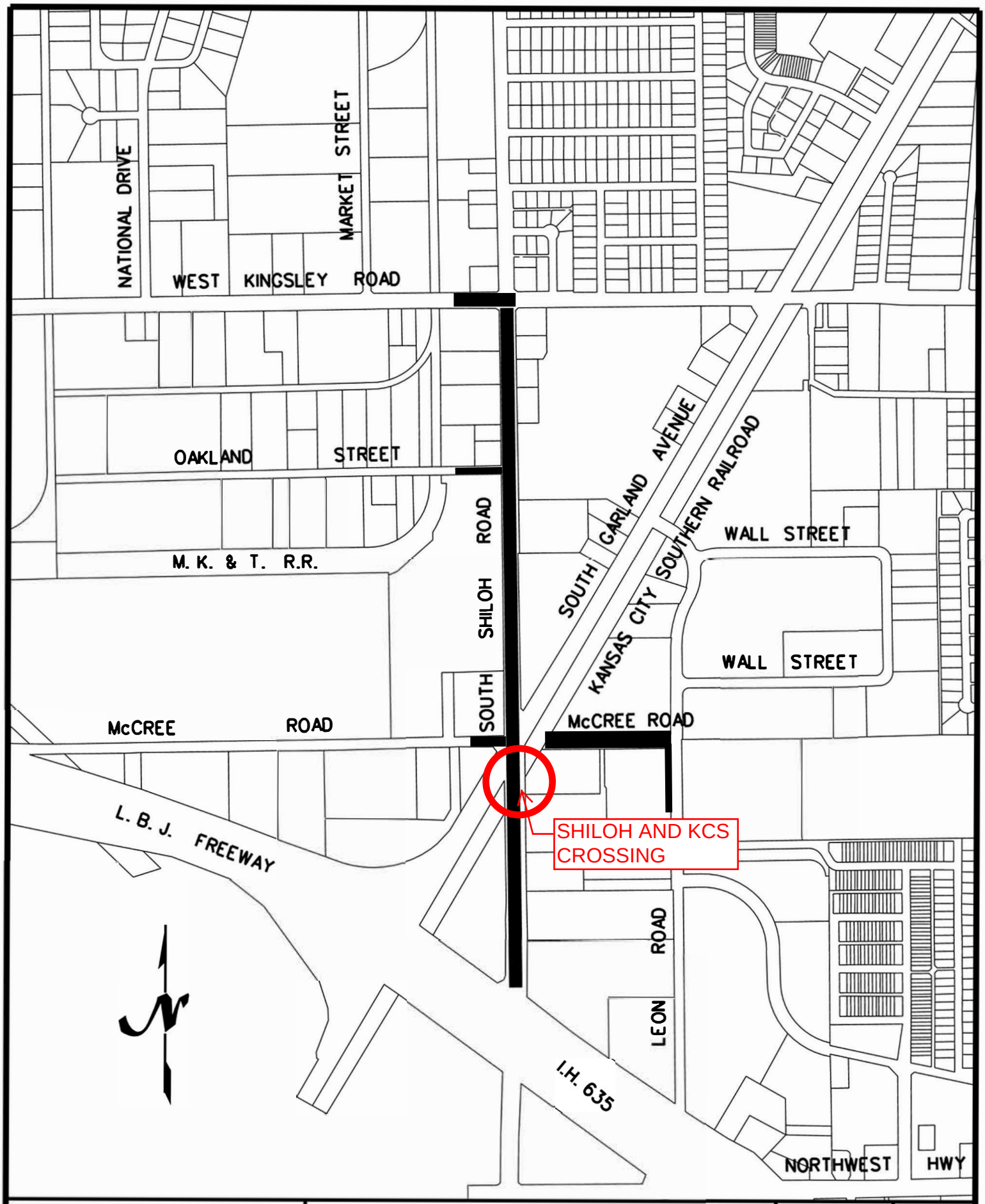
A Grade Crossing Construction Agreement is required between the City and KCS to allow KCS to proceed with the rail crossing widening.

The City Attorney has reviewed the agreement.

Recommendation/Action Requested and Justification

Council is requested to approve, by Minute Action, the authorization of the City Manager to sign the Grade Crossing Construction Agreement with KCS.

Submitted By:	**Approved By:**
Michael C. Polocek, P.E. **Director of Engineering**	**Bryan L. Bradford** **City Manager**



GARLAND
ENGINEERING DEPT.

Shiloh Road
I. H. 635 to Kingsley Rd.

Scale : N/A	SHEET
File : shiloh_635to Kingsley.dgn	1
Date : 8/24/2010	OF
Drawn : JMK	1

GRADE CROSSING CONSTRUCTION AGREEMENT

This AGREEMENT is entered into this ____ day of _____ 2015 by and between **THE KANSAS CITY SOUTHERN RAILWAY COMPANY** (herein sometimes called "KCS"), a Missouri corporation to be addressed at P.O. Box 219335, Kansas City, MO 64121-9335, and **CITY OF GARLAND, TEXAS**, (herein sometimes called "City"), to be addressed at P.O. Box 469002, Garland, TX 75046-9002 (KCS and City each being sometimes referred to herein individually as a "Party" and sometimes being referred to herein together as the "Parties").

WHEREAS, Shiloh Road in Garland, Texas, is being widened from a four lane divided thoroughfare to a six lane divided thoroughfare; and

WHEREAS, said widening shall cross KCS's tracks at approximate railroad Mile Post T-214.0 on the Dallas Subdivision DOT No. 022-058 U; and

WHEREAS, City desires to provide for the reconstruction of the at-grade highway-rail crossing where the said Shiloh Road extension crosses KCS's track; and

WHEREAS, KCS has agreed to perform the work necessary for such reconstruction, but only as subject to the following terms and conditions of this Agreement.

NOW, THEREFORE, the Parties agree as follows:

1. KCS shall provide the necessary materials and labor to perform the necessary construction of the grade crossing surfaces from end of tie to end of tie for the Crossing. KCS's estimate of the costs required to perform said work is attached hereto as Exhibit A. The Parties acknowledge that Exhibit A is only an estimate, and that the City shall be responsible for the actual cost of the labor, material and other expenses incurred by KCS for the grade crossing surface construction, determined according to the methodology shown in Exhibit A, whether such actual cost is more or less than shown on Exhibit A.

2. KCS shall provide the necessary materials and labor to construct the grade crossing warning devices for the Crossing. KCS's estimate of the costs required to perform said work is attached hereto as Exhibit B. The Parties acknowledge that Exhibit B is only an estimate, and that the City shall be responsible for the actual cost of the labor, material and other expenses incurred by KCS for the grade crossing warning device construction shown on Exhibit B, determined according to the methodology shown in Exhibit B, whether such actual cost is more or less than shown on Exhibit B.

3. Prior to KCS performing any work on this project, City will deposit with KCS EIGHT-HUNDRED SIXTY-SIX THOUSAND, ONE-HUNDRED ELEVEN DOLLARS ($866,111.00) to cover the estimated cost to procure and install the grade crossing surface and grade crossing warning devices, including estimated transportation, shipping and handling costs for the same (the "associated costs"). KCS shall be under no obligation to provide any materials or perform any labor until the City's deposit has been received and cleared KCS's bank.

4. City shall furnish KCS documentation of Federal Funds - particularly funds appropriated under 23 U.S.C. Section 130 - if any, being used to compensate KCS for the project.

5. Upon completion of the installation of the grade crossing surface and grade crossing warning devices, KCS shall determine the actual cost of the crossing surface and grade crossing warning devices, including associated costs. If that actual cost and associated costs together exceed $866,111.00, KCS shall invoice the City for the additional amount by which the actual costs together with associated costs exceed $866,111.00. If KCS issues such an invoice to the City, the City shall pay such invoice within sixty (60) days. If the actual cost of the project, together with associated costs, is less than $866,111.00, KCS shall determine the actual cost and associated costs of the project and advise the City thereof, and shall within sixty (60) days thereafter issue a refund to the City of the difference between the actual cost plus associated costs and the estimated cost of $866,111.00.

6. City, at its sole cost and expense, shall provide all necessary materials and labor to construct the portions of the roadway surface outside the ends of ties. City will install the road approaches, drainage, pavement markings and arrange for disposal of the spoil (if any), cause the roadway to remain closed to all vehicular and truck traffic during construction, arrange for all construction and warning signs and barricades, and be responsible for any required notification of the public. In doing such work, the City shall enhance or, at a minimum, shall not impair or reduce the existing drainage of water away from the track.

7. City shall furnish KCS with a certified copy of a resolution or ordinance adopted by the governing body of City of Garland, Texas authorizing the Mayor or City Manager to execute this Agreement on behalf of City.

8. City shall be responsible for providing and paying for all traffic and pedestrian control (including but not limited to barriers and flagmen) required during the project, all in accordance with the Manual on Uniform Traffic Control Devices and other applicable safety standards, including KCS's. Whenever City's contractor or its personnel or equipment are within twenty-five feet (25') of KCS's track, their activities shall be attended by a KCS-approved railroad flagman, hired and paid by the City. The City's contractor and its personnel and equipment shall clear the KCS track when so instructed by the railroad flagman. City and its contractors performing any work within KCS's right of way shall carry appropriate insurance which is sufficient, in the City's reasonable opinion, to fully compensate for any injury to or death of any person or for any damage to property occurring while City or its contractors are performing any work within KCS's right of way.

9. Upon completion of the work, the crossing surface, signal, flasher and gate will thereafter be maintained by KCS.

10. The City, with the cooperation of KCS, will be responsible for obtaining any required governmental authorizations, including approval of the Texas Department of Transportation. All work will be done in accordance with the Manual on Uniform Traffic Control Devices.

11. The City acknowledges the KCS's agreement herein and cooperation with the City's effort to extend Shiloh Road is based on the circumstances of this crossing, and is without prejudice to KCS's right to object and to oppose other expansion of or creation of other at-grade crossings.

12. **KCS and the City shall abide by the requirements of 41 CFR §§ 60-1.4(a), 60-300.5(a) and 60-741.5(a) and 29 CFR Section Part 471, Appendix A to Subpart A, if applicable. These regulations prohibit discrimination against qualified individuals based on their status as protected veterans or individuals with disabilities, and prohibit discrimination against all individuals based on their race, color, religion, sex, or national origin. Moreover, these regulations require that covered prime contractors and subcontractors take affirmative action to employ and advance in employment individuals without regard to race, color, religion, sex, national origin, protected veteran status or disability.**

IN WITNESS WHEREOF, the Parties hereto have caused this agreement to be executed in duplicate the day and year first above written.

THE KANSAS CITY SOUTHERN RAILWAY COMPANY

Name: _____

Title: _____

Date: _____

CITY OF GARLAND, TEXAS

Name: _____

Title: _____

Date: _____

Policy Report

File No. TM 15-01 / District 1

Agenda Item: 8

Meeting: City Council

Date: November 17, 2015

RAGINGWIRE

South side of Lookout Drive, between Telecom Rd. and W. Campbell Rd.

ISSUE

Consider a request to waive a required payment to Tree Fund as outlined in the Garland Development Code Chapter 4: Article 4: Tree Preservation & Mitigation.

OPTIONS

1. Waive the required payment to the Tree Fund.
2. Grant partial relief from the required payment to the Tree Fund.
3. Deny the request.

STAFF RECOMMENDATION

Approve a waiver of the required payment to the Tree Fund. While the calculated mitigation fee is significantly larger than a typical amount, staff recognizes the greatly positive economic impact the data center use will bring to the City of Garland, in addition to the trees that will be provided onsite within Phase 1 and ultimately within future phases.

COUNCIL GOAL

Sustainable Quality Development and Redevelopment

BACKGROUND

Staff recently approved a Master Concept Plan for the proposed data center use as well as a Detail Plan for Phase 1 through a Type 1 application, which provides an administrative approval process per PD 15-20. The applicant of the proposed data center, which will ultimately comprise of approximately 1,000,000 square feet of building area, will grade the entire 42-acre site which includes the removal of all existing trees. While the applicant will plant new trees on-site, the deficit of 2,724.75 caliper inches, based on the trees that are shown to be provided at this time and as outlined in the considerations below, that are not mitigated equates to a tree fund mitigation fee of

$408,712.50. As previous development agreements do not cover this large of an amount, the applicant and staff propose to waive this fee.

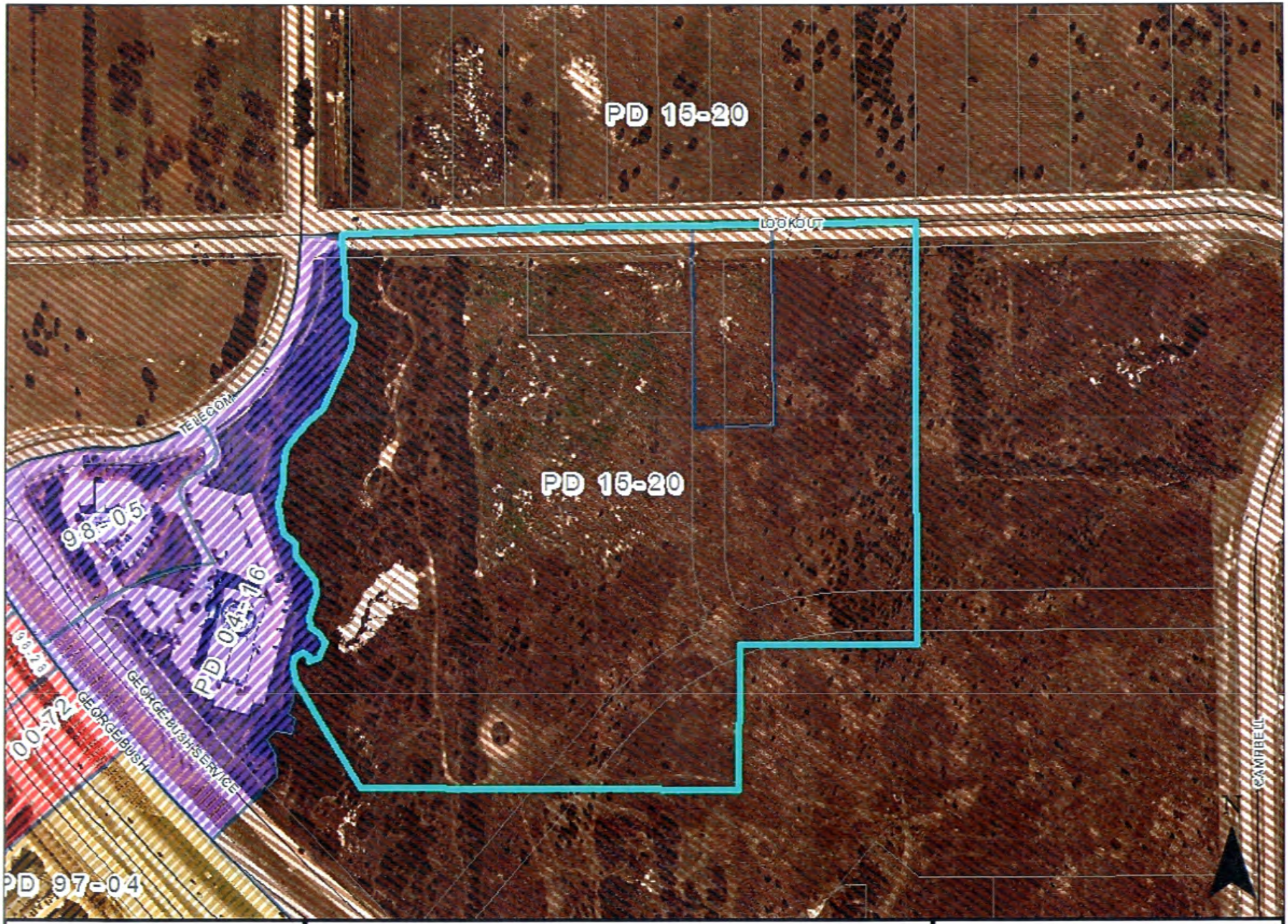
CONSIDERATIONS

1. Garland Development Code Chapter 4: Division 5: Section 4.61(C) states that if, due to the size, shape, or topography of the intended development site, it is determined by the Planning Director that a Tree Management Plan for the site is unworkable (or not necessary), as an option the Planning Director may approve a Tree Management Plan that provides for the mitigation of protected trees within the City of Garland through the payment to a City Reforestation and Tree Management Fund. This fee, in lieu of tree replacement, is based on the cost of three-inch caliper trees, totaling the mitigation caliper inches required, moved to and installed on the site.

2. Payment into the fund would be an amount equal to 100% of the replacement cost. Based on this requirement, the developer must pay to the City of Garland one hundred fifty dollars ($150) for each inch of tree that is unable to be mitigated on-site. The money would be deposited into a fund to be used for future off-site tree plantings. The applicant requests relief from the replacement cost fee as provided above and below.

3. Per the submitted tree survey the applicant is removing a total of 3,054.75 caliper inches from the entire site that will not be replanted. The applicant is proposing to plant 330 inches onsite within Phase 1, which includes trees along Lookout Drive. Therefore, based on the information submitted for Phase 1, the deficit of 2,724.75 caliper inches throughout the entire site must be mitigated by paying $408,712.50 into the tree fund. It should be noted that while there will likely be trees planted within future phases of the data center development, the applicant is only moving forward with a site and landscape plan for Phase 1 at this time and the total amount of $408,712.50 would be owed due to the removal of trees from the entire site. The City Council may waive all or part of this fee. The waiver of this fee would apply to the entire site and, therefore, cover all future phases.

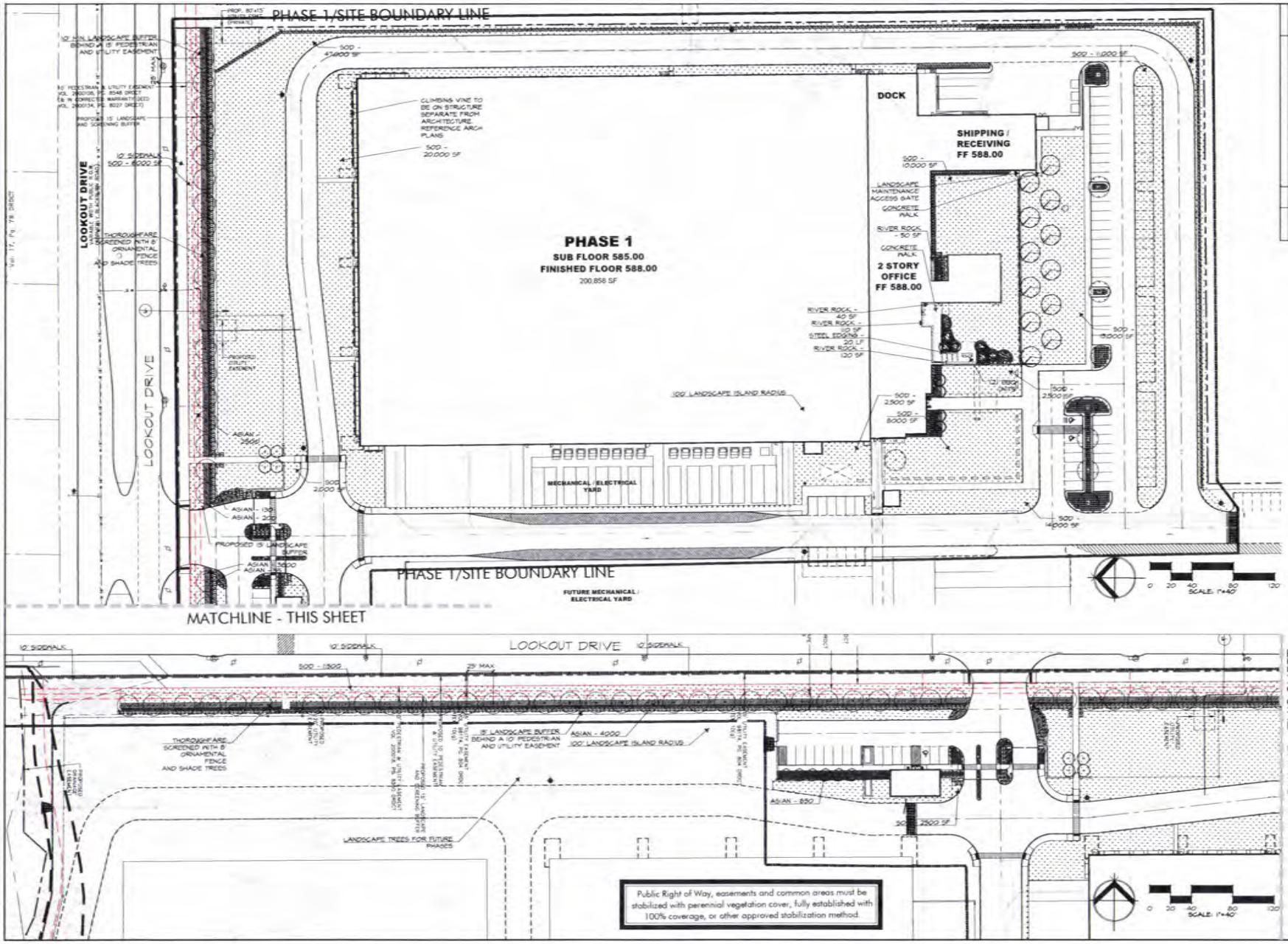
Submitted By:	Approved By:
Will Guerin, AICP Director of Planning	Bryan L. Bradford City Manager
Date: November 6, 2015	Date: November 12, 2015



0 150 300 Feet
1 inch = 300 feet

TREE MITIGATION VARIANCE TM 15-01

INDICATES AREA OF REQUEST



BURY

100% CD
LANDSCAPE PLAN

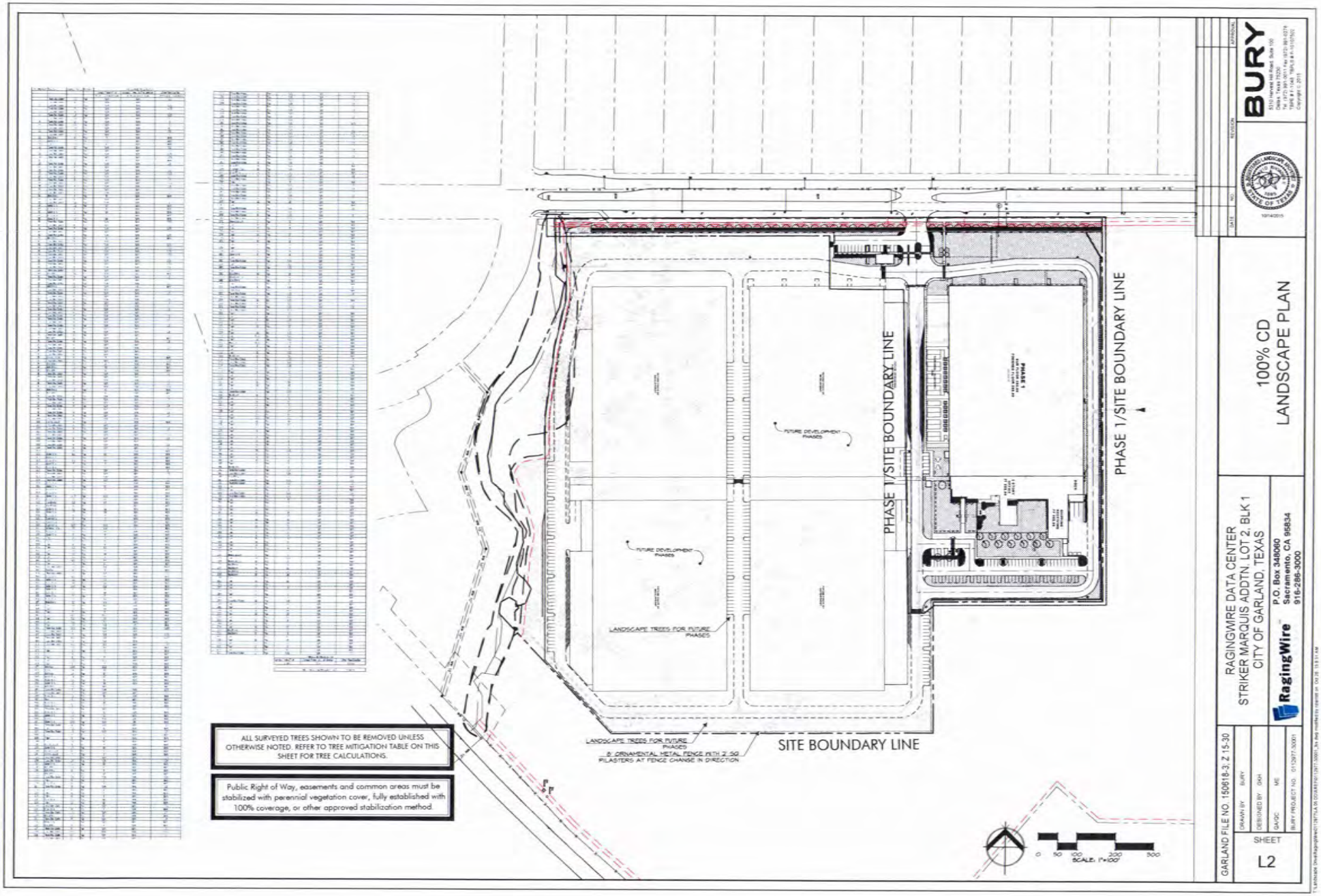
RAGINGWIRE DATA CENTER
STRIKER MARQUIS ADDTN, LOT 2, BLK 1
CITY OF GARLAND, TEXAS

RagingWire
P.O. Box 348060
Sacramento, CA 95834
916-286-3000

GARLAND FILE NO. 150618-3; Z 15-30

DRAWN BY: BURY
DESIGNED BY: DAU
CHKD: MB
BURY PROJECT NO: 01-0977-0001

SHEET
L1


PHASE 1/SITE BOUNDARY LINE
PHASE 1/SITE BOUNDARY LINE
SITE BOUNDARY LINE
FUTURE DEVELOPMENT PHASES
FUTURE DEVELOPMENT PHASES
LANDSCAPE TREES FOR FUTURE PHASES
LANDSCAPE TREES FOR FUTURE PHASES
8' ORNAMENTAL METAL FENCE WITH 2' SQ PILASTERS AT FENCE CHANGE IN DIRECTION
ALL SURVEYED TREES SHOWN TO BE REMOVED UNLESS OTHERWISE NOTED. REFER TO TREE MITIGATION TABLE ON THIS SHEET FOR TREE CALCULATIONS.
Public Right of Way, easements and common areas must be stabilized with perennial vegetation cover, fully established with 100% coverage, or other approved stabilization method.
0 50 100 200 300
SCALE: 1"=100'
BURY
100% CD
LANDSCAPE PLAN
RAGINGWIRE DATA CENTER
STRIKER MARQUIS ADDTN, LOT 2, BLK 1
CITY OF GARLAND, TEXAS
RagingWire
P.O. Box 348060
Sacramento, CA 95834
916-286-3000
GARLAND FILE NO. 150618-3, Z 15-30
DRAWN BY BURY
DESIGNED BY GKH
QA/QC MB
BURY PROJECT NO. 0112977-30001
SHEET
L2

Planning Report

File No. DD 15-01 /District 2

Agenda Item: 9a

Meeting: City Council

Date: November 17, 2015

Datatronic Control, Inc.

801 West Avenue B

REQUEST

Approval of a Downtown Development Plan – Major Waiver regarding freestanding programmable signage (Section 7.24(B)(2)(b) of the Garland Development Code) on a property zoned Downtown (DT) District.

OWNER

First United Methodist Church

PLAN COMMISSION RECOMMENDATION

On October 26, 2015 the Plan Commission by a vote of eight (8) to zero (0), recommended approval of a Downtown Development Plan – Major Waiver regarding freestanding programmable signage (Section 7.24(B)(2)(b) of the Garland Development Code) on a property zoned Downtown (DT) District, with the condition that the signage meets the GDC residential lighting standards for programmable signs, and that the two existing monuments are re-located to particular locations on-site per the church's plans.

STAFF RECOMMENDATION

Staff recommends approval with a condition that the residential standards for programmable signs, per the GDC, be considered given that residential uses may be permitted nearby. Residential standards have stricter brightness regulations and require that between the hours of 10:00pm and 6:00am, signs must maintain a static image, or simply remain off or remain a black screen.

BACKGROUND

In May 2015, City Council unanimously approved adoption of the Garland Development Code (GDC) which included approval of the Downtown (DT) District – Form Based Code. The Downtown District encompasses land generally bound by North Garland Avenue to the west, West Avenue D to the south, North First Street to the east and includes some properties north of West Walnut Street to the north. The subject property was included in the Downtown District boundary and subject to all provisions introduced within Chapter 7 of the GDC. The Downtown District standards include design provisions including those for signage. Freestanding signs (monument signs) are not permitted without

approval of a major waiver. Additionally, programmable signs are not listed as an allowable sign type in the Downtown District per Table 7-7 of the GDC.

This item was presented to the Plan Commission during their September 21, 2015 meeting. The Commission decided with a 6-1 vote to postpone the item so that the sign could brought back with a design more cohesive with the downtown area and adjacent church building, as well as to have representatives of the church present. The applicant has presented an updated architectural design in which the base and sides of the programmable sign are made of brick similar in color to the church building on the property. Cast stone caps and sill are also incorporated into the design.

SITE DATA

The subject property contains approximately 1.4073 acres with approximately 301 feet of frontage along West Avenue B, approximately 267 feet of frontage along Ninth Street and approximately 165 feet of frontage along Glenbrook Drive.

USE OF PROPERTY UNDER CURRENT ZONING

The current zoning of the subject property is Downtown District. The purpose of the Downtown (DT) district is to establish a pedestrian-oriented district with an infrastructure of streets and buildings that are flexible in terms of use and that will attract ongoing reinvestment. The intent of the district includes the goals of providing a comfortable and attractive environment for pedestrians that includes such elements as buildings that frame public space, windows on street walls, street trees, lighting and street furniture.

CONSIDERATIONS

1. The applicant proposes to remove the two stone identification signs near the intersection of Glenbrook Drive and West Avenue B and construct a seven (7) foot tall, approximately 56 square foot programmable monument sign. The sign would be setback approximately five (5) feet from Glenbrook Drive and five (5) feet from West Avenue B. As mentioned above, the applicant has redesigned the sign to incorporate brick features of similar color to the main church building on the property.

2. Section 7.23 of the GDC outlines the purpose and intent of the Downtown District signage recognizing the integral role signs play in identification of a business to both the driver and pedestrian, but establishes the intent to provide a higher aesthetic through the limitation of visual clutter and regulation of commercial and locational signage.

3. More specifically, the intent lays out ways this can be accomplished through orienting signs primarily towards the pedestrian in terms of scale and legibility in order to reinforce the pedestrian character of the district, prohibiting internally lit box signs to not be visually intrusive to the pedestrian environment or visible to residential units, and to encourage signs to be

integrated into the overall building design in terms of placement, materials, colors, scale, and proportions.

4. Section 7.24(B)(2)(b) states that in addition to the sign chart in Table 7-7 which does not list programmable signs as allowable signs, monument signs are generally not appropriate for pedestrian oriented districts like the Downtown. Approval of any monument sign requires a Major Waiver in all sub-districts except the Suburban Corridor sub-district. In any case, such signs shall be limited to one per lot frontage, subject to the limits and restrictions herein. The subject property is within the Uptown (U) sub-district and therefore a major waiver is required for a monument sign on the property. A major waiver to allowable sign types must also be considered for the programmable sign portion of the freestanding sign.

5. Section 7.30(C) of the GDC states that Major Waivers are material and substantial changes to the design standards in the Downtown District, or changes which may initially appear to be in conflict with the goals and intent of this district. Major Waivers may only be approved by the City Council, following a recommendation by the Planning Director and the Plan Commission in conjunction with a decision on an application for approval of a Downtown Development Plan. In order to approve a Major Waiver, the City Council shall find that the Waiver:

   (1) Meets the general intent of this district; and
   (2) Will result in an improved project which will be an attractive contribution to the Downtown District.

6. Section 7.30(D) states the City may impose conditions in the granting of any Waiver in order to implement the Downtown Plan, and to mitigate negative impacts to neighboring properties, public streets or open space.

7. Section 4.78(P) of the GDC regulates programmable signs including establishing a maximum height and square footage and minimum setback as that of the sign type on which it is attached (pole or monument). It should be noted that the base or support structure of the sign is not counted as part of the overall sign area computation provided that such base or support structure has no sign, advertising, commercial, or business message on it. The base or support structure does count toward overall sign height.

8. Section 4.78(P)(9) of the GDC states that the sign face(s) of a freestanding sign may be converted to a programmable sign only in a manner that fully conforms to the provisions of this GDC. A lawfully existing, nonconforming sign must be made conforming in all respects including, without limitation, setbacks, sign area, height, and number in order to convert the sign face(s) of the sign to a programmable sign.

9. There are also operational standards for programmable signs regulating transitional times between images, illumination standards, and requiring automatic dimming to adjust the luminance of the sign relative to the ambient light.

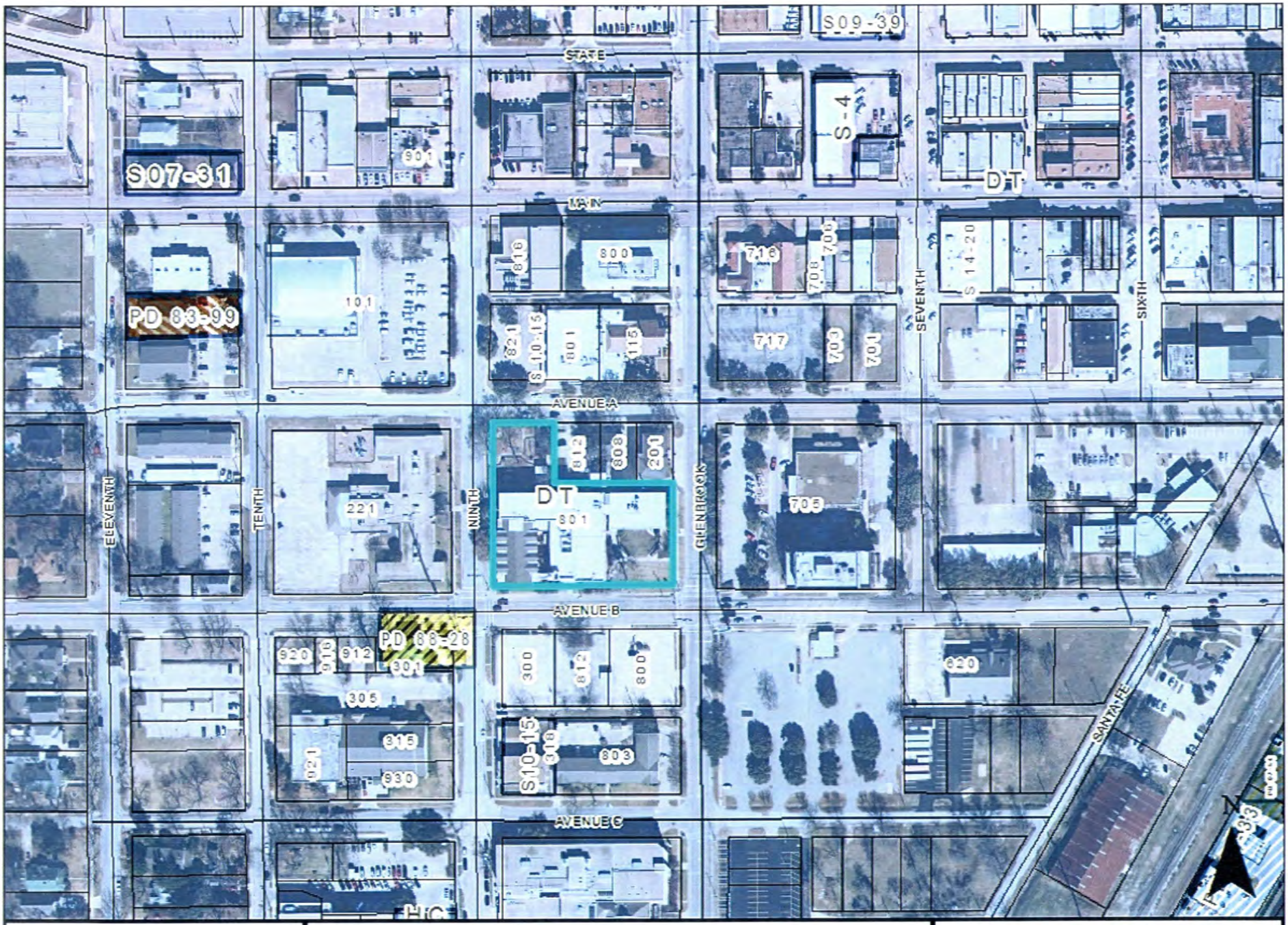
COMPREHENSIVE PLAN

The Future Land Use Map for Envision Garland identifies this area as appropriate for Compact Neighborhoods. Compact Neighborhoods allow for a 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. These areas accommodate uses such as convenience retail (goods and services), office space, and public services. The architectural character and scale of these areas are compatible with adjacent residential development.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The surrounding area is a mixture of residential, institutional and non-residential uses. The subject property is located along major thoroughfares that serve as entrances to the core of the Downtown District. There is a parking lot across West Avenue B to the south, an office/bank property to the east across Glenbrook Drive, and a school across Ninth Street to the west. The proposed sign would be visible from the properties along West Avenue B and Glenbrook Drive.

Prepared By:	Reviewed By:
Will Guerin, AICP Director of Planning	Bryan L. Bradford City Manager
Date: November 6, 2015	Date: November 12, 2015

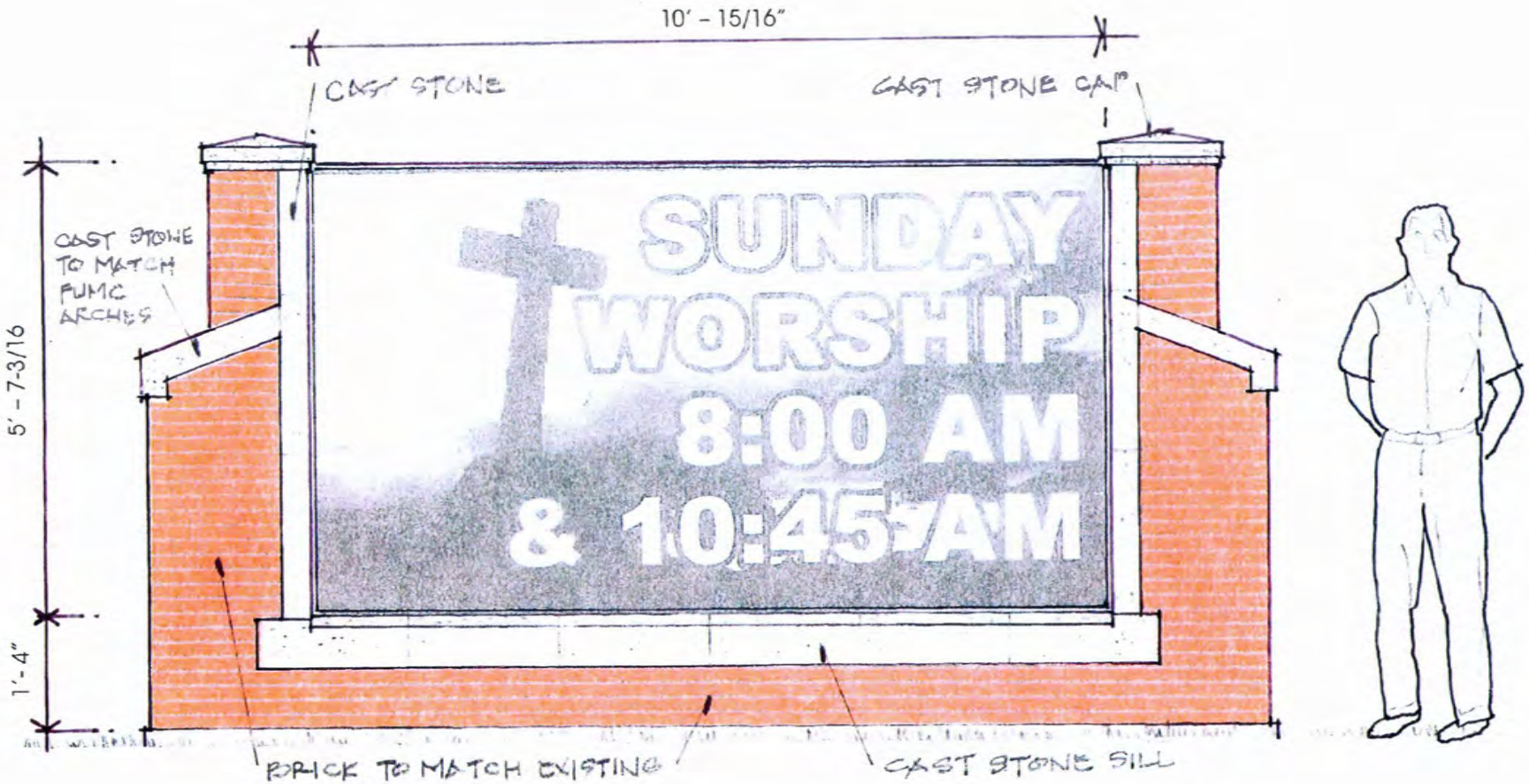


0 100 200 Feet
1 inch = 200 feet

DOWNTOWN DEVELOPMENT PLAN

DD 15-01

INDICATES AREA OF REQUEST

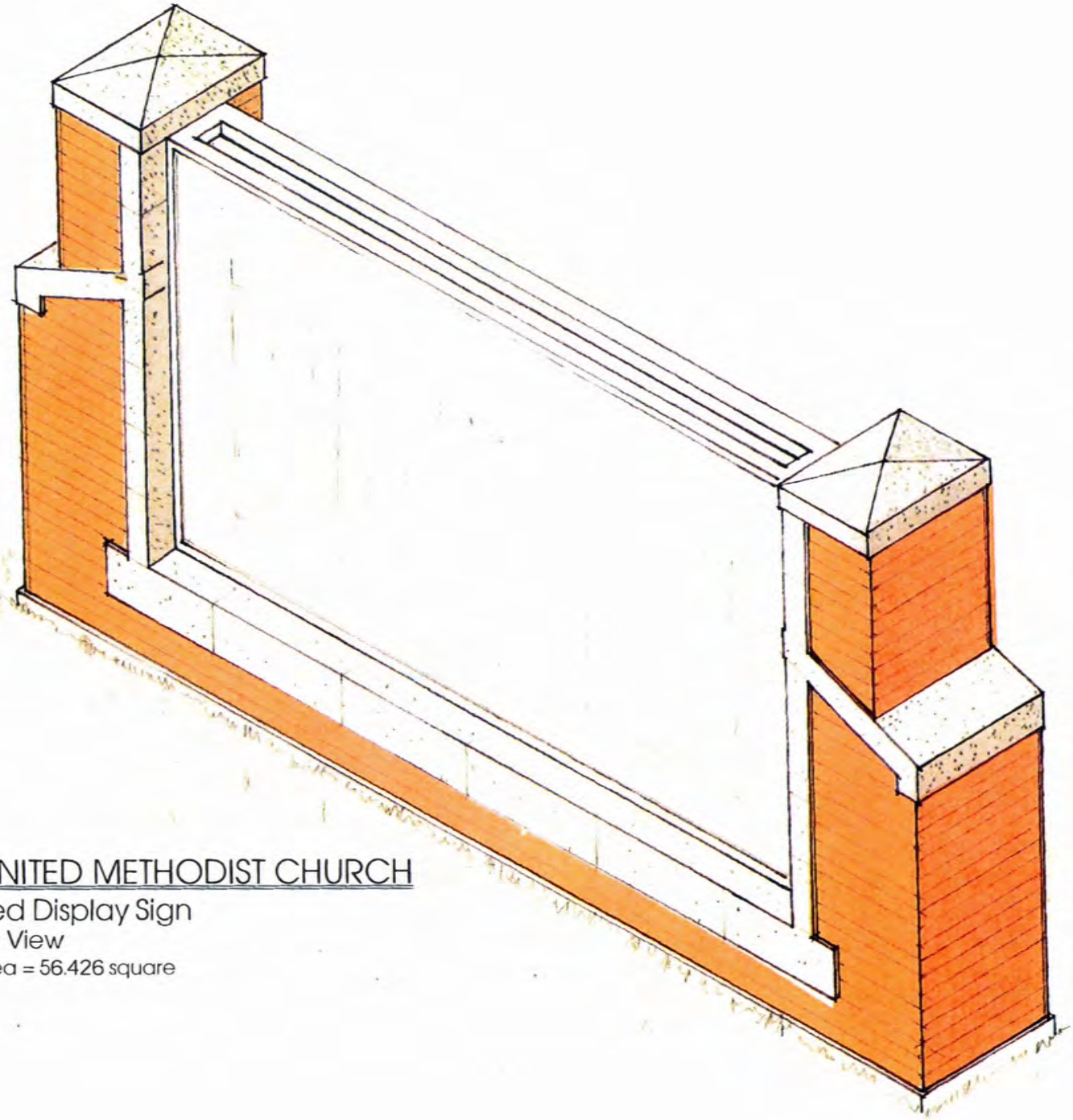


FIRST UNITED METHODIST CHURCH

Proposed Display Sign

Elevation View

Display Area = 56.426 square feet

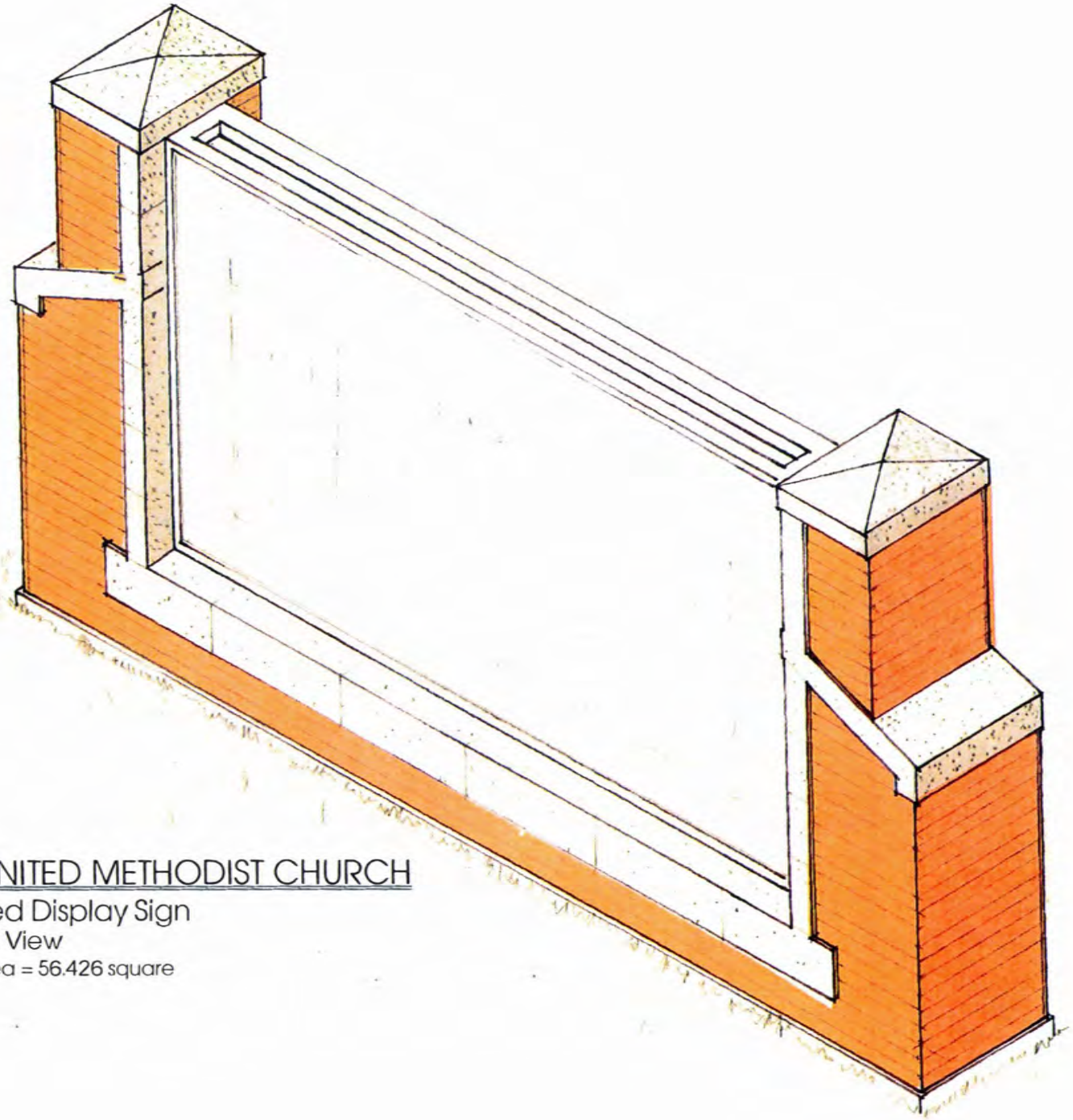


FIRST UNITED METHODIST CHURCH

Proposed Display Sign

Isometric View

Display Area = 56.426 square feet

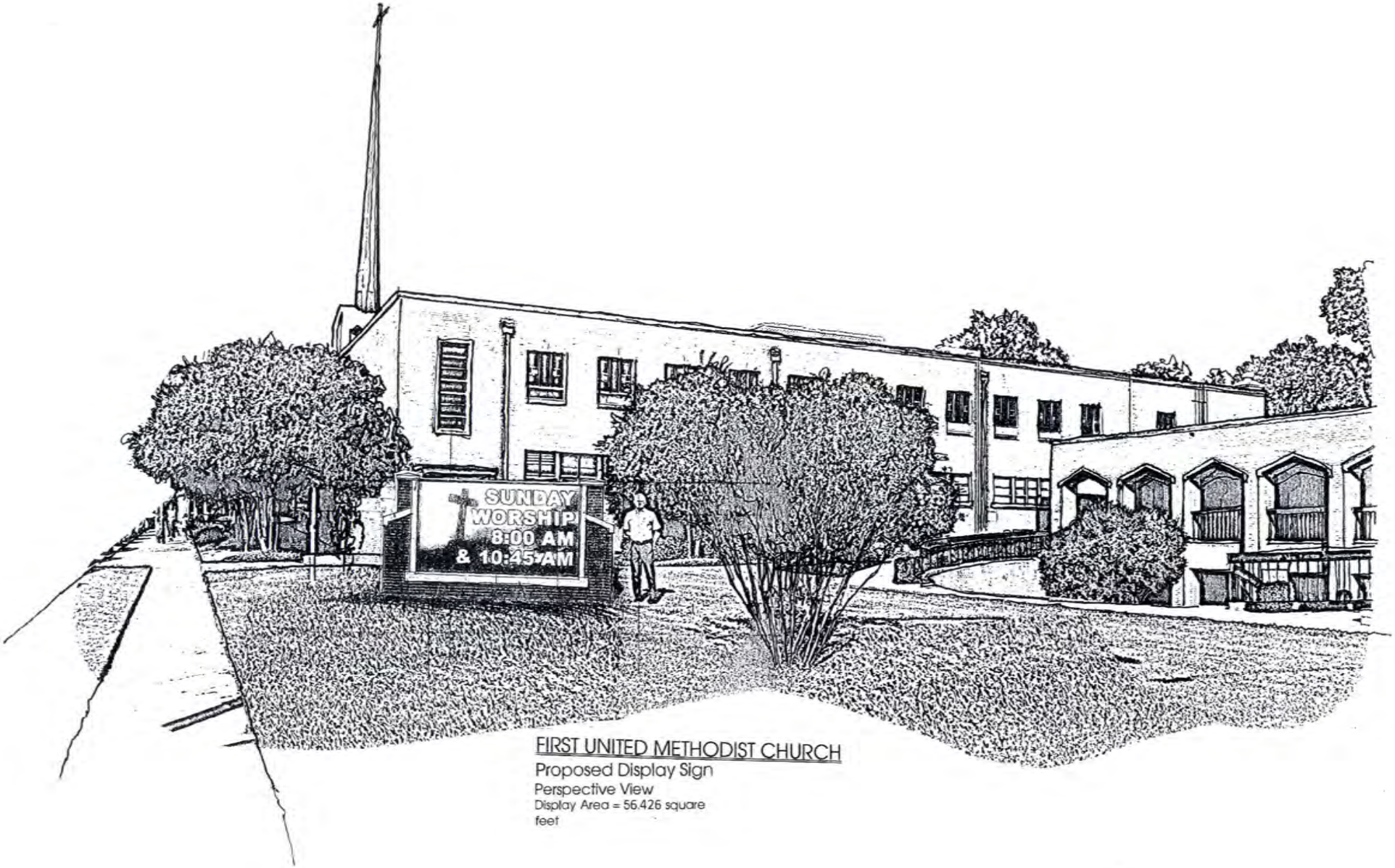


FIRST UNITED METHODIST CHURCH

Proposed Display Sign

Isometric View

Display Area = 56.426 square feet

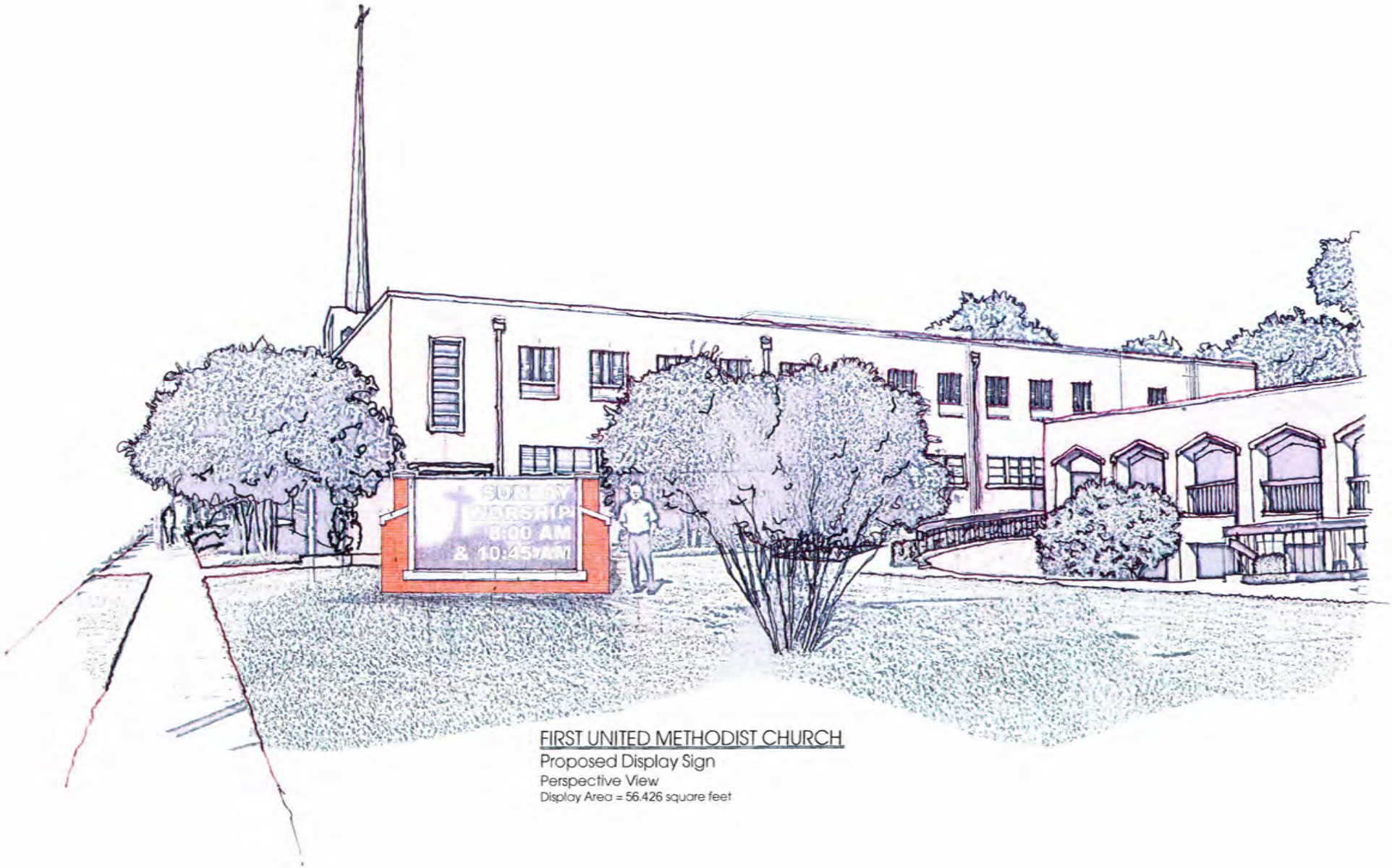


FIRST UNITED METHODIST CHURCH

Proposed Display Sign

Perspective View

Display Area = 56.426 square feet



FIRST UNITED METHODIST CHURCH

Proposed Display Sign

Perspective View

Display Area = 56.426 square feet

DCI
LED DISPLAY & ELECTRONIC MESSAGE CENTERS
AMERICAN OWNED AND OPERATED SINCE 1971

Datatronic Control Inc.
5130 Dexham Road
Rowlett, Texas 75088
(800) 527-1229 (972) 475-7879
Fax: (972) 475-4163

AMERICAN INDIAN CHAMBER OF COMMERCE OF TEXAS

Major Waiver Request: First Methodist:

Considerations – 1st Methodist Church is a local landmark Church location in the downtown Garland area.

As the City has grown, and is extending out in different directions, It is important the Church be enabled to reach out to inform people In the area and those traveling past the location with timely information. Offering, mainly Church services, meetings, class and event information, it will also take a greater Community Service information provider.

The Digital Display has the capability to participating in Amber Alert, Silver Alert, Weather Alert, and Terror Alert information, as well as acting as a Safe Haven location for those needing that service. As the City redevelops itself, there will be more for visitors to see in the activity of the anchor Churches which are a part of Garland's history.

The display is a blend of the new technology now used in most Cities by Schools, Churches, City Governments, and General Business Sites.

The displays are modest in the size of their request, esthetic, and the additional light the displays provide contribute to better security, and the auto dimming regulation of the brightness prevent it from being offensive.

Since locations in the Downtown area are already using Digital Signage, we feel that sets some precedence for this new Display request. The previous Dedication Signage has been moved.

We ask for permission for the Digital Display and the small, static

Name identification lettering at the base.

The signage is built, anticipating acceptance of this request.

REPORT & MINUTES

P.C. Meeting, October 26, 2015 (8 Members Present)

Consideration of the application of Datatronic Control Inc., requesting approval of a Downtown Development Plan – Major Waiver regarding freestanding programmable signage (Section 7.24(B)(2)(b) of the Garland Development Code) on a property zoned Downtown (DT) District. This property is located at 801 West Avenue B. (District 2) (File DD 15-01)

Representing the applicant, Barbara Onstott, 5130 Dexham Rd, provided a detailed description of what polyurethane brick and stated this product would not be used in the construction on the sign.

Speaking in support of the request Bill Persefield, 7314 Covewood Drive, Darrell Lancaster, 3609 Tulane Way, Garland , TX and Bob Hall, 660 Featherstone Dr, Rockwall, TX provided additional information on the construction of signage and what materials would be used, the location of the monument signage and monument memorial.

Residents registering their position in support were:
Donald Walters, 1105 Woodland Park, Garland, TX 75040
Susan Jones, 202 Fountain Hills, Garland, TX 75044
Ed Seghers, Garland, TX
Judy Noska 2203 Mockingbird, Garland, TX 75042
Jimmie D. Noska, 2203 Mockingbird, Garland, TX 75042
Sandra Jesberger, 1209 Lakebreeze Dr., Garland, TX
Susan Acker, 1225 Blanco Lane, Garland, TX 75040
Michael Elliott, 4 Knightsbridge Ct., Garland, TX 75043
Delores McClean, 5802 Firecrest Drive, Garland, TX
Rev. Valarie Englert, 801 Avenue B, Garland, TX 75040
William Montague, 6317 Scottsboro Ln, Garland, TX 75044
Debra Montague, 6317 Scottsboro Ln, Garland, TX 75044
Kevin C. Quattlebaum, 2309 W. Apollo Rd, Garland, TX 75044

Nearby residents registering their position in support were:
Hal B Jones, 532 Orchard Dr, Sachse, TX
W.F. Holmes, 2713 Ridge Rd., Rockwall, TX
Debra Montague

Motion was made by Commissioner Moore, seconded by Commissioner O'Hara to approve the request with the provision to follow the Residential Lighting Guide and the relocation of the two existing signs. The first being adjacent to the Ninth Street entrance to the education building and the second being the entrance of the Asbury Center. **Motion carried: 8** Ayes, **0** Nays.

O = IN FAVOR
X = AGAINST
STATE
MAIN
AVENUE A
AVENUE B
AVENUE C
ELEVENTH
TENTH
NINTH
GLENBROOK
SEVENTH
SIXTH
SANTA FE
S09-39
S-4
DT
S07-31
901
PD 83-99
101
816
800
821
S 10-15
801
115
716
708
706
717
703
701
S 14-20
221
812
808
201
DT
801
705
PD 88-28
920
916
912
301
305
921
315
930
300
812
800
S10-15
318
803
620
PD 07-54
PD 4-33
H/C
N
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1 inch = 200 feet
DOWNTOWN
DEVELOPMENT PLAN
DD 15-01
INDICATES AREA
OF REQUEST

GARLAND

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

September 8, 2015

HEARING DATE/TIME: Plan Commission: September 21, 2015 – 7:00 PM

APPLICANT: Datatronic Control, Inc.

File DD 15-01

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, September 21, 2015, in the Goldie Locke Room of the Duckworth Utility Services Building, 217 North Fifth Street, to consider the application of **Datatronic Control, Inc.** requesting approval of a Downtown Development Plan – Major Waiver regarding freestanding signage (Section 7.24(B)(2)(b) of the Garland Development Code) on a property zoned Downtown (DT) District. The property is shown on the enclosed sketch and is described as follows:

> Being an approximate 1.4073-acre tract of land and identified as Lot 10R, Block 12, F.U.M.C. Garland, an addition to the City of Garland according to the plat recorded in Volume 2005032 Page 8, Plat Records of Dallas County, Texas. The subject property is located at 801 West Avenue B, Garland, TX. (District 2)

Note: The applicant requests a major waiver to the Downtown District standards to allow construction of a programmable monument sign on the subject property.

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 Chasidy Allen Benson 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

Important to help keep passersby apprised of church activities and outreach of interest to community

(Please complete the following information)

Your Property Address: First United Methodist Church

Printed Name: 801 West Avenue B, Garland, TX 75040

Address / City, State / Zip

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

Signature: [signature] Title: Dir of Communications

Date: 9/15/2015

GARLAND

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

September 8, 2015

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(Please Check One Below)

X 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 823 Main ! 115 N. 9th

Printed Name Robert Smith

Address City, State Zip

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

Signature Title

Date: 9/14/15

Outside notification area

Planning Report

File No. DD 15-02 /District 2

Agenda Item: 9b

Meeting: City Council

Date: November 17, 2015

Datatronic Control, Inc.

115 South Glenbrook Drive

REQUEST

Approval of a Downtown Development Plan – Major Waiver regarding freestanding programmable signage (Section 7.24(B)(2)(b) of the Garland Development Code) on a property zoned Downtown (DT) District.

OWNER

First Christian Church of Garland

PLAN COMMISSION RECOMMENDATION

On October 26, 2015 the Plan Commission by a vote of eight (8) to zero (0), recommended approval of a Downtown Development Plan – Major Waiver regarding freestanding programmable signage (Section 7.24(B)(2)(b) of the Garland Development Code) on a property zoned Downtown (DT) District, with the condition that the signage meets the GDC residential lighting standards for programmable signs.

STAFF RECOMMENDATION

Staff recommends approval with a condition that the residential standards for programmable signs, per the GDC, be considered given that residential uses may be permitted nearby. Residential standards have stricter brightness regulations and require that between the hours of 10:00pm and 6:00am, signs must maintain a static image, or simply remain off or remain a black screen.

BACKGROUND

In May 2015, City Council unanimously approved adoption of the Garland Development Code (GDC) which included approval of the Downtown (DT) District – Form Based Code. The Downtown District encompasses land generally bound by North Garland Avenue to the west, West Avenue D to the south, North First Street to the east and includes some properties north of West Walnut Street to the north. The subject property was included in the Downtown District boundary and subject to all provisions introduced within Chapter 7 of the GDC. The Downtown District standards include design provisions including those for signage. Freestanding signs (monument signs) are not permitted without approval of a major waiver. Additionally, programmable signs are not listed as an allowable sign type in the Downtown District per Table 7-7 of the GDC.

This item was presented to the Plan Commission during their September 21, 2015 meeting. The Commission decided with a 6-1 vote to postpone the item so that the sign could brought back with a design more cohesive with the downtown area and adjacent church building, as well as to have representatives of the church present at the meeting. The applicant returned to the Plan Commission on October 26, 2015 to present an updated design in which the base and sides of the programmable sign are made of brick similar in color to the church building on the property. The Commission unanimously recommended approval of the request.

SITE DATA

The subject property contains approximately 0.605 acres with approximately 125 feet of frontage along South Glenbrook Drive and approximately 304 feet of frontage along West Avenue A.

USE OF PROPERTY UNDER CURRENT ZONING

The current zoning of the subject property is Downtown District. The purpose of the Downtown (DT) district is to establish a pedestrian-oriented district with an infrastructure of streets and buildings that are flexible in terms of use and that will attract ongoing reinvestment. The intent of the district includes the goals of providing a comfortable and attractive environment for pedestrians that includes such elements as buildings that frame public space, windows on street walls, street trees, lighting and street furniture.

CONSIDERATIONS

1. The applicant proposes to construct an approximately seven (7) foot tall, approximately fifty (50) square foot programmable monument sign near the intersection of South Glenbrook Drive and West Avenue A. The sign would be setback approximately five (5) feet from South Glenbrook Drive and five (5) feet from West Avenue A. There is also existing signage of approximately twenty (20) square feet along the base of the existing sign structure that is being removed and replaced with a brick base without signage. As mentioned above, the applicant has redesigned the sign to incorporate brick features of similar color to the main church building on the property.

2. Section 7.23 of the GDC outlines the purpose and intent of the Downtown District signage recognizing the integral role signs play in identification of a business to both the driver and pedestrian, but establishes the intent to provide a higher aesthetic through the limitation of visual clutter and regulation of commercial and locational signage.

3. More specifically, the intent lays out ways this can be accomplished through orienting signs primarily towards the pedestrian in terms of scale and legibility in order to reinforce the pedestrian character of the district, prohibiting internally lit box signs to not be visually intrusive to the pedestrian environment or visible to residential units, and to encourage signs to be

integrated into the overall building design in terms of placement, materials, colors, scale, and proportions.

4. Section 7.24(B)(2)(b) states that in addition to the sign chart in Table 7-7 which does not list programmable signs as allowable signs, monument signs are generally not appropriate for pedestrian oriented districts like the Downtown. Approval of any monument sign requires a Major Waiver in all sub-districts except the Suburban Corridor sub-district. In any case, such signs shall be limited to one per lot frontage, subject to the limits and restrictions herein. The subject property is within the Uptown (U) sub-district and therefore a major waiver is required for a monument sign on the property. A major waiver to allowable sign types must also be considered for the programmable sign portion of the freestanding sign.

5. Section 7.30(C) of the GDC states that Major Waivers are material and substantial changes to the design standards in the Downtown District, or changes which may initially appear to be in conflict with the goals and intent of this district. Major Waivers may only be approved by the City Council, following a recommendation by the Planning Director and the Plan Commission in conjunction with a decision on an application for approval of a Downtown Development Plan. In order to approve a Major Waiver, the City Council shall find that the Waiver:

   (1) Meets the general intent of this district; and
   (2) Will result in an improved project which will be an attractive contribution to the Downtown District.

6. Section 7.30(D) states the City may impose conditions in the granting of any Waiver in order to implement the Downtown Plan, and to mitigate negative impacts to neighboring properties, public streets or open space.

7. Section 4.78(P) of the GDC regulates programmable signs including establishing a maximum height and square footage and minimum setback as that of the sign type on which it is attached (pole or monument). It should be noted that the base or support structure of the sign is not counted as part of the overall sign area computation provided that such base or support structure has no sign, advertising, commercial, or business message on it. The base or support structure does count toward overall sign height.

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9. There are also operational standards for programmable signs regulating transitional times between images, illumination standards, and requiring automatic dimming to adjust the luminance of the sign relative to the ambient light.

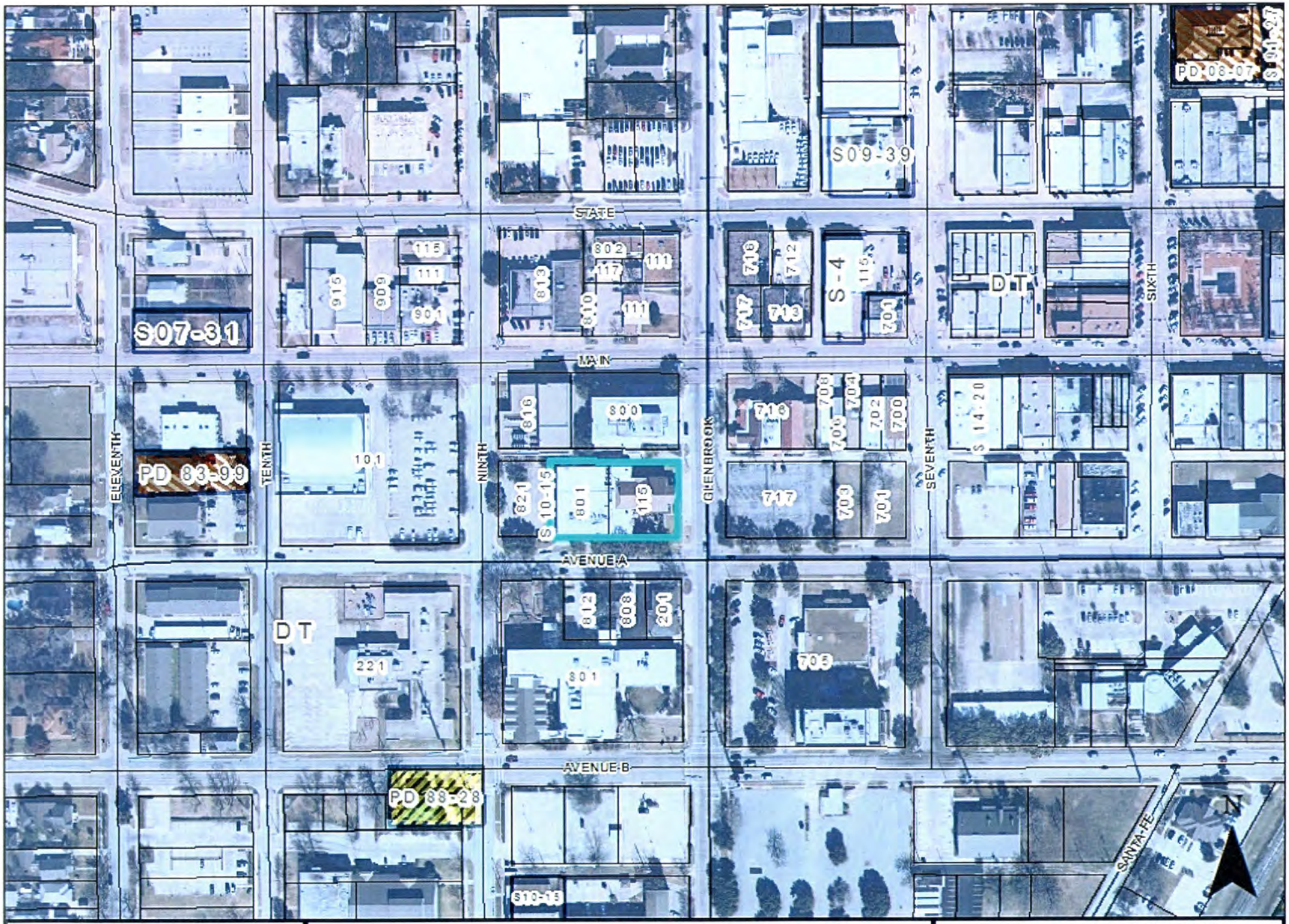
COMPREHENSIVE PLAN

The Future Land Use Map for Envision Garland identifies this area as appropriate for Neighborhood Centers. Neighborhood centers provide a mix of retail, services and community gathering places. This center should be appropriately scaled to adjacent residential areas. This type of center is predominantly, but not exclusively, non-residential. Neighborhood centers are served by local roads and transit routes.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The surrounding area is a mixture of institutional and non-residential uses. The subject property is located along major thoroughfares that serve as entrances to the core of the Downtown District. There is a church parking lot across South Glenbrook Drive to the east and office uses to the south across West Avenue A. The subject property immediately abuts City of Garland property to the north and west which are developed with an office building and parking lot, respectively. The proposed sign would be visible from the properties along West Avenue A and South Glenbrook Drive.

Prepared By:	Reviewed By:
Will Guerin, AICP Director of Planning	Bryan L. Bradford City Manager
Date: November 6, 2015	Date: November 12, 2015



0 100 200 Feet
1 inch = 200 feet

DOWNTOWN DEVELOPMENT PLAN

DD 15-02

INDICATES AREA OF REQUEST

	DESIGNED BY: KMD	DATE: 05-09-14	Scale: 1/24.71"	Customer: First Christian Church	QUOTE: 1405-0617-2149

5130 Dexham Rd. Rowlett, TX 75088
Tel: (972)475-7879 Fax: (972)475-4163

This original design and all information contained herein are the property of Datatronic Control,Inc. and is subject to return, any unauthorized use is prohibited. Images shown on the sign may not display actual resolutions. This drawing shows estimates for representation and size only. Actual sizes may vary and this should in no way constitute as a technical or engineered drawing. The sizes, layouts, and images used in this drawing are for the sole purpose of being viewed by the client to estimate how a sign may be displayed. Refer to a engineer drawing for actual sizes, layouts, and scales. Datatronic Control, Inc does not perform any electrical work. All Electrical Work must be performed by a Licensed Electrician.

Brief Description: CINEVISION VIDEO DISPLAY
10mm 120 x 312 MATRIX

*Base Color May Change

LED DISPLAY & ELECTRONIC MESSAGE CENTERS
AMERICAN OWNED AND OPERATED SINCE 1971

Datatronic Control Inc.
5130 Dexham Road
Rowlett, Texas 75088
(800) 527-1229 (972) 475-7879
Fax: (972) 475-4163

Major Waiver Request: First Christian Church of Garland

Considerations – 1st Christian Church is a local landmark location in the downtown Garland area.

As the City has grown, and is extending out in different directions, It is important older sites be enabled to be seen and inform people In the area and those traveling past the location of timely information. Offering, mainly Church services, meetings, class and event information, it will also take a greater Community Service information provider position.

The Digital Display has the capability to participating in Amber Alert, Silver Alert, Weather Alert, and Terror Alert information, as well as acting as a Safe Haven location for those needing that service. As the City redevelops itself, there will be more for visitors to recognize the activity of the anchor Churches which are part of Garland's heritage.

The display is a blend of the new technology and old static signs. Digital Displays are now used across the country by cities by Schools, Churches, City Governments, and General Business Sites.

The display is modest in the size of their request, esthetic, the additional light the display provides contributes to better security, and the auto dimming regulation of the brightness prevent it from being offensive.

Since locations in the Downtown area are already using Digital Signage, such as the Library and Granville Arts Theatre, we feel it sets some precedence for this additional display request.

We ask for permission for the Digital Display and the small, static Name identification lettering at the base.

The signage is built, anticipating acceptance of this request.

REPORT & MINUTES

P.C. Meeting, October 26, 2015 (8 Members Present)

Consideration of the application of Datatronic Control Inc., requesting approval of a Downtown Development Plan – Major Waiver regarding freestanding programmable signage (Section 7.24(B)(2)(b) of the Garland Development Code) on a property zoned Downtown (DT) District. This property is located at 115 South Glenbrook Drive. (District 2) (File DD 15-02)

Representing the applicant, Barbara Onstott, 5130 Dexham Rd, provided a brief overview of the request.

Speaking in support of the request Sharon Campbell, expressed a need for the signage to advertise the events and services offered by the church.

Registering the position in support were:
Brenda Harper 115 S. Glenbrook, Garland, TX
Larry Kirker, 3416 Jewel Street, Garland, TX

Motion was made by Commissioner Moore, seconded by Commissioner Dalton to approve the request per staff recommendation with the provision the signage is to follow the Residential Lighting Guide. **Motion carried: 8** Ayes, 0 Nays.

O = IN FAVOR
X = AGAINST
STATE
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AVENUE B
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TENTH
NINTH
GLENBROOK
SEVENTH
SIXTH
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DOWNTOWN
DEVELOPMENT PLAN
DD 15-02
INDICATES AREA
OF REQUEST

GARLAND

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

September 8, 2015

HEARING DATE/TIME: Plan Commission: September 21, 2015 – 7:00 PM

APPLICANT: Datatronic Control, Inc.

File DD 15-02

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, September 21, 2015, in the Goldie Locke Room of the Duckworth Utility Services Building, 217 North Fifth Street, to consider the application of **Datatronic Control, Inc.** requesting approval of a Downtown Development Plan – Major Waiver regarding freestanding signage (Section 7.24(B)(2)(b) of the Garland Development Code) on a property zoned Downtown (DT) District. The property is shown on the enclosed sketch and is described as follows:

> Being an approximate 0.605-acre tract of land and identified as Lots 9 and 10, Block 6, Embree Addition, an addition to the City of Garland according to the plat recorded in Volume 71, Page 441, Plat Records of Dallas County, Texas. The subject property is located at 115 South Glenbrook Drive, Garland, TX. (District 2)

Note: The applicant requests a major waiver to the Downtown District standards to allow construction of a programmable monument sign on the subject property.

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 Chasidy Allen Benson 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
First United Methodist Church
Printed Name
801 West Avenue B, Garland, TX 75040
Address City, State Zip

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

Signature Dir of Comms
Title

Date: 9/15/2015

GARLAND

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

September 8, 2015

HEARING DATE/TIME: Plan Commission: September 21, 2015 – 7:00 PM

APPLICANT: Datatronic Control, Inc.

File DD 15-02

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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.

Sounds like a good investment

(Please complete the following information)

Your Property Address 705 Main Street

Scott Foster
Printed Name

705 Main Street — Garland, TX — 75040
Address — City, State — Zip

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

President
Signature — Title

Date: Sept 11, 2015

GARLAND

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

W. CHURCH

September 8, 2015

HEARING DATE/TIME: Plan Commission: September 21, 2015 – 7:00 PM

PUTTING UP ELECTRONIC NEW SIGN

APPLICANT: Datatronic Control, Inc.

File DD 15-02

Dear Property Owner:

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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 DALRich Properties

Printed Name

700 Main Garland 75040

Address City, State Zip

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

Signature Pres

Title

Date: 9-15-15

GARLAND

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

WILL CHURCH NEW FELLOWSHIP 916N FYI

September 8, 2015

HEARING DATE/TIME: Plan Commission: September 21, 2015 – 7:00 PM

APPLICANT: Datatronic Control, Inc.

File DD 15-02

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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 614 Main + 603 Main

Printed Name A + S Properties

Address City, State Zip 75040

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

Signature Margie Pres Title

Date: 9-15-15

Outside notification area

GARLAND

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

September 8, 2015

HEARING DATE/TIME: Plan Commission: September 21, 2015 – 7:00 PM

APPLICANT: Datatronic Control, Inc.

File DD 15-02

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Note: The applicant requests a major waiver to the Downtown District standards to allow construction of a programmable monument sign on the subject property.

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 Chasidy Allen Benson at 972-205-2445.

(Please Check One Below)

X 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 803 West Ave C

Printed Name Robert Smith

Address City, State Zip

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

Signature Title

Date: 9/14/15

Outside notification area

Planning Report

File No. DD 15-03 /District 2

Agenda Item: 9c

Meeting: City Council

Date: November 17, 2015

Datatronic Control, Inc.

801 West Avenue D

REQUEST

Approval of a Downtown Development Plan – Major Waiver regarding freestanding programmable signage (Section 7.24(B)(2)(b) of the Garland Development Code) on a property zoned Downtown (DT) District.

OWNER

First Baptist Church of Garland

PLAN COMMISSION RECOMMENDATION

On October 26, 2015 the Plan Commission by a vote of eight (8) to zero (0), recommended approval of a Downtown Development Plan – Major Waiver regarding freestanding programmable signage (Section 7.24(B)(2)(b) of the Garland Development Code) on a property zoned Downtown (DT) District, with the condition that the signage meets the GDC residential lighting standards for programmable signs.

STAFF RECOMMENDATION

Staff recommends approval with a condition that the residential standards for programmable signs, per the GDC, be considered given that residential uses may be permitted nearby. Residential standards have stricter brightness regulations and require that between the hours of 10:00pm and 6:00am, signs must maintain a static image, or simply remain off or remain a black screen.

BACKGROUND

In May 2015, City Council unanimously approved adoption of the Garland Development Code (GDC) which included approval of the Downtown (DT) District – Form Based Code. The Downtown District encompasses land generally bound by North Garland Avenue to the west, West Avenue D to the south, North First Street to the east and includes some properties north of West Walnut Street to the north. The subject property was included in the Downtown District boundary and is subject to all provisions introduced within Chapter 7 of the GDC. The Downtown District standards include design provisions including those for signage. Freestanding signs (monument signs) are not permitted without approval of a major waiver, and pole signs are listed as prohibited signs.

Additionally, programmable signs are not listed as an allowable sign type in the Downtown District per Table 7-7 of the GDC.

This item was presented to the Plan Commission during their September 21, 2015 meeting. The Commission decided with a 5-1 vote to postpone the item so that the sign could brought back with a design more cohesive with the downtown area and adjacent church building. The applicant has presented an updated design in which the previously proposed programmable monument sign near the intersection of West Avenue D and South Glenbrook Drive has been lowered in height, and the existing pole sign near the intersection of Avenue C and South Glenbrook Drive has been modified into a programmable monument sign.

SITE DATA

The subject property contains approximately 1.973 acres with approximately 300 feet of frontage along West Avenue D, approximately 263 feet of frontage along Ninth Street, approximately 300 feet of frontage along West Avenue C and approximately 268 feet of frontage along South Glenbrook Drive.

USE OF PROPERTY UNDER CURRENT ZONING

The current zoning of the subject property is Downtown District. The purpose of the Downtown (DT) district is to establish a pedestrian-oriented district with an infrastructure of streets and buildings that are flexible in terms of use and that will attract ongoing reinvestment. The intent of the district includes the goals of providing a comfortable and attractive environment for pedestrians that includes such elements as buildings that frame public space, windows on street walls, street trees, lighting and street furniture.

CONSIDERATIONS

1. The applicant proposes to modify two existing freestanding signs on the subject property. One sign is located near the intersection of South Glenbrook Drive and West Avenue D. The applicant wishes to reface the sign with an approximately sixty-six (66) square foot programmable monument sign. However, the applicant proposes to place the programmable sign directly onto the existing bottom monument base and therefore shield the majority of the existing 30 square-foot “middle” sign base area which currently contains the church’s name. The applicant has stated that the middle sign base will not be removed due to cost, but the existing lettering will no longer be visible due to the installation of the programmable sign. The sign is setback approximately twelve (12) feet from South Glenbrook Drive and eleven (11) feet from West Avenue D.

2. The second sign is an existing pole sign located near the intersection of South Glenbrook Drive and West Avenue C. The existing pole sign is ten (10) feet in height and the applicant proposes to reconstruct it into a monument sign with an approximately forty (40) square foot programmable sign. The change to a monument sign reduces the overall height to approximately

seven (7) feet. The sign is setback thirteen (13) feet from West Avenue C and twelve (12) feet from South Glenbrook Drive.

3. Section 7.23 of the GDC outlines the purpose and intent of the Downtown District signage recognizing the integral role signs play in identification of a business to both the driver and pedestrian, but establishes the intent to provide a higher aesthetic through the limitation of visual clutter and regulation of commercial and locational signage.

4. More specifically, the intent lays out ways this can be accomplished through orienting signs primarily towards the pedestrian in terms of scale and legibility in order to reinforce the pedestrian character of the district, prohibiting internally lit box signs to not be visually intrusive to the pedestrian environment or visible to residential units, and to encourage signs to be integrated into the overall building design in terms of placement, materials, colors, scale, and proportions.

5. Section 7.24(B)(2)(b) states that in addition to the sign chart in Table 7-7 which does not list programmable signs as allowable signs, monument signs are generally not appropriate for pedestrian oriented districts like the Downtown. Approval of any monument sign requires a Major Waiver in all sub-districts except the Suburban Corridor sub-district. In any case, such signs shall be limited to one per lot frontage, subject to the limits and restrictions herein. The subject property is within the Uptown (U) sub-district and therefore a major waiver is required for a monument sign on the property. A major waiver to allowable sign types must also be considered for the programmable sign portion of the freestanding sign.

6. Section 7.30(C) of the GDC states that Major Waivers are material and substantial changes to the design standards in the Downtown District, or changes which may initially appear to be in conflict with the goals and intent of this district. Major Waivers may only be approved by the City Council, following a recommendation by the Planning Director and the Plan Commission in conjunction with a decision on an application for approval of a Downtown Development Plan. In order to approve a Major Waiver, the City Council shall find that the Waiver:

   (1) Meets the general intent of this district; and
   (2) Will result in an improved project which will be an attractive contribution to the Downtown District.

7. Section 7.30(D) states the City may impose conditions in the granting of any Waiver in order to implement the Downtown Plan, and to mitigate negative impacts to neighboring properties, public streets or open space.

8. Section 4.78(P) of the GDC regulates programmable signs including establishing a maximum height and square footage and minimum setback as that of the sign type on which it is attached (pole or monument). It should be noted that the base or support structure of the sign is not counted as part of the overall sign area computation provided that such base or support structure has no sign, advertising, commercial, or business message on it. The base or support structure does count toward overall sign height.

9. Section 4.78(P)(9) of the GDC states that the sign face(s) of a freestanding sign may be converted to a programmable sign only in a manner that fully conforms to the provisions of this GDC. A lawfully existing, nonconforming sign must be made conforming in all respects including, without limitation, setbacks, sign area, height, and number in order to convert the sign face(s) of the sign to a programmable sign.

10. There are also operational standards for programmable signs regulating transitional times between images, illumination standards, and requiring automatic dimming to adjust the luminance of the sign relative to the ambient light.

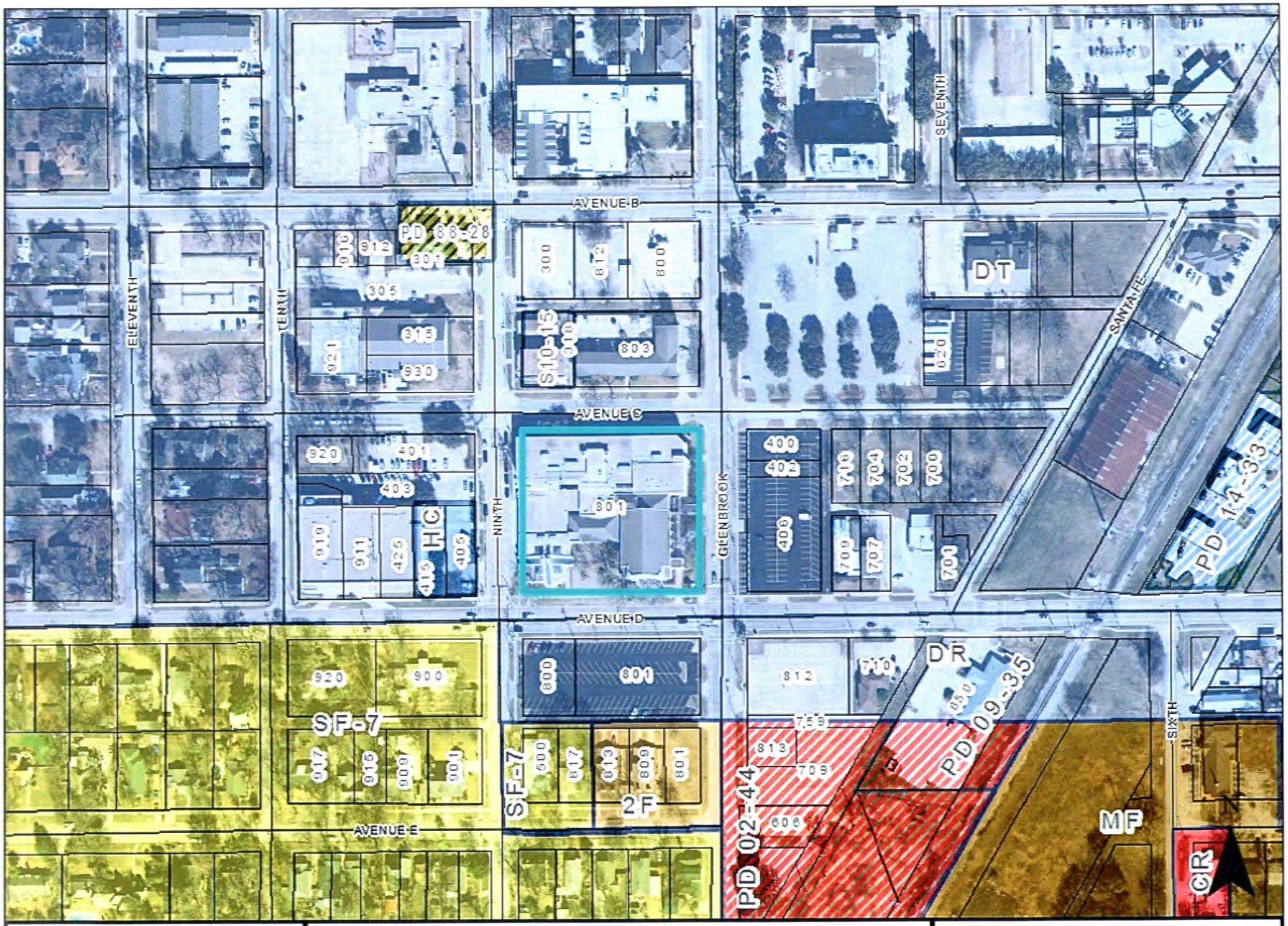
COMPREHENSIVE PLAN

The Future Land Use Map for Envision Garland identifies this area as appropriate for Compact Neighborhoods. Compact Neighborhoods allow for a 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. These areas accommodate uses such as convenience retail (goods and services), office space, and public services. The architectural character and scale of these areas are compatible with adjacent residential development.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The surrounding area is a mixture of institutional and residential uses. The subject property is located along major thoroughfares that serve as entrances to the core of the Downtown District. There is a church parking lot across West Avenue D to the south and to the east across West Avenue A. The property across West Avenue C to the north is developed with an apartment complex. The property to the west across Ninth Street is developed with another church building. The proposed sign would be visible from the properties along West Avenue D and South Glenbrook Drive.

Prepared By:	Reviewed By:
Will Guerin, AICP Director of Planning	Bryan L. Bradford City Manager
Date: November 6, 2015	Date: November 12, 2015



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1 inch = 200 feet

DOWNTOWN DEVELOPMENT PLAN

DD 15-03

INDICATES AREA OF REQUEST

DCI
DATATRONIC CONTROL, INC.
5130 Dexham Rd. Rowlett, TX 75088
Tel: (972)475-7879 Fax: (972)475-4163

DESIGNED BY: KMD	DATE: 04-15-14	Scale: 1/47.28"	Customer: First Baptist Church of Garland	QUOTE: 1406-1116-0837

This original design and all information contained herein are the property of Datatronic Control,Inc. and is subject to return, any unauthorized use is prohibited. Images shown on the sign may not display actual resolutions. This drawing shows estimates for representation and size only. Actual sizes may vary and this should in no way constitute as a technical or engineered drawing. The sizes, layouts, and images used in this drawing are for the sole purpose of being viewed by the client to estimate how a sign may be displayed. Refer to a engineer drawing for actual sizes, layouts, and scales. Datatronic Control, Inc does not perform any electrical work. All Electrical Work must be performed by a Licensed Electrician.

Brief Description: CINEVISION VIDEO DISPLAY 10mm 144 x 336 MATRIX

DCI
DATATRONIC CONTROL, INC.
5130 Dexham Rd. Rowlett, TX 75088
Tel: (972)475-7879 Fax: (972)475-4163

DESIGNED BY: KMD	DATE: 04-15-14	Scale: 1/30.76"	Customer: First Baptist Church of Garland	QUOTE: 1406-1116-0837

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Brief Description: CINEVISION VIDEO DISPLAY 10mm 144 x 336 MATRIX

DESIGNED BY: KMD	DATE: 05-15-15	Scale: 1/25.4"	Customer: First Baptist Church of Garland	QUOTE: 1404-1515-3920

This original design and all information contained herein are the property of Datatronic Control,Inc. and is subject to return, any unauthorized use is prohibited. Images shown on the sign may not display actual resolutions. This drawing shows estimates for representation and size only. Actual sizes may vary and this should in no way constitute as a technical or engineered drawing. The sizes, layouts, and images used in this drawing are for the sole purpose of being viewed by the client to estimate how a sign may be displayed. Refer to a engineer drawing for actual sizes, layouts, and scales. Datatronic Control, Inc does not perform any electrical work. All Electrical Work must be performed by a Licensed Electrician.

Brief Description: CINEVISION VIDEO DISPLAY 10mm 120 x 240 MATRIX

5130 Dexham Rd. Rowlett, TX 75088
Tel: (972)475-7879 Fax: (972)475-4163

LED DISPLAY & ELECTRONIC MESSAGE CENTERS
AMERICAN OWNED AND OPERATED SINCE 1971

Datatronic Control Inc.
5130 Dexham Road
Rowlett, Texas 75088
(800) 527-1229 (972) 475-7879
Fax: (972) 475-4163

Major Waiver Request: First Baptist Church

Considerations – 1st Baptist Church is a local landmark location in the downtown Garland area.

As the City has grown, and is extending out in different directions, It is important older sites be enabled to be seen and inform people In the area and those traveling past the location of timely information. Offering, mainly Church services, meetings, class and event information, it will also take a greater Community Service information provider position.

The Digital Display has the capability to participating in Amber Alert, Silver Alert, Weather Alert, and Terror Alert information, as well as acting as a Safe Haven location for those needing that service. As the City redevelops itself, there will be more for visitors to recognize the activity of the anchor Churches which are part of Garland's heritage.

The display is a blend of the new technology and old static signs. Digital Displays are now used across the country by cities by Schools, Churches, City Governments, and General Business Sites.

The display is modest in the size of their request, esthetic, the additional light the display provides contributes to better security, and the auto dimming regulation of the brightness prevent it from being offensive.

Since locations in the Downtown area are already using Digital Signage, such as the Library and Granville Arts Theatre, we feel it sets some precedence for this additional display request.

First Baptist Church is investing significant funds for building

Update and expansion, and believes the signage update will Contribute to their ability to inform the community of the new growth, new services, classes, programs for outreach to the community. Although they had three different signage locations, the request is only for two of those sites, one single faced display which is a near exact replacement of the current approved signage, and the other, double faced display, reading the other single direction road area.

We ask for permission for the Digital Display and the small, static Name identification lettering at the base.

The signage is built, anticipating acceptance of this request.

REPORT & MINUTES

P.C. Meeting, October 26, 2015 (8 Members Present)

Consideration of the application of Datatronic Control Inc., requesting approval of a Downtown Development Plan – Major Waiver regarding freestanding programmable signage (Section 7.24(B)(2)(b) and Section 7.25(A)(2) of the Garland Development Code) on a property zoned Downtown (DT) District. This property is located at 801 West Avenue D. (District 2) (File DD 15-03)

Representing the applicant, Barbara Onstott, 5130 Dexham Rd, stated the signage being requested are one-sided signs, provided additional information concerning the materials being used, and elaborated that surrounding residential areas will be taken into consideration during the hours the electronic signage is operating.

The applicant Larry Kerbel, 1513 Merrimac Trail, stated the existing monument sign will not be removed and that the signage being requested will sit on top of the monument. He further elaborated the material being used will be consistent with the existing brick on the church.

Commissioner Luckie questioned the size of the signage being requested is greater than the other two requests.

Commissioners Moore and Dalton and raised concerns regarding the brightness of the signs and the time the signs will be utilized.

Speaking in support of the request Robert, (Bob), Duckworth, 909 Wakefield, cited the need for the signage and requested the request be approved.

Motion was made by Commissioner Moore, seconded by Commissioner Dalton to close the public hearing and open the case for discussion. **Motion carried:** 8 Ayes, 0 Nays

Commissioners Dalton, Fisher, Ott and Moore expressed their support of the request.

Motion was made by Commissioner Moore, seconded by Commissioner Fisher to approve the request per staff recommendation with the provision the signage is to follow the Residential Lighting Guide. **Motion carried: 8** Ayes, 0 Nays.

O = IN FAVOR
X = AGAINST
AVENUE B
AVENUE C
AVENUE D
AVENUE E
ELEVENTH
TENTH
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GLENBROOK
SEVENTH
SIXTH
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PD 02-44
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1 inch = 200 feet
DOWNTOWN
DEVELOPMENT PLAN
DD 15-03
INDICATES AREA
OF REQUEST

GARLAND

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

September 8, 2015

HEARING DATE/TIME: Plan Commission: September 21, 2015 – 7:00 PM

APPLICANT: Datatronic Control, Inc.

File DD 15-03

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, September 21, 2015, in the Goldie Locke Room of the Duckworth Utility Services Building, 217 North Fifth Street, to consider the application of **Datatronic Control, Inc.** requesting approval of 1) a Downtown Development Plan – Major Waiver regarding freestanding signage (Section 7.24(B)(2)(b) and Section 7.25(A)(2) of the Garland Development Code). The property is shown on the enclosed sketch and is described as follows:

> Being an approximate 1.973-acre tract of land and identified as Lots 1 through 7, Block 19, Embree Addition, an addition to the City of Garland according to the plat recorded in Volume 71, Page 441, Plat Records of Dallas County, Texas. The subject property is located at 801 West Avenue D, Garland, TX. (District 2)

Note: The applicant requests a major waiver to the Downtown District standards to allow construction of two programmable freestanding signs on the subject property.

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 Chasidy Allen Benson 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
First United Methodist Church
Printed Name
801 West Avenue B, Garland, TX 75040
Address City, State Zip

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

Dir of Comms
Signature Title

Date: 9/15/2015

Outside of notification area

Planning Report

File No. 15-26 /District 5

Agenda Item: 9d

Meeting: City Council

Date: November 17, 2015

Best Storage, LLC

3159 South Garland Avenue (former Hypermart site only)

REQUEST

Approval of 1) an amendment of Planned Development (PD) 08-52 for Community Retail uses, 2) a Detail Plan for a Self-Storage and (Indoor) Athletic Events Facility, and 3) a Specific Use Provision for Self-Storage.

OWNER

Best Storage, LLC

PLAN COMMISSION RECOMMENDATION

On October 13, 2015 the Plan Commission by a vote of five (5) to four (4), recommended denial of 1) an amendment of Planned Development (PD) 08-52 for Community Retail uses, 2) a Detail Plan for a Self-Storage and (Indoor) Athletic Events Facility, and 3) a Specific Use Provision for Self-Storage.

STAFF RECOMMENDATION

Denial of 1) an amendment of Planned Development (PD) 08-52 for Community Retail Uses [formerly Shopping Center (SC) Uses] 2) a Detail Plan for a Self-Storage and (Indoor) Athletic Events Facility, and 3) a Specific Use Provision for Self-Storage Facility.

While the proposed elevation changes to the building provide an improvement as well as a step towards adaptive reuse for future appropriate uses, and while staff would be supportive of a similar Detail Plan submitted in conjunction with just the athletic complex use, it may be premature to approve a self-storage use in lieu of a proposal that is consistent with the Envision Garland Plan and Centerville Marketplace Revitalization Strategy report.

If the Specific Use Provision is approved, staff recommends a time period of no longer than ten (10) years in order to reevaluate the use in relation to the site and the overall catalyst area.

Additionally, if approved, staff recommends the west elevation, adjacent to South Shiloh, be refaced with the same materials and percentages as found on the south and east. Staff also recommends that the north elevation adjacent to Kingsley Road be refaced consistently with the other elevations.

Finally, it should be noted that staff has worked with the City Attorney's Office to draft within the PD Conditions that the sports complex use must be issued a Certificate of Occupancy prior to that of the storage use, and be in full and continued operation, among other conditions.

BACKGROUND

The subject site is currently zoned Planned Development (PD) 08-52 for Community Retail Uses (formerly Shopping Center Uses) and contains the former Hypermart building. Prior to approval of the City-initiated rezoning in 2008, the City carried out an evaluation of the site and surrounding properties to determine the appropriate zoning of the subject area given its size, existing development patterns and proximity to thoroughfares. The evaluation recommended greater consideration be given towards future development to encourage revitalization of the area upon the vacancy of the Hypermart. City Council approved the rezoning of the subject property from Commerical-2 (C-2) District and Shopping Center (SC) District to a Planned Development based in the Shopping Center District. The PD limited the allowable uses and required a Concept Plan and Detail Plan for new development.

The applicant requests to amend Planned Development (PD) 08-52, approval of a Detail Plan which reflects façade renovations of the existing building, and interior alterations to accommodate indoor athletic events and a self-storage facility. The applicant also requests approval of a Specific Use Provision for a self-storage facility. Although the Planned Development encompasses the entire area, the request is limited to the Hypermart site; existing uses on outparcels would remain as is.

SITE DATA

Planned Development 08-52 contains approximately 40.3 acres with frontage on West Kingsley Road (approximately 1,600 feet), South Garland Avenue (approximately 1,900 feet) and South Shiloh Road (approximately 1,535 feet). However, the request for the Detail Plan and Specific Use Provision is specific to a defined area, approximately 25.254 acres, which contains the former Hypermart building.

USE OF PROPERTY UNDER CURRENT ZONING

Planned Development 08-52 was established under Ordinance #4647 regulations for limited Shopping Center Uses. The Shopping Center District accommodates shopping center development having a neighborhood or community service area. Planned Development 08-52 limits uses to more community serving-scale retail/personal service uses and eliminates auto-related uses. The PD also allows for Hotels and Community Amusement, Indoor.

Upon the adoption of the Garland Development Code (Ordinance #6773), the Shopping Center District was converted to the Community Retail (CR) District, thus the Planned Development is now based in the Community Retail (CR) District. The Community Retail (CR) District is intended to accommodate a variety of retail, service, and business establishments that may or may not be

designed in a shopping center configuration. The Community Retail District requires approval of a Specific Use Provision for a Self-Storage Facility. The PD District requires approval of both a Concept and Detail Plan prior to any redevelopment on the property.

CONSIDERATIONS

Land Use

1. The property was developed in 1987 with a 226,408 square-foot building which was formerly occupied by the Hypermart and contains several small suites designed for retail occupancy. The site is located less than one-half mile north of Interstate Highway 635 at its intersections with Shiloh Road and South Garland Avenue. As such, this location is a primary entry into Garland from Dallas and other communities along the IH 635 corridor. Access and visibility is provided to the site from all three adjacent arterial thoroughfares (Kingsley, South Garland and Shiloh).

2. The Hypermart site is surrounded by outparcels along South Garland Avenue, West Kingsley Road and South Shiloh Road. These outparcels contain a bus transit company, fast food restaurants, retail sales with gasoline pumps, a vacant fire station building and various other retail sales/personal service establishments. The southernmost remainder of the triangle formed by the bounding thoroughfares is the former site of Prestige Ford and will be redeveloped as a Racetrac gas station. The total area contained within the area bound by South Shiloh Road, South Garland Avenue and Kingsley Road, is approximately fifty (50) acres.

3. As previously stated, City Council approved a City-initiated rezoning of the subject property from Commerical-2 (C-2) District and Shopping Center District (SC) District to a Planned Development based in the Shopping Center District. At the time the Planned Development was approved, the City was in the process of updating the Comprehensive Plan, and the rezoning was an effort to guide the reuse and redevelopment potential of the subject site until more appropriate comprehensive plan recommendations and development regulations could be applied.

4. Accordingly, the site received further focus during the formation of the Catalyst Areas as a component of Envision Garland adopted in 2012. Catalyst areas are contingents of properties planned for revitalization--areas where the maximization of fiscal investments will provide opportunities for positive economic “ripple effects” in surrounding neighborhoods, corridors, and areas of influence. The catalyst areas, identified for strategic reinvestment, highlight key redevelopment opportunities to revitalize and modernize the City’s development pattern. Each area’s unique character highlights the importance of area-specific redevelopment strategies. The Envision Garland Plan recognizes the subject area, the South Garland Avenue Catalyst Area, as one of seven such strategic areas within the City.

5. The South Garland Avenue Catalyst Area represents one of the City’s key commercial corridors, a gateway into the City from IH-635 and a historical arterial connection to downtown Dallas. The subject property is at the forefront of this particular redevelopment opportunity and any re-development would set the tone for future efforts. The particular advantage of the

contingent of properties within PD 08-52 is its sheer size, its access to IH-635, as well as its significant visibility provided by the adjacency of two major thoroughfares.

6. As a Catalyst Area, the approach should be to remain attentive to opportunities yielding the greatest positive economic impact to the surrounding area. It is important to maintain the broader vision of a significant redevelopment opportunity. Storage facilities often tend to be a permanent, rather than an interim use. Its presence within the property may hinder other opportunities such as a business park concept suggested in the Centerville Marketplace Repositioning Strategy in 2014.

7. As mentioned above, the subject site was further analyzed as a part of the Centerville Marketplace Repositioning Strategy in 2014. At that time, the site was considered as having potential for redevelopment into a business park and retail area that could be compatible with possible redevelopment along Interstate Highway 635. No regulatory mechanism has yet been put into place to formally guide redevelopment efforts in the area toward those uses.

<u>Detail Plan</u>

8. The applicant proposes a Detail Plan to redevelop the existing 226,408 square foot building with 150,000 square feet of indoor athletic events facility space operated by Texas Sports Center. Approximately 75,000 square feet of the remaining area will be dedicated to self-storage operated by Best Storage; however, it should be noted that with the installation of a second floor for the storage use, the ultimate total floor area of the storage use will be approximately 150,000 square feet. The applicant has indicated that Texas Sports Center will provide indoor space for multiple sports including basketball, volleyball, soccer, and cheerleading activities. Texas Sports Center will remodel the existing building to accommodate 9 full size high school-size basketball/volleyball courts, 10 indoor batting cages/pitching tunnels, 4 multipurpose fields, 2 indoor cheer floors, vending and concessions areas, a pro-shop, and 7 multi-purpose rooms that will be used for birthday parties, corporate events, coaches meetings and training consultations. Best Storage proposes to develop the remainder of the building to accommodate approximately 819 self-storage units provided on two levels. Each of the spaces will be divided with a demising wall the entire length of the building, no interior access is provided between the two. Best Storage will provide open access while the sales office is open and key pad access between 6am to 10pm for customers only. The storage units will only be accessed internally; the “storage doors” shown on the elevations are for architectural/decorative purposes only.

9. The applicant proposes to modify the south (front) and east elevations by re-facing the existing building with primarily brick veneer finish with stucco accents. The west elevation (facing South Shiloh Road) and the north elevation (facing W. Kingsley Road) will primarily remain as is. However, staff recommends a re-facing of the west elevation similar to that of the south and east to establish a more coherent appearance. Staff also recommends a compatible treatment of the north wall. Although the visibility of this elevation is limited by vegetation and a masonry wall, the absence of façade treatment on this elevation would be more noticeable against the re-facing proposed for the rest of the building. The existing structure contains a large metal barrel

roof element that runs the length of the building. This element will remain in place.

10. Per the proposal, the overall layout of the site will remain largely unchanged. The former Hypermart site required one (1) parking space for every 200 square feet of gross floor area; the site contains approximately 1,400 parking spaces. An Athletic Events Facility (Indoor) requires one (1) parking space for every 125 square feet of gross floor area. Based on the size of the facility 1,200 parking spaces are required. The parking requirement for a Self-Storage Facility is one (1) parking space for every 25 units, plus one space for every 300 square feet of gross floor area of office space plus one space for the manager's apartment. Based on this ratio, 36 parking spaces are required. The existing parking spaces are sufficient to accommodate the proposed uses.

11. Per the proposal, the existing parking area and site landscaping and screening including a screening wall and adjacent tree plantings along West Kingsley Road will be maintained and remain as is. However, the applicant intends to provide complimentary updates to the landscaping adjacent to the south façade (front) of the building with trees planted within three wells along the sidewalk adjacent to the building.

12. Self-storage uses in the Community Retail district require a Specific Use Provision prior to development. The applicant requests a Specific Use Provision for a period of thirty (30) years.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan designates the subject property as Business Center. Business centers provide a cluster of business offices and/or low impact industry, including campus-type developments that cumulatively employ large numbers of people. Operations within this development type occur internal to buildings resulting in minimal negative impacts (sound, air, traffic, outdoor lighting, storage, etc.) and are compatible with adjacent development types in architecture, character, scale, and intensity.

Catalyst Area South Garland
The Envision Garland Plan recognizes the subject area, the South Garland Avenue Catalyst Area, as one of seven strategic areas within the City. The South Garland Avenue Catalyst Area is considered to be a key commercial corridor, a gateway into the City from I-635 and an historic arterial connection to downtown Dallas.

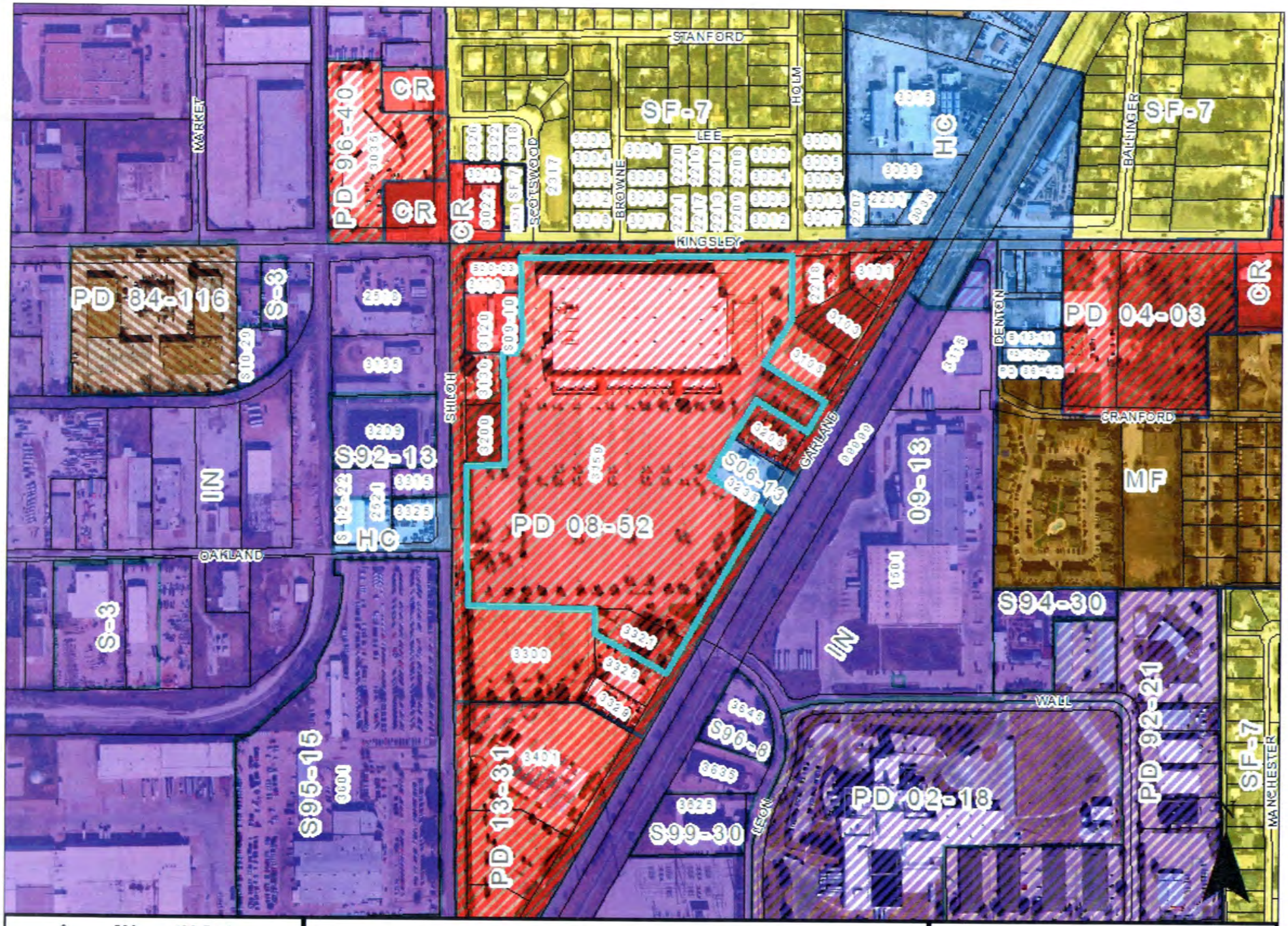
Target Investment Area
The larger area and specifically the subject site are identified as a target investment area for the City. As a target investment area, the City's overall strategy is to diversify large infill sites (e.g., Hypermart) to transform the area into a viable employment and training center taking advantage of regional transit access. New opportunities along this corridor should focus on redevelopment and revitalization.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The subject site is surrounded by outparcels along South Garland Avenue, West Kingsley Road and South Shiloh Road. These outparcels contain a bus transit company, fast food restaurants, retail sales with gasoline pumps, used auto sales, car wash, vacant fire station and various other retail sales/personal service establishments. The southernmost remainder of the triangle formed by the bounding thoroughfares will be redeveloped as a Racetrac gas station.

Properties to the east across South Garland Avenue and the Kansas City Southern Railroad are zoned Industrial District and are developed with motels (S96-8, S99-30) and an electric substation. Property to the south across McCree Road is zoned Industrial District and is developed with J.L. Parker Plumbing. Property to the west across South Shiloh Road, is zoned Industrial District and is developed with the Prestige Ford auto dealership (S95-15). As previously mentioned, the site immediately south of the subject site will be developed with a Race Trac Retail Sales with Gas Pumps use. (PD 13-31).

Prepared By:	Reviewed By:
Will Guerin, AICP Director of Planning	Bryan L. Bradford City Manager
Date: November 6, 2015	Date: November 12, 2015



0 200 400 Feet
1 inch = 400 feet

ZONING Z 15-26

INDICATES AREA OF REQUEST

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE 15-26

3159 South Garland Avenue

I. **Statement of Purpose:** The purpose of this Planned Development District is to permit the development a Self-Storage and (Indoor) Athletic Events Facility on the subject property subject to conditions.

II. **Statement of Effect:** This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.

III. **General Regulations:** All regulations of the Community Retail (CR) District set forth in Chapter 2 of the Garland Development Code, Ordinance 6773, 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. In the event of conflict between the Detail Plan and the conditions, the conditions shall prevail.

V. **Specific Regulations:**

A. Permitted Uses: Uses shall be as permitted within the Community Retail (CR) District.

B. Specific Use Provision: The Specific Use Provision for Self-Storage Facility shall be granted for a period of thirty (30) years. The self-storage use may not be issued a Certificate of Occupancy until the athletic events facility has been issued a Certificate of Occupancy and is conditioned on 150,000 square feet of the facility being occupied, maintained, and continuously and regularly used as an indoor athletic facility. For the purposes of this PD, "continuously and regularly used" means the indoor athletic event facility is open to the public, a minimum of 6 hours per day, 5 days per week, without interruption for more than 300 calendar days, and is being used for indoor athletic events.

EXHIBIT B

C. Site Plan: Development shall be in general conformance with the site plan labeled Exhibit C.

D. Screening and Landscaping: Screening and landscaping shall be provided as reflected on Exhibit D. The existing masonry screening wall with tree plantings along Kingsley Road shall remain. Parking lot landscaping shall be as reflected in Exhibit D.

E. Building Elevations: The building elevations shall be in general conformance with Exhibit E. All attached signage shall be located as reflected in Exhibit E, and in conformance with Chapter 4 Article 5 of the Garland Development Code.

F. Floor Plan: The floor plan of the (indoor) athletic events facility and footprint of the self-storage facility shall be generally as reflected in Exhibit F.

G. Time Period: The Specific Use Provision shall be in effect for a period of 30 years.

EXHIBIT B

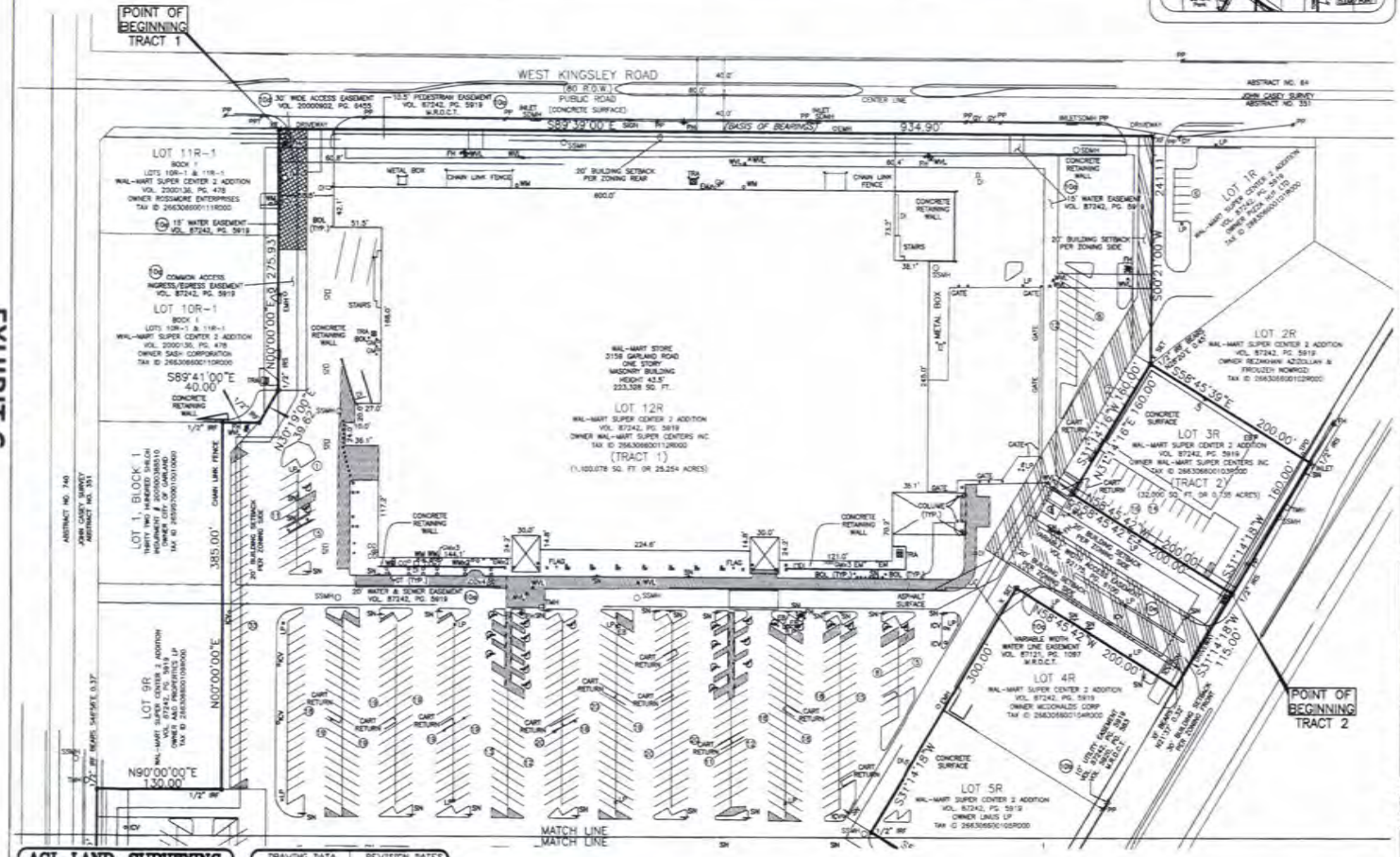
EXHIBIT C

LEGEND

N.	North	♿	Physically Disabled Parking	TelHO	Telephone Manhole
S.	South	EB ■	Electric Box	TRA ■	Electric Transformer
E.	East	EM ■	Electric Meter	Sn	Sign
W.	West	EMHO	Electric Manhole	SSMHO	Sanitary Sewer Drain Manhole
°	Degrees	FH ▲	Fire Hydrant	SDMHO	Storm Drain Manhole
'	Feet or Minutes	FLAGO	Flag Pole	WM O	Water Meter
"	Inches or Seconds	GM O	Gas Meter	WVL ▲	Water Valve
Sq.	Square	GT O	Grease Trap		Adjoining Boundary
Ft.	Feet	GY ←	Guy Wire		Boundary
Vol.	Volume	GV O	Gas Access Cover		Easement
Pg.	Page	ICV O	Irrigation Control Valve	—OHE—	Over Head Electric
CAB	Cabinet	LP ☼	Light Pole	● 1/2" IRF	1/2 Inch Iron Rod Found
Pg.	Page	PP ↓	Power Pole	○ 5/8" IRS	5/8 Inch Iron Rod Set
M.R.D.C.T.	Map Records Dallas County Texas	PPT ↓	Power Pole w/Transformer	● IPF	Iron Pipe Found
A/C ☐	Air Conditioner	TSP O	Traffic Signal Pole	XF	"X" Found
BOL O	Bollard	TSB ☐	Traffic Signal Box	X Set	"X" Set
CO O	Clean Out	TPO O	Telephone Pedestal	(#)	Parking Stall Count
DI	Drain Inlet	TLV ☐	Telephone Vault		

VICINITY MAP

1"=2000'



RECORD LEGAL DESCRIPTION

Tract 1

Lot 9R and Lot 12R, in Block 1, of WAL-MART SUPER CENTER 2 ADDITION, an addition to the City of Garland, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 87242, Page 5919, Plat Records, Dallas County, Texas.

Tract 2

Lot 3R, in Block 1, of WAL-MART SUPER CENTER 2 ADDITION, an addition to the City of Garland, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 87242, Page 5919, Plat Records, Dallas County, Texas.

AS-SURVEYED DESCRIPTION

Tract 1

Lot 9R and 12R in Block 1, of Wal-Mart Super Center 2 Addition, an addition to the City of Garland, Dallas County, Texas as recorded in Volume 87242, Page 5919, Deed Records of Dallas County, Texas, said property being described in deed to Wal-Mart Super Centers, Inc. as recorded in Volume 89007, Page 358 of the Deed Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at an "X" found for the northwesterly corner of Lot 12R and on the southerly right-of-way line of West Kingsley Road (an 80 foot right-of-way);

THENCE South 89°39'00" East along said West Kingsley Road for a distance of 934.90 feet to an "X" found;

THENCE South 00°21'00" West departing said West Kingsley Road for a distance of 241.11 feet from which a 1/2 inch iron rod found bears North 28°20' East for a distance of 0.45 feet;

THENCE South 31°14'18" West for a distance of 150.00 feet to an "X" set;

THENCE South 58°45'42" East for a distance of 200.00 feet to a 1/2 inch iron rod set with cap stamped "RPLS 5632" on the northwesterly right-of-way line of South Garland Avenue (a 100 foot right-of-way);

THENCE South 31°14'18" West along said northwesterly right-of-way line of South Garland Avenue for a distance of 115.00 feet from which a "X" found bears North 21°31' West for a distance of 0.32 feet;

THENCE North 58°45'42" West departing said northwesterly right-of-way line of South Garland Avenue for a distance of 200.00 feet to an "X" set;

THENCE South 31°14'18" West for a distance of 300.00 feet to a 1/2 inch iron rod found;

THENCE South 58°45'42" East for a distance of 200.00 feet from which an "X" found bears North 74°34' for a distance of 0.26 feet on the aforesaid northwesterly right-of-way line of South Garland Avenue;

THENCE South 31°14'18" West along said northwesterly right-of-way line of South Garland Avenue for a distance of 636.70 feet from which a 5/8 inch iron found bears South 48°23' East for a distance of 0.77 feet;

THENCE North 58°45'00" West departing said northwesterly right-of-way line of South Garland Avenue for a distance of 276.88 feet to an "X" set;

THENCE North 00°00'00" East for a distance of 82.40 feet to an "X" set;

THENCE North 80°00'00" West for a distance of 428.12 feet from which an "X" found bears South 77°17' East for a distance of 0.65 feet on the easterly right-of-way line of South Shiloh Road (a 100 foot right-of-way);

THENCE North 00°00'00" East along said easterly right-of-way line of South Shiloh Road for a distance of 463.72 feet from which a 1/2 inch iron rod found bears South 48°58' East for a distance of 0.37 feet;

THENCE North 80°00'00" East departing said easterly right-of-way line of South Shiloh Road for a distance of 130.00 feet to a 1/2 inch iron rod found;

THENCE North 00°00'00" East for a distance of 385.00 feet to a 1/2 inch iron rod found;

THENCE South 89°41'00" East for a distance of 40.00 feet to a 1/2 inch iron rod found;

THENCE North 30°19'00" East for a distance of 39.62 feet to a 1/2 inch iron rod set with cap stamped "RPLS 5632";

THENCE North 00°00'00" East for a distance of 275.93 feet to the POINT OF BEGINNING;

Tract 2

Lot 3R, Block 1, in Wal-Mart Super Center 2 Addition, an addition to the City of Garland, Dallas County, Texas, as recorded in Volume 87242, Page 5919, Deed Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod set for the south corner of said Lot 3R and on the northwesterly right-of-way line of South Garland Avenue (a 100 foot right-of-way);

THENCE North 58°45'42" West departing said northwesterly right-of-way line of South Garland Avenue for a distance of 200.00 feet to an "X" set;

THENCE North 31°14'18" East for a distance of 160.00 feet to an "X" set;

THENCE South 58°45'39" East for a distance of 200.00 feet from which a 1/2 inch iron rod found bears North 28°20' East for a distance of 0.45 feet;

THENCE South 31°14'18" West for a distance of 160.00 feet to the POINT OF BEGINNING;

Being the same tract of land described in a Title Report by Stewart Title Guaranty Company, File No. 10714002, dated October 1, 2007 at 8:00 a.m.

ALTA/ACSM LAND TITLE SURVEY

Wal-Mart Stores, Inc.
Store No. 1800
3159 South Garland Ave.
City of Garland, TX

I hereby certify to: Wal-Mart Realty Company, Stewart Title Guaranty Company and MKAssociates, Inc.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes items 1-4, 6, 7(a), 7(b)1), 7(c), 8-11(a) and 13 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, the undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Texas, the relative positional accuracy of this survey does not exceed that which is specified therein.

Larry G. Ferguson
Registration No. 5632
State of Texas

Date of Survey: 10-28-07
Date of Last Revision: 11-20-07

STATE OF TEXAS
REGISTERED
LARRY G. FERGUSON
5632
PROFESSIONAL LAND SURVEYOR

PROJECT NAME: Wal-Mart Stores, Inc. PROJECT No.: 1045-07-1437
ADDRESS: 3159 South Garland Avenue CITY: Garland STATE: Texas

AGL LAND SURVEYING
ACCURATE RELIABLE RESPONSIVE
11381 S. HWY. NO. 34
SCURRY, TEXAS 75158
PHONE (214) 288-8804
FAX (972)212-7294
agllandsurvey@verizon.net

DRAWING DATA	REVISION DATES	
SCALE: 1" = 60'	Rev-1	11-20-07
DRAWN BY: GM		
CHECKED BY: LF		
DWG. No.:		

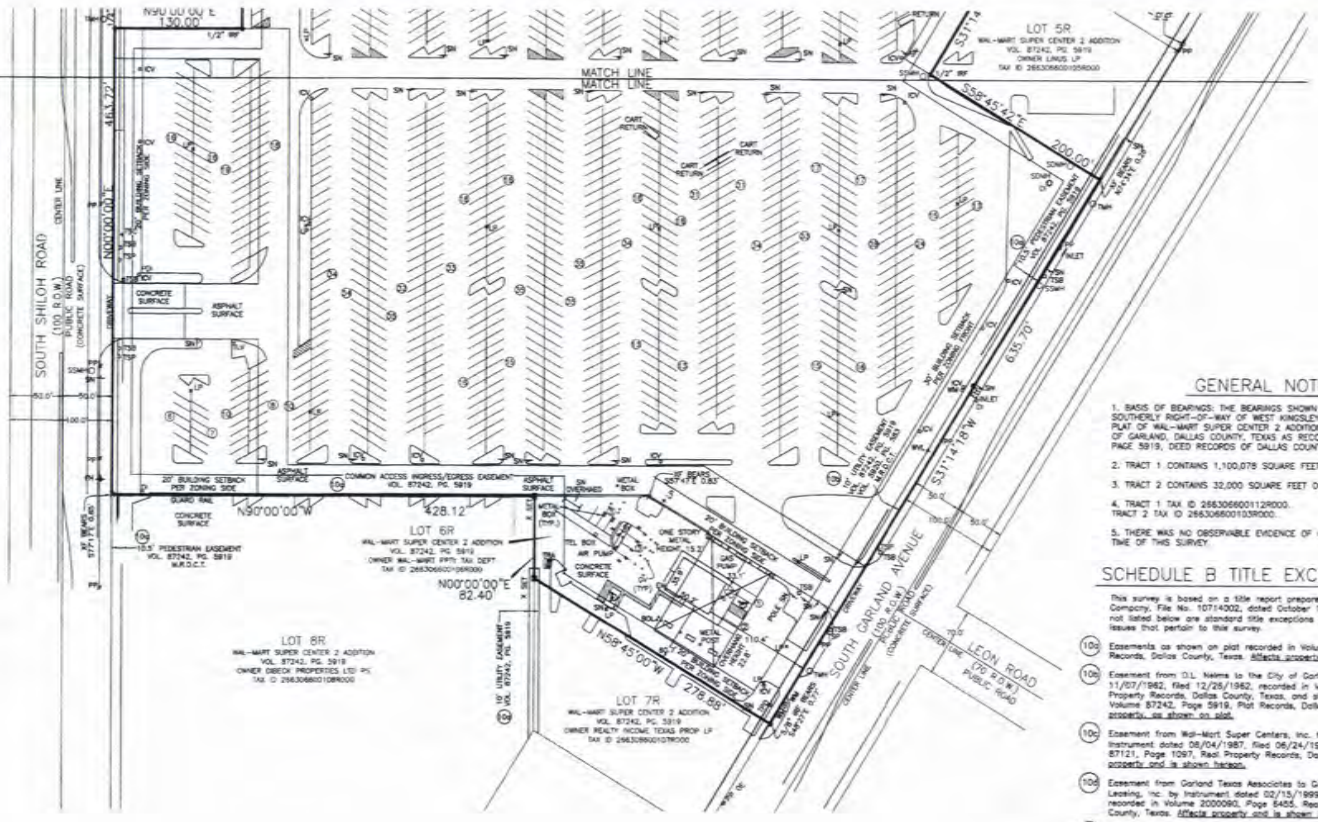
60 0 60 120 180
GRAPHIC SCALE - 1" = 60'

MKAssociates, Inc.
A National Land Services Group

FOR INQUIRIES CONCERNING THIS SURVEY CONTACT:
6598 COMMERCE COURT - SUITE 100
WARRENTON, VIRGINIA 20187
PHONE:(540) 428-5550
FAX: (540) 428-5560

SHEET 1 OF 2

EXHIBIT C



GENERAL NOTES

1. BASIS OF BEARINGS: THE BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY RIGHT-OF-WAY OF WEST KINGSLEY ROAD, AS SHOWN ON THE PLAT OF WAL-MART SUPER CENTER 2 ADDITION, AN ADDITION TO THE CITY OF GARLAND, DALLAS COUNTY, TEXAS AS RECORDED IN VOLUME 87242, PAGE 5919, DEED RECORDS OF DALLAS COUNTY.

2. TRACT 1 CONTAINS 1,100,078 SQUARE FEET OR 25.254 ACRES.

3. TRACT 2 CONTAINS 32,000 SQUARE FEET OR 0.735 ACRES.

4. TRACT 1 TAX ID 26630660011290000.
TRACT 2 TAX ID 26630660010300000.

5. THERE WAS NO OBSERVABLE EVIDENCE OF CEMETERIES FOUND AT THE TIME OF THIS SURVEY.

SCHEDULE B TITLE EXCEPTION NOTES

This survey is based on a title report prepared by Stewart Title Guaranty Company, File No. 10714002, dated October 1, 2007 at 8:00 am. Items not listed below are standard title exceptions and/or are not matters or issues that pertain to this survey.

10g Easements as shown on plat recorded in Volume 87242, Page 5919, Deed Records, Dallas County, Texas. Affects property, as shown on plat.

10h Easement from D.L. Helms to the City of Garland by instrument dated 11/07/1962, filed 12/26/1962, recorded in Volume 5920, Page 583, Real Property Records, Dallas County, Texas, and shown on plat recorded in Volume 87242, Page 5919, Plat Records, Dallas County, Texas. Affects property, as shown on plat.

10c Easement from Wal-Mart Super Centers, Inc. to the City of Garland by instrument dated 08/04/1987, filed 08/24/1987, recorded in Volume 87121, Page 1097, Real Property Records, Dallas County, Texas. Affects property and is shown hereon.

10d Easement from Garland Texas Associates to Galardi Group Franchising and Leasing, Inc. by instrument dated 02/15/1999, filed 08/06/2000, recorded in Volume 20000093, Page 6455, Real Property Records, Dallas County, Texas. Affects property and is shown hereon.

10e Easement from Wal-Mart Stores, Inc. to Pizza Hut of America, Inc. by instrument dated 09/03/1992, filed 09/08/1992, recorded in Volume 92175, Page 6100 as corrected in instrument filed 10/28/1992, recorded in Volume 92206, Page 387, Real Property Records, Dallas County, Texas. Affects property and is shown hereon.

10f Terms, conditions and provisions of that certain Lease dated 12/28/1986, by and between Garland Tx Associates, as Lessor, and Hypermart USA as Lessee, as evidenced by the instrument filed 01/03/1989, and recorded in Volume 89001, Page 365, Real Property Records, Dallas County, Texas. Does apply and affect the subject property, but does not affect the boundary.

10g Terms, conditions and provisions of that certain Sublease dated 04/22/1991, by and between, Hypermart USA, as Lessor, and Conoco, Inc. as Lessee, as evidenced by the instrument filed 010/8/1992, and recorded in Volume 92005, Page 3967, Real Property Records, Dallas County, Texas, and as affected by Assignment and Assumption of Lease filed 05/03/2007, recorded in Clerk's File No. 20070157874, Real Property Records, Dallas County, Texas. Does apply and affect the subject property, but does not affect the boundary.

POTENTIAL ENCROACHMENT NOTES

No potential encroachments found.

ZONING NOTES

Zoned: COMMERCIAL DISTRICT 2 (Tracts 1 & 2)
Existing site conditions fall within permitted uses as listed in the City of Garland Zoning Regulations.

Zoning Regulations are subject to interpretation, for further Zoning Information contact: Shanna Bolen
(Contacted in person 10/30/07
City of Garland Zoning Department
300 Austin Avnue
(254) 750-5600

TRACT ONE

Bulk Regulations:
1. Maximum building height: EXEMPT
2. MAX. BUILDING COVERAGE: 50 %
3. Minimum yard requirements:
Front restriction: 30 feet
Side restriction: 20 feet
Rear restriction: 20 feet

Parking Tabulation:
Regular parking spaces per Zoning 1 Per 200 sq. ft. of building, none sighted for Disabled parking per Zoning Department.

Observed Parking:
1,321 Regular parking
27 Disabled parking
1,348 Total parking

NOTE: Parking is dependent on both zoning and City approval of parking spaces.

TRACT TWO

Bulk Regulations:
1. Maximum building height: EXEMPT
2. MAX. BUILDING COVERAGE: 50 %
3. Minimum yard requirements:
Front restriction: 30 feet
Side restriction: 20 feet
Rear restriction: 20 feet

Parking Tabulation:
Regular parking spaces per Zoning 1 Per 200 sq. ft. of building, none sighted for Disabled parking per Zoning Department.

Observed Parking:
30 Regular parking
0 Disabled parking
30 Total parking

NOTE: Parking is dependent on both zoning and City approval of parking spaces.

FLOOD ZONE NOTES

According to surveyor's interpretation of information shown on the National Flood Insurance Program (NFIP) "Flood Insurance Rate Map" (FIRM), Community Panel No. 481130 0360 K, dated February 05, 2003. The property appears to lie within Zone "X" and no portion of this property lies within a "Special Flood Hazard Area (SFHA) inundated by 100-year flood" zone as defined by the U.S. Department of Housing and Urban Development, Federal Insurance Administration, or the Federal Emergency Management Agency.

PROJECT NAME: Wal-Mart Stores, Inc. PROJECT No.: 1045-07-1437
ADDRESS: 3159 South Garland Avenue CITY: Garland STATE: Texas

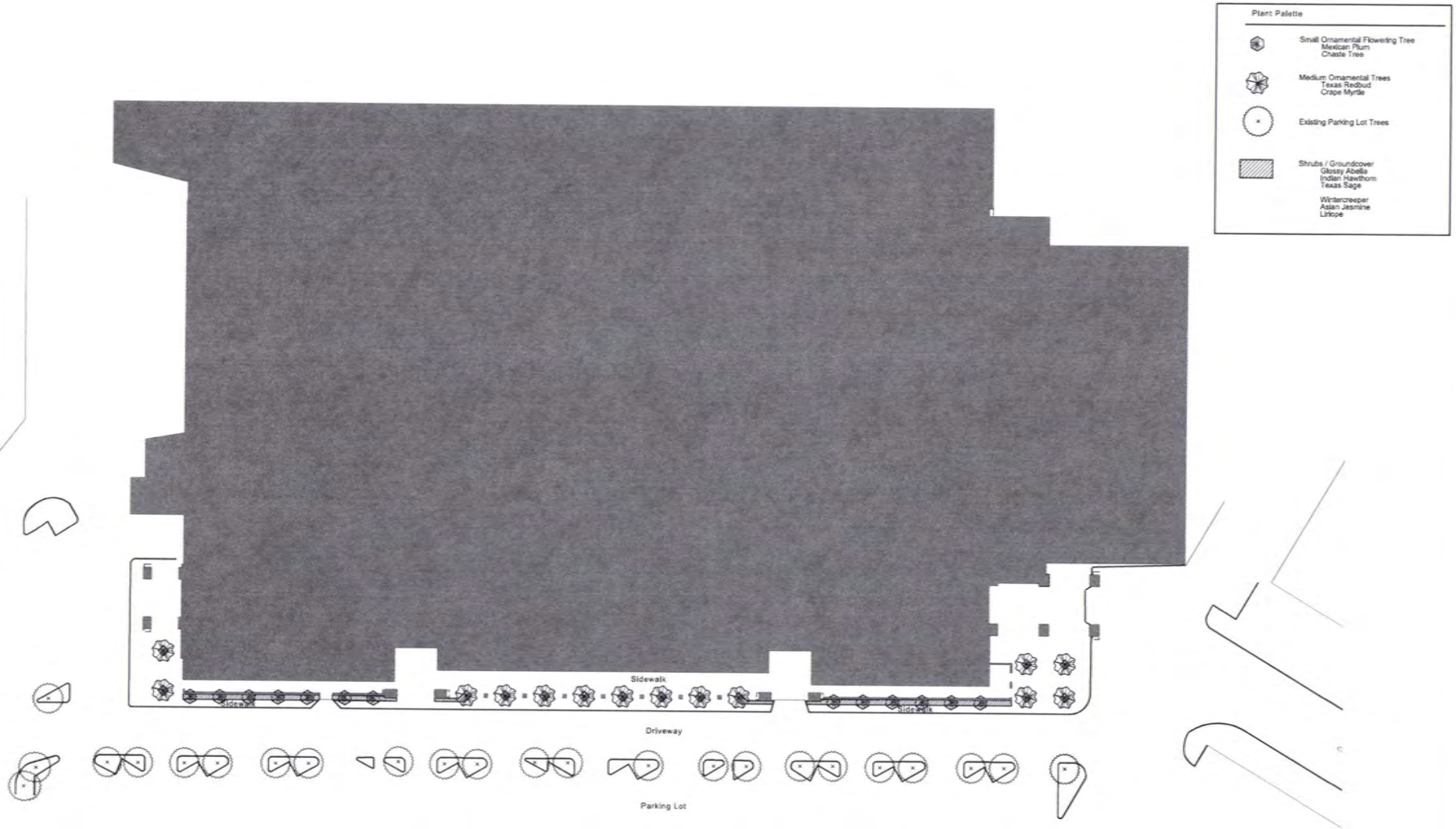
AGL LAND SURVEYING
ACCURATE RELIABLE RESPONSIVE
11281 S. HWY. NO. 34
SOUNDY, TEXAS 75156
PHONE (214) 289-5804
FAX (972)210-7994
aglsurvey@verizon.net

MKA Associates, Inc.
A National Land Services Group
FOR INQUIRIES CONCERNING THIS SURVEY CONTACT:
6593 COMMERCE COURT - SUITE 100
WARRENTON, VIRGINIA 20187
PHONE: (540) 428-3560
FAX: (540) 428-3560

DRAWING DATA	REVISION DATES	
SCALE: 1" = 60'	Rev-1	11-20-07
DRAWN BY: GH		
CHECKED BY: LF		
DWG. No.:		

GRAPHIC SCALE - 1" = 60'

EXHIBIT D



LEVINSON · ALCOSER
ASSOCIATES, L.P.
1177 W. Loop South, Suite 900 Houston, Texas 77027
tel 713.787.0000 fax 713.850.8250
Architecture • Planning • Engineering
Interior Design • Landscape Architecture

BEST STORAGE - GARLAND CENTER
PROPOSED LANDSCAPE PLAN
3159 SOUTH GARLAND AVENUE
GARLAND, TEXAS 77380
07/07/2015

the original scale is 1"=30'-0"

north

BEST STORAGE

EXHIBIT D

LEGEND

N.	North		Physically Disabled Parking	TMHO	Telephone Manhole
S.	South	EB	Electric Box	TRA	Electric Transformer
E.	East	EM	Electric Meter	SN	Sign
W.	West	EMHO	Electric Manhole	SSMHO	Sanitary Sewer Drain Manhole
°	Degrees	FH	Fire Hydrant	SDMHO	Storm Drain Manhole
'	Feet or Minutes	FLAGO	Flag Pole	WM	Water Meter
"	Inches or Seconds	GM	Gas Meter	WVL	Water Valve
Sq.	Square	GT	Grease Trap		Adjoining Boundary
Ft.	Feet	GY	Guy Wire		Boundary
Vol.	Volume	GV	Gas Access Cover		Easement
Pg.	Page	ICV	Irrigation Control Valve	—OHE—	Over Head Electric
CAB	Cabinet	LP	Light Pole	1/2" IRF	1/2 Inch Iron Rod Found
Pg.	Page	PP	Power Pole	5/8" IRS	5/8 Inch Iron Rod Set
M.R.D.C.T.	Map Records Dallas County Texas	PPT	Power Pole w/Transformer	IPF	Iron Pipe Found
A/C	Air Conditioner	TSP	Traffic Signal Pole	"X"	"X" Found
BOL	Bollard	TSB	Traffic Signal Box	"X" Set	"X" Set
CO	Clean Out	TPD	Telephone Pedestal		Parking Stall Count
DI	Drain Inlet	TLV	Telephone Vault		

VICINITY MAP

1"=2000'

RECORD LEGAL DESCRIPTION

Tract 1

Lot 9R and Lot 12R, in Block 1, of WAL-MART SUPER CENTER 2 ADDITION, an addition to the City of Garland, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 87242, Page 5919, Plat Records, Dallas County, Texas.

Tract 2

Lot 3R, in Block 1, of WAL-MART SUPER CENTER 2 ADDITION, an addition to the City of Garland, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 87242, Page 5919, Plat Records, Dallas County, Texas.

AS-SURVEYED DESCRIPTION

Tract 1

Lot 9R and 12R in Block 1, of Wal-Mart Super Center 2 Addition, an addition to the City of Garland, Dallas County, Texas as recorded in Volume 87242, Page 5919, Deed Records of Dallas County, Texas, said property being described in deed to Wal-Mart Super Centers, Inc. as recorded in Volume 89001, Page 358 of the Deed Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at an "X" found for the northwesterly corner of Lot 12R and on the southerly right-of-way line of West Kingsley Road (an 80 foot right-of-way);

THENCE South 89°39'00" East along said West Kingsley Road for a distance of 834.90 feet to an "X" found;

THENCE South 00°21'00" West departing said West Kingsley Road for a distance of 241.11 feet from which a 1/2 inch iron rod found bears North 28°20' East for a distance of 0.45 feet;

THENCE South 31°14'18" West for a distance of 160.00 feet to an "X" set;

THENCE North 58°45'42" East for a distance of 200.00 feet to a 1/2 inch iron rod set with cap stamped "RPLS 5632" on the northwesterly right-of-way line of South Garland Avenue (a 100 foot right-of-way);

THENCE South 31°14'18" West along said northwesterly right-of-way line of South Garland Avenue for a distance of 115.00 feet from which an "X" found bears North 21°37' West for a distance of 0.32 feet;

THENCE North 58°45'42" West departing said northwesterly right-of-way line of South Garland Avenue for a distance of 200.00 feet to an "X" set;

THENCE South 31°14'18" West for a distance of 300.00 feet to a 1/2 inch iron rod found;

THENCE South 58°45'42" East for a distance of 200.00 feet from which an "X" found bears North 74°34' East for a distance of 0.29 feet on the aforesaid northwesterly right-of-way line of South Garland Avenue;

THENCE South 31°14'18" West along said northwesterly right-of-way line of South Garland Avenue for a distance of 635.70 feet from which a 5/8 inch iron found bears South 48°27' East for a distance of 0.77 feet;

THENCE North 58°45'00" West departing said northwesterly right-of-way line of South Garland Avenue for a distance of 278.88 feet to an "X" set;

THENCE North 00°00'00" East for a distance of 82.40 feet to an "X" set;

THENCE North 90°00'00" East for a distance of 428.12 feet from which an "X" found bears South 77°17' East for a distance of 0.65 feet on the easterly right-of-way line of South Shiloh Road (a 100 foot right-of-way);

THENCE North 00°00'00" East along said easterly right-of-way line of South Shiloh Road for a distance of 463.72 feet from which a 1/2 inch iron rod found bears South 46°58' East for a distance of 0.37 feet;

THENCE North 90°00'00" East departing said easterly right-of-way line of South Shiloh Road for a distance of 130.00 feet to a 1/2 inch iron rod found;

THENCE North 00°00'00" East for a distance of 385.00 feet to a 1/2 inch iron rod found;

THENCE South 89°41'00" East for a distance of 40.00 feet to a 1/2 inch iron rod found;

THENCE North 30°19'00" East for a distance of 39.62 feet to a 1/2 inch iron rod set with cap stamped "RPLS 5632";

THENCE North 00°00'00" East for a distance of 275.93 feet to the POINT OF BEGINNING;

Tract 2

Lot 3R, Block 1, in Wal-Mart Super Center 2 Addition, an addition to the City of Garland, Dallas County, Texas as recorded in Volume 87242, Page 5919, Deed Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod set for the south corner of said Lot 3R and on the northwesterly right-of-way line of South Garland Avenue (a 100 foot right-of-way);

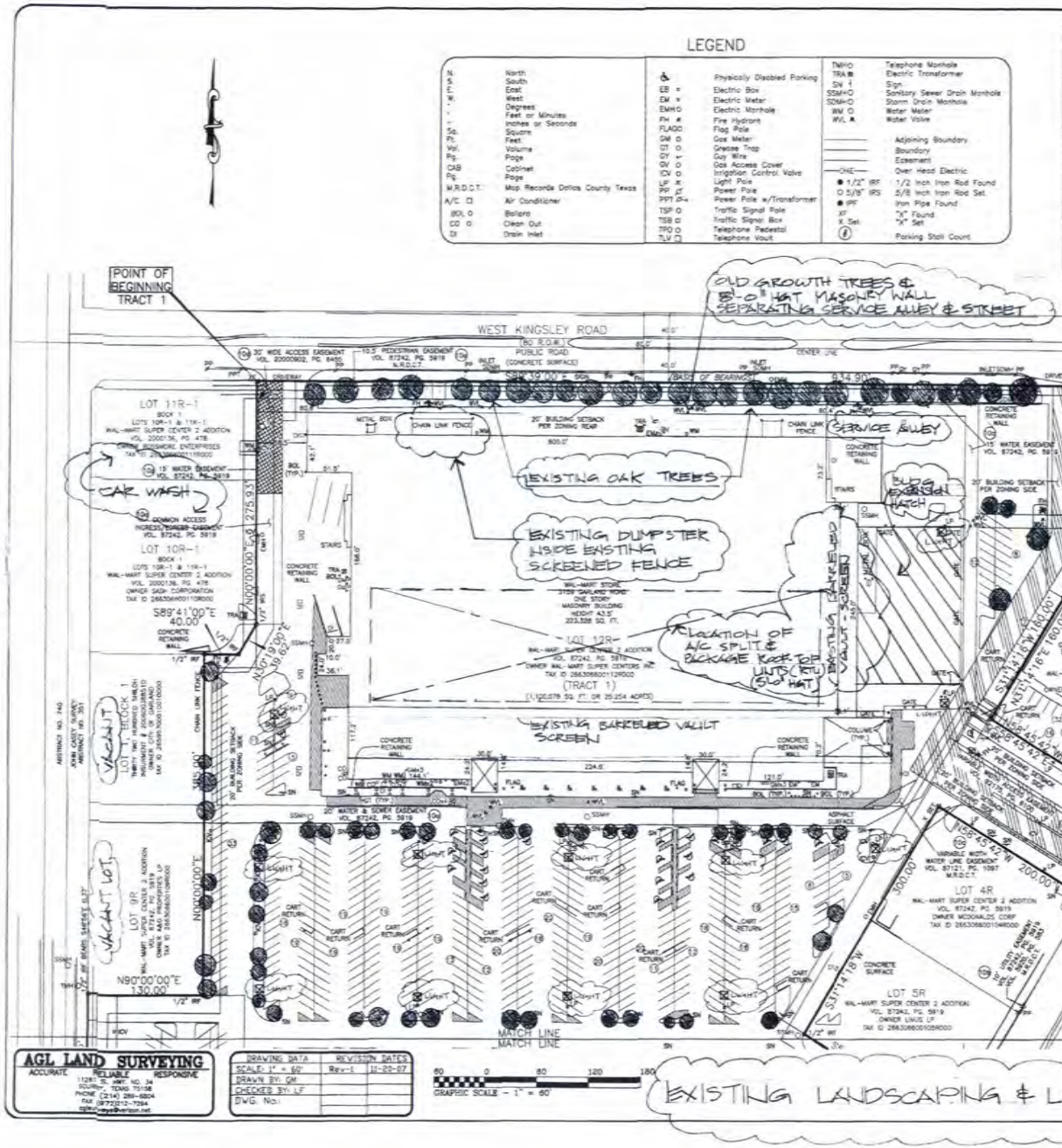
THENCE North 58°45'42" West departing said northwesterly right-of-way line of South Garland Avenue for a distance of 200.00 feet to an "X" set;

THENCE North 31°14'18" East for a distance of 160.00 feet to an "X" set;

THENCE South 58°45'39" East for a distance of 200.00 feet from which a 1/2 inch iron rod found bears North 28°20' East for a distance of 0.45 feet;

THENCE South 31°14'18" West for a distance of 160.00 feet to the POINT OF BEGINNING;

Being the same tract of land described in a Title Report by Stewart Title Guaranty Company, File No. 10714002, dated October 1, 2007 at 8:00 a.m.



ALTA/ACSM LAND TITLE SURVEY

Wal-Mart Stores, Inc.
Store No. 1800
3159 South Garland Ave.
City of Garland, TX

I hereby certify to: Wal-Mart Realty Company, Stewart Title Guaranty Company and MKAssociates, Inc.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes items 1-4, 6, 7(a), 7(c), 8, 9-11(a) and 13 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, the undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Texas, the relative positional accuracy of this survey does not exceed that which is specified therein.

Larry G. Ferguson
Registration No. 5632
State of Texas

Date of Survey: 10-28-07
Date of Last Revision: 11-20-07

STATE OF TEXAS REGISTERED LARRY G. FERGUSON 5632 LAND SURVEYOR

PROJECT NAME: Wal-Mart Stores, Inc. PROJECT No: 1045-07-1437
ADDRESS: 3159 South Garland Avenue CITY: Garland STATE: Texas

MKAssociates, Inc.
A National Land Services Group

FOR INQUIRIES CONCERNING THIS SURVEY CONTACT:
6598 COMMERCE COURT - SUITE 100
WARRENTON, VIRGINIA 20187
PHONE: (540) 428-3550
FAX: (540) 428-3560

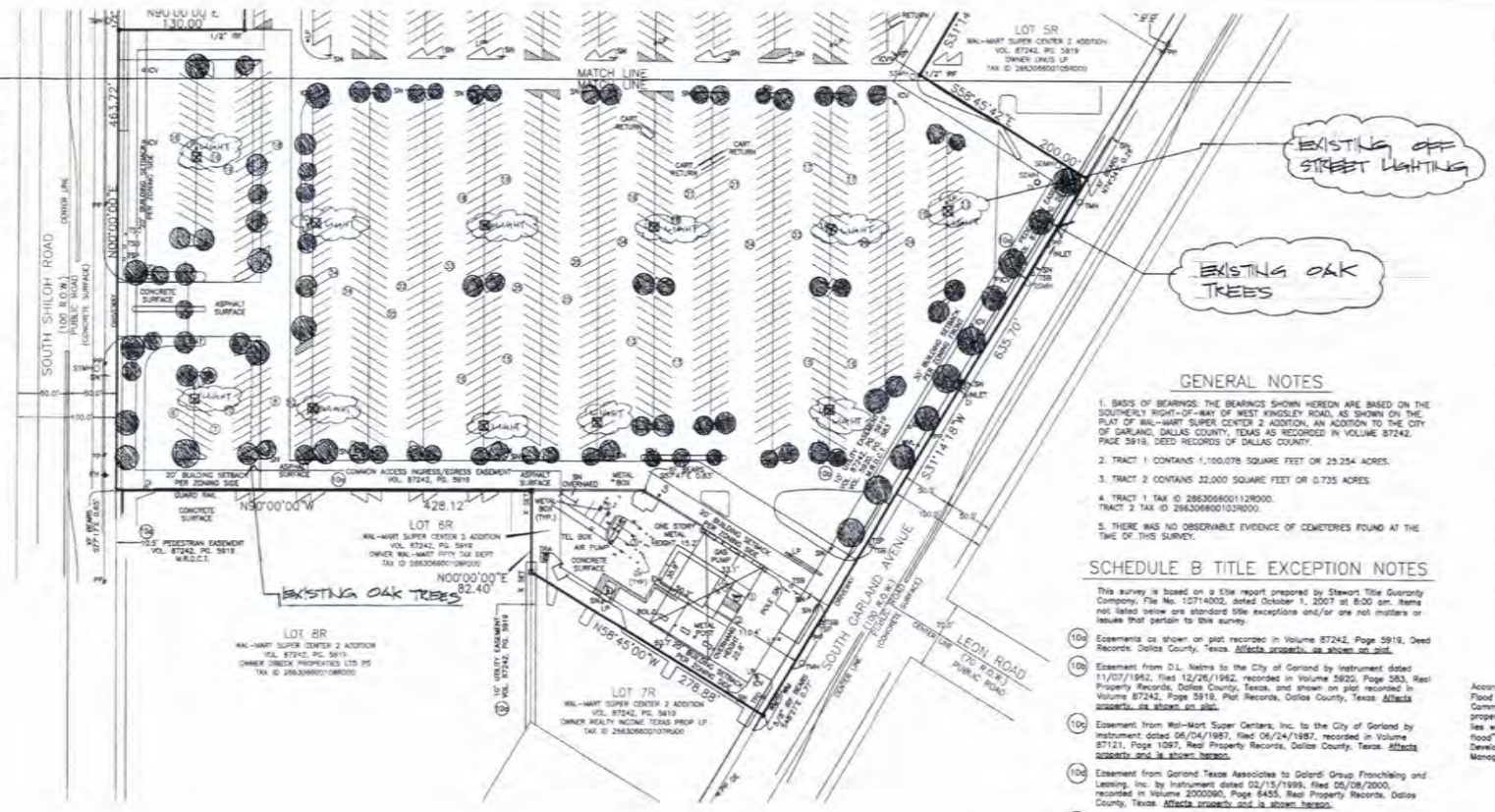
AGL LAND SURVEYING
ACCURATE RELIABLE RESPONSE
11291 S. HWY. NO. 34
COLEMAN, TEXAS 76834
PHONE (214) 289-5804
FAX (972)212-7294

DRAWING DATA	REVISION DATES
SCALE: 1" = 60'	Rev-1 11-20-07
DRAWN BY: GM	
CHECKED BY: LF	
DWG. No.:	

GRAPHIC SCALE - 1" = 60'

SHEET 1 OF 2

EXHIBIT D



EXISTING LANDSCAPING & LIGHTING

GENERAL NOTES

1. BASIS OF BEARINGS: THE BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY RIGHT-OF-WAY OF WEST KINGSLEY ROAD, AS SHOWN ON THE PLAT OF WAL-MART SUPER CENTER 2 ADDITION, AN ADDITION TO THE CITY OF GARLAND, DALLAS COUNTY, TEXAS AS RECORDED IN VOLUME 87242, PAGE 5919, DEED RECORDS OF DALLAS COUNTY.

2. TRACT 1 CONTAINS 1,100,078 SQUARE FEET OR 25.254 ACRES.

3. TRACT 2 CONTAINS 32,000 SQUARE FEET OR 0.735 ACRES.

4. TRACT 1 TAX ID 2863066001120R000.
TRACT 2 TAX ID 2863066001030R000.

5. THERE WAS NO OBSERVABLE EVIDENCE OF CEMETERIES FOUND AT THE TIME OF THIS SURVEY.

SCHEDULE B TITLE EXCEPTION NOTES

This survey is based on a title report prepared by Stewart Title Guaranty Company, File No. 12714002, dated October 1, 2007 at 8:00 am. Items not listed below are standard title exceptions and/or are not matters or issues that pertain to this survey.

10a) Easements as shown on plat recorded in Volume 87242, Page 5919, Deed Records, Dallas County, Texas. Affects property, as shown on plat.

10b) Easement from D.L. Helms to the City of Garland by instrument dated 11/07/1962, filed 12/26/1962, recorded in Volume 5920, Page 583, Real Property Records, Dallas County, Texas, and shown on plat recorded in Volume 87242, Page 5919, Plat Records, Dallas County, Texas. Affects property, as shown on plat.

10c) Easement from Wal-Mart Super Centers, Inc. to the City of Garland by instrument dated 06/04/1987, filed 06/24/1987, recorded in Volume 87121, Page 1097, Real Property Records, Dallas County, Texas. Affects property and is shown hereon.

10d) Easement from Garland Texas Associates to Galardi Group Franchising and Leasing, Inc. by instrument dated 02/15/1999, filed 05/08/2000, recorded in Volume 2000080, Page 6455, Real Property Records, Dallas County, Texas. Affects property and is shown hereon.

10e) Easement from Wal-Mart Stores, Inc. to Pizza Hut of America, Inc. by instrument dated 09/03/1992, filed 09/06/1992, recorded in Volume 92175, Page 6100 as corrected in instrument filed 10/28/1992, recorded in Volume 92209, Page 387, Real Property Records, Dallas County, Texas. Affects property and is shown hereon.

10f) Terms, conditions and provisions of that certain Lease dated 12/28/1988, by and between Garland Tx Associates, as Lessor, and Hypermart USA as Lessee, as evidenced by the instrument filed 01/03/1989, and recorded in Volume 89001, Page 365, Real Property Records, Dallas County, Texas. Does apply and affect the subject property, but does not affect the boundary.

10g) Terms, conditions and provisions of that certain Sublease dated 04/22/1991, by and between, Hypermart USA, as Lessor, and Conoco, Inc. as Lessee, as evidenced by the instrument filed 010/8/1992, and recorded in Volume 92005, Page 3967, Real Property Records, Dallas County, Texas, and as affected by Assignment and Assumption of Lease filed 05/03/2007, recorded in Clerk's File No., 20070157674, Real Property Records, Dallas County, Texas. Does apply and affect the subject property, but does not affect the boundary.

POTENTIAL ENCROACHMENT NOTES

No potential encroachments found.

ZONING NOTES

Zoned: COMMERCIAL DISTRICT 2 (Tracts 1 & 2)
Existing site conditions fall within permitted uses as listed in the City of Garland Zoning Regulations.

Zoning Regulations are subject to interpretation, for further Zoning information contact: Shanna Bolen
(Contacted in person 10/30/07)
City of Garland Zoning Department
300 Austin Avnue
(254) 750-5600

TRACT ONE

Bulk Regulations:
1. Maximum building height: EXEMPT
2. MAX. BUILDING COVERAGE: 50 %
3. Minimum yard requirements:
Front restriction: 30 feet
Side restriction: 20 feet
Rear restriction: 20 feet

Parking Tabulation:
Regular parking spaces per Zoning 1 Per 200 sq. ft. of building, none sighted for Disabled parking per Zoning Department.

Observed Parking:
1,321 Regular parking
27 Disabled parking
1,348 Total parking

NOTE: Parking is dependent on both zoning and City approval of parking spaces.

TRACT TWO

Bulk Regulations:
1. Maximum building height: EXEMPT
2. MAX. BUILDING COVERAGE: 50 %
3. Minimum yard requirements:
Front restriction: 30 feet
Side restriction: 20 feet
Rear restriction: 20 feet

Parking Tabulation:
Regular parking spaces per Zoning 1 Per 200 sq. ft. of building, none sighted for Disabled parking per Zoning Department.

Observed Parking:
30 Regular parking
0 Disabled parking
30 Total parking

NOTE: Parking is dependent on both zoning and City approval of parking spaces.

FLOOD ZONE NOTES

According to surveyor's interpretation of information shown on the National Flood Insurance Program (NFIP) "Flood Insurance Rate Map" (FIRM), Community Panel No. 48113C 0360 K, dated February 05, 2003. The property appears to lie within Zone "X" and no portion of this property lies within a "Special Flood Hazard Area (SFHA) inundated by 100-year flood" zone as defined by the U.S. Department of Housing and Urban Development, Federal Insurance Administration, or the Federal Emergency Management Agency.

PROJECT NAME: Wal-Mart Stores, Inc. PROJECT No: 1045-07-1437
ADDRESS: 3159 South Garland Avenue CITY: Garland STATE: Texas

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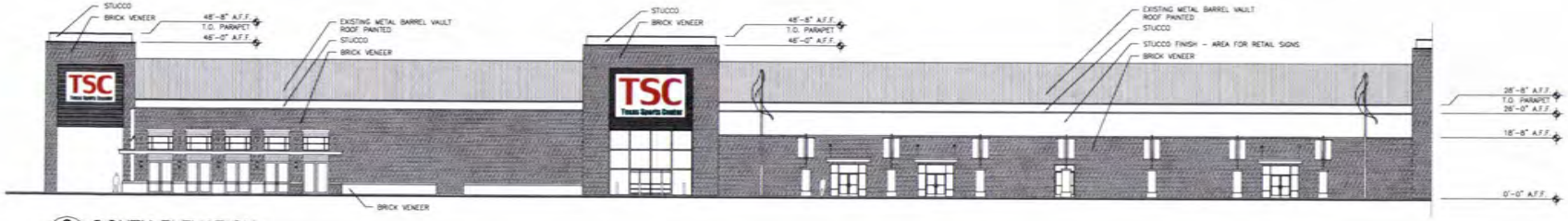
11281 S. HWY. NO. 34
SOURRY, TEXAS 75158
PHONE (214) 289-8804
FAX (972)212-7294
agllandsurvey@verizon.net

DRAWING DATA	REVISION DATES	
SCALE: 1" = 60'	Rev-1	11-20-07
DRAWN BY: GM		
CHECKED BY: LF		
DWG. No.:		

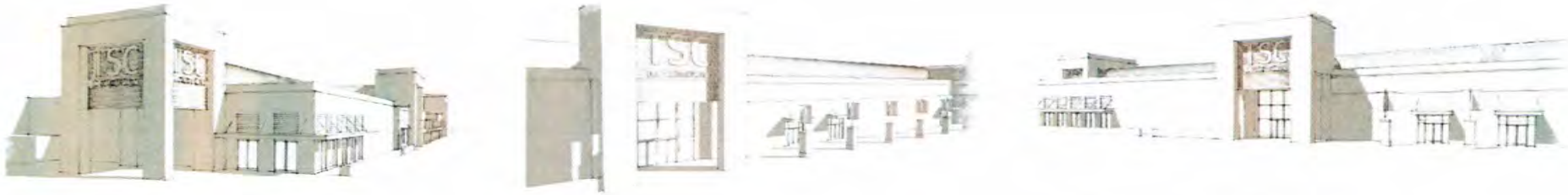
60 0 60 120 160
GRAPHIC SCALE - 1" = 60'

MKAssociates, Inc.
A National Land Services Group
FOR INQUIRIES CONCERNING THIS SURVEY CONTACT:
6598 COMMERCE COURT - SUITE 100
WARRENTON, VIRGINIA 20187
PHONE:(540) 428-3550
FAX: (540) 428-3580

EXHIBIT E



3 SOUTH ELEVATION
SCALE: 1/16" = 1'- 0"



2 WEST ELEVATION
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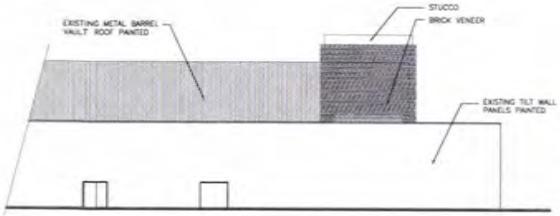


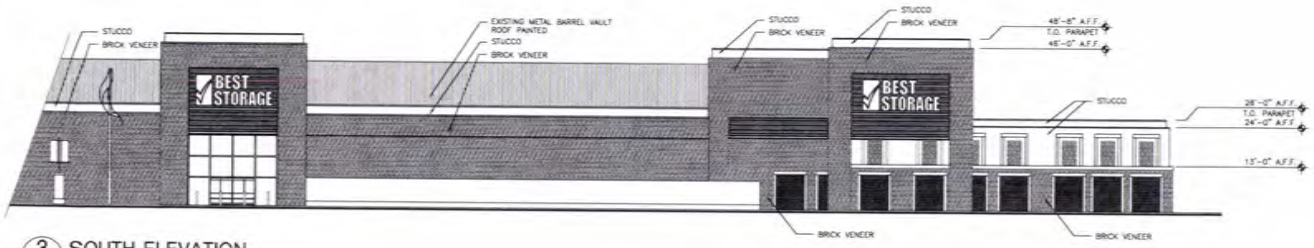
1 NORTH ELEVATION
SCALE: 1/16" = 1'- 0"

LEVINSON • ALCOSER
ASSOCIATES, L. P.
1177 W. Loop South, Suite 900 Houston, Texas 77027
tel 713.787.0000 fax 713.850.8250
Architecture • Planning • Engineering
Interior Design • Landscape Architecture

BEST STORAGE - GARLAND CENTER
PROPOSED TEXAS SPORTS CENTER ELEVATIONS
3159 SOUTH GARLAND AVENUE
GARLAND, TEXAS 77380
07 / 21 / 2015

BEST STORAGE

EXHIBIT E



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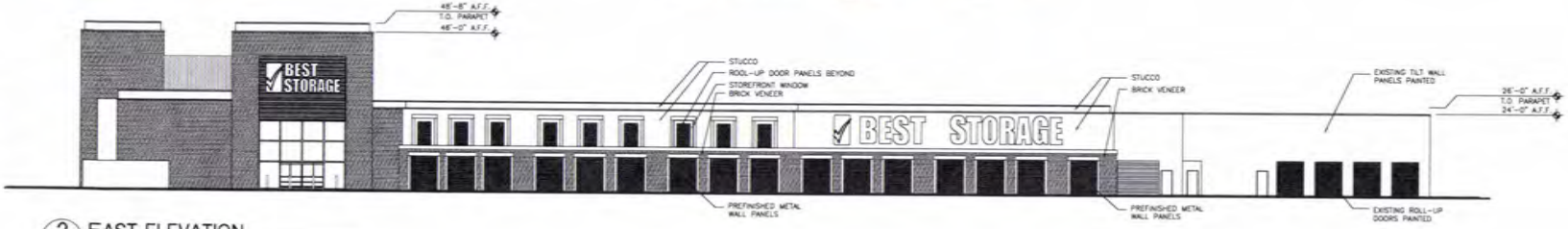
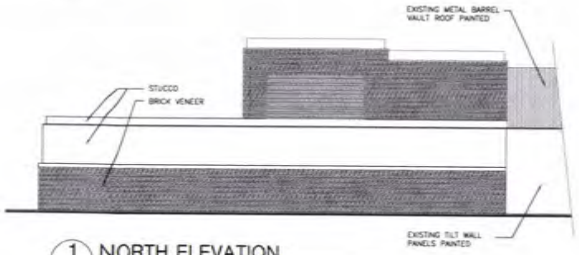


2 EAST ELEVATION
SCALE: 1/16" = 1'- 0"



1 NORTH ELEVATION
SCALE: 1/16" = 1'- 0"

LEVINSON • ALCOSER
ASSOCIATES, L. P.
1177 W. Loop South, Suite 900 Houston, Texas 77027
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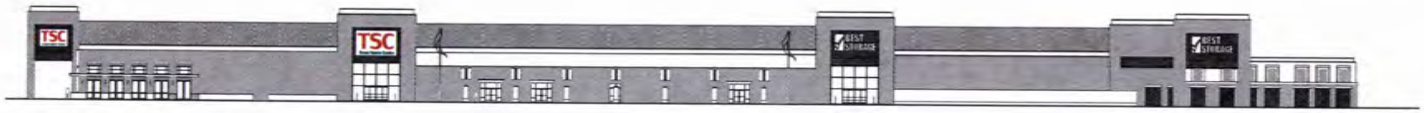
BEST STORAGE - GARLAND CENTER
PROPOSED BEST STORAGE ELEVATIONS
3159 SOUTH GARLAND AVENUE
GARLAND, TEXAS 77380
07 / 21 / 2015

BEST STORAGE

EXHIBIT E



4 SOUTH ELEVATION
SCALE: 1" = 30'- 0"

3 EAST ELEVATION
SCALE: 1" = 30'- 0"

2 WEST ELEVATION
SCALE: 1" = 30'- 0"

1 NORTH ELEVATION
SCALE: 1" = 30'- 0"

LEVINSON · ALCOSER
ASSOCIATES, L. P.
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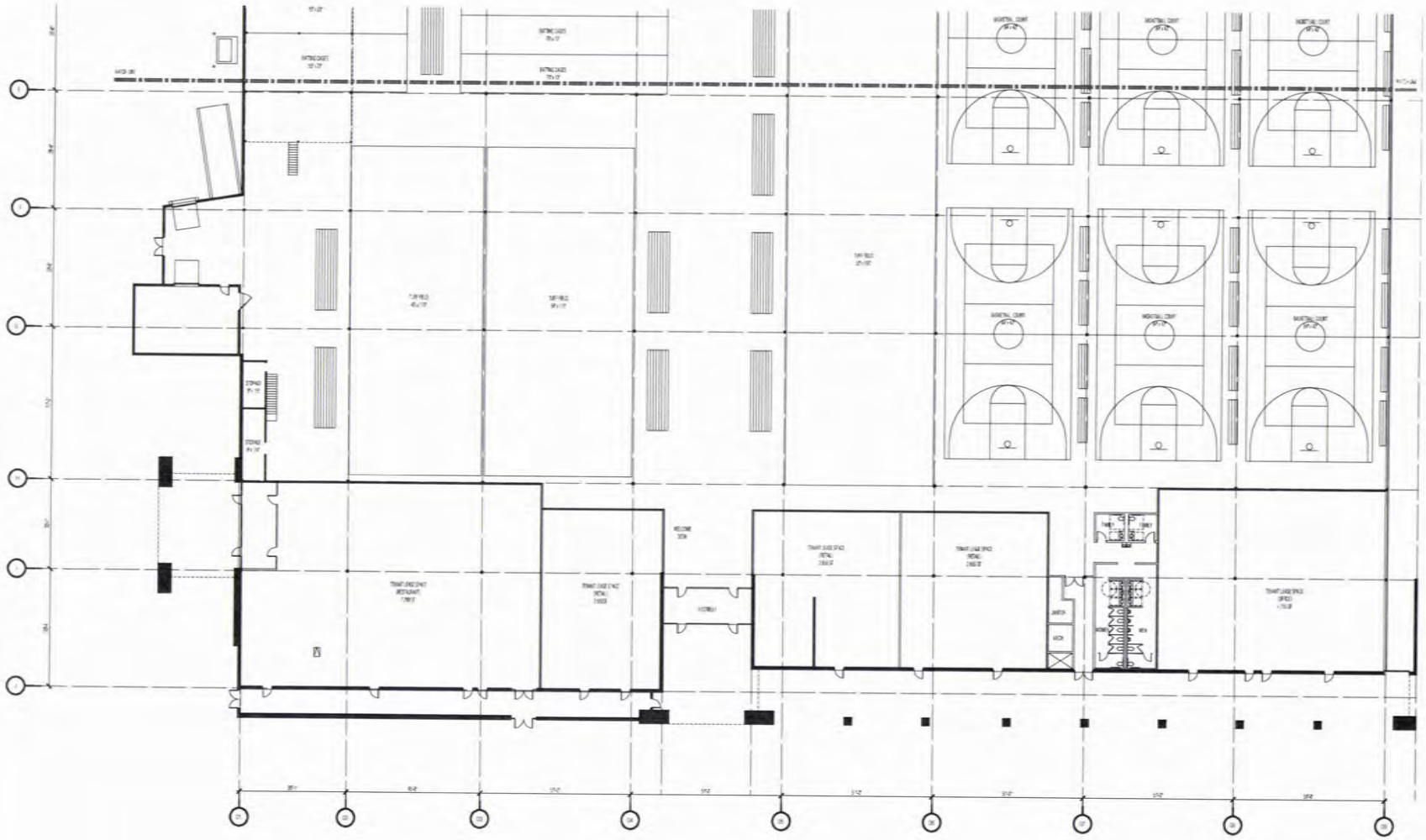
BEST STORAGE - GARLAND CENTER
PROPOSED ELEVATIONS
3159 SOUTH GARLAND AVENUE
GARLAND, TEXAS 77380
07 / 21 / 2015

BEST STORAGE

EXHIBIT F



TOTAL AREA: 151,490 SF (GROSS)
ESTIMATED OCCUPANCY: 2,818

01 FIRST FLOOR PLAN-AREA A

2201 PRIMROSE AVE / FORT WORTH, TX 76111 / 214.405.9613 / info@sidefarb.com
© SIDEFARB COLLABORATIVE PLLC

NOT FOR CONSTRUCTION

DRAWINGS OF PRELIMINARY INTERNAL DESIGN ONLY
NOT FOR PERMITTING, FINAL BIDDING OR CONSTRUCTION

TEXAS SPORTS CENTER
3159 S GARLAND AVE
GARLAND, TX 75041

PRELIMINARY REVIEW

No.	Date	Item

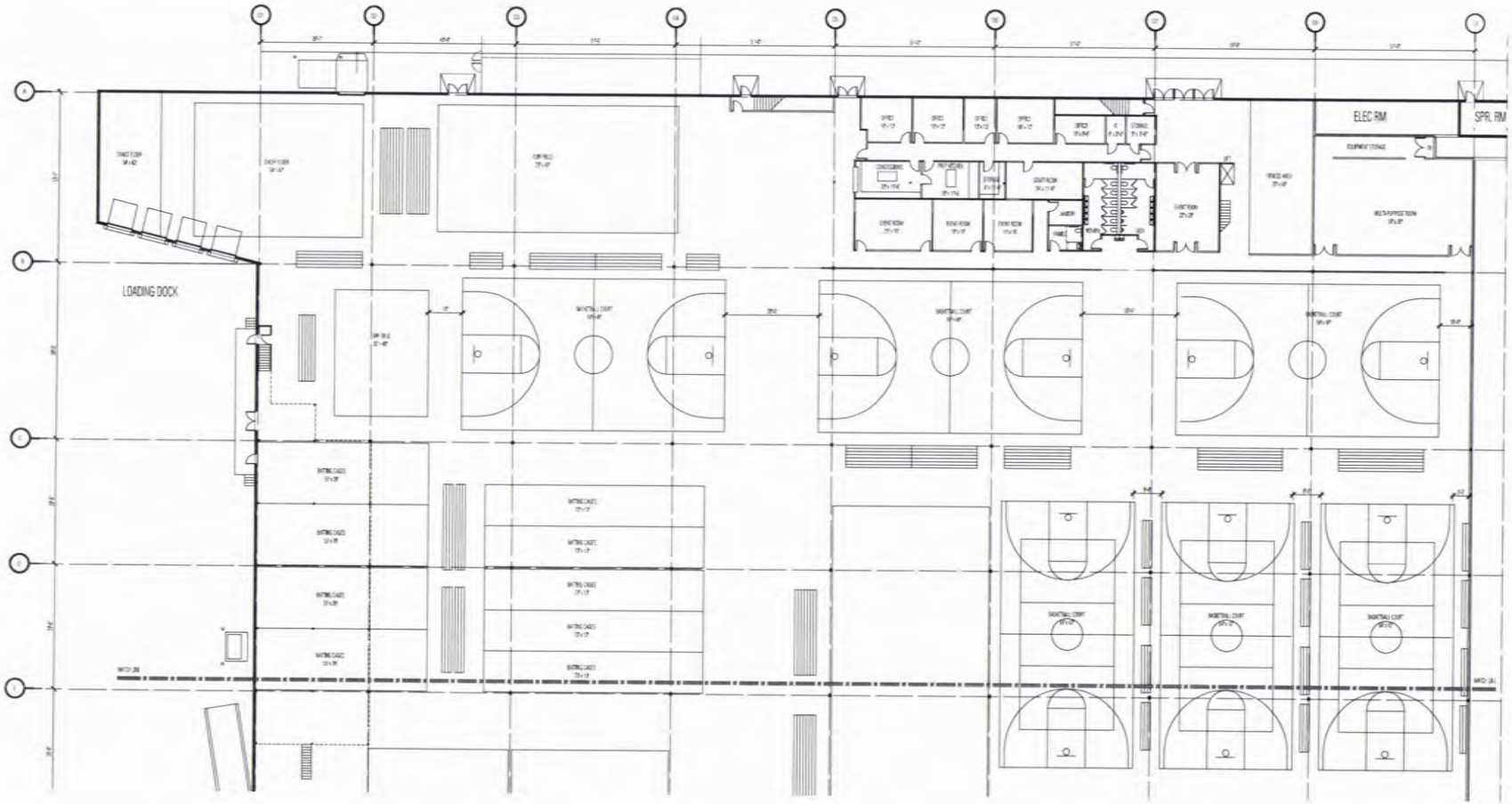
REVISIONS

FLOOR PLAN
AREA A

Project No.
Date 07.08.15
Last Revision

A1.11a

EXHIBIT F



TOTAL AREA: 151,490 SF (GROSS)
ESTIMATED OCCUPANCY: 2,818

01 FIRST FLOOR PLAN-AREA B

SIDEBAR

2201 PRIMROSE AVE / FORT WORTH, TX 76111 / 214.405.9613 / sidebarcollab.com
© SIDEBAR CO-LABORATIVE, PLLC

NOT FOR CONSTRUCTION

DRAWINGS FOR PRELIMINARY INTERNAL REVIEW ONLY
NOT FOR PERMITTING, PRINTING, OR CONSTRUCTION

TEXAS SPORTS CENTER
3159 S GARLAND AVE
GARLAND, TX 75041

PRELIMINARY REVIEW

No.	Date	Item

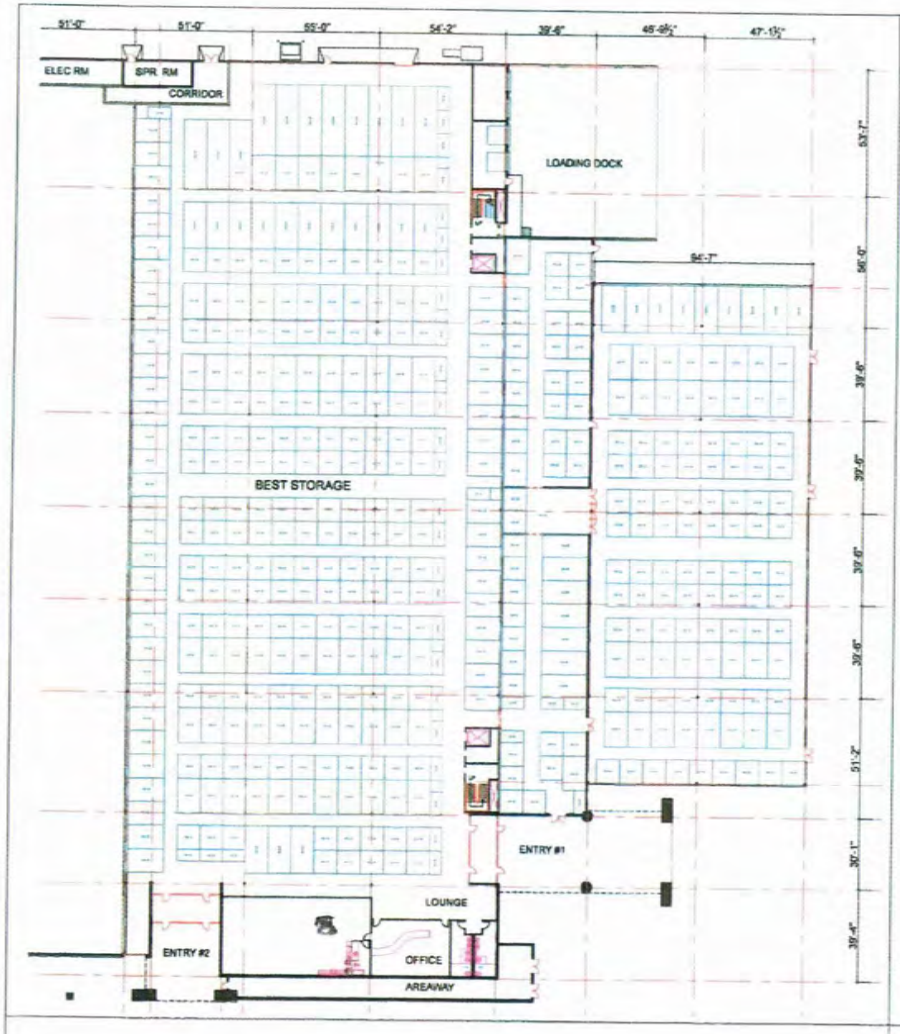
REVISIONS

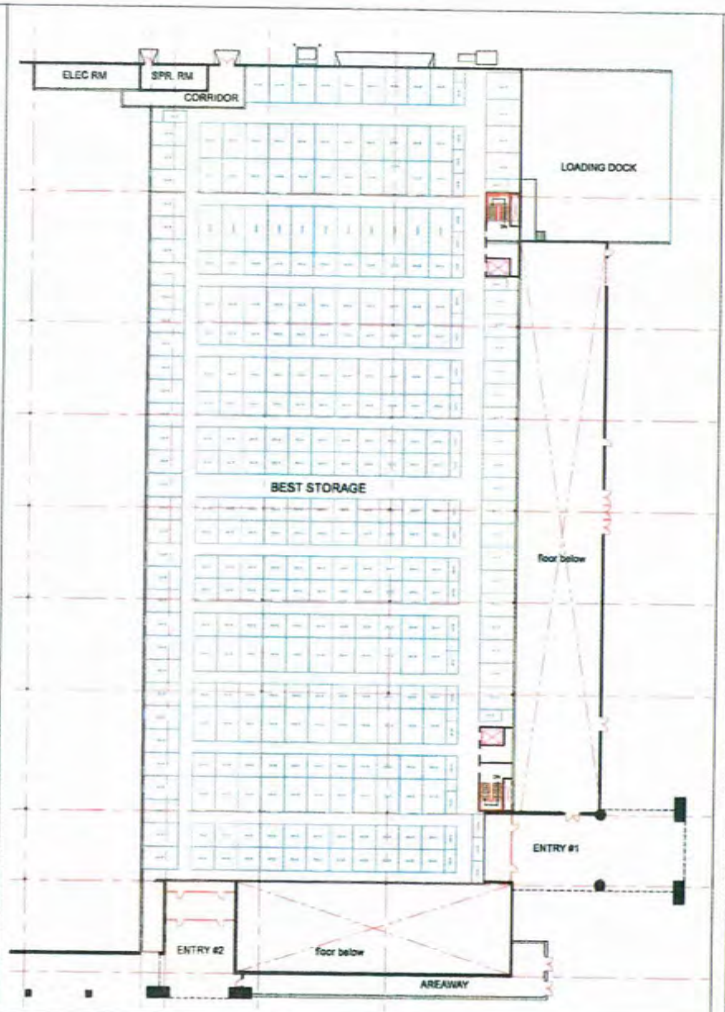
FLOOR PLAN
AREA B

Project No.
Date 07.08.15
Last Revision

A1.11b

EXHIBIT F





BEST STORAGE Garland, TX

ALL RIGHTS RESERVED. THESE DESIGN DRAWINGS ARE THE SOLE PROPERTY OF BEST STORAGE DESIGN & DEVELOPMENT AND MAY NOT BE REPRODUCED IN ANY FORM OR METHOD WITHOUT PREVIOUS WRITTEN PERMISSION.

SEAL

ROCKWALL AE, LLC
JOHN PASSALARIS, RA
TEXAS REGISTRATION #22342

No.	Revision/Issue	Date
2		
1	BUILDING DEPT SET	NA

For Name and Address

BEST STORAGE
DESIGN & DEVELOPMENT
3718 GULF FREEWAY
DICKINSON, TX 77539

Project Name and Address

BEST STORAGE
Garland Ctr
GARLAND AVE
DALLAS, TX

Sheet Title

FLOOR PLAN

Project: BS-001	Sheet: SK2
Drawn by: JP	
Date: 02-24-15	
Scale: NTS	SHEET 1 of 1

EXHIBIT F

TEXAS SPORTS CENTER
(125,925 SF GROSS)

MEZZANINE
(6,850 SF GROSS)

LEASABLE TENANT SPACE
(15,365 SF GROSS)

*** ALL SQUARE FOOTAGES ARE APPROXIMATE ***

0 25 50 100 Feet

PRELIMINARY FLOOR PLAN

Texas Sports Center
Garland, TX

Date: 04.28.15

SIDEBAR CONSULTANTS INC

REPORT & MINUTES

P.C. Meeting, October 12, 2015 (9 Members Present)

Consideration of the application of Best Storage, LLC, requesting approval of 1) an amendment of Planned Development (PD) 08-52 for Community Retail uses, 2) a Detail Plan for a Self-Storage and (indoor) Athletic Events Facility, and 3) a Specific Use Provision for Self-Storage. This property is located at 2159 South Garland Avenue. (District 5) (File Z 15-26)(This item was postponed from the September 21, 2015 Plan Commission Meeting)

Representing the applicant, Robin Parsley, 56 Lazy Lane, provided an overview of the request and elaborated on previous conversions, security measures, accessibility, care taker quarters and hours of operation.

Commissioner Fisher raised questions regarding security concerns, building aesthetics, the length of the SUP requested, and the Market Analysis.

Commissioner Vera requested additional information regarding what would happen if the athletic facility business closes its door.

The applicant, Jason Crispin, 6859 Tokalon Dr, Dallas, TX provided additional information regarding the Texas Sports Center and the sports, competitions and leagues that will be offered.

Commissioner Vera requested the applicant to elaborate on the receptions that will be offered.

Speaking in opposition Stephen Yearout, 2135 Stonehenge Drive, Garland, TX 75041, John Willis, 2116 Patricia Lane, Garland, TX, and Wayne Martin, 210 Ridgecrest Drive, Garland, TX expressed concerns regarding the request, length of the SUP and the non-conformity with the Envision Garland Comprehensive Plan.

Speaking in support of the sports facility request, but in opposition of the storage facility, Oscar Esparza, 2020 Morningside Drive, Garland, TX, has concerns with the stigma of a self-storage facility.

Registering his position as opposed, but not speaking, Steve Johnson, 1218 Marion, Garland, TX.

The applicant Mr. Parsley followed up with supplementary information regarding the stigma of self-storage facilities; they have no intention of

expanding the storage facility and reiterated the funding is contingent on only the approval of a 30 year SUP.

Motion was made by Commissioner Welborn, second by Commissioner O'Hara to deny the application and open for discussion.

Commissioner Luckie requested from Staff if the option was available to stipulate conditions of the SUP.

There was discussion among the Commissioners regarding the aesthetics of the building, over-saturation of self-storage facilities, the Envision Garland Comprehensive Plan and Catalyst Area.

Motion carried: 5 Ayes, 4 Nays from Chairman Roberts and Commissioners Vera, Fisher, Ott.

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STANFORD
LEE
KINGSLEY
CRANFORD
WALL
OAKLAND
MARKET
SHILOH
BROWNE
SCOTSWOOD
HOLM
BALLINGER
DENTON
GARLAND
LEON
MANCHESTER
SF-7
HC
CR
PD 96-40
PD 84-116
S-3
S10-29
IN
S92-13
S 12-22
PD 08-52
S00-03
S09-10
S06-13
09-13
PD 04-03
S 13-11
PD 10-27
PD 86-42
MF
S94-30
PD 92-21
PD 02-18
S96-8
S99-30
PD 13-31
S95-15
O = IN FAVOR
X = AGAINST
0 200 400 Feet
1 inch = 400 feet
ZONING Z 15-26
INDICATES AREA OF REQUEST

GARLAND

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

August 13, 2015

HEARING DATE/TIME: Plan Commission: August 24, 2015 – 7:00 PM

APPLICANT: Best Storage, John Passalaris

File: Z 15-26

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, August 24, 2015, in the Goldie Locke Room of the Duckworth Utility Services Building, 217 North Fifth Street, to consider the application of **Best Storage**, requesting approval of 1) an amendment of Planned Development (PD) 08-52 for Shopping Center (SC) Uses [Community Retail uses under Ordinance 6773] 2) a Concept Plan and Detail Plan for a Self-Storage and (indoor) Athletic Events Facility, and 3) a Specific Use Provision for Self-Storage.

Being Lots 1R, 2R, 3R, 4R, 5R, 6R, 7R, 8R, 9R, 10R1, 11R1, and 12R, Block 1, Wal-Mart Super Center 2 Addition, City of Garland, Dallas County, Texas, containing 34.598 acres; Tract 1, Garland Kingsley Addition, City of Garland, Dallas County, Texas, containing 0.574 acres; Lot 1, Block 1, Thirty-Two Hundred Shiloh Addition, City of Garland, Dallas County, Texas, containing 0.507 acres; Lot 1, Block A, Wysong Addition, City of Garland, Dallas County, Texas, containing 0.459 acres; and Lots 1, 1.1 and 1.2, Myers Addition, City of Garland, Dallas County, Texas, containing 6.594 acres. These properties are bound by West Kingsley Road, South Garland Avenue and South Shiloh Road, and are known as 2218 West Kingsley Road; 3101, 3103, 3105, 3107, 3109, 3159, 3321, 3325, 3329, and 3401 South Garland Avenue; and 3110, 3120, 3200 and 3300 South Shiloh Road. Together these properties contain a total of 42.732 acres. This property is located at 3159 Garland Avenue (District 5).

Note: The applicant requests approval of a Concept Plan and a Detail Plan as part of an amendment to Planned Development (PD) 08-52 for Community Retail (CR) to redevelop the former "Hypermart" building with indoor athletic events facility, self-storage and retail/office space.

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.

The development of this 42.732 acres is monumental in the desired revitalization of Garland. This multi and mixed business uses will attract a variety of income sources and will expose current businesses to new clientele. Debra Langdon

(Please complete the following information)

Your Property Address
3135 South Shiloh, Garland, Tx

Printed Name
D+J Legacy, LLC - Debra Langdon + Jill Ann Witte

Address, City, State, Zip
3643 Valverde Cr., Jacksonville, FL 32224

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

Helen Langdon — President

Signature — Title

Date: 8-20-2014

GARLAND

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

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(Please Check One Below)

✓ I am in favor of the request.

_____ I am opposed to the request.

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

(Please complete the following information)

Your Property Address 3004 BROWNE DR

Printed Name MARJORIE PRESSLER

Address GARLAND TX 75041

City, State Zip

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

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

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(Please Check One Below)

_____ I am in favor of the request.

X I am opposed to the request.

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

I am oppered To self storage 1) If self storage Is going to be In dood around crud and Retail office Extrmly Bad Idea as Far as Security would be consided 2) out door strage Is going to Creat Bad Image for our city specialy that area would be Consider as South Gate of our city (Garland) Besid Is going to hurt other Business

Thank you

(Please complete the following information)

Your Property Address

Azizollah-Rezakhani

Printed Name

3401 South Garland Rd Garland Tx. 75041

Address City, State Zip

Pad # 3103

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

To Build Self Storage

All responses from this point on are outside of the notification area.

November 6, 2015

Mayor Doug Athas
Garland City Hall
200 N. 5th Street
Garland, Texas 75040

Dear Mayor Athas,

I am writing on RaceTrac's behalf to express our support for the rezoning of the vacant property located at the southwest corner of South Garland Avenue and Kingsley Road.

The redevelopment of this property into a storage facility and sports center will encourage continued economic development in the area, driving increased business growth and making it more attractive to future investors.

We at RaceTrac are excited about the potential impact of this project and look forward to working alongside the Texas Sports Complex as part of the Garland community. We hope you and your colleagues on the council will consider the business benefits of this opportunity and approve the rezoning of this property.

Cordially,

Steve Rittle
RaceTrac

Allmendinger, Tracy

From: Guerin, Will
Sent: Wednesday, November 04, 2015 8:14 AM
To: Allmendinger, Tracy
Subject: FW: Do NOT want storage facility.

From: Lyle Medford [mailto:lylemedford@yahoo.com]
Sent: Tuesday, November 03, 2015 8:40 PM
To: Guerin, Will
Subject: Do NOT want storage facility.

My name is Lyle Medford, I live at 2337 Mockingbird ln, Garland 75042. I strongly do NOT want the old hypermart to become a storage/athletic facility. This part of Garland already has enough storage facilities. Between all the storage facilities and used car lots it gonna be hard for this part of Garland to be attractive for more prospering buisness. So I feel the best bet is to wait for something better for the community and city to come and use that space. Allowing another storage place is not going to help the city in the long run.

Thank you
Lyle Medford

Outside notification

Sent from Yahoo Mail on Android

Allmendinger, Tracy

From: Samantha Jackson <rahayne@verizon.net>
Sent: Tuesday, November 03, 2015 12:35 PM
To: Allmendinger, Tracy
Subject: Public Storage Facility at Old Hypermart Site

To whom it may concern,

I do **not** want a public storage facility at the old hypermart site. I do not see how this type of business will create jobs or generate any significant tax revenue for the City, and for that matter, have a positive effect on my property value. Envision Garland & the Centerville Marketplace Study set forth some very good guidelines for the development of the area. This use does not comply with the guidelines and suggestions set forth in either one of these and, I feel, should not even be considered.

Sincerely,

Outside notification area

Samantha Jackson
1208 Briarwood
Garland, TX 75041

Allmendinger, Tracy

From: Guerin, Will
Sent: Thursday, November 05, 2015 7:33 AM
To: Allmendinger, Tracy
Subject: FW: Please don't drown South Garland! DENY mini-warehouses @ Hypermart!

From: Donna Baird [mailto:donnabaird8@gmail.com]
Sent: Wednesday, November 04, 2015 5:14 PM
To: Council5; Guerin, Will
Subject: Please don't drown South Garland! DENY mini-warehouses @ Hypermart!

Mr. Billy Mack Williams,

I respectfully request that you please vote to DENY the applicant's request to rezone that property to allow mini-warhouses. I don't want 20% storage, 33% storage, or ANY% mini-warehouse in that site. South Garland has immense potential! It's beautiful! Please don't destroy this entrance to our city! Help us build something beautiful. I know progress will take decades for us to achieve, but if you approve this mini-warehouse, it will drown us immediately and forever.

Outside notification area

Donna Baird
3109 Medina Drive
Garland, TX 75041

Allmendinger, Tracy

From: Guerin, Will
Sent: Wednesday, November 04, 2015 4:45 PM
To: Allmendinger, Tracy
Subject: FW: Hypermart

From: Mike Baker [mailto:DMBaker@garlandisd.net]
Sent: Wednesday, November 04, 2015 2:01 PM
To: Guerin, Will
Subject: Hypermart

Sir, this is regarding the proposed miniwarehouses on this site. This is a prime piece of real estate, 3 blocks off the busiest 8 lane highway in the county. I feel the theory of it's better occupied by something than waiting, is getting no better clientele. This is exactly why we have a head shop on 3 of the 4 major thoroughfares coming into Garland. Something is not necessarily better than working to get a better tenant. Send the economic dev team out and call Mary Kay, they are looking for a home. Follow the lead of other suburburbs that are flourishing not floundering. Don't approve MINIWAREHOUSES On this site.

Outside notification area

D M Baker LAT M Ed HOG GES
Garland HS
310 S Garland
Garland, tTx 75040
O-9724948492X60097
C-2143823074
F-9724948515
EM-Dmbaker@garlandisd.net

Allmendinger, Tracy

From: Guerin, Will
Sent: Thursday, November 05, 2015 7:34 AM
To: Allmendinger, Tracy
Subject: FW: Please Deny warehouses at hypermart

-----Original Message-----
From: Claire [mailto:clairewrenjackson@gmail.com]
Sent: Thursday, November 05, 2015 6:48 AM
To: Council5; Guerin, Will
Subject: Please Deny warehouses at hypermart

I respectfully request that you please vote to DENY the applicant's request to rezone that property to allow mini-warhouses.
Please help up to grow Garland into a beautiful place and an attractive place for families to move into.
Thanks for all the work you put in! We appreciate you.

Claire Jackson
3113 ridgedale drive
Garland tx 75041

Outside notification area.

Allmendinger, Tracy

From: Guerin, Will
Sent: Thursday, November 05, 2015 7:34 AM
To: Allmendinger, Tracy
Subject: FW: Hypermart

-----Original Message-----
From: Kemp Derrick [mailto:kderr91@icloud.com]
Sent: Wednesday, November 04, 2015 4:22 PM
To: Guerin, Will
Subject: Hypermart

I am totally against the proposed self storage and any other facility going in this location. Why can Garland not attract some quality businesses here. Even if the current facility has to be torn down!!!

Sent from my iPad

no address listed.

Allmendinger, Tracy

From: Guerin, Will
Sent: Wednesday, November 04, 2015 12:21 PM
To: Allmendinger, Tracy
Subject: FW: Please oppose the redevelopment plan for the former 'Hypermart' location

Another one..

From: kristin@lucidos.com [mailto:kristin@lucidos.com]
Sent: Wednesday, November 04, 2015 12:19 PM
To: Council4
Cc: Guerin, Will
Subject: Please oppose the redevelopment plan for the former 'Hypermart' location

Councilman Williams,

As a neighbor across Duck Creek from you and 14-year Ridgewood residents, my husband and I care deeply about positive development and growth in our immediate neighborhood and in South Garland in general. Please oppose the plan to develop a massive, lasting, and unappealing multi-unit storage facility on our doorstep, as it will result in neither of these.

This is the exact opposite of the kind of first impression that we want visitors to have as they enter our city from the West on Kingsley and from 635. It will also deter other reputable, established businesses from locating in the area, continuing to set South Garland back from the growth we so badly need.

Simply put, please be patient and work for a better solution for the sake of our area. This is not a 'fix' at all, and will not serve Garland in the long run.

Sincerely,
Kristin Lucido

no address listed

Allmendinger, Tracy

From: Guerin, Will
Sent: Tuesday, November 03, 2015 3:13 PM
To: Allmendinger, Tracy
Subject: FW: Hypermart

FYI, another response.

From: Council5
Sent: Tuesday, November 03, 2015 3:12 PM
To: Williams, Councilman Billy Mack
Cc: Guerin, Will
Subject: FW: Hypermart

FYI
Rosalinda

-----Original Message-----
From: Kemp Derrick [mailto:kderr91@icloud.com]
Sent: Tuesday, November 03, 2015 3:04 PM
To: Council5
Subject: Hypermart

I vote a big fat NO to the proposed use of the site for self storage. Totally gross!! No more used car lots or self storage units!!

Sent from my iPad

no address listed

Allmendinger, Tracy

From: Guerin, Will
Sent: Wednesday, November 04, 2015 8:14 AM
To: Allmendinger, Tracy
Subject: FW: Hypermart

From: Stephanie Davis [mailto:stephanie_davis006@yahoo.com]
Sent: Tuesday, November 03, 2015 8:12 PM
To: Guerin, Will
Subject:

SAY NO TO THE STORAGE IN THE OLD HYPERMART !!!!!

Stephanie A. Davis LVN
75041 since 1981....a homeowner & TAX PAYER !!!!!

no address listed

Allmendinger, Tracy

From: Guerin, Will
Sent: Wednesday, November 04, 2015 8:14 AM
To: Allmendinger, Tracy
Subject: FW: HYPERMART STORAGE

Here is another one; I'm about to send you two more..I believe the next two have their addresses on them so I assume if they're within the 400' we would mark that on the map?

Will

-----Original Message-----
From: Susan Shelby [mailto:sshelby3126@yahoo.com]
Sent: Tuesday, November 03, 2015 7:20 PM
To: Guerin, Will
Subject: HYPERMART STORAGE

Mr. Guerin:

Say NO to this! This is right off LBJ after welcoming to Garland and the new signs pointing to our HISTORIC Downtown??

It was a big day when
HYPERMART put in but I seriously doubt this would be met with the same FANFARE

Really??

no address listed

Thank You,

Susan Shelby

Sent from my iPhone

Allmendinger, Tracy

From: Guerin, Will
Sent: Monday, September 21, 2015 3:39 PM
To: Allmendinger, Tracy
Cc: Allen, Chasidy; Frazier, Kelley; Williams, Isaac
Subject: FW: NO to storage @ Hypermart site

FYI. Here is one response on the Hypermart.

-----Original Message-----
From: Council5
Sent: Monday, September 21, 2015 3:37 PM
To: Williams, Councilman Billy Mack
Cc: Martinez, Rosalinda; Guerin, Will; Montgomery, Neil
Subject: FW: NO to storage @ Hypermart site

-----Original Message-----
From: Lee Ann [mailto:gabledaugherty@yahoo.com]
Sent: Monday, September 21, 2015 11:26 AM
To: Council5
Subject: NO to storage @ Hypermart site

I am a retired GISD teacher living in the Orchard Hills neighborhood. My home is paid for and I live on a fixed income. I am asking you to PLEASE vote against any storage units being built at the old Hypermart site!!! Garland Road does nothing to improve our South Garland neighborhoods as it is. Please don't settle for more storage units. Help bring in something more positive for Garland. Thank you.
Lee Ann Daugherty
Sent from my iPhone

No address listed

erd

Allmendinger, Tracy

From: Guerin, Will
Sent: Monday, November 09, 2015 7:58 AM
To: Allmendinger, Tracy
Subject: FW: Let's help South Garland grow!

Regarding Hypermart case..

-----Original Message-----
From: Lauren Bradley [mailto:laurenb92@gmail.com]
Sent: Sunday, November 08, 2015 9:50 PM
To: Guerin, Will; Council4
Subject: Let's help South Garland grow!

I am writing you today because I am concerned with possible storage building going into the old hypermart building. My husband and I bought a house on Ranch Dr in South Garland almost 2 years ago now but I am no stranger to Garland. I graduated high school at Naaman and now my step daughter is about to graduate there in 2016. As a young mother with 3 children in GISD I would hope to see more family friendly community areas, restaurants and businesses come to the South Garland area. Currently we have to drive to Mesquite, Dallas, Rowlett and North Garland for dining, entertainment, shopping and more. As a young family in such an established and mature neighborhood like Pecan Grove, I feel like families like mine aren't taken into consideration. We plan on staying here until the youngest (a kindergartener next year) graduates high school. I can see this part of Garland growing into what white rock lake & Lakewood neighborhoods have become. I just think families like mine need to be heard. I don't shop at businesses that are all in Spanish, I don't spend my money at pawn shops, the laundromat or resale stores and I certainly don't use the cash loan or rent to own furniture stores either. Something has to give and start changing or South Garland will be even more trashy and run down than it has become currently. Please help and listen to the people in the community.

Sincerely,

A very concerned resident, mother, businesswoman and homeowner in Pecan Grove South Garland.

Lauren Parrish
972-400-2929
3109 Ranch Dr
Garland, TX 75041

outside notification area

Sent from my iPhone

Allmendinger, Tracy

From: Guerin, Will
Sent: Thursday, November 05, 2015 8:57 AM
To: Allmendinger, Tracy
Subject: FW: Hypermart

-----Original Message-----
From: Council4
Sent: Thursday, November 05, 2015 8:54 AM
To: Williams, Councilman BJ
Cc: Guerin, Will; Gwin, David
Subject: FW: Hypermart

FYI
Rosalinda

-----*Original Message*-----
From: Linda Weir [mailto:weirsky@yahoo.com]
Sent: Thursday, November 05, 2015 8:12 AM
To: Council4
Subject: Hypermart

Not a storage facility please! We want to improve our South Garland neighborhood and that would not help. Lead us to something better please Sir.

Linda Weir
3918 Dartmouth
75043
Sent from my iPhone

Outside notification area

Planning Report

File No. 15-35/District 1

Agenda Item: 9e

Meeting: City Council

Date: November 17, 2015

John Thomas Engineering

North side of Campbell Road, approximately 200 feet east of the intersection of West Campbell Road and North Shiloh Road

REQUEST

Approval of 1) a Detail Plan for Automobile Repair, Minor on a property zoned Planned Development (PD) District 98-28 for Community Retail Uses and 2) a variance to Section 2.51 of the Garland Development Code regarding the parking requirement

OWNER

C/O Regency Centers, L.P.

PLAN COMMISSION RECOMMENDATION

On October 26, 2015 the Plan Commission, by a vote of eight (8) to zero (0), recommended approval of 1) a Detail Plan for Automobile Repair, Minor and 2) a variance to Section 2.51 of the Garland Development Code regarding the parking requirement as recommended by staff.

STAFF RECOMMENDATION

Approval of a Detail Plan for Automobile Repair, Minor. The proposed Detail Plan complies with the Community Retail (CR) District regulations as well as with the Site Development Standards in the Garland Development Code. Moreover, the proposed Jiffy Lube building will complement the architectural style established by the shopping center in which the subject property is located.

BACKGROUND

The subject property is an undeveloped lot and one of six pad sites established with Planned Development (PD) District 98-28. The purpose of Planned Development (PD) District 98-28 is to permit the development of a shopping center to serve the residents of this area as well as to take advantage of the visibility and accessibility afforded by S.H. 190. The applicant has brought forward a proposal to develop the subject property with a Jiffy Lube.

SITE DATA

The subject property contains approximately 0.804 acres with approximately 140 feet of frontage along Campbell Road. The subject property will be primarily accessed from Campbell; however, the site is accessible through the shopping center from various access points along Shiloh.

USE OF PROPERTY UNDER CURRENT ZONING

Planned Development (PD) District 98-28 is intended to establish, through a Concept Plan and written conditions, specific regulations to allow development of Community Retail Uses in a cohesive shopping center configuration. Automobile Repair, Minor is allowed by right; therefore, the use itself is not a consideration. However, approval of a Detail Plan through a public hearing process is required prior to the development on any of the pad sites within Planned Development (PD) District 98-28.

CONSIDERATIONS

Detail Plan:

1. The applicant proposes to develop the subject property with a 4,724 square foot Jiffy Lube automobile oil change shop that will consist of office/waiting area space and five (5) service bays. The Jiffy Lube shop would operate Monday through Friday from 8:00 a.m. to 7:00 p.m., Saturday from 8:00 a.m. to 6:00 p.m. and Sunday from 11:00 a.m. to 4:00 p.m.

2. Community Retail (CR) District zoning regulations including setbacks, lot coverage, and building height apply to the subject property. The Detail Plan, as proposed, meets or exceeds the aforementioned zoning regulations.

3. The proposed landscape plan complies with the Screening and Landscape Standards established in Chapter 4, Article 3 of the Garland Development Code.

4. The proposed Jiffy Lube building complies with the Building Design Standards established in Chapter 4, Article 6 of the Garland Development Code. The building design brought forward by the applicant incorporates exterior elevations consisting of at least 80 percent masonry (brick), at least two materials on elevations visible from the street, six architectural elements (awnings, display window, divided light window, transoms, varied roof heights, ornamental façade trims), and façade/roof articulation.

Parking Variance:

5. Section 2.51 of the Garland Development Code establishes a parking requirement of 1 parking space for every 400 square feet of gross floor area plus 2 parking spaces for every service bay. The proposed Jiffy Lube shop, with a gross floor area of 4,724-square feet and 5 service bays, requires a minimum of 22 parking spaces. The applicant seeks relief from the parking requirement contending that the site constraints, due to the placement of a retaining wall and other site components, limit the parking to the proposed 12 parking spaces.

The applicant has provided staff a report with empirical data that deems the parking requirement excessive. Based on the parking accumulation data collected at other Jiffy Lube facilities in the Dallas-Fort Worth area, the average peak parking demand is 1.75 parked vehicles per service bay and the maximum peak parking demand is 2.33 parked vehicles per service bay. Applying the average and the maximum peak parking demand rates to the proposed Jiffy Lube shop would result in a predicted average parking demand of 9 parking spaces and a maximum parking demand of 12 parking spaces. Therefore, the parking study concludes that a site with 12 parking spaces will accommodate both the average and the maximum peak parking demand for a Jiffy Lube shop with 5 service bays. The Transportation Department had no comments or issues with the parking report.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

With the exception of the bank located to the west of the subject property, the shopping center in which the site is located is developed with buildings that share design elements including brick as the main façade material and earth tone colors. These architectural elements create a unified architectural style that is maintained with the design of the proposed Jiffy Lube shop.

Furthermore, the Jiffy Lube building, at the scale which is being proposed, is consistent with the development that has occurred on the other pad sites in the Shopping Center.

Prepared By:

Josue De La Vega
Development Planner

Date: November 6, 2015

Reviewed By:

Will Guerin, AICP
Director of Planning

Date: November 9, 2015

Reviewed By:

Bryan L. Bradford
City Manager

Date: November 10, 2015

0 100 200 Feet
1 inch = 200 feet

ZONING Z 15-35

INDICATES AREA OF REQUEST

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE 15-35

On the north side of Campbell Road, approximately 200 feet east of the intersection of West Campbell Road and North Shiloh Road

I. **Statement of Purpose:** The purpose of this Planned Development is to permit the development of an Automobile Repair, Minor.

II. **Statement of Effect:** This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.

III. **General Regulations:** All regulations of the Community Retail (CR) District as set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.

IV. **Development Plans:**

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

V. **Specific Regulations:**

A. Permitted Uses: Uses shall be as permitted within the Community Retail (CR) District.

B. Screening and Landscaping: Screening and landscaping shall be in general conformance with the approved landscape plan labeled Exhibit D.

C. Exterior Elevations: The exterior elevations of the building shall be provided as generally shown on the exterior elevations plans labeled Exhibit E.

D. Signage: Freestanding signage shall be limited to one monument sign.

E. Parking: Parking shall be limited to no less than twelve (12) spaces.

EXHIBIT B

CAUTION NOTICE TO CONTRACTOR

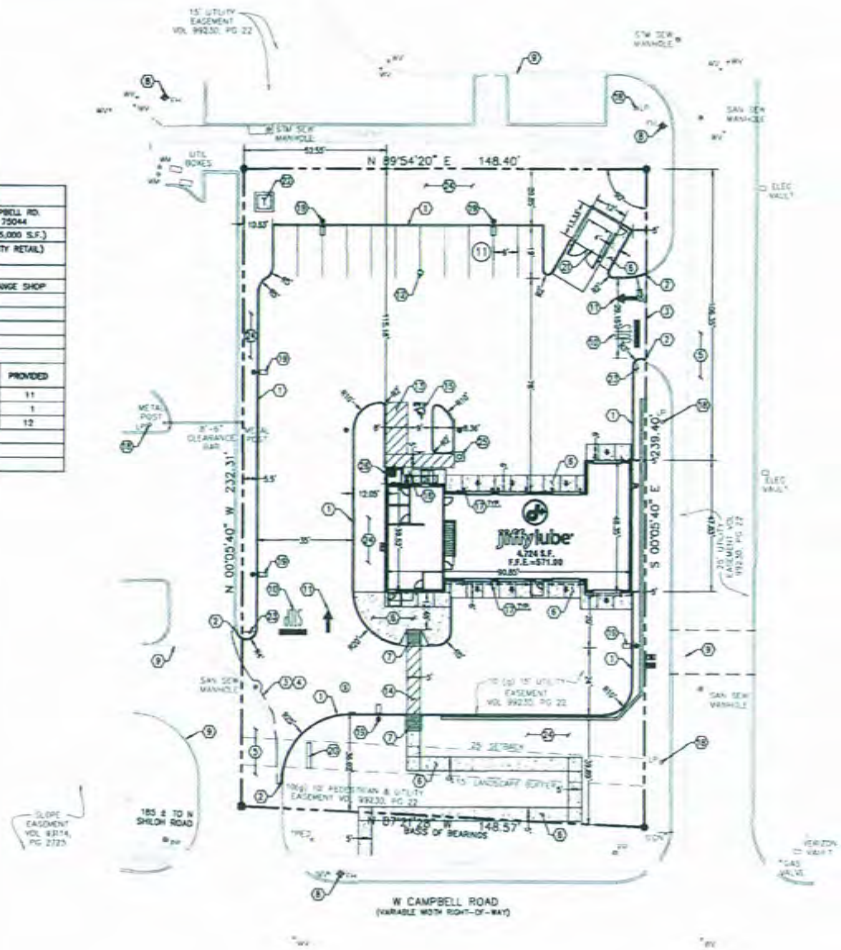
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSE IMPROVEMENTS SHOWN ON THE PLANS.

BENCHMARK

CITY OF GARLAND BENCHMARK 2" BRASS DISK STAMPED 101, LOCATED AT CAMPBELL RD. & SHILOH RD. INT. ON CAMPBELL RD. E. MEDIAN NOSE APPROX. 27.5' S. OF W. BOUND CAMPBELL RD. C/L & APPROX. 53' E. OF CAMPBELL RD. & SHILOH RD. INT. C/L.
ELEVATION=561.62'

SITE DATA TABLE

LOCATION:	2200 W. CAMPBELL RD. GARLAND, TX 75044	
LOT AREA:	0.853 AC. (35,000 S.F.)	
ZONING:	CR (COMMUNITY RETAIL)	
CURRENT USE:	VACANT	
PROPOSED USE:	AUTO OIL CHANGE SHOP	
BUILDING DATA:		
BUILDING AREA	4,724 S.F.	
BUILDING HEIGHT	(1 STORY)	
BUILDING COVERAGE	13.5%	
F.A.R.	0.135 : 1	
PARKING SUMMARY: *1 SP PER 400 S.F./2 SP PER BAY	REQUIRED	PROVIDED
PARKING SPACES (9'x18')	19	11
HANDICAP SPACES (9'x18')	1	1
TOTAL SPACES	20	12
LANDSCAPE:		
PERVIOUS:	9,454 S.F.	
IMPERVIOUS:	25,546 S.F.	



GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

LOCATION MAP
NOT TO SCALE

LEGEND:

- PROPERTY LINE
- PROPOSED CURB & GUTTER
- LIMITS OF FULL DEPTH SAWCUT
- PARKING SPACES
- LIGHT POLE
- FIRELANE
- GREASE TRAP
- STOP BAR STRIPING
- CLEAN-OUT
- DOUBLE CLEAN-OUT
- HANDICAP SPACES
- WATER METER
- ADA RAMP
- IRRIGATION METER
- BOLLARD
- MANHOLE
- TRAFFIC/HANDICAP SIGN

SITE KEY NOTES:

1. CONCRETE CURB AND GUTTER. (PER LOCAL CODES)
2. TAPER CURB TO MATCH EXISTING.
3. MATCH EXISTING PAVEMENT ELEVATION.
4. LIMITS OF FULL DEPTH SAWCUT AND PAVEMENT REMOVAL.
5. EXISTING PAVEMENT TO REMAIN.
6. CONCRETE SIDEWALK 2% MAX. CROSS SLOPE AND 5% MAX. STRAIGHT SLOPE.
7. SIDEWALK RAMP @ 8.33% MAX. (PER LOCAL CODES)
8. EXISTING FIRE HYDRANT.
9. EXISTING FIRE LANE. (PER LOCAL CODES)
10. STOP BAR. (PER LOCAL CODES)
11. DIRECTIONAL TRAFFIC ARROW. (PER LOCAL CODES)
12. PARKING STALL STRIPING. (PER LOCAL CODES)
13. 4" WIDE PAINTED STRIPES, 2' OFF CENTER @ 45°.
14. PEDESTRIAN/HANDICAP CROSSWALK STRIPING.
15. HANDICAP STRIPING & SYMBOL. (TYPICAL-PER ADA AND LOCAL REQUIREMENTS)
16. HANDICAP SIGNS. (TYPICAL-PER ADA AND LOCAL REQUIREMENTS)
17. BOLLARD.
18. EXISTING LIGHT POLE.
19. PROPOSED LIGHT POLE.
20. MONUMENT SIGN. (PER ARCH. PLANS)
21. DUMPSTER ENCLOSURE. (PER ARCH. PLANS) MATCH BUILDING MATERIAL AND COLOR.
22. PAD MOUNTED TRANSFORMER.
23. "STOP" SIGN.
24. LANDSCAPE AREA. (PER LANDSCAPE PLAN)
25. OIL INTERCEPTOR. (PER ARCH. PLANS)
26. AC UNIT. (PER ARCH. PLANS) MATCH BUILDING MATERIAL AND COLOR.

811 Know what's below. Call before you dig.

PRESUBMITTAL NO.: 150811-1

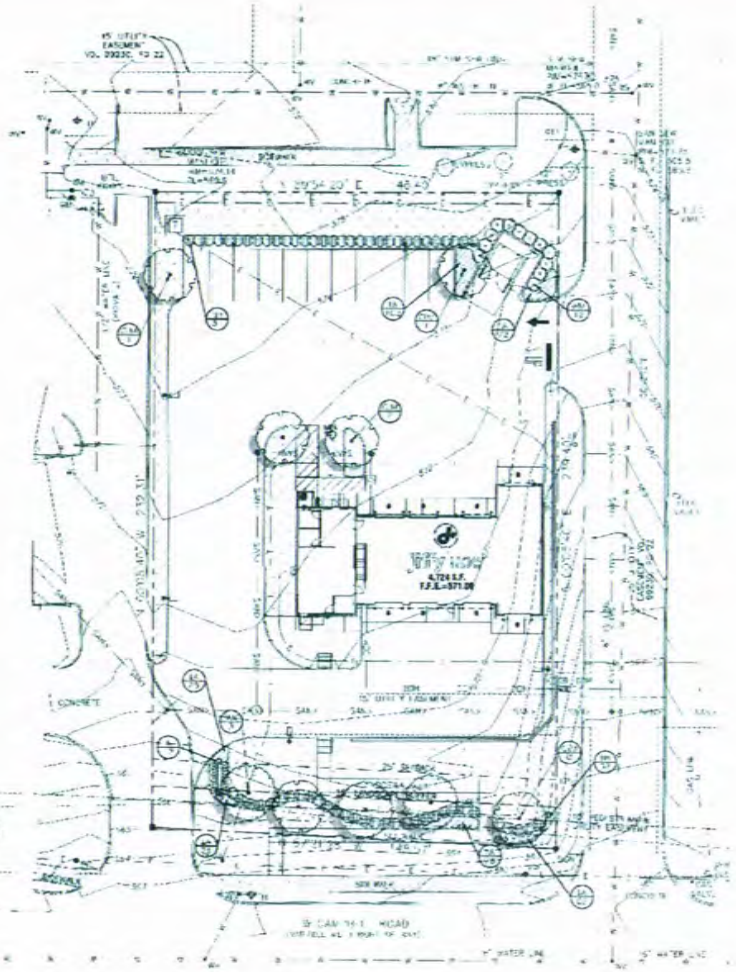
JohnThomas ENGINEERING
FIRM NO. F-12225
STATE OF TEXAS
JOHN THOMAS MEASELS
93278
PROFESSIONAL ENGINEER
10-13-15

SITE PLAN
JIFFY LUBE
2200 W. CAMPBELL RD.
GARLAND, TX 75044

EXHIBIT C

REVISION RECORD	
08-26-15	DETAIL PLAN SUBMITTAL
09-11-15	DETAIL PLAN SECOND SUBMITTAL

SHEET NO.
C-2.0



PLANT SCHEDULE

TREES	CODE	COMMON NAME / BOTANICAL NAME	CONT	CAL	SIZE	QTY
	SMG	Southern Magnolia / Magnolia grandiflora Buffet Tree	CONT.	4"Cal	12 ft. ht.	3
	CLM	Cedar Elm / Ulmus crassifolia Buffet/Parking Lot Tree	CONT.	4"Cal	12 ft. ht.	6

SHRUBS	CODE	COMMON NAME / BOTANICAL NAME	CONT	QTY
	IN	Dwarf Yaupon / Ilex vomitoria "Nana" 30" o.c.	5 gal	12
	MM	Wax Myrtle / Myrica cerifera 5' 48.5' o.c.	Heat min. 4'	12
	NH	Heavenly Bamboo / Nandina domestica 48"o.c. 24" ht.	5 gal	10

SHRUB AREAS	CODE	COMMON NAME / BOTANICAL NAME	CONT	SPACING	QTY
	LA	Aztec Grass / Lomandra micrantha "Aztec"	1 gal	12" o.c.	360

GROUND COVERS	CODE	COMMON NAME / BOTANICAL NAME	CONT	SPACING	QTY
	CD	Bermuda Grass / Cynodon dactylon	sod		7,001 s'

LANDSCAPE CALCULATIONS

LANDSCAPE AREA
SITE AREA: 35,030 SF
REQUIRED LANDSCAPE AREA: 3,503 SF (10%)
PROVIDED LANDSCAPE AREA: 9,329 SF (26%)

BUFFER LANDSCAPE
TOTAL AREA: 2,210 SF
TOTAL FRONTAGE: 148 LF
BUFFER TREES REQUIRED: 5 TREES (1 PER 30 LF)
BUFFER TREES PROVIDED: 5 LARGE TREES

BUFFER SHRUBS REQUIRED: 33 SHRUBS (1 PER 30 LF)
BUFFER TREES PROVIDED: 44 SHRUBS

MAXIMUM TURF COVERAGE: 1,674 SF (75%)
PROPOSED TURF COVERAGE: 974 SF (CC%)

PARKING LOT
TOTAL PARKING AREA: 3,502 SF
LANDSCAPE AREA REQUIRED: 175 SF (5%)
LANDSCAPE AREA PROVIDED: 477 SF (13%)
TOTAL PARKING SPACES: 13 SPACES
TREES REQUIRED: 2 TREES (1 TREE PER 10 SPACES)
TREES PROVIDED: 2 TREES

GENERAL PLANTING NOTES

PLANTING AND IRRIGATION GUARANTEE

EVERGREEN DESIGN GROUP

JohnThomas ENGINEERING

10/14/15

LANDSCAPE PLAN
JIFFY LUBE
2200 W. CAMPBELL RD.
CARROLLTON, TEXAS

EXHIBIT D

SHEET NO.
L-1.0

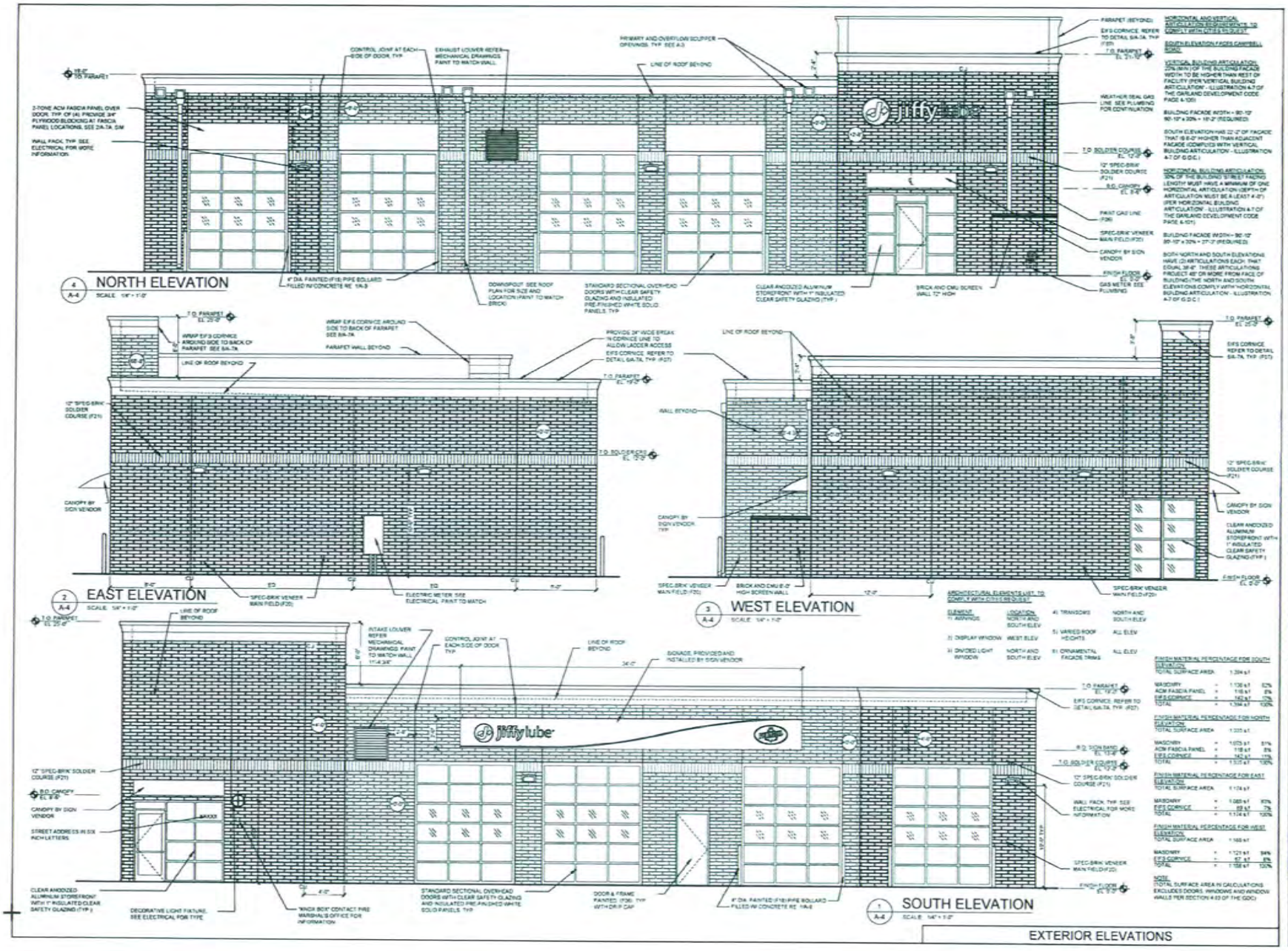

NORTH ELEVATION
SCALE 1/4" = 1'-0"
EAST ELEVATION
SCALE 1/4" = 1'-0"
WEST ELEVATION
SCALE 1/4" = 1'-0"
SOUTH ELEVATION
SCALE 1/4" = 1'-0"
EXTERIOR ELEVATIONS
jiffy lube
CASCO
10807 WATSON ROAD
ST. LOUIS, MO 63127
PROJECT MANAGERS
jiffy lube
1X5 STANDARD BRAKES AND SERVICES
CRITERIA V2015.8
ISSUED DATE
PROGRESS SET
PERMIT
BID
CONSTRUCTION
REVISIONS
DRAWN BY
DSC
CHECKED BY
JAS
STORE NUMBER
XXXXXX
CASCO PROJECT NO
915630
ISSUE DATE
10/22/15
SCALE
1/4" = 1'-0"
SHEET NUMBER
A-4

EXHIBIT E

SOUTH ELEVATION

WEST ELEVATION

EAST SIDE ELEVATION

NORTH ELEVATION

EXHIBIT E

CASCO

GARLAND, TX

OCTOBER 14TH, 2015

jiffy lube

REPORT & MINUTES

P.C. Meeting, October 26, 2015 (8 Members Present)

Consideration of the application of John Thomas Engineering, requesting approval of 1) a Detail Plan for Automobile Repair, Minor on a property zoned Planned Development (PD) District 98-28 for Community Retail Uses and 2) a variance to Section 2.51 of the Garland Development Code regarding the parking requirement. This property is located on the north side of Campbell Road, approximately 200 feet east of the intersection of West Campbell Road and North Shiloh Road. (District 1) (File Z 15-35) (This request was postponed from the October 12, 2015 Plan Commission meeting)

Representing the applicant, John Measels, 800 N. Waters, Suite 170, Allen, Texas, elaborated on the request for reduction in parking.

Also representing the applicant Angel Robinson, 3000 Internet Blvd, #570, Frisco, Texas, provided additional information on the approximate number of staff, the number of staff that would be on duty during peak hours and the approximate number of parking spaces they would be utilizing.

Motion was made by Commissioner Luckie, seconded by Commissioner Fisher to close the public hearing and approve the request per staff recommendation. **Motion carried: 8** Ayes, **0** Nays.

0 100 200 Feet
1 inch = 200 feet

ZONING Z 15-35

INDICATES AREA OF REQUEST

0197D

GARLAND

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

September 10, 2015

HEARING DATE/TIME: Plan Commission: September 21, 2015 – 7:00 PM

REC'D CMA
SEP 14 2015

APPLICANT: John Thomas Engineering

File Z 15-35

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, September 21, 2015, in the Goldie Locke Room of the Duckworth Utility Services Building, 217 North Fifth Street, to consider the application of **John Thomas Engineering** requesting approval of a Detail Plan for Automobile Repair, Minor on a property zoned Planned Development (PD) District 98-28 for Community Retail Uses. The property is shown on the enclosed sketch and is described as follows:

> Being an approximate 0.804-acre tract of land identified as Lot 7, Block 1, Second Replat Of Shiloh Springs Retail Addition, an addition to the City of Garland according to the final plat recorded in Volume 99230, Page 22, Plat Records of Dallas County, Texas. The subject property is located on the north side of Campbell Road, approximately 200 feet east of the intersection of West Campbell Road and North Shiloh Road, Garland, TX. (District 1)

Note: The applicant requests approval of a Detail Plan to develop the property with a 4,724-square foot Jiffy Lube shop.

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 Josue De La Vega at 972-205-2445.

(Please Check One Below)

SCANNED
SEP 14 2015
RECEIVED CMA CO

____ I am in favor of the request.

X I am opposed to the request.

Please include any comments you wish to provide supporting your position in the space provided below.
There are enough of this type of business at Campbell & Jupiter. It seems that the City would be concerned with over-saturation

(Please complete the following information)

Your Property Address
Helen Boyd
Printed Name
6117 Eagle Nest Drive Garland TX 75044
Address City, State Zip

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

Signature Title Homeowner

Date: 9-14-15

Outside of notification area

GARLAND

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

October 1, 2015

HEARING DATE/TIME: Plan Commission: October 12, 2015 – 7:00 PM

APPLICANT: John Thomas Engineering

File Z 15-36

REC'D CMA
OCT 07 2015

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, October 12, 2015, in the Goldie Locke Room of the Duckworth Utility Services Building, 217 North Fifth Street, to consider the application of **John Thomas Engineering** requesting approval of 1) a Detail Plan for Automobile Repair, Minor on a property zoned Planned Development (PD) District 98-28 for Community Retail Uses and 2) a variance to Section 2.51 of the Garland Development Code regarding the parking requirement. The property is shown on the enclosed sketch and is described as follows:

> Being an approximate 0.804-acre tract of land identified as Lot 7, Block 1, Second Replat Of Shiloh Springs Retail Addition, an addition to the City of Garland according to the final plat recorded in Volume 99230, Page 22, Plat Records of Dallas County, Texas. The subject property is located on the north side of Campbell Road, approximately 200 feet east of the intersection of West Campbell Road and North Shiloh Road, Garland, TX. (District 1)

Note: This notification was previously sent on September 10, 2015. However, this request was postponed to the October 12, 2015 Plan Commission meeting as requested by the applicant. Furthermore, the original request to approve the development of a 4,724-square foot Jiffy Lube shop on the subject property has been revised to include a variance request to the parking requirement.

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 Josue De La Vega at 972-205-2445.

(Please Check One Below)

_____ I am in favor of the request.

X I am opposed to the request.

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

(Please complete the following information)

Your Property Address 2705 WOODS LN GARLAND, TX 75044
WILLIAM RITZHAUPT
Printed Name
2705 WOODS LN GARLAND, TX 75044
Address City, State Zip

The above statements reflect my (our) opinion regarding the proposed request(s).
[signature] OWNER
Signature Title

Date: 10/7/15

Outside notification area

Planning Report

File No. 15-39 /District 5

Agenda Item: 9f

Meeting: City Council

Date: November 17, 2015

The Dimension Group

Southeast of the intersection of West Centerville Road and IH 635

REQUEST

Approval of a Detail Plan for Restaurant on property zoned Planned Development (PD) District 13-40 for Community Retail Uses.

OWNER

IUM Investors, LP

PLAN COMMISSION RECOMMENDATION

On October 26, 2015, the Plan Commission by a vote of eight (8) to Zero (0) recommended approval of a Detail Plan for Restaurant on property zoned Planned Development (PD) District 13-40 for Community Retail Uses.

Plan Commission recommended the applicant construct the required six-foot tall masonry wall with materials that match the existing six-foot tall masonry wall on the adjacent WinCo site.

STAFF RECOMMENDATION

Approval of a Detail Plan for Restaurant on property zoned Planned Development (PD) District 13-40 for Community Retail Uses. The development of the site is consistent with the existing development pattern in the area and promotes the redevelopment efforts within the immediate vicinity.

BACKGROUND

The subject property is part of a larger Planned Development (PD) District for Community Retail (CR) Uses approved in 2013. The Planned Development incorporates the former Target building, now occupied by WinCo Foods, as well as property fronting IH 635. A Detail Plan for a grocery store was approved in conjunction with Planned Development (PD) District 13-40 as well as a Concept Plan reflecting an additional pad site along IH 635. The approved Concept Plan for PD 13-40 was recently amended to reflect two pad sites adjacent to IH 635, including the subject site.

The applicant requests approval of a Detail Plan to allow for the construction of a 5,248 square foot “Old Chicago” restaurant.

SITE DATA

The subject lot is an approximately 1.34-acre undeveloped pad site. An adjacent pad site is the proposed site for a Panda Express restaurant with a drive-through. The subject site is located to the west of, and adjacent to, the Montclair single-family subdivision.

USE OF PROPERTY UNDER CURRENT ZONING

The current zoning is Planned Development (PD) District 13-40 for Community Retail Uses. The PD District permits a range of retail, personal services, and restaurant uses. The PD also includes a Concept Plan reflecting one future pad site along IH 635, amended to reflect two future pad sites.

CONSIDERATIONS

1. **Detail Plan:** The applicant requests approval of a Detail Plan to construct a 5,248 square foot dine-in restaurant on approximately 1.34 acres. The building will be located in the southeast corner of the larger commercial site oriented toward IH 635.

2. **Parking:** Chapter 4, Article 2 requires one (1) parking space for every 100 square feet of gross floor area for restaurant uses (including outdoor dining areas). The Detail Plan reflects 67 parking spaces for an aggregate 6,340 square feet, including 5,248 square feet of indoor area and 1,092 square feet of outdoor area, satisfying the parking requirement for the proposed use. Access to the parking area will be from mutual access drives provided by the adjacent Panda Express and WinCo sites.

3. **Screening and Landscaping:** Chapter 4, Articles 3 and 4 require the site to provide a twenty (20) foot landscape buffer along IH 635, and within it one (1) large canopy tree and seven (7) shrubs or ornamental grasses for every 30 lineal feet of frontage. The landscape plan appropriately reflects 8 large trees and 56 shrubs planted in a staggered pattern. The parking area contains one large tree for every ten spaces located no further than 65 feet from a parking space, as required. PD 13-40 requires that development adjacent to the residential subdivision to the east be screened by a 6-foot tall masonry wall with an adjacent continuous row of shrubs along the residential-facing side. The screening of the subject site will adjoin the screening established with construction of the WinCo site. The Landscape Plan reflects that the wall and 41 “Nellie R. Stevens” trees are in accordance with the requirements. Upon construction the property owner is responsible for the maintenance of the wall and vegetation.

4. **Building Design:** The applicant is proposing to meet the building materials and articulation requirements set forth in Chapter 4 Article 6 by employing brick, wood and Stucco materials and providing horizontal articulation through the use of canopies and awnings. The Building Elevation Plan reflects the use of approved architectural design elements complimentary to adjacent projects and to the larger redevelopment plan of the site.

5. **Signage:** The applicant proposes the use of attached signage to identify the site. The Signage Plan reflects compliance with Chapter 4, Article 5.

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Urban Neighborhoods. Urban neighborhoods are higher density residential developments, characterized by moderate to high density single-family attached and multi-family residential units, greater than 12 units per acre. Developments within this category are predominantly residential, but may include compatible non-residential uses.

While the proposed restaurant itself is inconsistent with the recommendation of Envision Garland, the Planned Development reflects the existing development pattern in the surrounding area. Additionally, the goal of redeveloping and revitalizing older shopping areas with new development is met by the introduction of potentially two new community serving retail sites. The development of the site would provide a valuable use and service for a larger community area.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

Properties to the northeast across Broadmoor Drive and to the southeast are zoned Single Family-7 (SF-7) and are developed with single-family residences. The properties surrounding the subject site to the north and west are zoned within various Planned Development Districts for General Business and Shopping Center Uses. The sites are developed with a variety of retail, restaurant and indoor commercial amusement uses. The use of the subject property for a restaurant is consistent with the existing development pattern and surrounding uses.

Prepared By:

Isaac Williams
Development Planner

Date: November 9, 2015

Reviewed By:

Will Guerin, AICP
Director of Planning

Date: November 9, 2015

Reviewed By:

Bryan L. Bradford
City Manager

Date: November 10, 2015

0 100 200 Feet
1 inch = 200 feet

ZONING Z 15-39

INDICATES AREA OF REQUEST

ZONING FILE 15-39

Southeast of the intersection of West Centerville Road and IH 635

Planned Development Conditions

I. **Statement of Purpose:** The purpose of this Planned Development District is to permit the development of Community Retail Uses subject to conditions.

II. **Statement of Effect:** This Planned Development District shall not affect any regulation found in the Garland Development Code (GDC), Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.

III. **General Regulations:** All regulations in Ordinance 6773 Garland Development Code (GDC), 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 accordance with the Detail Plan identified as Exhibit C.

V. **Specific Regulations:**

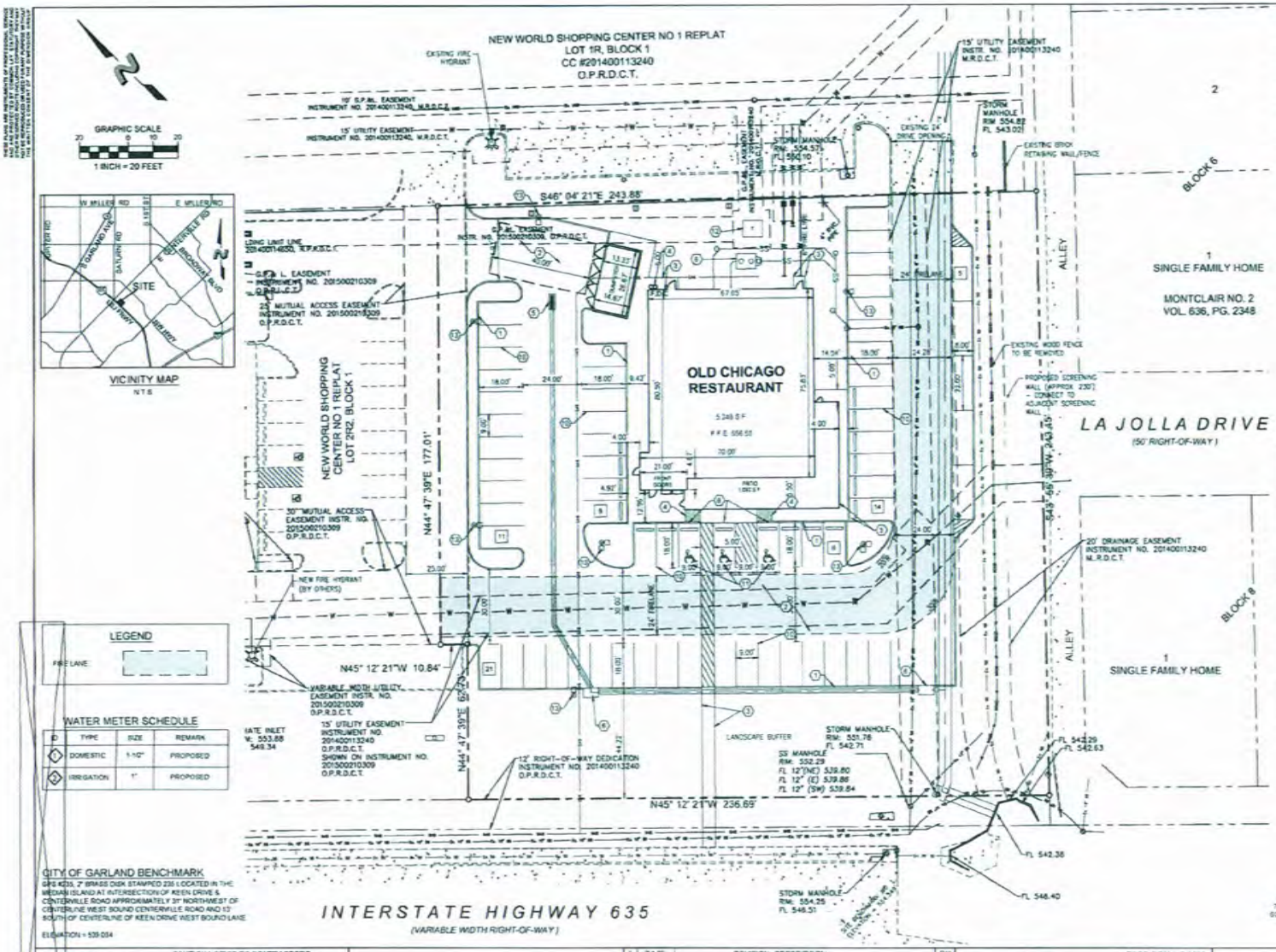
A. Permitted Uses: Uses shall be as permitted within the Community Retail (CR) District.

B. Screening and Landscaping: The screening and landscaping shall be generally provided as shown on the landscape plan identified as Exhibit D. The required landscaping adjacent to the screening wall shall be provided on the residential property side. The six-foot tall masonry wall shall be constructed with materials that match the existing six-foot wall on the adjacent WinCo site. The property owner of the subject property identified by this PD shall be responsible for the maintenance of the landscaping.

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

EXHIBIT B

EXHIBIT C



SITE PLAN KEYNOTES

1. CONSTRUCT 6" CURB & GUTTER
2. CONSTRUCT 6" CONCRETE PAVEMENT SECTION (RE: GEOTECH)
3. CONSTRUCT 4' CONCRETE CONCRETE SIDEWALK
4. INSTALL FIRE DEPARTMENT CONNECTION (FDC)
5. CONSTRUCT GRATE INLET
6. CONSTRUCT 10' CURB
7. INSTALL HANDICAP VAN AND CAR SIGN (RE: A.D.A. PLAN)
8. INSTALL GREASE TRAP
9. 4" YELLOW OR WHITE PAVEMENT BOLD PARKING STRIPES
10. HANDICAP PARKING LOGO
11. FIRE LANE STRIPING
12. INSTALL STANDARD GP&L 8' X 6'-6" ELECTRICAL TRANSFORMER
13. INSTALL SITE LIGHT POLE

SITE AND DESIGN DATA

SITE SQ. FT	58,676 S.F. OR 1.347 ACRES
EXISTING ZONING	PD13-40 FOR "CR" USES
BUILDING SQ. FT	5,248 S.F.
PATIO SQ. FT	1,092 S.F.
REQUIRED PARKING (RESTAURANT) REQUIRED PARKING (PATIO)	53 SPACES [5,248/100] 11 SPACES [1,092/100]
PARKING PROVIDED	64 STANDARD SPACES 3 HANDICAP SPACES
BUILDING COVERAGE	5,248 S.F. OR 10.80%
BUILDING HEIGHT MAX BUILDING HEIGHT	23 FT 35 FT
BUILDING SETBACKS	30 FEET ON INTERSTATE HIGHWAY 635 20 FEET ON PROPERTY SIDES
LANDSCAPE SETBACKS REQUIRED	20 FEET ON INTERSTATE HIGHWAY 635 NONE ON PROPERTY SIDES
REQUIRED VARIANCES	

NEW WORLD SHOPPING CENTER NO. 1
LOT 2R3, BLOCK 1
IN THE CITY OF GARLAND,
DALLAS COUNTY, TEXAS
CASE NO. 150820-1

SCALE 1"=20'

OWNER	DEVELOPER	APPLICANT/ENGINEER
K.W. INVESTORS 7474 E VISAO DRIVE SCOTTSDALE, AZ 85255 C/O: KIM WISE	CRAFTHOUSE RESTAURANTS AND BREWERIES, INC. 201 WEST MAIN STREET SUITE 301 CHATTANOOGA, TN 37408	THE DIMENSION GROUP TBPE FIRM # F-6396 15755 SANDHILL ROAD DALLAS, TEXAS 75238 CONTACT: DANIEL MURPHREE TEL: (214) 349-9400

Texas 811

CAUTION NOTICE TO CONTRACTORS
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATION OF THE EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUCH CALL 811 AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATED ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

#	DATE	REVISION DESCRIPTION	BY
1	9/30/15	1st CITY SUBMITTAL	GS
2	10/16/15	2nd CITY SUBMITTAL	GS
3			
4			

project no	15-459	drawn by	CS
date	9/30/15	designed by	DM
dwg	0.3-1.3095-SITE PLAN-C3.0	approved by	MS

TBPE FIRM # F-6396
THE DIMENSION GROUP
ARCHITECTURE • CIVIL ENGINEERING • MEP ENGINEERING • PLANNING
15755 Sandhill Road, Dallas, Texas 75238
TEL: 214-349-9400 FAX: 214-341-9060 www.DimensionGroup.com

SITE PLAN

OLD CHICAGO PIZZA & TAPROOM
W. CENTERVILLE ROAD
GARLAND, TEXAS

SHEET
C3.0

LANDSCAPE REQUIREMENTS

SITE LANDSCAPE

REQUIRED: TEN (10) PERCENT OF TOTAL GROSS SITE AREA TO BE DEVOTED TO LANDSCAPING
TOTAL SITE AREA = 58,878.00 SF x .1 = 5,887.80 SF

PROVIDED: 25,878 SF SITE LANDSCAPING (44%)

LANDSCAPE BUFFER

REQUIRED: TWENTY (20) FOOT BUFFER: ONE (1) LARGE CANOPY TREE AND SEVEN (7) SHRUBS OR ORNAMENTAL GRASSES / 30 L.F. OR FRACTION THEREOF FRONTAGE (435) SERVICE ROAD: 20 / 4 (F / 30 = 7.83

PROVIDED: FORTY-FOUR (44) FOOT WIDTH LANDSCAPE BUFFER ALONG I-635. EIGHT (8) LARGE TREES AND FIFTY-SIX (56) SHRUBS

LANDSCAPE AREA WITHIN PARKING LOTS

REQUIRED: FIVE (5) PERCENT OF INTERIOR PARKING TO BE LANDSCAPED
TOTAL PARKING AREA = 24,826.62 X .05 = 1,241.33 SF

PROVIDED: 1,583 SF (6%) INTERIOR LANDSCAPING PROVIDED

REQUIRED: ONE (1) LARGE CANOPY TREE PER 10 PARKING SPACES
TOTAL PARKING SPACES: 167 / 10 = (7 LARGE TREES WITHIN INTERIOR PARKING LANDSCAPE)

PROVIDED: EIGHT (8) LARGE TREES PROVIDED WITHIN INTERIOR PARKING LANDSCAPE

TREE MITIGATION: NO EXISTING TREES ON SITE

SITE IRRIGATION

ALL REQUIRED LANDSCAPING SHALL BE IRRIGATED BY ONE OF THE FOLLOWING METHODS AND MUST MEET ALL CITY PLUMBING REQUIREMENTS

1.) AN UNDERGROUND SPRINKLER AND/OR DRIP SYSTEM

2.) A HOSE ATTACHMENT WITHIN 75 FEET OF ALL REQUIRED LANDSCAPING

LANDSCAPE PLANT LEGEND

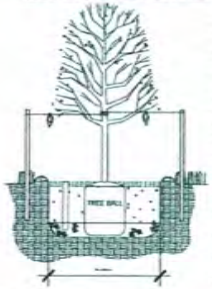
SYMBOL	CANOPY + ORNAMENTALS	QTY	MATURE HT
	LIVE OAK - 3" CAL QUERCUS VIRGINIANA	2	30-50'
	SHUMARD RED OAK - 3" CAL QUERCUS SHUMARDI	4	40-60'
	CEDAR ELM - 3" CAL ULMUS CRASSIFOLIA	8	50-70'
	BALD CYPRESS TAXODIUM DISTICHUM	1	50-70'
	CRAPE MYRTLE LAGERSTROEMIA INDICA	9	15-25'

SYMBOL	SHRUBS + OTHER	
	DWF BURFORD HOLLY ILEX CORNUTA 'BURFORDII'	29
	DWARF YAUPON ILEX VOMITORIA 'NANA'	27
	BULB & PITCHING CEDAR MULCH & VARIOUS	31
	LANDSCAPE AREA WITHIN PARKING AREA	
	PLT - PARKING LOT TREE 60' DIAMETER CIRCLE	

NO PARKING SPACE IS GREATER THAN 65' FROM A REQUIRED TREE

NO EXISTING TREES ON SITE

NOTES:
1) MARK THE NORTH SIDE OF TREE IN THE NURSERY AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE
2) AT TIME OF PLANTING, DO NOT REMOVE OR CUT LEADER AND PRUNE ONLY DEAD OR BROKEN BRANCHES. CROSS-OVER BRANCHES, AND WEAK OR NARROW CROTCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN
3) STRUCTURAL PRUNING SHOULD NOT BEGIN UNTIL AFTER ESTABLISHMENT PERIOD, USUALLY TWO GROWING SEASONS.
4) KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
5) DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON
6) AMENDED BACKFILL SHALL BE 1/3 COMPOST (PREFERABLY CLASSIFIED) AND 2/3 NATIVE AND/OR IMPORTED TOPSOIL
7) WRAP TRUNK ON EXPOSED SITES AND SPECIES WITH THIN BARK, USE ELECTRICAL OR DUCT TAPE, NOT TWINE.
8) COORDINATE WITH LYN ROBERTS FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING
9) DEEP WATER ALL PLANTS AT THE TIME OF PLANTING.



REMOVE TWINE FROM BRANCHES ON TREES TIED UP FOR SHIPPING. SPRAY WITH WILT PRUF OR EQUAL (IF LEAFED OUT)

ORANGE FLUORESCENT FLAGGING OR WIRE FOR SAFETY

SET TREE VERTICAL. STAKE UP TO 3" CALIPER TREES WITH TWO POSTS ON THE LEEWARD AND windWARD SIDES. STAKE TREES OVER 3" CALIPER WITH 3 EVENLY SPACED POSTS. USE NYLON STRAP WITH GROMMETS BELOW MIDPOINT OF TREE. TIGHTEN AND GUY WIRE BY TWISTING. PROTECT BRANCHES FROM TOUCHING WIRE. ALLOWA SLIGHT SAG FOR SWAY. PROVIDE FLAGGING TAPE WITH MINIMUM 6" DANGLING. SET STAKES IN MINIMUM 18" FIRM SOIL. REMOVE STAKES WITHIN 12-18 MONTHS OF PLANTING.

TRUNK FLARE MUST BE VISIBLE AT TOP OF ROOTBALL. POSITION ROOT FLARE AT GRADE

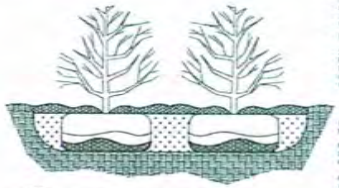
3-4" DEPTH OF SPECIFIED MULCH. PROVIDE A 4" DIAMETER WOOD MULCH RING AND 4" PLANTING RIM FOR TREES IN DRYLAND PLANTING BEDS AND IN IRRIGATED NATIVE SEED AREAS WHERE IRRIGATION ZONES ARE TO BE SHUT DOWN AFTER ESTABLISHMENT. PROVIDE SAUCER ON DOWNHILL SIDE ON SLOPES. KEEP MULCH AWAY FROM CONTACT WITH WOODY TRUNK. DO NOT PLACE FABRIC UNDER MULCH. NO RIM FOR TREES LOCATED IN TURF AREAS

SCARIFY SIDES OF PLANTING PIT. BACKFILL WITH AMENDED SOIL MIX. ROOTBALL SHALL REST ON FIRM UNDISTURBED SOIL

AFTER TREE IS POSITIONED, REMOVE ALL TWINE, ROPE, PLASTIC WIRE, BURLAP AND RUBBER

TREE PLANTING DETAIL
3" CAL MINIMUM
N.T.S.

NOTES
1) PRUNE ONLY DEAD OR BROKEN BRANCHES AND WEAK OR NARROW CROTCHES.
2) KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
3) DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
4) AMENDED BACKFILL SHALL BE 1/3 COMPOST (PREFERABLY CLASSIFIED) AND 2/3 NATIVE AND/OR IMPORTED TOPSOIL
5) ALL SHRUBS IN ROCK AREAS TO RECEIVE SHREDDED MULCH RINGS
6) DEEP WATER ALL PLANTS AT TIME OF PLANTING.



SET SHRUBS VERTICAL. SHRUB SPACING AS PER PLANS. LAYOUT VARIES. FINISHED GRADE OF SHRUB BED TO BE 2" BELOW ADJACENT FINISH GRADE AT EDGE TO HOLD MULCH

PLANT TOP OF ROOTBALL AT GRADE

3-4" DEPTH OF ORGANIC MULCH. PROVIDE 4" PLANTING RIM FOR SHRUBS NOT IN PLANTING BED. PROVIDE SAUCER ON DOWNHILL SIDE OF SLOPES. NO PLANTING RIM FOR SHRUBS IN PLANTING BED. KEEP MULCH AWAY FROM CONTACT WITH WOODY TRUNK.

SCARIFY SIDES OF PLANTING PIT. BACKFILL WITH AMENDED SOIL MIX. ROOTBALL SHALL REST ON FIRM UNDISTURBED SOIL

REMOVE ALL PACKAGING MATERIAL FOR POT BOUND PLANTS ONLY. MAKE 4 VERTICAL CUTS IN ROOTBALL 1" DEEP. PLANT IMMEDIATELY

FOR ROOT BIND AT BOTTOM OF BALL: SPLIT ROOTBALL VERTICALLY FROM BOTTOM HALFWAY TO TOP. SPREAD THE TWO HALVES OVER A MOUND OF SOIL IN THE PLANTING HOLE

SHRUB PLANTING DETAIL
N.T.S.

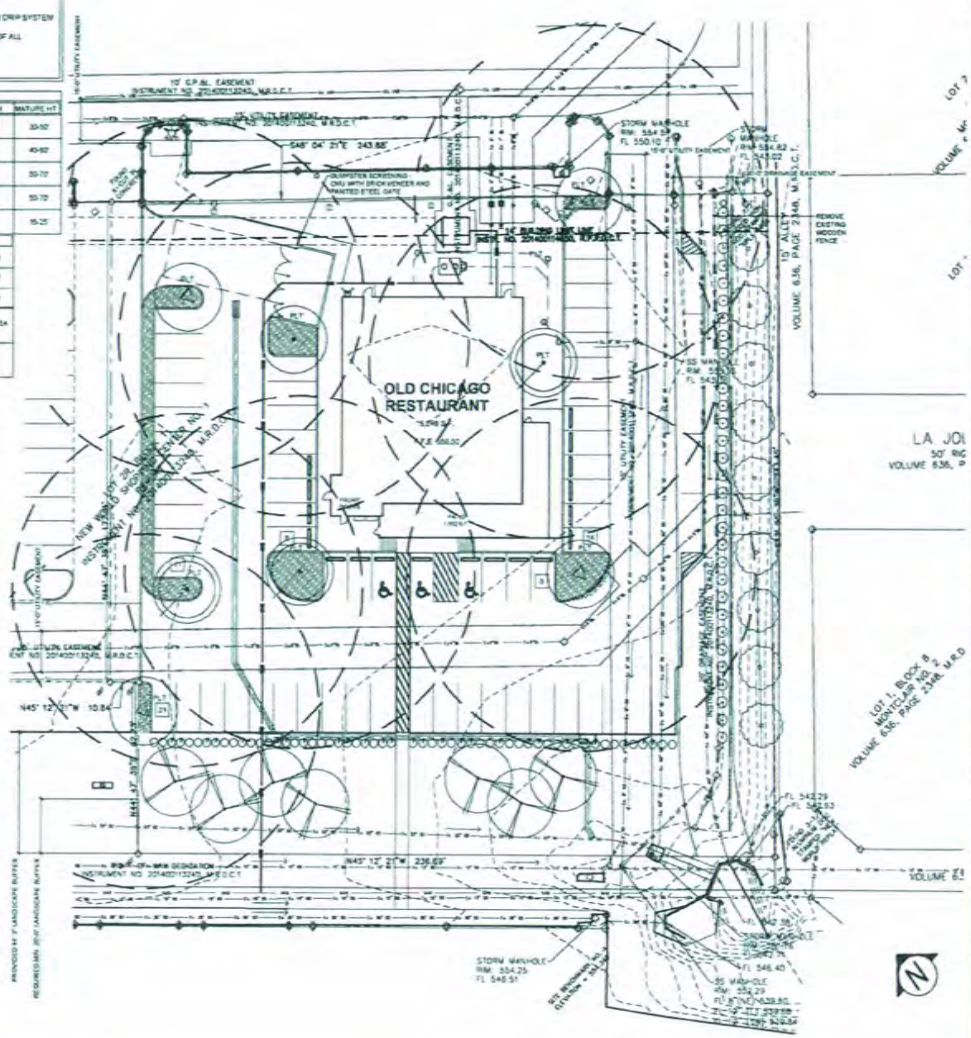
VICINITY MAP
GARLAND, TEXAS

ZONED: PD-13-49 (ORD. #6667)

GENERAL MAINTENANCE

ALL REQUIRED LANDSCAPED AREAS SHALL BE MAINTAINED SO AS TO PRESENT A HEALTHY, NEAT AND ORDERLY APPEARANCE AND TO CONFORM WITH SECTION 49-91 OF THE CITY CODE AT ALL TIMES AND BE KEPT FREE FROM REFUSE AND DEBRIS. ALL LANDSCAPE AREAS SHALL BE PROVIDED WITH A READILY AVAILABLE WATER SUPPLY AND WATERED REGULARLY TO ENSURE CONTINUOUS HEALTHY GROWTH. DISEASED, DEAD OR MISSING REQUIRED PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED WITHIN 30 DAYS OR LESS AS SPECIFIED BY THE CITY LANDSCAPE INSPECTOR WITH MATERIAL OF AN EQUIVALENT OR GREATER POINT VALUE

ANY DAMAGE TO UTILITY LINES RESULTING FROM THE NEGLIGENCE OF THE PROPERTY OWNER OR HIS AGENTS OR EMPLOYEES IN THE INSTALLATION AND MAINTENANCE OF REQUIRED LANDSCAPING IN A UTILITY EASEMENT IS THE RESPONSIBILITY OF THE PROPERTY OWNER IF A PUBLIC UTILITY DISTURBS PLANTS WITHIN AN EASEMENT, IT SHALL MAKE EVERY REASONABLE EFFORT TO PRESERVE THE PLANTS AND RETURN THEM TO THEIR PRIOR LOCATION AFTER THE UTILITY WORK. NONETHELESS, SOME PLANTS DIE. IT IS THE OBLIGATION OF THE PROPERTY OWNER TO REPLACE THEM



1 LANDSCAPE PLAN

SCALE: 1" = 20'-0"
0 20 40

ISSUES
REVISIONS

CLIENT:
THE DIMENSION GROUP
10700 SANDHILL ROAD
DALLAS, TX 75238
PHONE: (214) 343-9400
FAX: (214) 343-9500
CONTACT: DANIEL MURPHREE
danielmurphree@dimensiongp.com

OLD CHICAGO
CENTERVILLE RD. & I-635
GARLAND, TEXAS

EXHIBIT D

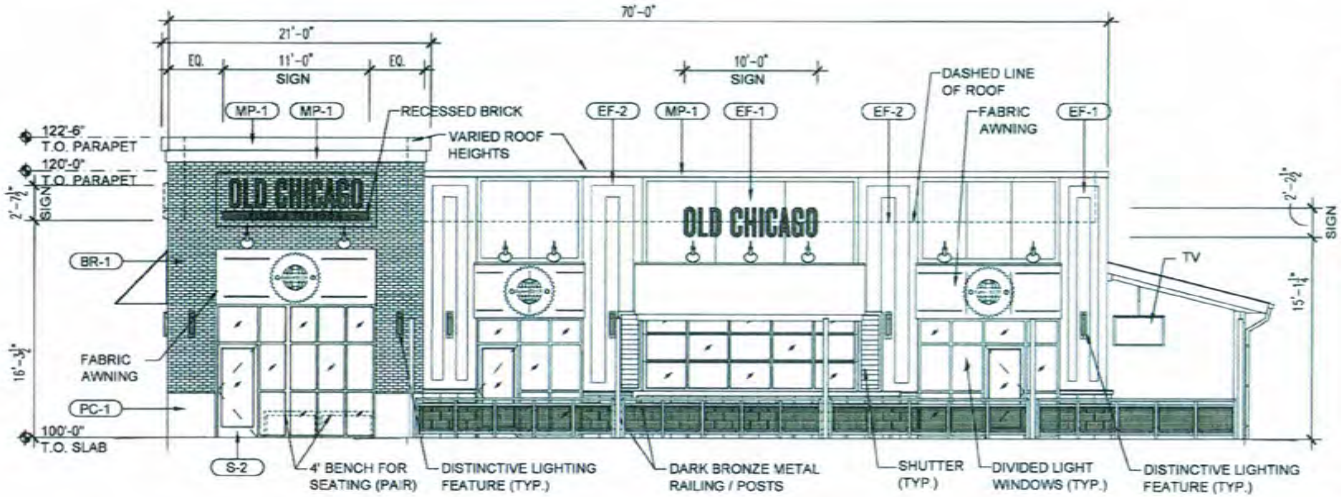
mdg landscape architects

ISSUE FOR PERMIT

OLD CHICAGO
GARLAND, TEXAS

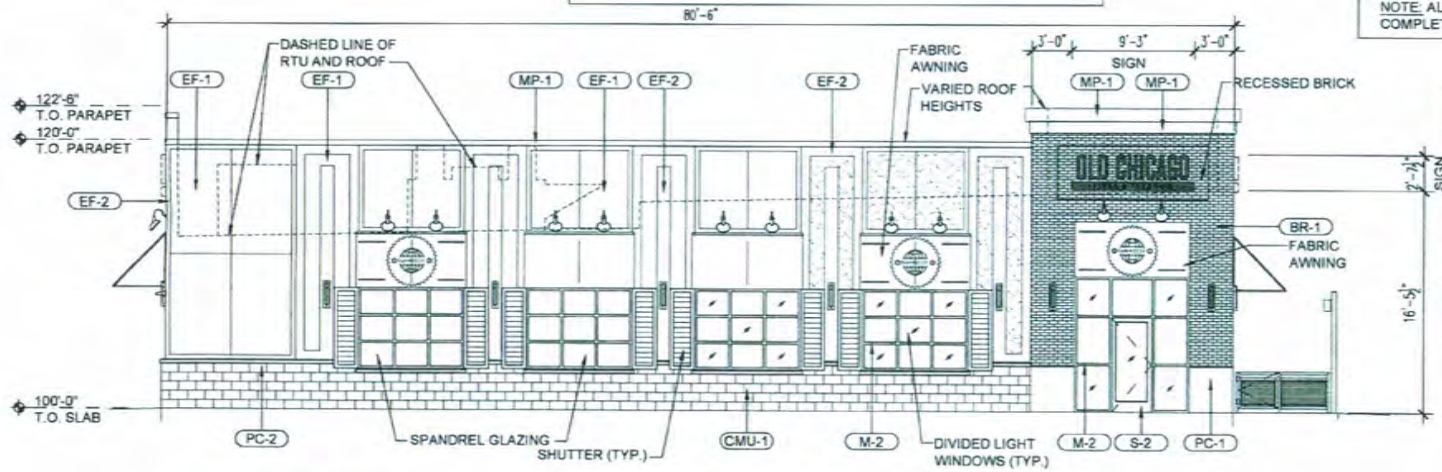
LANDSCAPE PLAN

LP0.01



MAIN ENTRANCE ELEVATION (SOUTH)

FACADE MATERIAL CALCULATIONS
TOTAL SURFACE AREA (EXCLUDING DOORS AND WINDOWS): 1,016 SQ.FT.
- STUCCO: 62%
- PRE-CAST CONCRETE: 2%
- BRICK: 25%
- CMU: 11%



FRONT ELEVATION (WEST)

FACADE MATERIAL CALCULATIONS
TOTAL SURFACE AREA (EXCLUDING DOORS AND WINDOWS): 1,311 SQ.FT.
- STUCCO: 65%
- PRE-CAST CONCRETE: 2%
- BRICK: 16%
- CMU: 17%

FINISH SCHEDULE

MP-1	PRE-FINISHED METAL FASCIA / COPING: BERRIDGE; COLOR = CHARCOAL GREY
WD-1	CEDAR SHAKE SHINGLE
S-2	STOREFRONT DOORS: PAINTED "OLD CHICAGO RED"
M-2	STOREFRONT: KAWNEER; COLOR = DARK BRONZE #40
EF-1	STUCCO: COLOR TO MATCH JAMES HARDIE "COBBLE STONE" JH40-10
EF-2	STUCCO: COLOR TO MATCH BENJAMIN MOORE "EMBASSY GREEN" 1523
WD-1	WOOD BEAMS: SEMI-SOLID BENJAMIN MOORE ARBORCOAT STAIN; COLOR = "AVANT GARDE"
CMU-1	SPLIT FACE CMU: JANDRIS & SONS; COLOR = DK-19
CMU-2	SMOOTH FACE CMU: JANDRIS & SONS; COLOR = LT-3
PC-1	PRECAST CONCRETE: HERITAGE CAST STONE; COLOR = "GRAHAM"
PC-2	PRECAST CONCRETE WATERTABLE: COLOR TO MATCH "CMU-1"
BR-1	BRICK: GLEN-GERY; MEDALIA SERIES; COLOR = "ABERDEEN". TEXTURE = "PAPERCUT"

NOTE: ALL ROOF TOP EQUIPMENT IS COMPLETELY SCREENED BY PARAPETS

SIX DESIGN ELEMENTS

- AWNINGS AND CANOPIES
- DISTINCTIVE LIGHTING FEATURES
- DIVIDED LIGHT WINDOWS
- BENCHES FOR OUTDOOR SEATING
- SHUTTERS
- VARIED ROOF HEIGHTS

PAINT ALL GROUND AND WALL MOUNTED EQUIPMENT TO MATCH BUILDING

CRAFTWORKS RESTAURANTS & BREWERIES INC.
201 WEST MAIN STREET
SUITE 300
CHATTANOOGA, TN 37408

THE PARADIGM

OLD CHICAGO PIZZA & TAP ROOM

EXHIBIT E

CENTERVILLE ROAD AND I-635
GARLAND, TX

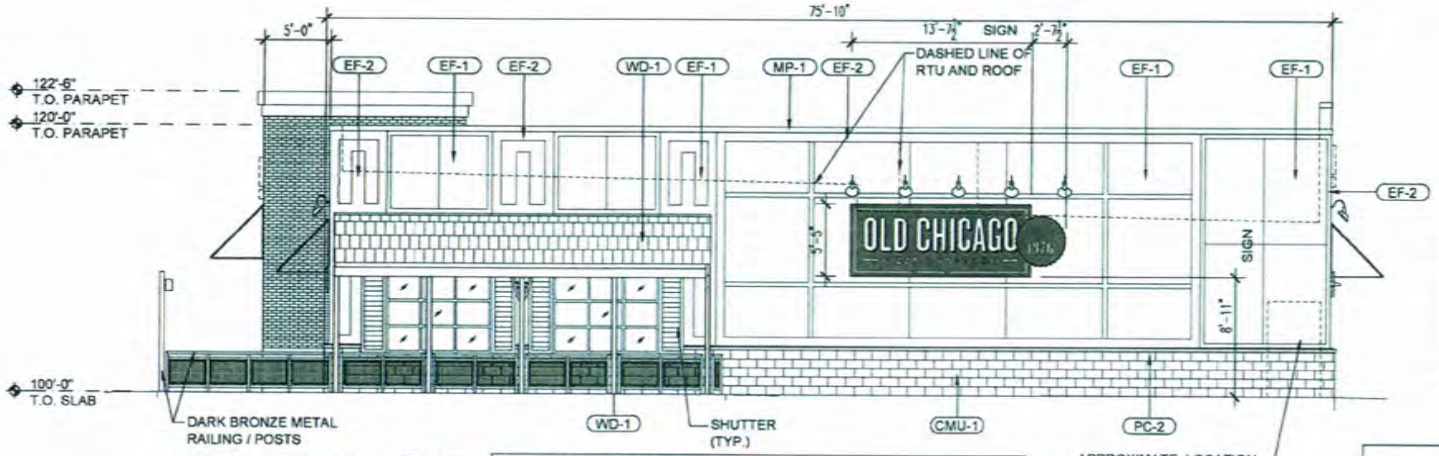
REVISIONS

PROJECT NUMBER

DATE 09-30-2015

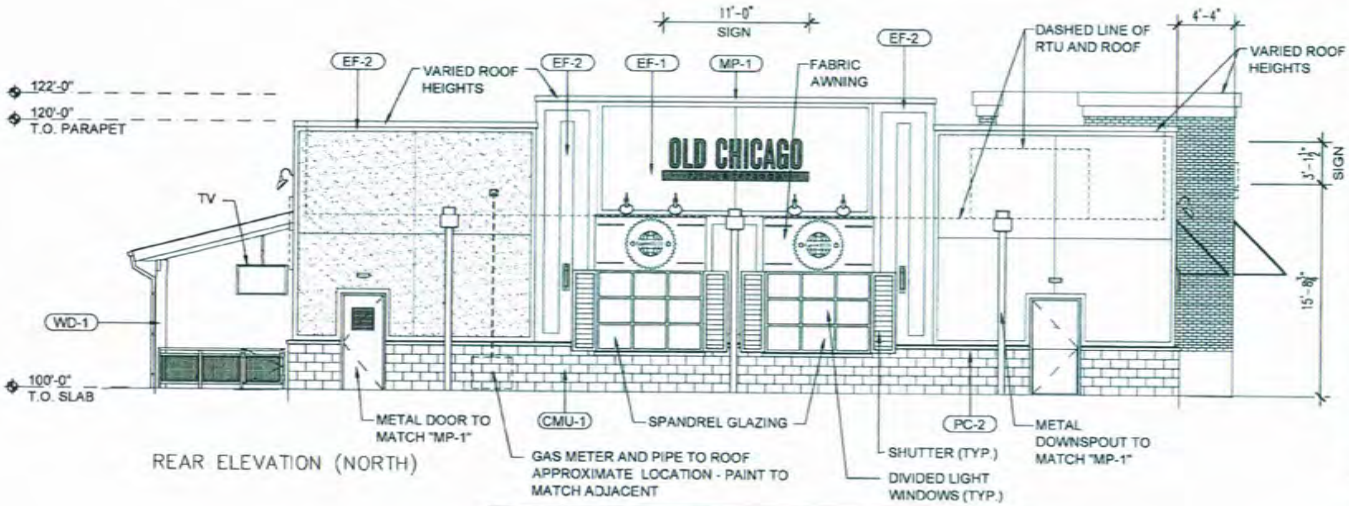
EXTERIOR ELEVATIONS

A2.1



PATIO SIDE ELEVATION (EAST)

FACADE MATERIAL CALCULATIONS
TOTAL SURFACE AREA (EXCLUDING DOORS AND WINDOWS): 1,481 SQ.FT.
- STUCCO: 76%
- PRE-CAST CONCRETE: 1%
- BRICK: 6%
- CMU: 17%



REAR ELEVATION (NORTH)

FACADE MATERIAL CALCULATIONS
TOTAL SURFACE AREA (EXCLUDING DOORS AND WINDOWS): 1,234 SQ.FT.
- STUCCO: 79%
- PRE-CAST CONCRETE: 1%
- BRICK: 6%
- CMU: 14%

SIX DESIGN ELEMENTS

- AWNINGS AND CANOPIES
- DISTINCTIVE LIGHTING FEATURES
- DIVIDED LIGHT WINDOWS
- BENCHES FOR OUTDOOR SEATING
- SHUTTERS
- VARIED ROOF HEIGHTS

FINISH SCHEDULE

MP-1	PRE-FINISHED METAL FASCIA / COPING: BERRIDGE; COLOR = CHARCOAL GREY
WD-1	CEDAR SHAKE SHINGLE
S-2	STOREFRONT DOORS: PAINTED "OLD CHICAGO RED"
M-2	STOREFRONT: KAWNEER; COLOR = DARK BRONZE #40
EF-1	STUCCO: COLOR TO MATCH JAMES HARDIE "COBBLE STONE" JH40-10
EF-2	STUCCO: COLOR TO MATCH BENJAMIN MOORE "EMBASSY GREEN" 1523
WD-1	WOOD BEAMS: SEMI-SOLID BENJAMIN MOORE ARBORCOAT STAIN; COLOR = "AVANT GARDE"
CMU-1	SPLIT FACE CMU: JANDRIS & SONS; COLOR = DK-19
CMU-2	SMOOTH FACE CMU: JANDRIS & SONS; COLOR = LT-3
PC-1	PRECAST CONCRETE: HERITAGE CAST STONE; COLOR = "GRAHAM"
PC-2	PRECAST CONCRETE WATERTABLE: COLOR TO MATCH "CMU-1"
BR-1	BRICK: GLEN-GERY; MEDALIA SERIES; COLOR = "ABERDEEN". TEXTURE = "PAPERCUT"

NOTE: ALL ROOF TOP EQUIPMENT IS COMPLETELY SCREENED BY PARAPETS

PAINT ALL GROUND AND WALL MOUNTED EQUIPMENT TO MATCH BUILDING

CRAFTWORKS RESTAURANTS & BREWERIES INC.
201 WEST MAIN STREET
SUITE 301
CHATTANOOGA, TN 37408

THE EXPANSION

OLD CHICAGO PIZZA & TAP HOUSE

EXHIBIT E

CENTERVILLE ROAD AND I-635
GARLAND, TX

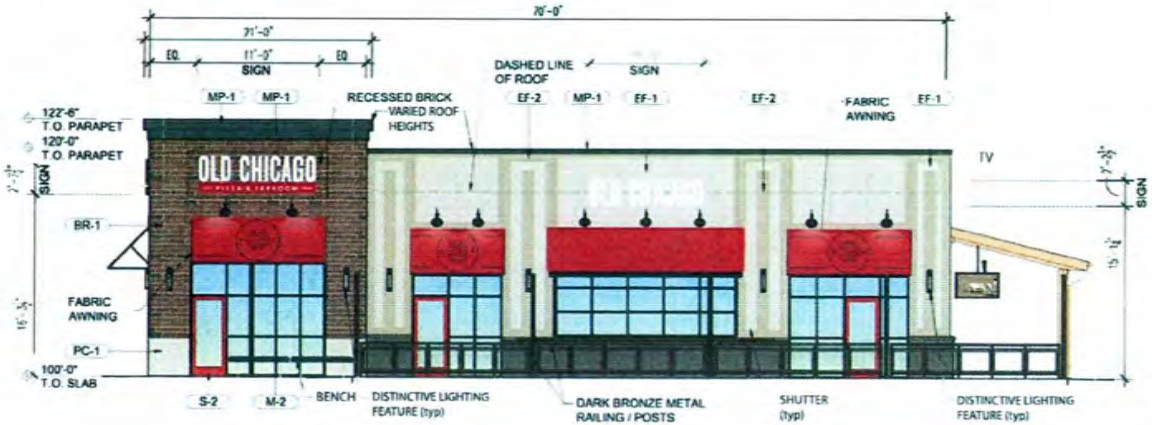
REVISIONS

PROJECT NUMBER

DATE 09-30-2015

EXTERIOR ELEVATIONS

A2.2



MAIN ENTRANCE ELEVATION (SOUTH)

FACADE MATERIAL CALCULATIONS:

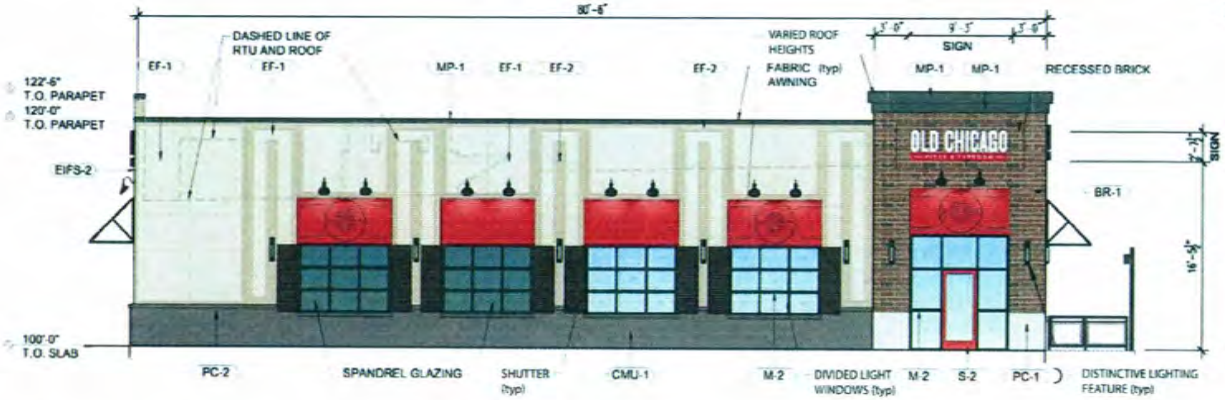
TOTAL SURFACE AREA (EXCLUDING DOORS AND WINDOWS): 1,016 sq.ft.

STUCCO: 62%
PRE-CAST CONCRETE: 2%
BRICK: 25%
CMU: 11%

SIGNAGE CALCULATION
ALLOWED: 140 sq.ft.
PROPOSED: 55.62 sq.ft.

MP-1	PRE-FINISHED METAL FASCIA / COPING: BERRIDGE; COLOR = CHARCOAL GREY
WD-1	CEDAR SHAKE SHINGLE
S-2	STOREFRONT DOORS: PAINTED "OLD CHICAGO RED"
M-2	STOREFRONT: KAWNEER; COLOR = DARK BRONZE #40
EF-1	STUCCO: COLOR TO MATCH JAMES HARDIE "COBBLE STONE" JH40-10
EF-2	STUCCO: COLOR TO MATCH BENJAMIN MOORE "EMBASSY GREEN" 1523
WD-1	WOOD BEAMS: SEMI-SOLID BENJAMIN MOORE ARBORCOAT STAIN; COLOR = "AVANT GARDE"
CMU-1	SPLIT FACE CMU: JANDRIS & SONS; COLOR = DK-19
CMU-2	SMOOTH FACE CMU: JANDRIS & SONS; COLOR = LT-3
PC-1	PRECAST CONCRETE: HERITAGE CAST STONE; COLOR = "GRAHAM"
PC-2	PRECAST CONCRETE WATERTABLE: COLOR TO MATCH "CMU-1"
BR-1	BRICK: GLEN-GERY, MEDALIA SERIES, COLOR = "ABERDEEN", TEXTURE = "PAPERCUT"

NOTE: ALL ROOF TOP EQUIPMENT IS COMPLETELY SCREENED BY PARAPETS



FRONT ELEVATION (WEST)

FACADE MATERIAL CALCULATIONS:

TOTAL SURFACE AREA (EXCLUDING DOORS AND WINDOWS): 1,311 sq.ft.

STUCCO: 65%
PRE-CAST CONCRETE: 2%
BRICK: 16%
CMU: 17%

SIGNAGE CALCULATION
ALLOWED: 80.5 sq.ft.
PROPOSED: 22.66 sq.ft.

SIX DESIGN ELELEMENTS
1. AWNINGS AND CANOPIES
2. DISTINCTIVE LIGHTING FEATURES
3. DIVIDED LIGHT WINDOWS
4. BENCHES FOR OUTDOOR SEATING
5. SHUTTERS
6. VARIED ROOF HEIGHTS

PAINT ALL GROUND AND WALL MOUNTED EQUIPMENT TO MATCH BUILDING

EXHIBIT E

THE DIMENSION GROUP

OLD CHICAGO - GARLAND, TEXAS

NEW WORLD SHOPPING CENTER

OLD CHICAGO PIZZA & TAPROOM CRAFTED SINCE 1976

PATIO SIDE ELEVATION (EAST)

APPROXIMATE LOCATION OF ELECTRICAL SERVICE SIZE TO BE DETERMINED

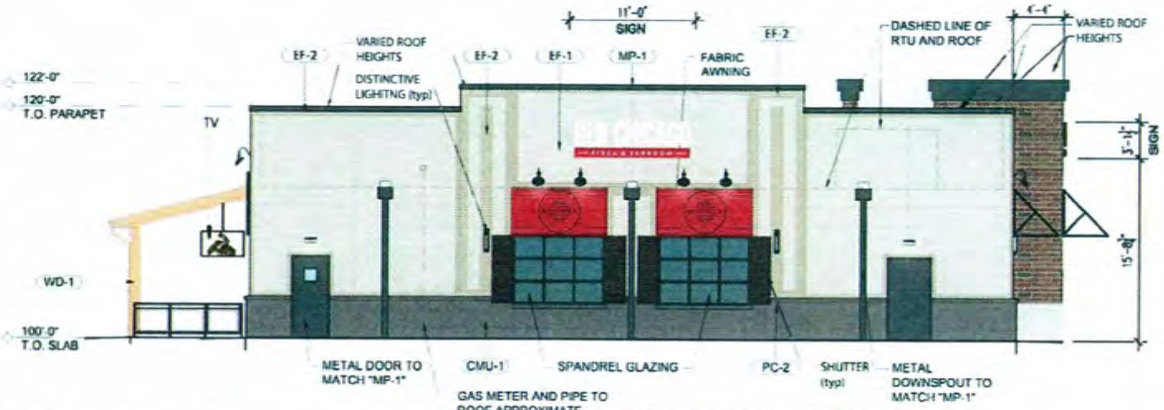
FACADE MATERIAL CALCULATIONS

TOTAL SURFACE AREA (EXCLUDING DOORS AND WINDOWS): 1,481 sq.ft.

STUCCO: 77%
PRE-CAST CONCRETE: 1%
BRICK: 6%
CMU: 17%

SIGNAGE CALCULATION

ALLOWED: 75.10 sq.ft.
PROPOSED: 88.02 sq.ft.



REAR ELEVATION (NORTH)

FACADE MATERIAL CALCULATIONS

TOTAL SURFACE AREA (EXCLUDING DOORS AND WINDOWS): 1,234 sq.ft.

STUCCO: 79%
PRE-CAST CONCRETE: 1%
BRICK: 6%
CMU: 14%

SIGNAGE CALCULATION

ALLOWED: 67.2 sq.ft.
PROPOSED: 32.32 sq.f.t

MP-1	PRE-FINISHED METAL FASCIA / COPING: BERRIDGE; COLOR = CHARCOAL GREY
WD-1	CEDAR SHAKE SHINGLE
S-2	STOREFRONT DOORS: PAINTED "OLD CHICAGO RED"
M-2	STOREFRONT: KAWNEER; COLOR = DARK BRONZE #40
EF-1	STUCCO: COLOR TO MATCH JAMES HARDIE "COBBLE STONE" JH40-10
EF-2	STUCCO: COLOR TO MATCH BENJAMIN MOORE "EMBASSY GREEN" 1523
WD-1	WOOD BEAMS: SEMI-SOLID BENJAMIN MOORE ARBORCOAT STAIN; COLOR = "AVANT GARDE"
CMU-1	SPLIT FACE CMU: JANDRIS & SONS; COLOR = DK-19
CMU-2	SMOOTH FACE CMU: JANDRIS & SONS; COLOR = LT-3
PC-1	PRECAST CONCRETE: HERITAGE CAST STONE; COLOR = "GRAHAM"
PC-2	PRECAST CONCRETE WATERTABLE: COLOR TO MATCH "CMU-1"
BR-1	BRICK: GLEN-GERY; MEDALIA SERIES; COLOR = "ABERDEEN", TEXTURE = "PAPERCUT"

NOTE: ALL ROOF TOP EQUIPMENT IS COMPLETELY SCREENED BY PARAPETS

SIX DESIGN ELELEMENTS

1. AWNINGS AND CANOPIES
2. DISTINCTIVE LIGHTING FEATURES
3. DIVIDED LIGHT WINDOWS
4. BENCHES FOR OUTDOOR SEATING
5. SHUTTERS
6. VARIED ROOF HEIGHTS

PAINT ALL GROUND AND WALL MOUNTED EQUIPMENT TO MATCH BUILDING

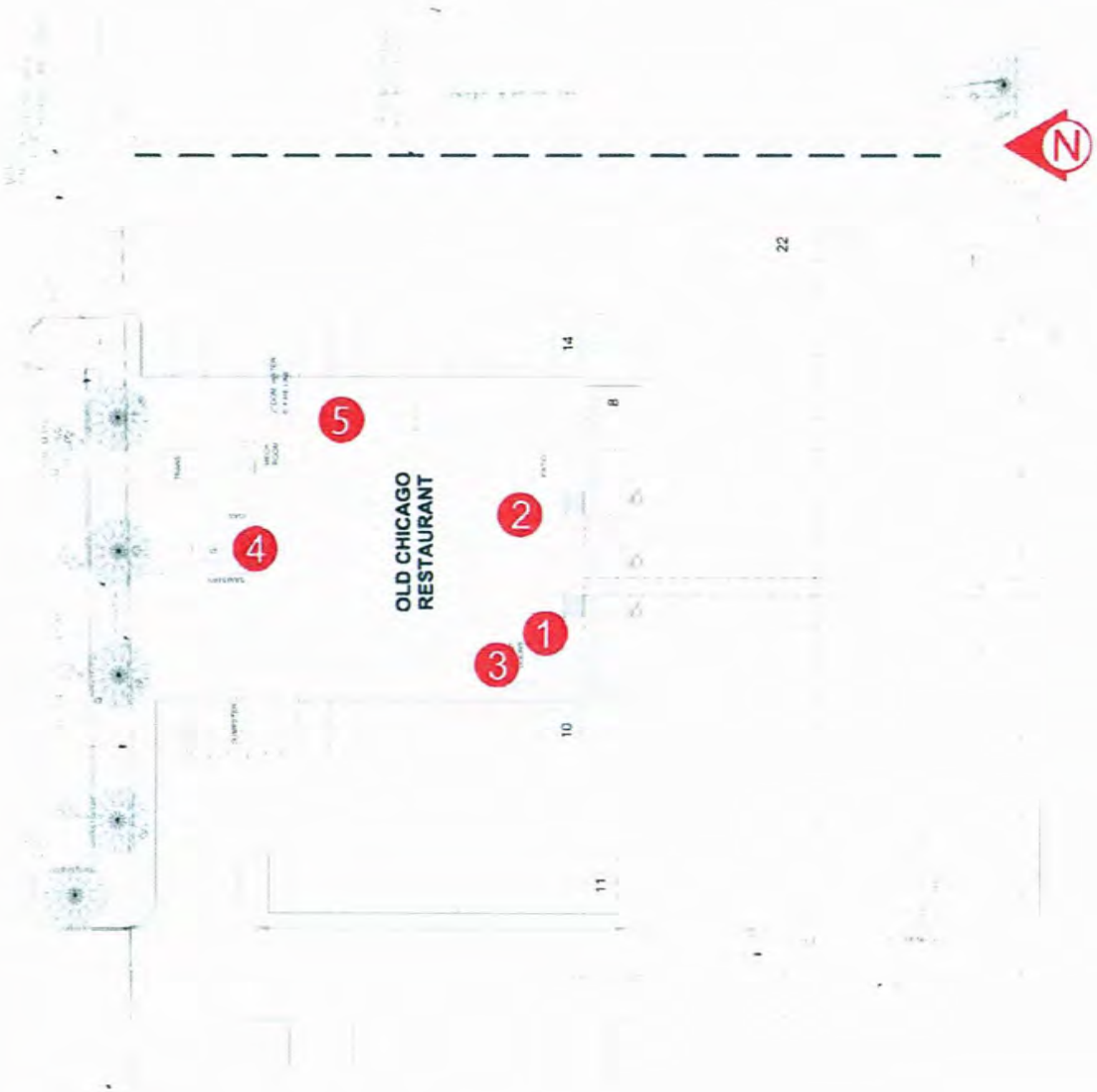
EXHIBIT E

THE DIMENSION GROUP

OLD CHICAGO - GARLAND, TEXAS

NEW WORLD SHOPPING CENTER

OLD CHICAGO PIZZA & TAPROOM 1976



OLD CHICAGO
GARLAND, TX

NEW CONSTRUCTION /
NO EXISTING SIGNS

PROPOSED SIGNS:

1. 26" CHANNEL LETTER SET WITH TAG LINE
2. 26" CHANNEL LETTER SET
3. 21 3/4" CHANNEL LETTER SET WITH TAG LINE
4. 26" CHANNEL LETTER SET WITH TAG LINE
5. 65" PAINTED LOGO

EXHIBIT F

NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation

Customer	Date	Prepared By	Note: Color output may notable exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.
OLD CHICAGO	9/23/15	CM	
Location	File Name		Eng
GARLAND, TX	140613 - GARLAND, TX - SIGN PACKAGE		-

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PO Box 210
Watertown SD 57201-0210
1.800.843.9888 · www.personasigns.com

1 & 2

SOUTH ELEVATION

SCALE: 3/32" = 1'-0"

SIGNAGE CALCULATION
ALLOWED: 140 sq.ft.
PROPOSED: 55.62 sq.ft.

ACTUAL AREA: 10.38 SQ FT
BOXED AREA: 23.30 SQ FT

9'-11 13/16"

26"

ACTUAL AREA: 18.25 SQ FT
BOXED AREA: 32.32 SQ FT

9'-11 13/16"

2'-11 1/16"

26"

8 9/16"

PIZZA & TAPROOM

11'-0 3/4"

AWNINGS:
.080" ALUM PAINTED
TO MATCH
187C RED

GRAPHIC DETAILS
SCALE: 3/8" = 1'-0"

BOXED AREA: 33.33

8'-4"

4'-0"

11'-0"

4'-0"

EXHIBIT F

NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation

Customer	Date	Prepared By	Note: Colors shown may not be exact when viewing or printing this drawing. All colors based on PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.	persona SIGNS | LIGHTING | IMAGE	DISTRIBUTED BY SIGN UP COMPANY 700 21st Street Southwest PO Box 210 Watertown, SD 57201-0210 1.800.843.9888 · www.personasigns.com
OLD CHICAGO	9/23/15	CM			
Location: GARLAND, TX	File Name: 140613 - GARLAND, TX - SIGN PACKAGE		Eng: -		

3

WEST ELEVATION

SCALE: 3/32" = 1'-0"

SIGNAGE CALCULATION
ALLOWED: 80.5 sq.ft.
PROPOSED: 22.66 sq.ft.

ACTUAL AREA: 12.77 SQ FT
BOXED AREA: 22.66 SQ FT

AWNINGS:
.080" ALUM PAINTED TO MATCH
187C RED

GRAPHIC DETAILS
SCALE: 3/8" = 1'-0"

BOXED AREA: 33.33

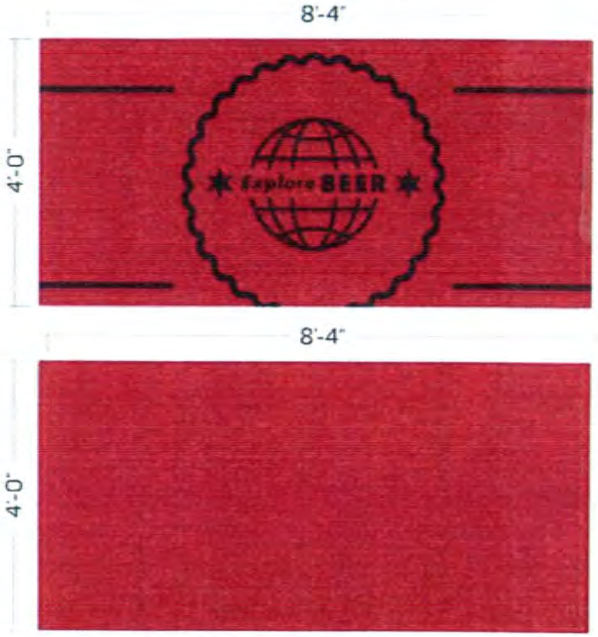

EXHIBIT F

NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation

Customer: OLD CHICAGO	Date: 9/23/15	Prepared By: CM	Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.
Location: GARLAND, TX	File Name: 140613 - GARLAND, TX - SIGN PACKAGE		Eng: -

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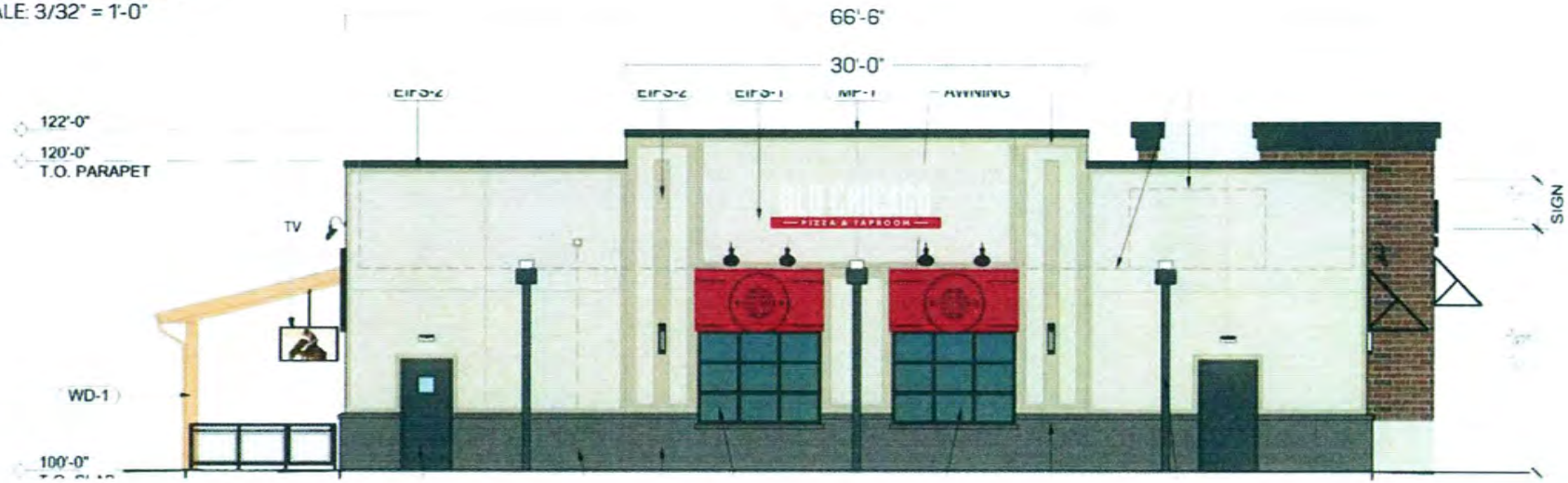
4

NORTH ELEVATION

SCALE: 3/32" = 1'-0"



ACTUAL AREA: 18.25 SQ FT
BOXED AREA: 32.32 SQ FT

SIGNAGE CALCULATION
ALLOWED: 67.2 sq.ft.
PROPOSED: 32.32 sq.f.t

BOXED AREA: 33.33

GRAPHIC DETAILS
SCALE: 3/8" = 1'-0"

.080" ALUM PAINTED TO MATCH
187C RED

EXHIBIT F

NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

Customer: OLD CHICAGO	Date: 9/23/15	Prepared By: CM	Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.
Location: GARLAND, TX	File Name: 140613 - GARLAND, TX - SIGN PACKAGE		Eng: -

persona
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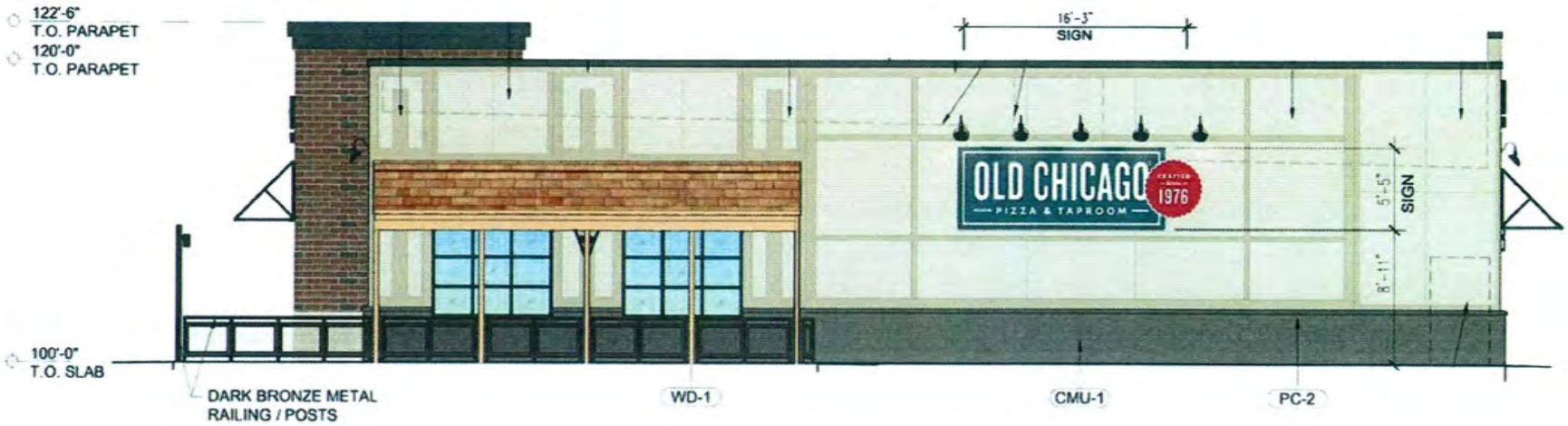
5

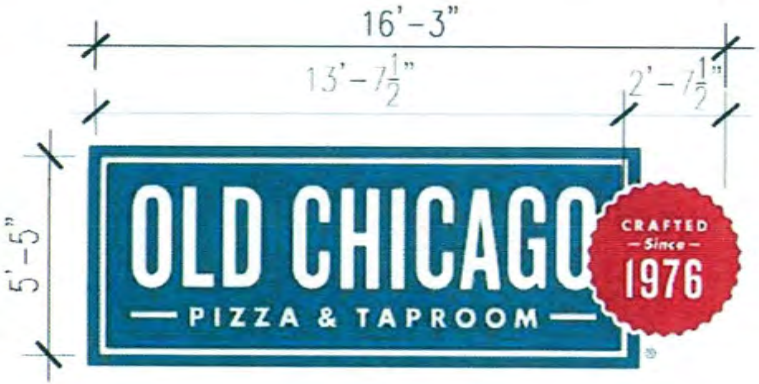
EAST ELEVATION

SCALE: 3/32" = 1'-0"



ACTUAL AREA: **85.11 SQ. FT.**
BOXED AREA: **88.02 SQ. FT.**

SIGNAGE CALCULATION
ALLOWED: 75.10 sq.ft.
PROPOSED: 88.02 sq.ft.



PAINTED SIGNAGE

NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

Customer:	Date:	Prepared By:	Note: Color accuracy may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.
OLD CHICAGO	9/23/15	CM	
Location: GARLAND, TX	File Name: 140613 - GARLAND, TX - SIGN PACKAGE		Eng: -

persona
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EXHIBIT F

REPORT & MINUTES

P.C. Meeting, October 26, 2015 (8 Members Present)

Consideration of the application of The Dimension Group, requesting approval of a Detail Plan for Restaurant on property zoned Planned Development (PD) District 13-40 for Community Retail (CR) Uses. This property is located southeast of West Centerville Road and IH 635. (District 5) (File Z 15-39)

Representing the applicant Jon Featherston, 10755 Sandhill Road, Dallas, TX 75238, provided a brief overview of the request and elaborated on the landscape screening that will be provided.

Motion was made by Commissioner Welborn, seconded by Commissioner Fisher to close the public hearing and approve the request per staff recommendation with the provision the separation wall on the residential side be consistent with what is currently installed. **Motion carried:** 8 Ayes, **0** Nays.

0 100 200 Feet
1 inch = 200 feet

ZONING Z 15-39

INDICATES AREA OF REQUEST

We did not receive any replies for this case.

Planning Report

File No. 15-40 /District 1

Agenda Item: 9g

Meeting: City Council

Date: November 17, 2015

JHP Architects for ArchCo Residential, LLC

South and west of Bunker Hill Road and north and west of Miles Road

REQUEST

Approval of a 1) an amendment to Planned Development (PD) District 12-13 and 2) a Concept Plan for Multi-Family Uses.

OWNER

RCM Firewheel, LLC

PLAN COMMISSION RECOMMENDATION

On October 26, 2015, the Plan Commission by a vote of eight (8) to Zero (0) recommended approval of 1) an amendment to Planned Development (PD) District 12-13 and 2) Concept Plan for Multi-Family uses.

STAFF RECOMMENDATION

Staff recommends approval of a Concept Plan for Multi-Family uses. The development principles, as reflected, are congruent with the standards established by Planned Development (PD) 12-13 and provide an amiable framework for the subsequent Detail Plan.

BACKGROUND

In 2012, City Council approved a change in zoning from Agriculture (AG) District to a Planned Development (PD) District 12-13 for Multi-Family Uses. Due to a substantial floodplain [Rowlett Creek] presence adjacent to the development, the developer could not provide a specific development layout. Consequently, PD 12-13 was approved without a Concept Plan or Detail Plan. However, the PD established general development parameters including variances to minimum dwelling unit size, unit mix, building height, roofscapes, security system requirements, open space, roof-mounted equipment, garage provisions and general density.

SITE DATA

The area under consideration contains approximately 154 acres with approximately 137 acres located north of the President George Bush Turnpike (PGBT) while the remaining 17 acres is located to the south of PGBT. The area under consideration for a change of zoning would be limited to the northern 50

acres contiguous with Bunker Hill Road. The remaining portion to the north and south of PGBT is not part of the application and would remain zoned Agriculture (AG) District with no building development proposed.

The 50 acres to be developed has approximately 2,680 lineal feet of frontage along Bunker Hill Road. The prospective developable area is predominately level with a limited number of trees parallel to Bunker Hill Road as well as a strip of trees dividing the site. The portion of property to the south of the 50-acre area would remain in the Rowlett Creek Floodplain. The applicant has no intention to build multi-family development or other habitable structures on this portion.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Planned Development (PD) District 12-13 for Multi-Family Uses. Use of development is permitted within the Multi-Family (MF) District; the general style of the use is permitted with approved variances. Where specific standards are not provided within the Planned Development, Garland Development Code standards will apply. The area of land outside of the development scope is zoned Agriculture (AG) District. The AG District is intended for vacant land which is not yet ready for development, land which is used for agricultural or open space purposes, and land which has been newly annexed into the City of Garland. This district often functions as a temporary “holding zone” for land until development patterns warrant more intensive urban use. At that time, it is anticipated that Agriculture Districts will be changed to an appropriate, more permanent zoning classification. The Agriculture (AG) District has a substantial purpose for the development as it will serve as the location of open space, amenity ponds and proposed “hike/bike” trails.

CONSIDERATIONS

1. The applicant is requesting approval of a Concept Plan for a multi-family development consisting of 1,098 dwelling units. The Concept Plan is subject to the conditions of Planned Development (PD) District 12-13 and is generally consistent with the approved framework established within the applicable Multi-Family development standards, approved variances and the Garland Development Code.

2. Development Framework: The SH 190 Multi-Family Development Standards did not adequately address the style of development proposed; accordingly, variances were requested to support the general framework of the development. The Multi-Family development within PD 12-13 will provide the following:

> a. Unit Mix, Density and Garage Parking. No less than 40% of the Domain will be dedicated to one-bedroom units and up to 15% of the units will contain three bedrooms. The adjustment to the unit mix is expected to provide a more equitable mix of units to cater to larger families as well as individuals, empty nesters and other smaller family units. As proposed the development expects to contain approximately 31 units per acre; the Planned Development maximum is 40 units per acre. As a consideration of the development style a provision was approved to attribute the same value to attached enclosed parking as attributed to surface or detached covered parking. Therefore, when determining required parking, an

attached garage parking space shall be equal in value to an open surface parking space. The Concept Plan (Exhibit C) reflects the general location of the units and appurtenances. The subsequent Detail Plan will provide a project data table to include a unit mix complete with unit sizes, proposed parking ratios and density calculation.

b. Building Height. Buildings within the Domain are permitted to a height no greater than 44 feet; the applicant conceptually indicates the buildings will approach but not exceed the permitted height. The 44 feet encompasses four levels accommodating one level of parking (garages) and three dwelling levels. The scale of the four stories is expected to provide flexibility towards a more interesting façade to help frame the corridors and pedestrian and automobile networks.

c. Building Design. The Domain requested consideration of more subtle building elements. In keeping with its urban-style, the Domain will generally provide flat roofs, a common feature of urban-style development. Consequently, roof-mounted air conditioning equipment will be provided with the expectation that the flat roof system and parapets will be utilized to screen them appropriately. Additionally, the approval of flat roof systems precluded the minimum number of required vaulted ceilings; accordingly none will likely be provided. However, an opportunity to provide higher ceilings in units on the top floor exists and may be reflected with the Detail Plan.

d. Site Design. No security system within each dwelling unit will be required provided that the entire site is secured with perimeter fencing. The typical multi-family development is required to provide 40% open space. The site is permitted to provide no more than 20% open space out of the floodplain on the developable portion planned for habitable building development, while the adjacent floodplain area would account for more than the remaining 20% of required site landscaping/open space. The conceptually designed open space will contain a proposed “hike/bike” trail and amenity pools. The specific location of all amenities will be provided with the subsequent Detail Plan.

3. Concept Plan: The Concept Plan for PD 12-13 further refines the established development criteria including the site layout, (e.g. Connection to regional trail network and location) development phases, and updated language regarding housing type. The Concept Plan illustrates general compliance with the Planning Criteria for Future Development provided in PD 12-13. The subsequent Detail Plan will further illustrate compliance with the development framework established by variances and conditions of the Planned Development including the Planning Criteria for Future Development, Housing Types, and Building Standards.

4. Vehicular Access Points: The subject site fronts to Bunker Hill Road on the east. Bunker Hill is located within, owned, and maintained by the City of Sachse; the south portion of the site fronts the abandoned Old Miles Road. The Concept Plan reflects multiple access points along Bunker Hill Road. The applicant must obtain City of Sachse approval regarding transportation design elements, such as deceleration lanes, median cuts or other traffic provisions. The City of Sachse has provided input regarding the conceptual locations of the transportation design elements, but expects to provide greater input upon the submittal of a

Traffic Impact Analysis. However, the Concept Plan only establishes a model for these proposed transportation design elements.

5. Site Layout and Off-Street Parking: The applicant indicates that the style of development lends itself to reduced parking, and the conceptual site layout is reflective of a reduced parking ratio and includes the appropriate valuation of garage parking. An analysis will be provided with the Detail Plan that reflects the appropriateness of reduced parking.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan designates the subject property as Compact Neighborhoods. 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.

The proposed Concept Plan is consistent with the parameters set forth by PD 12-13 as approved by the City Council.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

A portion of the property is within the floodplain. As such, the applicant is in the process of gaining approval to reclaim portions to accommodate residential development. The applicant proposes a density of potentially 40 units per acre depending upon the amount of developable property available once flood studies have been completed. Developing the property with a higher density residential product will allow a greater number of residents to take advantage of the adjacent open recreational area planned for both active and passive use. The timely improvements to both Bunker Hill Road and the connecting infrastructure would also support the increase in density and traffic generation. In turn, a denser development would further support the businesses at the Firewheel Town Center and other neighboring retail businesses. The next phase of the zoning process will allow staff to evaluate the site design, building architecture and other design elements to determine the level of sustainable quality of development.

Prepared By:

Isaac Williams
Development Planner

Date: November 9, 2015

Reviewed By:

Will Guerin, AICP
Director of Planning

Date: November 9, 2015

Reviewed By:

Bryan L. Bradford
City Manager

Date: November 10, 2015

0 480 960 Feet

1 inch = 968 feet

ZONING Z 15-40

INDICATES AREA OF REQUEST

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE 15-40

South and west of Bunker Hill Road and north and west of Miles Road

I. **Statement of Purpose:** The purpose of this Planned Development is to permit the development of Multi-Family Uses subject to conditions.

II. **Statement of Effect:** This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.

III. **General Regulations:** All regulations of the Multi-Family (MF) District as set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.

IV. **Development Plans:**

Concept Plan: Development shall be in general conformance with the Concept Plan set forth in Exhibit C. Approval of a Concept Plan is required for all development, prior to issuance of a permit for construction.

Detail Plan: Approval of a Detail Plan is required for all development, prior to issuance of a permit for construction.

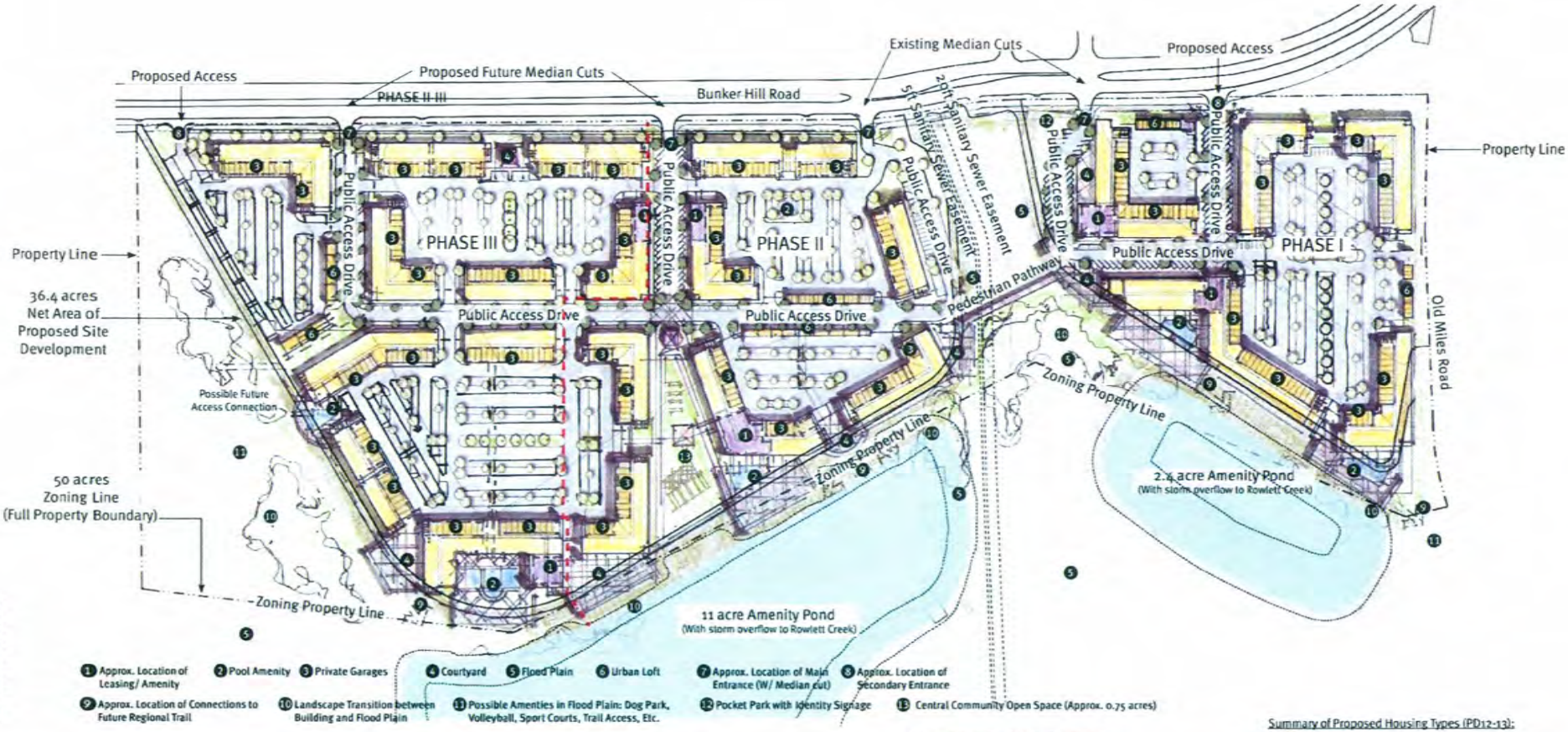
V. **Specific Regulations:**

A. Permitted Uses: All uses permitted in the Multi-Family (MF) District.

B. Concept Plan and Development Framework: The Concept Plan shall generally illustrate the Multi-Family development as consistent with the development framework specified in the conditions of Planned Development (PD) District 12-13 including but not limited to unit mix, density, garage parking provision, building height, building design, building standards and site design. The criteria shall be as reflected on Exhibit C.

EXHIBIT B

EXHIBIT C



PROJECT DEVELOPMENT DATA

PHASE I		PHASE II-III		TOTAL DEVELOPMENT	
MF Units (945 sf/avg):	295 Units	MF Units (945 sf/avg):	775 Units	Total Units:	1,098 Units
Urban Lofts (630 sf/avg):	6 Units	Urban Lofts (630 sf/avg):	22 Units	Phase I:	10.1 Acres Net
Approx. Total:	301 Units	Total:	797 Units	Phase II-III:	26.3 Acres Net
Parking Provided:		Parking Provided:		Total Area:	36.4 Acres Net
Private Garages:	95 spaces	Private Garages:	265 spaces	Approx. Density:	30.16 Units /Acre
Surface Parking:	373 spaces	Surface Parking:	950 spaces	Note:	
Tuck-Under Urban Lofts:	18 spaces	Tuck-Under Urban Lofts:	64 spaces	1 bedroom units are min. 40% of total units.	
Total Provided:	486 sp (1.61 sp/unit)	Total Provided:	1,279 sp (1.6 sp/unit)	3 Bedroom units do not exceed 15% of total units	

PD 12-13 Planning Criteria Compliance

1) Multiple entrances provided from Bunker Hill RD; Aligning with existing median breaks where possible. Coordination with the city of Sachse required.
2) Provisions made for a possible future access connection to the west and possible future residential connection to the east.
3) A Central Community open space (approx. 0.75 acres) provided in phases II-III.
4) Public Access drives with on street parallel and angled parking and an urban streetscape provided in all phases. Public access drives to be owned and maintained by apartment complex and not by the city of Garland.
5) A pedestrian pathway connection across the sanitary sewer easement connecting Phase I with future phases provided.
6) Provisions made for multiple trail connections to the future regional trail.
7) Amenity ponds provided and will be maintained by owners.
8) Landscape transition areas planned for and provisions made for the areas between buildings and the floodplain.
9) Building standards from prior PD 12-13 will be met.

Summary of Proposed Housing Types (PD12-13): All Phases

1) **Apartments - Interior corridor (Min. three stories):** Interior corridor multifamily. (Some buildings may contain ground floor/tuck under parking and / or private garages on the interior/parking court side.)
2) **Apartments - Urban Styles (Min. three stories):** Urban Cluster buildings with internal corridor multifamily, oriented to the street. (Some buildings may contain ground floor/tuck-under parking and / or private garages on the interior/parking court side.)
3) **"Urban Loft" (Min. two stories)** - Building with apartment units directly above garages.

0' 100' 200' 400'

JHP

The Domain
Garland, Texas

ARCHCO RESIDENTIAL, LLC

Concept Plan
Scale: 1" = 200' - 0"

10.22.2015	2015045.00 22

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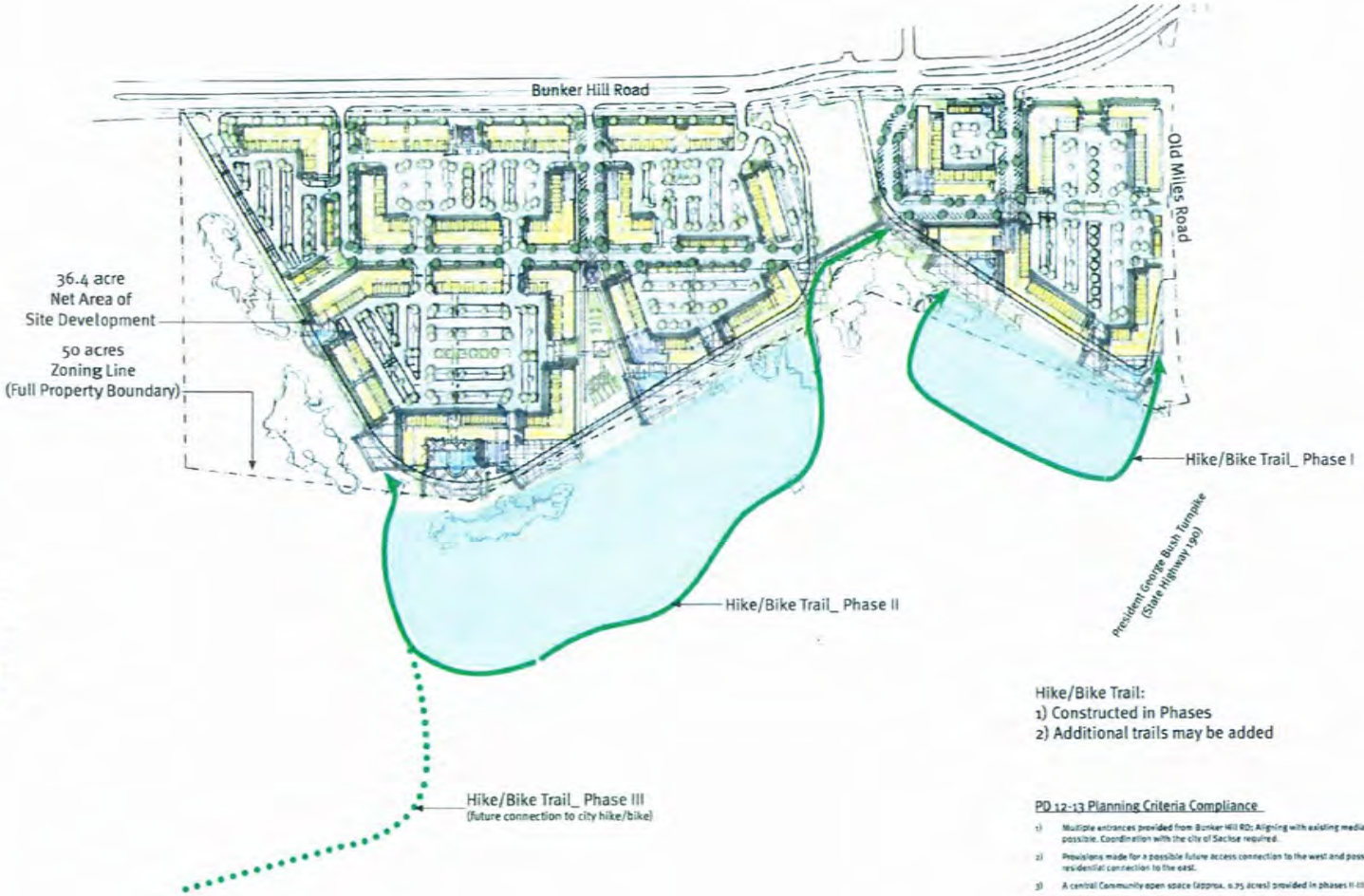
(Mike L. Arbour)
Registered Architect of State of Texas, Registration No. 13958

EXHIBIT C



Vicinity Map, NTS

Hike/Bike Trail:
1) Constructed in Phases
2) Additional trails may be added

PD 12-13 Planning Criteria Compliance

1) Multiple entrances provided from Bunker Hill RD; Aligning with existing median breaks where possible. Coordination with the city of Sachse required.
2) Provisions made for a possible future access connection to the west and possible future residential connection to the east.
3) A central Community open space (approx. 0.75 acres) provided in phases II-III.
4) Public Access Drives with on street parallel and angled parking and an urban streetscape provided in all phases. Public access drives to be owned and maintained by apartment complex and not by the city of Garland.
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6) Provisions made for multiple trail connections to the future regional trail.
7) Amenity ponds provided and will be maintained by owners.
8) Landscape transition areas planned for and provisions made for the areas between buildings and the floodplain.
9) Building standards from prior PD 12-13 will be met.

0' 150' 300' 600'

JHP

The Domain
Garland, Texas

ARCHCO RESIDENTIAL, LLC

Concept Plan
Scale: 1" = 150' - 0"

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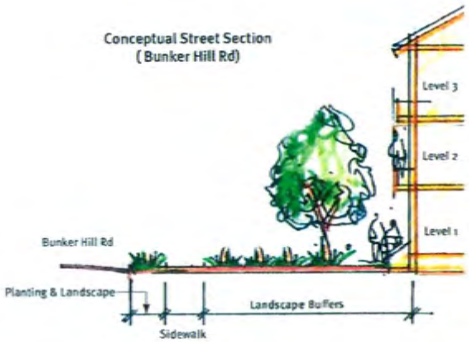
Registered Architect of State of Texas, Registration No. 11958

EXHIBIT C



JHP

The Domain
Garland, Texas

ARCHCO RESIDENTIAL, LLC

Conceptual Elevations
Representational Only

10.15.2015	2015045.00 sm

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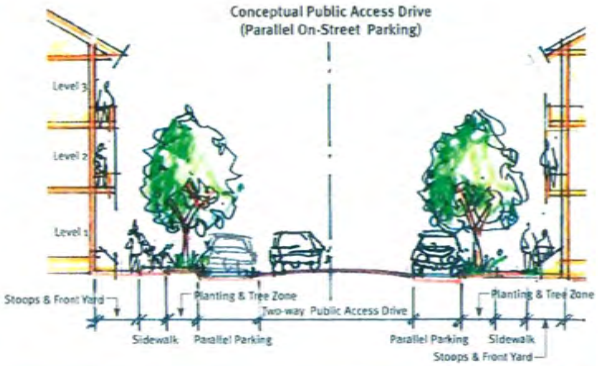
EXHIBIT C



JHP

The Domain
Garland, Texas

ARCHCO RESIDENTIAL, LLC

Conceptual Elevations
Representational Only

10.15.2015	2015045.00 sm

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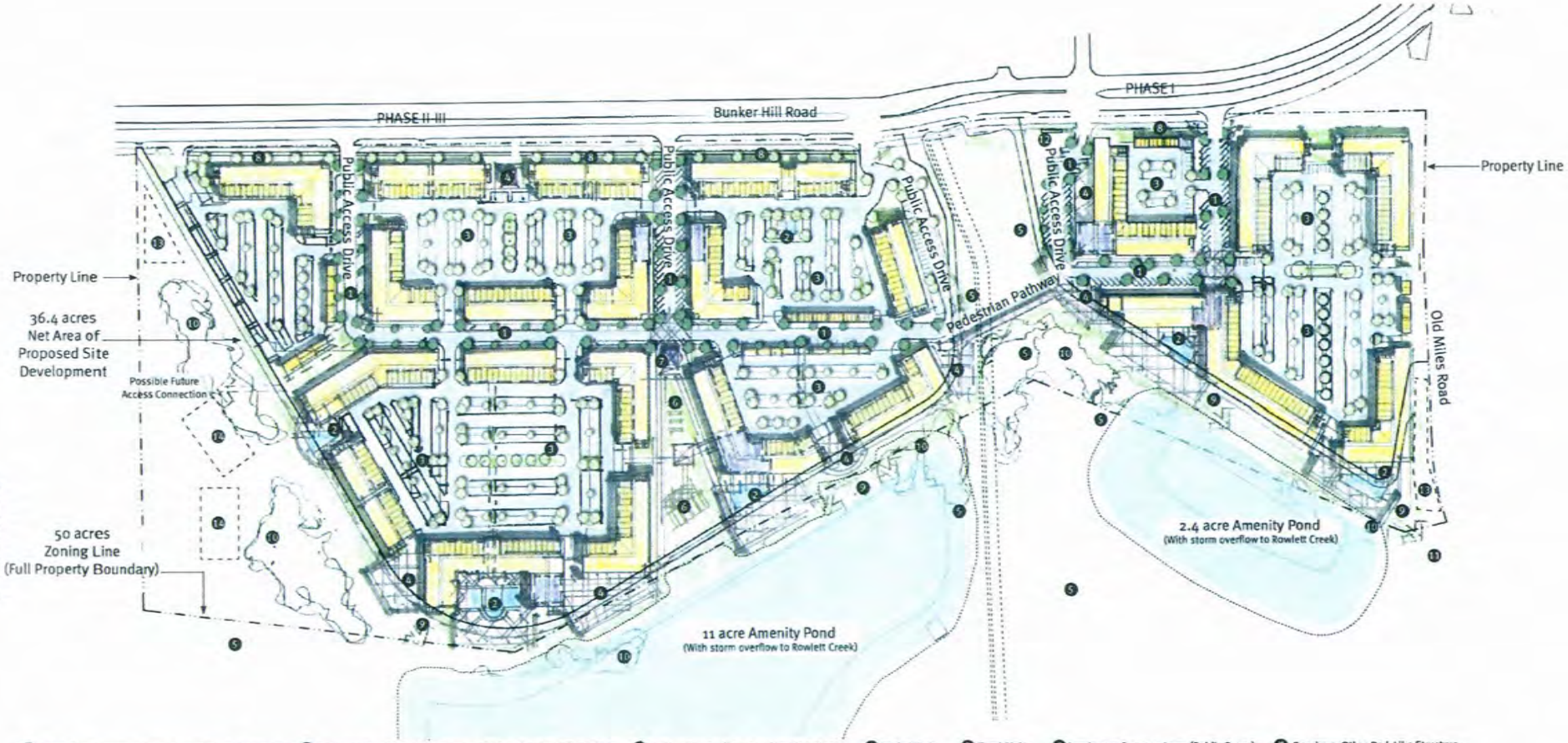
EXHIBIT C



1. Urban Streetscape w/Street Trees (Appox. 30' Apart)
2. Pool Amenity with Deck/Terrace overlook to Pond and Flood Plain
3. Parking Court w/ Trees and Landscaping
4. Pocket Park
5. Flood Plain
6. Landscape Common Lawn (Public Green)
7. Gazebo or Other Park Like Structure
8. At Bunker Hill Road, Sidewalk along Street w/ Landscape Buffers
9. Approx. Location of Connections to Future Regional Trail
10. Landscape Transition between Building and Flood Plain
11. Possible Amenities in Flood Plain: Dog Park, Volleyball, Sport Courts, Trail Access, Etc.
12. Pocket Park with Identity Signage
13. Possible Dog Park
14. Athletic Fields or Courts for Residences

0' 100' 200' 400'

JHP

The Domain
Garland, Texas

ARCHCO RESIDENTIAL, LLC

Conceptual Landscape Plan
Scale: 1" = 100' - 0"

10.15.2015	2015045.00 sm

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[Mike L. Arbour]
Registered Architect of State of Texas, Registration No. 11958

REPORT & MINUTES

P.C. Meeting, October 26, 2015 (8 Members Present)

Consideration of the application of the JHP Architects for ArchCO Residential, LLC, requesting approval of an 1) an amendment to Planned Development (PD) 12-13 and 2) a Concept Plan for Multi-family Uses. This property is located on the northwest corner of Bunker Hill Road and Old Miles Road. (District 1) (File Z 15-40)

Representing the applicant, Mark Denyer, 2801 Hampden Rd, Bartlesville, OK, gave a brief overview of the request and further explained the amenities and elevations would have an urban appearance would be tied into and with respect to the current surroundings and discussed the sustainability of the proposed request.

Also representing the applicant Mike Arbour, 8348 Meadow Rd, #150 Dallas, TX provided additional information on their request for the Concept Plan and the process of developing the urban street appearance.

Resident Isabella Lambert had questions of the applicant regarding erosion control of the

Representing the applicant, Tim Coltart, 909 Lake Carolyn Parkway, Irving, TX 75039 provided additional information regarding the grading and infill of the property.

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

O = IN FAVOR
X = AGAINST
PD 07-17
AG
1560
1540
1520
5005
5001
BUNKER HILL
PD 12-13
4909
4905
MILES
BEN DAVIS
LAVON
PD 12-37
PD 04-19
PD 04-54
12-08
02-25
02-25
12-36
RIVER FERN
FIREWHEEL
PD 05-60
HORSESHOE
WINECUP
BEEBALM
CONEFLOWER
PRAIRIE CLOVER
THEATRE
TOWN CENTER
PD 12-36
PD 03-53
3700
3700
PD 03-53
3502
PD 03-53
PD 12-36
02-25
GEORGE BUSH
4905
4909
2251
4909
PDD 83-128
2205
PD 06-28
93-12
97-23
CRIST
97-23
83-128
CROSSLANDS
86-60
PD 94-53
MARS
87-18
FOXGLOVE
COPPERLEAF
VALLEY CREEK
PERIWINKLE
DAISY
CALADIUM
WISTERIA
PECAN MEADOW
LANTANA
GREENFIELD
TREELINE
CREEK MEADOW
CREEK VALLEY
LONE PECAN
PLEASANT VALLEY
AG
SF-7
N
0 480 960 Feet
1 inch = 968 feet
ZONING Z 15-40
INDICATES AREA OF REQUEST

We did not receive any replies for this case.

City Council Item Summary Sheet

☐ **Work Session**

☒ **Agenda Item**

Date: **November 17, 2015**

Item 10 - Boards and Commissions

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

Recommendation/Action Requested and Justification
Council discussion.

Submitted By:	**Approved By:** **Bryan L. Bradford** **City Manager**