



## **AGENDA**

**REGULAR MEETING OF THE CITY COUNCIL  
City of Garland  
Duckworth Building, Goldie Locke Room  
217 North Fifth Street  
Garland, Texas  
April 5, 2016  
7:00 p.m.**

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

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

### **CITY COUNCIL GOALS 2020**

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

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

## **MAYORAL PROCLAMATIONS, RECOGNITIONS AND ANNOUNCEMENTS**

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

## **CONSENT AGENDA**

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

1. Consider approval of the minutes of the March 15, 2016 Regular Meeting.

2. Consider approval of the following bids:

a. Professional Architectural Services Bid No. 4906-15

Ron Hobbs Architects \$82,268.00

*This request is to incorporate civil engineering and landscape consulting services for the Granger Recreation Center renovation and expansion.*

b. TMPA Gibbons Creek Reactive Support Bid No. 5254-15

Lambda Construction, Ltd. \$175,877.00

*This request is to add a T2 breaker foundation and conduit plan as required for the TMPA Gibbons Creek Reactive Support project.*

**c. Combined Instrument Transformers Bid No. 5409-15**

**ABB, Inc. \$131,918.00**

*This request is to purchase nine additional Combined Instrument Transformers for the Lookout Substation. These additional transformers are necessary due to a reconfiguration to the substation to accommodate the RagingWire data center.*

**d. Professional Services for Carver 3 Renovation Bid No. 5758-15**

**GSR Andrade Architects \$34,500.00**

*This request is to incorporate additional architectural and engineering services for Carver 3 Phase II Renovation.*

**e. Library RFID and AMH Equipment Bid No. 5861-15**

**Tech Logic \$1,307,811.17**

*This request is to equip all Library facilities with Radio Frequency Identification (RFID) and Automated Materials Handling (AMH) equipment. This equipment will allow materials to be automatically checked in from a patron's account whether the Library is open or closed.*

**f. Labor for LED Street Light Conversion Bid No. 6161-16**

**T&D Solutions, LLC \$500,000.00**

*This request is to provide the labor associated with Garland Power and Light's LED Street Light Conversion project.*

**g. GP&L Olinger Unit 4 GE Mark V Ovations Controls Bid No. 6197-16**

**Emerson Process Management \$484,243.00**

*This request is to provide for the replacement of the GP&L Olinger Unit 4 GE Mark V Ovations Controls as part of the Olinger Reliability Upgrade CIP project.*

**h. Water and Street Improvements Bid No. 6257-16**

**Tri-Con Services, Inc. \$1,499,038.40**

*This request is to provide Water Improvements at Stonewall Street, Springbranch Drive, and Meridian Way.*

**i. Crane Truck Bid No. 6373-16**

**Sam Pack's Five Star Ford \$136,657.80**

*This request is to purchase a seven ton Crane Truck to be used by the Water Department in their daily operations.*

**j. Boiler Tube Analysis Bid No. 6383-16**

**David N. French, Metallurgist \$8,736.00**

*This request is to provide for additional Boiler Tube Analysis on Spencer Units 4 and 5 and Olinger Units 1 and 3.*

**k. Professional Engineering and Monitoring Bid No. 6386-16**

**Weaver Consultants Group \$270,343.00**

*This request is to provide professional services for general engineering, groundwater monitoring, and perimeter gas probe monitoring for Environmental Waste Services – Disposal Operations projects. This is a Term Contract with four optional renewals.*

**l. Construction Quality Assurance for Hinton Landfill Bid No. 6387-16**

**Weaver Consultants Group \$134,613.00**

*Texas Commission on Environmental Quality (TCEQ) requires Construction Quality Assurance (CQA) by a third party engineer (professional of record) for the Hinton Landfill Waste Cell #7 construction project.*



**m. Engineering Services for Substation Breaker Replacements** **Bid No. 6418-16**

**Power Engineers, Inc. \$193,600.00**

*This request is to provide Engineering Design Services required for the replacement of eight substation breakers at the Lyons Road and Walnut Road Substations.*

**n. Kennel Resurfacing** **Bid No. 2886-15**

**Concord Commercial Services \$19,985.00**

*This request is to provide for additional materials and labor required to prepare and resurface the kennels at Animal Services.*

**o. LED Luminaries for Lighting Project** **Bid No. 6334-16**

<b>Techline, Inc.</b>	<b>\$377,655.65</b>
<b>TraStar</b>	<b>317,149.00</b>
<b>TOTAL</b>	<b><u>\$694,804.65</u></b>

*This request is to maintain LED luminaries in Warehouse inventory to support GP&L's LED lighting project. This is a Term Contract with four optional renewals.*

**3. Consider a resolution naming City Hall, located at 200 N. Fifth Street, as the "William E. Dollar" Municipal Building; and providing an effective date.**

*Council is requested to approve a resolution naming City Hall as the "William E. Dollar" Municipal Building.*

**4. Consider a resolution approving an amendment to the City of Garland Thoroughfare Plan by designating Zion Road as a Type "F" Roadway; and providing an effective date.**

*Council is requested to consider a resolution approving an amendment to the City of Garland Thoroughfare Plan by designating Zion Road as a Type "F" Roadway.*

5. **Consider an ordinance authorizing an amendment to the 2015-16 Operating Budget (Budget Amendment No. 1), providing for supplemental appropriation of funds in the General Fund, the Economic Development Fund, the Equipment Replacement Fund, the Facilities Management Fund, the General Obligation Bond Debt Service Fund, the Infrastructure Repair & Replacement Fund, the Public Safety Grant Funds, the Wastewater Utility Fund, and various funds associated with purchase order encumbrances; and providing an effective date.**

*Council is requested to consider approval of the ordinance amending the 2015-16 Adopted Budget.*

6. **Consider by minute action authorizing the City Manager to execute a Consultant Services Agreement with MuniServices, LLC to audit waste hauler franchise fees.**

*At the March 14, 2016 Work Session, Council considered the authorization of a consultant to audit waste hauler franchise fees.*

7. **Consider by minute action authorizing the City Manager to approve an amendment to a transmission operator, maintenance, and construction services agreement between the City of Garland and the Texas Municipal Power Agency.**

*Several years ago, GP&L took over the transmission operations functions for the TMPA transmission system. The system is substantial, providing transmission needs for the TMPA family of member cities located across the state. TMPA did not have the resources to operate and maintain the system and, because GP&L has those capabilities, the City and TMPA agreed that GP&L would provide those services. The City of Denton, which is also a member of TMPA, desires to do the same on a smaller scale, limited to TMPA transmission assets located in the Denton area. In order to accommodate Denton, it is necessary to amend the City's agreement with TMPA to carve out those transmission assets that Denton will operate and maintain from the remainder of the TMPA transmission assets that the City will continue to operate and maintain. TMPA and all of the member cities are in agreement with the proposed amendment.*

## ITEMS FOR INDIVIDUAL CONSIDERATION

### Speaker Regulations:

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

**8. Hold public hearings on the following zoning cases:**

- a. Consider the application of Charlie Shearer requesting approval of 1) a Specific Use Provision for Personal Services on a property zoned Planned Development (PD) District 14-36 for Neighborhood Office Uses with Retail Store/Personal Services allowed by Specific Use Provision only and 2) a variance to Section 2.41 of the Garland Development Code regarding building height. This property is located at 1234 Thomasville Court. (File No. Z 16-04, District 1)

*The applicant proposes to construct a building for a beauty salon on the property.*

- b. Consider the application of IDI Gazeley requesting approval of 1) an amendment to Planned Development (PD) District 92-21 for Industrial Uses and 2) a Concept Plan for the development of a Warehouse, Office/Showroom (Indoor) building on property zoned PD 92-21 for Industrial Uses. This property is located on the east side of Leon Road between McCree Road and Towngate Drive. (File No. Z 16-07, District 5)

*The applicant requests to amend Planned Development 92-21 to increase the maximum height from thirty (30) feet to forty-two (42) feet for any building or structure within 200 feet of any adjacent residential uses. The request is also to establish a Concept Plan for the development of a 496,000 square-foot Office/Warehouse building.*

**9. Hold a public hearing to receive comment on the 2016-2017 CDBG, HOME and ESG Funding**

*At the April 4, 2016 Work Session, Council was provided information regarding the available funding and applications received for CDBG, HOME, and ESG 2016-2017 budget year. As part of the review process, a public hearing is needed to obtain comments from any interested parties.*

**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.*

Council Member Stephen W. Stanley

- Maria Romero – Senior Citizens Advisory Commission

Council Member Jim Cahill

- George R. House – Senior Citizens Advisory 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](http://www.garlandtx.gov). Copies of the meetings can be purchased through the City Secretary's Office – audio CD's are \$1 each and DVD's are \$3 each.*

The City Council of the City of Garland convened in regular session at 7:00 p.m. on Tuesday, March 15, 2016, 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
Deputy Mayor Pro Tem	Lori Dodson
Council Member	Marvin 'Tim' Campbell
Council Member	Anita Goebel
Council Member	Stephen Stanley
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:**

Mayor Pro Tem	B. J. Williams
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**CALL TO ORDER:**

The meeting was called to order by Mayor Douglas Athas. Council Member Billy Mack Williams led the pledge and invocation.

**CEREMONIALS:**

The Mayor proclaimed March 2016 to be Purchasing and Supply Management month, honoring Gary Holcomb, Director of Procurement, and his staff, for receiving the Excellence in Procurement award for 18 consecutive years.

The Mayor and the Citizens Environmental & Neighborhood Advisory Committee presented a Special Recognition to Roach Feed and Seed for their service, commitment and leadership to the community.

The Mayor recognized a Boy Scout from Lake Highlands Troop 707.

**CONSENT AGENDA:**

All items marked with asterisks (\*\*) on the Consent Agenda were voted on at the beginning of the meeting. Mayor Athas read those items into the record. Motion was made by Council Member Billy Mack Williams, seconded by Council Member Stanley, to approve items 1, 2a, 2b, 2c, 2d, 2e, 2f, 3, 4, 5, and 6. Motion carried, 8 ayes, 0 nays.

1. APPROVED\*\* Approval of the Minutes of the March 1, 2016 Regular Meeting.
  
- 2a. APPROVED\*\* Bid No. 6069-16 to Chapman Construction in the amount of \$348,817.60, with an optional contingency of \$34,881.76 for a total bid of \$383,699.36 for the TMPA Gibbons Creek to Keith Line Switch Replacement.  
  
This request is to provide for emergency structure replacement as part of the TMPA Gibbons Creek to Keith Switch Line 303 Capital Improvement Project. Due to the complex nature of the project, an optional contingency is included for any unforeseen additional work that may be required.
  
- 2b. APPROVED\*\* Bid No. 6212-16 to Material Values, LLC in the amount of \$164,678.53 with an optional contingency of \$16,467.85 for a total bid of \$181,146.38 for Control Cable for Lookout Substation.  
  
This request is to provide Control Cable related to the Lookout Substation Construction Capital Improvement project. Due to the complex nature of the project, an optional contingency is included for any unforeseen additional materials that may be required.
  
- 2c. APPROVED\*\* Bid No. 6217-16 to Techline, Inc. in the amount of \$480,000 for LED Luminaires.  
  
This request is to provide LED luminaires for GP&L's roadway lighting maintenance and repair operations. These items will be stocked at the City Warehouse for availability on an as needed basis. This is a term contract with four optional renewals.
  
- 2d. APPROVED\*\* Bid No. 6306-16 to Xylem Water Solutions in the amount of \$128,002.48 for the raw water lift pump replacement.  
  
This request is to purchase a Raw Water Lift Pump to be used by the Rowlett Creek Wastewater Treatment Plant for pumping raw water through the treatment plant system.

2e. APPROVED\*\*

Bid No. 6343-16 to C&M Air Cooled Engine, Inc. in the amount of \$329,128.00 for the replacement golf carts and equipment for Firewheel Golf Course.

This request is to replace aging golf carts and equipment at the Firewheel Golf Course. These replacements include one hundred twenty golf carts, one beverage cart, and a driving range picker.

2f. APPROVED\*\*

Bid No. 6351-16 to Holt Caterpillar in the amount of \$506,166.00 for pavement rollers and soil compactors.

This request is to purchase two pavement rollers and two soil compactors to be used by the Street Department in their daily operations.

3. APPROVED\*\*

Minute action approval to enter into a contract in the amount of \$300,000.00 with Dr. Barvo Walker, for the signature sculpture at the Granville Arts Center.

At the January 23, 2016 Work Session the small scale “maquette” was presented to Council. The full scale finished sculpture is approximately 14-ft. in height and 8-ft. in diameter, a signature piece which will be located outside at the south main entry of the Granville Arts Center and Atrium facilities.

4. APPROVED\*\*

Approval of an Agreement of Relocation of Transmission Line and Joint Right-of-Way Use.

At the February 29, 2016 Work Session Council considered whether to enter into an agreement with Brazos Electric (Brazos) to relocate existing overhead electrical utilities in advance of the Shiloh Road Improvements project.

5. APPROVED\*\*

Resolution No. 10237 approving the Issuance of Certificates of Obligation.

At the February 29, 2016 Work Session, Council considered authorizing the publication of a Notice of Intent to Issue

Certificates of Obligation with a principal amount of approximately \$23.5 million. The issuance of Certificates of Obligation will fund various projects in the Capital Improvement Program approved on February 16, 2016.

6. APPROVED\*\*

Ordinance No. 6826 Electing the Provisions of Subchapter C-1 of Chapter 163, Texas Utilities Code.

The member cities of the Texas Municipal Power Agency (Garland, Bryan, Denton, and Greenville) were successful in enacting into law a new statutory framework for TMPA. In order to take advantage of the provision of the new law, each of the member cities must adopt identical, concurrent ordinances that express the city's election that TMPA will be governed by the new law. All member cities of TMPA will be adopting an ordinance identical to the ordinance contained in the agenda.

7. APPOINTMENT

A vote was cast and the motion carried 8 ayes, 0 nays as the following name was placed in nomination::

Mayor Pro Tem B. J. Williams

- Michael Pendleton – Parks Board – District 4

8. CITIZEN COMMENTS: George Nolan  
Donna Chalker

9. ADJOURN:

There being no further business to come before the City Council, Mayor Athas adjourned the meeting at 7:20 p.m.

CITY OF GARLAND, TEXAS

/s/ Douglas Athas, Mayor

/s/ Eloyce, René Dowl, City Secretary





**GARLAND**  
PURCHASING

Bid No.: 4906-15  
Agenda Item: 2a  
Meeting: Council  
Date: 04/05/16

## Purchasing Report

### PROFESSIONAL ARCHITECTURAL SERVICES OPEN MARKET

#### PURCHASE JUSTIFICATION:

The purpose of this Change Order is to incorporate civil engineering and landscape consulting services for the Granger Recreation Center renovation and expansion. Ron Hobbs Architects was originally selected as the most qualified firm for this project through a previous Request for Qualifications. This Change Order represents a 40.7% increase to the original Purchase Order.

#### AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Ron Hobbs Architects	All	\$82,268.00

**TOTAL:** \$82,268.00

#### BASIS FOR AWARD:

##### Change Order

Submitted by:

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

Reviewed by:

Bryan L. Bradford  
City Manager

Date: 03/29/16

Date: 03/29/16

#### FINANCIAL SUMMARY:

Total Project/Account: \$ 1,150,000

Expended/Encumbered to Date: 291,106

Balance: \$ 858,894

This Item: 82,268

Proposed Balance: \$ 776,626

Matt Watson 03/29/16

Budget Analyst Date

Matt Watson for Ron Young 03/29/16

Budget Director Date

Operating Budget: ☐ CIP: ☒ Year: 2016

Document Location: Page P04

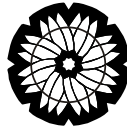
Account #: 614-2499-1832004-7101

#### Fund/Agency/Project – Description:

Park 2004 GO Bond / Parks & Recreation /  
Granger Recreation Center & Annex Renovation

Comments:





# **GARLAND**

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## **PURCHASING**

### **Executive Summary Bid 4906-15 Architectural Services for Granger Rec. Center & Annex Renovation**

**Recommended Vendor:**

Ron Hobbs Architects

**Total Recommended Award:**

\$82,268.00

**Basis for Award:**

Change Order

**Purpose:**

The purpose of the Change Order is to incorporate civil engineering and landscape consultant services not included in the original contract as well as additional construction administration fees necessitated by the division of the construction into two separate phases. Phase One construction on the Granger Rec. Center is to be completed in early 2017 and Phase Two construction on the Annex is to be completed in 2019.

**Evaluation:**

Ron Hobbs Architects was selected as the most qualified firm for the original contract. This change order represents 40.7% increase to the original amount of \$202,262.00.

**Recommendation:**

Staff recommends the approval of Change Order #1 to Ron Hobbs Architects Purchase Order 22610.

**Funding Information:**

CIP Account 614-2499-1832004-7101.

**Department Director:**

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



**GARLAND**  
PURCHASING

Bid No.: 5254-15  
Agenda Item: 2b  
Meeting: Council  
Date: 04/05/16

## Purchasing Report

### **TMPA GIBBONS CREEK REACTIVE SUPPORT OPEN MARKET**

#### **PURCHASE JUSTIFICATION:**

The purpose of this Change Order is to add a T2 breaker foundation and conduit plan as required for the TMPA Gibbons Creek Reactive Support project. Lambda Construction, Ltd., originally submitted the lowest responsible bid and received the highest evaluated score, offering the best value to the City. This Change Order represents a 12.8% increase to the original Purchase Order. Funding was approved in the 2016 Capital Improvement Program.

#### **AWARD RECOMMENDATION:**

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Lambda Construction, Ltd	All	\$175,877.00
<b>TOTAL:</b>		<u>\$175,877.00</u>

#### **BASIS FOR AWARD:**

##### **Change Order**

Submitted by:

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

Reviewed by:

Bryan L. Bradford  
City Manager

Date: 03/24/16

Date: 03/29/16

#### **FINANCIAL SUMMARY:**

Total Project/Account: \$ 16,000,000  
Expended/Encumbered to Date: 3,339,126  
Balance: \$ 12,660,874  
This Item: 175,877  
Proposed Balance: \$ 12,484,997

Trent Schulze 03/28/16  
Budget Analyst Date

Matt Watson for Ron Young 03/28/16  
Budget Director Date

Operating Budget: ☐ CIP: ☒ Year: 2016

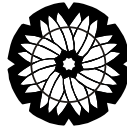
Document Location: Page E01

Account #: 215-3542-3175501-7111

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

Comments:





# **GARLAND**

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## **PURCHASING**

### **Executive Summary** **Bid 5254-15** **TMPA Gibbons Creek Reactive Support**

**Recommended Vendor:**

Lambda Construction, Ltd

**Total Recommended Award:**

\$175,877.00

**Basis for Award:**

Change Order

**Purpose:**

The purpose of this Change Order is to add a T2 breaker foundation and conduit plan as required for the TMPA Gibbons Creek Reactive Support Project.

**Evaluation:**

Lambda Construction, Ltd originally submitted the lowest responsible bid and received the highest evaluated score, offering the best value to the City. This Change Order represents a 12.8% increase to the original Purchase Order.

**Recommendation:**

Staff recommends the approval of Change Order # 1 to Purchase Order 23219.

**Funding Information:**

215-3542-3175501-7111 (EC-215-T5755-003-1-7111)

**Department Director:**

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



**GARLAND**  
PURCHASING

Bid No.: 5409-15  
Agenda Item: 2c  
Meeting: Council  
Date: 04/05/16

## Purchasing Report

### COMBINED INSTRUMENT TRANSFORMERS OPEN MARKET

#### PURCHASE JUSTIFICATION:

The purpose of this Change Order is to purchase nine (9) additional Combined Instrument Transformers for the Lookout Substation. These additional transformers are necessary due to a reconfiguration to the substation to accommodate the RagingWire data center. ABB, Inc., was contracted to provide the initial combined instrument transformers on Purchase Order 23203. The additional transformers represent a 100% increase to the original order. This is an approved Capital Improvement project.

#### AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
ABB, Inc.	All	\$131,918.00
<b>TOTAL:</b>		<b>\$131,918.00</b>

#### BASIS FOR AWARD:

##### Change Order

Submitted by:

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

Reviewed by:

Bryan L. Bradford  
City Manager

Date: 03/24/16

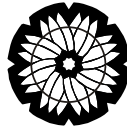
Date: 03/29/16

#### FINANCIAL SUMMARY:

Total Project/Account: \$ 15,102,215	Operating Budget: <input type="checkbox"/> CIP: <input checked="" type="checkbox"/> Year: 2016
Expended/Encumbered to Date: 10,550,408	Document Location: Page E10
Balance: \$ 4,551,807	Account #: 210-3799-3171501-6051 (EC-S0715-001-16051)
This Item: 131,918	Fund/Agency/Project – Description: Electric CIP Fund / Substations Upgrades
Proposed Balance: \$ 4,419,889	Comments:
Trent Schulze 03/28/16 Budget Analyst Date	
Matt Watson for Ron Young 03/28/16 Budget Director Date	







# **GARLAND**

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## **PURCHASING**

### **Executive Summary Bid 5409-15 Combined Instrument Transformers**

**Recommended Vendor:**

ABB, Inc.

**Total Recommended Award:**

\$133,918.00

**Basis for Award:**

Change Order

**Purpose:**

The purpose of this Change Order is to purchase nine (9) additional combined instrument transformers for the Lookout Substation. These additional transformers are necessary due to reconfiguration to the Substation to accommodate the RagingWire data center.

**Evaluation:**

ABB, Inc. was contracted to provide the initial combined instrument transformers on Purchase Order 23203. The additional transformers represent a 100% increase to the original order.

**Recommendation:**

Staff recommends the approval of Change Order # 1 Purchase Order 23203.

**Funding Information:**

EC-S0715-001-16051

**Department Director:**

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



## Purchasing Report

### PROFESSIONAL SERVICES FOR CARVER 3 RENOVATION OPEN MARKET

#### PURCHASE JUSTIFICATION:

The purpose of this Change Order is to incorporate additional architectural and engineering services for Carver 3 Phase II Renovation. GSR Andrade Architects were selected as the most qualified firm for the original contract from the short list of architects evaluated and ranked by the published criteria in RFQ 2887-12. This Change Order represents a 50.7% increase to the original contract.

#### AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
GSR Andrade Architects	All	\$34,500.00
<b>TOTAL:</b>		<u>\$34,500.00</u>

#### BASIS FOR AWARD:

##### Change Order

Submitted by:

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

Reviewed by:

Bryan L. Bradford  
City Manager

Date: 03/24/16

Date: 03/29/16

#### FINANCIAL SUMMARY:

Total Project/Account: \$ 1,225,000  
Expended/Encumbered to Date: 271,054  
Balance: \$ 953,946  
This Item: 34,500  
Proposed Balance: \$ 919,446

Matt Watson 03/28/16  
Budget Analyst Date

Matt Watson for Ron Young 03/28/16  
Budget Director Date

Operating Budget: ☐ CIP: ☒ Year: 2016

Document Location: Page MF06

Account #: 692-4749-1606613-7101  
(CF6066-CO-1-7101)

Fund/Agency/Project – Description:  
CO-Funded CIP / Facilities Management /  
Carver 3 Renovation

Comments:





# **GARLAND**

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## **PURCHASING**

### **Executive Summary** **Bid 5758-15** **Professional Services for Carver 3 Renovation**

**Recommended Vendor:**

GSR Andrade Architects

**Total Recommended Award:**

\$34,500.00

**Basis for Award:**

Change Order

**Purpose:**

The purpose of this Change Order is to incorporate additional architectural and engineering services for Carver 3 Phase II renovation.

**Evaluation:**

GSR Andrade Architects were selected as the most qualified firm for the original contract from the short list of architects evaluated and ranked by the published criteria in RFQ 2887-12. This change order represents a 50.7% increase to the original contract.

**Recommendation:**

Staff recommends the approval of Change Order #1 to Purchase Order 23444.

**Funding Information:**

CIP project 692-4749-1606613-7101 (CF6066-CO-1-7101)

**Department Director:**

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



**GARLAND**  
PURCHASING

Bid No.: 5861-15  
Agenda Item: 2e  
Meeting: Council  
Date: 04/05/16

## Purchasing Report

### LIBRARY RFID AND AMH EQUIPMENT OPEN MARKET

#### PURCHASE JUSTIFICATION:

The purpose of this project is to equip all Library facilities with Radio Frequency Identification (RFID) and Automated Materials Handling (AMH) equipment. This equipment will allow materials to be automatically checked in from a patron's account whether the Library is open or closed. This project includes equipment required for reading, processing, sorting, check-in, check-out, and transfer of library materials in each facility. This is an approved Capital Improvement project, and expenditures will not exceed the appropriated funds.

#### AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Tech Logic	All	\$1,307,811.17
<b>TOTAL:</b>		<b>\$1,307,811.17</b>

#### BASIS FOR AWARD:

##### Best Value

Submitted by:

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

Reviewed by:

Bryan L. Bradford  
City Manager

Date: 03/24/16

Date: 03/29/16

#### FINANCIAL SUMMARY:

Total Project/Account: \$ 1,693,000

Expended/Encumbered to Date: 240,452

Balance: \$ 1,452,548

This Item: 1,307,811

Proposed Balance: \$ 144,737

Matt Watson 03/28/16

Budget Analyst Date

Matt Watson for Ron Young 03/28/16

Budget Director Date

Operating Budget: ☐ CIP: ☒ Year: 2016

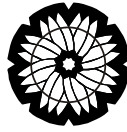
Document Location: Page L05

Account #: 692-2599-1958700-9007

Fund/Agency/Project – Description:  
CO-Funded CIP / Library / RFID Service Delivery

Comments:





# **GARLAND**

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## **PURCHASING**

### **Executive Summary Bid 5861-15 Library RFID**

**Recommended Vendor:**

Tech Logic

**Total Recommended Award:**

\$1,307,811.17

**Basis for Award:**

Best Value

**Purpose:**

The purpose of this project is to equip all Library facilities with Radio Frequency Identification (RFID) and Automated Materials Handling (AMH) equipment. This equipment will allow materials to be automatically checked-in from a patron's account whether the Library is open or closed. This project includes equipment required for reading, processing, sorting, check-in, check-out, and transfer of library materials in each facility.

**Evaluation:**

Requests for bids were issued in accordance with Purchasing procedures. Four (4) bids were received and evaluated based on the published criteria of: bid price; proposed solution; proposal to the RFP; performance at other locations; features and functions; maintenance and support; company experience; interface with Library software; conformance to the RFP. Tech Logic received the highest evaluated score, offering the best value to the City.

**Recommendation:**

Staff recommends awarding the Library RFID project to Tech Logic.

**Funding Information:**

692-2599-1958700-7111

**Department Director:**

Claire Bausch, Library Director, 972-205-2543



**GARLAND**  
PURCHASING

Bid No.: 6161-16  
Agenda Item: 2f  
Meeting: Council  
Date: 04/05/16

## Purchasing Report

### LABOR FOR LED STREET LIGHT CONVERSION OPEN MARKET

#### PURCHASE JUSTIFICATION:

The purpose of this contract is to provide the labor associated with Garland Power and Light's LED Street Light Conversion project. The quantities are estimated and may be more or less based on actual needs. All work will be performed in accordance with the vendor's unit pricing. Funding was approved in the 2016 Capital Improvement Program.

#### AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
T&D Solutions, LLC	All	\$500,000.00
<b>TOTAL:</b>		<u>\$500,000.00</u>

#### BASIS FOR AWARD:

##### Best Value

Submitted by:

Reviewed by:

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

Bryan L. Bradford  
City Manager

Date: 03/24/16

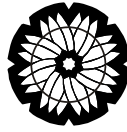
Date: 03/29/16

#### FINANCIAL SUMMARY:

Total Project/Account: \$ 2,787,909	Operating Budget: <input type="checkbox"/> CIP: <input checked="" type="checkbox"/> Year: 2016
Expended/Encumbered to Date: 558,330	Document Location: Page E05
Balance: \$ 2,229,579	Account #: 215-3299-3146001-7111
This Item: 500,000	Fund/Agency/Project – Description: Electric CIP Fund / Street and Thoroughfare Lighting
Proposed Balance: \$ 1,729,579	Comments:
Trent Schulze 03/29/16 Budget Analyst Date	
Matt Watson for Ron Young 03/29/16 Budget Director Date	







# **GARLAND**

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## **PURCHASING**

### **Executive Summary** **Bid 6161-16** **Labor for LED Street Light Conversion**

**Recommended Vendor:**

T&D Solutions, LLC.

**Total Recommended Award:**

\$500,000.00

**Basis for Award:**

Best Value

**Purpose:**

The purpose of this contract is to provide the labor associated with Garland Power & Light's LED Street Light Conversion Project.

**Evaluation:**

Requests for bids were issued in accordance with Purchasing procedures. Four (4) bids were received and evaluation based on the published criteria of: price; experience; qualifications; equipment; safety. T&D Solutions, LLC received the highest evaluated score, offering the best value to the City.

**Recommendation:**

Staff recommends awarding the contract for the LED Street Light Conversion to T&D Solutions, LLC.

**Funding Information:**

215-3299-31460-01-7111 (EC-D5460-001-1-7111)

**Department Director:**

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



**GARLAND**  
PURCHASING

Bid No.: 6197-16  
Agenda Item: 2g  
Meeting: Council  
Date: 04/05/16

## Purchasing Report

### GP&L OLINGER UNIT 4 GE MARK V OVATIONS CONTROLS OPEN MARKET

#### PURCHASE JUSTIFICATION:

The purpose of this contract is to provide for the replacement of the GP&L Olinger Unit 4 GE Mark V Ovations Controls as part of the Olinger Reliability Upgrade CIP project. This control unit allows for operator interface, safety, and system controls of the GE frame 7EA Gas Turbine. This is an approved Capital Improvement project, and expenditures will not exceed appropriated funds.

#### AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Emerson Process Management	All	\$484,243.00
<b>TOTAL:</b>		<u>\$484,243.00</u>

#### BASIS FOR AWARD:

##### Best Value

Submitted by:

Reviewed by:

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

Bryan L. Bradford  
City Manager

Date: 03/24/16

Date: 03/29/16

#### FINANCIAL SUMMARY:

Total Project/Account: \$ 575,618  
Expended/Encumbered to Date: -0-  
Balance: \$ 575,618  
This Item: 484,243  
Proposed Balance: \$ 91,375

Trent Schulze 03/28/16  
Budget Analyst Date

Matt Watson for Ron Young 03/28/16  
Budget Director Date

Operating Budget: ☐ CIP: ☒ Year: 2016

Document Location: Page E08

Account #: 215-3449-3186701-7111

Fund/Agency/Project – Description:  
Electric CIP Fund / Production

Comments:





# **GARLAND**

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## **PURCHASING**

### **Executive Summary** **Bid 6197-16** **GP&L Olinger Unit 4 GE Mark V Ovarions Controls**

**Recommended Vendor:**

Emerson Process Management

**Total Recommended Award:**

\$484,243.00

**Basis for Award:**

Straight Low Bid – Vendor lowest on all items

**Purpose:**

The purpose of this contract is for the replacement of the GP&L Olinger Unit 4 Mark V Ovarions Controls as part of the Olinger Reliability Upgrade CIP project. This Control unit allows for operator interface, safety, and system controls of the GE frame 7EA Gas Turbine.

**Evaluation:**

A bid solicitation was initiated in accordance with State and local procurement procedures. The evaluation criteria was solely based on the lowest bid. Only one bid was received which was from Emerson Process Management.

**Recommendation:**

Staff recommends awarding the contract to Emerson Process Management.

**Funding Information:**

215-3449-3186701-7111

**Department Director:**

Dan Bailey, Energy Services Director, 972.205.2203



**GARLAND**  
PURCHASING

Bid No.: 6257-16  
Agenda Item: 2h  
Meeting: Council  
Date: 04/05/16

## Purchasing Report

### WATER AND STREET IMPROVEMENTS OPEN MARKET

#### PURCHASE JUSTIFICATION:

The purpose of this contract is to provide Water Improvements at Stonewall Street, Springbranch Drive, and Meridian Way. Improvements include construction of approximately 4,446 linear feet of 6-inch water line and 2,048 linear feet of 8-inch water line. In addition, the contract includes reconstruction of Stonewall Street between Broadway and Club Country Drive. The quantities are estimated and may be more or less based on actual requirements. All work will be performed in accordance with the vendor's unit pricing. Funding was approved in the 2016 Capital Improvement Program (CIP) and the 2015-16 Operating Budget.

#### AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Tri-Con Services, Inc.	All	\$1,499,038.40
<b>TOTAL:</b>		<b>\$1,499,038.40</b>

#### BASIS FOR AWARD:

##### Lowest Responsible Bid

Submitted by:

Reviewed by:

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

Bryan L. Bradford  
City Manager

Date: 03/24/16

Date: 03/29/16

#### FINANCIAL SUMMARY:

Total Project/Account: \$ 13,521,492		2015-16 Oper. Budget	
Expended/Encumbered to Date: 4,584,529		Operating Budget: <input checked="" type="checkbox"/> CIP: <input checked="" type="checkbox"/> Year: & 2016 CIP	
Balance: \$ 8,936,963		Document Location: CIP - W02 & W03; Oper. - p. 96	
This Item: 1,499,038		Account #: 220-4049-3019100-9214 \$334,011	
Proposed Balance: \$ 7,437,925		220-4049-3019200-9214 576,343	
Matt Watson 03/29/16		831-4693-7111 588,684	
Budget Analyst Date		Fund/Agency/Project – Description:	
Matt Watson for Ron Young 03/29/16		Water Commercial Paper Program / Distribution	
Budget Director Date		Lines (Up to 14-Inch) and Relocation of Mains	
		Prior to Paving	
		Infrastructure Repair & Replacement / Street Dept.	
		Comments:	





# **GARLAND**

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## **PURCHASING**

### **Executive Summary Bid 6257-16 Water and Street Improvements**

**Recommended Vendor:**

Tri-Con Services, Inc.

**Total Recommended Award:**

\$1,499,038.40

**Basis for Award:**

Lowest Responsible Bid

**Purpose:**

The purpose of this contract is to provide water improvements at Stonewall Street, Springbranch Drive, and Meridian Way. Improvements include construction of approximately 4,446 linear feet of 6 inch water line and 2,048 linear feet of 8 inch water line, along with all associated paving and all incidentals. In addition, the contract includes reconstruction of Stonewall Street between Broadway and Club Country Drive.

**Evaluation:**

Request for bids were issued in accordance with Purchasing procedures. Four (4) bids were received and evaluated. Tri-Con Services, Inc. submitted the lowest overall bid.

**Recommendation:**

Staff recommends awarding the contract for water improvements to Tri-Con Services, Inc.

**Funding Information:**

220-4049-3019200-9214, 220-4049-3019100-9214, 831-4693-7111

**Department Director:**

Michael C. Polocek, P.E., Director of Engineering, 972-205-2178





**GARLAND**  
PURCHASING

Bid No.: 6373-16  
Agenda Item: 2i  
Meeting: Council  
Date: 04/05/16

## Purchasing Report

### CRANE TRUCK OPEN MARKET

#### PURCHASE JUSTIFICATION:

The purpose of this contract is to purchase a seven (7) ton Crane Truck to be used by the Water Department in their daily operations. This crane truck is being provided through the State of Texas Smart Buy Contract 071-072-AT 2014. Funding was approved in the FY 2014-15 Equipment Replacement Fund for the purchase of this piece of equipment and will be rolled forward into the FY 2015-16 Operating Budget with Council's approval.

#### AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Sam Pack's Five Star Ford	All	\$136,657.80
<b>TOTAL:</b>		<b>\$136,657.80</b>

#### BASIS FOR AWARD:

##### Cooperative Purchase

Submitted by:

Reviewed by:

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

Bryan L. Bradford  
City Manager

Date: 03/24/16

Date: 03/29/16

#### FINANCIAL SUMMARY:

Total Project/Account:	\$ 136,658
Expended/Encumbered to Date:	-0-
Balance:	\$ 136,658
This Item:	136,658
Proposed Balance:	\$ -0-

Matt Watson 03/28/16  
Budget Analyst Date

Matt Watson for Ron Young 03/28/16  
Budget Director Date

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

Document Location: Page 120

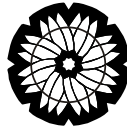
Account #: 444-4124-9009

Fund/Agency/Project – Description:  
Equipment Replacement Fund /  
Wastewater Collection / Crane Truck

#### Comments:

Funding was approved in the FY 2014-15 Budget and will be rolled forward into FY 2015-16 with Council's approval.





# **GARLAND**

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## **PURCHASING**

### **Executive Summary** **Bid 6373-16** **Crane Truck**

**Recommended Vendor:**

Sam Pack's Five Star Ford

**Total Recommended Award:**

\$136,657.80

**Basis for Award:**

Cooperative Purchase

**Purpose:**

The purpose of this contract is to purchase a seven (7) ton crane truck to be used by the Water Department in their daily operations.

**Evaluation:**

This crane truck is being provided by Sam Pack's Five Star Ford through the State of Texas Smartbuy Contract 071-072-AT 2014.

**Recommendation:**

Staff recommends awarding the purchase of the crane truck to Sam Pack's Five Star Ford.

**Funding Information:**

444-4124-9009

**Department Director:**

Terry Anglin, Fleet Director, 972-205-3524



**GARLAND**  
PURCHASING

Bid No.: 6383-16  
Agenda Item: 2j  
Meeting: Council  
Date: 04/05/16

## Purchasing Report

### **BOILER TUBE ANALYSIS OPEN MARKET**

#### **PURCHASE JUSTIFICATION:**

The purpose of this Change Order is to provide for additional Boiler Tube Analysis on Spencer Units 4 and 5 and Olinger Units 1 and 3. Quotes for the initial analysis were based on the assumption that the 14 tube samples were sectioned from the same unit. Since the samples are now being required from multiple units, additional costs have been incurred. This Change Order represents a 34.9% increase to the original scope of work.

#### **AWARD RECOMMENDATION:**

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
David N. French, Metallurgist	All	\$8,736.00

**TOTAL:** \$8,736.00

#### **BASIS FOR AWARD:**

##### **Change Order**

Submitted by:

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

Reviewed by:

Bryan L. Bradford  
City Manager

Date: 03/24/16

Date: 03/29/16

#### **FINANCIAL SUMMARY:**

Total Project/Account:	\$ 90,000
Expended/Encumbered to Date:	59,294
Balance:	\$ 30,706
This Item:	8,736
Proposed Balance:	\$ 21,970

Trent Schulze	03/28/16
Budget Analyst	Date

Matt Watson for Ron Young	03/28/16
Budget Director	Date

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

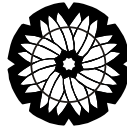
Document Location: Page 88

Account #: 211-3433-7111

Fund/Agency/Project – Description:  
Electric Operating Fund – Boiler Plant

Comments:





# **GARLAND**

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## **PURCHASING**

### **Executive Summary Bid 6383-16 Boiler Tube Analysis**

**Recommended Vendor:**

David N French, Metallurgist

**Total Recommended Award:**

\$8,736.00

**Basis for Award:**

Change Order

**Purpose:**

The purpose of the Change Order is to provide for additional boiler tube analysis on Spencer Units 4 and 5 and Olinger Units 1 and 3. Quotes for the initial analysis were based on the assumption that the 14 tube samples were sectioned from the same unit. Since the samples are now being required from multiple units, additional costs have been incurred. Additionally, several of the samples taken contained failures requiring a more in depth analysis than the original condition assessment.

**Evaluation:**

David N. French, Metallurgist was contracted to provide the initial analysis on Purchase Order 24041. This Change Order represents a 34.9% increase to the original scope of work.

**Recommendation:**

Staff recommends the approval of change order # 1 to Purchase Order 24041.

**Funding Information:**

211-3433-7111

**Department Director:**

Dan Bailey, Energy Services Director, 972-205-2150



**GARLAND**  
PURCHASING

Bid No.: 6386-16  
Agenda Item: 2k  
Meeting: Council  
Date: 04/05/16

## Purchasing Report

### PROFESSIONAL ENGINEERING AND MONITORING TERM CONTRACT

#### PURCHASE JUSTIFICATION:

The purpose of this contract is to provide professional services for general engineering, groundwater monitoring, and perimeter gas probe monitoring for Environmental Waste Services - Disposal Operations projects. Weaver Consultants Group was selected as the most qualified firm to provide the ongoing engineering and monitoring services. This is a Term Contract with four (4) optional renewals.

#### AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Weaver Consultants Group	All	\$270,343.00
<b>TOTAL:</b>		<u>\$270,343.00</u>

#### BASIS FOR AWARD:

##### Most Qualified

Submitted by:

Reviewed by:

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

Bryan L. Bradford  
City Manager

Date: 03/24/16

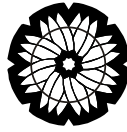
Date: 03/29/16

#### FINANCIAL SUMMARY:

Total Project/Account: \$ N/A		2015-16 Oper. Budget	
Expended/Encumbered to Date: N/A		Operating Budget: <input checked="" type="checkbox"/> CIP: <input checked="" type="checkbox"/> Year: & 2016 CIP	
Balance: \$ N/A		Document Location: N/A	
This Item: 270,343		Account #: 451-6999	
Proposed Balance: \$ N/A		Fund/Agency/Project – Description:	
Matt Watson 03/28/16		Term Contract – Professional Engineering and Monitoring	
Budget Analyst Date		Comments:	
Matt Watson for Ron Young 03/28/16		Term Contract sets price but does not commit funds. Expenses will be charged to accounts as incurred.	
Budget Director Date			







# **GARLAND**

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## **PURCHASING**

### **Executive Summary** **Bid 6386-16** **Professional Engineering and Monitoring**

**Recommended Vendor:**

Weaver Consultants Group

**Total Recommended Award:**

\$270,343.00

**Basis for Award:**

Most Qualified

**Purpose:**

The purpose of this contract is to provide professional services for general engineering, ground water monitoring, and perimeter gas probe monitoring for environmental waste disposal operation projects. This is a term contract with four (4) optional renewals.

**Evaluation:**

Requests for Qualifications were issued in accordance with Purchasing procedures. Three (3) qualification statements were received and evaluated. Weaver Consultants Group was selected as most qualified firm to provide the ongoing engineering and monitoring services.

**Recommendation:**

Staff recommends awarding the term contract to Weaver Consultants Group.

**Funding Information:**

635-1609-1715716-7111

**Department Director:**

Lonnie R. Banks, Managing Director EWS, 972-205-3424



**GARLAND**  
PURCHASING

Bid No.: 6387-16  
Agenda Item: 2I  
Meeting: Council  
Date: 04/05/16

## Purchasing Report

### CONSTRUCTION QUALITY ASSURANCE FOR HINTON LANDFILL OPEN MARKET

#### PURCHASE JUSTIFICATION:

Texas Commission on Environmental Quality (TCEQ) requires Construction Quality Assurance (CQA) by a third party engineer (professional of record) for the Hinton Landfill Waste Cell #7 construction project. CQA engineer will oversee all aspects of waste cell construction as required. Funding is approved in the 2016 Capital Improvement Program (CIP), and expenditures will not exceed the appropriated funds.

#### AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Weaver Consultants Group	All	\$134,613.00
<b>TOTAL:</b>		<b>\$134,613.00</b>

#### BASIS FOR AWARD:

##### Most Qualified

Submitted by:

Reviewed by:

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

Bryan L. Bradford  
City Manager

Date: 03/24/16

Date: 03/29/16

#### FINANCIAL SUMMARY:

Total Project/Account: \$	3,550,000
Expended/Encumbered to Date:	2,510,416
Balance: \$	1,039,584
This Item:	134,613
Proposed Balance: \$	904,971

Matt Watson	03/28/16
Budget Analyst	Date

Matt Watson for Ron Young	03/28/16
Budget Director	Date

Operating Budget: ☐ CIP: ☒ Year: 2016

Document Location: Page EW03

Account #: 635-1609-1715716-7111

Fund/Agency/Project – Description:  
Landfill CIP / EWS Group - Disposal /  
Construction of Waste Cell #7

Comments:





# **GARLAND**

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## **PURCHASING**

Executive Summary  
Bid 6387-16

Construction Quality Assurance for Hinton Landfill Waste Cell #7

**Recommended Vendor:**

Weaver Consultants Group

**Total Recommended Award:**

\$134, 613.00

**Basis for Award:**

Most Qualified

**Purpose:**

Texas Commission on Environmental Quality (TCEQ) requires construction quality assurance (CQA) by a third party engineer (professional of record) for the Hinton Landfill waste cell #7 construction project. CQA engineer will oversee all aspects of waste cell construction including: reviewing work quantities; excavation and preparation of subgrade for soil and geomembrane waste liner installation; underdrain system; leachate collection system; submitting associated construction related authorization documents for TCEQ approval.

**Evaluation:**

Requests for Qualifications were issued in accordance with Purchasing procedures. Three (3) qualification statements were received and evaluated. Weaver Consultants Group was short listed and selected as most qualified firm for this project.

**Recommendation:**

Staff recommends awarding the contract to Weaver Consultants Group.

**Funding Information:**

Landfill sinking fund 635-1609-1715700

**Department Director:**

Lonnie R. Banks, Managing Director EWS, 972-205-3424



**GARLAND**  
PURCHASING

Bid No.: 6418-16  
Agenda Item: 2m  
Meeting: Council  
Date: 04/05/16

## Purchasing Report

### ENGINEERING SERVICES FOR SUBSTATION BREAKER REPLACEMENTS OPEN MARKET

#### PURCHASE JUSTIFICATION:

The purpose of this contract is to provide Engineering Design Services required for the replacement of eight (8) substation breakers at the Lyons Road and Walnut Road Substations. Power Engineers, Inc., was evaluated and selected by Garland Power & Light as the most qualified firm for this project. These replacements are part of Garland Power & Light's Substation Breaker Replacement CIP project.

#### AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Power Engineers, Inc.	All	\$193,600.00
<b>TOTAL:</b>		<b>\$193,600.00</b>

#### BASIS FOR AWARD:

##### Most Qualified

Submitted by:

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

Reviewed by:

Bryan L. Bradford  
City Manager

Date: 03/24/16

Date: 03/29/16

#### FINANCIAL SUMMARY:

Total Project/Account: \$	853,859
Expended/Encumbered to Date:	906
Balance: \$	852,953
This Item:	193,600
Proposed Balance: \$	659,353

Trent Schulze	03/28/16
Budget Analyst	Date

Matt Watson for Ron Young	03/28/16
Budget Director	Date

Operating Budget: ☐ CIP: ☒ Year: 2016

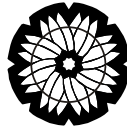
Document Location: Page E10

Account #: 210-3799-3176101-7111

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

Comments:





# **GARLAND**

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## **PURCHASING**

### **Executive Summary** **Bid 6418-16** **Engineering Services for Substation Breaker Replacements**

**Recommended Vendor:**

Power Engineers, Inc.

**Total Recommended Award:**

\$193,600.00

**Basis for Award:**

Most Qualified

**Purpose:**

The purpose of this contract is to provide engineering design services required for the replacement of eight (8) substation breakers at the Lyons Road and Walnut Road Substations. These replacements are part of Garland Power & Light's Substation Breaker Replacement CIP project.

**Evaluation:**

Power Engineers, Inc. was evaluated and selected by Garland Power & Light as the most qualified firm for this project.

**Recommendation:**

Staff recommends awarding the engineering services contract to Power Engineers, Inc.

**Funding Information:**

210-3799-31761-01-7111

**Department Director:**

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



**GARLAND**  
PURCHASING

Bid No.: 2886-15  
Agenda Item: 2n  
Meeting: Council  
Date: 04/05/16

## Purchasing Report

### KENNEL RESURFACING OPEN MARKET

#### PURCHASE JUSTIFICATION:

The purpose of this Change Order is to provide for additional materials and labor required to prepare and resurface the kennels at Animal Services. The need for additional repairs was discovered during original performance of work. Concord Commercial Services was selected to perform this work through an Interlocal Agreement with the City of Mesquite. This Change Order represents a 40.3% increase to the original scope of work. If Council concurs, these additional repairs will be funded from Facilities Management's FY 2015-16 approved operating appropriation. No additional funding is required.

#### AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Concord Commercial Services	All	\$19,985.00
<b>TOTAL:</b>		<b>\$19,985.00</b>

#### BASIS FOR AWARD:

##### Change Order

Submitted by:

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

Reviewed by:

Bryan L. Bradford  
City Manager

Date: 03/24/16

Date: 03/29/16

#### FINANCIAL SUMMARY:

Total Project/Account: \$ 737,802

Expended/Encumbered to Date: 341,885

Balance: \$ 395,917

This Item: 19,985

Proposed Balance: \$ 375,932

Matt Watson 03/29/16

Budget Analyst Date

Matt Watson for Ron Young 03/29/16

Budget Director Date

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

Document Location: Page 128

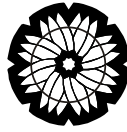
Account #: 431-4721-7111

Fund/Agency/Project – Description:  
Facilities Management Fund / Building Services

Comments:







# **GARLAND**

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## **PURCHASING**

Executive Summary  
Bid 2886-15  
Kennel Resurfacing

**Recommended Vendor:**

Concord Commercial Services

**Total Recommended Award:**

\$19,985.00

**Basis for Award:**

Change Order

**Purpose:**

The purpose of this Change Order is to provide for additional materials and labor required to prepare and resurface the kennels at Animal Services. The additional repairs were discovered during original performance of work.

**Evaluation:**

Concord Commercial Services was selected to perform this work through an Interlocal Agreement with the City of Mesquite. This Change Order represents a 40.3% increase to the original scope of work.

**Recommendation:**

Staff recommends the approval of Change Order #1 to Purchase Order 23563.

**Funding Information:**

431-4721-7111

**Department Director:**

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



## Purchasing Report

### LED LUMINAIRES FOR LIGHTING PROJECT TERM CONTRACT

#### PURCHASE JUSTIFICATION:

The purpose of this contract is to maintain LED luminaires in Warehouse inventory to support GP&L's LED lighting project. This is a Term Contract with four (4) optional renewals. The quantities are estimated and may be more or less based on the actual needs. Unit prices will remain firm for the first term. Any subsequent price increases must be justified and mutually agreed upon. Each awarded vendor may also serve as a secondary supplier if necessary.

#### AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Techline, Inc.	1, 3, 6, 8, 9, 10	\$377,655.65
TraStar	2, 4, 5, 7	317,149.00
<b>TOTAL:</b>		<b>\$694,804.65</b>

#### BASIS FOR AWARD:

##### Lowest Responsible Bid

Submitted by:

Reviewed by:

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

Bryan L. Bradford  
City Manager

Date: 03/29/16

Date: 03/30/16

#### FINANCIAL SUMMARY:

Total Project/Account: \$ N/A

Expended/Encumbered to Date: N/A

Balance: \$ N/A

This Item: 694,805

Proposed Balance: \$ N/A

Trent Schulze 03/29/16

Budget Analyst Date

Matt Watson for Ron Young 03/29/16

Budget Director Date

Operating Budget: ☐ CIP: ☒ Year: 2016

Document Location: Page E05

Account #: 451-6999

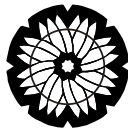
#### Fund/Agency/Project – Description:

Term Contract – Electric CIP / Street and  
Thoroughfare Lighting

#### Comments:

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





# **GARLAND**

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## **PURCHASING**

### **Executive Summary** **Bid 6334-16** **LED Luminaires for Lighting Project**

#### **Recommended Vendors:**

TraStar, Inc.	\$317,149.00
Techline, Inc.	\$377,655.65

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<b>Total Recommended Award:</b>	<b>\$694,804.65</b>
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#### **Basis for Award:**

Lowest Responsible Bid

#### **Purpose:**

The purpose of this contract is to provide LED luminaires for GP&L's LED lighting project. These items will be inventoried at the City Warehouse for availability on an as needed basis. This is a term contract with four (4) optional renewals.

#### **Evaluation:**

Requests for bids were issued in accordance with Purchasing procedures. Four (4) bids were received and evaluated. Anixter, TEC, and Techline, Inc. quoted unapproved alternates on some of the luminaires, and were therefore considered non-responsive for those items. TraStar and Techline were the two lowest responsible bidders meeting the specifications.

#### **Recommendation:**

Staff recommends awarding the term contract for LED luminaires to TraStar Inc. and Techline Inc. Each awarded vendor may also serve as a secondary supplier if necessary.

#### **Funding Information:**

Warehouse Inventory Account 451-1300

#### **Department Director:**

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



# City Council Item Summary Sheet

☐ Work Session

Date: April 5, 2016

☒ Agenda Item

## Item 3 - William E. Dollar Municipal Building

### Summary of Request/Problem

Upon Bill Dollar's retirement, it was approved by consensus to name City Hall as the "William E. Dollar" Municipal Building. Council is requested to formally consider naming City Hall as the "William E. Dollar" Municipal Building.

### Recommendation/Action Requested and Justification

Consider a resolution to rename City Hall as the "William E. Dollar" Municipal Building.

Submitted By:

Approved By:

Bryan L. Bradford  
City Manager

## **RESOLUTION NO.**

**A RESOLUTION NAMING CITY HALL, LOCATED AT 200 N FIFTH STREET, AS THE "WILLIAM E. DOLLAR" MUNICIPAL BUILDING; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, William E. (Bill) Dollar began his career with the City as a Civil Engineer and displayed many leadership qualities that allowed him to move up through the organization serving as Director of Wastewater Treatment, Director of Public Works, Assistant City Manager and ultimately as City Manager;

**WHEREAS**, Garland has been enriched by Bill's presence, contributions and the immense work he has done on behalf of the organization for 44 years;

**WHEREAS**, the City recognizes Bill's accomplishments during his leadership: the opening of Firewheel Town Center, development of Harbor Point, Phase I and II of the Downtown Redevelopment project, GREAT Homes program, Strategy of Vital Neighborhoods and numerous others;

**WHEREAS**, in honor of 44 years of dedicated service, we honor, commemorate and thank Bill for his civic participation, strong and vibrant will to serve and for being an integral part of the Garland community both inside and out;

**WHEREAS**, the City Council desires to honor and recognize William E. Dollar for his contributions and many years of service to the City of Garland;

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

### **Section 1**

That the City of Garland does hereby resolve to name city hall, located at 200 N. Fifth Street, as the "William E. Dollar" Municipal Building.

### **Section 2**

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

PASSED AND APPROVED this the \_\_\_\_\_ day of \_\_\_\_\_,  
2016.

CITY OF GARLAND, TEXAS

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Secretary





# City Council Item Summary Sheet

☐ Work Session

Date: April 5, 2016

☒ Agenda Item

## Item 4 - Thoroughfare Plan Amendment

### Summary of Request/Problem

Consider revising the designation of the realigned Zion Road from Bass Pro Drive to IH 30 from a type E to a type F thoroughfare on the Thoroughfare Plan. This revision was considered at the February 29, 2016 Work Session.

Due to the realignment of Zion Road resulting from the construction of the PGBT connection to IH 30, the projected 2035 volume on this roadway decreased from 6000 vpd to 3200 vpd. This new volume is more consistent with a type F roadway and will require 60 feet of right of way instead of 80 feet of right of way.

### Recommendation/Action Requested and Justification

Consider a resolution approving an amendment to the City of Garland Thoroughfare Plan by designating Zion Road as a Type "F" Roadway.

**Submitted By:**

**Paul Luedtke**  
Transportation Director

**Approved By:**

**Bryan L. Bradford**  
City Manager

## **RESOLUTION NO.**

**A RESOLUTION APPROVING AN AMENDMENT TO THE CITY OF GARLAND THOROUGHFARE PLAN BY DESIGNATING ZION ROAD AS A TYPE "F" ROADWAY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City of Garland Thoroughfare Plan was last amended and revised in June of 2015;

**WHEREAS**, subsequent to the June 2015 amendment, it was discovered that the computer model used in the June 2015 traffic study did not properly reflect the realignment of Zion Road due to the PGBT interchange;

**WHEREAS**, after correcting the model to properly reflect current conditions, it is necessary to partially amend and revise the Thoroughfare Plan to change the designation of Zion Road between the North service road of E Interstate 30 and the point at which Zion Road terminates at the entrance to the John Paul Jones boat ramp;

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

### **Section 1**

That the City Council hereby amends and revises the City of Garland Thoroughfare Plan so as to downgrade and redesignate Zion Road between the North service road of E Interstate 30 and the point at which Zion Road terminates at the entrance of the John Paul Jones boat ramp from a Type E Roadway to a Type F Roadway.

### **Section 2**

That the City of Garland Thoroughfare Plan shall be and remain in full force and effect save and except as amended by this Resolution.

### **Section 3**

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

**PASSED AND APPROVED** this the \_\_\_\_\_ day of \_\_\_\_\_,  
2016.

**CITY OF GARLAND, TEXAS**

\_\_\_\_\_  
Mayor

**ATTEST:**

\_\_\_\_\_  
City Secretary



# City Council Item Summary Sheet

☐ Work Session☒ Agenda ItemDate: April 5, 2016

## Item 5 - 2015-16 Budget Amendment No. 1

### Summary of Request/Problem

At the March 14, 2016, Work Session, the City Council reviewed a Policy Report recommending an amendment to the 2015-16 Adopted Budget. The Council directed staff to prepare an Ordinance amending the Budget for (1) projects approved in last year's Budget but uncompleted by the fiscal year-end, (2) the rollover of open Purchase Orders from the 2014-15 fiscal year, (3) grant and other funds recently awarded to the City, and (4) expenditures not anticipated in the 2015-16 Adopted Budget.

All funds required to cover the increases in appropriations are in the respective fund balances, or additional funds have been received as awards to cover specific expenditures. As a result, Budget Amendment No. 1 has no financial impact to the City.

### Recommendation/Action Requested and Justification

Consider approval of the ordinance amending the 2015-16 Adopted Budget.

**Submitted By:**

**Ron Young**  
Director of Budget & Research

**Approved By:**

**Bryan L. Bradford**  
City Manager

## **ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AUTHORIZING AN AMENDMENT TO THE 2015-16 OPERATING BUDGET (BUDGET AMENDMENT NO. 1), PROVIDING FOR SUPPLEMENTAL APPROPRIATION OF FUNDS IN THE GENERAL FUND, THE ECONOMIC DEVELOPMENT FUND, THE EQUIPMENT REPLACEMENT FUND, THE FACILITIES MANAGEMENT FUND, THE GENERAL OBLIGATION BOND DEBT SERVICE FUND, THE INFRASTRUCTURE REPAIR & REPLACEMENT FUND, THE PUBLIC SAFETY GRANT FUND, THE WASTEWATER UTILITY FUND, AND VARIOUS FUNDS ASSOCIATED WITH PURCHASE ORDER ENCUMBRANCES; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City Council approved the 2015-16 Operating Budget and appropriated the necessary funds out of the general revenues and grants and other revenues for the maintenance and operation of various departments, activities, and improvements of the City; and

**WHEREAS**, the City Charter provides that the City Council may approve any amendments and supplements to the Budget as deemed necessary; and

**WHEREAS**, Council has reviewed and concurred with a Policy Report that establishes the need for changes to appropriations in the General Fund, the Economic Development Fund, the Equipment Replacement Fund, the Facilities Management Fund, the General Obligation Bond Debt Service Fund, the Infrastructure Repair & Replacement Fund, the Public Safety Grant Fund, the Wastewater Utility Fund, and also various funds associated with Purchase Order encumbrances from the 2014-15 fiscal year;

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

### **Section 1**

The City Council of the City of Garland, Texas, hereby authorizes and approves an amendment to the 2015-16 Operating Budget (Budget Amendment No. 1) for the purposes and in the amounts as shown in Exhibit A (Policy Report), attached hereto and incorporated herein by reference.

## **Section 2**

The City Council of the City of Garland, Texas, hereby amends Ordinance No. 6802, Section 1, adjusting operating appropriations in the General Fund, the Economic Development Fund, the Equipment Replacement Fund, the Facilities Management Fund, the General Obligation Bond Debt Service Fund, the Infrastructure Repair & Replacement Fund, the Public Safety Grant Fund, the Wastewater Utility Fund, and also various funds associated with purchase order encumbrances from the 2014-15 fiscal year, in the amounts and for the purposes specified in Exhibit A (Policy Report), attached hereto.

## **Section 3**

This Ordinance shall be and become effective immediately upon and after its adoption and approval.

**PASSED AND APPROVED** this the 5<sup>th</sup> day of April, 2016.

**THE CITY OF GARLAND, TEXAS**

By: \_\_\_\_\_  
Mayor

**ATTEST:**

\_\_\_\_\_  
City Secretary



# Policy Report

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## 2015-16 BUDGET AMENDMENT NO. 1

### **ISSUE**

Amend the 2015-16 Adopted Budget in order to appropriate available funds for the following:

- (1) Projects approved in last year's Budget but not completed by the fiscal year-end.
- (2) Rollover of open Purchase Orders from the 2014-15 fiscal year.
- (3) Grant and other funds recently awarded to the City.
- (4) Expenditures not anticipated in the 2015-16 Adopted Budget.

### **OPTIONS**

- (A) Approve Budget Amendment No. 1 as proposed.
- (B) Approve portions of Budget Amendment No. 1.
- (C) Do not approve Budget Amendment No. 1.

### **RECOMMENDATION**

Option (A) – Approve Budget Amendment No. 1 as proposed. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the April 5, 2016, Regular Meeting.

### **COUNCIL GOAL**

#### **“Financially Stable Government with Tax Base that Supports Community Needs”**

Budget amendments allow the City to respond to changing situations and needs in a manner that permits flexibility while ensuring financial integrity and controls.

## **BACKGROUND**

### **(1) Carry-Over of 2014-15 Incomplete Projects**

#### **(a) Street Upgrades and Equipment**

The FY 2014-15 Revised Budget for the Infrastructure Repair & Replacement Fund included \$1,791,578 for Street Pavement Improvements and Traffic Marking Improvements for the Street Department. Budget Amendment No. 1 proposes to increase FY 2015-16 operating appropriations by \$1,791,578 to complete the following projects: Pavement Improvements to Rowlett Road from Roan Road to Lake Ray Hubbard Bridge - \$974,078, to Stonewall Street from Broadway Boulevard to Quail Hollow Drive - \$500,000, and to South Country Club Road from Marilee Drive to Iroquois Drive - \$125,000; and \$192,500 for Arterial Traffic Marking Improvements on various streets.

In addition, the FY 2014-15 Revised Budget for the Infrastructure Repair & Replacement Fund included \$310,000 to purchase a truck with a haul trailer and 4 additional cargo trailers. Budget Amendment No. 1 proposes to increase the FY 2015-16 operating appropriations by \$310,000 to purchase the truck and trailers.

A Budget Amendment is required due to the timing of the expenditures only. There is no additional financial impact.

#### **(b) Rolled-Forward Economic Development Funds**

The FY 2014-15 Revised Budget for the Economic Development Department included \$352,600 for economic development initiatives. Budget Amendment No. 1 proposes to increase FY 2015-16 operating appropriations by \$352,600 to fund ongoing initiatives.

A Budget Amendment is required due to the timing of the expenditures only. There is no additional financial impact.



**(c) Rolled-Forward Equipment Replacement Funds**

The FY 2014-15 Revised Budget for the Equipment Replacement Fund included \$1,662,243 to replace equipment that did not get purchased by the close of the fiscal year. Budget Amendment No. 1 proposes to increase FY 2015-16 operating appropriations by \$1,662,243 to purchase the previously approved equipment. Below is a breakdown of the total amount by department:

**General Fund Departments:**

Building Inspection	\$ 43,332
EWS - Disposal	31,690
Transportation	26,016
Code Compliance	87,415
Parks, Recreation and Cultural Arts	25,184
<b>Sub-Total General Fund Departments</b>	<b><u>\$ 213,637</u></b>

**All Other Departments:**

Garland Power & Light	\$ 775,357
Water	302,420
Wastewater Collection & Treatment	93,437
Stormwater Management	26,792
Facilities Management	49,000
Fleet Services	25,000
Customer Service	49,000
Street	127,600

**Sub-Total Departments - All Other Funds**

<b>Total All Departments</b>	<b><u>\$1,662,243</u></b>
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A Budget Amendment is required due to the timing of the expenditures only. There is no additional financial impact.

**(d) Other Miscellaneous Project Carryovers which include:**

- 1) General Fund - \$168,605 for repairs to the Landfill Gas Collection and Control System to ensure regulatory compliance with TCEQ.
- 2) Facilities Management Fund - \$150,000 for fencing repairs at the Firewheel Golf Park.

A Budget Amendment is required due to the timing of the expenditures only. There is no additional financial impact.

**(2) Rolled-Forward Encumbrances from Fiscal Year 2014-15**

When an order is placed for goods or services, a Purchase Order is issued that encumbers the budgeted funds. This has the effect of reserving the funds for future payment of the items covered in the Purchase Order. Every year on September 30<sup>th</sup> – when the fiscal year ends, there are open Purchase Orders related to goods or services that have been ordered but not yet received. Accordingly, the funds reserved for these open Purchase Orders are still in the year-end fund balances since the transactions are not yet completed.

Because the purchase of these open items was authorized by Council in the previous fiscal year (2014-15), the City's practice has been to roll these encumbrances forward into the current fiscal year (2015-16). This has the effect of increasing the current year's appropriation by the amount of the open Purchase Orders or encumbrances. The funding to cover the expenditures is available in the fund balance since payment was not made before the close of the fiscal year.

The projected fund balance for the current fiscal year is unaffected by the "roll-forward," because it was assumed in the 2015-16 Adopted Budget that the expenditures would be completed in the prior year. The presence of the funds in the fund balance is above and beyond what the Budget assumes for the 2015-16 year-end balance.

Budget Amendment No. 1 proposes that encumbrances totaling \$5,653,637 be rolled forward to 2015-16. Of the total rollover amount, \$919,567 is related to the General Fund. Attachment A provides a detailed listing by fund of individual outstanding encumbrances over \$25,000.

A Budget Amendment is required due to the timing of the expenditures only. There is no additional financial impact.

**(3) Mid-Year Adjustments to Public Safety Grants**

**a) Office of Emergency Management – Federal Grant**

During the FY 2015-16 budget preparation process, information needed by the Garland Fire Department was unavailable in regard to an Assistance to Firefighter Grant (AFG) funded by the Department of Homeland Security and administered by the Federal Emergency Management Agency (FEMA), so no request was submitted. The Fire Department has requested twelve licenses for software that allows users to respond to simulated emergencies and coordinate actions in a dynamic manner similar to those encountered during actual emergencies. Once purchased, the software does not require any ongoing support, licensing,

or maintenance costs. The City of Garland has since received notice that it has been awarded \$18,730 in FEMA funding for the current year to purchase these software licenses. The conditions of this grant require that the City contribute 10% in matching funds, and that amount will be provided through the Fire Department's current approved budget. Budget Amendment No. 1 proposes appropriating these Federal grant funds for FY 2015-16.

**(4) Expenditures Not Anticipated in the 2015-16 Adopted Budget**

**(a) Mandatory Redemption of 1997 Certificate of Obligation Issue**

Certificates of Obligation, Series 1997B, was issued as a private placement to acquire land related to the expansion of the Firewheel Golf Park. Based on the bond ordinance terms, the principal would be paid in full after 30 years to the landowner's trust or upon death of the landowner, depending on which event occurred first.

In December, the City received the certified Death Certificate for the owner, and on December 16<sup>th</sup>, principal and interest were paid to the owner's trust. Budget Amendment No. 1 proposes appropriating \$600,000 to the General Obligation Bond Debt Service Fund to comply with this provision in the bond ordinance. While this expenditure was not anticipated, the General Obligation Bond Debt Service Fund maintained a fund balance to meet this obligation.

**(b) Wastewater Management Plan Updates**

In 2007, the City of Garland entered into an agreement with the Texas Commission on Environmental Quality (TCEQ) known as the Sanitary Sewer Overflow Initiative. In the agreement, the City is required to submit a completed Wastewater Management Plan Update by the end of 2017. It has been determined that this study is expected to take approximately one-and-a-half years to complete, and it includes studying the flow monitoring of both the Rowlett Creek and the Duck Creek wastewater collection basins, updating the hydraulic wastewater model, and updating zoning and population changes.

In order to ensure ample time is given to complete this study and to ensure continued regulatory compliance, Budget Amendment No. 1 proposes an increase of \$500,000 to the Wastewater Utility Fund for FY 2015-16 to allow the department to select a vendor and begin work this spring. Funding will come from excess fund balance reserves within the Wastewater Utility Fund and will not have any impact on rate payers.

**FINANCIAL CONSIDERATIONS**

The Street Upgrades and Equipment, Economic Development and Equipment Replacement Funds, Other Miscellaneous Project Carryovers, and outstanding Purchase Orders carried forward were fully funded in the FY 2014-15 Budget, and the funds required to cover these expenditures remain within each fund's respective fund balance. As a result, there is no financial impact from approval of these items. Federal Grant Funds were awarded to provide simulation software for the Fire Department. The mandatory redemption of 1997 Certificates of Obligation Issue and Wastewater Management Plan Updates will be fully funded by the available fund balance in the General Obligation Bond Debt Service Fund and the Wastewater Utility Fund respectively.

Budget Amendment No. 1 proposes to appropriate funds as follows:

<u>Economic Development Fund</u>	
Rolled Forward for Economic Development Initiatives	\$ 352,600
<u>Equipment Replacement Fund</u>	
Vehicle Replacement – Various Departments	1,662,243
<u>Facilities Management Fund</u>	
Firewheel Golf Park Fence	150,000
<u>General Fund</u>	
Landfill - Gas Collection and Control System	168,605
<u>General Obligation Bond Debt Service Fund</u>	
Mandatory Redemption of 1997 Certificate of Obligation	600,000
<u>Infrastructure Repair &amp; Replacement Fund</u>	
Street Repair and Replacement Projects	1,791,578
Street Repair and Replacement Equipment	310,000
<u>Wastewater Utility Fund</u>	
Wastewater Management Plan Update	500,000
<u>Public Safety Grant Fund</u>	
Simulation Software for Fire Department	18,730
<u>Various Funds</u>	
Rollover of Purchase Order Encumbrances	<u>5,653,637</u>
<b>TOTAL SUPPLEMENTAL APPROPRIATION</b>	<b><u>\$11,207,393</u></b>

**ATTACHMENT(S)**

Attachment A – Schedule of Open Encumbrances being Rolled Forward

Attachment B – Schedule of Proposed Amendments by Fund

Submitted By:

Ron Young  
Director  
Budget & Research

Approved By:

Bryan L. Bradford  
City Manager

Date: March 14, 2016

Date: March 14, 2016

**ATTACHMENT A**  
**2014-15 Rollover**  
**(With Detail of PO's Over \$25,000)**

*Amount  
Outstanding  
9-30-15*

<i><b>Fund/Department</b></i>	<i><b>PO Description</b></i>	
<b><u>General Fund</u></b>		
Emergency Management, Office of	CASA Weather Radar Installation	\$50,000
EWS - Disposal	Dodge Ram 5500 Cab/Chassis w/Aerial Lift	\$262,096
Fire	Thermal Imaging Cameras and Equipment Holmatro Hydraulic Tools and Equipment	\$40,400 49,763
Health	Resurface Kennel Floor	\$49,560
Parks, Recreation & Cultural Arts	Dump Trucks	\$186,524
Various	PO's Under \$25,000	\$281,224
<b>Sub-Total General Fund</b>		<b><u>\$919,567</u></b>
<b><u>Electric Utility Fund</u></b>		
	Service Contracts	\$60,072
	Professional Services	502,434
	Vehicles	79,492
	PO's Under \$25,000	338,244
<b>Sub-Total Electric Utility Fund</b>		<b><u>\$980,242</u></b>
<b><u>Information Technology Fund</u></b>		
	Resident Opinion Survey	\$60,000
	Service Contracts	311,136
	PO's Under \$25,000	103,624
<b>Sub-Total Information Technology Fund</b>		<b><u>\$474,760</u></b>
<b><u>Information Technology Replacement Fund</u></b>		
	Network Core Switch Replacement	\$164,252
	PO's Under \$25,000	91,509
<b>Sub-Total Information Technology Replacement Fund</b>		<b><u>\$255,761</u></b>

**ATTACHMENT A**  
**2014-15 Rollover**  
**(With Detail of PO's Over \$25,000)**

*Amount  
Outstanding  
9-30-15*

<i><b>Fund/Department</b></i>	<i><b>PO Description</b></i>	
<b><u>Equipment Replacement Fund</u></b>		
Fire - Operations	Chevy Tahoe	\$27,801
Police - Patrol	Five (5) Chevy Impalas	92,835
Police - Patrol	Police Passenger Van	25,819
Parks - Ground Maintenance	Brush Dump Truck	93,662
Parks - Medians & ROW	One-Ton Pickup with Compactor	64,491
GP&L - Distribution Operations	Altec DM47B Digger Derrick & Aerial Trucks	666,783
GP&L - Distribution Operations	Dodge Ram Altec Bucket Truck	145,307
GP&L - Distribution Operations	Dodge Ram Altec Bucket Truck	109,359
GP&L - Distribution Operations	Ford F-450 & F-350 Extended Cab Trucks	93,241
GP&L - Distribution Operations	Ford 1-Ton Extended Cab Truck	25,703
Wastewater - Collection	Jet Vacuum Truck	189,298
Wastewater - Collection	12 Cubic Yard Dump Truck	101,506
Wastewater - Treatment	Chevrolet 3/4-Ton Truck with Flip-Top Body	33,112
Wastewater - Treatment	Mack Roll-Off Truck	178,194
	PO's Under \$25,000	21,714
<b>Sub-Total Equipment Replacement Fund</b>		<b>\$1,868,825</b>
<b><u>Infrastructure Repair &amp; Replacement Fund</u></b>		
	Flameless Pothole Patcher	\$160,734
	PO's Under \$25,000	3,557
<b>Sub-Total Infrastructure Repair &amp; Replacement Fund</b>		<b>\$164,291</b>
<b><u>Recreation Performance Fund</u></b>		
	Resurface Dobbs Tennis Courts	\$39,060
	PO's Under \$25,000	59,361
<b>Sub-Total Recreation Performance Fund</b>		<b>\$98,421</b>
<b><u>Narcotic Seizure Fund</u></b>		
	Weapons	\$49,141
<b>Sub-Total Narcotic Seizure Fund</b>		<b>\$49,141</b>
<b><u>Wastewater Utility Fund</u></b>		
	Professional Services for WWTP	\$136,800
	Repairs to Rowlett Creek WWTP	119,772
	Repairs to Duck Creek WWTP	25,094
	Replacement Pump at Duck Creek WWTP	207,289
	PO's Under \$25,000	146,383
<b>Sub-Total Wastewater Utility Fund</b>		<b>\$635,338</b>
<b><u>All Other Funds</u></b>		<b>PO's Under \$25,000</b>
		<b>\$207,291</b>
<b><u>TOTAL OUTSTANDING PO's</u></b>		<b>\$5,653,637</b>

## ATTACHMENT B

### Proposed Budget Amendment FY 2015-16 Operating Budget

	<u>BA #1</u>	<u>BA #1 PO Rollover</u>	<u>Total Budget Amendments</u>
<b>REVENUES AND EXPENDITURES</b>			
<b>Sources of Funds:</b>			
Additional Revenue - Public Safety Grant Fund	\$18,730	\$0	\$18,730
Fund Balance - Prior Year	5,535,026	5,653,637	11,188,663
Total Funds Provided	<u>\$5,553,756</u>	<u>\$5,653,637</u>	<u>\$11,207,393</u>
<b>Use of Funds - Expenditures:</b>			
General Fund (See Detail in Notes)	\$168,605	\$919,567	\$1,088,172
Electric Utility Fund	0	980,242	980,242
Water Utility Fund	0	39,616	39,616
Wastewater Utility Fund	500,000	635,338	1,135,338
Environmental Waste Services Fund	0	15,000	15,000
Infrastructure Repair & Replacement Fund	2,101,578	164,291	2,265,869
Stormwater Management Fund	0	18,150	18,150
General Obligation Bond Debt Service Fund	600,000	0	600,000
Economic Development Fund	352,600	0	352,600
Firewheel Golf Fund	0	9,360	9,360
Recreation Performance Fund	0	98,421	98,421
Self Insurance Fund	0	5,640	5,640
Public Safety Grant Fund	18,730	0	18,730
Narcotic Seizure Funds	0	49,141	49,141
Equipment Replacement Fund	1,662,243	1,868,825	3,531,068
Customer Service Fund	0	17,863	17,863
Facilities Management Fund	150,000	71,147	221,147
Fleet Services Fund	0	30,515	30,515
Information Technology Fund	0	474,760	474,760
IT Replacement Fund	0	255,761	255,761
Total Expenditures	<u>\$5,553,756</u>	<u>\$5,653,637</u>	<u>\$11,207,393</u>
<b>Notes:</b>			
General Fund -			
City Attorney	\$0	\$8,450	\$8,450
Code Compliance	0	3,733	3,733
Economic Development	0	18,874	18,874
Emergency Management	0	50,000	50,000
Fire	0	192,281	192,281
Health	0	53,060	53,060
Human Resources	0	9,369	9,369
EWS - Disposal (Landfill)	168,605	3,850	172,455
Library	0	28,816	28,816
Parks, Recreation & Cultural Arts	0	253,447	253,447
Planning & Community Development	0	625	625
Police	0	10,204	10,204
Public & Media Relations	0	2,254	2,254
Purchasing	0	3,209	3,209
Transportation	0	276,839	276,839
Non-Departmental	0	4,556	4,556
Sub-Total General Fund	<u>\$168,605</u>	<u>\$919,567</u>	<u>\$1,088,172</u>



# City Council Item Summary Sheet

☐ Work Session

Date: April 5, 2016

☒ Agenda Item

## Item 6 - Audit of Solid Waste Franchise Fees

### Summary of Request/Problem

At the March 14, 2016 Work Session, Council considered the authorization of a consultant to audit waste hauler franchise fees.

### Recommendation/Action Requested and Justification

Consider by minute action, authorizing the City Manager to execute a Consultant Services Agreement with MuniServices, LLC to audit waste hauler franchise fees.

#### Submitted By:

David Schuler  
Chief Financial Officer

#### Approved By:

Bryan L. Bradford  
City Manager





# City Council Item Summary Sheet

☐ Work Session

Date: April 5, 2016

☒ Agenda Item

## Item 7 - Amendment to a Transmission Operator, Maintenance and Construction Services Agreement Between the City of Garland and The Texas Municipal Power Agency

### Summary of Request/Problem

Several years ago, GP&L took over the transmission operations functions for the TMPA transmission system. The system is substantial, providing transmission needs for the TMPA family of member cities located across the state. TMPA did not have the resources to operate and maintain the system and, because GP&L has those capabilities, the City and TMPA agreed that GP&L would provide those services.

The City of Denton, which is also a member of TMPA, desires to do the same on a smaller scale, limited to TMPA transmission assets located in the Denton area. In order to accommodate Denton, it is necessary to amend the City's agreement with TMPA to carve out those transmission assets that Denton will operate and maintain from the remainder of the TMPA transmission assets that the City will continue to operate and maintain.

TMPA and all of the member cities are in agreement with the proposed amendment.

### Recommendation/Action Requested and Justification

Consider by minute action authorizing the City Manager to approve an amendment to a transmission operator, maintenance, and construction services agreement between the City of Garland, Texas and the Texas Municipal Power Agency.

**Submitted By:**

**Jeff Janke**  
Senior Managing Director of Garland  
Power & Light

**Approved By:**

**Bryan L. Bradford**  
City Manager

## **AMENDMENT NO. 1 TO THE TRANSMISSION OPERATOR, MAINTENANCE, AND CONSTRUCTION SERVICES AGREEMENT DATED MARCH 27, 2013**

This Amendment No. 1 to the Transmission Operator, Maintenance, And Construction Services Agreement dated March 27, 2013 (the “Garland TOP Agreement”) is between the Texas Municipal Power Agency (“TMPA”) and the City of Garland, Texas (“Garland”).

### **RECITALS**

The Garland TOP Agreement obligates Garland to provide certain operational, construction, maintenance, and regulatory compliance services (the “Transmission Services”) in relation to the TMPA transmission system as a whole, and more particularly described in Exhibit “A” of the TOP Agreement, including certain TMPA transmission assets in, and in the vicinity of, Denton County, Texas (as described in Exhibit “A” of this Amendment No. 1, the “TMPA Denton Area Transmission System”). The City of Denton, Texas (“Denton”) desires to assume by agreement responsibility for performing the Transmission Services in relation to the TMPA Denton Area Transmission System (the “Denton TOP Agreement”). In order to facilitate this change, Garland and TMPA desire to amend the Garland TOP Agreement (i) to delete the TMPA Denton Area Transmission System from the list of transmission assets for which Garland is responsible (ii) to address certain issues involving the coordination of work involving regulatory compliance between Denton and Garland and (iii) to make the Garland TOP Agreement consistent with the Denton TOP Agreement.

### **AGREEMENT**

In consideration of the mutual obligations of the parties as set forth herein, TMPA and Garland agree as follows:

1. The Garland TOP Agreement shall no longer apply to the TMPA Denton Area Transmission System, effective on the Effective Date described in Exhibit “A” with respect to each component of the System described in Exhibit “A”. The Parties shall replace Exhibit “A” of the Garland TOP Agreement with a revised Exhibit “A” which deletes the TMPA Denton Area Transmission System.
2. Garland agrees to work and coordinate with Denton to assist Denton in fulfilling the regulatory compliance obligations relating to the TMPA Denton Area Transmission System.
3. The third and fourth sentences of Section 2.1 are amended to read as follows:

Garland shall control and direct maintenance activities in accordance with Good Utility Practice to maintain the service life of equipment and ensure systems remain in good working order during the term of this Agreement for all TMPA assets listed in Exhibit “A”, as well as additional TMPA Transmission assets placed in-service during the term of this Agreement, exclusive of transmission assets placed in-service by and during the

term of the City of Denton's Transmission Operator, Maintenance, and Construction Services Agreement with TMPA. Furthermore, Garland shall also test, calibrate, set, and maintain all TMPA-owned Protective Relay and SCADA Equipment for which Garland is responsible under this Agreement in accordance with Good Utility Practice.

4. The sixth sentence of Section 2.1 is amended to read as follows:

Garland shall be responsible for producing and maintaining all required documentation associated with the testing, commissioning, maintenance, and repair of TMPA Transmission System assets.

5. The first sentence of Section 2.3 of the Garland TOP Agreement is amended as follows:

Garland shall be responsible for maintaining, testing, calibrating, repairing, replacing, and certifying ERCOT settlement meters for TMPA Transmission System Assets.

6. The third sentence of Section 2.3 of the Garland TOP Agreement is amended to read as follows:

Metering data required for generation settlements and Annual Load Data Reporting (ALDR) for the TMPA Transmission System shall be collected and processed by Garland on behalf of TMPA.

7. Section 2.6 of the Garland TOP Agreement is amended to read as follows:

For TMPA Transmission System assets, Garland shall maintain all existing and any new TMPA transmission right-of-way or transmission related real property owned by TMPA in accordance with Good Utility Practice and all applicable regulations from FERC, NERC, ERCOT, and PUCT.

8. The first paragraph of Section 2.8 is amended by deleting the phrase "TMPA procedures contained in Exhibit "C" and/or".

9. Section 3.1 of the Garland TOP Agreement is amended to read as follows:

#### Annual System Budget and Annual Capital Budget

Costs shall be incurred in accordance with an annual system budget and a separate annual capital budget prepared by Garland and submitted to TMPA's Board of Directors for approval through TMPA's budget process. Such budgets shall be prepared and submitted to TMPA in accordance with its published budget schedule. The TMPA Board of Directors will, with such changes as it considers advisable, approve annual system and capital budgets prior to October 1 of each fiscal year, to be effective on October 1. If for any reason a budget is not approved by October 1, the previous year's budget will be followed until the new budget is adopted.

10. The heading of Section 3.2 is amended to read, "Annual System Budget Status Report".

11. The first sentence of Section 3.2 is amended to read, “A status report on the Annual System Budget will be provided by Garland at each regularly scheduled TMPA board meeting and when requested by TMPA.”
12. The first sentence of the second paragraph of Section 3.3 is amended to read, “A status report on the Annual Capital Budget will be provided by Garland at each regularly scheduled TMPA Board meeting and when requested by TMPA.”
13. The first sentence of Section 3.8 is amended to read, “TMPA shall make payments to Garland within thirty (30) days of receipt of invoice.”
14. Section 4.2 of the Garland TOP Agreement is amended by adding subsection (e) to read as follows:

To the extent Garland owns property or equipment installed or incorporated into real property owned by TMPA, TMPA waives the law of fixtures so that Garland’s title to such property or equipment shall be preserved.
15. Section 9.1 of the Garland TOP Agreement is amended to read as follows:

Because of continuing changes in the design and configuration of the TMPA Transmission System as described in Exhibit “A”, and because of the potential for changes to the contact information in Exhibit “B”, the Parties may, by mutual agreement through their staffs, without obtaining governing board approval from either Party, revise the Exhibits “A” and “B” from time to time as circumstances may warrant.
16. The signature page of the Garland TOP Agreement is amended by deleting “EXHIBIT “C” TMPA TRANSMISSION OWNER PROCEDURES”.
17. The first sentence of Section 11.3(b) is amended to read, “Property insurance with minimum limits of at least \$50 million.”
18. Exhibit “C” is deleted from the Garland TOP Agreement.
19. As facilities are added to, deleted from, or modified in the Denton TOP Agreement, the Parties may, by mutual agreement through their staffs, without obtaining governing board approval from either Party, revise Exhibit “A” of this Amendment from time to time as circumstances may warrant
20. Except as amended herein, the Garland TOP Agreement shall remain in force and effect in accordance with its original terms.

[Signature page to follow.]

Dated this \_\_\_\_ day of March, 2016.

TEXAS MUNICIPAL POWER AGENCY

By:\_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

CITY OF GARLAND

By:\_\_\_\_\_

Name:\_\_\_\_\_

Title:\_\_\_\_\_

## EXHIBIT “A”

### DESCRIPTION OF TMPA DENTON AREA TRANSMISSION SYSTEM

#### **Denton North Interchange:**

TMPA owns all 138kV breakers up to the MODs owned by DME: DNND-411, DN-351, and Brazos switch 1316B.

TMPA owns the following equipment:

- a. 138kV line from Denton North to Denton Arco (5.90 miles)
- b. 138kV line from Denton North to Jim Christal (6.91 miles)
- c. 1 – 138/69kV 112 MVA autotransformer (Autotransformer #1)
- d. 6 – 138kV circuit breakers (DNND-8010, DNND-8020, DNND-8030, DNND-8040, DNND-8050, DNND-8070)
- e. 1 – 69kV circuit breaker (DNND-9010)
- f. 14 – 138kV breaker disconnect switches (DNND-8011, DNND-8012, DNND-8021, DNND-8022, DNND-8031, DNND-8032, DNND-8041, DNND-8042, DNND-8051, DNND-8052, DNND-8062, DNND-8071, DNND-8072, DNND-8081)
- g. 1 – 138kV transformer disconnect switch (DNND-8019)
- h. 4 – 138kV line switches (DNND-8027, DNND-8037, DNND-8077, DNND-8087)
- i. 2 – 69kV breaker disconnect switches (DNND-9011, DNND-9012)
- j. 4 – 138kV ground switches (DNND-8026, DNND-8036, DNND-8076, DNND-8086)
- k. 21 – surge arrestors
- l. 7 – potential transformers
- m. 3 – current transformers
- n. 13 – coupling capacitor voltage transformers
- o. 2 – station service transformers
- p. 1 – automatic transfer switch
- q. Protective relays/associated communication systems ([see Denton/TMPA Facility Schedule 1 below](#))
- r. Right-of-way and access necessary to maintain facilities
- s. Denton North Interchange land and original control house

Denton Municipal Electric owns the following equipment:

- a. 138kV line from Denton North to Kings Row Substation
- b. 138kV circuit breaker (DNND-8080)
- c. 2 – 138kV switches (DNND-8082, DNND-8017)
- d. New control building (north side of the 138kV bay)
- e. All relay and control hardware, metering, and control conduit and wiring
- f. SCADA RTU and communications hardware
- g. 3 – 138kV potential transformers
- h. 3 – 138kV arresters
- i. 1 – 138kV station service voltage transformer
- j. Structures, bus, fittings, insulators, connectors, wire, etc., between DNND-8081 and DNND-8011 to upgrade the bus and connect the station to the Kings Row transmission line

DME System Operator (DSO) monitors and operates all DME and TMPA owned equipment in this station.

138kV line from Denton North to Sanger (Brazos) line is owned by Brazos.

Denton will notify TMPA of the actual date when Denton takes over operation of this facility, and TMPA shall notify Garland. This actual date of takeover, which is anticipated to occur on April 16, 2016, shall be the Effective Date.

## FACILITY SCHEDULES OF PROTECTIVE RELAYS/ASSOCIATED COMMUNICATION SYSTEMS

### Denton Area Relays

City of Denton / TMPA Facility Schedule No. 1 – Denton North Interchange (DNND)

#### Denton North Protection Relays/Associated Communication Systems

138kV Relays:			
LINE	MANUFACTURER	MODEL/STYLE	DESCRIPTION
8010	SEL	311L	(P) Primary Relay
8010	SEL	311L	(S) Secondary Relay
8020	SEL	451	Breaker Control Relay
8030	SEL	311L 0311L13DA4254X1XX	Primary Line Current Differential Relay
8030	SEL	311L 0311L13DA4254X1XX	Secondary Line Current Differential Relay
8030	SEL	351S 0351S613B455421	8030 Breaker Control Relay
8040	Westinghouse	KC-4	50BP Breaker Position Current
8040	Westinghouse	CVE	25 Synchro-Verifier
8040	Westinghouse	TD-5 293B301A10A	62 Breaker Failure Timer
8040	Westinghouse	CO 11	51T1H A Phase Transformer HV Backup Overcurrent
8040	Westinghouse	CO 11	51T1H B Phase Transformer HV Backup Overcurrent
8040	Westinghouse	CO 11	51T1H C Phase Transformer HV Backup Overcurrent
8040	Westinghouse	HU-1 290B346A10	87T1 A Phase Transformer Differential
8040	Westinghouse	HU-1 290B346A10	87T1 B Phase Transformer Differential
8040	Westinghouse	HU-1 290B346A10	87T1 C Phase Transformer Differential
8040	Westinghouse	CO 11	51AT1 Transformer Overcurrent Alarm
8040	Westinghouse	AR	Trans. Tripping Relay 94TL-L
8050	SEL	451	Breaker Control Relay
8050	SEL	2032	Communications Processor
8070	SEL	311L	(P) Primary Relay
8070	SEL	311L	(S) Secondary Relay
69kV Relays:			
9010	Westinghouse	KC-4	50BP Breaker Position Current
9010	Westinghouse	CVE	25 Synchro-Verifier
9010	Westinghouse	TD-5 293B301A10A	62 Breaker Failure Timer

9010	Westinghouse	CO	51T1H A Phase Transformer HV Backup Overcurrent
9010	Westinghouse	CO	51T1H B Phase Transformer HV Backup Overcurrent
9010	Westinghouse	CO	51T1H C Phase Transformer HV Backup Overcurrent
9010	Westinghouse	AR	94T1-2 Transformer Tripping
9010	Westinghouse	MG6	Breaker Fail Initiation





File No. Z 16-04 /District 1

Agenda Item: 8a

Meeting: City Council

Date: April 5, 2016

# Planning Report

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Charlie Shearer

1234 Thomasville Court

## REQUEST

Approval of 1) a Specific Use Provision for Personal Services on a property zoned Planned Development (PD) District 14-36 for Neighborhood Office Uses with Retail Store/Personal Services allowed by Specific Use Provision only and 2) a variance to Section 2.41 of the Garland Development Code regarding building height.

## OWNER

Salon at Campbell Crossing, LLC.

## PLAN COMMISSION RECOMMENDATION

On March 14, 2016 the Plan Commission, by a vote of seven (7) to zero (0), recommended approval of 1) a Specific Use Provision for Personal Services (beauty shop) for a period of 30 years and 2) a variance to Section 2.41 of the Garland Development Code to allow a maximum building height of 30 feet.

## STAFF RECOMMENDATION

Approval of a Specific Use Provision for Personal Services (beauty shop) for a period of 30 years.

Approval of a variance to Section 2.41 of the Garland Development Code regarding building height.

## BACKGROUND

The subject property (Lot 7 of the Campbell Crossing Office Park) is part of an office park consisting of 8 lots. Three lots have been developed with medical offices, two lots are dedicated as common areas, and the remaining three lots, including the subject property, are undeveloped. The entire office park was zoned Neighborhood Office (NO) District; however, in 2014 City Council approved a rezoning of the subject property to Planned Development (PD) District 14-36 for Neighborhood Office Uses with Retail Store/Personal Services

allowed by Specific Use Provision only. Allowing Retail Store/Personal Services with a Specific Use Provision gives Staff, Plan Commission and City Council the ability and authority to evaluate the appropriateness of proposed Retail Store/Personal Services uses on an individual basis. The applicant is proposing to develop the site and operate a beauty shop from the new building.

The Garland Development Code defines Personal Services as an establishment that provides services to individuals, such services primarily involved in individual care not otherwise listed in the GDC as a specified use. The term includes, but is not limited to, services such as barber and beauty shops, tailoring, licensed massage or physical therapy, photography or portrait studios, manicure salons, the application of permanent cosmetics, hair removal and tanning salons, or weight-loss salons.

## **SITE DATA**

The subject property contains approximately 0.3454 acres in area fronting approximately 107 feet along Murphy Road. The subject property can only be accessed from Thomasville Court (a private street).

## **USE OF PROPERTY UNDER CURRENT ZONING**

With Neighborhood Office (NO) as its base zoning district, Planned Development (PD) District 14-36 allows Neighborhood Office Uses which should typically occur in low-rise and professional service developments. Given the nature of the services and the characteristics of the developments, Neighborhood Office Uses can be located adjacent to residential districts and may be used as a transition or buffer between residential uses and more intensive nonresidential activity. District regulations are designed to ensure compatibility with residential development by establishing maximum height, lot coverage and setback requirements. The operation of a beauty shop within Planned Development (PD) District 14-36 requires approval of a Specific Use Provision.

## **CONSIDERATIONS**

### Specific Use Provision:

1. The applicant proposes to develop a 3,361 square-foot beauty shop that will operate Monday through Saturday from 8:00 a.m. to 8:00 p.m.
2. The proposed beauty shop building will comply with the minimum required setbacks and will not exceed the maximum lot coverage established by the Neighborhood Office (NO) District.
3. The Garland Development Code establishes a parking ratio of 1 parking space for every 250 square feet of Personal Services, a lower parking ratio

than the 1 space for every 200 square feet ratio applied when the surrounding office park was developed. The office park has 67 parking spaces and additional surface area to add 55 parking spaces. Personal Service will not trigger a higher parking demand than what is expected for the office park.

4. In addition to an alley there is a masonry screening wall between the subject property and the residential properties to the south. It should be noted that screening methods and landscaping were approved and put in place with the development of the office park.
5. The building design is required to comply with the following Garland Development Code requirements:
  - All building elevations are required to consist of at least eighty (80) percent masonry per Section 4.83(A).
  - At least two different exterior construction materials must be applied on facades visible from the streets per Section 4.83(A).
  - At least six of the twelve architectural elements listed in Section 4.83(B) must be incorporated into the design of the building.
  - Street-facing elevations should be articulated in accordance with Section 4.83(C).

The applicant has brought forward a building design that complies with the aforementioned requirements. Furthermore, the applicant has provided façade articulation to soften the appearance and enhance the aesthetics of the south elevation, which is the most visible elevation from the residential properties to the south, as recommend by Staff.

6. The applicant has indicated that all signage will comply with the sign regulations in the Garland Development Code.
7. The applicant requests approval of a Specific Use Provision for a period of 30 years.

Variance:

8. Section 2.41 of the Garland Development Code establishes a maximum building height of 20 feet for buildings with pitched roofs in the Neighborhood Office (NO) District. The applicant requests a variance to the established building height and proposes a building with a height of 26 feet. The applicant asserts that a building height of 26 feet is consistent with the building height established by the existing buildings within the same development. It should

be noted that under the Ordinance No. 4647 (the Comprehensive Zoning Ordinance prior to the Garland Development Code), buildings in the Neighborhood Office (NO) District (previously known as Office-1 District) were allowed a maximum building height of 30 feet.

## **COMPREHENSIVE PLAN**

The Future Land Use Map of the Envision Garland Plan recommends Traditional Neighborhoods for the subject property. Traditional Neighborhoods offer residential areas of typical suburban density within a conventional neighborhood setting. Traditional Neighborhoods consist of single-family detached homes arranged along a conventional network of collector and neighborhood streets. Daily goods, services and other non-residential uses are found at the perimeter of Traditional Neighborhoods, while schools, parks, and churches are generally the only non-residential uses within the neighborhood's interior.

The proposed beauty shop will provide a personal service that is suitable and desirable on a site located at the perimeters of a residential neighborhood and along a major thoroughfare. The beauty shop will have a negligible impact on the surrounding thoroughfares and will provide a valuable service to the nearby residents.

## **COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES**

The properties to the north are zoned Neighborhood Office (NO) District, Agricultural (AG) District and Planned Development (PD) 15-05 for Community Retail Uses; these properties are developed with a medical office (part of the same office park as the subject property), a single family residence and a convenience store with gas pumps. The properties to the east, across Murphy Road, are part of the City of Sachse; these properties are developed with a bank and an apartment complex. The properties to the south are zoned Single Family-10 (SF-10) District and are developed with single family residences. The properties to the west are zoned Neighborhood Office (NO) District and are part of the same office park as the subject property; these properties are developed with three medical offices.

The proposed beauty shop is an appropriate and desired personal service for a site that is adjacent to residential neighborhoods and near an intersection that has developed with other personal services, retail and offices.

Prepared By:

Josue De La Vega  
Development Planner

Date: March 25, 2016

Reviewed By:

Will Guerin, AICP  
Director of Planning

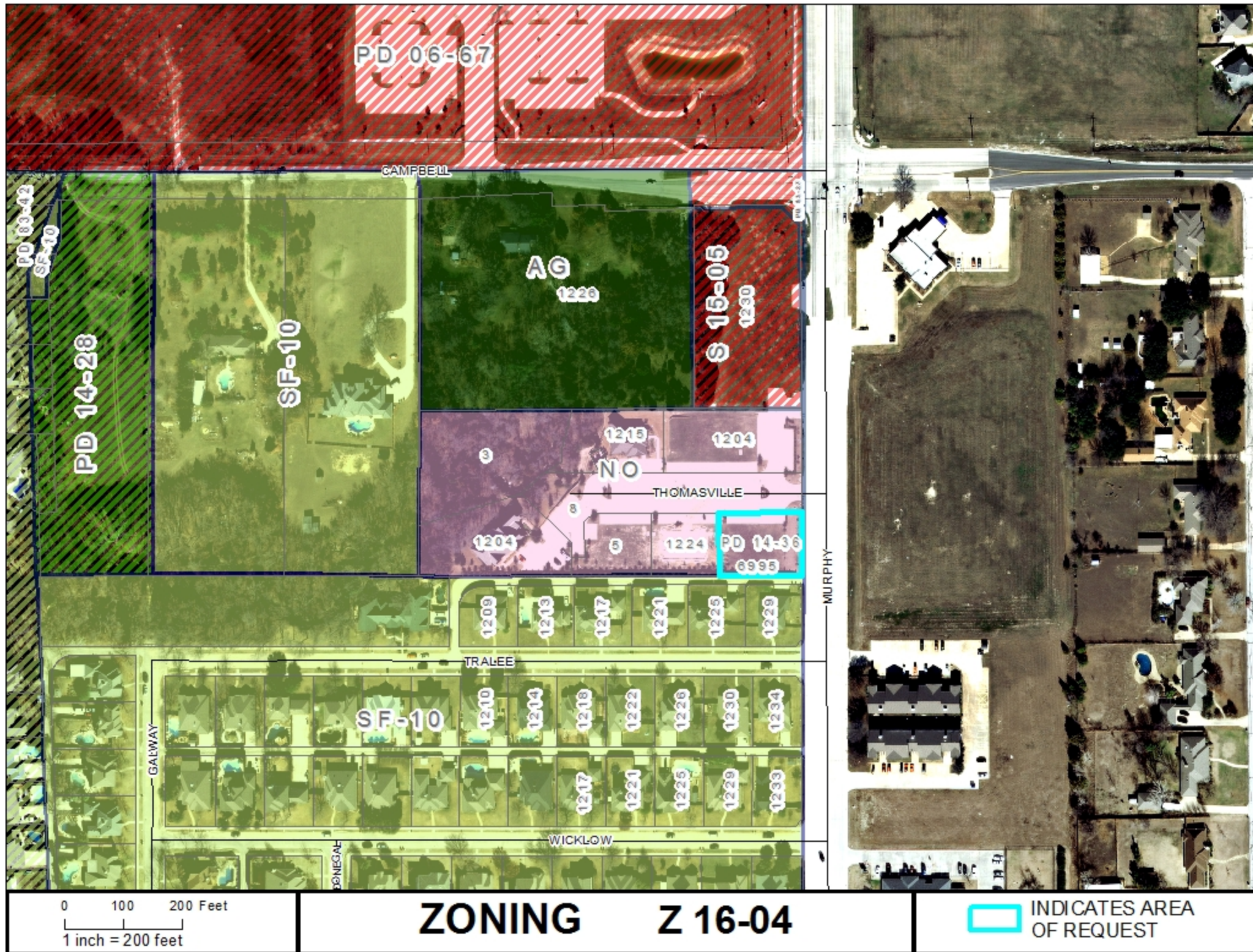
Date: March 25, 2016

Reviewed By:

Bryan L. Bradford  
City Manager

Date: March 30, 2016





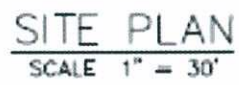


## **SPECIFIC USE PROVISION CONDITIONS**

### **ZONING FILE Z 16-04**

#### **1234 Thomasville Court**

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to permit a Personal Service subject to conditions.
- II. Statement of Effect:** This Specific Use Provision 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 Neighborhood Office (NO) 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.
- V. Specific Regulations:**
  - A. Time Period:** The Specific Use Provision shall be in effect for period of 30 years.
  - B. Site Plan:** Development shall be in general conformance with the site plan labeled Exhibit C.
  - C. Elevations:** Building elevations shall be in general conformance with the elevations labeled Exhibit D.
  - D. Building Height:** The maximum building height for a pitched-roofed building is 26 feet.

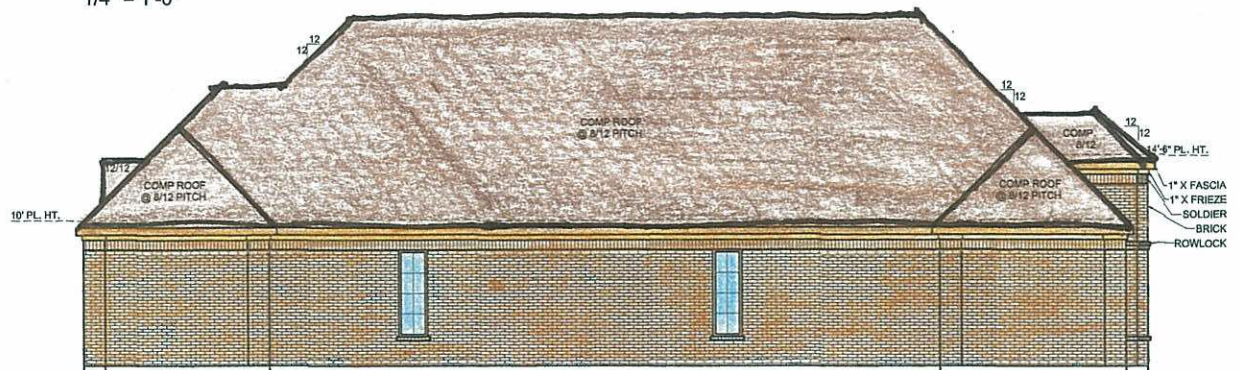






MATERIAL PERCENTAGE  
BRICK 85%  
STONE 15%  
STUCCO 0%

**FRONT ELEVATION**  
1/4" = 1'-0"



MATERIAL PERCENTAGE  
BRICK 100%  
STONE 0%  
STUCCO 0%

**REAR ELEVATION**  
1/4" = 1'-0"

SALON AT CAMPBELL CROSSING  
LOT: 7 OF CAMPBELL CROSSING ADDITION  
GARLAND, TEXAS

Shearer Design & Associates  
Contact at:  
charlie@shearerdassociates.com  
214.497.5466 / 903.462.0214



DATE: 3.1.16  
SHEET: A4.0

EXHIBIT D

VAR 4 2015 4/10/2015



**RIGHT SIDE ELEVATION**

1/8" = 1'-0"



**LEFT SIDE ELEVATION**

1/8" = 1'-0"

## Architectural Elements

These elements are included in the facade design of this building:

1. Awnings or canopies
2. Divided light windows
3. Alcoves/ porticos
4. Dormers
5. Varied roof heights
6. Gable windows
7. Ornamental window headers
8. Ornamental facade trims

SALON AT CAMPBELL CROSSING  
LOT: 7 OF CAMPBELL CROSSING ADDITION  
GARLAND, TEXAS

Shearer Design & Associates  
Contact at:  
charlie@shearerdesignassociates.com  
214.497.5466 / 903.462.0214



DATE: 3.1.16  
SHEET: A4.1



PD 06-67

PD 83-42

SF-10

PD 14-28

SF-1.0

CAMPBELL

AG

1226

S 15-05

1230

NO

1215

1204

THOMASVILLE

1204

8

5

1224

PD 14-36  
6995

1209

1213

1217

1221

1225

1229

MURPHY

TRALEE

SF-1.0

1210

1214

1218

1222

1226

1230

1234

GALWAY

1217

1221

1225

1229

1233

WICKLOW

DONEGAL

0 100 200 Feet  
1 inch = 200 feet

ZONING Z 16-04



INDICATES AREA  
OF REQUEST

O = IN FAVOR  
X = AGAINST



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

March 3, 2016

HEARING DATE/TIME: Plan Commission: March 14, 2016 – 7:00 PM

APPLICANT: Charlie Shearer

File Z 16-04

Dear Property Owner:

A public hearing will be held by the Plan Commission of the City of Garland, Texas, at 7:00 P.M. Monday, March 14, 2016, in the Plaza Theatre, 521 West State Street, to consider the application of **Charlie Shearer** requesting approval of 1) a Specific Use Provision for Personal Services on a property zoned Planned Development (PD) District 14-36 for Neighborhood Office Uses with Retail Store/Personal Services (allowed by Specific Use Provision) and 2) a variance to Section 2.41 of the Garland Development Code regarding building height. The property is shown on the enclosed sketch and is described as follows:

Being approximately a 0.3454-acre tract of land and identified as Lot 7, Block 1, Campbell Crossing Office Park, an addition to the City of Garland as shown on the Plat recorded in instrument No. 20070287500 of the Map Records of Dallas County, Texas. The property is located at 1234 Thomasville Court, Garland, TX. (District 1)

**Note: The applicant proposes to build a beauty salon on an undeveloped platted lot.**

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.  
☐ I am opposed to the request.

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

---

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(Please complete the following information)

Your Property Address

Jim & KAREN STAFFORD

Printed Name

1222 TRALEE LN. GARLAND, TX 75044

Address

City, State

Zip

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

Karen L. Stafford

Signature

Title

Date: 3-11-2016

MAR 13 2016 3:14



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

**March 3, 2016**

**HEARING DATE/TIME:** Plan Commission: March 14, 2016 – 7:00 PM

**APPLICANT:** Charlie Shearer

**File Z 16-04**

Dear Property Owner:

A public hearing will be held by the Plan Commission of the City of Garland, Texas, at 7:00 P.M. Monday, March 14, 2016, in the Plaza Theatre, 521 West State Street, to consider the application of **Charlie Shearer** requesting approval of 1) a Specific Use Provision for Personal Services on a property zoned Planned Development (PD) District 14-36 for Neighborhood Office Uses with Retail Store/Personal Services (allowed by Specific Use Provision) and 2) a variance to Section 2.41 of the Garland Development Code regarding building height. The property is shown on the enclosed sketch and is described as follows:

Being approximately a 0.3454-acre tract of land and identified as Lot 7, Block 1, Campbell Crossing Office Park, an addition to the City of Garland as shown on the Plat recorded in instrument No. 20070287500 of the Map Records of Dallas County, Texas. The property is located at 1234 Thomasville Court, Garland, TX. (District 1)

**Note: The applicant proposes to build a beauty salon on an undeveloped platted lot.**

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.  
☐ I am opposed to the request.

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

Kent Wagner (Please complete the following information)  
Your Property Address  
1226 E. Campbell Rd.  
Printed Name  
Address Garland, TX 75049  
City, State Zip

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

Signature [Signature] Title Owner

Date: 3/13/16

Mar 18 2016 4:21:14





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

March 3, 2016

HEARING DATE/TIME: Plan Commission: March 14, 2016 – 7:00 PM

APPLICANT: Charlie Shearer

File Z 16-04

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.

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(Please complete the following information)

Your Property Address

Printed Name THOMAS A. REED, D.D.S.  
Address 1204 THOMASVILLE City, State GARLAND TX Zip 75044

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

Signature Thomas A. Reed Title owner  
Date: 3-9-16



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

March 3, 2016

**HEARING DATE/TIME:** Plan Commission: March 14, 2016 – 7:00 PM

**APPLICANT:** Charlie Shearer

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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.

I AM LOOKING FORWARD TO THEM BEING PART OF OUR  
DEVELOPMENT.

(Please complete the following information)

Your Property Address

CURT CONRAD DDS CC CONRAD DEVELOPMENT LLC  
Printed Name  
1215 THOMASVILLE CT. GARLAND, TX 75044  
Address City, State Zip

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

[Signature] DENTIST / OWNER  
Signature Title

Date: 3/10/2016



# Planning Report

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**IDI Gazeley**

**Northeast intersection of Leon Road and Towngate Drive**

## **REQUEST**

Approval of 1) an amendment to Planned Development (PD) District 92-21 for Industrial Uses and 2) a Concept Plan for the development of a Warehouse, Office/Showroom (Indoor) building on property zoned PD 92-21 for Industrial Uses.

## **OWNER**

Leon Drive, LP c/o The Silverman Group

## **PLAN COMMISSION RECOMMENDATION**

On March 14, 2016, the Plan Commission by a vote of seven (7) to zero (0) recommended approval of 1) an amendment to Planned Development (PD) District 92-21 for Industrial Uses and 2) a Concept Plan for the development of a Warehouse, Office/Showroom (Indoor) building on property zoned PD 92-21 for Industrial Uses, with the condition that additional screening is extended along the eastern portion of the new access road to the northeast of the subject property.

## **STAFF RECOMMENDATION**

Approval of 1) an amendment to Planned Development (PD) 92-21 to increase the minimum building height to 42 feet and 2) a Concept Plan for the development of a 496,000 square foot Warehouse, Office/Showroom (Indoor) building.

## **BACKGROUND**

In 1992 City Council approved a change in zoning from Medium Industrial to Planned Development (PD) District 92-21 for Industrial Uses. At the time of approval, Council discussed the appropriateness of future industrial uses with such close proximity to residential uses. The conclusion of these discussions led to the development of PD 92-21 which established development criteria intended to mitigate the potential conflicts between adjacent single-family and industrial developments. The conditions within Planned Development (PD) 92-21 address these conflicts by providing for additional setbacks and screening requirements, and by eliminating some of the more objectionable uses normally allowed in the Industrial (IN) District.

The applicant proposes to develop a 496,000 square-foot Warehouse, Office/Showroom with a height of forty-two (42) feet. The Planned Development



(PD) restricts building height to thirty (30) feet within 200 feet of an adjacent residential district. The applicant must therefore request an amendment to the Planned Development (PD) to increase the maximum building height. Also, as a result of the effort to develop the site in a manner that is compatible with the surrounding area, the applicant proposes a concept plan illustrating the site and building design principles. The proposed concept plan is intended to reflect compliance with the development standards of the existing Planned Development (PD) District, and additional standards at the behest of adjacent neighbors.

## **SITE DATA**

The proposed Warehouse, Office/Showroom will be constructed on an approximately 25.41-acre site that will have approximately 630 linear feet of frontage along Leon Road and approximately 880 linear feet of frontage along Towngate Drive. The site will be accessed from Leon Road and a mutual access drive from Wall Street through an adjacent 3.64-acre parcel to the north. The parcel that shares the mutual access drive is part of PD 92-21; however, the applicant does not intend to develop this portion with the Warehouse, Office/Showroom.

## **USE OF PROPERTY UNDER CURRENT ZONING**

The subject site is zoned Planned Development (PD) District 92-21 which allows Warehouse, Office/Showroom.

## **CONSIDERATIONS**

### **1. Planned Development Amendment**

The conditions of PD 92-12 state that the maximum permitted height for any building or structure within 200 feet of any residentially zoned property shall be two (2) stories not to exceed thirty (30) feet and the second story shall not contain any openings within any side facing any residentially zoned property. An approved amendment will facilitate the development of the site as proposed.

### **2. Building Design**

The building as proposed meets the building materials and articulation requirements set forth in Chapter 4, Article 6 and PD 92-21. The facades consist of 100% concrete tilt wall construction with four-sided horizontal articulations comprised of recesses and projections. The street-facing facades utilize articulations and multi-colored covered entrances to identify building entrances and create a unique public view. Roof-mounted equipment is sufficiently screened by the vertical articulations. These articulations also interrupt the monotony of lengthy building walls inherent with large warehouse buildings. The building will also utilize architectural elements such as varied roof heights, display windows and ornamental window headers to create visual interest and an appropriate scale adjacent to residential uses. The building will be oriented so the large truck court is facing north, away from the residences. The building meets and exceeds the minimum building setback requirements on all sides.

### **3. Site Design**

The proposed landscape plan meets the screening and landscape requirements of Chapter 4 Article 3 and PD 92-21. The landscape plan reflects a 10-foot landscape buffer along Leon Road containing sixteen (16) large trees and twenty-nine (29) large trees along Towngate Drive. Each landscape buffer contains the minimum required tree plantings; the buffers contain additional small tree plantings and integrated low level parking lot screening. Where the site is contiguous to residential districts the site also provides an 8-foot tall masonry wall with adjacent tree plantings along both residential and development sides. The applicant will continue the wall and plantings through the adjacent property to the north along the access drive from Wall Street.

The applicant proposes one monument sign to be located at the southern entrance. No attached signage is proposed at the time. All signage is subject to the requirements as stated in Chapter 4, Article 5.

Section 2.51 of the Garland Development Code requires one parking space for every 300 square feet of gross floor area for the office, plus one space for every 1,000 square feet of remaining gross floor area used as warehouse. The Concept Plan reflects 576 parking spaces for the site, satisfying the parking requirement for the proposed use. Access to the parking area is shown on the plans from Leon Road and a future mutual access drive to the north. The plan also shows all parking areas screened from view using low to high level vegetation and masonry screening walls.

## **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.

Overall, the architecture, character, scale, and intensity should be compatible with adjacent development types. Business Centers range in scale and intensity based on the surrounding vicinity and may consist of one or more buildings. This development type utilizes the site in a manner congruent with the Business Center Building Block.

## **COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES**

The subject property is located within an area that is zoned Industrial (IN) District and developed with buildings that are currently utilized for light industrial and heavy industrial uses. However, the subject site is also adjacent to Single-Family-7 Districts to the east and a Planned Development (PD) District for Townhouse Uses along the eastern half of the south property line. These properties are developed with a mixture of low to medium density residential uses. Although the proposed use cannot and does not mimic the uses found in these residential districts, it is consistent with the industrial uses found along

Leon Road. The integration of carefully enhanced site development standards makes the development functionally and architecturally suitable adjacent to residential uses and consistent with the intent and design standards of the Industrial (IN) District.

Prepared By:

Isaac Williams  
Development Planner

Date: March 25, 2016

Reviewed By:

Will Guerin, AICP  
Director of Planning

Date: March 25, 2016

Reviewed By:

Bryan L. Bradford  
City Manager

Date: March 30, 2016





0 150 300 Feet  
1 inch = 300 feet



## **PLANNED DEVELOPMENT CONDITIONS**

### **ZONING FILE Z 16-07**

#### **Northeast intersection of Leon Road and Towngate Drive**

- I. Statement of Purpose:** The purpose of this Planned Development is to permit the development of a Warehouse, Office/Showroom (Indoor).
- 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 Industrial (IN) 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. The Concept Plan shall be construed to be an illustration of the development concepts only and not an exact representation of the specific development proposed. However, failure of a subsequent development application to generally conform to the approved Concept Plan (as applicable) will result in denial of the application. In the event of conflict between the Concept Plan and the written conditions, the written conditions shall apply. No Detail Plan shall be required subsequent to the approval of the Concept Plan.

- V. Specific Regulations:**

- A. Permitted Uses:** All uses as approved by Planned Development (PD) 92-21 Section III(C).
- B. Screening and Landscaping:** Screening of non-residential uses from adjacent residential uses shall meet the requirements of Chapter 4, Article 3 of the Garland Development Code with the following additional requirements:
  - 1. Non-residential yards adjacent to residential districts must provide a masonry wall eight (8) feet in height with tree plantings along the development side of the wall in accordance with

Section 4.39. The site must also provide a row of tree planting along the residential side of the wall in accordance with the Concept Plan labeled Exhibit C. Landscaping shall be in general conformance with the approved Concept Plan labeled Exhibit C.

- C. Site Design: The building shall be located as generally shown on the Concept Plan labeled Exhibit C. The building shall be located so the loading docks are oriented to the north.
- D. Setbacks: Setbacks shall be as generally shown on the Concept Plan labeled Exhibit C.
- E. Parking: All parking shall be in general conformance with the approved Concept Plan labeled Exhibit C.
- F. Height: The maximum permitted height for any building or structure shall be 42 feet. The upper portions of the building, meaning those portions above 35 feet in height, shall have no transparent glass.
- G. Maximum Lot Coverage: Buildings or structures or parts thereof shall not be erected, altered or placed so as to cover no more than 60% of the lot.
- H. Exterior Elevations: The exterior elevations of the building shall be provided as generally shown on the exterior elevations plans labeled Exhibit D.
- I. Lighting: Light sources must be of a down-light, indirect, diffused or shielded type (minimum seventy-degree cut-off when measured from horizontal), or installed and maintained in a manner to reduce glare effect and consequent interference with use of adjacent properties and streets. All lighting shall be subject to the lighting standards in Chapter 4, Article 7.
- J. Outside Storage: The outside storage of materials shall be prohibited.

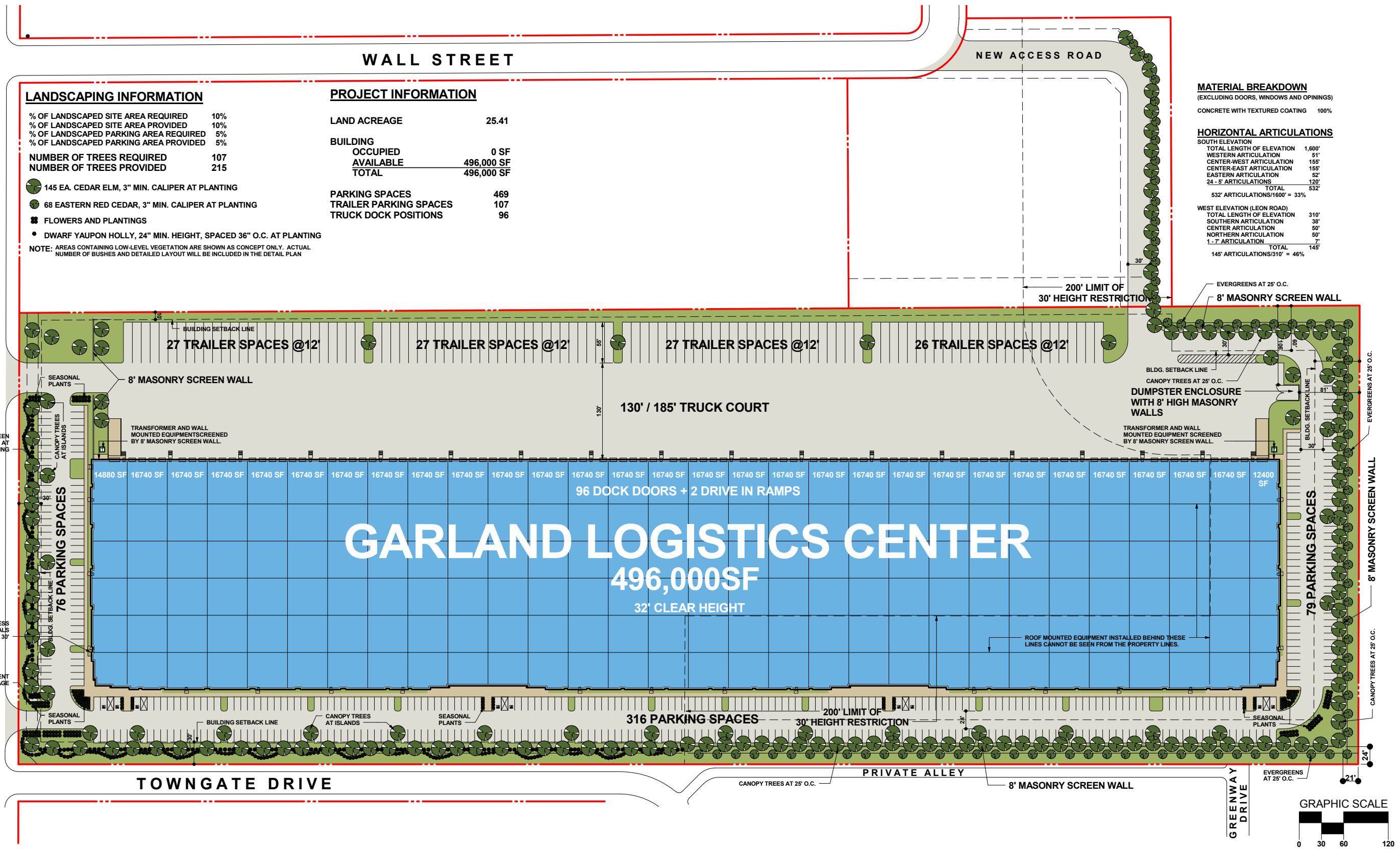
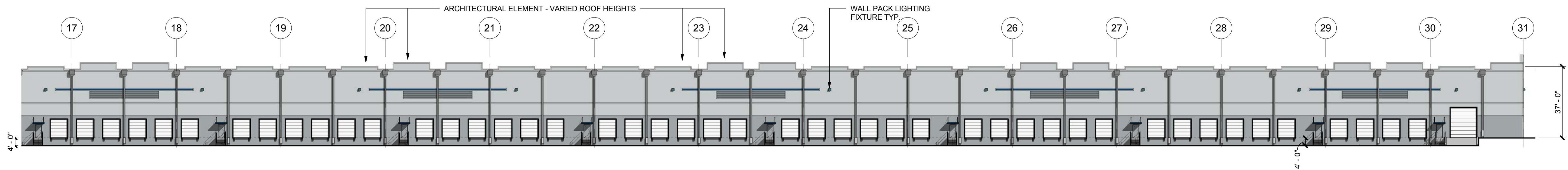


Exhibit C

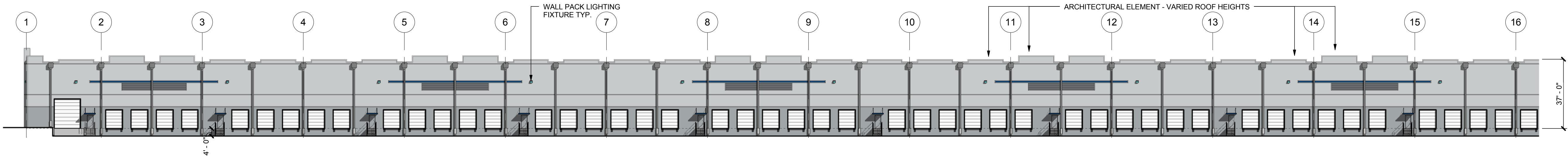


Exhibit D



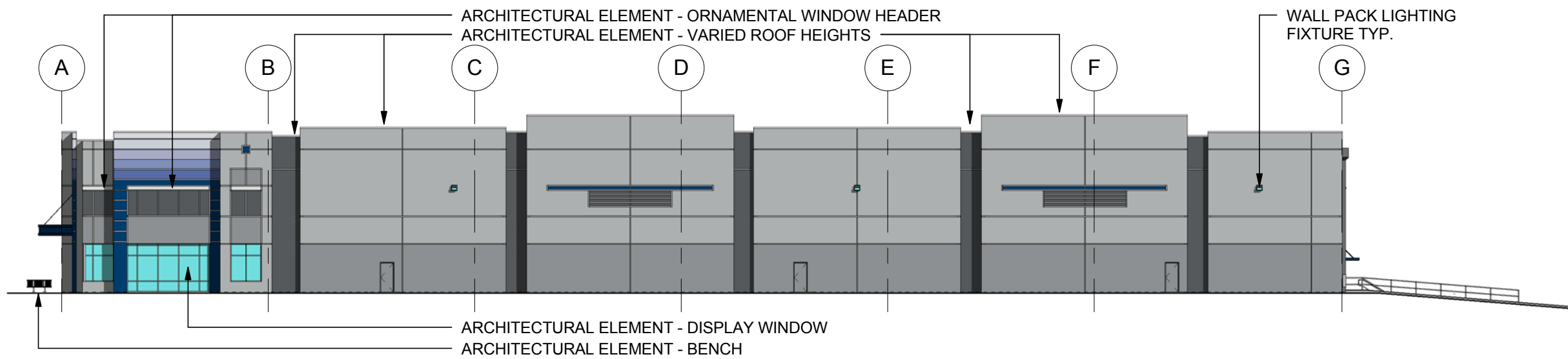
**NORTH ELEVATION (WEST SIDE)**

**MATERIAL BREAKDOWN**  
(EXCLUDING DOORS, WINDOWS AND OPENINGS)  
CONCRETE WITH TEXTURED COATING 100%



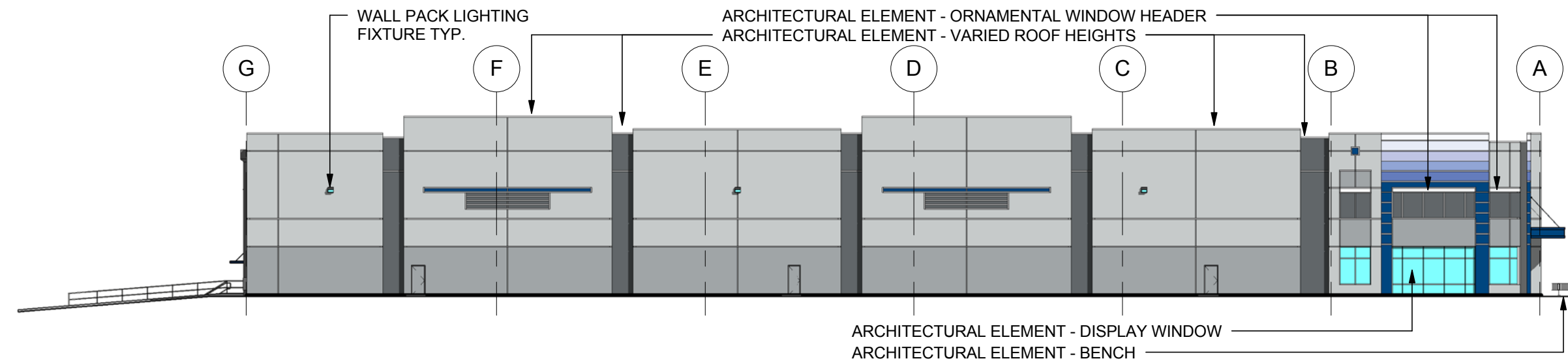
**NORTH ELEVATION (EAST SIDE)**

**MATERIAL BREAKDOWN**  
(EXCLUDING DOORS, WINDOWS AND OPENINGS)  
CONCRETE WITH TEXTURED COATING 100%



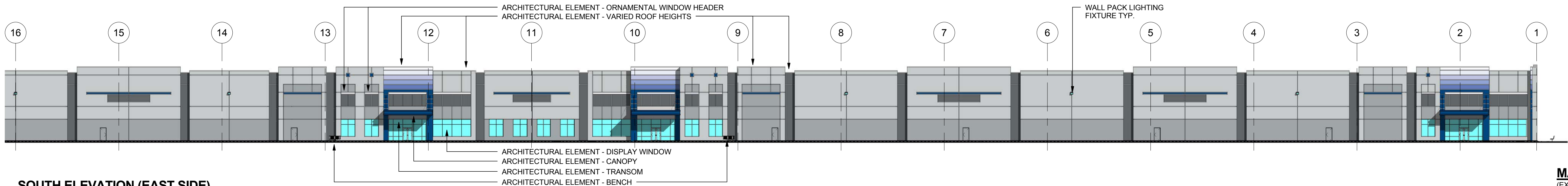
**EAST ELEVATION**

**MATERIAL BREAKDOWN**  
(EXCLUDING DOORS, WINDOWS AND OPENINGS)  
CONCRETE WITH TEXTURED COATING 100%



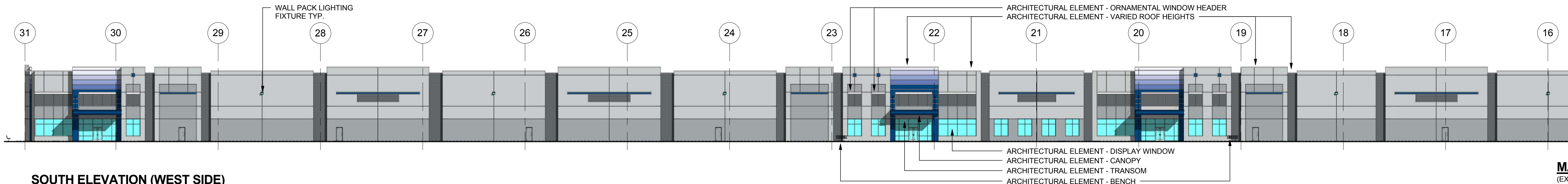
**WEST ELEVATION**

**MATERIAL BREAKDOWN**  
(EXCLUDING DOORS, WINDOWS AND OPENINGS)  
CONCRETE WITH TEXTURED COATING 100%



**SOUTH ELEVATION (EAST SIDE)**

**MATERIAL BREAKDOWN**  
(EXCLUDING DOORS, WINDOWS AND OPENINGS)  
CONCRETE WITH TEXTURED COATING 100%



**SOUTH ELEVATION (WEST SIDE)**

**MATERIAL BREAKDOWN**  
(EXCLUDING DOORS, WINDOWS AND OPENINGS)  
CONCRETE WITH TEXTURED COATING 100%



Two Paces West  
2727 Paces Ferry Road SE  
Suite 1400  
Atlanta, Georgia 30339  
770-432-9400

Dallas Region  
5420 LBJ Freeway  
Suite 1275  
Dallas, Texas 75240  
972-560-7003

**IDI Gazeley**  
Brookfield Logistics Properties

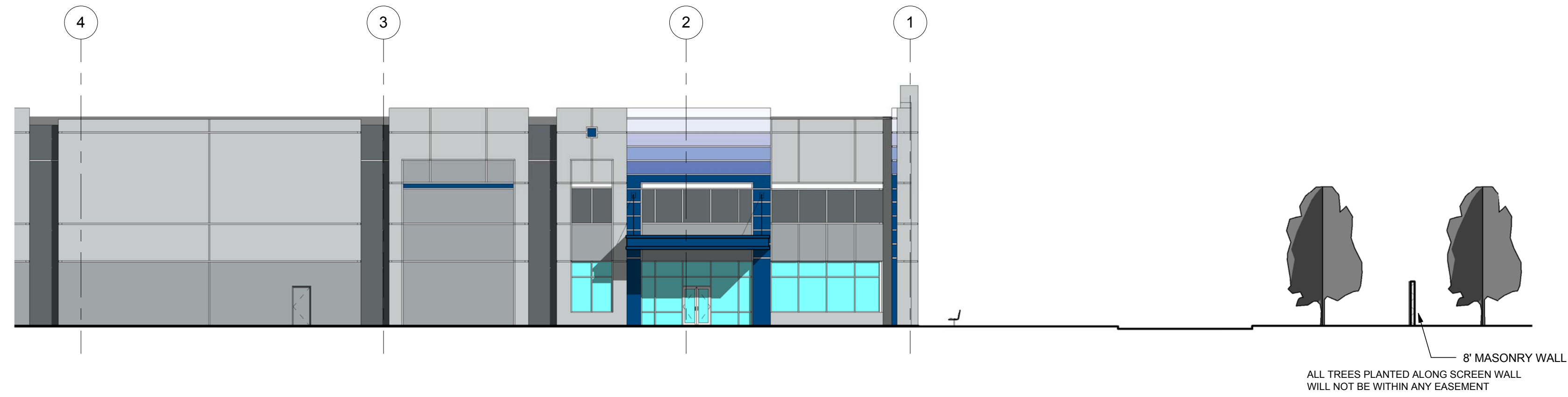
PROJECT NUMBER: 2015-184  
SCALE: 1" = 30'-0"

**GARLAND LOGISTICS CENTER**  
**GARLAND TEXAS**

**EL-B2**  
EXTERIOR ELEVATIONS

03/28/16





**SECTION**





PD 13-31

GARLAND

S99-30

S96-8

PD 02-18

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PD 95-27

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GREENSBORO

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CHARLOTTE

CHARLESTON

BARDFIELD

HEMLOCK

CRIPPLE-CREEK

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INDICATES AREA  
OF REQUEST

ZONING

Z 16-07

0 150 300 Feet  
1 inch = 300 feet



# GARLAND

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

March 3, 2016

HEARING DATE/TIME: Plan Commission: March 14, 2016 - 7:00 PM

APPLICANT: IDI Gazeley

File: Z 16-07

Dear Property Owner:

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BEING a tract of land situated in the John Casey Survey, Abstract No. 351, the John Casey Survey, Abstract No. 350, and the John T. Corcoran Survey, Abstract No. 348, City of Garland, Dallas County, Texas, being all of Lot 3A, Block 1, Garland Road Business Park Addition, an addition to the City of Garland, Dallas County, Texas as recorded in Volume 98216, Page 118, Deed Records, Dallas County, Texas (DRDCT) and as described in deed to Leon Drive, LP, recorded in County Clerks File No. 200503571221, Official Public Records, Dallas County, Texas, being all of that called 25.41 acre tract land as described in deed to Leon Drive, LP, recorded in Volume 2004097, Page 14063, DRDCT. (District 5)

**Note: Request is to amend Planned Development 92-21 to increase the maximum height from thirty (30) feet to forty-two (42) feet for any building or structure within 200 feet of any adjacent residential uses. Request is also to establish a Concept Plan for the development of a 49G,000 square-foot Office/Warehouse.**

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 972-205-2459.

(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.

\* As long as they build a nice looking privacy wall

(Please complete the following information)

Your Property Address

2011 TOWNGATE DR - DFW JACK PROPERTIES LTD

Printed Name

Garland, TX 75041

Address

City, State

Zip

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

Signature

Title

Date:

3-10-16



## GARLAND

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

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BEING a tract of land situated in the John Casey Survey, Abstract No. 351, the John Casey Survey Abstract No. 350, and the John T. Corcoran Survey, Abstract No. 348, City of Garland, Dallas County, Texas, being all of Lot 3A, Block 1, Garland Road Business Park Addition, an addition to the City of Garland, Dallas County, Texas as recorded in Volume 98216, Page 118, Deed Records, Dallas County, Texas (DRDCT) and as described in deed to Leon Drive, LP, recorded in County Clerks File No. 200503571221, Official Public Records, Dallas County, Texas, being all of that called 25.41 acre tract land as described in deed to Leon Drive, LP, recorded in Volume 2004097, Page 14063, DRDCT, (District 5)

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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.

Concerned that digging/drilling etc so close to our property could damage our property foundation trucks coming in/out at all hours if warehouse is constructed

(Please complete the following information)

Your Property Address

Roberto Magana & Melissa Magana

Printed Name

2019 Towngate Dr

Garland, TX

75041

Address

City, State

Zip

The above statement is my (our) opinion regarding the proposed request(s).

Signature

Date:

3-9-16

Title

Owner



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

March 3, 2016

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(Please Check One Below)

☒ I am in favor of the request.

☐ I am opposed to the request.

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

(Please complete the following information)

Your Property Address

Printed Name Marilyn Kosanke  
Address 1833 Cripple Creek Dr. City, State Garland, TX Zip 75041

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

Signature Marilyn Kosanke Title 2:05 p.m.

Date: March 10, 2016

\_\_\_\_\_ I am in favor of the request.

☒ I am opposed to the request.

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

I would like to see this plot of land  
developed into residential NOT commercial.

(Please complete the following information)

Your Property Address

3919 Greenway Dr., Garland TX

Printed Name

Roger Knox

Address

City, State

Zip 75041-07

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

Signature

Roger Knox

Title

Date:

3-9-2016





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

March 3, 2016

HEARING DATE/TIME: Plan Commission: March 14, 2016 – 7:00 PM

APPLICANT: IDI Gazeley

File: Z 16-07

Dear Property Owner:

A public hearing will be held by the Plan Commission of the City of Garland, Texas, at 7:00 P.M. Monday, March 14, 2016, in the Plaza Theater Building, 521 W. State Street, to consider the application of **IDI Gazeley**, requesting approval of 1) an amendment to Planned Development (PD) District 92-21 for Industrial Uses and 2) a Concept Plan for the development of an Office/Warehouse building on property zoned PD 92-21 for Industrial Uses.

BEING a tract of land situated in the John Casey Survey, Abstract No. 351, the John Casey Survey, Abstract No. 350, and the John T. Corcoran Survey, Abstract No. 348, City of Garland, Dallas County, Texas, being all of Lot 3A, Block 1, Garland Road Business Park Addition, an addition to the City of Garland, Dallas County, Texas as recorded in Volume 98216, Page 118, Deed Records, Dallas County, Texas (DRDCT) and as described in deed to Leon Drive, LP, recorded in County Clerks File No. 200503571221, Official Public Records, Dallas County, Texas, being all of that called 25.41 acre tract land as described in deed to Leon Drive, LP, recorded in Volume 2004097, Page 14063, DRDCT. (District 5)

**Note: Request is to amend Planned Development 92-21 to increase the maximum height from thirty (30) feet to forty-two (42) feet for any building or structure within 200 feet of any adjacent residential uses. Request is also to establish a Concept Plan for the development of a 496,000 square-foot Office/Warehouse.**

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 972-205-2459.

(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.

*It's very nice to fill this property*

(Please complete the following information)

Your Property Address

Printed Name

Address

City, State

Zip

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

Signature

Title

Date:

*03/12/16*



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

March 3, 2016

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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.

*The height of the structure is troublesome to me. I would like to know the product involved in the permit. The 18-wheelers already disfigured the posted signs restricting them from using roads in the neighborhood.*

Your Property Address

*2005 TOWN PLACE, GARLAND, TX 75041*

Printed Name

*Charlotte J. Bevers*

Address

City, State

Zip

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

*Charlotte J. Bevers*

Signature

Title

Date: *March 11, 2016*





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

March 3, 2016

HEARING DATE/TIME: Plan Commission: March 14, 2016 – 7:00 PM

APPLICANT: IDI Gazeley

File: Z 16-07

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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.

*A taller building along ugly Garland Rd/Leon Dr. will only add to the sad hodge-podge of carlots, signs, mini-warehouses and general clutter. I believe Garland*  
(Please complete the following information)

Your Property Address

*Barb & VICKIE TATE*

Printed Name

*1813 Bardfield Ave*

Address

*Garland TX*

City, State

*75041*

Zip

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

*Jeckie Tate*

Signature

*owner*

Title

Date: *March 11, 2016*



# GARLAND

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

March 3, 2016

HEARING DATE/TIME: Plan Commission: March 14, 2016 – 7:00 PM

APPLICANT: IDI Gazeley

File: Z 16-07

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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

3925 Rooker Dr. Garland, TX 75041

Printed Name

SHARON HIGHLAND

Address

City, State

Zip

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

Signature

Title

Date:

3/14/2016

MAR 18 2016 PM 3:14





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

March 3, 2016

HEARING DATE/TIME: Plan Commission: March 14, 2016 – 7:00 PM

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File: Z 16-07

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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.

Noise and Safety concerns-

(Please complete the following information)

Your Property Address

Phillip Roddy  
Printed Name

3621 Manchester  
Address

Garland TX  
City, State

75041  
Zip

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

Phillip Roddy  
Signature

Title

Date: 3-21-16



# City Council Item Summary Sheet

☐ Work Session

Date: April 5, 2016

☒ Agenda Item

## Item 9 - Hold a Public Hearing – 2016-2017 CDBG, HOME and ESG Funding

### Summary of Request/Problem

At the April 4, 2016 Work Session, Council was provided information regarding the available funding and applications received for CDBG, HOME, and ESG 2016-2017 budget year. As part of the review process, a public hearing is needed to obtain comments from any interested parties.

### Recommendation/Action Requested and Justification

Hold a public hearing to obtain comments from interested parties.

**Submitted By:**

**Mona Woodard  
Housing and Community Services**

**Approved By:**

**Bryan L. Bradford  
City Manager**



# City Council Item Summary Sheet

☐ Work Session

Date: April 5, 2016

☒ Agenda Item

## 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