



GARLAND

AGENDA

REGULAR MEETING OF THE CITY COUNCIL

**City of Garland
Council Chambers, City Hall
William E. Dollar Municipal Building
200 North Fifth Street
Garland, Texas
April 18, 2017
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.

Garland City Hall and Council Chambers is wheelchair accessible. Special parking is available on the east side of City Hall and on Austin & State Street west of City Hall. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services must contact the City Secretary's Office at (972) 205-2404 at least two working days prior to the meeting so that appropriate arrangements can be made. BRAILLE IS NOT AVAILABLE.

CITY COUNCIL GOALS 2020

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

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

LEGISLATIVE PRAYER AND PLEDGE OF ALLEGIANCE

It is the custom and tradition of the members of the City Council to have an invocation and recital of the Pledge of Allegiance prior to the beginning of the meeting. Members of the

audience are invited to participate. However, members of the audience are not required to participate. The decision to participate is strictly a matter of personal choice and has no bearing on matters to be considered by the City Council and will not affect the decisions to be made during the meeting.

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 had the opportunity to review each of these items at a previous work session and approval of the consent agenda authorizes the City Manager to implement each item. The Mayor will announce the agenda and provide an opportunity for members of the audience and the City Council to request that an item be removed and considered separately.

1. Consider approval of the minutes of the April 4, 2017 Regular Meeting.
2. Consider approval of the following bids:

a. Elevator Maintenance

Bid No. 0370-17

EMR Elevator, Inc.

\$35,000.00

The purpose of this Change Order is to add additional funds to the Elevator Maintenance Blanket Order 06639. Unanticipated repairs have almost exhausted the original line item funding of \$20,000.00

b. Winters Park - Spring Creek Trail**Bid No. 0187-17**

DENCO Construction Specialists	\$2,367,834.07
Optional Contingency	<u>165,748.00</u>
TOTAL	\$2,533,582.07

This request is to provide for the construction of approximately 1.67 miles of concrete trail through Winters Park and the Spring Creek Greenbelt, including a 400-foot-long pedestrian bridge. This project is fund-assisted through Dallas County and the Federal Highway Administration's Congestion Mitigation and Air Quality Program. Due to the complex nature of the project, an Optional Contingency is included for any additional work that may be required.

c. GP&L Transmission & Distribution Building Improvements**Bid No. 0419-17**

Custard Construction Services	\$863,932.77
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This request is to renovate GP&L's Transmission & Distribution Building to effectively utilize the limited space to meet operational needs.

d. Charles M. Hinton , Jr., Regional Landfill Gas Collection and Control System Expansion**Bid No. 0444-17**

Tri Con Works, LLC	\$616,608.90
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This request is to expand the existing Hinton Landfill Gas Collection and Control System (GCCS) to ensure continued regulatory compliance with Texas Commission on Environmental Quality requirements. This expansion project will provide for the installation of additional gas collection wells that will minimize emission of odor-causing chemicals to adjacent properties.

e. GP&L CIP Program Management System**Bid No. 0584-17**

Power Engineers	\$475,784.10
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This request is to provide a CIP Program Management System which will allow staff to manage Transmission and Substations CIP projects for both GP&L and TMPA.

f. Roundabout Reconstruction for Brand Road at Bellaire Drive

Bid No. 0420-17

Tri-Con Services, Inc.

\$569,906.00

This request is to provide for the removal and improvement of the roundabout at the intersection of Brand Road and Bellaire Drive. Included in the improvements are increasing the overall diameter of the roundabout by 1.5 to almost 2 times the current configuration, removing the existing asphalt paving and reconstructing with approximately 600 SY of concrete paving, installation of street lights to properly illuminate the roundabout, construction of sidewalk, utility adjustments and other incidentals. Widening the roundabout also requires approximately 185 feet of storm sewer to be installed ensuring proper drainage along Brand Road after reconstruction.

g. Design Services for Justice Lane, Tynes Drive, and Tynes Way

Bid No. 0152-17

LAM Consulting Engineering

\$31,000.00

The purpose of this Change Order is to provide funding for additional engineering design services for the replacement of water lines in Justice Lane, Tynes Drive, and Tynes Way.

h. Underground Cable Replacement for Five Loops

Bid No. 0392-17

T&D Solutions, LLC

\$765,650.00

Optional Contingency

76,565.00

TOTAL

\$842,215.00

This request is to replace five underground cable loops in the GP&L Distribution System as part of the Underground 200-Amp Loop Replacement CIP program. Replacements will include boring in 2-inch and 3-inch PVC conduit, pulling 2/0 primary and secondary cable, and replacing transformers and transformer pads. Due to the complex nature of the project, an Optional Contingency is included for any additional work that may be required.

3. Public hearings were previously conducted for the following zoning cases. Council approved the requests and instructed staff to bring forth the following ordinances for consideration.

a. Zoning File No. Z 17-11, Skoburg Company (District 2)

Consider an ordinance amending the Garland Development Code of the City of Garland by approving a change of zoning from Planned Development (PD) District 04-09 for Single-Family-7 Uses to a Planned Development (PD) District for Single-Family-5 Uses on a 11.721-acre tract of land located on the north corner of East Centerville Road and South Country Club Road; providing for conditions, restrictions, and regulations; providing for a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland; providing a Savings Clause and a Severability Clause; and providing an effective date.

b. Zoning File No. Z 16-35, Masterplan (District 7)

Consider an ordinance amending the Garland Development Code of the City of Garland, Texas by approving 1) an amendment to Planned Development (PD) District 16-16, 2) an amended Concept Plan for Dwelling, Single-Family Detached; Dwelling, Multi-Family; Elder Care-Independent Living and Restaurant and 3) a Detail Plan for Dwelling, Multi-Family on a 141.653-acre tract of land zoned Planned Development (PD) District 16-16 for Dwelling, Single-Family Detached; Dwelling, Multi-Family; Elder Care-Independent Living and Restaurant and bounded by Holford Road to the northwest, Spring Creek Forest Preserve to the northeast, North Garland Avenue to the southeast and Arapaho Road to the southwest; providing for conditions, restrictions, and regulations; providing for a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland; providing a Savings Clause and a Severability Clause; and providing an effective date.

- 4. Consider a resolution authorizing the acceptance of a Texas Department of Transportation (TxDOT) Selective Traffic Enforcement Program (STEP) - Click It or Ticket (CIOT) Grant in the amount of \$11,338.11; and providing an effective date.**

Council is requested to adopt a resolution authorizing the City Manager to accept the State of Texas Department of Transportation (TxDOT) Selective Traffic Enforcement Program (STEP) Grant "Click It or Ticket" for May 2, 2017 - June 10, 2017 in the amount of \$11,338.11.

- 5. Consider a resolution agreeing to the sale of certain property located within the City of Garland and owned by taxing authorities including the City of Garland as the result of a tax sale; authorizing the Mayor to execute a deed without warranty; and providing an effective date.**

Council is requested to approve a resolution authorizing the sale of the property located at 601 Ford Street.

- 6. Consider a resolution agreeing to the sale of certain property located within the City of Garland and owned by taxing authorities including the City of Garland as the result of a tax sale; authorizing the Mayor to execute a deed without warranty; and providing an effective date.**

Council is requested to approve a resolution authorizing the sale of the property located at 405 Little Lane.

- 7. Consider a resolution suspending the April 21, 2017, effective date of Oncor Electricity Delivery Company, LLC's requested rate change to permit the city time to study the request and to establish reasonable rates; approving cooperation with the Steering Committee of cities served by Oncor to hire legal and consulting services and to negotiate with Oncor and direct any necessary litigation and appeals; requiring notice of this resolution to Oncor and legal counsel for the Steering Committee; providing a repealing clause; and providing an effective date.**

Council is requested to adopt the proposed resolution suspending the effective date of Oncor Electric Delivery Company's requested rate change.

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:

- a. Consider the application of Rosalind Coffee Company (formerly Generator Coffee House & Bakery), requesting approval of a variance to Section 2.55 of the Garland Development Code regarding the distance to a church, public school, or public hospital from an establishment that sells or serves alcoholic beverages. This property is located at 107 North Sixth Street. (File No. BW 17-01, District 2)**

Being 0.08 acres of land and being a part of Lot 2 in Block 3 of the Town of Embree (Now Garland), according to the map thereof, recorded in Volume 77, Page 441 Deed Records of Dallas County, Texas. Due to new ownership, the applicant requests a variance to reduce the minimum distance requirement between an establishment that sells alcoholic beverages and a church.

- b. Consider the application of Rick Kelly, requesting approval of a Specific Use Provision for a Kiosk, Self Service Retail (Ice/Water) on property zoned for Community Retail (CR) District. This property is located at 121 East Kingsley Road. (File No. Z 17-10, District 5)**

Being approximately a 9.472-acre tract of land and identified as Ridgewood Village Addition Replat Lot 1, Block 1 an addition to the City of Garland, Texas as recorded in Volume 2002082, Page 36 of the Deed Records of Dallas County, Texas. The property is located at 121 East Kingsley Road. The applicant requests approval of a Specific Use Provision for the placement of a freestanding ice vending kiosk on a 225 square-foot leased area within the parking area of an existing shopping center.

- c. Consider the application of Icon Consulting Engineers, Inc., requesting approval of a Specific Use Provision for a Contractor's Office/Storage Yard with outside display and storage greater than fifty percent of the total enclosed building square footage on a property zoned Industrial (IN) District. This property is located at 2660 Market Street. (File No. Z 17-13, District 5)**

Being approximately a 7.46-acre tract of land and identified as Northeast Business Park No. 4, an addition to the City of Garland, Texas, according to the map or plat thereof recorded in Volume 80087, Page 236 of the Deed Records of Dallas County, Texas. The property is located at 2660 Market Street. The Garland Development Code requires that for a Contractor's Office/Storage Yard providing outside display and storage of materials exceeding fifty (50%) percent of the total enclosed building square footage must be approved by Specific Use Provision (SUP). The applicant requests an SUP to allow 96,400 square feet of outside display and storage of roofing materials; the existing warehouse building contains 83,503 square feet.

9. 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.

10. Council Member B.J. Williams

- William A. Keeling - Citizens Environmental and Neighborhood Advisory Committee

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. Council will move into Executive Session

**EXECUTIVE SESSION
AGENDA**

NOTICE: The City Council may recess from the open session and convene in a closed executive session if the discussion of any of the listed agenda items concerns one or more of the following matters:

The City Council will adjourn into executive session under Sec. 551.071, TEX. GOV'T CODE and Sec. 551.087, TEX. GOV'T CODE to discuss economic development incentives relating to the development and construction of a residential subdivision on approximately 100 acres of land located generally at the southwestern intersection of Buckingham Road and Shiloh Road in Garland, Texas.

13. Adjourn.

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



GARLAND

CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

Agenda Item 1.

Meeting Date: 04/18/2017

Item Title: Minutes April 4, 2017

Submitted By: Rene Dowl, City Secretary

Summary of Request/Problem

Consider approval of the minutes of the April 4, 2017 Regular Meeting.

Recommendation/Action Requested and Justification

Attachments

Minutes April 4, 2017



GARLAND PURCHASING REPORT

City Council Regular Session Agenda

Agenda Item 2.a.

Meeting Date: 04/18/2017

Item Title: Elevator Maintenance

Submitted By: Ginny Holliday, Facilities Management Director

PURCHASE JUSTIFICATION:

The purpose of this Change Order is to add additional funds to the Elevator Maintenance Blanket Order 06639. Unanticipated repairs have almost exhausted the original line item funding of \$20,000. EMR Elevator, Inc., was awarded the original Blanket Order based on the Choice Facility Partner Purchasing Cooperative Contract 13-057DA02. Funding was approved in the 2016-17 Budget.

AWARD RECOMMENDATION:

	<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
EMR Elevator, Inc.		1	\$35,000.00

TOTAL:			\$35,000.00

Basis for Award: Change Order

Fiscal Impact

Total Project/Account: \$832,494

Expended/Encumbered to Date: 522,030

Balance: \$310,464

This Item: 35,000

Proposed Balance: \$275,464

Account #: 431-4721-7111

Fund/Agency/Project – Description and Comments:

Facilities Management Operating Fund / Building Services / Other Outside Services

Attachments

Bid Recap

Executive Summary

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2016-17

Document Location: Page 192

Budget Director Approval:

Ron Young

Purchasing Director Approval:

Gary L. Holcomb

Approval Date:

04/04/2017

Approval Date:

04/03/2017



GARLAND PURCHASING REPORT

City Council Regular Session Agenda

Agenda Item 2.b.

Meeting Date: 04/18/2017

Item Title: Winters Park - Spring Creek Trail

Submitted By: Jermel Stevenson, Managing Director

PURCHASE JUSTIFICATION:

The purpose of this project is to provide for the construction of approximately 1.67 miles of concrete trail through Winters Park and the Spring Creek Greenbelt, including a 400-foot-long pedestrian bridge. This project is fund-assisted through Dallas County and the Federal Highway Administration's Congestion Mitigation and Air Quality Program. Due to the complex nature of the project, an Optional Contingency is included for any additional work that may be required.

AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
DENCO Construction Specialists	All	\$ 2,367,834.07
Optional Contingency		165,748.00

	TOTAL:	\$ 2,533,582.07

Basis for Award: Straight Low Bid

Fiscal Impact

Total Project/Account: \$3,125,127
Expended/Encumbered to Date: 113,629
Balance: \$3,011,498
This Item: 2,533,582
Proposed Balance: \$477,916
Account #: 612-2499-1820900-9002 and 614-2499-1833304-9002
Fund/Agency/Project – Description and Comments:
 Parks, Recreation, & Cultural Arts / Trail Development -
 Winters Park / Spring Creek Greenbelt Trail
 Award = \$2,533,582.07

Approved Funding through 2017 CIP

\$ 50,000 - 2004 Bond
 1,016,000 - 1997 Bond
 884,000 - TxDOT

Funding to be Approved in 2018 & 2019 CIP

2018 CIP - \$ 160,806 - TxDOT

2018 CIP - 364,321 - Dallas County
2019 CIP - 650,000 - 2004 Bond

Total Project Funding = \$3,125,127

Attachments

Bid Recap
Executive Summary

Fiscal Reference:

Budget Type: CIP
Fiscal Year: 2017
Document Location: Page P02

Budget Director Approval:

Ron Young

Purchasing Director Approval:

Gary L. Holcomb

Approval Date:

04/06/2017

Approval Date:

04/05/2017



GARLAND PURCHASING REPORT

City Council Regular Session Agenda

Agenda Item 2.c.

Meeting Date: 04/18/2017

Item Title: GP&L Transmission & Distribution Building Improvements

Submitted By: Ginny Holliday, Facilities Management Director

PURCHASE JUSTIFICATION:

The purpose of this award is to renovate GP&L's Transmission & Distribution Building to effectively utilize the limited space to meet operational needs. The renovation includes: Texas Accessibility upgrades to restrooms, parking, and entrance; upgrades to access control and security; reconfiguration of offices and staff support areas; and related HVAC alterations. The renovation will also remove an existing area of construction which is non-compliant with building codes and replace it with code-compliant construction for tool storage, secure mezzanine storage, and an enlarged crew room. This item is funded from the 2017 CIP Project EC-D5898-001-1-7111 and Account 215-3299-3189801-7111. No additional funding to the CIP is requested.

AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Custard Construction Services	All	\$863,932.77

TOTAL:		\$863,932.77

Basis for Award: Cooperative Purchase

Fiscal Impact

Total Project/Account: \$1,283,100
Expended/Encumbered to Date: 126,994
Balance: \$1,156,106
This Item: 831,883
Proposed Balance: \$324,223
Account #: 215-3299-3189801-7111
Fund/Agency/Project – Description and Comments:
 Electric Cash CIP Fund / Various Improvements

Attachments

Bid Recap
Executive Summary

Fiscal Reference:

Budget Type: CIP
Fiscal Year: 2017
Document Location: Page E11

Budget Director Approval:

Ron Young

Purchasing Director Approval:

Gary L. Holcomb

Approval Date:

04/04/2017

Approval Date:

04/03/2017



GARLAND PURCHASING REPORT

City Council Regular Session Agenda

Agenda Item 2.d.

Meeting Date: 04/18/2017

Item Title: Charles M. Hinton, Jr., Regional Landfill Gas Collection and Control System Expansion

Submitted By: Lonnie Banks, Managing Director

PURCHASE JUSTIFICATION:

The purpose of this project is to expand the existing Hinton Landfill Gas Collection and Control System (GCCS) to ensure continued regulatory compliance with Texas Commission on Environmental Quality requirements. This expansion project will provide for the installation of additional gas collection wells that will minimize emission of odor-causing chemicals to adjacent properties.

AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Tri Con Works, L.L.C.	All	\$616,608.90
	TOTAL:	\$616,608.90

Basis for Award: Best Value

Fiscal Impact

Total Project/Account: \$900,000
Expended/Encumbered to Date: 0
Balance: \$900,000
This Item: 616,609
Proposed Balance: \$283,391
Account #: 692-1609-1716100-9002
Fund/Agency/Project – Description and Comments:
Environmental Waste Services - Disposal / Hinton Landfill GCCS Expansion
 692-1609-1716100-9002 - \$616,609

Attachments

Bid Recap
Executive Summary

Fiscal Reference:

Budget Type: CIP
Fiscal Year: 2017
Document Location: Page EW05

Budget Director Approval:

Ron Young

Purchasing Director Approval:

Gary L. Holcomb

Approval Date:

04/05/2017

Approval Date:

04/04/2017



GARLAND PURCHASING REPORT

City Council Regular Session Agenda

Agenda Item 2.e.

Meeting Date: 04/18/2017

Item Title: GP&L CIP Program Management System

Submitted By: Ross Owen, Director of Transmission & Distr

PURCHASE JUSTIFICATION:

The purpose of this award is to provide a CIP Program Management System which will allow staff to manage Transmission and Substations CIP projects for both GP&L and TMPA. The need for this system is driven by the number of transmission and substation capital projects associated with load growth in the North Garland area and multiple 138kV and 345kV transmission capital projects outside the city of Garland. Initially, there are over 30 projects ranging in cost from less than one million dollars to over \$100 million that will be included in this CIP Program Management System. This system will include the creation and documentation of control processes and the development of unique schedules for Transmission and Substations CIP projects. This CIP Program Management System will provide coordination between multiple GP&L departments (Engineering, Construction, Operations, Planning, Finance, etc.) and partners (procurement, vendors, contractors, engineering firms, etc.). Additionally, this system will provide GP&L and TMPA Management project status updates on a monthly basis, as well as generate monthly reports to show: project schedule milestones; project spend and future cash flow requirements; regulatory obligations; and facility outage requirements. The cost of this system is recoverable and will be borne by GP&L, TMPA, and others requiring relocation of facilities (e.g., TxDOT).

AWARD RECOMMENDATION:

	<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Power Engineers		All	\$475,784.10
TOTAL:			\$475,784.10

Basis for Award: Sole Source

Fiscal Impact

Total Project/Account: \$55,631,732

Expended/Encumbered to Date: 19,939,479

Balance: \$35,692,253

This Item: 475,784

Proposed Balance: \$35,216,469

Account #: Various Accounts

Fund/Agency/Project – Description and Comments:

Electric CIP Funds 210, 215, and 217 / Transmission Lines and Substations Upgrades

Attachments

Bid Recap
Executive Summary

Fiscal Reference:

Budget Type: CIP
Fiscal Year: 2017
Document Location: Pages E01 and E10

Budget Director Approval:

Ron Young

Purchasing Director Approval:

Gary L. Holcomb

Approval Date:

04/07/2017

Approval Date:

04/04/2017



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

Agenda Item 2.f.

Meeting Date: 04/18/2017

Item Title: Roundabout Reconstruction for Brand Road at Bellaire Drive

Submitted By: Michael Polocek, Engineering Director

PURCHASE JUSTIFICATION:

The purpose of this award is to provide for the removal and improvement of the roundabout at the intersection of Brand Road and Bellaire Drive. Included in the improvements are increasing the overall diameter of the roundabout by 1.5 to almost 2 times the current configuration, removing the existing asphalt paving and reconstructing with approximately 600 SY of concrete paving, installation of street lights to properly illuminate the roundabout, construction of sidewalk, utility adjustments and other incidentals. Widening the roundabout also requires approximately 185 feet of storm sewer to be installed ensuring proper drainage along Brand Road after reconstruction.

Although a small footprint, the contractor will be constructing the project in limited working space while maintaining access to the adjacent subdivisions. Maintaining access requires the project to be constructed in four (4) phases with the contractor having to move barricades and install temporary paving. The tight construction corridor, access to subdivisions coupled together with the City's goal of having the project substantially complete prior to school commencing in the fall have contributed to higher construction costs.

AWARD RECOMMENDATION:

	<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
	Tri-Con Services, Inc.	All	\$569,906.00

TOTAL:			\$569,906.00

Basis for Award: Straight Low Bid

Fiscal Impact

Total Project/Account:	\$715,985
Expended/Encumbered to Date:	57,547
Balance:	\$658,438
This Item:	569,906
Proposed Balance:	\$88,532
Account #:	622-1799-1564200-9011; 623-1799-1564215-9011; and 624-1799-1564204-9011

Fund/Agency/Project – Description and Comments:

Transportation / Operational and Safety Improvements

622-1799-1564200-9011 - \$ 11,468 - 1997 Bond Funds
623-1799-1564215-9011 - 75,985 - DART LAP Funds
624-1799-1564204-9011 - 482,453 - 2004 Bond Funds

Total Award \$569,906

Attachments

Bid Recap
Executive Summary
Location Map

Fiscal Reference:

Budget Type: CIP
Fiscal Year: 2017
Document Location: Page ST22

Budget Director Approval:

Ron Young

Purchasing Director Approval:

Gary L. Holcomb

Approval Date:

04/07/2017

Approval Date:

04/04/2017



GARLAND PURCHASING REPORT

City Council Regular Session Agenda

Agenda Item 2.g.

Meeting Date: 04/18/2017

Item Title: Design Services for Justice Lane, Tynes Drive, and Tynes Way

Submitted By: Michael Polocek, Engineering Director

PURCHASE JUSTIFICATION:

The purpose of this Change Order is to provide funding for additional engineering design services for the replacement of water lines in Justice Lane, Tynes Drive, and Tynes Way. During the initial design of the water improvements, the Street Department determined that additional sections of Tynes Drive, Tynes Way, and Justice Lane require concrete panel and/or full street replacements. Due to previous commitments on the Street Department's schedule, they requested to have the additional paving improvements included as part of the Water Main Improvements project.

AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
LAM Consulting Engineering	All	\$31,000.00

	TOTAL:	\$31,000.00

Basis for Award: Change Order

Fiscal Impact

Total Project/Account: \$8,340,127
Expended/Encumbered to Date: 1,138,251
Balance: \$7,201,876
This Item: 31,000
Proposed Balance: \$7,170,876
Account #: 831-4693-7111 and 625-1409-1423004-7101

Fund/Agency/Project – Description and Comments:

Operating - Infrastructure Repair & Replacement Fund / Paving
 831-4693-7111 = \$29,000

CIP - Drainage / Miscellaneous Flooding
 625-1409-1423004-7101 = \$2,000

Total = \$31,000

Attachments

Bid Recap
Executive Summary
Location Map

Fiscal Reference:

Budget Type: Operating Budget
CIP
Fiscal Year: 2016-17
Document Location: FY 2016-17 Operating - Page 272 and 2017
CIP - Page D01

Budget Director Approval:

Ron Young

Purchasing Director Approval:

Gary L. Holcomb

Approval Date:

04/05/2017

Approval Date:

04/04/2017



GARLAND PURCHASING REPORT

City Council Regular Session Agenda

Agenda Item 2.h.

Meeting Date: 04/18/2017

Item Title: Underground Cable Replacement for Five Loops

Submitted By: Ross Owen, Director of Transmission & Distr

PURCHASE JUSTIFICATION:

The purpose of this award is to replace five (5) underground cable loops in the GP&L Distribution System as part of the Underground 200-Amp Loop Replacement CIP program. Replacements will include boring in 2-inch and 3-inch PVC conduit, pulling 2/0 primary and secondary cable, and replacing transformers and transformer pads. Due to the complex nature of the project, an Optional Contingency is included for any additional work that may be required.

AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
T&D Solutions, LLC	All	\$765,650.00
Optional Contingency		76,565.00

	TOTAL:	\$842,215.00

Basis for Award: Best Value

Fiscal Impact

Total Project/Account: \$3,144,000
Expended/Encumbered to Date: 352,327
Balance: \$2,791,673
This Item: 842,215
Proposed Balance: \$1,949,458
Account #: 210-3299-3162501-7111
Fund/Agency/Project – Description and Comments:
 Electric Utility CIP Fund / Distribution Lines - Underground

Attachments

Bid Recap
 Executive Summary

Fiscal Reference:

Budget Type: CIP
Fiscal Year: 2017
Document Location: Page E09

Budget Director Approval:

Ron Young

Purchasing Director Approval:

Gary L. Holcomb

Approval Date:

04/05/2017

Approval Date:

04/04/2017



GARLAND

CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

Agenda Item 3.a.

Meeting Date: 04/18/2017

Item Title: Z 17-11 Skoburg Company (District 2)

Submitted By: Josue De La Vega, Development Planner

Summary of Request/Problem

Zoning Ordinance Z 17-11 Skoburg Company

Recommendation/Action Requested and Justification

Consider adoption of attached ordinance.

Attachments

Z 17-11 Skoburg Company Ordinance

Z 17-11 Skoburg Company Attachments



GARLAND

CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

Agenda Item 3.b.

Meeting Date: 04/18/2017

Item Title: Z 16-35 Masterplan (District 7)

Submitted By: Josue De La Vega, Development Planner

Summary of Request/Problem

Zoning Ordinance Z 16-35 Master Plan

Recommendation/Action Requested and Justification

Consider adoption of the attached ordinance.

Attachments

Z 16-35 Masterplan Ordinance

Z 16-35 Masterplan Attachments

**GARLAND****CITY COUNCIL ITEM SUMMARY SHEET****City Council Regular Session Agenda****Agenda Item 4.****Meeting Date:** 04/18/2017**Item Title:** TxDOT Selective Traffic Enforcement "Click It or Ticket"**Submitted By:** Mitch Bates, Chief of Police

Summary of Request/Problem

Council is requested to adopt a resolution authorizing the City Manager to accept a State of Texas Department of Transportation (TxDOT) Selective Traffic Enforcement Program (STEP) Grant – “Click It or Ticket” campaign – consisting of conducting intense vehicle occupant protection enforcement in the amount of \$11,338.11. The required enforcement period will be May 2, 2017 – June 10, 2017. The grant will be utilized to provide a greater level of traffic safety for the citizenry of the City of Garland by potentially changing the driving habits of those who violate the laws related to vehicle occupant protection and child safety seat enforcement thereby reducing the number of injuries and fatalities related to motor vehicle accidents.

This item was considered by Council at the April 17, 2017 Work Session.

Recommendation/Action Requested and Justification

Approve a resolution authorizing the City Manager to accept the State of Texas Department of Transportation (TxDOT) Selective Traffic Enforcement Program (STEP) Grant “Click It or Ticket” for May 2, 2017 – June 10, 2017 in the amount of \$11,338.11.

Attachments

CIOT Resolution

**GARLAND****CITY COUNCIL ITEM SUMMARY SHEET****City Council Regular Session Agenda****Agenda Item 5.****Meeting Date:** 04/18/2017**Item Title:** Resale of Tax Foreclosed Property - 601 Ford St.**Submitted By:** Corey Worsham, Tax Administrator

Summary of Request/Problem

At the April 3, 2017 City Council Work Session, Council was briefed on the potential sale of property located at 601 Ford Street. The City of Garland obtained the property through a Sheriffs Sale in 2013 and recently received an offer from Mr. Jeff Robertson to purchase the property. The offer of \$14,000 is below the judgment amount and the 2013 assessed market value. The offer requires the consent of all jurisdictions included in the judgment and this consent has been obtained.

Recommendation/Action Requested and Justification

Staff recommends Council accept the offer and sell the property located at 601 Ford Street.

Attachments

601 Ford - Resolution

601 Ford - Offer to Sale

601 Ford - Deed

601 Ford St - County Consent of Sale

601 Ford - GISD Consent of Sale

**GARLAND****CITY COUNCIL ITEM SUMMARY SHEET****City Council Regular Session Agenda****Agenda Item 6.****Meeting Date:** 04/18/2017**Item Title:** Resale of Tax Foreclosed Property - 405 Little Ln.**Submitted By:** Corey Worsham, Tax Administrator

Summary of Request/Problem

At the April 3, 2017 City Council Work Session, Council was briefed on the potential sale of property located at 405 Little Lane. The City of Garland obtained the property through a Sheriffs Sale in 2010 and recently received an offer from Mr. Oscar Salmeron to purchase the property. The offer of \$51,806.16 exceeds the assessed value in the judgment. This offer does not require the consent of any other jurisdiction.

Recommendation/Action Requested and Justification

Staff recommends Council accept the offer and sell the property located at 405 Little Lane.

Attachments

405 Little Lane - Resolution

405 Little Lane - Offer

405 Little Lane - Deed



GARLAND

CITY COUNCIL ITEM SUMMARY SHEET**City Council Regular Session Agenda****Agenda Item 7.****Meeting Date:** 04/18/2017**Item Title:** Resolution suspending effective date of Oncor Electric Delivery Company's requested rate change**Submitted By:** Brad Neighbor, City Attorney

Summary of Request/Problem

The City Council is requested to adopt a resolution suspending the April 21, 2017, effective date of Oncor electric delivery company, LLC's requested rate change to permit the city time to study the request and to establish reasonable rates; approving cooperation with the steering committee of cities served by Oncor to hire legal and consulting services and to negotiate with Oncor and direct any necessary litigation and appeals; and requiring notice of the resolution to be provided to Oncor and legal counsel for the steering committee.

This matter was submitted to the City Council by written briefing Monday, April 17, 2017.

Recommendation/Action Requested and Justification

Adopt the proposed resolution in the form attached.

Attachments

Oncor Rate Suspension 2017

**GARLAND****PLANNING REPORT****City Council Regular Session Agenda****Agenda Item 8.a.****Meeting Date:** 04/18/2017**Item Title:** BW 17-01 Generator Coffee House & Bakery (District 2)**Submitted By:** Kira Wauwie, Principal Development Planner

REQUEST

Variance to reduce the minimum distance requirement between an establishment that sells alcoholic beverages and a church.

OWNER

David Nordyke and Dee Traylor

BACKGROUND

The applicant proposes to sell alcoholic beverages at the “Generator Coffee House & Bakery,” an existing coffee shop located within an existing building at 107 Sixth Street. The “Generator Coffee House & Bakery” is continuing the existing coffee shop operations of sit-down dining with a food and drink menu including beer and wine.

Chapter 2, Article 5, Section 2.55(A) of the Garland Development Code (GDC) states that an establishment that sells or serves alcoholic beverages may not be located nearer than 300 feet of a church, public school or public hospital.

Lifewell Church, is located 86 feet from the Generator within the same block and Iglesia Cristiana De Fe Comunidad (church) is located 298 feet to the northwest of the subject site on an adjacent block. Each church’s distance was measured according to the GDC measurement guidelines. In order to receive a permit through the TABC, the City of Garland must first give approval.

To serve wine and beer within the aforementioned proximities to churches, the applicant must request a variance to the GDC distance regulations from City Council.

This site was granted a variance of the GDC distance regulations in 2016, and due to the new ownership a new variance request is to be reviewed.

SITE DATA

The subject property contains approximately 0.08 acres fronting approximately 26 feet along north Sixth Street. The subject property is zoned Downtown (DT) District-Downtown Historic (DH).

CONSIDERATIONS

1. The subject property is currently developed as a coffee shop; the applicant representing the Generator Coffee Shop is in the process of applying for a permit with the Texas Alcoholic

Beverage Commission (TABC).

2. As mentioned above, Chapter 2, Article 5, Section 2.55(A) of the Garland Development Code (GDC) states that an establishment that sells or serves alcoholic beverages may not be located nearer than 300 feet to a church, public school or public hospital. The measurement of the distance between the establishment where alcoholic beverages are sold and the church shall be along the property lines of the street fronts and from front door to front door, and in direct line across intersections. The measured distance, according to these rules, between the alcohol-selling use and the tenant space occupied by the Lifewell Church is approximately 86 feet; the distance to Iglesia Cristiana De Fe Comunidad [Church] is 298 feet.
3. Chapter 2, Article 5, Section 2.55(C) of the Garland Development Code (GDC) states that “The City Council may grant a variance to the distance regulations provided by this Section if the City Council determines that enforcement of those regulations in a particular instance is not in the best interest of the public, constitutes waste or inefficient use of land or other resources, creates an undue hardship on an applicant for a license or permit, does not serve its intended purpose, is not effective or necessary, or for any other reason the City Council, after consideration of the health, safety and welfare of the public and the equities of the situation, determines is in the best interest of the community.”

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties immediately surrounding the subject property are zoned Downtown (DT) District-Downtown Historic (DH) and are developed with traditional non-residential uses commonly found within a downtown area. The subject site is within a commercial multi-tenant building containing the church, retail, professional office, bank, and restaurant uses. The Downtown Garland Square is directly across Sixth Street; immediately to the north across State Street is the Plaza Theatre and the State Street Pub.

Attachments

BW 17-01 Generator Coffee House & Bakery Attachment

BW 17-01 Generator Coffee House & Bakery Responses

**GARLAND****PLANNING REPORT****City Council Regular Session Agenda****Agenda Item 8.b.****Meeting Date:** 04/18/2017**Item Title:** Z 17-10 Rick Kelly (District 5)**Submitted By:** Isaac Williams, Development Planner

REQUEST

Approval of a Specific Use Provision for a Kiosk, Self-Service: Retail (Water and Ice) on property zoned Community Retail (CR) District.

OWNER

Ridgewood VSC Garland L.P.

PLAN COMMISSION RECOMMENDATION

On March 27, 2017, the Plan Commission by a vote of eight (8) to zero (0) recommended approval of a Specific Use Provision for a Kiosk, Self-Service: Retail (Water and Ice) on property zoned Community Retail (CR) District for a period of sixteen (16) years.

STAFF RECOMMENDATION

Approval of a Specific Use Provision for Kiosk, Self-Service: Retail (Water and Ice) for a period of sixteen (16) years.

BACKGROUND

The applicant requests a Specific Use Provision for the placement and operation of a Kiosk, Self-Service: Retail (Water and Ice). The applicant proposes to install the freestanding water and ice dispensing kiosk within the parking lot of an existing shopping center. The applicant has indicated that they are the operators of an existing water and ice kiosk further west at the shopping center on the northwest corner of South First Street and East Kingsley Road. The applicant has stated that upon lease term fulfillment (approximately two (2) years), it is their intent to remove that kiosk in favor of the proposed kiosk subject to this request.

SITE DATA

The subject property contains approximately 9.472 acres with approximately 393.42 feet of frontage along East Kingsley Road and 476.86 feet of frontage along South First Street. The lease area dedicated to the Water and Ice Kiosk is approximately 225 square feet, and located near the southwest corner of the lot. The site may be accessed from South First Street and East Kingsley Road.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Community Retail (CR) District. The Community Retail (CR) District accommodates a variety of retail, service, and business establishments that may or may not be designed in a shopping center configuration. The district may be used as a transition district between lower intensity retail or office uses and more intense uses. A Community Retail (CR) District is

generally appropriate along and at the intersections of major transportation corridors.

This retail kiosk use requires a Specific Use Provision within the Community Retail (CR) District.

CONSIDERATIONS

1. The site plan reflects that the kiosk will be located near the southwest corner of the lot nearest the westernmost entrance of the site from East Kingsley Road. Although the lease area is within the parking lot of the shopping center, there are no parking spaces within thirty (30) feet of the proposed kiosk. The kiosk must have two (2) parking spaces within a hatched area dedicated to the patrons of the kiosk. These spaces will be located immediately adjacent to the kiosk and will be compatible with the existing traffic circulation of the shopping center.
2. The proposed kiosk complies with Section 4.83 in the Garland Development Code regarding nonresidential building materials and design.
3. The applicant has indicated the kiosk will be unmanned and offer 24-hour access for customers.
4. The kiosk will be constructed with attached signage subject to the regulations set forth in Chapter 4 Article 5 of the Garland Development Code.
5. The applicant requests approval of the Specific Use Provision for a period of sixteen (16) years.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Neighborhood Centers. Neighborhood Centers provide a mix of retail, services and community gathering places. This center should be appropriately scaled to adjacent residential areas. This type of center is predominantly, but not exclusively, non-residential. Neighborhood Centers are served by local roads and transit routes. Staff finds the proposed use is consistent with uses intended for areas identified as Neighborhood Centers.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The surrounding area consists of a moderately sized area of Community Retail (CR) District at the intersection of South First Street and East Kingsley Road. Medium density residential uses are developed along the periphery of this Community Retail (CR) District. The residential developments are zoned Single-Family-7 (SF-7) and Single-Family-10 (SF-10). It is not anticipated that the placement of the kiosk will generate traffic beyond what is typically expected for retail development at thoroughfare intersections. Additionally, the applicant has provided a design that incorporates building design elements that are complimentary to the site and general area. Staff finds that the Kiosk, Self-Service: Retail (Water and Ice) is consistent with the general purpose and intent of the Community Retail (CR) District and therefore has no objection to the placement of the kiosk as proposed.

Attachments

Z 17-10 Rick Kelly Attachments
Z 17-10 Rick Kelly Notification Responses
Watermill Express Applicant Presentation

**GARLAND****PLANNING REPORT****City Council Regular Session Agenda****Agenda Item 8.c.****Meeting Date:** 04/18/2017**Item Title:** Z 17-13 Icon Consulting (District 5)**Submitted By:** Isaac Williams, Development Planner

REQUEST

Approval of a Specific Use Provision for a Contractor's Office/Storage Yard with outside display and storage greater than fifty (50) percent on property zoned Industrial (IN) District.

OWNER

Herzstein Investments

PLAN COMMISSION RECOMMENDATION

On March 27, 2017, the Plan Commission by a vote of eight (8) to zero (0) recommended approval of a Specific Use Provision for a Contractor's Office/Storage Yard with outside display and storage greater than fifty (50) percent on property zoned Industrial (IN) District with the condition that the Eastern Red Cedars (or species with equivalent screening properties) be installed at a minimum height of six (6') feet to provide a greater immediate screening.

STAFF RECOMMENDATION

Approval of a Specific Use Provision for a Contractor's Office/Storage Yard with outside display and storage greater than fifty (50) percent.

Additionally, staff recommends that the Eastern Red Cedars (or species with equivalent screening properties) be installed at a minimum height of six (6) feet to provide a greater immediate screening.

BACKGROUND

The applicant requests a Specific Use Provision for the operation of a Contractor's Office/Storage Yard. The subject site is developed with an approximately 83,503 square-foot warehouse building, and the applicant intends to renovate the existing interior office space and utilize an existing 96,400 square-foot grass area as the storage area for roofing and gutter materials and equipment associated with the use.

The Garland Development Code (GDC) Section 2.52(A) (24) states that the outside display and storage of usable materials normally associated with the business (not unrelated scrap, junk, or trash) is allowed up to fifty (50) percent of the total enclosed building square footage. The operation of a Contractor's Office/ Storage Yard with outside storage exceeding fifty (50) percent of the total enclosed building square footage must be approved by Specific Use Provision.

SITE DATA

The subject property is an approximately 7.46-acre tract with approximately 380 feet of frontage along Wood Drive and approximately 870 feet of frontage along Market Street. Primary access to the

site is from Market Street; secondary access is provided from Wood Drive.

CONSIDERATIONS

1. The applicant is requesting a Specific Use Provision to allow for the operation of ABC Supply Company as a Contractor's Office/Storage Yard within the existing 83,503 square-foot warehouse building and the adjacent 96,400 square-foot grass side yard area. The applicant states that the gutter and roofing materials will be located both inside the existing building and in the outdoor area. Currently there are no plans for building expansion.

The applicant has indicated that the facility operates on a wholesale basis to contractors only. There will be no retail sales on site.

2. Along Market Street and Wood Drive the subject site has existing landscape buffers with tree plantings developed under the previous zoning ordinance. The proposed redevelopment of the site does not trigger any additional landscape buffer requirements.

However, the facility's outside storage must be screened with a minimum five (5) foot tall coated chain link fence combined with a minimum six (6) foot tall continuous, opaque living screen using evergreen high-level screening shrubs in accordance with Section 4.43 of the GDC. The landscape plan reflects the facility will exceed the minimum fence height and provide an eight (8) foot tall coated chain-link fence with Eastern Red Cedar shrubs planted adjacent to the fence to establish an opaque screening along the portions of the outside storage area adjacent to Market Street and Wood Drive. The Eastern Red Cedar is considered an evergreen high-level shrub with a typical spread of ten (10) to twenty (20) feet; the landscape plan reflects a planting of ten (10) feet on-center indicating the screening will be continuous and opaque.

Portions of the outside storage area that are more internal to the site will be screened by the eight (8) foot coated chain-link integrated with slats throughout to create maximum opacity.

The fence portions along Market Street and Wood Drive will not contain the slats, and will offer little to no screening if the Eastern Red Cedar are planted at the two (2) foot minimum height at installation as required by the GDC. Therefore, although the Eastern Red Cedar is considered to have a rapid growth rate, staff recommends that the Eastern Red Cedars be installed at a minimum height of six (6) feet to provide a greater immediate screening.

The applicant has indicated the outside storage area may contain equipment such as forklifts used to transport the gutter and roofing materials between loading and storage areas. The applicant has indicated that the neither the material nor equipment will be visible above the screening elements provided. The applicant has indicated that the gutter and roofing material will not exceed six (6) feet in height; however, per the GDC if it does exceed six (6) feet then additional large evergreen canopy trees must be planted every thirty (30) feet on center, either adjacent to the screening device or within the landscape buffer.

3. The applicant has not proposed any signage at this time. Any signage will be subject to the regulation set forth in Chapter 4 Article 5 of the Garland Development Code.
4. The applicant requests approval of the Specific Use Provision for a period of ten (10) years.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Industry Center for the subject property. Industry Centers provide a cluster of trade and industry that cumulatively employ large numbers of people. Operations may include such elements as semi-truck traffic, loading docks, and

outdoor storage. Overall, the architecture, character, scale, and intensity should be compatible with adjacent development types. Industry Centers range in scale and intensity based on the surrounding vicinity and may consist of one or more buildings. This development type includes a variety of primary and secondary uses that support the industry employment sector.

The proposed Contractor's Office/Storage Yard is consistent with the City policies for industrial operations within the Industry Center.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The land use pattern within the area surrounding the subject property is primarily industrial with intermittent ancillary office uses. A Contractor's Office/Storage Yard use is generally permitted within the Industrial (IN) District, at a scale that limits the usage of outside storage associated with the Contractor's Office/Storage Yard to no more than fifty (50) percent of the total enclosed building square footage.

The development provides increased screening heights and an emphasis on outside storage that is neat, orderly, and to be maintained in a clean, litter-free manner. The increased plant materials contribute to the preservation of the industrial character of the adjacent developments and help to mitigate potentially negative impacts such as noise and visual nuisances. Staff finds that the increased area of outside storage does not make the use inconsistent with the general purpose and intent of the Industrial (IN) District and therefore has no objection to the size and scale of the outside storage as proposed.

Attachments

Z 17-13 Icon Consulting Attachments

Z 17-13 Icon Consulting Responses



GARLAND

City Council Regular Session Agenda

Agenda Item 10.

Meeting Date: 04/18/2017

Item Title: Boards & Commissions

Submitted By: Elisa Morales, Management Services Coordinator , Administration

Summary:

Council Member B.J. Williams

- William A. Keeling - Citizens Environmental and Neighborhood Advisory Committee
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Attachments

William A. Keeling - CENAC
