



AGENDA

REGULAR MEETING OF THE CITY COUNCIL

City of Garland

Council Chambers, City Hall

200 North Fifth Street

Garland, Texas

January 7, 2014

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 Garland City Hall and Council Chambers are wheelchair accessible. Special parking is available on the north side of City Hall and the building may be accessed by a sloped ramp from the parking area 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

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

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 December 17, 2013 City Council Regular Meeting.
2. Consider approval of the following bids:

a. Auto Transformer for Gibbons Creek Substation Bid No. 3877-14

Texas Electric Cooperative, Inc. \$3,382,452.00

This request is to purchase a 600 MVA auto transformer to be installed at the TMPA Gibbons Creek Substation.

b. Mowing/Cleaning Services for Code Compliance Bid No. 3989-14

TruGreen Landcare, LLC \$175,750.00

This request is to provide for nuisance abatements including mowing, cleaning, debris removal for residential and commercial properties.

3. Public hearings were previously conducted for the following zoning cases.

a. Zoning File No. 13-40, Tony Callaway

Consider an ordinance amending the zoning laws of the City of Garland, by approving an amendment to Planned Development (PD) District 68-40 for General Business Uses, a Concept Plan and a Detail Plan for a Grocery Store on a 14.215-acre tract of land located at 1122 West Centerville Road, East of IH 635 and south of West Centerville Road.

b. Zoning File No. 13-44, Max Alley Investments

Consider an ordinance amending the zoning laws of the City of Garland, by approving a Detail Plan and a Specific Use Permit for Retail Sales/Personal Service, on a 1.12-acre tract of land zoned Planned Development (PD) District for Limited Freeway Uses and in the IH 30 Overlay District located on the west side of Broadway Boulevard, approximately 385 linear feet south of the intersection of Broadway Boulevard and Guthrie Road.

4. Consider the sale of City property located at 541 Henderson Circle to Smith Davis Investment Properties, LLC.

This item was considered by Council at the December 16, 2013 Work Session. Council approval is required to authorize the Mayor to execute a deed without warranty conveying the property to the buyer.

5. Consider the sale of City property located at 310 Parker Drive to Smith Davis Investment Properties, LLC.

This item was considered by Council at the December 16, 2013 Work Session. Council approval is required to authorize the Mayor to execute a deed without warranty conveying the property to the buyer.

6. Consider an ordinance appointing Robert J. Beasley as Chief Judge and Sonja H. Galbraith as Judge of the Municipal Court.

This item was considered by Council at the December 16, 2013 Work Session. Council is requested to consider the appointment of Robert J. Beasley as Chief Judge and Sonja H. Galbraith as Judge of the Municipal Court for a term of two years commencing January 1, 2014.

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 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.

7. **Consider the request by Sameeh Zalloum to waive the Roadway Impact Fee for development of property located at 6520 President George Bush Turnpike.**

The applicant is constructing a medical office at this location. The Roadway impact fee for this development is \$30,996.

8. **Presentation of the 2014 Proposed Capital Improvement Program.**

This item was scheduled for consideration at the January 6, 2014 Work Session. The City Manager will formally present the 2014 Proposed Capital Improvement Program for Council's Review and deliberation.

9. **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.

10. **Adjourn.**

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

The City Council of the City of Garland, Texas convened in regular session at 7:00 p.m. on Tuesday, December 17, 2013, in the Council Chambers at City Hall with the following members present:

Mayor	Douglas Athas
Mayor Pro Tem	Lori Barnett Dodson
Councilmember	Marvin 'Tim' Campbell
Councilmember	Anita Goebel
Councilmember	Stephen W. Stanley
Councilmember	B.J. Williams
Councilmember	John Willis
Councilmember	Scott LeMay

MEMBERS ABSENT Councilmember Jim Cahill

STAFF PRESENT:

City Manager	William E. Dollar
City Attorney	Brad Neighbor
City Secretary	Lisa Palomba

CALL TO ORDER: The meeting was called to order by Mayor Douglas Athas. District 1 Councilwoman Anita Goebel led the Invocation and Pledge of Allegiance.

CEREMONIALS: Mayor Athas recognized the Garland Public Library System celebrating 80 years of service. Also, Mayor Athas, on behalf of the Greater Dallas Planning Council, awarded the 2013 Urban Design Award to Garland Planning and Development Services staff for production of the Garland Residential Idea Book.

ANNOUNCEMENTS: Mayor Athas commented on the following: 1) Environmental Waste Services continues to pick up large amounts of brush and debris following the ice storm that hit our area a little more than a week ago. Because of the large volume of this debris, regular brush and bulky pickup in your neighborhood may not occur at the regularly scheduled time. Monitor the City's website, Facebook page and Twitter page for updates. Trash and recycling pickup is back on the regular schedule; 2) A special note of gratitude for all the City crews that worked around the clock and in sub-freezing temperatures to respond to icy streets, power outages, downed tree branches and much more during that storm. A recap of efforts is included in the January edition of the Garland City Press; and 3) The City of Garland is updating its development regulations and invites the public to provide input into that process. Community meetings

have been scheduled for January to allow you to learn more about our development codes and the proposed updates. Visit www.GarlandDevCode.org to find out more.

CONSENT AGENDA:

Mayor Athas noted that Item 1f is removed from the Consent Agenda for separate consideration. All items marked with asterisks (**) on the Consent Agenda were voted on in a single motion at the beginning of the meeting. A motion was made by Councilwoman Goebel, seconded by Councilman Campbell, to approve Items: 1; 2a; 2b; 2c; 2d; 2e; 2g; 2h; 3; 4; 5; 6; 7; and 8; . A vote was cast and the motion carried with 8 Ayes; 0 Nays (Cahill, absent).

1. APPROVED**

City Council minutes of the December 3, 2013 Regular Meeting.

2a. APPROVED**

Award of Bid No. 3852-13 in the amount of \$4,880,000 to Tri-Con Services, Inc. to provide West Pressure Plane Improvements - Section One from Ridgedale Drive to Dairy Road. Construction includes approximately 400 linear feet of 6” water line, 8,500 linear feet of 8” water line, 7,100 linear feet of 24” water line, 1,400 linear feet of 8” sanitary sewer line and 20,000 square yards of paving.

2b. APPROVED**

Award of Bid No. 3853-13 in the amount of \$3,271,411.96 to McMahon Contracting, LP to provide West Pressure Plan Improvements – Section 2 from Old Orchard Drive to S. Fifth Street. Construction includes 7,330 linear feet of water line, 3,775 linear feet of sewer line, 1,415 linear feet of sewer pipe and all paving.

2c. APPROVED**

Award of Bid No. 3854-13 in the amount of \$4,057,000 to Tri-Con Services, Inc. to provide West Pressure Plane Improvements – Section three from Leon Drive to Old Orchard Drive. Construction includes approximately 13,410 linear feet of water line, 1,340 linear feet of sanitary sewer line and all paving.

2d. APPROVED**

Award of Bid No. 4006-14 in the amount of \$127,150.10 to Airgas Central to provide compressed gases on an as-needed basis to various City departments. The term contracts are for a period of one (1) year or expenditure of funds, whichever comes first, with four (4) optional renewals.

- 2e. APPROVED** Award of Bid No. 4054-14 in the amount of \$101,570 to Holt Cat to purchase a new Caterpillar Backhoe to be utilized by the Water Department in their daily operations.
- 2g. APPROVED** Award of Bid No. 4066-14 in the amount of \$760,000 (D8T Bulldozer) and \$188,000 (Maintenance Agreement) to Holt Cat for a total award of \$948,000 to purchase a Caterpillar D8T Bulldozer and coinciding maintenance agreement for use at the Hinton Landfill.
- 2h. APPROVED** Award of Bid No. 4067-14 in the amount of \$158,668 to Smith Pump Company to provide for the emergency repair of the Apollo Water Pump Station's Pump #3.
3. APPROVED** Resolution No. 10126 approving and funding the 2013 Neighborhood Vitality Matching Grant Applications for the second application cycle (New World Crime Watch Group and Wellington Run HOA)
4. APPROVED** Resolution No. 10127 accepting a Texas Department of Transportation (TxDOT) Selective Traffic Enforcement Program (STEP) – Impaired Driving Mobilization (IDM) Grant in the amount of \$37,998.11 for Fiscal Year 2013-2014.
5. APPROVED** Ordinance No. 6663 amending Chapter 33 “Transportation”, of the Code of Ordinances related to school traffic control on Firewheel Parkway for Harmony Science Academy.
6. APPROVED** Ordinance No. 6664 amending Chapter 33 “Transportation”, of the Code of Ordinances related to parking restrictions on Wood Drive.
7. APPROVED** Minute action authorizing the City Manager to execute a Professional Services Retainer Agreement related to the Biosolids Rehabilitation and Odor Abatement Project at the Rowlett Creek Wastewater Treatment Plant. A contract has been negotiated with Carollo Engineers, Inc. for an estimated amount of \$2,558,300.
8. APPROVED** Minute action authorizing the City Manager to execute a Professional Services Retainer Agreement related to the 2.5 million Gallon Composite Elevated Storage Tank to be located on the southwest corner of McCree and Leon Road. A contract with Neel-Schaffer, Inc. has been negotiated for an estimated amount of \$402,500.

2f. APPROVED

Assistant Chief of Police Charles Rene provided background information regarding the bid. Councilman Stanley made a motion, seconded by Councilwoman Goebel to approved award of Bid No. 4057-14 in the amount of \$425,292.78 to provide 911 dispatch consoles for the Police Communications Center. A vote was cast and the motion carried with 8 ayes, 0 nays. (Cahill, absent)

9a. and 9b.

PUBLIC HEARING

Mayor Athas opened the public hearing to consider the following regarding an economic incentive agreement with Lakewood Brewing Company, L.L.C. for items 9a) an ordinance designating an area as a reinvestment zone for commercial/industrial tax abatement; making certain findings thereon; authorizing the City Manager to execute an agreement with the applicant regarding the reinvestment zone; and 9b.) a resolution authorizing the City Manager to execute a Tax Abatement Agreement. Garland Chamber of Commerce Chief Executive Officer Paul Mayer spoke in favor of both requests. No one else spoke during the public hearing.

Mayor Athas announced that Items 9a and 9b will be voted on in a single motion. Councilman Willis made a motion, seconded by Councilman Stanley, to approve items 9a and 9b. A vote was cast and the motion carried with 8 ayes, 0 nays. (Cahill, absent)

9a. APPROVED

Ordinance No. 6665 designating an area as a reinvestment zone for commercial/industrial tax abatement; making certain finding thereon; authorizing the City Manager to execute an agreement with the applicant regarding the reinvestment zone

9b. APPROVED

Resolution No. 10128 authoring the City Manager to execute a Tax Abatement Agreement.

10. HELD & APPROVED

Mayor Athas opened the public hearing to invite input regarding authorizing the City Manager to execute an Economic Development Agreement with Lakewood Brewing Company, LLC. Garland Chamber of Commerce Chief Executive Officer Paul Mayer spoke in favor of the item. Councilman Willis made a motion, seconded by Councilman Williams to close the public hearing and to approve Resolution No. 10129 authorizing the City Manager to execute an Economic Development Agreement with Lakewood Brewing Company, LLC. A vote was cast and the motion carried with 8 ayes, 0 nays. (Cahill, absent)

11a. TABLED

Director of Planning and Development Services Anita Russelmann provided background information regarding the application of Apartment Development Services, requesting approval of 1) a change in zoning from Agriculture (AG) District to Planned Development (PD) District for Multi-Family Uses; 2) a Concept Plan; and 3) a variance to Section 34.19(D) of the IH 30 Development Standards regarding building placement. The property is located at the northwest intersection of Bobtown Road and Waterhouse Boulevard. (District 3)(File No. 13-35)

Mayor Athas opened the public hearing to allow public input regarding the request. The following persons spoke in favor of the request: Applicant Mike Anderson; Jarrett Woods also representing the applicant; and Stella Hattox. The following persons registered a position in favor of the application: John Franklin; Ronald Phillips; Sandy Phillips; Tim Hattox; Robert Murray; Jeremy Benton; and B.E. Stanley. The following persons spoke in opposition to the request: James Robert Dupay; Sue Jones; Richard Roberts; Jeffrey Kennard; Kristin Gaffney; Gary Pittman; Cathy Holley; Kurt Green; and Hassan Grari. The following persons registered a position in opposition of the request: Cathy Holley; Tuan Luong; Nina Luong; Ramiro Martinez; Teresa Martinez; Thomas George; Annie George; and Hue Tran.

Councilman Stanley made a motion, seconded by Mayor Pro Tem Dodson, to close the public hearing and to table this item until the January 14, 2014 regular City Council Meeting. A vote was cast and the motion to table carried with 8 ayes, 0 nays. (Cahill, absent)

RECESS

Council recessed the meeting at 8:44 p.m.

RECONVENE

Council reconvened the meeting at 8:54 p.m.

11b. HELD & APPROVED

Director of Planning and Development Services Anita Russelmann provided a staff report the application of Tony Callaway, requesting approval of 1) an amendment to Planned Development District (68-40) for General Business (GB) Uses; 2) a Concept Plan; and 3) a Detail Plan for a Grocery Store. The property is located at 1122 West Centerville Road. (District 5)(File 13-40)

Mayor Athas opened the public hearing to allow public input regarding the request. The following persons spoke in favor of

the request: Applicant Tony Callaway and Frances Hiner. No one spoke in opposition to the request.

Councilman Willis moved to close the public hearing and to approve the request, seconded by Councilman Williams. A vote was cast and the motion carried with 8 ayes, 0 nays. (Cahill, absent)

11c. HELD & APPROVED Director of Planning and Development Services Anita Russelmann provided the staff report related to the application of Max Alley Investments, requesting approval of 1) a Detail Plan and 2) a Specific Use Permit for Retail Sales/Personal Service on property zoned Planned Development (PD) District 13-32 for Greenway Uses and within the IH 30 Overlay. The property is located on the west side of Broadway Boulevard, approximately 385 linear feet south of the intersection of Broadway Boulevard and Guthrie Road. (District 4)(File 13-44)

Mayor Athas open the public hearing to accept public comment. The following persons spoke in favor of the request: Karen Mitchell of Mitchell Planning Group represented the applicant. No other persons spoke during the hearing.

Councilman Williams, seconded by Councilman Stanley, moved to approve the request as presented. A vote was cast and the motion carried with 8 ayes, 0 nays. (Cahill, absent)

12. CITIZEN COMMENTS: No one spoke.

There being no further business to come before the City Council, Mayor Athas adjourned the meeting at 9:36 p.m.

CITY OF GARLAND

Signed:

Mayor

Attest:

City Secretary



Purchasing Report

MOWING/CLEANING SERVICES FOR CODE COMPLIANCE TERM CONTRACT

PURCHASE JUSTIFICATION:

This purpose of this contract is to provide for nuisance abatements including mowing, cleaning and debris removal for residential and commercial properties. Work will be performed on an as needed basis as directed by Code Enforcement. This is a term contract with four (4) optional renewals. Pricing will remain firm for the first term, and any subsequent price adjustments must be justified and mutually agreed upon. Funds will be committed at the time of invoice payments.

AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
TruGreen Landcare, LLC	All	\$175,750.00

TOTAL: \$175,750.00

BASIS FOR AWARD:

Best Value

Submitted by:

Reviewed by:

Gary L. Holcomb, CPPO, C.P.M.

Director of Purchasing

William E. Dollar

City Manager

Date: 12/20/13

Date: 12/31/13

<u>FINANCIAL SUMMARY:</u>	
Total Project/Account: \$ <u>N/A</u>	Operating Budget: <input checked="" type="checkbox"/> CIP: <input type="checkbox"/> Year: <u>FY 2013-14</u>
Expended/Encumbered to Date: <u>N/A</u>	Document Location: <u>p. 165</u>
Balance: \$ <u>N/A</u>	Account #: <u>100-1811-711159 451-6999</u>
This Item: <u>175,750</u>	Fund/Agency/Project – Description: <u>Code Compliance – Operating Budget</u>
Proposed Balance: \$ <u>N/A</u>	Comments: Term contract provides for nuisance abatements, including mowing, cleaning and debris removal for residential and commercial properties as directed by Code. Funds will be committed at time of invoice payments.
Trent Schulze 12/20/13	
Budget Analyst Date	
Ron Young 12/20/13	
Budget Director Date	

CITY OF GARLAND - BID RECAP SHEET
 OPENED: 11/19/13
 REQ. NO.
 BID NO. 3989-14
 PAGE: 1 of 1
 BUYER: M. Rinewalt

TruGreen Landcare, LLC

A & M Landscape

The Teter Group

Lawn & Landscape

New Era

Soimone Johnson

ITEM	QTY	UNIT	DESCRIPTION	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	1	lot	Bid Price for Evaluation		\$175,750.00		\$158,600.00		\$171,350.00		\$217,300.00		\$177,300.00
			Evaluation Criteria:										
			Price	Maximum = 60	53.5	60.0	60.0	55.2	55.2	37.8	37.8	52.9	52.9
			Experience	Maximum = 10	10.0	5.0	5.0	8.0	8.0	10.0	10.0	0.0	0.0
			City of Garland Experience	Maximum = 10	10.0	0.0	0.0	0.0	0.0	10.0	10.0	0.0	0.0
			Equipment Inventory	Maximum = 20	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			Total Score		73.5	65.0	65.0	63.2	63.2	57.8	57.8	52.9	52.9
TOTAL GROSS PRICE					\$175,897.00		\$158,730.00		\$171,476.40		\$217,415.60		\$177,405.80
CASH DISCOUNT													
TOTAL NET PRICE					\$175,897.00		\$158,730.00		\$171,476.40		\$217,415.60		\$177,405.80
F.O.B. DELIVERY					DELIVERED		DELIVERED		DELIVERED		DELIVERED		DELIVERED

NEXT LOW: N/A
 LOW: N/A
 SAVINGS: N/A

1460 # BidSync Notifications
 1 # BidSync HUBS
 13 # Direct Contact HUBS
 3 # HUBS Responded

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



GARLAND

PURCHASING

Executive Summary **Bid 3989-14** **Term Contract for Code Compliance Nuisance Abatements**

Recommended Vendor:

TruGreen Landcare, LLC

Total Recommended Award:

\$175,750.00

Basis for Award:

Best Value

Purpose:

The purpose of this contract is to provide for nuisance abatements including mowing, cleaning and debris removal for residential and commercial properties. Work will be performed on an as needed basis as directed by Code Enforcement. This is a term contract with four (4) optional renewals.

Evaluation:

Requests for bids were issued in accordance with Purchasing procedures. Six (6) bids were received and evaluated based on the best value criteria of price, overall experience, equipment inventory and prior City of Garland experience. Soimone Johnson submitted the lowest price but did not meet the minimum requirements of the bid. TrueGreen Landcare, LLC had the highest evaluated score meeting all requirements of the bid, offering the best value for the City.

Recommendation:

Staff recommends awarding the contract to TruGreen Landcare, LLC as the best value provider for the City.

Funding Information:

100-1811-711159

Department Director:

Richard Briley, Managing Director of Health, 972-205-3464



City Council Item Summary Sheet

Work Session

Date: January 7, 2014

Agenda Item

Zoning Ordinance

Summary of Request/Problem

Zoning Ordinance 13-40 Tony Callaway

Recommendation/Action Requested and Justification

Consider adoption of attached ordinance.

Submitted By:

**Anita Russelmann
Director of Planning**

Approved By:

**William E. Dollar
City Manager**

EXHIBIT A

LEGAL DESCRIPTION

Zoning File 13-40

BEING a 14.215 acre and 0.017 acre portions of New World Shopping Center No. 1 as recorded in Volume 68219, Page 1180 and Volumes 82117 and 83032, Pages 1739 and 3056, respectively, of the Deed Records of Dallas County, Texas. This property is located at 1122 West Centerville Road.

ZONING FILE 13-40

East of Interstate Highway 635 and south of West Centerville Road

Planned Development Conditions

- I. **Statement of Purpose:** The purpose of this Planned Development District is to permit the development General Business Uses subject to conditions.
- II. **Statement of Effect:** This Planned Development shall not affect any regulation found in the Comprehensive Zoning Ordinance, Ordinance No. 4647, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. **General Regulations:** All regulations of the General Business District set forth in Section 25, 32 and 47 of the Comprehensive Zoning Ordinance are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. **Development Plans:**
 - A. Concept Plan: Development shall be in general conformance with the Concept Plan as identified as Exhibit C. Should there be any conflict between the Concept Plan and the written conditions below, the conditions shall prevail.
 - B. Detail Plan: Development shall be in general accordance with the Detail Plan identified as Exhibit D.

Prior to issuance of a permit for new development on any tract or portion thereof, a Detail Plan and conditions shall be approved through the public hearing process for lots identified as future on the Concept Plan.
- V. **Specific Regulations:**
 - A. Permitted Uses: Uses shall be as permitted within the General Business (GB) District within the IH 635 Overlay.
 - B. Screening and Landscaping: The screening and landscaping shall be generally provided as shown on the landscape plan identified as Exhibit E. The required landscaping adjacent to the screening wall shall be provided on the residential property side. The property owner of the subject property identified by this PD shall be responsible for the maintenance of the landscaping.
 - C. Building Elevations: Building elevations shall be in conformance with Exhibit F.
 - D. Freestanding Signage: The existing signs shall be modified as reflected on Exhibit G-1. The overall height of the sign adjacent to IH 635 shall be fifty (50) feet with a sign area of 225 square feet.

- E. Attached Signage: Attached signage shall be provided as shown on Exhibit G-2 and G-3.

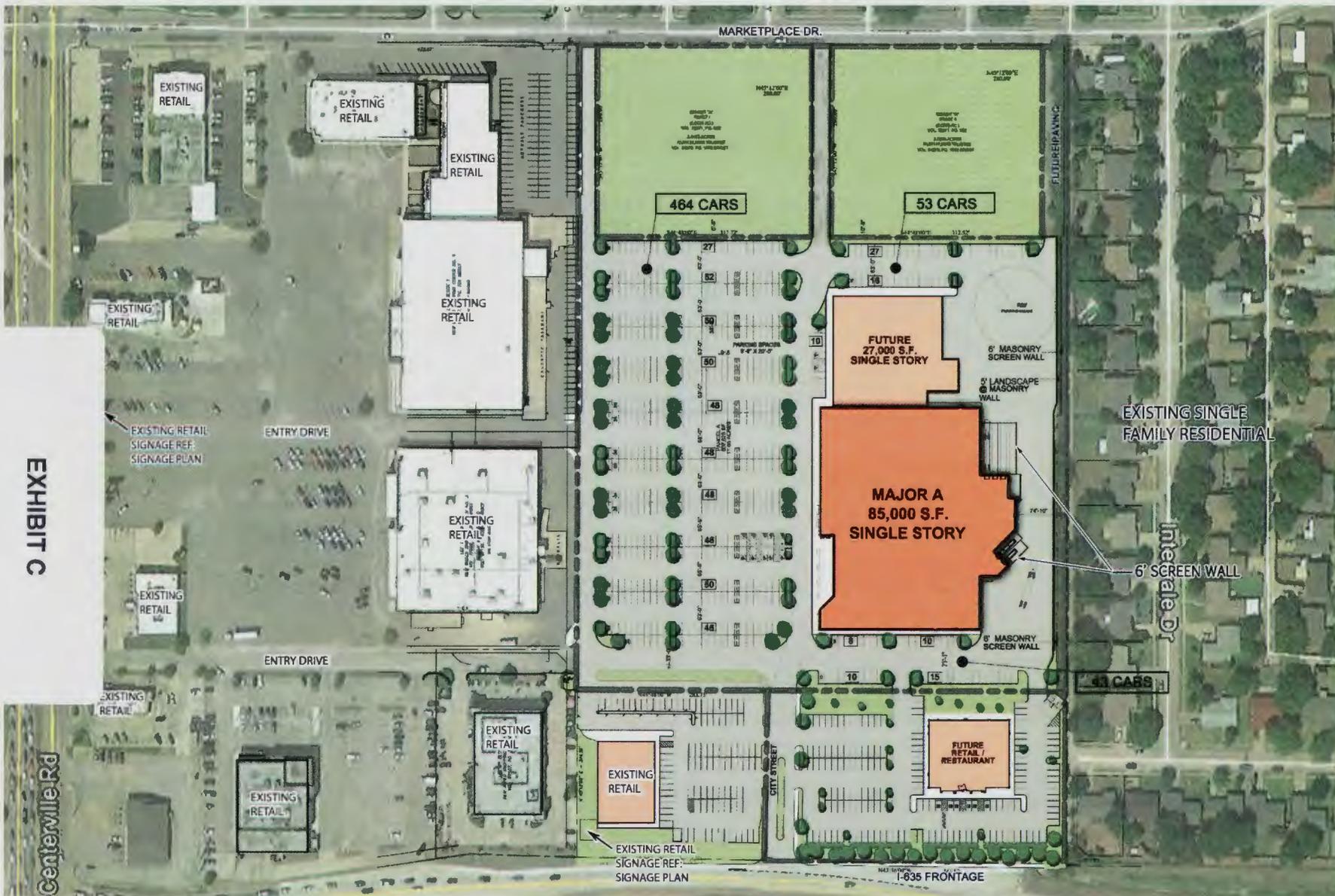


EXHIBIT C

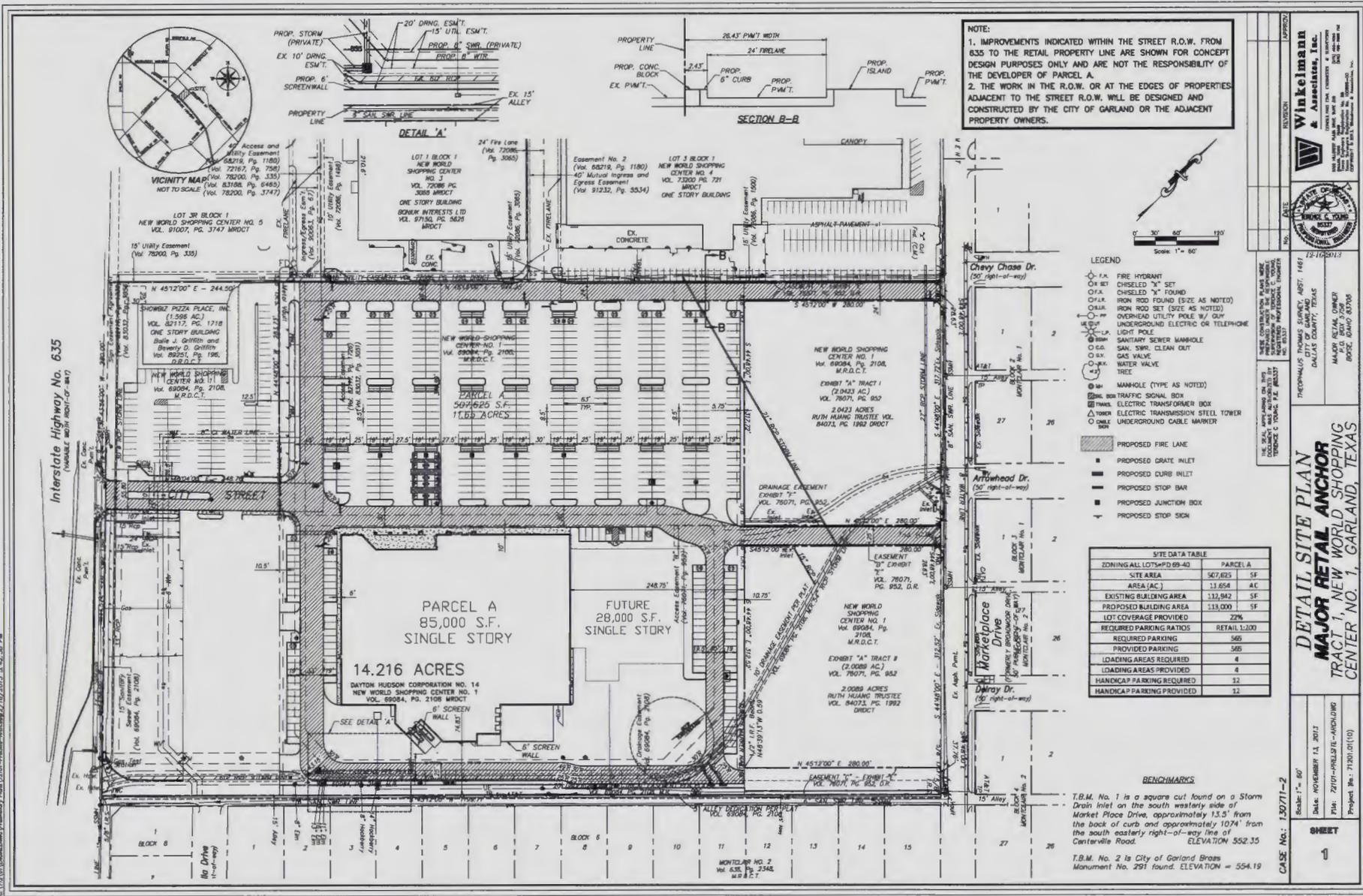
Centerville Rd

REVISIONS	
ARCH PROJECT NO.	13042
DRAWN	Author
CHECKED	Checker
SUBMITTAL DATES	11/19/19
DATE	Issue Date
<p>callaway architecture</p> <p>1207 HAMPSHIRE LANE, SUITE 105 RICHARDSON, TEXAS PHONE: 214-388-5203</p>	
<p>PRELIMINARY</p> <p>THIS DRAWING IS INTENDED FOR REVIEW ONLY AND MAY NOT BE USED FOR CONSTRUCTION OR BUILDING PERMIT</p> <p>©2019 CALLAWAY 12/04/19 DATE: 11/19/19</p>	
<p>MAJOR RETAIL ANCHOR AT I-635 & CENTERVILLE FIRST GARLAND, TEXAS</p>	
<p>SHEET TITLE</p> <p>CONCEPTUAL SITE PLAN 130711-2 Z 13-40</p>	
<p>SHEET</p> <p>S-1</p>	



EXHIBIT D

6.1742 (S) (Unrecorded) (Priority) (P) 12/11/2012 8:49:58 PM



NOTE:
 1. IMPROVEMENTS INDICATED WITHIN THE STREET R.O.W. FROM 635 TO THE RETAIL PROPERTY LINE ARE SHOWN FOR CONCEPT DESIGN PURPOSES ONLY AND ARE NOT THE RESPONSIBILITY OF THE DEVELOPER OF PARCEL A.
 2. THE WORK IN THE R.O.W. OR AT THE EDGES OF PROPERTIES ADJACENT TO THE STREET R.O.W. WILL BE DESIGNED AND CONSTRUCTED BY THE CITY OF GARLAND OR THE ADJACENT PROPERTY OWNERS.

- LEGEND**
- F.A. FIRE HYDRANT
 - CHISELED "X" SET
 - CHISELED "X" FOUND
 - I.R. IRON ROD FOUND (SIZE AS NOTED)
 - I.R. IRON ROD SET (SIZE AS NOTED)
 - O.U. OVERHEAD UTILITY POLE W/ GUY
 - U.E. UNDERGROUND ELECTRIC OR TELEPHONE
 - S.S. SANITARY SEWER MANHOLE
 - S.W. SAN. SWR. CLEAN OUT
 - G.V. GAS VALVE
 - W.V. WATER VALVE
 - T. TREE
 - M. MANHOLE (TYPE AS NOTED)
 - T.S. TRAFFIC SIGNAL BOX
 - T.E. TRANSFORMER BOX
 - T.S.T. TELEPHONE TRANSMISSION STEEL TOWER
 - U.C.M. UNDERGROUND CABLE MARKER

- ▬ PROPOSED FIRE LANE
- ▬ PROPOSED GRATE INLET
- ▬ PROPOSED CURB INLET
- ▬ PROPOSED STOP BAR
- ▬ PROPOSED JUNCTION BOX
- ▬ PROPOSED STOP SIGN

SITE DATA TABLE	
ZONING ALL LOTS-PD 69-40	PARCEL A
SITE AREA	507,625 SF
AREA (AC.)	11,654 AC
EXISTING BUILDING AREA	112,942 SF
PROPOSED BUILDING AREA	113,000 SF
LOT COVERAGE PROVIDED	27%
REQUIRED PARKING RATIOS	RETAIL 1:200
PROVIDED PARKING	565
LOADING AREAS REQUIRED	4
LOADING AREAS PROVIDED	4
HANDICAP PARKING REQUIRED	32
HANDICAP PARKING PROVIDED	32

BENCHMARKS

T.B.M. No. 1 is a square cut found on a Storm Drain Inlet on the south westerly side of Market Place Drive, approximately 13.5' from the back of curb and approximately 1074' from the south easterly right-of-way line of Centerville Road. ELEVATION 552.35

T.B.M. No. 2 is a City of Garland Brass Monument No. 291 found. ELEVATION = 554.19

Winkelmann & Associates, Inc.
 1800 W. MARKET STREET, SUITE 200, GARLAND, TEXAS 75042
 TEL: 972-261-1111 FAX: 972-261-1112
 WWW.WINKELMANN-ASSOCIATES.COM

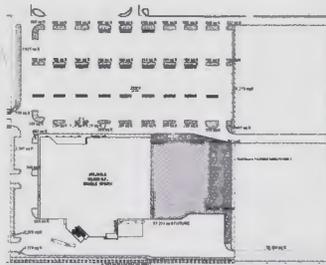
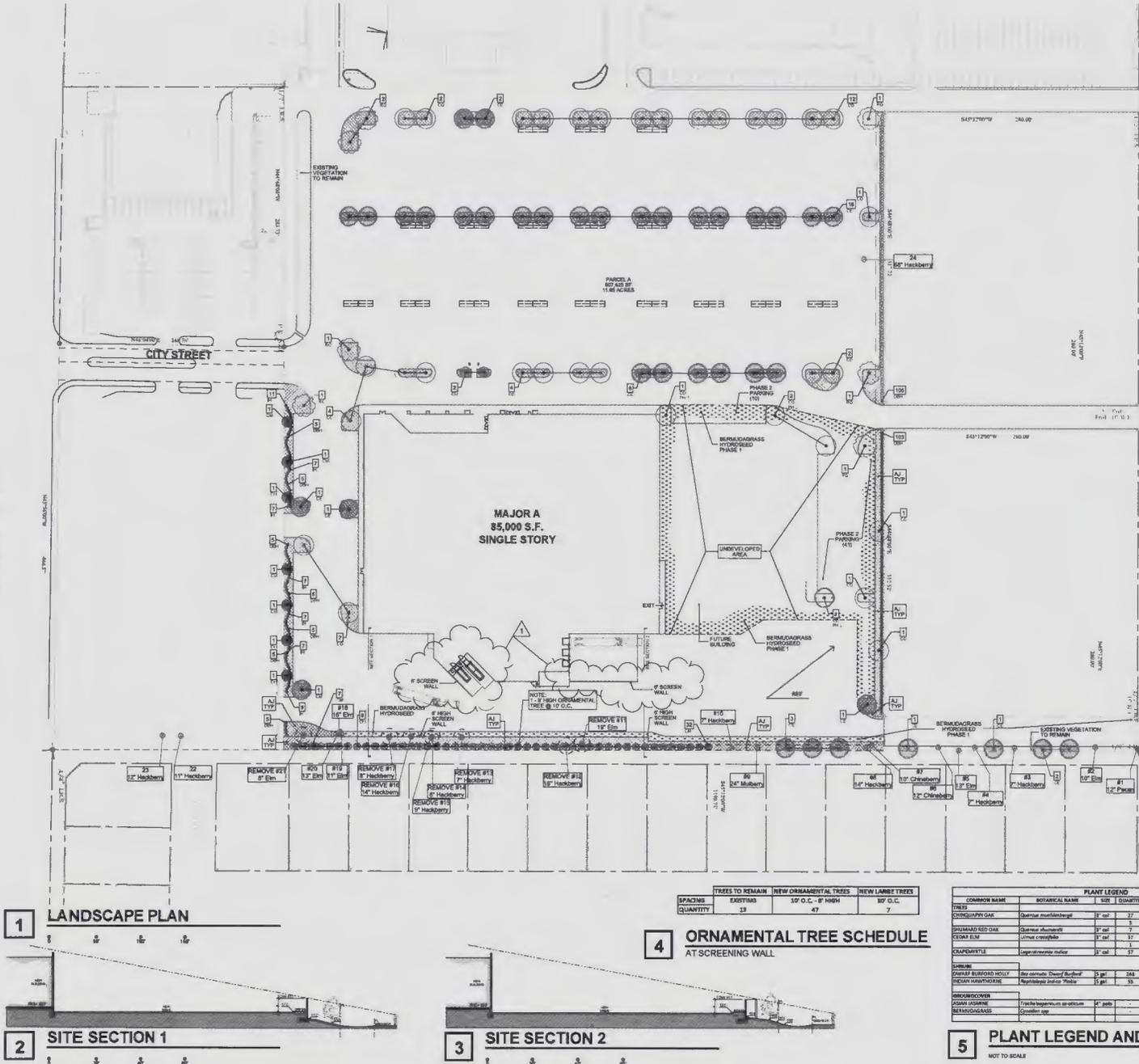
DETAIL SITE PLAN
MAJOR RETAIL ANCHOR
TRACT 1, NEW WORLD SHOPPING CENTER, NO. 1, GARLAND, TEXAS

DATE: NOVEMBER 13, 2012
 PLAN: Z017-ANCHOR-SITE-ANCHORING
 Project No.: 71001-01(10)

CASE No.: 130711-2
 Scale: 1" = 80'

DATE: NOVEMBER 13, 2012
 PLAN: Z017-ANCHOR-SITE-ANCHORING
 Project No.: 71001-01(10)

EXHIBIT E



6 LANDSCAPED AREAS

NOT TO SCALE

TYPE	AREA (AC)	NOTES
EXISTING BUILDING AREA	43.2 ACRES	
PROPOSED BUILDING AREA	45,000 SF	
LOT COVERAGE PROVIDED	5,700 SF	
REQUIRED PARKING SPACES	413 SPACES	
PARKING PROVIDED	200 SPACES	113 SPACES REQUIRED PH 1
HAZICAP PARKING PROVIDED	30 SPACES	11 SPACES REQUIRED PH 1
PARKING PROVIDED PHASE 1	23 SPACES	PHASE 1 PARKING
TREES PROVIDED IN PARKING AREA	64 TREES	

Tree Preservation Tabulation Sheet

Tree Number	Tree Type	Tree Size - Inches	% Mitigation	Subst. Method	STATUS
1	PECAN	12	100%		KEEP
2	ELM	10	80%		KEEP
3	HACKBERRY	7	40%		KEEP
4	HACKBERRY	7	40%		KEEP
5	ELM	13	80%		KEEP
6	CHINA DOGWOOD	12	40%		KEEP
7	CHINA DOGWOOD	10	40%		KEEP
8	HACKBERRY	14	40%		KEEP
9	HACKBERRY	24	40%		KEEP
10	HACKBERRY	7	40%		KEEP
11	ELM	10	80%	13	REMOVE
12	HACKBERRY	10	40%	0	REMOVE
13	HACKBERRY	4	40%	0	REMOVE
14	HACKBERRY	8	40%	0	REMOVE
15	HACKBERRY	14	40%	0	REMOVE
16	HACKBERRY	8	40%	0	REMOVE
17	HACKBERRY	8	40%	0	REMOVE
18	ELM	10	80%		KEEP
19	ELM	11	80%		KEEP
20	ELM	13	80%		KEEP
21	ELM	11	80%		KEEP
22	HACKBERRY	11	40%		REMOVE
23	HACKBERRY	12	40%		REMOVE
24	HACKBERRY	8	40%		KEEP

PHASE 1 - PARKING AREA

AREA	REMARKS
PARKING AREA	250.00 SQ FT
AREA LANDSCAPED	11.0%
PERCENTAGE LANDSCAPED	4.5%
REQUIRED PERCENTAGE	7.0% METS REQUIREMENTS

PHASE 2 - PARKING AREA

AREA	REMARKS
PARKING AREA	1,148 SQ FT
AREA LANDSCAPED	11.0%
PERCENTAGE LANDSCAPED	1.0%
REQUIRED PERCENTAGE	5.0% METS REQUIREMENTS

4 ORNAMENTAL TREE SCHEDULE AT SCREENING WALL

TREES TO REMAIN	NEW ORNAMENTAL TREES	NEW LABEL TREES	
SPACINGS QUANTITY	EXISTING QUANTITY	10' O.C. - 8" HIGH QUANTITY	8' O.C. QUANTITY
	23	47	7

5 PLANT LEGEND AND SCHEDULE

COMMON NAME	BOTANICAL NAME	SIZE	QUANTITY	PHASE	NOTES
DOGWOOD	<i>Quercus muhlenbergii</i>	8" cal	27	1	10-15 ft. straight trunk, full branching
DOGWOOD	<i>Quercus muhlenbergii</i>	8" cal	3	1	10-15 ft. straight trunk, full branching
DOGWOOD	<i>Quercus muhlenbergii</i>	8" cal	27	1	10-15 ft. straight trunk, full branching
DOGWOOD	<i>Quercus muhlenbergii</i>	8" cal	27	1	10-15 ft. straight trunk, full branching
DOGWOOD	<i>Quercus muhlenbergii</i>	8" cal	27	1	10-15 ft. straight trunk, full branching
DOGWOOD	<i>Quercus muhlenbergii</i>	8" cal	27	1	10-15 ft. straight trunk, full branching
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DOGWOOD	<i>Quercus muhlenbergii</i>	8" cal	27	1	10-15 ft. straight trunk, full branching
DOGWOOD	<i>Quercus muhlenbergii</i>	8" cal	27	1	10-15 ft. straight trunk, full branching

REVISIONS

12/18/13	SCREEN WALL
----------	-------------

DATE PLOTTED: 1/30/14
DRAWN: JHH
CHECKED:
SUBMITTAL DATES: 11/19/13
DTB DATE:

callaway architecture
1207 HAMPSHIRE LANE, SUITE 105
RICHARDSON, TEXAS
PHONE: 214-368-2525

PRELIMINARY

THIS DRAWING IS INTENDED FOR REVIEW ONLY AND MAY NOT BE USED FOR CONSTRUCTION OR BUILDING PERMIT

TONY CALLAWAY
TITLE: 4/10/12
DATE: 11/19/13

MAJOR RETAIL ANCHOR
IH 635 @ CENTERVILLE ROAD
GARLAND, TEXAS

SHEET TITLE
LANDSCAPE PLAN

130711-2
Z 13-40

SHEET
L 1.1

EXHIBIT F



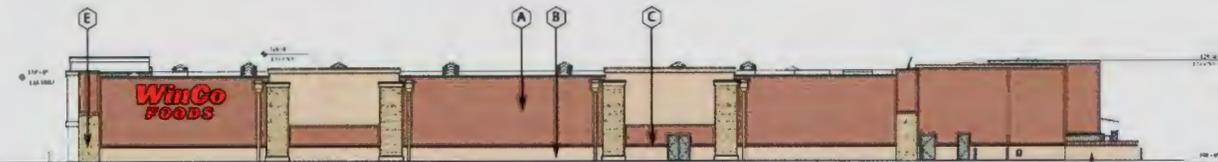
FRONT ELEVATION
SCALE: 1/16" = 1'-0"



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



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



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

MATERIALS

- A** RED QUIK-BRICK
- B** LIGHT QUIK-BRICK
- C** QUIK-BRICK BAND
- D** WHITE E.I.F.S
- E** STONE
- F** METAL ROOF
- G** STEM WALL

FRONT ELEVATION

A	B	C	D	E	F
76.04%			7.6%	9.45%	6.91%

BACK ELEVATION

A	B	C	E	F	G
95.66%			0.89%	1.08%	2.35%

RIGHT ELEVATION

A	B	C	E	G
90.74%			7.69%	1.57%

LEFT ELEVATION

A	B	C	E	G
93.4%			1.04%	5.56%

REVISIONS

ARC'L PRODUCT NO. 13072
DR/AN/H
AMB/OT
CHK'D BY S/ARCHITECTURAL DESIGN
11/15/13
OTB DATE Issue Date

callaway
architecture
1307 HAMPDEN LANE, SUITE 105
MCKINNEY, TEXAS
PHONE: 214-368-3323

PRELIMINARY

THIS DRAWING IS INTENDED FOR PREVIEW ONLY. IT MAY NOT BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSE.
1307 CALLAWAY
1308 E 3021
DATE: 11/15/13

MAJOR RETAIL ANCHOR AT
I-635 & CENTERVILLE FIRST
GARLAND, TEXAS

SHEET TITLE
PRELIMINARY
EXTERIOR
ELEVATIONS
130711-2
Z 13-40

SHEET
A-1



Refurbish Existing Pylon Sign
 scale: 1/8"=1'-0" 225sf

- FACE - FLEXIBLE FACE SUBSTRATE w/ 1st SURFACE VINYL GRAPHICS
- NEW ALUM. FABRICATED CABINET, PAINTED TO MATCH OLD CABINET
- ILLUMINATION - INTERNAL FLUORESCENT LAMPS



Refurbish Existing Pylon Sign
 scale: 1/8"=1'-0" 200sf

- FACE - FLEXIBLE FACE SUBSTRATE w/ 1st SURFACE VINYL GRAPHICS
- REFURBISH EXISTING PYLON STRUCTURE - NEW ROCK BASE, REPAINT STRUCTURE
- NEW ALUM. FABRICATED CABINET, PAINTED TO MATCH EXISTING TENANT CABINET
- ILLUMINATION - INTERNAL FLUORESCENT LAMPS
- NEW ALUM. FABRICATED CABINET, PAINTED TO MATCH EXISTING TENANT CABINET
- NEW ACRYLIC "CENTER" COPY

It is the intent and purpose of this color rendering to provide a basic color representation of your sign finish and color. However, digital media and printed colors will vary from actual paint finish and color. Existing painted surfaces will have a perceptible difference in shade and sheen from your sign finish. Providing a sample of the paint you wish to match or a Mathews paint color formula will minimize the differences.

16265 Star Road Memphis, ID 83687 toll free: 800.592.8058 tele: 208.345.4020 fax: 208.336.9886 www.imagenational.com



CROSSROAD CENTER

Garland, TX.

DATE: 07.16.2013	BY: S.J.W.
PROJECT: 00000	LOCATION: WF-Garland TX-C
DESIGNER: D. Cobb	DATE: R4 11.14.2013 SC



2013 PM 2:1



Partial Front Building Elevation
scale: 1/16"=1'-0"



MFG. & INSTALL "WinCo Foods"
LED ILLUMINATED CHANNEL LETTERS - STACKED LAYOUT
scale: 3/16"=1'-0" **199.2sf**



MFG. & INSTALL "24 Hour Savings"
LED ILLUMINATED CHANNEL LETTERS
scale: 3/16"=1'-0" **94sf**



MFG. & INSTALL "An Employee Owned Company"
LED ILLUMINATED CHANNEL LETTERS
scale: 3/16"=1'-0" **50.3sf**

EXHIBIT G - 2

It is the intent and purpose of this color rendering to provide a basic color representation of your sign finish and color. However, digital media and printed colors will vary from actual paint finish and color. Existing painted surfaces will have a perceptible difference in shade and sheen from your sign finish. Providing a sample of the paint you wish to match or a Matthews paint color formula will minimize the differences. 16265 Star Road Nampa, ID 83687 toll free: 800.592.8058 tele: 208.345.4020 fax: 208.336.9886 www.imagenational.com

image national signs ...bringing your image to life!	PROJECT: CROSSROAD CENTER Garland, TX.	DATE: 07.16.2013	BY: SJVL	image national signs ...bringing your image to life!	NAMPA PLANT - UL # 433195-001	page # 2 of 9
		ACCOUNT: D. Cobb	COMPUTER FILE: WF-Garland TX-C			

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City Council Item Summary Sheet

Work Session

Date: January 7, 2014

Agenda Item

Zoning Ordinance

Summary of Request/Problem

Zoning Ordinance 13-44 Max Alley Investments

Recommendation/Action Requested and Justification

Consider adoption of attached ordinance.

Submitted By:

**Anita Russelmann
Director of Planning**

Approved By:

**William E. Dollar
City Manager**

EXHIBIT A

LEGAL DESCRIPTION

Zoning File 13-44

Being a 1.12 acres tract of land situated in J.S. Phelps survey abstract No. 1157, in the city of Garland, Dallas County, Texas, and being part of Lot 1, Block 2 of Belt Line-30 Shopping Center No. 3 Replat, an addition to the city of Garland, Dallas county, Texas, according to the final plat recorded in instrument No. 200900265772 of the Dallas County Clerk's Records. This property is located on the west side of Broadway Boulevard, approximately 385 linear feet south of the intersection of Broadway Boulevard and Guthrie Road.

PLANNED DEVELOPMENT REQUIREMENTS

ZONING FILE 13-44

South of IH30, west of Broadway Boulevard

- I. **Statement of Purpose:** The purpose of this Planned Development District is to allow the development of Retail Sales/Personal Service.
- II. **Statement of Effect:** This Planned Development District shall not affect any regulation found in the Comprehensive Zoning Ordinance, Ordinance No. 4647, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. **General Regulations:** All regulations of the Freeway (FW) District set forth in Sections 31, 32, and 48 of the Comprehensive Zoning Ordinance are included by reference and shall apply, except as otherwise specified by this ordinance.

IV. **Development Plans:**

Detail Plan: Development on the subject property shall be in general conformance with the approved Detail Plan set forth in Exhibit C. However, in the event of conflict between the Detail Plan and the conditions, the conditional shall prevail.

V. **Specific Regulations:**

- A. Landscape Plan: Screening and landscaping shall be provided as shown on Exhibit D.
- B. Elevations: Elevations shall be in compliance with the approved elevations shown on Exhibit E.
- C. Development Standards: The subject property shall comply with the IH 30 Development Standards, the Freeway (FW) District development regulations, as well as all other applicable codes and ordinance unless otherwise specified in these conditions.

E. Permitted Uses:

Antenna, Commercial Type 1
Antenna, Commercial Type 2*
Antenna, Private
Automobile Repair, Minor* (not within 500 feet of residential district)
Drug Store/Pharmacy**
Financial Institution
Furniture and Appliance Sales (SUP required if less than 50,000 square feet of building)
Laundry or Cleaners (SUP if more than 10% of platted lot, pick up/drop off only)
Pet Sales and Grooming**

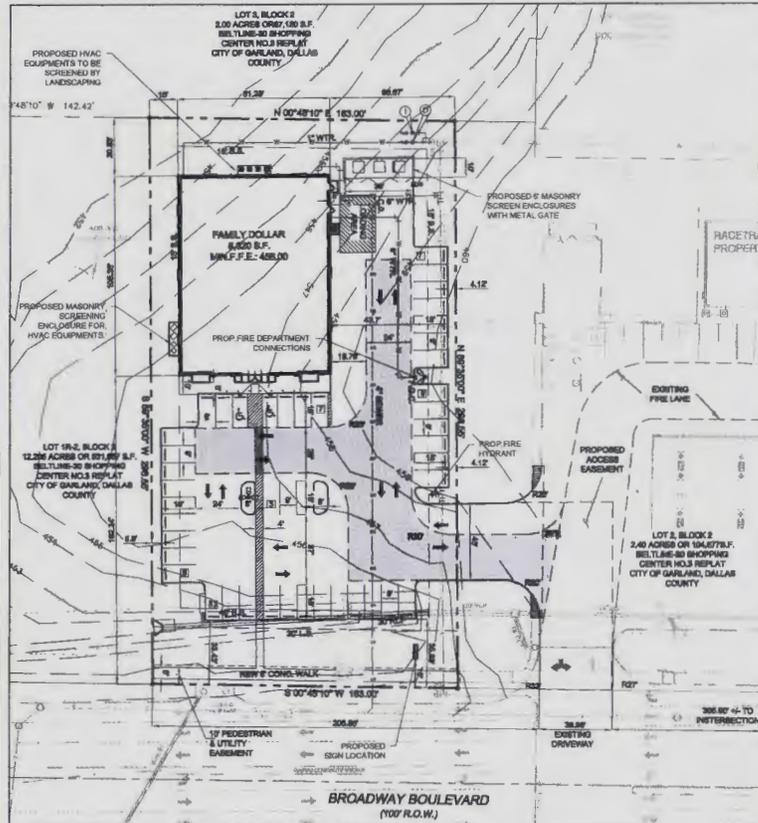
Printer, Small Scale***
Restaurant
Restaurant, Drive-Through*
Retail Sales/Personal Service**

- * Allowed by Specific Use Permit only
- ** Requires a Specific Use Permit if the use consists of more than 20% of a platted lot
- *** Requires a Specific Use Permit if the use consists of more than 25% of a platted lot



VICINITY MAP
8/13

LEGEND	
EXISTING BOUNDARY	PROPOSED CURB
EXISTING CURB	PROPOSED SAW-CUT
EXISTING WATER MAIN	PROPOSED WOOD FENCE
EXISTING SANITARY SEWER	PROPOSED STORM INLETS
EXISTING SEWER MANHOLE	PROPOSED ROOF DRAIN
EXISTING CLEAN OUT	PROPOSED AREA LIGHT
EXISTING ELECTRIC	PROPOSED HANDICAP SIGN
EXISTING POWER POLE	PROPOSED HANDICAP LOGO
EXISTING STORM SEWER	PROPOSED FIRE HYDRANT
EXISTING FIRE HYDRANT	PROPOSED WATER METER
EXISTING STORM INLET	PROPOSED WATER LINE
EXISTING FENCE	PROPOSED CONCRETE WHEEL STOP
EXISTING WATER METER	PROP. SANITARY SEWER LINE
EXISTING TREE	PROP. SANITARY SEWER MANHOLE
EK TELEPHONE	PROP. TELEPHONE LINE
EXISTING GAS LINE	PRO. GAS LINE
EXISTING ELECTRICAL BOX	PRO. ELECTRICAL LINE
EXISTING TRAFFIC SIGNAL POLE	PROP. POWER POLE
EK STREET LIGHT POLE	PROP. MONUMENT/POLE SIGN
EXISTING TRAFFIC SIGNS	PIPE BOLLARD
EXISTING GUY WIRE	
EXISTING FIBER OPTIC CABLE	
BOUNDARY LINE	



OWNER MAX ALLEY INVESTMENTS, LLC 28 MORRIS LANE TEXARKANA, TEXAS 75703 CONTACT: JAMES HERRINGTON TEL: 903-273-8000 x 1380	ENGINEER MORIS ENGINEERING, INC. 2816 PICKAWICK LANE PLANO, TEXAS 75085 CONTACT: MORIS AHUJAWAN TEL: 214-409-4271	SURVEYOR MORIS ENGINEERING, INC. 2816 PICKAWICK LANE PLANO, TEXAS 75085 CONTACT: MORIS AHUJAWAN TEL: 214-409-4271
---	---	---

PROJECT BENCHMARK CITY OF GARLAND GPS 85 N 7002549.305 E 2665572.73 ELEV 305.466 CITY OF GARLAND GPS 48 N 8599447.410 E 2294788.128 ELEV 478.280

GENERAL NOTES

1. ALL SIGNS WILL REQUIRE SEPARATE SIGN PERMIT. NO SIGN ALLOWED IN AN EASEMENT.
2. BUILDING TO BE CONSTRUCTED WITH SPRINKLER SYSTEM.
3. ALL PROPOSED OFF-SITE UTILITIES WILL BE CONSTRUCTED AS NEEDED PER SCHEDULE OF DEVELOPMENT OF ADJACENT PROPERTY.

SITE DATA SUMMARY	
NUMBER OF LOTS	1
SITE AREA	11.12 ACRES OR 48,851 SQ. FT.
EXISTING ZONING	PD 13-33
PROPOSED USE	RETAIL
BUILDING SQ. FEET	8,300 SQ. FT.
PARKING REQUIRED	42 (1:300)
PARKING PROVIDED	44
BUILDING COVERAGE	17.10%
MAX. BUILDING HEIGHT ALLOWED	37'
BUILDING HEIGHT PROVIDED	24'
BUILDING SETBACKS	FRONT 42'
	SIDE 15'
	REAR 15'
LANDSCAPE SETBACKS	FRONT 42'
	SIDE 17'
	REAR 17'
EXTERIOR FACADE MATERIAL	MAXIMUM 50% PRIMARY MASONRY PRODUCT
	MAXIMUM 20% SECONDARY MASONRY PRODUCT
	MAXIMUM 30% NON MASONRY PRODUCT
REQUIRED VARIANCES	ALL ABOVE EXCLUDE DOORS, WINDOWS & WINDOW WALLS

WATER METER & SANITARY SEWER SCHEDULE			
ID	TYPE	SIZE	NO. GAL. SER.
1	DOM.	1"	4"
2	INR.	1"	1"

LEGEND	
PUBLIC UTILITY EASEMENT	P.U.E.
SANITARY SEWER EASEMENT	S.S.E.
DRAINAGE EASEMENT	D.E.
WATERLINE EASEMENT	W.E.
CLEAN OUT	C.O.
GAS METER	GM
ELECTRICAL TRANSFORMER	ET
FIRE HYDRANT	FH
SANITARY SEWER MANHOLE	SSMH
STORM SEWER MANHOLE	SSMMH
BUILDING SET BACK	B.S.
LANDSCAPE SETBACK	L.S.B.
PRESSURE REDUCING VALVE	PRV
PROPOSED FIRE LANE	
FIRE DEPARTMENT CONNECTION	F.D.C.

FLOOD PLAIN NOTE: THIS PROPERTY LIES IN ZONE "C" AND DOES NOT LOCATE WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN, AS SHOWN BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP FOR THE CITY OF GARLAND, TEXAS OF DALLAS COUNTY COMMUNITY PANEL NUMBER 451303360-K, DATED FEBRUARY 5, 2003.

MORIS ENGINEERING, INC.
2816 PICKAWICK LANE
PLANO, TEXAS 75085
CONTACT: MORIS AHUJAWAN
TEL: 214-409-4271

TRIANGLE ENGINEERING, LLC.
1000 W. WILSON ROAD
DALLAS, TEXAS 75208
CONTACT: TRACY WATSON
TEL: 972-392-9925

NO.	DATE	DESCRIPTION	BY
1	10/09/13	1ST SUP. SUBMITTAL	GP
2	11/02/13	2ND SUP. SUBMITTAL	GP
3	11/29/13	3RD SUP. SUBMITTAL	GP



10/15/2013

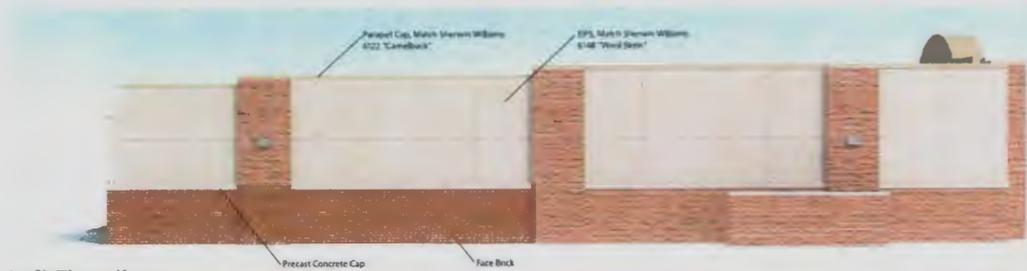
FAMILY DOLLAR STORE
BROADWAY BLVD.
GARLAND, TEXAS

SITE PLAN	PROJECT No. 12-04
DATE: 10/09/13	SCALE: BT: 1/8"
DRAWN BY: MK	CHECKED BY: MK

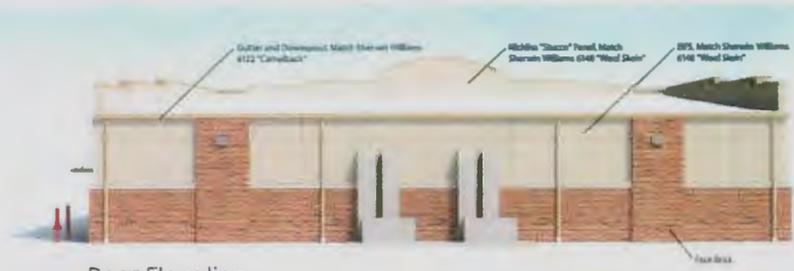
SHEET #	REVISION #
3	

CASE NO. Z13-44

EXHIBIT C



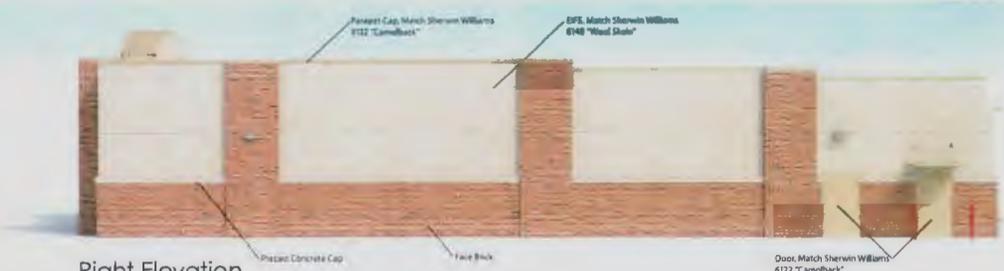
Left Elevation
Material Breakdown
 Brick 51%
 EIFS 49%



Rear Elevation
Material Breakdown
 Brick 61%
 EIFS 39%



Front Elevation
Material Breakdown
 Brick & Masonry Cap 69%
 EIFS 31%



Right Elevation
Material Breakdown
 Brick 51%
 EIFS 49%



Trash Enclosure Elevations

Garland, TX

Proposed Family Dollar Store - 8,320 SQ FT



2809 Ajax Avenue Suite 100
 Rogers Arkansas 72758
 Phone: 479.636.3545
 Fax: 479.636.1209

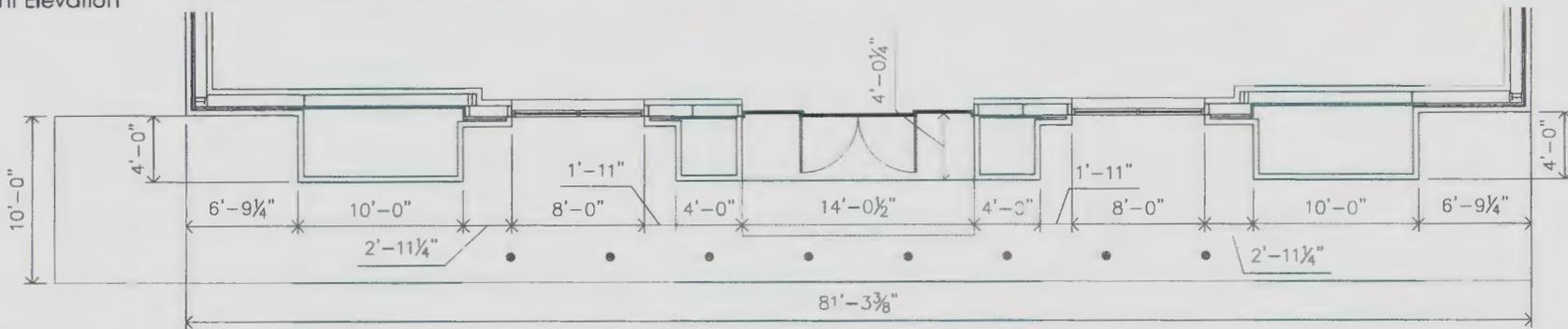


November 14, 2013 Rendering Package
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EXHIBIT E



Front Elevation



Partial Plan

Percentage of Front Elevation with 4'-0" Offset
 $42' - 0 \frac{1}{2}'' / 81' - 3 \frac{3}{8}'' = 51 \%$

Garland, TX

Proposed Family Dollar Store - 8,320 SQ FT



2609 Ajax Avenue Suite 100
 Rogers Arkansas 72758
 Phone: 479.636.3545
 Fax: 479.636.1209



November 18, 2013 Rendering Package
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EXHIBIT E



EXHIBIT E

**MONUMENT SIGNAGE
DOUBLE FACE OPTIONS**



① 4'-1" H x 7'-4" W
w/ BRICK BASE AREA = 29.94 SQ. FT.



**ⓓ BUILDING SIGNAGE
34.5" STACKED CLOUDS
W/ 5'-6" MEDALLION**



OVERALL
SQ. FT. = 75.18
WEIGHT = 575#

Garland, TX

Proposed Family Dollar Store - 8,320 SQ FT



November 15, 2013 Rendering Package

REPRESENTATION ONLY, NOT FOR CONSTRUCTION: All images shown are a representation of the design intent and may not portray the exact scale, colors, materials, or construction that could occur due to material availability and final architectural modifications.
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2809 Ajax Avenue Suite 100
Rogers Arkansas 72758
Phone: 479.634.3545
Fax: 479.634.1209



SPECIFIC USE PERMIT CONDITIONS

ZONING FILE 13-44

South of IH30, west of Broadway Boulevard

- I. **Statement of Purpose:** The purpose of this Specific Use Permit is to allow Retail Sales/Personal Service subject to conditions.
- II. **Statement of Effect:** This Specific Use Permit shall not affect any regulation found in the Comprehensive Zoning Ordinance, Ordinance No. 4647, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. **General Regulations:** All regulations of the Freeway (FW) District set forth in Sections 31, 33, and 48 of the Comprehensive Zoning Ordinance are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. **Specific Regulations:**
 - A. Time Period: The Specific Use Permit shall apply to **Family Dollar** for a period of 20 years.



City Council Item Summary Sheet

Work Session

Date: January 7, 2014

Agenda Item

Sale of City Property – 541 Henderson Circle To Smith Davis Investment Properties, LLC

Summary of Request/Problem

At the December 16, 2013 Work Session, Council considered the sale of a City owned residential property at 541 Henderson Circle to Smith Davis Investment Properties, LLC. Council approval is required to authorize the Mayor to execute a deed without warranty conveying the property to the buyer.

Recommendation/Action Requested and Justification

Approve a Resolution authorizing the Mayor to sell the property and execute a deed without warranty conveying the property to Smith Davis Investment Properties, LLC.

Submitted By:

**Michael C. Polocek
Director of Engineering**

Approved By:

**William E. Dollar
City Manager**

RESOLUTION NO. _____

A RESOLUTION APPROVING THE SALE OF DESIGNATED TAX FORECLOSED REAL PROPERTY, 541 HENDERSON CIRCLE (THE "PROPERTY") TO SMITH DAVIS INVESTMENT PROPERTIES, LLC (THE "BUYER"); AUTHORIZING A DEED CONVEYING THE PROPERTY TO THE BUYER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Garland received the property as a result of Sheriff's Deed dated the 25th day of June, 2012.

WHEREAS, the Buyer has offered to purchase the Property for greater than the full judgment amount of the tax suit.

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

Section 1

That the sale and conveyance of the Property by the City of Garland to Buyer is hereby approved.

Section 2

That the Mayor is hereby authorized to execute a Deed Without Warranty, the form which is hereby attached as Exhibit "A" and incorporated herein by reference, conveying the Property to the Buyer.

Section 3

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

PASSED AND APPROVED this the _____ day of _____ 2014.

THE CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

DEED WITHOUT WARRANTY

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF DALLAS §

That **the City of Garland.**, a Texas home-rule municipality ("Grantor"), for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to Grantor, the receipt and sufficiency of which is hereby acknowledged, paid in hand by **Smith Davis Investment Properties, LLC**, a Texas limited liability company ("Grantee"), has **GRANTED, SOLD and CONVEYED**, and by these presents does **GRANT, SELL and CONVEY** unto Grantee that certain lot, tract, or parcel of land situated in the County of Dallas, State of Texas, to wit:

Being Lot 3, Block B of Bellaire Heights Addition, an addition to the City of Garland, Dallas County, Texas, commonly known as 541 Henderson Circle (the "Property").

This Deed Without Warrant is subject to:

- (1) Any and all visible and apparent easements and encroachments, whether of record or not;
- (2) Any and all covenants, conditions, reservations, restrictions, exceptions, easements, rights-of-way, mineral interests, mineral leases, or other instruments of record applicable to the Property or any part thereof;
- (3) Rights of the public to any portion of the above described Property lying within the boundaries of dedicated or existing roadways or which may be used for road or street purposes; and
- (4) Rights of parties in possession.

THIS DEED IS MADE WITHOUT WARRANTY, EXPRESS OR IMPLIED, AND GRANTOR EXPRESSLY DISCLAIMS, EXCEPTS AND EXCLUDES ANY AND ALL WARRANTIES OF TITLE OR OTHERWISE FROM THIS CONVEYANCE, INCLUDING—WITHOUT LIMITATION—ANY WARRANTIES ARISING UNDER COMMON LAW OR UNDER SECTION 5.023 OF THE TEXAS PROPERTY CODE OR OTHER STATUTE. GRANTOR DOES NOT WARRANT OR MAKE ANY REPRESENTATION, EXPRESS OR IMPLIED, AS TO FITNESS FOR A PARTICULAR PURPOSE, MERCHANTABILITY, ABSENCE OF LATENT DEFECTS OR COMPLIANCE WITH LAWS AND REGULATIONS, OR ANY OTHER MATTER AFFECTING THE PROPERTY. BY ACCEPTANCE OF THIS DEED, GRANTEE ACKNOWLEDGES THAT THE LAND IS CONVEYED "AS IS—WHERE IS, WITH ALL FAULTS".

Exhibit A

The intent of this Deed Without Warranty is to transfer the property foreclosed on by the Grantor taxing jurisdictions in Cause No. TX-09-40221, in the 191st District Court, Dallas County, Texas.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto and in anywise belonging unto Grantee, his heirs, successors and assigns forever.

EXECUTED on the dates set forth in the acknowledgements below, to be EFFECTIVE on the _____ day of _____ 2014.

GRANTOR:

CITY OF GARLAND, a Texas home-rule municipality

By: _____

Title: _____

THE STATE OF TEXAS §

§

COUNTY OF DALLAS §

The foregoing instrument was acknowledged before me on the _____ day of _____, 2014, by _____, in his capacity as Mayor of the City of Garland.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME OF NOTARY

MY COMMISSION EXPIRES:



City Council Item Summary Sheet

Work Session

Date: January 7, 2014

Agenda Item

Sale of City Property – 310 Parker Drive To Smith Davis Investment Properties, LLC

Summary of Request/Problem

At the December 16, 2013 Work Session, Council considered the sale of a City owned residential property at 310 Parker Drive to Smith Davis Investment Properties, LLC. Council approval is required to authorize the Mayor to execute a deed without warranty conveying the property to the buyer.

Recommendation/Action Requested and Justification

Approve a Resolution authorizing the Mayor to sell the property and execute a deed without warranty conveying the property to Smith Davis Investment Properties, LLC.

Submitted By:

**Michael C. Polocek
Director of Engineering**

Approved By:

**William E. Dollar
City Manager**

RESOLUTION NO. _____

A RESOLUTION APPROVING THE SALE OF DESIGNATED TAX FORECLOSED REAL PROPERTY, 310 PARKER DRIVE (THE "PROPERTY") TO SMITH DAVIS INVESTMENT PROPERTIES, LLC (THE "BUYER"); AUTHORIZING A DEED CONVEYING THE PROPERTY TO THE BUYER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Garland received the property as a result of Sheriff's Deed dated the 16th day of July, 2012;

WHEREAS, the other taxing units have consented to the sale of the Property to the Buyer for \$15,000.00.

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

Section 1

That the sale and conveyance of the Property by the City of Garland to Buyer is hereby approved.

Section 2

That the Mayor is hereby authorized to execute a Deed Without Warranty, the form which is hereby attached as Exhibit "A" and incorporated herein by reference, conveying the Property to the Buyer.

Section 3

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

PASSED AND APPROVED this the _____ day of _____ 2014.

THE CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

DEED WITHOUT WARRANTY

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF DALLAS §

That **the City of Garland.**, a Texas home-rule municipality ("Grantor"), for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to Grantor, the receipt and sufficiency of which is hereby acknowledged, paid in hand by **Smith Davis Investment Properties, LLC**, a Texas limited liability company ("Grantee"), has **GRANTED, SOLD and CONVEYED**, and by these presents does **GRANT, SELL and CONVEY** unto Grantee that certain lot, tract, or parcel of land situated in the County of Dallas, State of Texas, to wit:

Being Lot 27, Block 4 of Rainbow Estates 2 Addition, an addition to the City of Garland, Dallas County, Texas, commonly known as 310 Parker Drive (the "Property").

This Deed Without Warrant is subject to:

- (1) Any and all visible and apparent easements and encroachments, whether of record or not;
- (2) Any and all covenants, conditions, reservations, restrictions, exceptions, easements, rights-of-way, mineral interests, mineral leases, or other instruments of record applicable to the Property or any part thereof;
- (3) Rights of the public to any portion of the above described Property lying within the boundaries of dedicated or existing roadways or which may be used for road or street purposes; and
- (4) Rights of parties in possession.

THIS DEED IS MADE WITHOUT WARRANTY, EXPRESS OR IMPLIED, AND GRANTOR EXPRESSLY DISCLAIMS, EXCEPTS AND EXCLUDES ANY AND ALL WARRANTIES OF TITLE OR OTHERWISE FROM THIS CONVEYANCE, INCLUDING—WITHOUT LIMITATION—ANY WARRANTIES ARISING UNDER COMMON LAW OR UNDER SECTION 5.023 OF THE TEXAS PROPERTY CODE OR OTHER STATUTE. GRANTOR DOES NOT WARRANT OR MAKE ANY REPRESENTATION, EXPRESS OR IMPLIED, AS TO FITNESS FOR A PARTICULAR PURPOSE, MERCHANTABILITY, ABSENCE OF LATENT DEFECTS OR COMPLIANCE WITH LAWS AND REGULATIONS, OR ANY OTHER MATTER AFFECTING THE PROPERTY. BY ACCEPTANCE OF THIS DEED, GRANTEE ACKNOWLEDGES THAT THE LAND IS CONVEYED "AS IS—WHERE IS, WITH ALL FAULTS".

Exhibit A

The intent of this Deed Without Warranty is to transfer the property foreclosed on by the Grantor taxing jurisdictions in Cause No. TX-10-40107, in the 160th District Court, Dallas County, Texas.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto and in anywise belonging unto Grantee, his heirs, successors and assigns forever.

EXECUTED on the dates set forth in the acknowledgements below, to be EFFECTIVE on the _____ day of _____ 2014.

GRANTOR:

CITY OF GARLAND, a Texas home-rule municipality

By: _____

Title: _____

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

The foregoing instrument was acknowledged before me on the _____ day of _____, 2014, by _____, in his capacity as Mayor of the City of Garland.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME OF NOTARY

MY COMMISSION EXPIRES:



City Council Item Summary Sheet

Work Session

Date: January 7, 2014

Agenda Item

Appointment of Municipal Judges

Summary of Request/Problem

This item was considered at the December 16, 2013 Work Session. Council is requested to consider the appointment of Robert J. Beasley as Chief Judge and Sonja H. Galbraith as Judge of the Municipal Court for a term of two years commencing January 1, 2014

Recommendation/Action Requested and Justification

Consider an ordinance appointing Robert J. Beasley as Chief Judge and Sonja H. Galbraith as Judge of the Municipal Court.

Submitted By:

Approved By:

William E. Dollar
City Manager

ORDINANCE NO.

AN ORDINANCE APPOINTING ROBERT J. BEASLEY AS CHIEF JUDGE AND SONJA H. GALBRAITH AS JUDGE OF THE MUNICIPAL COURT OF THE CITY OF GARLAND, TEXAS AND PROVIDING AN EFFECTIVE DATE.

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

Section 1

That Robert J. Beasley and Sonja H. Galbraith are hereby respectively appointed as chief judge and judge of the Municipal Court of the City of Garland, Texas for a term of office of two years commencing January 1, 2014.

Section 2

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

PASSED AND APPROVED this the ____ day of _____, 2014.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary



Meeting: Regular Meeting

Date: January 7, 2014

Policy Report

ROADWAY IMPACT FEE WAIVER FOR SAMEEH ZALLOUM

ISSUE

Sameeh Zalloum is requesting a waiver of the roadway impact fee for development of property at 6520 N. President George Bush Turnpike.

OPTIONS

1. Provide a full or partial waiver of the roadway impact fee.
2. Do not waive the roadway impact fee for the proposed development.

RECOMMENDATION

City Council direction is requested.

COUNCIL GOAL

Sustainable Quality Development and Redevelopment

BACKGROUND

A Detail Plan for Medical Office was approved for this property in October (Zoning File 13-39). The applicant is developing the property with a 6,000 square foot medical office building. Based on the proposed size, location and use of the building, roadway impact fees in the amount of \$30,996 would be due. The applicant is requesting a waiver of this fee to mitigate development costs.

CONSIDERATION

Section 31.165 of the City of Garland's Impact Fee Ordinance, Ordinance No. 5852, provides for a waiver of impact fees "If the City Council determines that a waiver of impact fees for the new development will result in significant economic benefits for the City that substantially exceed the likely amount of impact fees that would otherwise be payable by providing an incentive for capital investment in the city and the creation or retention of jobs".

ATTACHMENT(S)

Letter from Sameeh Zalloum

Submitted By:

Anita Russelmann
Director of Planning

Date: December 19, 2013

Approved By:

William E. Dollar
City Manager

Date: December 23, 2013



Roadway Impact Fee Waiver Request

 INDICATES AREA OF REQUEST

0 100 200 Feet

Sameeh zalloum
3224 Robert Dr.
Richardson, TX 75082

City of Garland
800 main St.
Garland ,TX 75040

Medical Office
6520 N George Bush Hwy
Case Number: 130627-1
Site Permit Number: R13045
Building Permit Number: C13-299

Ref. case # 130627-1
File # Z 13-39

Dear city council members:

I am planning a children's urgent care center in garland area to take care of much needed health care for the underserved pediatric population.

I was faced with many obstacles and regulations , but we achieved a lot and we are very close to get a permit after 6 months of work with my architect and the planning department at the city of Garland.

Due to the delays and many unexpected fees , I am struggling financially to start the project .

I am requesting a waiver of the :

Roadway Impact fee: \$30,996.42

I **will not be able to proceed** with the project with this

large fee. And I have to look at other options.
Thank you for your help to complete this much needed
project..

Sameeh zalloum
3224 Robert Dr
Richardson , TX 75082
972-971-4223



City Council Item Summary Sheet

Work Session

Date: January 7, 2014

Agenda Item

Presentation of 2014 Proposed CIP

Summary of Request/Problem

The City Manager will formally present the 2014 Proposed Capital Improvement Program (CIP) for the City Council's review and deliberation.

Recommendation/Action Requested and Justification

Receive the 2014 Proposed CIP and call for a Public Hearing to be held on Tuesday, January 21st, and Tuesday, February 4th, 2014, at 7:00 P.M., in the City Council Chambers.

Submitted By:

Ron Young
Director of Budget and Research

Approved By:

William E. Dollar
City Manager