



## **AGENDA**

### **REGULAR MEETING OF THE CITY COUNCIL**

**City of Garland  
Council Chambers, City Hall  
200 North Fifth Street  
Garland, Texas  
February 4, 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 January 21, 2014 City Council Regular Meeting.

2. Consider approval of the following bids:

- a. Asset Management Software

**Bid No. 3403-13**

**Timmons Group – Cityworks**

**\$693,900.00**

*This request is to provide software, implementation services, training, and a yearly service contract of \$75,000 for the Azteca Cityworks Asset Management System to be used by the Water and Wastewater Departments.*



- 4. Consider approval my minute action Change Order No. 1 to the Contract with Jim Bowman Construction Company in the amount of \$64,071.57.**

*This item was considered by Council at the January 21, 2014 Work Session. During the construction project, it was determined that the existing pavement in Shiloh Road is actually 10" thick instead of the City's current standard 8" thick. The majority of the change order is for the concrete removal and replacement for the additional 2" thickness. Additional grade adjustments of ADA ramps and sidewalks are part of the change order as well.*

- 5. Consider approval by minute action authorizing the City Manager to execute the proposed agreement with Verizon in the amount of \$217,661.66 to provide cables/wires in the new underground conduit system and to remove existing overhead wires and poles along the south side of Walnut between Glenbrook and the KCS ROW.**

*Funding for the Walnut Utility Relocation Project was included in the approved 2012 and is proposed in the 2014 Capital Improvement Program. The project is an effort to reduce the overhead utilities in the downtown redevelopment area.*

- 6. Consider approval by minute action authorizing the City Manager to execute the Garland Power & Light Transmission & Distribution Director Independent Contractor Agreement.**

*The previous GP&L Transmission & Distribution Director retired in July 2013. GP&L has been searching for a replacement since that time. The appointment of a new Transmission & Distribution Director through this Contractor Agreement will allow GP&L's Transmission & Distribution Services to return to its normal organizational structure and operation.*

- 7. Consider an ordinance amending the 2013-2014 Adopted Budget.**

*This item was considered by Council at the January 21, 2014 Work Session. The Council directed staff to prepare an ordinance amending the Budget for (1) projects approved in last year's budget but uncompleted by the fiscal year-end, (2) the rollover of open purchase orders from the 2012-13 fiscal year, and (3) expenditures not anticipated in the 2013-14 Adopted Budget. All funds required to cover the increase in appropriations are in the respective fund balances, or additional funds have been received as awards to cover specific expenditures. As a result, Budget Amendment No. 1 has no financial impact to the City.*

8. **Consider approval by minute action an amendment to the Consultation Services Retainer Agreement for Dean International.**

*This item was scheduled for consideration by Council at the February 3, 2014 Work Session.*

9. **Consider approval by minute action the adoption of the Strategic Transportation Enhancement Plan for IH-635 East, SH-78, and I-30.**

*This item was scheduled for consideration by Council at the February 3, 2014 Work Session.*

## **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.**

- 10 **Hold public hearings on the following zoning cases:**

- a. **Consider the application of Apartment Development Services, requesting approval of 1) a change in zoning from Agriculture (AG) District to a 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) (Zoning File No. 13-35)**

*This proposal is for a change in zoning to allow for apartment development. At the November 11, 2013 meeting, Plan Commission recommended denial of the request. This request was postponed from the December 17, 2013 Council Meeting.*

- b. Consider the application of First Texas Homes, Inc. requesting approval of 1) amendments to Planned Development (PD) District 06-02 for Single-Family Uses and 2) an amended Detail Plan for Single-Family Detached Dwelling Units. The property is located between Merlin Drive and Lake Ray Hubbard. (District 3) (Zoning File No. 13-45)**

*This proposal is for a subdivision development of 192 single-family homes. At the January 13, 2014 meeting, the Plan Commission recommended approval per staff recommendation.*

- 11. Hold a public hearing to receive comment on the 2014 Proposed Capital Improvement Program (CIP).**

*The 2014 Proposed CIP has been available for public inspection in the City's libraries, in the City Secretary's Office, and on the City's Website since January 8, 2014. A public hearing was also held on January 21, 2014.*

- 12. Consider an ordinance approving the 2014 Capital Improvement Program.**

*On January 14, 2014, the City Council held a Special Budget Work Session to review the Proposed Capital Improvement Program (CIP) for 2014. A public hearing was held on the Proposed CIP on January 21, 2014 and was scheduled for consideration by Council at the February 3, 2014 Work Session.*

- 13. 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.*

- 14. Adjourn.**

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

The City Council of the City of Garland, Texas convened in regular session at 7:00 p.m. on Tuesday, January 21, 2014, 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
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 4 Councilman B.J. Williams led the Invocation and Pledge of Allegiance.

CEREMONIALS: Mayor Athas recognized State Representative Joe Driver with a proclamation honoring him for his many years in public service and congratulations upon his retirement.

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 2) Mayor Athas recognized the Youth Leadership Garland Class 8 in attendance this evening; 3) Garland is updating development regulations; upcoming workshops and public hearing will soon announced, 4) Mayor's Evening In is scheduled for January 29, 2014 from 5-7 p.m., and 5) Councilman Williams announced his upcoming Town Hall Meeting to be held January 29, 2014 from 6:30 to 7:30 p.m. at the South Garland Branch Library.

CONSENT AGENDA: Mayor Athas noted Item 7 is postponed as requested by the applicant until the February 4, 2014 meeting. 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 Councilman Williams, seconded by Councilman Willis, to approve Items: 1; 2a; 3; 4; 5; and 6. A vote was cast and the motion carried with 9 Ayes; 0 Nays.

1. APPROVED\*\* City Council minutes of the January 7, 2014 Regular Meeting.

- 2a. APPROVED\*\* Award of Bid No. 4025-14 in the amount of \$799,999.99 to Tri-Con Services, Inc. to provide for water system improvements at Greencove Drive, Main Street and West Walnut Street. Construction includes approximately 4,144 linear feet of water line including all service connections and approximately 7,603 square yards of asphalt and street paving.
- 2b. APPROVED\*\* Award of Bid No. 4124-14 in the amount of \$98,500 with an optional contingency fee of \$9,900 for a total award of \$108,400 to provide professional engineering and design services associated with substation improvements including the addition of new 138kV transmission line terminal and associated new equipment as well as substation notifications necessary for the proposed relocation of the Olinger-Ben Davis Circuit 1 Transmission line substation termination.
3. APPROVED\*\* Employment Agreement with William E. Dollar to continue his employment in the position of City Manager.
4. APPROVED\*\* Employment Agreement with Brad Neighbor to continue his employment in the position of City Attorney.
5. APPROVED\*\* Employment Agreement with Jedson Johnson in the position of City Auditor.
6. APPROVED\*\* Ordinance No. 6670 authorizing the issuance of “City of Garland, Texas, General Obligation Refunding Bonds, Series 2014”, specifying the terms and features of said bonds; providing for the redemption of certain outstanding obligations of the City; and resolving other matters incident and related to the issuance, sale, payment and delivery of said bonds, including the approval and execution of a Paying Agent/Registrar Agreement and the approval and distribution of a Preliminary Official Statement and an Official Statement; and providing an effective date.
7. POSTPONED Consider the application of Apartment Development Services requesting approval of 1) a change in zoning from Agriculture (AG) District to a 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 applicant requested further postponement to the February 4, 2014 Council meeting. (Zoning File No. 13-35)
8. HELD & APPROVED Managing Director of Health & Code Compliance Richard Briley provided the staff report related to proposed modifications to Chapter 32 “Neighborhood Sanitation and Housing Services” as it

relates to minimum standards for lodging, licensing fees, and inspectional efforts. Briley further recommended the deletion of Paragraph 12, Section 32.04 and the addition of requirements for pest control efforts. Mayor Athas opened the public hearing to receive comment. The following persons spoke: Kash Parbhu. Mayor Athas closed the public hearing. Councilman Willis, seconded by Councilman Stanley, moved to approve Ordinance No. 6671 amending Chapter 32, "Neighborhood Sanitation and Housing Services", of the Code of Ordinances as recommended by staff. A vote was cast and the motion carried with 9 ayes, 0 nays.

9. HELD

A public hearing was held to receive citizen comments regarding the proposed 2014 Capital Improvement Program (CIP).

10. CITIZEN COMMENTS: Mary Ehlenfeldt commented regarding invocations at City Council Meetings.

There being no further business to come before the City Council, Mayor Athas adjourned the meeting at 7:36 p.m.

CITY OF GARLAND

Signed:

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Attest:

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## Purchasing Report

### **ASSET MANAGEMENT SOFTWARE OPEN MARKET**

**PURCHASE JUSTIFICATION:**

The purpose of this contract is to provide software, implementation services, training, and a yearly service contract of \$75,000 for the Azteca Cityworks Asset Management System to be used by the Water and Wastewater Departments. This is a software solution that can be expanded to include other City departments in the future. The majority of the funding for this project is included in 2013-14 Budget Amendment No. 1.

**AWARD RECOMMENDATION:**

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Timmons Group – Cityworks	All	\$693,900
<b>TOTAL:</b>		<u>\$693,900</u>

**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: 01/23/14

Date: 01/27/14

<b><u>FINANCIAL SUMMARY:</u></b>	
Total Project/Account: \$ <u>704,990</u>	Operating Budget: <input type="checkbox"/> CIP: <input checked="" type="checkbox"/> Year: <u>2013-14</u>
Expended/Encumbered to Date: <u>-0-</u>	Document Location: <u>Page # 134</u>
Balance: \$ <u>704,990</u>	Account #: 415-4599-2330914-9029 \$618,900 411-4513-7121 75,000
This Item: <u>693,900</u>	Fund/Agency/Project – Description: IT Project Fund – Asset Management System (\$618,900) IT Fund – Application Services (\$75,000)
Proposed Balance: \$ <u>11,090</u>	Comments: Majority of funds included in 2013-14 Budget Amendment No. 1
Matt Monedero <u>01/27/14</u> Budget Analyst Date	
Ron Young <u>01/27/14</u> Budget Director Date	

<b>CITY OF GARLAND - BID RECAP SHEET</b> OPENED: 02/18/13 REQ. NO. BID NO. 3403-13 PAGE: 1 of 1 BUYER: Wil Newcomer			Timmons Group-Cityworks	AssetWorks	Infor	Yashi/SAP
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ITEM	QTY	UNIT	DESCRIPTION	Timmons Group-Cityworks		AssetWorks		Infor		Yashi/SAP	
				UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	1	Lot	Software Purchase, Implement & Service (For Evaluation Purposes)		\$946,550.00		\$969,768.00		\$1,641,997.00		\$2,822,820.00
			Evaluation Criteria:								
			Meets Requirements	Maximum = 40	37.00		34.00		37.00		N/A
			Technical Solution	Maximum = 25	20.00		21.00		20.00		N/A
			Price	Maximum = 20	20.00		19.50		11.50		N/A
			References	Maximum = 15	15.00		15.00		15.00		N/A
			Total Score:	Maximum = 100	92.00		89.50		83.50		N/A

TOTAL GROSS PRICE		\$946,550.00	\$969,768.00	\$1,641,997.00	\$2,822,820.00
CASH DISCOUNT					
TOTAL NET PRICE		\$946,550.00	\$969,768.00	\$1,641,997.00	\$2,822,820.00
F.O.B.		DELIVERED	DELIVERED	DELIVERED	DELIVERED
DELIVERY					

<b>NEXT LOW:</b>	<b>\$969,768.00</b>	3806 # BidSync Notifications	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. <u>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.</u>
<b>LOW:</b>	<b>\$946,550.00</b>	1 # BidSync HUBS	
<b>SAVINGS:</b>	<b>\$23,218.00</b>	29 # Direct Contact HUBS	
		0 # HUBS Responded	



# **GARLAND**

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## **PURCHASING**

### **Executive Summary** **Bid 3403-13** **Asset Management Software**

**Recommended Vendor:**

Timmons Group

**Total Recommended Award:**

\$693,900.00

**Basis for Award:**

Best Value

**Purpose:**

The purpose of this contract is to provide software, implementation services, training and yearly service contract for the Azteca Cityworks asset management system to be used by the Water and Waste Water departments. This is a software solution that can be expanded to include other City departments in the future.

**Evaluation:**

Requests for Proposals were issued in accordance with Purchasing procedures. Four (4) proposals were received and evaluated based on the weighted criteria provided in the RFP. Yashi/SAP was not considered because their proposal was outside of the competitive range. After demonstrations from the top proposers, the evaluation team selected Timmons Group as the best value for the City.

**Recommendation:**

Staff recommends awarding the contract to Timmons Group for the acquisition, implementation, and training of the Azteca Cityworks asset management solution.

**Funding Information:**

Software: 415-4599-2330914-9029; Maintenance: 411-4513-7121

**Department Director:**

John Baker, Public Works Managing Director, 972-205-3283  
Steven Niekamp, Chief Information Officer, 972-791-7205



## Purchasing Report

### TRANSFORMER FOR TMPA HOG CREEK SUBSTATION OPEN MARKET

**PURCHASE JUSTIFICATION:**

The purpose of this contract is to purchase a 5 MVA 138/12.47 kV transformer to be installed at the TMPA Hog Creek Substation. This is an approved TMPA CIP project and will be reimbursed by TMPA at 100%.

**AWARD RECOMMENDATION:**

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
WEG Electric Co.	All	\$233,490.00
	<b>TOTAL:</b>	<u>\$233,490.00</u>

**BASIS FOR AWARD:**

**Straight Low Bid**

Submitted by:

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

Director of Purchasing

Reviewed by:

William E. Dollar

City Manager

Date: 01/23/14

Date: 01/27/14

<b><u>FINANCIAL SUMMARY:</u></b>	
Total Project/Account: \$ <u>400,000</u>	Operating Budget: <input type="checkbox"/> CIP: <input checked="" type="checkbox"/> Year: <u>2013</u>
Expended/Encumbered to Date: <u>-0-</u>	Document Location: <u>Page E01</u>
Balance: \$ <u>400,000</u>	Account #: <u>215-3542-3175901-6051</u> <u>(EC-S5759-001-1-6051)</u>
This Item: <u>233,490</u>	Fund/Agency/Project – Description: Electric CIP Fund – T14002 TMPA Hog Creek Replacement Transformer
Proposed Balance: \$ <u>166,510</u>	Comments: Contract is to purchase a 5 MVA 138/12.47 kV transformer to be installed at the TMPA Hog Creek Substation. Project will be reimbursed by TMPA at 100%.
Trent Schulze <u>01/24/14</u>	
Budget Analyst <u>Date</u>	
Ron Young <u>01/24/14</u>	
Budget Director <u>Date</u>	





# **GARLAND**

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## **PURCHASING**

### **Executive Summary** **Bid 3963-14** **Transformer for TMPA Hog Creek Substation**

**Recommended Vendor:**

WEG Electric Co.

**Total Recommended Award:**

\$233,490.00

**Basis for Award:**

Straight Low Bid

**Purpose:**

The purpose of this contract is to purchase a 5 MVA 138/12.47 kV Transformer to be installed at the TMPA Hog Creek Substation.

**Evaluation:**

Requests for Bids were issued in accordance with Purchasing procedures. Six (6) bids were received and evaluated by GP&L and engineering consultant Black & Veatch. WEG Electric Co. was selected as the straight low bidder based on evaluated price, life cycle cost and technical qualifications.

**Recommendation:**

Staff recommends awarding the transformer purchase to WEG Electric Co. as the straight low bidder.

**Funding Information:**

TMPA approved CIP project 215-3542-3174901-6051 (EC-S5749-001-1-6051) and will be reimbursed by TMPA at 100%.

**Department Director:**

Tommy Weathersbee, Transmission & Distribution Director, 972-205-3532



## Purchasing Report

### **CARVER 3 FOUNDATION REPAIR** **OPEN MARKET**

**PURCHASE JUSTIFICATION:**

The purpose of this project is to address several foundation issues with the Carver 3 Building. The necessary repairs include lifting portions of the concrete slab to bring them level with the surrounding grade beams, installing a moisture barrier to maintain a consistent moisture level below the slab, re-routing the building's roof drains, and performing required site grading. This project was initially approved for \$150,000 in the 2013 Capital Improvement Program (CIP). An additional \$50,000 was included in the 2014 Proposed CIP. With Council's approval, a Reimbursement Certificate will be issued in advance of the 2014 CIP adoption.

**AWARD RECOMMENDATION:**

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Gilbert Construction	All	\$135,600.00
	<b>TOTAL:</b>	<b>\$135,600.00</b>

**BASIS FOR AWARD:**

**Straight Low Bid**

Submitted by: \_\_\_\_\_  
 Gary L. Holcomb, CPPO, C.P.M.  
 Director of Purchasing

Reviewed by: \_\_\_\_\_  
 William E. Dollar  
 City Manager

Date: 01/23/14

Date: 01/27/14

<b><u>FINANCIAL SUMMARY:</u></b>	
<b>Total Project/Account:</b> \$ <u>200,000</u>	<b>Operating Budget:</b> <input type="checkbox"/> <b>CIP:</b> <input checked="" type="checkbox"/> <b>Year:</b> <u>2014</u>
<b>Expended/Encumbered to Date:</b> <u>52,999</u>	<b>Document Location:</b> <u>Page MF07</u>
<b>Balance:</b> \$ <u>147,001</u>	<b>Account #:</b> 692-4749-1606613-9002
<b>This Item:</b> <u>135,600</u>	<b>Fund/Agency/Project – Description:</b> CO-Funded CIP / Facilities Management / Carver 3 Renovation
<b>Proposed Balance:</b> \$ <u>11,401</u>	<b>Comments:</b> An additional \$50,000 was included in the 2014 Proposed CIP. A Reimbursement Certificate will be issued in advance of the 2014 CIP adoption.
Matt Watson <span style="float: right;">01/23/14</span>	
Budget Analyst <span style="float: right;">Date</span>	
Ron Young <span style="float: right;">01/24/14</span>	
Budget Director <span style="float: right;">Date</span>	





# **GARLAND**

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## **PURCHASING**

### Executive Summary Bid 3983-14 Carver 3 Foundation Repair

**Recommended Vendor:**

Gilbert Construction

**Total Recommended Award:**

\$135,600.00

**Basis for Award:**

Straight Low Bid

**Purpose:**

The purpose of this project is to address several foundation issues with the Carver 3 Building. The necessary repairs include lifting portions of the concrete slab to bring them level with the surrounding grade beams, installing a moisture barrier to maintain a consistent moisture level below the slab, re-routing the building's roof drains and performing required site grading.

**Evaluation:**

Requests for bids were issued in accordance with Purchasing procedures. While Gilbert Construction submitted the only bid, the project is within their capabilities and within budget.

**Recommendation:**

Staff recommends awarding the bid for Carver 3 foundation repair to Gilbert Construction.

**Funding Information:**

692-4749-1606613-9002

**Department Director:**

Ginny Holliday, Facilities Management Director, 972-205-3225



## Purchasing Report

### JET SEWER TRUCK OPEN MARKET

**PURCHASE JUSTIFICATION:**

This request is for the purchase of a 2014 Ford F-550 chassis with mounted Pipehunter Model 7844 sewer cleaner to be used by the Water Department in their daily operations. This Jet Sewer Truck is being purchased through the HGAC Purchasing Cooperative Contract #HT11-12. Funding was approved in the 2013-14 Equipment Replacement Fund.

**AWARD RECOMMENDATION:**

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Chastang Ford	1	\$121,869.00
<b>TOTAL:</b>		<u>\$121,869.00</u>

**BASIS FOR AWARD:**

**Cooperative Purchase**

Submitted by:

Reviewed by:

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

William E. Dollar  
 City Manager

Date: 01/23/13

Date: 01/27/14

<b><u>FINANCIAL SUMMARY:</u></b>			
Total Project/Account:	\$ 146,000	Operating Budget:	<input checked="" type="checkbox"/> CIP: <input type="checkbox"/> Year: <u>2013-14</u>
Expended/Encumbered to Date:	23,650	Document Location:	<u>Page 120</u>
Balance:	\$ 122,350	Account #:	444-4122-9009
This Item:	121,869	Fund/Agency/Project – Description:	Equipment Replacement Fund (ERF) – Replacement of Unit 410-114
Proposed Balance:	\$ 481	Comments:	
Ron Tiffany	01/27/14		
Budget Analyst	Date		
Ron Young	01/27/14		
Budget Director	Date		





# **GARLAND**

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## **PURCHASING**

Executive Summary  
Bid 4136-14  
Jet Sewer Truck

**Recommended Vendor:**

Chastang Ford

**Total Recommended Award:**

\$121,869.00

**Basis for Award:**

Cooperative Purchase

**Purpose:**

The purpose of this contract is to purchase a 2014 Ford F-550 chassis with mounted Pipehunter Model 7844 sewer cleaner to be used by the Water department in their daily operations.

**Evaluation:**

This Jet Sewer Truck is being provided by Chastang Ford through the HGAC purchasing cooperative contract #HT11-12.

**Recommendation:**

Staff recommends awarding the contract for the Jet Sewer truck to Chastang Ford.

**Funding Information:**

444-4122-9009

**Department Director:**

Terry Anglin, Fleet Director, 972-205-3524



## Purchasing Report

### EMERGENCY STORM RESTORATION OPEN MARKET

**PURCHASE JUSTIFICATION:**

The purpose of this contract is to provide emergency repairs for storm restoration during the ice storm power outages. T&D Solutions was selected for the emergency storm restoration services based on availability of resources, response time, and prior experience with the City.

**AWARD RECOMMENDATION:**

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
T&D Solutions	All	\$291,538.99
<b>TOTAL:</b>		\$291,538.99

**BASIS FOR AWARD:**

**Emergency**

Submitted by:

Reviewed by:

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

William E. Dollar  
 City Manager

Date: 01/23/14

Date: 01/27/14

<b><u>FINANCIAL SUMMARY:</u></b>	
Total Project/Account: \$	2,635,801
Expended/Encumbered to Date:	968,162
Balance: \$	1,667,639
This Item:	291,539
Proposed Balance: \$	1,376,100
Trent Schulze	01/23/14
Budget Analyst	Date
Ron Young	01/23/14
Budget Director	Date

<b>Operating Budget:</b> <input checked="" type="checkbox"/> <b>CIP:</b> <input type="checkbox"/> <b>Year:</b> <u>FY 2013-14</u> <b>Document Location:</b> <u>Page 211</u> <b>Account #:</b> 211-3241-7111  <b>Fund/Agency/Project – Description:</b> Electric Utility Fund – Emergency Repairs Related to Ice Storm Power Outages  <b>Comments:</b> Contract provides for emergency repairs for storm restoration during ice storm power outages.
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# **GARLAND**

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## **PURCHASING**

### **Executive Summary** **Bid 4146-14** **Emergency Storm Restoration**

**Recommended Vendor:**

T&D Solutions

**Total Recommended Award:**

\$291,538.99

**Basis for Award:**

Emergency

**Purpose:**

The purpose of this contract was to provide emergency repairs for storm restoration during the ice storm power outages.

**Evaluation:**

T&D Solutions was selected for the emergency storm restoration services based on availability of resources, response time and prior experience with the City.

**Recommendation:**

Staff recommends awarding a contract to T&D Solutions for emergency storm restoration services.

**Funding Information:**

211-3241-7111

**Department Director:**

Tommy Weathersbee, Transmission & Distribution Director, 972-205-3532



# City Council Item Summary Sheet

Work Session

Date: February 4, 2014

Agenda Item

## Amendment of EMS Mileage Fee Ordinance

### Summary of Request/Problem

At the January 21, 2014 Work Session, Council considered authorizing an amendment to Section 21.26(B) of the Code of Ordinances to reduce the mileage fee in subsections B(2) and B(3) from \$12.00 to \$10.00 per mile. This amendment is needed to correct the mileage fees adopted in Ordinance No. 6559 that was approved on July 17, 2012, which reflected incorrect amounts for mileage charges under Section 21.26(B) and B(3).

### Recommendation/Action Requested and Justification

Approve an ordinance amending Chapter 21 "Fire Prevention and Protection" of the Code of Ordinances of the City of Garland.

**Submitted By:**

**Raymond Knight  
Fire Chief**

**Approved By:**

**William E. Dollar  
City Manager**

**ORDINANCE NO.**

**AN ORDINANCE AMENDING CHAPTER 21 “FIRE PREVENTION AND PROTECTION” OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A SAVINGS CLAUSE; A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.**

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

**Section 1**

That Section 21.26(B) of Chapter 21, “Fire Prevention and Protection,” of the Code of Ordinances of the City of Garland, Texas, is hereby amended to read as follows”

“(B) The following fees shall be charged for ambulance services provided by the City:

- (1) Basic life support transfer [BLS]: \$450.00 for residents, \$550.00 for non-residents, plus a mileage fee of \$10.00 per mile from the site of pick-up to the hospital.
- (2) Advanced life support transfer [ALS-1] involving two or fewer advanced life support measures: \$500.00 for residents, \$600.00 for non-residents, plus a mileage fee of \$10.00 per mile from the site of pick-up to the hospital.
- (3) Advanced life support transfer [ALS-2] involving three or more advanced life support measures: \$625.00 for residents, \$725.00 for non-residents, plus a mileage fee of \$10.00 per mile from the site of pick-up to the hospital.
- (4) All supplies used in connection with a transfer shall be charged at 125% of the City’s cost.”

**Section 2**

That Chapter 21 of the Code of Ordinances of the City of Garland, Texas, shall be and remain in full force and effect save and except as amended by this Ordinance.

**Section 3**

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

**Section 4**

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

**PASSED AND APPROVED** this the \_\_\_\_\_ day of \_\_\_\_\_, 2013.

**CITY OF GARLAND, TEXAS**

\_\_\_\_\_  
Mayor

**ATTEST:**

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



# City Council Item Summary Sheet

Work Session

Date: February 4, 2014

Agenda Item

## Change Order – Water and Wastewater Improvements Shiloh Road – Mockingbird Lane to Forest Lane

### Summary of Request/Problem

At the January 21, 2014 Work Session, Council was scheduled to consider authorizing Change Order No. 1 to the contract with Jim Bowman Construction Company in the amount of \$64,071.57. During the construction project, it was determined that the existing pavement in Shiloh Road is actually 10" thick instead of the City's current standard of 8" thick. The majority of the change order is for the concrete removal and replacement for the additional 2" thickness. Additional grade adjustments of ADA ramps and sidewalks is the part of this change order as well.

### Recommendation/Action Requested and Justification

Approve by minute action authorizing the City Manager to execute Change Order No. 1 with Jim Bowman Construction Company in the amount of \$64,071.57.

**Submitted By:**

**Michael C. Polocek  
Director of Engineering**

**Approved By:**

**William E. Dollar  
City Manager**



# City Council Item Summary Sheet

Work Session

Date: February 4, 2014

Agenda Item

## Walnut Utility Relocation – Verizon Letter Agreement

### Summary of Request/Problem

Funding for the Walnut Utility Relocation was included in the approved 2012 and is proposed in 2014 Capital Improvements Program, CIP. In an effort to reduce the overhead utilities in the downtown redevelopment area, the project includes providing an underground conduit duct bank for Verizon and Oncor along the south side of Walnut between Glenbrook and the KCS ROW.

The project was initiated by the City for aesthetic purposes, thus the attached Letter Agreement includes funding in the amount of \$217,661.66 for Verizon to provide cable/wires in the new underground conduit system and to remove their existing overhead wires and poles.

Council action is required to authorize the City Manager to execute the contract.

### Recommendation/Action Requested and Justification

Authorize the City Manager to execute the proposed contract by Minute Action.

Attachments:

Location Map

2014 Proposed CIP Sheet

Letter Agreement

**Submitted By:**

**Michael C. Polocek**  
Director of Engineering

**Approved By:**

**William E. Dollar**  
City Manager



Outside Plant Engineering  
1132 Hwy. 407  
Lewisville, Texas 75067

Date: 10/31/2013

To: Donna Manhart  
City of Garland  
800 Main St. - Garland, TX-75046

Re: CWO# 5628-2710-8P0A0CB

Dear Ms. Manhart

This is in response to your request for Verizon to perform the following work: Remove aerial facilities on Walnut from Glenbrook to East of MKTRR. We have estimated that the cost of this work effort will be \$217,661.66.

This is the amount of the advance payment that you will be required to make. You must return this signed agreement, along with the full advance payment, before your work will be scheduled.

Upon job completion, you will be issued either: (1) a refund for any overpayment, or (2) an invoice, if the final actual costs exceed the advance payments received. Any unapplied portion of advance payments will be refunded to you within sixty (60) days of the final bill or cancellation of the job.

If you agree to these terms, please sign below and forward this signed letter agreement, a check for \$217,661.66 made payable to Verizon and noted with CWO# 5628-2710-8P0A0CB to:

Verizon  
Attn: Steve Gentry  
Engineering Department  
1132 Hwy. 407  
Lewisville TX 75067

If you are signing for a company or other entity, then by signing below, you warrant that you are authorized to bind the company or entity to the terms of this letter agreement.

Upon receipt of your signed agreement and advance payment, your work order will be released to our Construction Department for scheduling.

Verizon shall not be responsible to the extent its performance is delayed or prevented due to causes beyond its control, including but not limited to acts of God or the public enemy, terrorism, civil commotion, embargo, acts of government, any law, order, ordinance, regulation, or requirement of any government, fires, explosions, weather, quarantine, strikes, labor disputes, lockouts, and other causes beyond the reasonable control of Verizon.

Should you have any questions or concerns regarding these terms, please contact me at 972-841-4651, via e-mail at [dan.dancer@infotech-enterprises.com](mailto:dan.dancer@infotech-enterprises.com).

Please be advised that the price estimate quoted above is only valid for sixty (60) days from the date of this letter. If this work request is cancelled after you have signed the agreement, you will be billed for any Engineering and Construction cost incurred after the date of signature that may include the cost to place and/or remove facilities.

If we do not receive this signed agreement and your full advance payment within this sixty (60) day period, we will assume that you do not want the work to be undertaken and the project will be **cancelled**.

Sincerely,

\_\_\_\_\_  
Dan Dancer-OSP Consulting for Verizon

I agree to the terms of this agreement:

Accepted (Signature): \_\_\_\_\_

Print Name & Title: \_\_\_\_\_

Company: \_\_\_\_\_

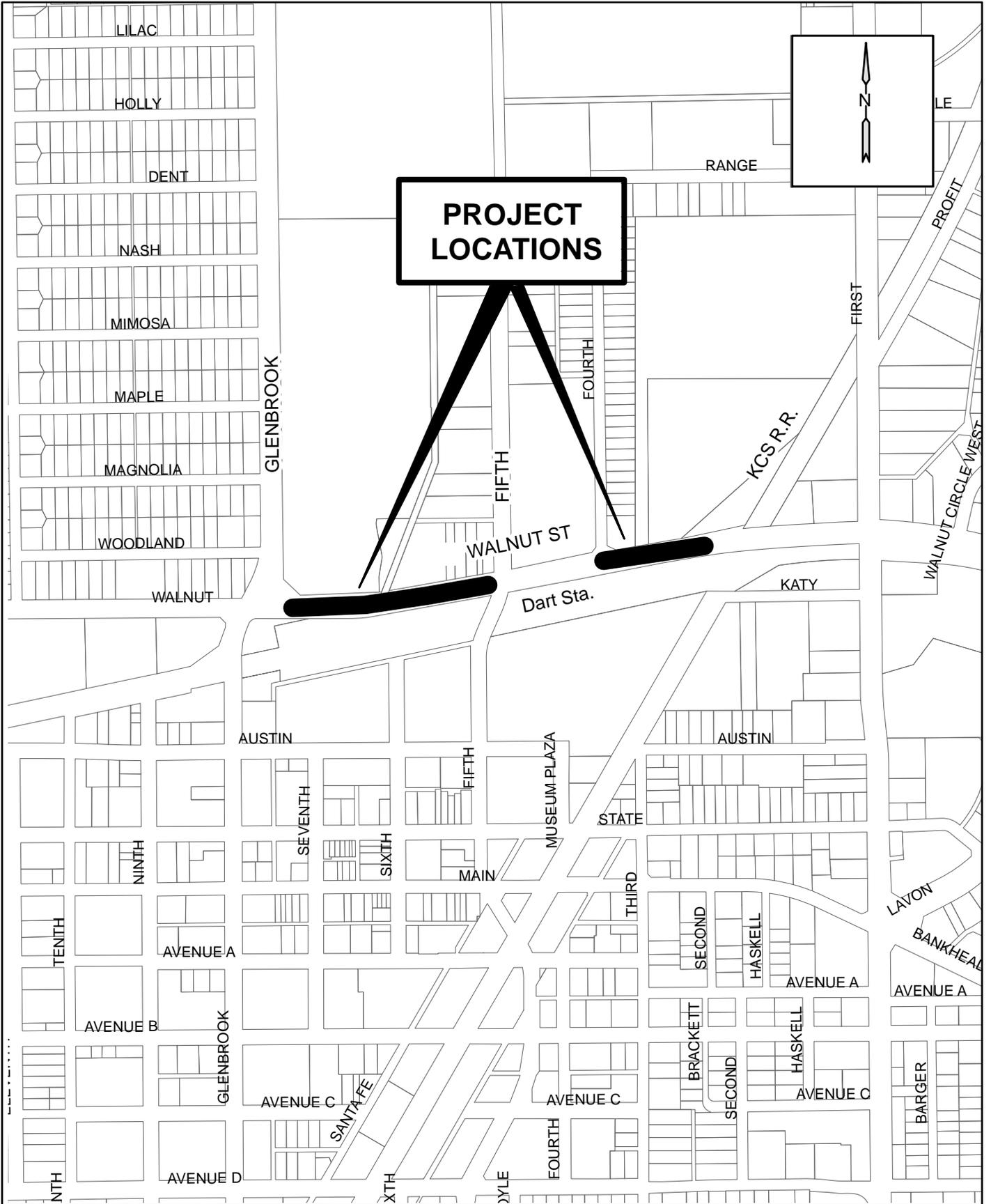
Billing Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Telephone #: \_\_\_\_\_

Date: \_\_\_\_\_

PAGE NO: <b>ST17</b>		<i>Continuing Project</i>						*Amounts in 000's \$		COUNCIL DISTRICT(S) 2			
DEPARTMENT ENGINEERING			PROJECT TITLE WALNUT UTILITY RELOCATION					PROJECT NO(S). 14295		ACCOUNT NO(S). 692-1409-1429511			
PROJECT DESCRIPTION											FUNDING SOURCE(S)		
Relocate overhead utilities along the south side of Walnut between Glenbrook and KCS Crossing.											Certificates of Oblig. Issued \$ 717,000		
											TOTAL FUNDED \$ 717,000		
											UNFUNDED \$		
											PROJECT TOTAL \$ 717,000		
IMPACT ON OPERATING BUDGET											STRIP MAP		
IMPACT EXPLANATION													
<input type="checkbox"/> Will Impact      Annual Cost/(Savings): <input checked="" type="checkbox"/> Will Not Impact      Personnel # of Positions _____ Operations Capital _____ Total _____													
*PROJECT COSTS	Thru 12-2013	2014	2015	2016	2017	2018	2019 to Completion	Total					
Design	93							93					
Land/Right-of-Way													
Construction	324	300						624					
Landscaping													
Equip. & Furnish.													
Other													
<b>TOTAL COSTS</b>	<b>417</b>	<b>300</b>						<b>717</b>					
*SOURCE OF FUNDS	Thru 12-2013	2014	2015	2016	2017	2018	2019 to Completion	Total	PROJECT SCHEDULE	START	FINISH		
Current Funds									Design	3/2011	4/2013		
GO's/Com Paper Issued									Land/Right-of-Way				
GO's Unissued									Construction	4/2013	2/2014		
Certificates of Obligation	717							717	Finish Out				
Other									Other				
<b>Unfunded</b>									<b>TOTAL SCHEDULE</b>	<b>3/2011</b>	<b>2/2014</b>		
<b>TOTAL SOURCES</b>	<b>717</b>							<b>717</b>					



**WALNUT UTILITY RELOCATION**  
**GLENBROOK TO FIFTH AND**  
**EAST OF DART STATION TO KCS ROW**

Scale: NTS  
 File: Walnut.mxd  
 Date: 01/22/2014  
 Drawn: COG

SHEET  
 1  
 OF  
 1

# City Council Item Summary Sheet



Work Session

Agenda Item

Date: February 4, 2014

## GARLAND POWER & LIGHT TRANSMISSION & DISTRIBUTION DIRECTOR CONTRACTOR AGREEMENT

### Summary of Request/Problem

Garland Power & Light (GP&L) is in need of a Transmission & Distribution Director to work with GP&L management in the management, organizational planning, and development of the GP&L Transmission & Distribution Division. The previous GP&L Transmission & Distribution Director retired in July 2013. GP&L has been searching for a replacement since that time and has relied on an interim director for the majority of that time. The appointment of a new Transmission & Distribution Director through this Contractor Agreement will allow GP&L's Transmission & Distribution Division to return to its normal organizational structure and operation with a full-time Director.

This item was scheduled for Council consideration at the February 3, 2014 Work Session.

### Recommendation/Action Requested and Justification

Staff recommends that Council approve the contract by minute action authorizing the City Manager, or his representative, to execute the Independent Contractor Agreement.

**Submitted By:**

**Jeff Janke**  
GP&L Managing Director

**Approved By:**

**William E. Dollar**  
City Manager



# City Council Item Summary Sheet

Work Session

Date: 2/4/14

Agenda Item

## 2013-14 Budget Amendment No. 1

### Summary of Request/Problem

At the January 21, 2014, Work Session, the City Council reviewed a Policy Report recommending the amendment of the 2013-14 Adopted Budget. The Council directed staff to prepare an Ordinance amending the Budget for (1) projects approved in last year's Budget but uncompleted by the fiscal year-end, (2) the rollover of open purchase orders from the 2012-13 fiscal year, and (3) expenditures not anticipated in the 2013-14 Adopted Budget.

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

### Recommendation/Action Requested and Justification

Approval of the Ordinance amending the 2013-14 Adopted Budget.

**Submitted By:**

**Ron Young**  
Director Budget & Research

**Approved By:**

**William E. Dollar**  
City Manager

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

**AN ORDINANCE AUTHORIZING AN AMENDMENT TO THE 2013-14 OPERATING BUDGET (BUDGET AMENDMENT NO. 1), PROVIDING FOR SUPPLEMENTAL APPROPRIATION OF FUNDS IN THE GENERAL FUND, THE EQUIPMENT REPLACEMENT FUND, THE INFORMATION TECHNOLOGY REPLACEMENT FUND, THE INFRASTRUCTURE REPAIR & REPLACEMENT FUND, THE STORMWATER MANAGEMENT FUND, THE WASTEWATER UTILITY FUND, THE WATER UTILITY FUND, AND VARIOUS FUNDS ASSOCIATED WITH PURCHASE ORDER ENCUMBRANCES; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City Council approved the 2013-14 Operating Budget and appropriated the necessary funds out of the general revenues and grants and other revenues for the maintenance and operation of various departments, activities, and improvements of the City; and

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

**WHEREAS**, Council has reviewed and concurred with a Policy Report that establishes the need for changes to appropriations in the General Fund, the Equipment Replacement Fund, the Information Technology Replacement Fund, the Infrastructure Repair & Replacement Fund, the Stormwater Management Fund, the Wastewater Utility Fund, the Water Utility Fund, and also various funds associated with purchase order encumbrances from the 2012-13 fiscal year;

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

**Section 1**

The City Council of the City of Garland, Texas, hereby authorizes and approves an amendment to the 2013-14 Operating Budget (Budget Amendment No. 1) for the purposes and in the amounts as shown in Exhibit A (Policy Report), attached hereto and incorporated herein by reference.

**Section 2**

The City Council of the City of Garland, Texas, hereby amends Ordinance No. 6639, Section 1, adjusting operating appropriations in the General Fund, the Equipment Replacement Fund, the Information Technology Replacement Fund, the Infrastructure Repair & Replacement Fund, the Stormwater Management Fund, the Wastewater Utility Fund, the Water Utility Fund, and also various funds associated with purchase order encumbrances from the 2012-13 fiscal year, in the amounts and for the purposes specified in Exhibit A (Policy Report), attached hereto.

**Section 3**

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

**PASSED AND APPROVED** this the 4<sup>th</sup> day of February, 2014.

**THE CITY OF GARLAND, TEXAS**

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

**ATTEST:**

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



Meeting: Work Session

Date: January 21, 2014

# Policy Report

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## 2013-14 BUDGET AMENDMENT NO. 1

### ISSUE

Amend the 2013-14 Adopted Budget in order to appropriate available funds for the following:

- (1) Projects approved in last year's Budget but not completed by the fiscal year-end.
- (2) Rollover of open Purchase Orders from the 2012-13 fiscal year.
- (3) Expenditures not anticipated in the 2013-14 Adopted Budget.

### OPTIONS

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

### RECOMMENDATION

Option (A) – Approve Budget Amendment No. 1 as proposed. Direct staff to prepare an ordinance amending the 2013-14 Adopted Budget for consideration and passage at the February 4, 2014, Regular Council meeting.

### COUNCIL GOAL

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

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

**BACKGROUND**

**(1) Carry-Over of 2012-13 Incomplete Projects**

**a) Street Upgrades**

The FY 2012-13 Revised Budget for the Infrastructure Repair and Replacement Fund included \$1,088,365 for street repair and replacement projects. These projects are to be completed in conjunction with sewer/water main improvements. Budget Amendment No. 1 proposes to increase FY 2013-14 operating appropriations by \$1,088,365 to complete the following projects: Shiloh Road from Forest Lane to Miller Road - \$125,000; Birchwood Drive from Broadmoor Drive to Northwest Hwy. - \$50,000; Brookview Drive from Northwest Hwy. to Wildbriar Drive - \$71,000; Cove Drive from Country Club Road to High Meadow Drive - \$94,000; Lake Hubbard Pkwy. from Chaha Road to Marvin Loving Drive - \$40,000; Fifteenth Street from South Garland Avenue to Miller Road - \$147,900; Sixteenth Street from South Garland Avenue to Miller Road - \$156,600; Tennyson Drive from West Miller Road to Delano Drive - \$100,050; Delano Drive from West Daugherty to West Miller Road - \$264,665; Harris Drive from Carney Drive to Saturn Springs Road - \$39,150.

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

**b) Information Technology Computer Hardware**

The FY 2012-13 Revised Budget for the Information Technology Replacement Fund included \$319,344 to acquire computer hardware that did not get purchased by the close of the fiscal year. Budget Amendment No. 1 proposes to increase FY 2013-14 operating appropriations by \$319,344 to purchase the previously approved computer hardware. The hardware includes the following:

- 1) 16 desktop workstations - \$16,000
- 2) 1 laptop - \$1,000
- 3) 1 high-end desktop - \$3,200
- 4) 1 multi-server monitor - \$4,000
- 5) 1 internet email filtering server - \$7,144
- 6) 8 network switches - \$56,000
- 7) 1 server consolidation - \$232,000

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

**c) New Office Space for the Economic Development Department**

The FY 2012-13 Revised Budget for the Economic Development Department included \$127,339 to move the department into new office space by the end of last fiscal year. Budget Amendment No. 1 proposes to increase FY 2013-14 operating appropriations by \$127,339 since the Economic Development Department's move to a new office was delayed until the current fiscal year.

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

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

- 1) Stormwater Management Fund – pickup truck - \$24,000
- 2) Equipment Replacement Fund – pickup truck with cage for Animal Services - \$30,000
- 3) Infrastructure Repair & Replacement Fund – pickup truck - \$24,000.

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

**(2) Rolled-Forward Encumbrances from Fiscal Year 2012-13**

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

Because the purchase of these open items was authorized by Council in the previous fiscal year (2012-13), the City's practice has been to roll these encumbrances forward into the current fiscal year (2013-14). This has the effect of increasing the current year's appropriation by the amount of the open Purchase Orders or encumbrances. The funding to cover the expenditures is available in the fund balance since payment was not made before the close of the fiscal year.

The projected fund balance for the current fiscal year is unaffected by the "roll-forward," because it was assumed in the 2013-14 Adopted Budget that the expenditures would be completed in the prior year. The presence of the funds in the fund balance is above and beyond what the Budget assumes for the 2013-14 year-end balance.

Budget Amendment No. 1 proposes that encumbrances totaling \$3,605,092 be rolled forward to 2013-14. Of the total rollover amount, \$461,915 is related to the General Fund. Attachment A provides a detailed listing by fund of individual outstanding encumbrances over \$25,000.

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

**(3) Expenditures Not Anticipated in the 2013-14 Adopted Budget**

**a) Water and Wastewater Utilities Asset Management System**

The Water and Wastewater Utility Departments have been storing asset information in different formats, different locations, and different systems, resulting in asset data being scattered amongst its divisions and other City departments. In order to better manage its Water/Wastewater infrastructure data, and to use this information to assist management decisions and field operations, both Utilities are requesting the purchase and implementation of asset management software. In the FY 2013-14 Adopted Budget, Council approved a \$189,000 transfer from the Wastewater Utility Fund to the IT Project Fund to begin the initial design work for an Asset Management System. However, now that a vendor has been chosen and a scope of work identified, Budget Amendment No. 1 proposes an additional \$440,990 (split between the Water and Wastewater Utility Funds) to be transferred to the IT Project Fund to allow for the entire project cost of \$629,990 to be funded and purchased in FY 2013-14.

The Asset Management System will be fully funded by available fund balances in the Water and Wastewater Utility Funds.

**b) Other Miscellaneous Expenditure Adjustments include:**

- 1) General Fund – Police range storage container funded by donations - \$2,995
- 2) Electric Utility Fund – reduction of transfer to Capital Improvement Program – (\$1,153,000)
- 3) Stormwater Management Fund – mower attachment replacement for hydraulic excavator - \$15,000
- 4) Equipment Replacement Fund – replacement of GP&L vehicle - \$29,515
- 5) Equipment Replacement Fund – additional cost for backhoe upgrade - \$27,134

The mower attachment, GP&L replacement vehicle, and backhoe upgrade will be fully funded by available fund balances from each of the funds.

**FINANCIAL CONSIDERATIONS**

The Street Upgrades projects, the Information Technology Hardware, the Economic Development Department Office move, other Miscellaneous Project Carryovers, and outstanding Purchase Orders carried forward were fully funded in the FY 2012-13 Budget, and the funds required to cover these expenditures remain within each fund's respective fund balance. As a result, there is no financial impact from approval of these items. The Water and Wastewater Asset Management System, mower attachment for the hydraulic excavator, replacement of a GP&L vehicle, and the additional cost for the backhoe upgrade will be fully funded by available fund balances from the respective funds.

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

<u>General Fund</u>	
Economic Development	\$ 127,339
Police Range Storage Container	2,995
<u>Electric Utility Fund</u>	
Reduction of Transfer to Capital Improvement Program	(1,153,000)
<u>Equipment Replacement Fund</u>	
Replacement of GP&L Vehicle	29,515
Pickup Truck with Cage for Animal Services Approved in FY 2012-13 Budget	30,000
Additional Cost for Backhoe Upgrade	27,134
<u>Information Technology Replacement Fund</u>	
Computer Hardware	319,344
<u>Infrastructure Repair &amp; Replacement Fund</u>	
Street Repair and Replacement Projects	1,088,365
Pickup Truck Approved in FY 2012-13 Budget	24,000
<u>Stormwater Management Fund</u>	
Pickup Truck Approved in FY 2012-13 Budget	24,000
Mower Attachment Replacement for Hydraulic Excavator	15,000
<u>Wastewater Utility Fund</u>	
Asset Management System	220,495
<u>Water Utility Fund</u>	
Asset Management System	220,495
<u>Various Funds</u>	
Rollover of Purchase Order Encumbrances	<u>3,605,092</u>
<b>TOTAL SUPPLEMENTAL APPROPRIATION</b>	<b><u>\$4,580,774</u></b>

2013-14 BUDGET AMENDMENT NO. 1

Page 6

**ATTACHMENT(S)**

Attachment A – Schedule of Open Encumbrances being Rolled Forward

Attachment B – Schedule of Proposed Amendments by Fund

Submitted By:

Ron Young  
Director  
Budget & Research

Date: January 13, 2014

Approved By:

William E. Dollar  
City Manager

Date: January 13, 2014

**ATTACHMENT A  
2012-13 Rollover  
(With Detail of PO's Over \$25,000)**

<u>Fund/Department</u>	<u>PO Description</u>	<u>Amount Outstanding 9-30-13</u>
<b><u>General Fund</u></b>		
Planning & Community Development	Unified Development Code	\$49,895
Parks, Recreation & Cultural Arts	Lawn Tractors (2)	\$43,091
Police - Training	Ammunition	\$39,985
Various	PO's Under \$25,000	\$328,944
	<b>Sub-Total General Fund</b>	<u>\$461,915</u>
<b><u>Electric Utility Fund</u></b>		
	Equipment Lease	\$39,666
	Turbine Parts and Service	113,074
	TMPA Instrument Transformers	53,550
	TMPA Transmission ROW Maintenance	118,360
	Professional Services	59,860
	PO's Under \$25,000	161,803
	<b>Sub-Total Electric Utility Fund</b>	<u>\$546,313</u>
<b><u>Stormwater Management Fund</u></b>		
	Tilt Trailer	\$30,855
	PO's Under \$25,000	1,381
	<b>Sub-Total Stormwater Management Fund</b>	<u>\$32,236</u>
<b><u>Information Technology Fund</u></b>		
	IT Leaders Workgroup Subscriptions	\$80,058
	Software Licenses	110,914
	Desk Phones	40,568
	Telephone System Maintenance Contract	89,972
	Radio Communications Equipment	71,865
	PO's Under \$25,000	102,689
	<b>Sub-Total Information Technology Fund</b>	<u>\$496,066</u>

<b><u>Fund/Department</u></b>	<b><u>PO Description</u></b>	<b><u>Amount Outstanding 9-30-13</u></b>
<b><u>Information Technology Replacement Fund</u></b>		
GP&L	Workstations (21)	\$34,423
IT	Toughbooks and Docks	37,346
	PO's Under \$25,000	121,347
		<hr/>
<b>Sub-Total Information Technology Replacement Fund</b>		<b>\$193,116</b>
<b><u>Equipment Replacement Fund</u></b>		
Police - Patrol	Police Pursuit Vehicles	\$638,848
Police - Patrol	Police Pursuit Vehicles	112,272
Police - Patrol	Police Pursuit Vehicles	83,328
Police - Patrol	Police Motorcycles	63,196
Police - Patrol	Police Motorcycles	47,397
Police - Patrol	Cut Vinyl Graphics for Pursuit Vehicles	40,375
Water - Metering Services	Bachhoe Loader	94,896
IT - Telecommunications	Pickup, 1/2-ton with Crew Cab	31,070
Various Departments	PO's Under \$25,000	53,029
		<hr/>
<b>Sub-Total Equipment Replacement Fund</b>		<b>\$1,164,411</b>
<b><u>Facilities Management Fund</u></b>		
Facilities - Building Services	Millwork for Kitchen in Fire Station No. 7	\$26,600
	PO's Under \$25,000	85,195
		<hr/>
<b>Sub-Total Facilities Management Fund</b>		<b>\$111,795</b>
<b><u>Infrastructure Repair &amp; Replacement Fund</u></b>		
	Software Management System	\$65,325
	PO's Under \$25,000	22,311
		<hr/>
<b>Sub-Total Infrastructure Repair &amp; Replacement Fund</b>		<b>\$87,636</b>
<b><u>Narcotic Seizure Fund</u></b>		
Police - Supplies	Ammunition	\$40,000
	PO's Under \$25,000	0
		<hr/>
<b>Sub-Total Narcotic Seizure Fund</b>		<b>\$40,000</b>
<b><u>Recreation Performance Fund</u></b>		
Rec Performance - Senior Events	Passenger Van	\$57,506
	PO's Under \$25,000	50,382
		<hr/>
<b>Sub-Total Recreation Performance Fund</b>		<b>\$107,888</b>

<u>Fund/Department</u>	<u>PO Description</u>	<u>Amount Outstanding 9-30-13</u>
<u>Wastewater Utility Fund</u>	Professional Services	\$45,550
	PO's Under \$25,000	174,551
	<b>Sub-Total Wastewater Utility Fund</b>	<u>\$220,101</u>
<u>All Other Funds</u>	PO's Under \$25,000	<u>\$143,615</u>
<u>TOTAL OUTSTANDING PO's</u>		<u>\$3,605,092</u>

## ATTACHMENT B

### Proposed Budget Amendment FY 2013-14 Operating Budget

	BA #1	BA #1 PO Rollover	Total Budget Amendment
<b>REVENUES AND EXPENDITURES</b>			
<b>Sources of Funds:</b>			
Additional Revenue			
General Fund - Police Donations	\$2,995	\$0	\$2,995
Fund Balance - Prior Year	972,687	3,605,092	4,577,779
Total Funds Provided	<u>\$975,682</u>	<u>\$3,605,092</u>	<u>\$4,580,774</u>
<b>Use of Funds - Expenditures:</b>			
General Fund (See detail in Notes)	\$130,334	\$461,915	\$592,249
Customer Service	0	22,065	22,065
Electric Utility Fund	(1,153,000)	546,313	(606,687)
Environmental Waste Services Fund	0	14,413	14,413
Equipment Replacement Fund	86,649	1,164,411	1,251,060
Facilities Management Fund	0	111,795	111,795
Fleet Services Fund	0	67,948	67,948
Information Technology Fund	0	496,066	496,066
Information Technology Replacement Fund	319,344	193,116	512,460
Infrastructure Repair & Replacement Fund	1,112,365	87,636	1,200,001
Narcotic Seizure Fund	0	40,000	40,000
Recreation Performance Fund	0	107,888	107,888
Self Insurance Fund	0	4,656	4,656
Stormwater Management Fund	39,000	32,236	71,236
Warehouse Fund	0	3,750	3,750
Wastewater Utility Fund	220,495	220,101	440,596
Water Utility Fund	220,495	30,783	251,278
Total Expenditures	<u>\$975,682</u>	<u>\$3,605,092</u>	<u>\$4,580,774</u>
<b>Notes:</b>			
General Fund -			
City Attorney	\$0	\$2,238	\$2,238
Code Compliance	0	5,100	5,100
Economic Development	127,339	0	127,339
Engineering	0	5,685	5,685
EWS - Disposal	0	17,858	17,858
Fire	0	36,654	36,654
Human Resources	0	1,774	1,774
Library	0	17,440	17,440
Municipal Court	0	4,804	4,804
Parks, Recreation & Cultural Arts	0	128,716	128,716
Planning & Community Development	0	121,352	121,352
Police	2,995	118,549	121,544
Purchasing	0	1,745	1,745
Sub-Total General Fund	<u>\$130,334</u>	<u>\$461,915</u>	<u>\$592,249</u>



# City Council Item Summary Sheet

Work Session

Date: February 4, 2013

Agenda Item

## Amendment to the Consultation Services Retainer Agreement for Dean International, Inc.

### Summary of Request/Problem

At the February 3, 2014 Work Session, Council was scheduled to consider an amendment to the Consultation Services Retainer Agreement for Dean International, Inc.

### Recommendation/Action Requested and Justification

Approve by minute action an amendment to the Consultation Services Retainer Agreement for Dean International, Inc.

Submitted By:

Approved By:

William E. Dollar  
City Manager



# City Council Item Summary Sheet

Work Session

Date: February 4, 2013

Agenda Item

## Strategic Transportation Enhancement Plan

### Summary of Request/Problem

At the February 3, 2014 Work Session, Council was scheduled to consider adopting the Strategic Transportation Enhancement Plan for IH-635 East, SH-78, and I-30.

### Recommendation/Action Requested and Justification

Approve by minute action the adoption of the Strategic Transportation Enhancement Plan for IH-635 East, SH-78, and I-30.

Submitted By:

Approved By:

**William E. Dollar**  
City Manager



# Planning Report

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## **Apartment Development Services**

### **Northwest intersection of Bobtown Road and Waterhouse Boulevard**

#### **REQUEST**

Approval of 1) a change in zoning from Agriculture (AG) District to a 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.

This request was postponed from the December 3, 2013 meeting.

#### **OWNER**

United Pentacostal Church of Casa View

#### **PLAN COMMISSION RECOMMENDATION**

On November 11, 2013 the Plan Commission, by a vote of six (6) to three (3), recommended denial of 1) a change in zoning from Agriculture (AG) District to a 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.

#### **STAFF RECOMMENDATION**

Denial of 1) a change in zoning from Agriculture (AG) District to a 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 proposed use and Concept Plan do not reflect the goal of selecting strategic locations for multi-family developments that are integrated in a manner that will minimally impact existing development and spur future development in the surrounding area. The development plan does not align with the desired product type for higher density within the city. Given the limited market for additional multi-family units in the I30 Catalyst Area over the next ten years, it is critical that any additional units be strategically located and designed to support the City's long-term vision for this area.

#### **BACKGROUND**

The applicant is requesting approval of a change of zoning from Agriculture (AG) District to a Planned Development (PD) District for Multifamily Uses and a Concept Plan with conditions. The applicant is proposing to build a garden style multi-family development consisting of 208 dwelling units, 1 clubhouse/leasing

office building, 1 pool area, and open space areas. The applicant is also requesting approval of a variance to the IH 30 Development Standards in order to present a future Detail Plan aligned with the product that would be developed on the site.

## **SITE DATA**

The subject property contains approximately 10.75 acres of land and is undeveloped. The property fronts approximately 574 feet along Bobtown Road and approximately 1,091 feet along Waterhouse Boulevard.

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

The current zoning is Agriculture (AG) District within the IH 30 Overlay. The Agriculture (AG) District is intended for vacant land which is not yet ready for development, land which is used for agricultural or open space purposes, and land which has been newly annexed into the City of Garland. The Agriculture (AG) District does permit limited uses including agricultural uses, churches, schools, riding stables and single family detached homes on lots with a minimum of two (2) acres. However, this district functions as a temporary "holding zone" for land until development patterns warrant more intensive urban use. At that time, it is anticipated that Agriculture Districts will be changed to an appropriate permanent zoning classification.

## **CONSIDERATIONS**

### Land Use

1. The applicant is requesting a change of zoning to a Planned Development for Multi-Family Uses for 208 dwelling units, which yields a density of approximately 19 dwelling units per acre. The subject property is undeveloped and abuts single family residential to the north and a church to the west. The garden style apartment development would consist of approximately 9 buildings, three story in height. The Concept Plan reflects a traditional apartment layout with multiple buildings, surface parking and design elements similar in nature to the existing multi-family development constructed in the 1980's that dominates the I-30 corridor.
2. Because of concern regarding the potential for continued proliferation of multi-family development, in October of 1997 City Council enacted a moratorium on multi-family development within the City and directed that all undeveloped land zoned to allow multi-family uses be evaluated with respect to appropriate zoning. This resulted in the City initiating the rezoning in 1998 of several sites, including some within the I-30 corridor, to districts that did not allow multi-family development, or to districts with more restrictive residential densities and development standards. Since the subject property was not zoned multi-family it was not one of the sites studied. However, it is in proximity to sites considered and rezoned by City Council in an effort to reduce and better control future such development.

3. As one of the Catalyst Areas identified within Envision Garland, and one of the few areas within the city with remaining undeveloped land, there must be a commitment to a long-term vision for this area. The City should be strategic in the approval of any additional multi-family developments by considering the appropriateness of the location and the product type proposed. According to the Economic Development goals within Envision Garland, the market potential for the number of multi-family rental units that could be captured within the entire IH 30 Catalyst Area is only approximately 500 units over a ten year time period. Therefore, consideration must be given to the potential impact that introducing multi-family on the subject property may have on the viability of future multi-family within the area in more appropriate locations and more urban in design. Any additional multi-family introduced in the I-30 corridor must provide a competitive product that meets changing market demands and will contribute to enhancement of this catalyst area. The proposed development simply provides more of the same type of product that already dominates the I-30 corridor.

### Concept Plan

4. In recent years, there has been an effort to encourage higher density in a development pattern consistent with a more urban aesthetic. Building massing along street frontages, minimized surface parking, and an increase in design standards are all elements that have been encouraged to be incorporated in multi-family developments within the city. As already noted, the product type proposed with this concept plan is more similar to the existing garden style apartments developed over 30 years ago in the immediate area.
5. Building Placement: The applicant is requesting a variance to Section 34.19(D) which requires a minimum of 50% of buildings within 100 feet of a public right of way to be oriented with an angle of thirty degrees or more. The applicant is proposing to place the buildings facing Bobtown Road and Waterhouse Boulevard parallel with the street frontage. The intent of this regulation is to avoid monotonous placement of buildings, to encourage more creative design, and to enhance the appearance of development with respect to adjacent thoroughfares..
6. Building Setbacks: The multi-family buildings would be setback approximately 30-feet from the property line adjacent to the street. Section 34.19(A)(2) of the IH 30 Development Standards requires all buildings exceeding 30 feet in height which abut residential districts to be setback twice the height of the highest point on the building. The applicant is required a ninety (90) foot setback from the adjacent residential district to the north and is proposing a setback of 100 feet.
7. Unit Size and Mix: Section 34.18(D)(1) of the IH 30 Development Standards requires an average minimum dwelling unit size of approximately 850 square feet with no less than 50% of the total dwelling units to be one bedroom and the maximum number of three bedroom units shall not exceed 5%. The applicant is proposing no three bedroom units and is meeting the percentage of one and two bedroom units per the ordinance. The average minimum dwelling unit would be approximately 906 square feet.

8. Screening and Landscaping: The applicant has indicated the site will comply with all applicable provisions within Section 34.20 of the IH 30 Development Standards regarding screening and landscaping.
9. Access, Parking and Circulation: The site will be accessed from Bobtown Road with a secondary entry along Waterhouse Boulevard that will be used as emergency access. Section 34.23(A)(5) of the IH 30 Development Standards requires a minimum of 50% of the required parking to be either in an attached enclosed garage or a detached multi-car covered parking structure. Section 12-530 of Comprehensive Zoning Ordinance 4647 requires two parking spaces per dwelling unit. The parking requirement is 416 parking spaces for the 208 dwelling units. Of the 416 parking spaces, 209 spaces are proposed by the applicant to be in an enclosed garage or a detached covered parking structure.
10. The applicant is only proposing a concept plan at this time. According to the applicant, the variance requested is necessary in order to bring forward a Detail Plan reflective of the product type designed for this site. While the Concept Plan has been revised to eliminate many of the originally requested variances, the plan still does not demonstrate a more urban style development as recommended by the Envision Garland Plan.
11. Detail Plan: The proposed PD would require approval of a Detail Plan prior to development. Should this request be approved, elements such as exterior elevations, storage space, recreational features, signage, as well as other features would be reviewed with the Detail Plan application. It should be noted that the ultimate building location and placement may be altered by engineering requirements. On-site detention and/or off-site drainage improvements may be necessary as the downstream systems may not be designed for 100-yr fully developed flow. On-site detention could alter the amount or layout of the proposed buildings and parking.

## **COMPREHENSIVE PLAN**

The Envision Garland Plan designates the subject property as Urban Neighborhoods. Urban neighborhoods are higher density residential developments, characterized by moderate to high density single-family attached and multi-family residential units, greater than 12 units per acre. Developments within this category are predominantly residential, but may include compatible non-residential uses. Although the proposed use complies with the Future Land Use Map the conceptual layout does not reflect the description and goals of Urban Neighborhoods. Furthermore, given the limited market for additional multi-family units in the I30 Catalyst Area over the next ten years, it is critical that any additional units be strategically located and designed to support the City's long-term vision for this area.

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

Properties to the north are zoned Planned Development (PD) District 99-31 for Single Family Uses and are developed with single family residences. The

property to the immediate west is zoned Agriculture (AG) District and is developed with a church. Property further west is zoned Single Family (SF/7/F/3) District and is developed with single family residences. Properties to the east and southeast, across Waterhouse Boulevard and Bobtown Road, are zoned Multi-Family (MF-18) District and are developed with apartments. Properties to the south and southwest across Bobtown Road are zoned Planned Development (PD) District 94-41 for Self Storage Units and Freeway District and are developed with self-storage units and undeveloped, respectively.

Given the established uses, and potential market capture within this area for multi-family units, consideration should be given to the appropriateness of the use on this property and in this configuration. The amount of existing multi-family developed in the same product type as the proposed development should be weighed in considering the request. The strategies that support neighborhood stability include distinctive community design and focusing new housing types in key locations that would serve as catalysts for future investment.

Prepared By:

Chasidy Allen, AICP  
Principal Planner

Date: November 19, 2013

Reviewed By:

Anita Russelmann  
Director of Planning

Date: November 20, 2013

Reviewed By:

William E. Dollar  
City Manager

Date: November 21, 2013



## ZONING FILE 13-35

### Northwest intersection of Bobtown Road and Waterhouse Boulevard

#### PLANNED DEVELOPMENT CONDITIONS

- I. **Statement of Purpose:** The purpose of this Planned Development District is to permit the development of Multi-Family Uses subject to conditions.
- II. **Statement of Effect:** This Planned Development shall not affect any regulation found in the 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 Multi-Family-18 District set forth in Section 19, 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: Approval of a Detail Plan is required for all development, prior to issuance of a permit for construction.
- V. **Specific Regulations:**
  - A. Permitted Uses: Uses shall be as permitted within the Multi-Family (MF) District within the IH 30 Overlay.
  - B. Density: The total density of multi-family shall be limited to approximately 19 dwelling units per acre.
  - C. Building Placement: The buildings facing Bobtown Road and Waterhouse Boulevard shall be parallel with the right of way.
  - D. Multi-Family Development Standards: The site shall comply with all regulations found in the Multi-Family Development Standards Ordinance 5129, and the IH30 Development Standards Ordinance 5655 unless otherwise noted in these PD conditions.

UNIT FABULATION				BUILDING TYPES			
TYPE	AREA	NO.	%	NO.	A	B	C
T1	75.1	28	18.5%	42	1	2	13
T2	80.8	70	35.5%	42	10	19	6
T3	17.8	14	7.0%	42	13	13	1
T4	1.7	24	11.5%	42			
TOTAL	200	100	100%	42	44	120	24

BUILDING FABULATION			
TYPE	NO.	AREA	TOT. AREA
A	4	18,421.31	73,685.24
B	2	10,421.12	41,684.48
C	2	10,421.12	41,684.48
TOTAL	8	39,263.55	156,054.20

GARAGE FABULATION			
TYPE	NO.	AREA	TOT. AREA
DIRECT TUCK UNDER	4	0	0
ADJACENT TUCK UNDER	2	0	0
GARAGE TUCK UNDER	6	6	24
TOTAL GARAGES	12	6	24

EXTERIOR COMPOSITION PERCENTAGES			
MASONRY COVERAGE	50%		
STUCCO COVERAGE	40%		
STUCCO COVERAGE (AT BALCONIES ONLY)	10%		

MISCELLANEOUS			
AVERAGE UNIT SIZE:	808 SF		
LAND AREA:	18.75 ACRES		
LAND-COVERAGE SPACE:	4.78 ACRES	44.3%	
SECURITY FENCING:	91.34 LINE FEET		

REQUIRED			
SPACES	415 SPACES	2.41 PSF	
PROVIDED	415 SPACES		
COVERED PARKING	80.0%		

TUCK UNDER			
SPACES	13 SPACES	(24 GARAGES)	
TAMPON	12 SPACES	(24 TAMPON SPACES)	
CARPET	181 SPACES		
SURFACE	181 SPACES		

TOP PLATE HEIGHT			
ROOF BLOPE	5/12		
HIGHEST POINT ABOVE GRAIN	47'-1"		

EXHIBIT C



WATERHOUSE RD MULTI FAMILY SCHEMATIC SITE PLAN  
GARLAND, TEXAS

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## REPORT & MINUTES

### P.C. Meeting, November 11, 2013 (9 Members Present)

**Consideration of the application of Apartment Development Services, requesting approval of 1) a change in zoning from Agriculture (AG) District to a 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. (File 13-35) (This request was postponed from the October 14, 2013 meeting.)**

Representing the applicant, Mike Anderson, 3819 Town Crossing, Ste. 200, Mesquite, TX gave a brief presentation outlining the design changes and remained for questions.

Residents present and registering their position in support were:

Jeremy Benton, 301 S. Shiloh Road, Garland, TX  
Kurt Green, 4906 Wordsworth, Garland, TX  
Debra Killman, 522 Tacoma Drive, Garland, TX  
Don Killman, 522 Tacoma Drive, Garland, TX  
Sandy Phillips, 7009 Jack Franzen, Garland, TX  
Ronald Phillips, 7009 Jack Franzen, Garland, TX

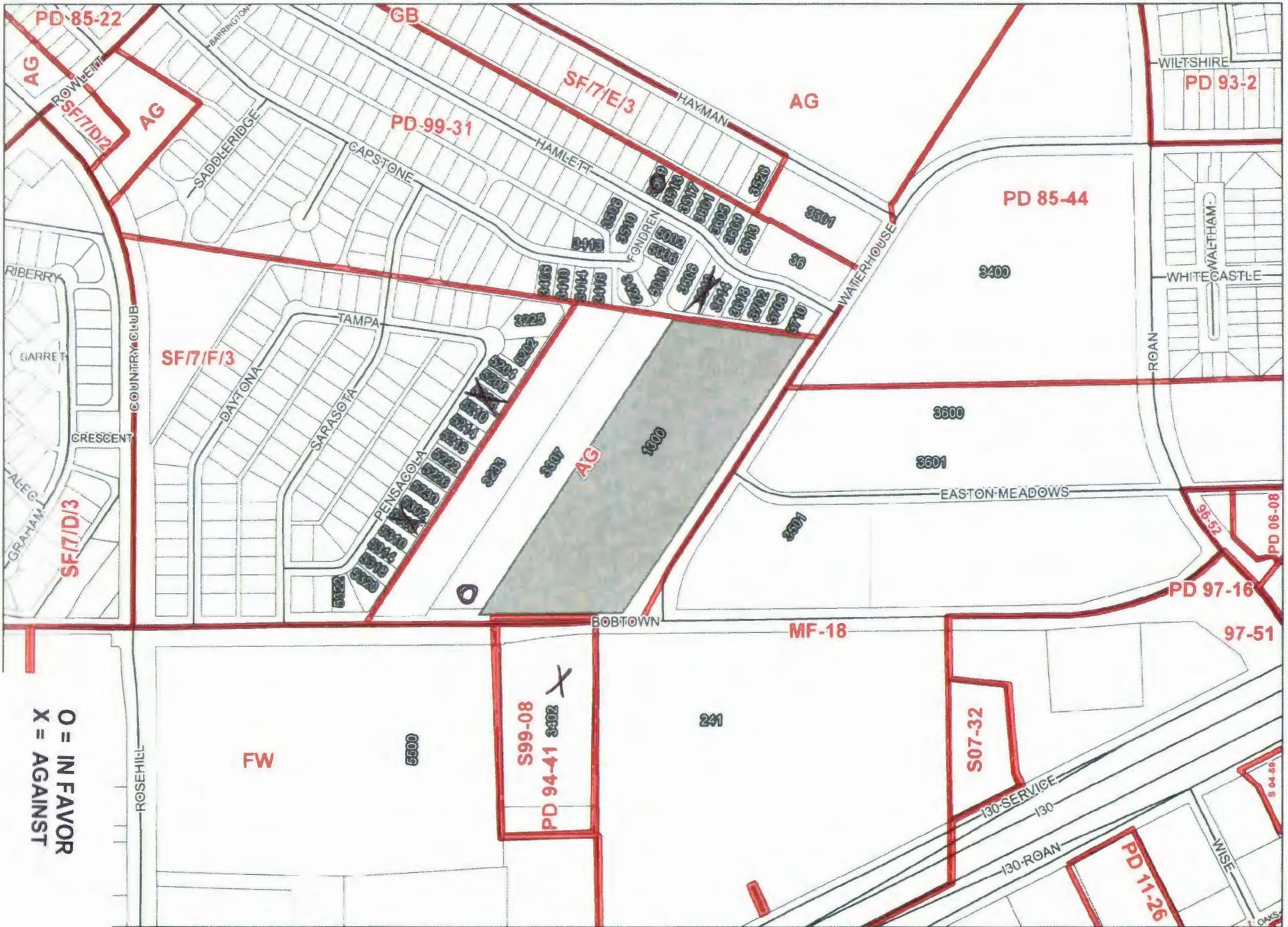
Nearby residents present and registering their position in support were:

Jack Jones, 8414 Meadowview, Rowlett, TX  
Charlotta Jones, 8414 Meadowview, Rowlett, TX  
Bobby Stanley, 18 Fireside Drive, Rockwall, TX

**Motion** was made by Commissioner Dalton, seconded by Commissioner Luckie to close the Public Hearing and open discussion **Motion carried: 9 Ayes, 0 Nays.**

Commissioners questioned the design and layout of the proposed development and stated it was similar to the existing apartments within the area. The applicant stated an urban designed apartment complex would be out of character with the surrounding properties.

**Motion** was made by Commissioner Dalton, seconded by Commissioner Welborn, to **deny** the request per staff recommendation **Motion carried: 6 Ayes, 3 Nays** from Commissioner Ott, Fisher, and Luckie.



O = IN FAVOR  
 X = AGAINST

400 Feet

# ZONING Z 13-35

INDICATES AREA OF REQUEST



# GARLAND

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

August 28, 2013

HEARING DATE/TIME: Plan Commission: September 9, 2013 – 7:00 PM

APPLICANT: Apartment Development Services

**File 13-35**

Dear Property Owner:

A public hearing will be held by the Plan Commission of the City of Garland, Texas, at 7:00 P.M. Monday, September 9, 2013, in the Council Chambers of City Hall, 200 North Fifth Street, to consider the application of **Apartment Development Services**, requesting approval of 1) a change in zoning from Agriculture (AG) District to a Planned Development (PD) District for Multi-Family Uses. 2) a Concept Plan and 3) variances to to Section 34.18(D)(1), Section 34.19(A)(2)(a), Section 34.19(D), Section 34.20(B)(2)(b), Section 34.20(B)(3)(a)(iii) and Section 34.23(A)(5) of the IH 30 Development Standards regarding unit size and mix, setbacks from residential districts, building placement, parking lot landscaping, site landscaping and multi-family parking requirements. The property is shown on the enclosed sketch and is described as follows:

BEING a tract of land situated in the J. Smith Survey, Abstract No. 1360, and the John L. Anderson Survey, Abstract No. 25, and being part of a 10.826 acre tract of land conveyed to Phillip J. Noab as recorded in Volume 78115, Page 0450, of the Deed Records of Dallas County, Texas. This property is located at the northwest intersection of Bobtown Road and Waterhouse Boulevard. (District 3)

**Note: The applicant requests the change of zoning, concept plan and associated variances to develop the property with an apartment development, subject to Detail Plan approval.**

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return to **City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002 or by fax to 972-205-2474**. Should you have any questions, please contact Chasidy Allen at 972-205-2445.

(Please Check One Below)

I am in favor of the request.

I am opposed to the request.

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

*I'm opposed to the request because I don't like too many apartments around my neighborhood. It makes my home value going down.*

(Please complete the following information)  
Your Property Address

*ARTH V. NGUYEN*

Printed Name

*3610 HAMLETT LN GARLAND TX 75043*

Address

City, State

Zip

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

*Arhyn*

Signature

*Home owner*

Title

Date: *09/08/13*



# GARLAND

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

August 28, 2013

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(Please Check One Below)

- I am in favor of the request.
- I am opposed to the request.

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

*I am opposed to this, prop values will drop, selling my house will be even more difficult and stats show crime will rise.*  
(Please complete the following information)

Your Property Address  
 Printed Name: GABRIEL LEOS  
 Address: 5306 Pensacola Dr City, State: Garland, TX Zip: 75043

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

Signature: Gabriel Leos Title: owner  
 Date: 9/3/13



# GARLAND

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

August 28, 2013

HEARING DATE/TIME: Plan Commission: September 9, 2013 – 7:00 PM

APPLICANT: Apartment Development Services

**File 13-35**

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(Please Check One Below)

I am in favor of the request.

I am opposed to the request.

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

---

---

---

(Please complete the following information)

Your Property Address

Lakeview Christian Church

Printed Name

3307 Bobtown Rd Garland TX 75043

Address

City, State

Zip

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

Signature

Minister  
Title

Date: 9-4-13



# GARLAND

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

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(Please Check One Below)

I am in favor of the request.

I am opposed to the request.

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

*Will bring more crime.*

(Please complete the following information)

Your Property Address

*Carl McClung*

Printed Name

*3402 Bobtown Rd Garland, TX 75043*

Address

City, State

Zip

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

*Carl McClung* *owner Storage House of Texas*

Signature

Title

Date: *9-3-13*



# GARLAND

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

August 28, 2013

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Dear Property Owner:

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BEING a tract of land situated in the J. Smith Survey, Abstract No. 1360, and the John L. Anderson Survey, Abstract No. 25, and being part of a 10.826 acre tract of land conveyed to Phillip J. Noab as recorded in Volume 78115, Page 0450, of the Deed Records of Dallas County, Texas. This property is located at the northwest intersection of Bobtown Road and Waterhouse Boulevard. (District 3)

**Note: The applicant requests the change of zoning, concept plan and associated variances to develop the property with an apartment development, subject to Detail Plan approval.**

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return to **City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002** or by fax to **972-205-2474**. Should you have any questions, please contact Chasidy Allen at 972-205-2445.

(Please Check One Below)

I am in favor of the request.

I am opposed to the request.

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

I dont really care, but I just want to have a peaceful neighborhood / area.

(Please complete the following information)

Your Property Address

3509 Hamlett Ln Garland, TX 75043

Printed Name

CHANNA KHEM, PHILLIP SAM V TRAN

Address

City, State

Zip

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

*Channa Khem*

Signature

Title

Date: *Phillip Sam V Tran* 9-1-13



# GARLAND

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

August 28, 2013

HEARING DATE/TIME: Plan Commission: September 9, 2013 – 7:00 PM

APPLICANT: Apartment Development Services

**File 13-35**

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(Please Check One Below)

I am in favor of the request.

I am opposed to the request.

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

*Apartment bring Crime. They soon are Trashed*  
*There are enough apartments in area. We have no Police*  
*Protection. I own my home & live alone, so I have fears.*

(Please complete the following information)

Your Property Address

*5208 Pensacola Dr*

Printed Name

*Betty Roush*

*Garland, TX*

*75043*

Address

City, State

Zip

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

*Betty Roush*

*972-240-7132*

Signature

~~Title~~

Date: *9-2-2013*



# GARLAND

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

August 28, 2013

HEARING DATE/TIME: Plan Commission: September 9, 2013 – 7:00 PM

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(Please Check One Below)

I am in favor of the request.

I am opposed to the request.

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

1. Only Thing That Land could be used for besides a Church  
2. At Present: Church Owned - it would bring 100's of Thousands Dollars of Tax Revenue to City 3. Already Has Apartments Across Street

(Please complete the following information)

Your Property Address

402 Oaks Trail NEW LIFE CHURCH  
Printed Name  
402 OAKS TRAIL GARLAND, TX 75043  
Address City, State Zip

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

Rev. B. J. Stanley PASTOR  
Signature Title  
Date: 9/1/2013

outside of notification area



**File No. 13-45/District 3**

**Agenda Item:**

**Meeting: City Council**

**Date: February 4, 2014**

# Planning Report

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**First Texas Homes, Inc.**

**Between Merlin Drive and Lake Ray Hubbard**

## **REQUEST**

Approval of 1) amendments to Planned Development (PD) District 06-02 for Single Family Uses and 2) an amended Detail Plan for Single Family Detached Dwelling Units.

## **OWNER**

PCB Properties LLC.

## **PLAN COMMISSION RECOMMENDATION**

On January 13, 2014 the Plan Commission, by a vote of six (6) to zero (0), recommended approval of 1) amendments to Planned Development (PD) District 06-02 for Single Family Uses and 2) an amended Detail Plan for Single Family Detached Dwelling Units per Staff recommendation.

## **STAFF RECOMMENDATION**

Approval of amendments to Planned Development (PD) District 06-02 to 1) establish a minimum 15-foot setback for all side yards adjacent to streets, except for cases of key lots where the minimum side yard setback adjacent to streets shall be 20 feet in Area 2 and 3A and 25 feet in Area 3B, 4, and 5 and 2) reduce the minimum lot width from 75 feet to 65 feet for those lots located along elbows and cul-de-sacs in Areas 4 and 5; the minimum lot area for these lots shall remain 10,000 square feet. These amendments will provide flexibility in the location of the dwelling units and those lots where the street layout and terrain may create challenging conditions for development.

Approval of an amended Detail Plan for Single Family Detached Dwelling Units. The proposed amended Detail Plan retains the same design character as the one reflected on the previously approved Detail Plan. The amended Detail Plan remains consistent with the Comprehensive Plan and compatible with the surrounding land uses.

## **BACKGROUND**

In 2006 City Council adopted Planned Development (PD) 06-02 and a Detail Plan to allow the development of a single family residential subdivision. The approved Detail Plan subdivides the proposed single family residential development known, as Heron's Bay Estates, into 3 areas that are to be constructed in phases. Presently, the development of Area 1 (137 lots) and part of Area 2 (55 lots) are currently in progress with a good number of the lots already fully developed. The applicant seeks approval of an amended Detail Plan for the remainder of Area 2 and the entire Area 3, which are now reflected as Areas 2, 3A, 3b, 4 and 5 on the amended Detail Plan. Furthermore, the applicant proposes two amendments to the current conditions in Planned Development (PD) 06-02 in regard to setbacks for side yards adjacent to streets and minimum lot width for certain lots.

## **SITE DATA**

The area reflected on the amended Detail Plan contains 91.292 acres and is bounded to the west by Area 1 and part of Area 2 of Heron's Bay Estates, to the east by Lake Ray Hubbard, to the north by Emerald Lake Subdivision, and to the south by The Shores of Eastern Hills Subdivision.

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

The subject property is zoned Planned Development (PD) District 06-02 for Single Family Uses with Single Family (SF-7) District and Single Family (SF-10) as the base zoning districts.

## **CONSIDERATIONS**

1. The primary revision to the approved Detail Plan is the layout of the lots located in the undeveloped part of Area 2, which is now reflected as Area 2 and Area 3A on the amended Detail Plan, with the objective of eliminating certain conditions such as double frontage occurring on some of the lots. Originally, the lots bounded by Spooner Lane, South Country Club Road, Cormorant Drive, and East Oates Road were oriented facing east and west; this area included a secondary street connecting Cormorant Drive and East Oates Road as well as an alley providing rear access to some of the lots. On the amended Detail Plan, the lots face north and south, two streets are added connecting Spooner Lane and South Country Club Road in lieu of the street connecting Cormorant Drive and East Oates Road, and two alleys are added to provide rear access to some of the lots.

Additionally, the area located east of South Country Club Road and west of the common area labeled as Lot 32, Block 15 has been amended to include a cul-de-sac and provide alley access to the residential lots.

Finally, Lots 20 through 23, Block 14 in Area 4 were originally oriented to face a cul-de-sac that has been removed in the amended Detail Plan; these lots are now reflected fronting Estuary Circle.

2. The applicant proposes two amendments to the current conditions in Planned Development (PD) 06-02. The first amendment is to reduce the minimum side yard setback for all yards adjacent to streets from 20 feet to 15 feet, except for cases of key lots. In key lot situations, the minimum side yard setback adjacent to streets shall be 20 feet in Area 2 and 3A and 25 feet in Area 3B, 4, and 5. The second amendment is to reduce the minimum lot width from 75 feet to 65 feet for those lots located along elbows and cul-de-sacs in Areas 4 and 5. The minimum lot area for these lots shall remain 10,000 square feet. The applicant does not propose amendments to any of the other conditions adopted under Planned Development (PD) 06-02 and the amended Detail Plan is in compliance with the established minimum lots areas for the remainder of the lots.

3. The amended Detail Plan maintains the same number of open space/common areas as provided on the adopted Detail Plan; however, the area of the total open space/common areas has changed from 21.4 acres to 21.0 acres due to the reconfiguration of some of the residential lots. The amended Detail Plan yields 4 additional residential lots for a total of 384 residential lots for the entire Heron's Bay Estates Development. The additional 4 lots meet the minimum lot area of 8,400 square feet established for Area 2 and Area 3A where these 4 lots are located. The number of residential lots in Area 3b, 4, and 5 remains the same as reflected on the adopted Detail Plan and all the lots within these areas meet the required minimum area of 10,000 square feet as stipulated in Planned Development (PD) District 06-02.

## **COMPREHENSIVE PLAN**

The Future Land Use Map of the Envision Garland Plan recommends Traditional Neighborhoods for the subject property. Traditional neighborhoods provide areas for low to moderate density single-family detached residential housing. Traditional neighborhoods also accommodate convenience retail (goods and services), office space, and public services. The Traditional Neighborhood development type is primarily characterized as low density, single-family detached (between 1 and 6 dwelling units per acre). The amended Detail Plan yields 192 residential lots in 91.292 acres for a density of 2 dwelling units per acre; therefore, remaining consistent with the recommendation of the Comprehensive Plan.

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

The property to the north of the site is zoned Single-Family (SF/10/C/2) and is developed with a single-family subdivision, Emerald Lake. Properties to the south are zoned Planned Development (PD) Districts for Single-Family Uses, Planned Development (PD) 94-24 and Planned Development (PD) 02-39; these properties are developed with the single-family subdivision known as Shores of Eastern Hills Numbers 4, 5, and 6. The property to the west, which consists of Area 1 (137 residential lots) and part of Area 2 (55 lots) of Heron's Bay Estates, is part of the approved Detail Plan under Planned Development (PD) 06-02. The character of the surrounding properties is single family in nature. The amended Detail Plan does not lessen the compatibility with the established residential development pattern present in the area given that the purpose of Planned Development (PD) 06-02 to only allow the development of a single family residential subdivision is maintained and the proposed changes are minor and have a negligible impact to the character of the existing Detail Plan.

Prepared By:

Josue De La Vega  
Development Planner

Date: January 23, 2014

Reviewed By:

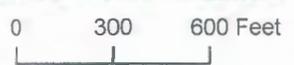
Anita Russelmann  
Director of Planning

Date: January 27, 2014

Reviewed By:

William E. Dollar  
City Manager

Date: January 28, 2014



# ZONING Z 13-45

 INDICATES AREA OF REQUEST

**ZONING FILE 13-45**

**Between Merlin Drive and Lake Ray Hubbard**

**Planned Development Conditions**

- I. **Statement of Purpose:** The purpose of this Planned Development (PD) District is to permit the development of a single-family home subdivision subject to a Detail Plan and 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 Single-Family Dwelling (SF/7/D/3 and SF/10/C/4) Districts set forth in Sections 15, 17, 18 and Section 32 of the Comprehensive Zoning Ordinance are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. **Development Plans:**
  - A. Detail Plan: Development shall be in conformance with the approved Detail Plan set forth in Exhibit C.
- V. **Specific Regulations:**
  - A. Area 2 and 3A:

Permitted Uses: All uses of the Single-Family (SF/7/D/3) District shall be permitted.

Minimum Lot Size: The minimum lot size shall be 8,400 square feet

Minimum Dwelling Unit Size: The minimum dwelling unit size shall be 1,950 square feet.
  - B. Area 3B, 4, and 5:

Permitted Uses: All uses of the Single-Family (SF/10/C/4) District shall be permitted.

Minimum Lot Size: The minimum lot size shall be 10,000 square feet.

Minimum Dwelling Unit Size: The minimum dwelling unit size shall be 2,000 square feet.
  - C. Setbacks: Area 2 and 3A shall comply with building setbacks stated in Section 18-300 of the Comprehensive Zoning Ordinance unless otherwise stated below:

1. The minimum setback for all side yards adjacent to streets shall be 15-feet, except for cases of key lots. In key lot situations, the minimum side yard setback adjacent to streets shall be 20 feet.
2. An attached garage shall be recessed two feet from the front yard building setback line.

Area 3B, 4 and 5 shall comply with Section 18-400 unless otherwise stated below:

3. The minimum setback for all side yards adjacent to streets shall be 15-feet, except for cases of key lots. In key lot situations, the minimum side yard setback adjacent to streets shall be 25 feet.
4. Porches shall be permitted to project a maximum distance of six feet beyond the required front yard setback.
5. The minimum rear yard setback with front access shall be 10 feet. The minimum rear yard setback with rear access (alleys) shall be twenty (20) feet. Detached garages (accessory to the main building) shall be setback 3 feet from the rear property line.
6. An attached garage shall be recessed two feet from the front yard building setback line.

D. Lot Width: The minimum lot width shall be 65-feet for lots that are located along elbows and cul-de-sacs in Area 4 and 5. The minimum lot area for these lots is 10,000 square feet.

E. Minimum Masonry Exterior:

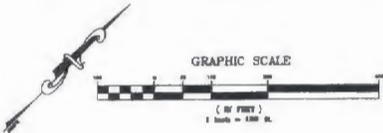
1. The minimum, primary masonry exterior wall surface area, exclusive of doors, windows and gables, shall be 80 percent. Primary masonry material is limited to brick or stone only.
2. Corner Lots: The exterior wall surface area, exclusive of doors, windows and gables, of the side of a house adjacent to a street shall be 100 percent masonry.
3. Key Lots: The exterior wall surface area, exclusive of doors, windows and gables, of the second story of the back of a house which backs up to a street with a right-of-way greater than 50 feet, shall be 100 percent masonry.

F. Garages: Each dwelling unit shall have a two-car garage. All front entry garages shall either provide two, single garage doors (masonry column in between doors) or one double garage door in all Areas.

Area 2 (67 Lots), 3A (20 Lots), 3B (34 Lots), 4 (33 Lots), and 5 (38 Lots):

1. For lots with rear access (42 lots in Area 2, 20 lots in Area 3A, 22 lots in Area 3B, and 6 lots in Area 5) there may be an optional second detached one-car garage placed three feet from the property line as reflected on Exhibit D-A.
  2. Lots with front access (25 lots in Area 2, 12 lots in Area 3B, 33 lots in Area 4, and 32 lots in Area 5) shall be either:
    - Swing garage attached to dwelling unit as reflected on Exhibit D-D
    - Two-car front entry garage setback towards the rear property as reflected on Exhibit D-C.
    - Detached two-car garage setback towards the rear of the property with a single-car garage attached to the dwelling units; however, between the one-car garage and dwelling unit a clear paved drive shall be provided for vehicles from the rear yard to the detached two-car garage as reflected by Exhibit D-B.
    - Attached front entry garage as reflected on Exhibit D-C-1.
- G. Minimum Lot Landscaping: Each house shall have installed at a minimum, the following:
1. Fully sodded front yards and side yards adjacent to a street.
  2. Twenty (20) one-gallon shrubs planted in front of the dwelling unit.
  3. Two (2) 3-inch caliper trees measured six inches above the ground planted between the front building line and sidewalk.
- H. Tree Preservation: All removed trees shall be mitigated on-site in accordance with the Tree Preservation Plan Ordinance 5731.
- I. Screening Walls: A six-foot masonry screen wall shall be provided along residential lots with side and rear yards adjacent to Roan Road, in accordance with the Screening and Landscaping Standards.
- J. Lot Fencing: Fencing on individual lots shall conform to the following minimum requirements and other more restrictive standards as set forth by the City of Garland.
1. Constructed of wood, brick, or metal (wrought iron in appearance).
  2. Minimum of six (6) feet in height, four (4) feet for wrought iron.

3. Parallel to the curb.
  4. Constructed so that the side of the fence containing the structural support is not visible from the adjacent public right-of-way.
  5. Any fence constructed on the portion of any lot that is immediately adjacent to any lake or open space shall be constructed of iron metal or other non-wood material in such a fashion as to maintain reasonable open views to the adjacent area.
- K. Homeowners Association: A Homeowners Association shall be incorporated and each lot/homeowner shall be a mandatory member. The bylaws of this association shall establish a system of payment of dues; a system of enforcement of its rules and regulations; shall establish clear and distinct definition of the responsibility of each member; and other provisions as deemed appropriate to secure a sound and stable association. The Bylaws for this association shall be submitted to the Director of Planning for review and approval prior to the commencement of construction of any infrastructure improvements within the subdivision.
- L. Maintenance of Open Space, Landscaped Areas, Entry Features, and Other Amenities: Maintenance of all open space, common areas, landscaped areas and all entry features including any allowed within street medians, irrigation, perimeter fencing and other amenities shall be the responsibility of the Homeowners Association.
- M. Subdivision Signage: Signage for the subdivision shall be approved by the Director of Planning, not to exceed the sign area parameter as set forth in the Sign Ordinance.
- N. Alleys Waiver: Alleys shall not be required for 102 of the 192 residential lots as reflected on the Detail Plan.

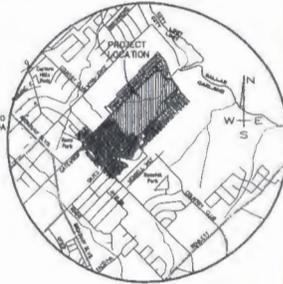


LINE	TYPE	BEARING	DISTANCE	LINE	TYPE	BEARING	DISTANCE	LINE	TYPE	BEARING	DISTANCE
11	PROPERTY	S84°21'00"W	72.84	11	PROPERTY	S84°21'00"W	72.84	11	PROPERTY	S84°21'00"W	72.84
12	PROPERTY	S84°21'00"W	72.84	12	PROPERTY	S84°21'00"W	72.84	12	PROPERTY	S84°21'00"W	72.84
13	PROPERTY	S84°21'00"W	72.84	13	PROPERTY	S84°21'00"W	72.84	13	PROPERTY	S84°21'00"W	72.84
14	PROPERTY	S84°21'00"W	72.84	14	PROPERTY	S84°21'00"W	72.84	14	PROPERTY	S84°21'00"W	72.84
15	PROPERTY	S84°21'00"W	72.84	15	PROPERTY	S84°21'00"W	72.84	15	PROPERTY	S84°21'00"W	72.84
16	PROPERTY	S84°21'00"W	72.84	16	PROPERTY	S84°21'00"W	72.84	16	PROPERTY	S84°21'00"W	72.84
17	PROPERTY	S84°21'00"W	72.84	17	PROPERTY	S84°21'00"W	72.84	17	PROPERTY	S84°21'00"W	72.84
18	PROPERTY	S84°21'00"W	72.84	18	PROPERTY	S84°21'00"W	72.84	18	PROPERTY	S84°21'00"W	72.84
19	PROPERTY	S84°21'00"W	72.84	19	PROPERTY	S84°21'00"W	72.84	19	PROPERTY	S84°21'00"W	72.84
20	PROPERTY	S84°21'00"W	72.84	20	PROPERTY	S84°21'00"W	72.84	20	PROPERTY	S84°21'00"W	72.84
21	PROPERTY	S84°21'00"W	72.84	21	PROPERTY	S84°21'00"W	72.84	21	PROPERTY	S84°21'00"W	72.84
22	PROPERTY	S84°21'00"W	72.84	22	PROPERTY	S84°21'00"W	72.84	22	PROPERTY	S84°21'00"W	72.84
23	PROPERTY	S84°21'00"W	72.84	23	PROPERTY	S84°21'00"W	72.84	23	PROPERTY	S84°21'00"W	72.84
24	PROPERTY	S84°21'00"W	72.84	24	PROPERTY	S84°21'00"W	72.84	24	PROPERTY	S84°21'00"W	72.84
25	PROPERTY	S84°21'00"W	72.84	25	PROPERTY	S84°21'00"W	72.84	25	PROPERTY	S84°21'00"W	72.84

NOTES:  
1.) GRADING SHALL NOT CREATE A LOT TO LOT DRAINAGE CONDITION.

- AREA 2  
67 LOTS 2,400 S.F.
- AREA 3A  
20 LOTS 2,400 S.F.
- AREA 3B  
34 LOTS 10,000 S.F.
- AREA 4  
33 LOTS 10,000 S.F.
- AREA 5  
38 LOTS 10,000 S.F.

- LEGEND**
- CHW IRON ROD FOUND
  - CHPS IRON ROD WITH YELLOW CAP
  - STAMPED "JMS" SET
  - (CM) CONTROL MONUMENT
  - R.O.W. RIGHT-OF-WAY
  - D.E. DRAINAGE EASEMENT
  - U.E. UTILITY EASEMENT
  - S.E.S. SANITARY SEWER EASEMENT
  - M.E.S. WALL MAINTENANCE EASEMENT TO BE OWNED & MAINTAINED BY HOA
  - P.E.D. C. PEDESTRIAN EASEMENT
  - H.O.A. HOME OWNERS ASSOCIATION CONTROL MONUMENT
  - (CH) STREET NAME CHANGE
  - M.H.S.T. MANHOLE STORM
  - F.O.C. FIBER OPTIC CABLE
  - M.H.S.S. MANHOLE SANITARY SEWER
  - F.H. FIRE HYDRANT
  - W.V. WATER VALVE
  - C.O. CLEANOUT
  - M.H.E. MANHOLE ELECTRIC
  - M.H.W. MANHOLE WATER
  - S.W. SIDEWALK



- AREA 2 - (22.169 ACRES GROSS)  
TO BE DEVELOPED AT MINIMUM LOT AREA  
SF-7/D/3 (67 LOTS)  
8,400 SF 42 LOTS REAR ENTRY GARAGE OPTIONS FOR REVERSED "Y"\*
- AREA 3A - (12.223 ACRES GROSS)  
TO BE DEVELOPED AT MINIMUM LOT AREA  
SF-7/D/3(20 LOTS)  
8,400 SF 20 LOTS REAR ENTRY GARAGE OPTIONS FOR REVERSED "Y"\*
- AREA 3B - (13.244 ACRES GROSS)  
TO BE DEVELOPED AT MINIMUM LOT AREA  
SF-10C/4 (34 LOTS)  
10,000 SF 32 LOTS REAR ENTRY GARAGE OPTIONS FOR REVERSED "Y"\*
- AREA 4 - (24.964 ACRES GROSS)  
TO BE DEVELOPED AT MINIMUM LOT AREA  
SF-10C/4 (33 LOTS)  
10,000 SF 32 LOTS FRONT ENTRY GARAGE OPTIONS FOR REVERSED "Y"\*
- AREA 5 - (13.692 ACRES GROSS)  
TO BE DEVELOPED AT MINIMUM LOT AREA  
SF-10C/4 (38 LOTS)  
10,000 SF 32 LOTS REAR ENTRY GARAGE OPTIONS FOR REVERSED "Y"\*

TOTAL OPEN SPACE 20,997 ACRES  
(INCLUDES LANDSCAPE, BUFFERS, PARKS, OPEN SPACES)

**PROJECT CASE NO. 130910-1  
DETAIL PLAN  
HERON'S BAY ESTATES  
NO.2 THRU NO.5**

- AREA NO. 2 LOTS: BLOCK 2, LOT 28\*; BLOCK 10, LOTS 14-28; BLOCK 11, LOTS 1-12; BLOCK 12, LOTS 1-12; BLOCK 13, LOTS 1-12; BLOCK 14, LOTS 1-7; BLOCK 15, LOTS 1-11
- AREA NO. 3A LOTS: BLOCK 15, LOTS 12-31, 32\*
- AREA NO. 3B LOTS: BLOCK 16, LOTS 1-15; BLOCK 17, LOTS 1-7; BLOCK 19, LOTS 1-12
- AREA NO. 4 LOTS: BLOCK 14, LOTS 8-23, 24\*; BLOCK 15, LOTS 1-17, 18\*
- AREA NO. 5 LOTS: BLOCK 17, LOTS 8-22; BLOCK 18, LOTS 1-8; BLOCK 19, LOTS 13-27

192 TOTAL RESIDENTIAL LOTS  
4 COMMON AREA LOTS  
PLANNED DEVELOPMENT-06-02:  
SINGLE FAMILY-7

81,292 ACRES OUT OF THE  
JOHN LITTLE SURVEY, ABSTRACT NO. 761;  
CITY OF GARLAND, DALLAS COUNTY, TEXAS

**FIRST TEXAS HOMES, INC.** DEVELOPER  
500 Crescent Court, Suite 350  
Dallas, Texas 75201 (214) 613-3400

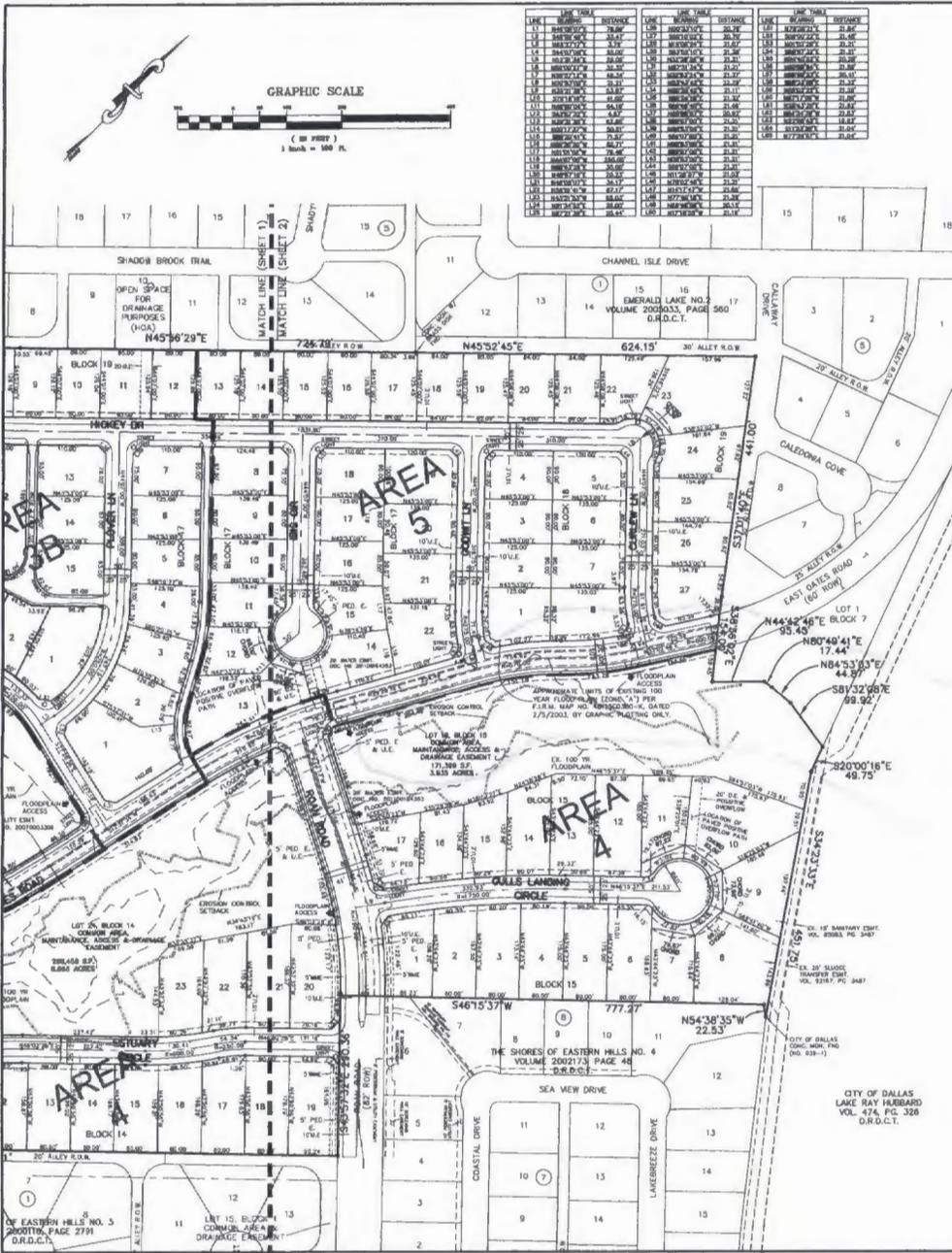
**PARK CITIES BANK** OWNER  
5307 E. MOCKINGBIRD LANE, SUITE 200  
DALLAS, TEXAS 75206 (900) 300-3000

**JEN PARTNERS, INC.** SUPERVISOR/ENGINEER  
16301 Quorum Drive, Suite 200 B  
Addicks, Texas 75001 (972) 248-7676

TBPE No. F-438 TBPLS No. 10076000

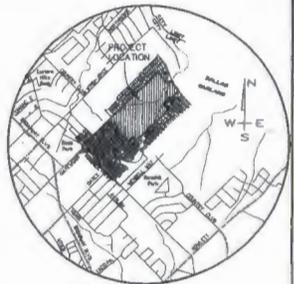
190 RESIDENTIAL LOTS REVERSED: January 06, 2013  
5 COMMON AREA LOTS SUBMITTED: OCTOBER 30, 2013

EXHIBIT C



### LOT AREA TABLE

BLOCK	LOT	SQUARE FEET	ACRES
2	28	211,810	5.522
10	14	12,139	0.283
10	15	10,319	0.237
10	16	7,285	0.213
10	17	9,159	0.211
10	18	8,944	0.205
10	19	8,424	0.205
10	20	9,159	0.211
10	21	8,159	0.211
10	22	9,159	0.211
10	23	9,000	0.207
10	24	9,000	0.207
10	25	9,000	0.207
10	26	9,967	0.229
11	1	12,268	0.286
11	2	11,315	0.260
11	3	10,817	0.248
11	4	9,989	0.229
11	5	9,499	0.216
11	6	9,278	0.220
11	7	9,529	0.219
11	8	9,130	0.210
11	9	9,995	0.228
11	10	10,649	0.244
11	11	10,666	0.245
11	12	10,666	0.245
12	1	9,572	0.230
12	2	8,582	0.187
12	3	8,528	0.186
12	4	8,527	0.186
12	5	8,956	0.206
12	6	8,993	0.206
12	7	9,099	0.207
12	8	8,798	0.202
12	9	8,848	0.203
12	10	8,883	0.204
12	11	8,906	0.204
12	12	8,905	0.211
13	1	12,516	0.287
13	2	10,968	0.252
13	3	10,223	0.225
13	4	8,694	0.200
13	5	9,311	0.214
13	6	9,960	0.206
13	7	8,969	0.204
13	8	9,902	0.208
13	9	9,583	0.220
13	10	9,999	0.229
13	11	10,275	0.236
13	12	10,298	0.234
14	1	9,177	0.211
14	2	9,271	0.213
14	3	9,405	0.216
14	4	9,406	0.216
14	5	9,485	0.218
14	6	9,376	0.215
14	7	10,138	0.238
15	1	11,499	0.284
15	2	8,451	0.194
15	3	8,400	0.193
15	4	8,489	0.196
15	5	9,575	0.230
15	6	10,299	0.236
15	7	10,955	0.252
15	8	11,299	0.262
15	9	10,632	0.244
15	10	10,478	0.241
15	11	11,022	0.253
15	12	10,067	0.211
15	13	10,150	0.233
15	14	10,213	0.234
15	15	9,599	0.228
15	16	9,396	0.216
15	17	8,720	0.201
15	18	9,229	0.212
15	19	8,611	0.188
15	20	11,971	0.299
15	21	11,794	0.317
15	22	12,390	0.284
15	23	13,442	0.314
15	24	11,083	0.254
15	25	9,171	0.211
15	26	8,434	0.217
15	27	9,979	0.230
15	28	10,053	0.231
15	29	9,880	0.215
15	30	8,719	0.200
15	31	8,637	0.211
15	32	230,944	5.072
16	1	17,232	0.396
16	2	10,288	0.238
16	3	10,000	0.230
16	4	10,000	0.230
16	5	10,000	0.230
16	6	10,581	0.243
16	7	21,219	0.383



- ### LEGEND
- ORF IRON ROD FOUND
  - ORF IRON ROD WITH YELLOW CAP
  - STAMPED "AM" SET
  - (CM) CONTROL MONUMENT
  - R.O.M. RIGHT-OF-WAY
  - D.E. DRAINAGE EASEMENT
  - U.E. UTILITY EASEMENT
  - S.S.C. SANITARY SEWER EASEMENT
  - M.A. WALL MAINTENANCE EASEMENT TO BE OWNED & MAINTAINED BY HOA
  - P.D.C. PEDESTRIAN EASEMENT
  - (HM) HOME OWNERS ASSOCIATION CONTROL MONUMENT
  - STREET NAME CHANGE
  - MSH MANHOLE STORM
  - FIBER OPTIC CABLE
  - MSS MANHOLE SANITARY SEWER
  - FV FIRE HYDRANT
  - WV WATER VALVE
  - CO CLEANOUT
  - ME MANHOLE ELECTRIC
  - MW MANHOLE WATER
  - SW SIDEWALK

### PROJECT CASE NO. 130910-1 DETAIL PLAN

### HERON'S BAY ESTATES NO. 2 THRU NO. 5

AREA NO. 2 LOTS: BLOCK 2, LOT 28; BLOCK 10, LOTS 14-26;  
BLOCK 11, LOTS 1-12; BLOCK 12, LOTS 1-12; BLOCK 13, LOTS 1-12;  
BLOCK 14, LOTS 1-7; BLOCK 15, LOTS 1-11

AREA NO. 3A LOTS: BLOCK 15, LOTS 12-31, 32\*

AREA NO. 3B LOTS: BLOCK 18, LOTS 1-15; BLOCK 17, LOTS 1-7;  
BLOCK 19, LOTS 1-12

AREA NO. 4 LOTS: BLOCK 14, LOTS 8-23, 24\*; BLOCK 15, LOTS 1-17, 18\*

AREA NO. 5 LOTS: BLOCK 17, LOTS 8-22; BLOCK 18, LOTS 1-8;  
BLOCK 19, LOTS 13-27

192 TOTAL RESIDENTIAL LOTS  
& COMMON AREA LOTS  
PLANNED DEVELOPMENT-06-02;  
SINGLE FAMILY-7  
  
81.292 ACRES OUT OF THE  
JOHN LITTLE SURVEY, ABSTRACT NO. 761;  
CITY OF GARLAND, DALLAS COUNTY, TEXAS

**FIRST TEXAS HOMES, INC.** DEVELOPER  
500 Crescent Court, Suite 350 (214) 613-3400

**PARK CITIES BANK** OWNER  
5307 E. MOCKINGBIRD LANE, SUITE 200 (800) XXX-XXXX  
DALLAS, TEXAS 75206

**JBI PARTNERS, INC.** SURVEYOR/ENGINEER  
16301 Quorum Drive, Suite 200 B (872) 248-7676  
Addison, Texas 75001

TBPE No. F-438 TBPLS No. 10078000  
190 RESIDENTIAL LOTS REVISION: January 06, 2013  
3 COMMON AREA LOTS SUBMITTED: OCTOBER 30, 2013 Sheet 2 of 3

EXHIBIT C

Plot Date: 1/17/2013 9:18 AM

**LEGAL DESCRIPTION**

WHEREAS, PARK CITIES BANK is the owner of a parcel of land located in the City of Garland, Dallas County, Texas, a part of the John Little Survey, Abstract No. 761, and being all of that 91.292 acre parcel of land described as Tract B in substitute trustee's deed to Park Cities Bank as recorded in Document Number 201100317294, Dallas County Deed Records, and being more particularly described as follows:

BEARING on an aluminum stake found at the south corner of said 91.292 acre tract, said point being the east corner of Heron's Bay Estates, No. 1, an addition to the City of Garland, as recorded in Document Number 20030068006, Dallas County Deed Records, said point, also being at the east corner of Lot 2, Block 7, Eastern Hills No. 5, an addition to the City of Garland, as recorded in Volume 2004021, Page 22, Dallas County Deed Records.

THENCE along the northeast line of Heron's Bay Estates, No. 1 as follows:  
 North 43 degrees 53 minutes 53 seconds West, 133.54 feet to a one-half inch iron rod found for corner;

North 01 degree 03 minutes 07 seconds East, 21.21 feet to a one-half inch iron rod found for corner;

North 46 degree 08 minutes 07 seconds East, 4.50 feet to a one-half inch iron rod found for corner;

North 43 degree 51 minutes 53 seconds West, 60.00 feet to a one-half inch iron rod found for corner;

South 46 degree 08 minutes 07 seconds West, 23.90 feet to a one-half inch iron rod found for corner;

Southwesterly 62.54 feet along a curve to the left having a radius of 310.00 feet, a central angle of 15 degrees 15 minutes 22 seconds, a tangent of 41.52 feet and a chord bearing and distance of South 38 degrees 30 minutes 29 seconds West, 62.30 feet to a one-half inch iron rod found for corner;

South 85 degree 57 minutes 35 seconds West, 18.40 feet to a one-half inch iron rod found for corner;

South 46 degree 08 minutes 07 seconds West, 50.00 feet to a one-half inch iron rod found for corner;

South 45 degree 51 minutes 53 seconds East, 9.63 feet to a one-half inch iron rod found for corner;

South 02 degree 38 minutes 23 seconds East, 22.55 feet to a one-half inch iron rod found for corner;

Southwesterly 64.34 feet along a curve to the right having a radius of 500.00 feet, a central angle of 08 degree 42 minutes 08 seconds, a tangent of 32.21 feet and a chord bearing and distance of South 42 degree 47 minutes 03 seconds West, 64.30 feet to a one-half inch iron rod found for corner;

South 46 degree 08 minutes 07 seconds West, 40.54 feet to a one-half inch iron rod found for corner;

North 43 degree 51 minutes 53 seconds West, 336.44 feet to a one-half inch iron rod found for corner;

Northwesterly 446.91 feet along a curve to the right, having a radius of 1240.18 feet, a central angle of 23 degree 38 minutes 50 seconds, a tangent of 225.90 feet and a chord bearing and distance of North 33 degree 32 minutes 32 seconds West, 444.48 feet to a one-half inch iron rod found for corner;

North 33 degree 08 minutes 01 seconds West, 198.59 feet to a one-half inch iron rod found for corner;

Southwesterly 82.14 feet along a curve to the right having a radius of 275.00 feet, a central angle of 12 degree 58 minutes 46 seconds, a tangent of 31.20 feet and a chord bearing and distance of South 39 degree 39 minutes 45 seconds West, 82.00 feet to a one-half inch iron rod found for corner;

South 46 degree 08 minutes 07 seconds West, 78.59 feet to a one-half inch iron rod found for corner;

North 43 degree 51 minutes 53 seconds West, 50.00 feet to a one-half inch iron rod found for corner;

North 58 degree 51 minutes 53 seconds West, 21.21 feet to a one-half inch iron rod found for corner;

North 43 degree 51 minutes 53 seconds West, 32.32 feet to a one-half inch iron rod found for corner;

Northwesterly 44.05 feet along a curve to the left, having a radius of 50.00 feet, a central angle of 50 degree 38 minutes 18 seconds, a tangent of 23.57 feet, and a chord bearing and distance of North 32 degree 13 minutes 50 seconds West, 42.63 feet to a one-half inch iron rod found for corner;

North 22 degree 18 minutes 14 seconds West, 189.17 feet to a one-half inch iron rod found at the north corner of Lot 27, Block 2, of said Heron's Bay Estates No. 1, said point being the west corner of said 91.292 acre tract, said point also being in the southeast line of Lakeside No. 5 Addition to the City of Garland as recorded in Volume 28215, Page 784, Dallas County Deed Records.

THENCE along the northeast line of said 91.292 acre tract as follows:

North 43 degree 24 minutes 28 seconds East, 139.71 feet along the southeast line of said Lakeside No. 5 Addition to a PW rod in Fence Post found at the south corner of a called 1.46 acre tract of land described in deed to Jones R. Tucker as recorded in Volume 2002031, Page 3971, Dallas County Deed Records.

North 45 degree 53 minutes 42 seconds East, 161.88 feet along the southeast line of said 1.46 acre tract to a one-half inch iron rod found for corner at the south corner of Emerald Lake, addition to the City of Garland as recorded in Volume 2003044, Page 26, Dallas County Deed Records;

THENCE along the continuing along the northwest line of said 91.292 acre tract and the southeast line of said Emerald Lake addition as follows:

North 49 degree 49 minutes 26 seconds East, 1223.46 feet to a one-half inch iron rod found for corner;

North 45 degree 55 minutes 25 seconds East, 724.75 feet to a concrete monument with brass disc found for corner at the south corner of Emerald Lake No. 2, addition to the City of Garland as recorded in Volume 2005033, Page 560, Dallas County Deed Records;

THENCE North 45 degree 52 minutes 45 seconds East, 624.15 feet along the southeast line of Emerald Lake No. 2 to a one-half inch iron rod found at the north corner of said 91.292 acre tract;

**LEGAL DESCRIPTION CONTINUED**

THENCE North 45 degree 52 minutes 45 seconds East, 624.15 feet along the southeast line of Emerald Lake No. 2 to a one-half inch iron rod found at the north corner of said 91.292 acre tract;

THENCE along the northeast line of said 91.292 acre tract and the southeast line of said Emerald Lake No. 2 the following:

South 37 degree 01 minutes 40 seconds East, 441.00 feet to a one-half inch iron rod found for corner;

South 38 degree 36 minutes 02 seconds East, 154.00 feet to a one-half inch iron rod found for corner;

North 44 degree 42 minutes 46 seconds East, 95.45 feet to a one-half inch iron rod found for corner;

North 80 degree 49 minutes 41 seconds East, 17.44 feet to a one-half inch iron rod found for corner;

North 04 degree 53 minutes 03 seconds East, 44.87 feet to a one-half inch iron rod found for corner;

South 81 degree 32 minutes 08 seconds East, 99.92 feet to a one-half inch iron rod found for corner, said point also being in the west line of a tract of land described in deed to the City of Dallas, Lake Ray Hubbard, as recorded in volume 474, Page 328, Dallas County Deed Records;

THENCE along northeast line of said 91.292 acre tract and the southeast line of said City of Dallas tract as follows:

South 20 degree 00 minutes 16 seconds East, 46.75 feet to a one-half inch iron rod found for corner;

South 34 degree 23 minutes 33 seconds East, 451.75 feet to a City of Dallas concrete monument found (No. 038-1) for corner, said point being the east corner of said 91.292 acre tract, said point also being in the northeast line of The Shores of Eastern Hills No. 4, as recorded in Volume 2002173, Page 46, Dallas County Deed Records;

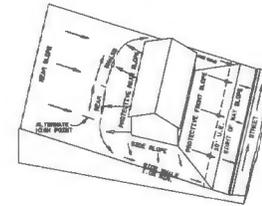
THENCE along the southeast line of said 91.292 acre tract and the northeast line of said The Shores of Eastern Hills No. 4 the following:

North 54 degree 38 minutes 35 seconds West, 22.53 feet to a one-half inch iron rod found for corner;

South 46 degree 15 minutes 37 seconds West, 777.27 feet to a one-half inch iron rod found for corner;

South 43 degree 57 minutes 32 seconds East, 290.36 feet to a one-half inch iron rod found for corner;

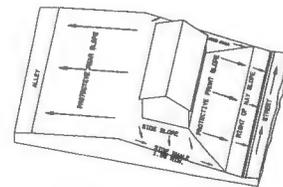
South 46 degree 09 minutes 04 seconds West, 1904.51 feet to the POINT OF BEGINNING and containing 3,976,662 square feet or 91.292 acres of land.



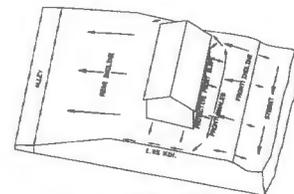
**LOT GRADING TYPE A**  
(LOT GRADING WITHOUT ALLEY)

ENTIRE LOT DRAINS TO THE STREET. GRADING SHALL NOT CREATE LOT-TO-LOT DRAINAGE.

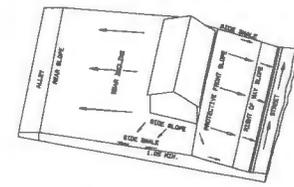
NOTE: ON LOTS THAT ADJUT THE CREEK, (LOTS 13-18, BLOCK 13, LOTS 1-8, BLOCK 23) THE ENTIRE LOT OR A PORTION OF THE LOT MAY DRAIN BACK TOWARDS THE CREEK.



**LOT GRADING TYPE B**



**LOT GRADING TYPE C**



**LOT GRADING TYPE D**

**PROJECT CASE NO. 130910-1  
DETAIL PLAN  
HERON'S BAY ESTATES  
NO.2 THRU NO.5**

- AREA NO. 2 LOTS: BLOCK 2, LOT 28; BLOCK 10, LOTS 14-26; BLOCK 11, LOTS 1-12; BLOCK 12, LOTS 1-12; BLOCK 13, LOTS 1-12; BLOCK 14, LOTS 1-7; BLOCK 15, LOTS 1-11
- AREA NO. 3A LOTS: BLOCK 15, LOTS 12-31, 32\*
- AREA NO. 3B LOTS: BLOCK 16, LOTS 1-15; BLOCK 17, LOTS 1-7; BLOCK 18, LOTS 1-12
- AREA NO. 4 LOTS: BLOCK 14, LOTS 8-23, 24; BLOCK 15, LOTS 1-17, 18\*
- AREA NO. 5 LOTS: BLOCK 17, LOTS 8-22; BLOCK 18, LOTS 1-8; BLOCK 19, LOTS 13-27

192 TOTAL RESIDENTIAL LOTS  
 4 COMMON AREA LOTS  
 PLANNED DEVELOPMENT-06-02;  
 SINGLE FAMILY-7

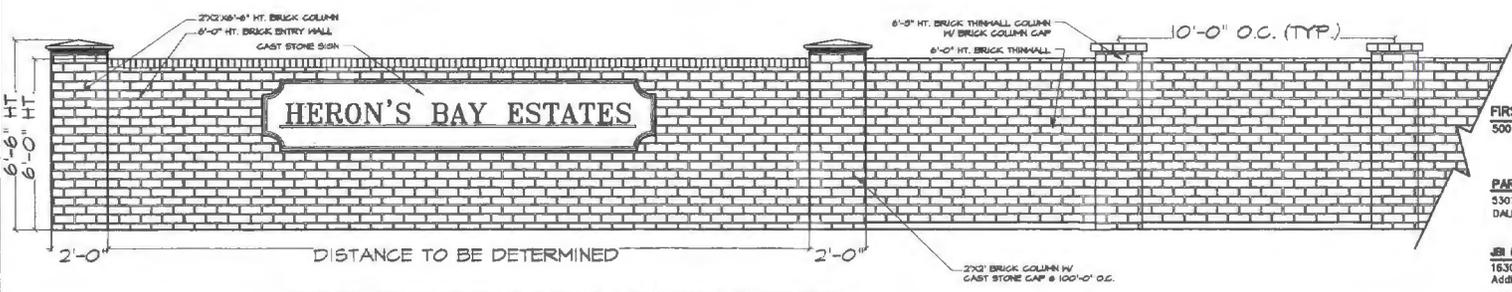
91.292 ACRES OUT OF THE  
 JOHN LITTLE SURVEY, ABSTRACT NO. 761;  
 CITY OF GARLAND, DALLAS COUNTY, TEXAS

**FIRST TEXAS HOMES, INC.** DEVELOPER  
 500 Crescent Court, Suite 350 (214) 613-3400

**PARK CITIES BANK** OWNER  
 5307 E. MOCKINGBIRD LANE, SUITE 200 (XXX) XXX-XXXX  
 DALLAS, TEXAS 75206

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 16301 Quorum Drive, Suite 200 B (972) 248-7676  
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190 RESIDENTIAL LOTS REVISED: January 06, 2013  
 5 COMMON AREA LOTS SUBMITTED: OCTOBER 30, 2013 Sheet 3 of 3

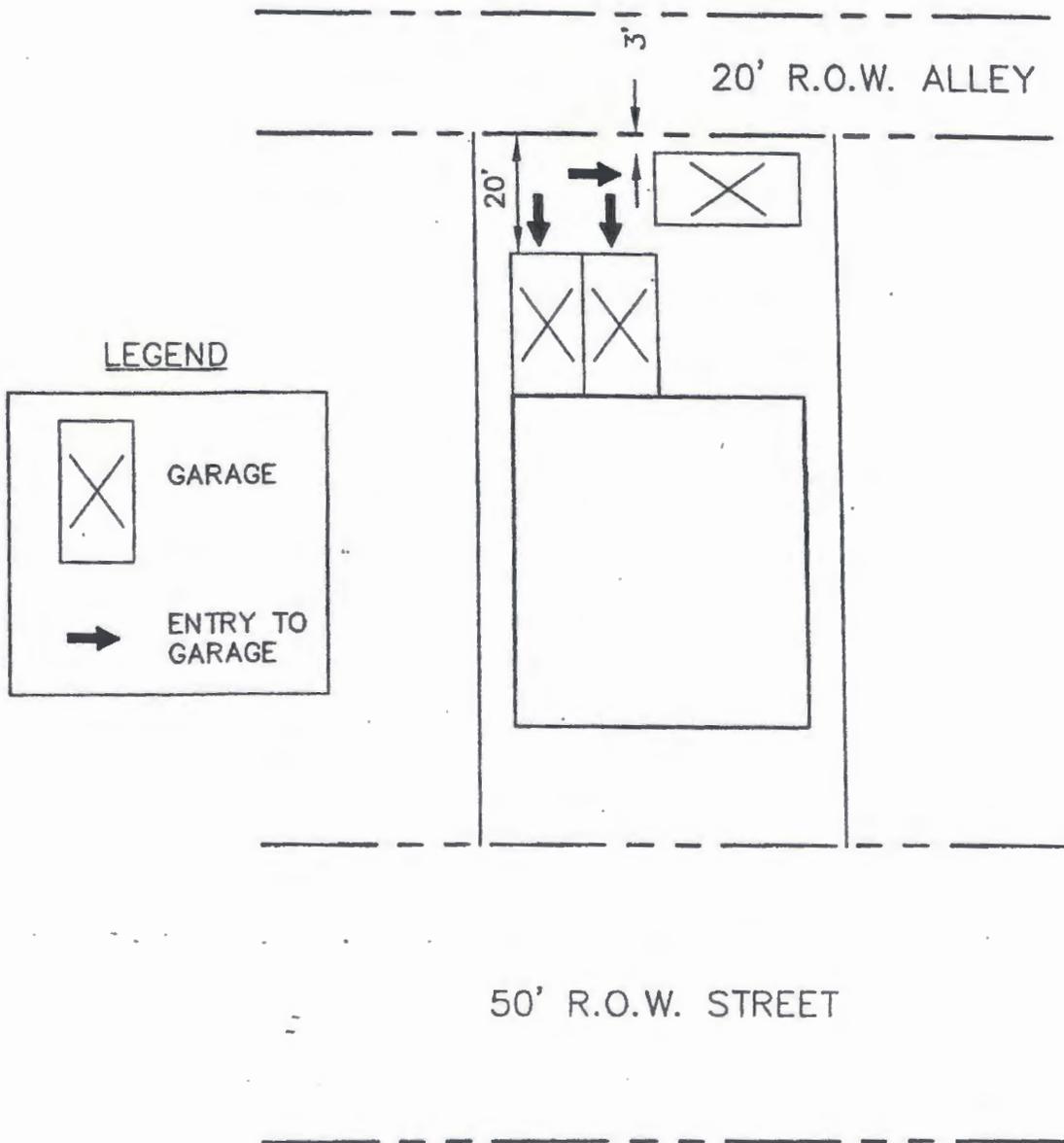


**PARTIAL BRICK ENTRANCE WALL & THINWALL ELEVATION**

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

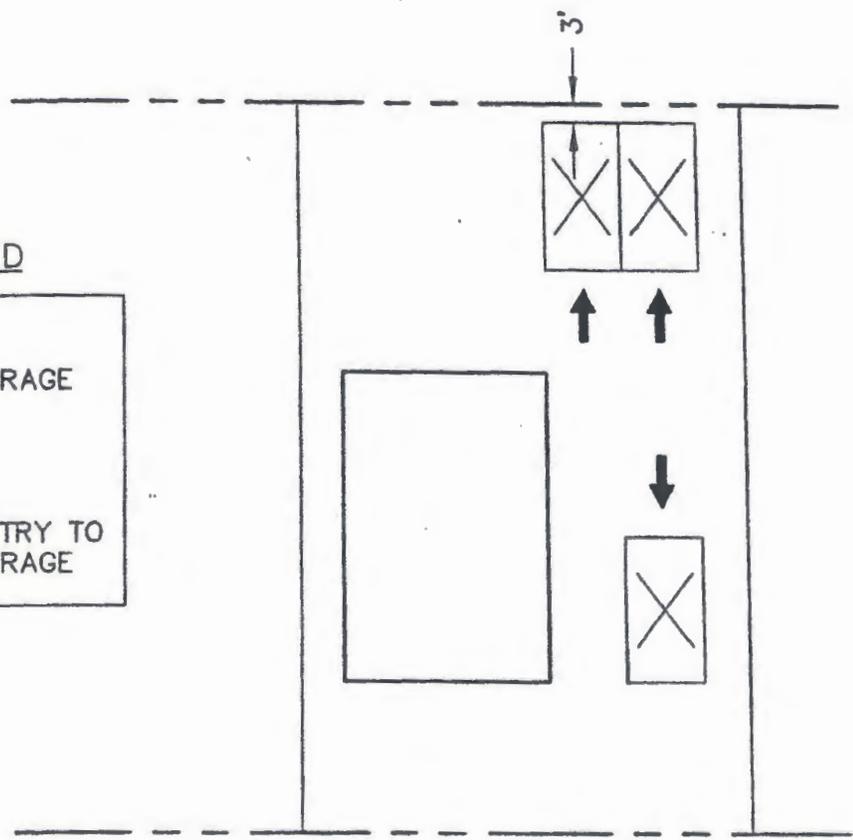
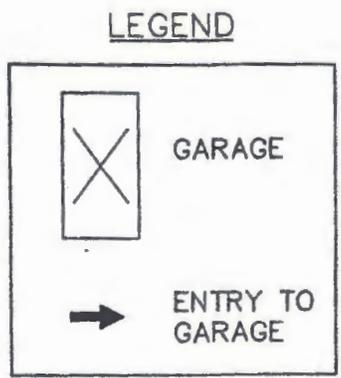
EXHIBIT C

Drawing: H:\Projects\130910\130910\130910\130910.dwg, Saved By: mms, Date: 1/7/2014, 2:18 PM



REAR ENTRY CAR GARAGE CONFIGURATION  
N.T.S.

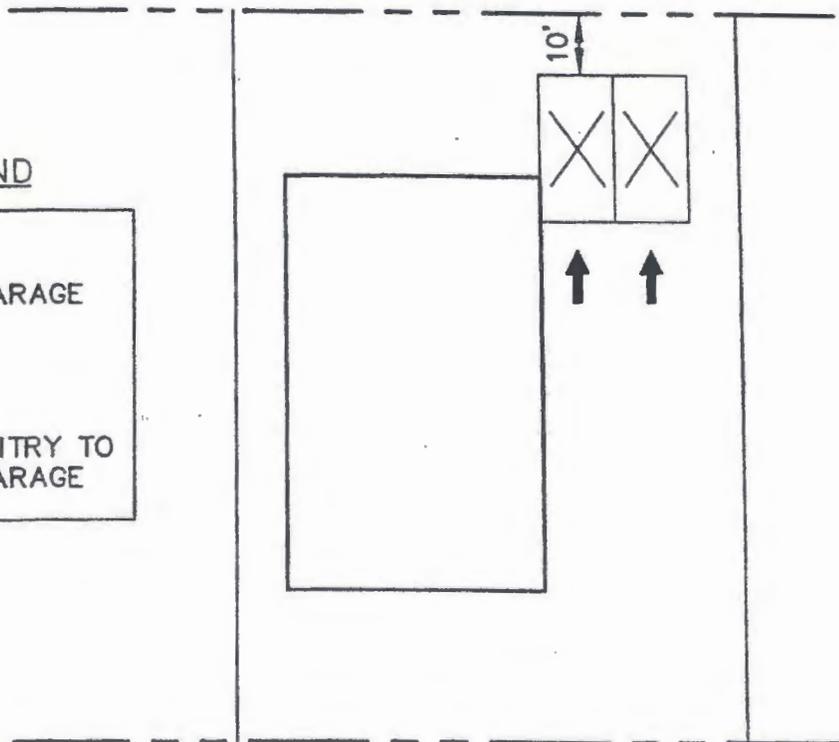
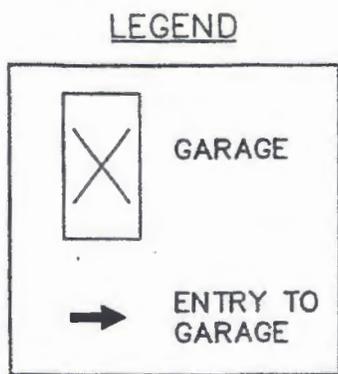
EXHIBIT D-A



50' R.O.W. STREET

FRONT ENTRY CAR GARAGE  
CONFIGURATION OPTION  
 N.T.S.

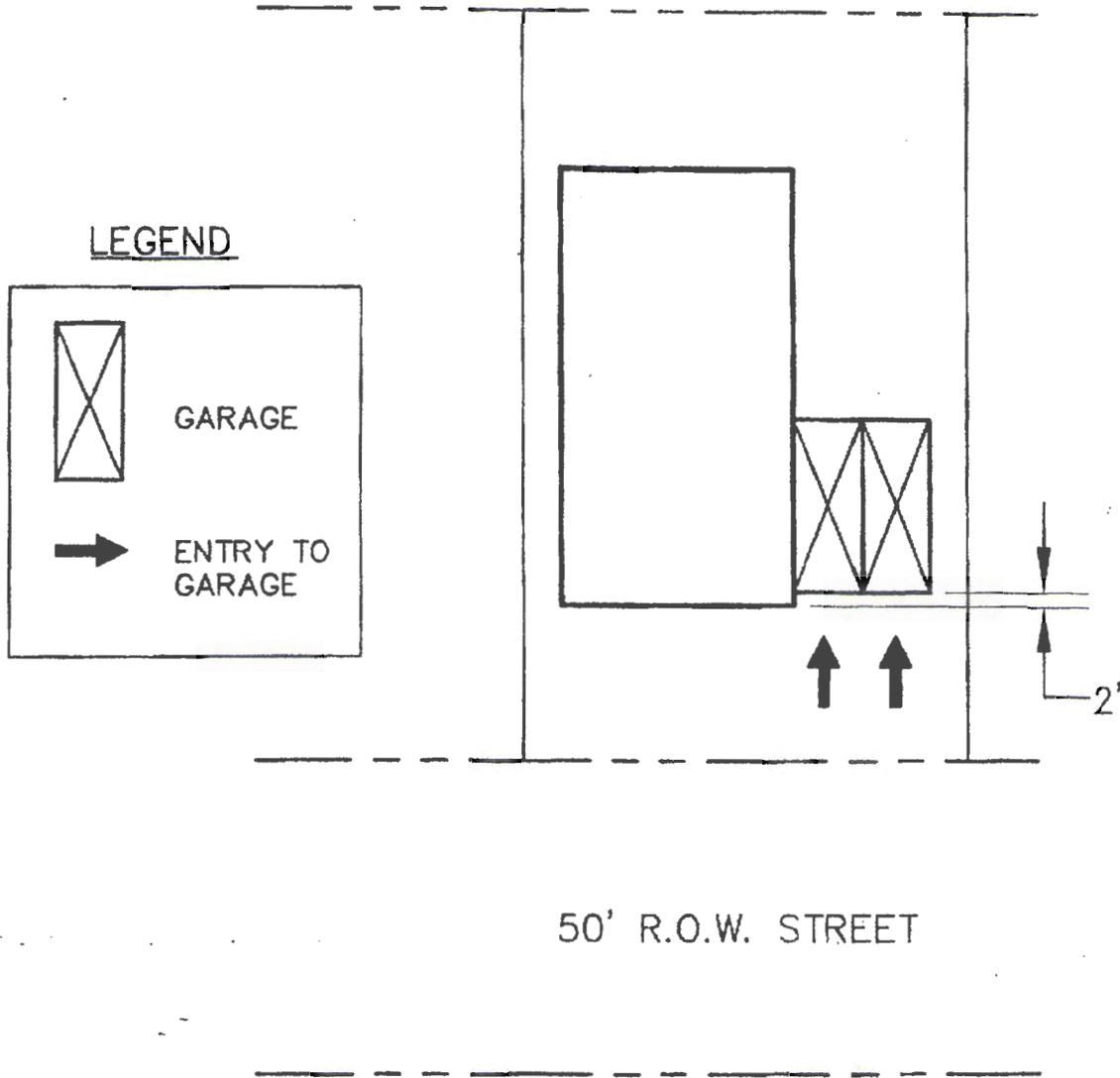
EXHIBIT D-B



50' R.O.W. STREET

FRONT ENTRY CAR GARAGE  
CONFIGURATION OPTION  
N.T.S.

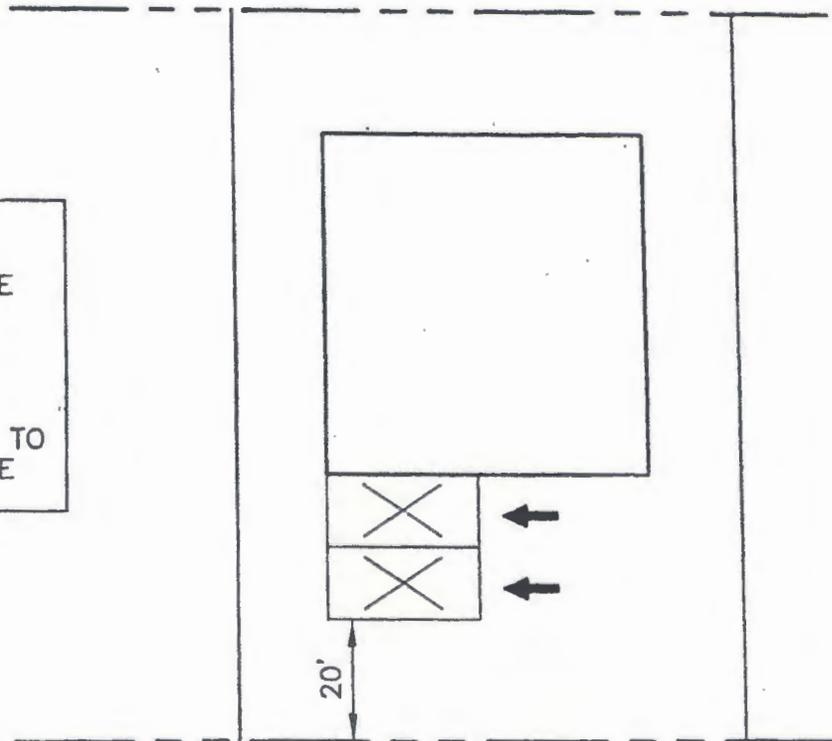
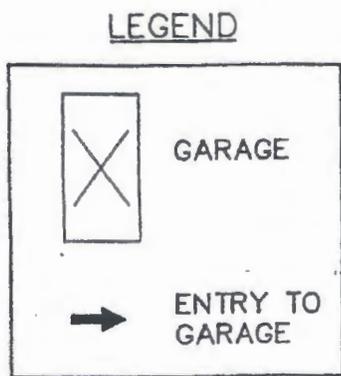
EXHIBIT D-C



FRONT ENTRY CAR  
GARAGE CONFIGURATION  
OPTION

N.T.S.

EXHIBIT D-C-1



50' R.O.W. STREET

SWING TYPE CAR GARAGE CONFIGURATION  
N.T.S.

EXHIBIT D-D

## REPORT & MINUTES

**P.C. Meeting, January 13, 2014 (6 Members Present)**

**Consideration of the application of First Texas Homes, Inc., requesting approval of 1) amendments to Planned Development (PD) District 06-02 for Single Family Uses and 2) an amended Detail Plan for Single Family Detached Dwelling Units. The property is located between Merlin Drive and Lake Ray Hubbard. (File 13-45) (This request was postponed from the December 9, 2013 meeting)**

Representing the Applicant Tom Juhn, 16301 Quorum Dr., Addison, TX, gave a brief overview of the revisions of the plans for this property and remained available for questions.

Speaking on behalf of the Emerald Lakes HOA, Ed Moore, 1601 Skyline Drive, Garland, TX. Mr. Moore expressed concerns regarding the increase in traffic coming from Oates and Country Club.

**Motion** was made by Commissioner Luckie, seconded by Commissioner Welborn to close the Public Hearing and **approve** the request per staff recommendation. **Motion carried: 6 Ayes, 0 Nays.**





# GARLAND

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

November 14, 2013

HEARING DATE/TIME: Plan Commission: November 25, 2013 – 7:00 PM

APPLICANT: First Texas Homes, Inc.

**File 13-45**

Dear Property Owner:

A public hearing will be held by the Plan Commission of the City of Garland, Texas, at 7:00 P.M. Monday, November 25, 2013, in the Council Chambers of City Hall, 200 North Fifth Street, to consider the application of **First Texas Homes, Inc.**, requesting approval of an amended Detail Plan for Single Family Detached Dwelling Units on a property zoned Planned Development (PD) District 06-02 for Single Family Uses. The property is shown on the enclosed sketch and is described as follows:

BEING a 91.292 acre parcel of land and part of the John Little Survey, Abstract No. 761, in the City of Garland, Dallas, Texas and described as Tract II in substitute trustee's deed to Park Cities Bank as recorded in Document Number 201100317294, Dallas County Deed Records. This property is generally located between Merlin Drive and Lake Ray Hubbard. (District 3)

**Note: The applicant requests approval of an amended Detail Plan to complete the development of Heron's Bay Estates Subdivision with single family residences.**

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return to **City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002** or by fax to **972-205-2474**. Should you have any questions, please contact Josue De La Vega at 972-205-2445.

(Please Check One Below)

I am in favor of the request.

I am opposed to the request.

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

\_\_\_\_\_ *none* \_\_\_\_\_

(Please complete the following information)

Your Property Address: 11614 Shadow Brook Trail  
Printed Name: Denise Maxey City, State: Garland, TX Zip: 75043  
Address: \_\_\_\_\_ City, State: \_\_\_\_\_ Zip: \_\_\_\_\_

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

Signature: *Denise Maxey* Title: Owner  
Date: 11/17/13



# GARLAND

November 14, 2013

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

**HEARING DATE/TIME:** Plan Commission: November 25, 2013 – 7:00 PM

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(Please Check One Below)

I am in favor of the request.

I am opposed to the request.

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

*Highly opposed to further construction, also opposed to removing undeveloped land for wildlife. Bought our property in large part due*

(Please complete the following information)

Your Property Address: *Becky + Dale Flockerzy*  
Printed Name: \_\_\_\_\_  
Address: *1201 Sunscape Way* City, State: *Garland TX* Zip: *75043*

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

Signature: *Becky Flockerzy* Title: *Homeowner*  
Date: *Nov 15, 2013*



# GARLAND

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

November 14, 2013

HEARING DATE/TIME: Plan Commission: November 25, 2013 – 7:00 PM

APPLICANT: First Texas Homes, Inc.

**File 13-45**

Dear Property Owner:

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**Note: The applicant requests approval of an amended Detail Plan to complete the development of Heron's Bay Estates Subdivision with single family residences.**

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return to **City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002** or by fax to **972-205-2474**. Should you have any questions, please contact Josue De La Vega at 972-205-2445.

(Please Check One Below)

I am in favor of the request.

I am opposed to the request.

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

*ALL THE HOUSE IN SLOP LAND NEED RETAIN WALL 8 FEET  
BACK WALL NEED TO RAISE STONE WALL HIGHER AND FENG*

(Please complete the following information)

Your Property Address

*4418 MERLIN DR GARLAND TX 75043*

Printed Name

*THOMAS PHAM*

Address

City, State

Zip

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

Signature

Date:

Title

*[Handwritten Signature]*

*Send 11-18-13*



# GARLAND

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

November 14, 2013

HEARING DATE/TIME: Plan Commission: November 25, 2013 – 7:00 PM

APPLICANT: First Texas Homes, Inc.

**File 13-45**

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(Please Check One Below)

- I am in favor of the request.
- I am opposed to the request.

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

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(Please complete the following information)

Your Property Address 4510 HORIZON DR GARLAND TX 75043

Printed Name GEOFFREY NZEADIBE

Address 4510 HORIZON DR City, State GARLAND Zip 75043

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

Signature [Handwritten Signature]  
Date: 11/14/13

Title Homeowner



# GARLAND

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

November 14, 2013

HEARING DATE/TIME: Plan Commission November 25, 2013 - 7:00 PM

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File 13-45

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(Please Check One Below)

I am in favor of the request.

I am opposed to the request.

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

*Increased traffic, pollution to creek running behind our house. Preserve the natural beauty*

(Please complete the following information)

Your Property Address

*Danny McElroy*

Printed Name

*4709 Eden Garland TX 75043*

Address

City, State

Zip

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

*Danny McElroy* *owner*

Signature

Title

Date: *11-20-13*



# GARLAND

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

November 14, 2013

HEARING DATE/TIME: Plan Commission: November 25, 2013 – 7:00 PM

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(Please Check One Below)

I am in favor of the request.

I am opposed to the request.

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

IT WILL DEVALUE OUR  
NEIGHBOORHOOD

(Please complete the following information)

Your Property Address: 1209 SUNSCAPE WAY  
Printed Name: GARLAND, TX  
Address: GARLAND, TX City, State Zip: 75043

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

Signature: [Handwritten Signature] Title: OWNER  
Date: 11-16-13





# GARLAND

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

November 14, 2013

HEARING DATE/TIME: Plan Commission: November 25, 2013 -- 7:00 PM

APPLICANT: First Texas Homes, Inc.

File 13-45

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(Please Check One Below)

I am in favor of the request.

I am opposed to the request.

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

*THIS PROPERTY SHOULD REMAIN ZONED AS SINGLE FAMILY USES. MOST OF OUR HOMEOWNERS VALUE THE GREENBELT AREAS IN OUR COMMUNITY. ADDS A GREAT DEAL OF VALUE TO US & OUR PROPERTY. HERON'S BAY SHOULD DEVELOP ALL OF THEIR CURRENT PROPERTIES RATHER THAN TAKING OVER MUCH CHERISHED LAND. & DISRUPT ALL CURRENT HOMEOWNERS.*

(Please complete the following information)

Your Property Address

JULIE BREWSTER

Printed Name

4705 EDEN DR GARLAND TX 75043

Address

City, State

Zip

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

Signature

Date:

Julie Brewster  
11/20/13

Title



# GARLAND

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

November 14, 2013

HEARING DATE/TIME Plan Commission: November 25, 2013 – 7:00 PM

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(Please Check One Below)

I am in favor of the request.

I am opposed to the request.

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

*I oppose any development proposed as this will negatively impact the neighborhood.*  
(Please complete the following information)

Your Property Address

*Leonel & Gail Payne*  
Printed Name  
*5017 Grace Rd. Garland, Texas 75043*  
Address City, State Zip

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

*Leonel Payne & Gail Payne Homeowners*  
Signature Title  
Date: *11-23-2013*



# GARLAND

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

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(Please Check One Below)

I am in favor of the request.

I am opposed to the request.

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

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(Please complete the following information)

Your Property Address 2610 Chesapeake DR Garland TX 75043

Printed Name ADEFUYE, FUNKE, 2610 Chesapeake DR Garland TX 75043

Address City, State Zip

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

funka Adefuye OWNER

Signature Date: 11/26/13

Title



# GARLAND

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

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(Please Check One Below)

I am in favor of the request.

I am opposed to the request.

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

*Building on that land would compromise our view of the lake and eliminate the habitat for the wild life.*

(Please complete the following information)

Your Property Address

*DONNA & NESBIT JOHNSON*

Printed Name

*2506 CHANNEL ISLE DR. GARLAND, TX 75043*

Address

City, State

Zip

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

*Donna and Nesbit Johnson - Homeowner*

Signature

Title

Date: *11/25/2013*

*\* If houses are built on the land hopefully the single family houses have a size restriction that they at least be 2400 sq. ft*



# GARLAND

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

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(Please Check One Below)

I am in favor of the request.

I am opposed to the request.

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

---

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(Please complete the following information)

Your Property Address

MICHAEL AVEN

Printed Name

2602 CALEDONIA COVE

Address

(GARLAND), TX

City, State

75043

Zip

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

Michael L. Allen

Signature

MR

Title

Date: 15 NOV 13

*outside of  
notification area*



# City Council Item Summary Sheet

Work Session

Date: 2/4/14

Agenda Item

## 2014 Proposed CIP Public Hearing

### Summary of Request/Problem

A public hearing will be held on the 2014 Proposed Capital Improvement Program (CIP). At the public hearing, all interested persons will be given the opportunity to be heard for or against the Proposed program. The 2014 Proposed CIP has been available for public inspection in the City's libraries, in the City Secretary's Office, and on the City's website since January 8<sup>th</sup>, 2014.

A public hearing was also held on January 21<sup>st</sup>, 2014.

### Recommendation/Action Requested and Justification

Receive public comment.

**Submitted By:**

**Ron Young**  
**Director Budget & Research**

**Approved By:**

**William E. Dollar**  
**City Manager**



# City Council Item Summary Sheet

Work Session

Date: 2/4/14

Agenda Item

## Adoption of 2014 Capital Improvement Program

### Summary of Request/Problem

On January 14<sup>th</sup>, 2014, the City Council held a Special Budget Work Session to review the Proposed Capital Improvement Program (CIP) for 2014. The following day, copies of the Proposed CIP were made available for public inspection at the City Libraries, in the City Secretary's Office, and on the City's website. A Public Hearing on the Proposed CIP was held on January 21<sup>st</sup>, 2014. In addition, the Council held discussions on the CIP at the Regular Work Session on January 21<sup>st</sup> and February 3<sup>rd</sup>, 2014.

An ordinance reflecting the 2014 CIP for the City of Garland, as proposed by the City Manager and as amended by the City Council, will be prepared based on direction received at the Monday, February 3<sup>rd</sup>, 2014, City Council Work Session.

### Recommendation/Action Requested and Justification

Approve, by ordinance, the 2014 Capital Improvement Program.

**Submitted By:**

**Ron Young  
Director Budget & Research**

**Approved By:**

**William E. Dollar  
City Manager**