



## **AGENDA**

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

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

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

### **CITY COUNCIL GOALS 2020**

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

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

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

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

## **CONSENT AGENDA**

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

1. Consider approval of the minutes of the December 15, 2015 Regular Meeting.
  
2. Consider approval of the following bids:

- a. **Shelf-Ready Audiovisual Materials** **Bid No. 6113-16**

**Midwest Tapes, LLC** **\$220,000.00**

*This request is to support the Library's selection and purchase of audiovisual materials to meet customer needs. The contract includes cataloging, inventory, and physical processing so that materials arrive shelf-ready. This will be a Term Contract with four optional renewals.*

- b. **Professional Engineering and Design Services** **Bid No. 6110-16**

**CP&Y, Inc.** **\$175,335.00**

*This request is to provide professional surveying, geotechnical, environmental, and detailed construction plans for storm sewer installation at Valley Cove Drive, Fieldside Drive, and Rollingridge Drive including the Rollingridge/Fieldside and Fieldside/Wildbriar alleys. These storm sewer improvements are necessary to address flooding issues for the area residents. .*

- c. **Change Order for R-Delta Engineering, Inc.,** **Bid No. 6108-16**  
**Service Agreement**

**R-Delta Engineers, Inc.** **\$96,200.00**

*This request is for resolution of unanticipated property deed restrictions including plan revisions to address the relocation of the radio tower site and design requirements for the perimeter securing fencing.*

- d. **Public Safety Software Maintenance and Support** **Bid No. 6107-16**

**Intergraph Corporation** **\$291,656.86**

*This request is to continue the annual maintenance and support agreement for Intergraph Public Safety software. This maintenance agreement may be renewed annually as long as the City continues to utilize the Intergraph software.*

- e. **Microsoft Dynamics CRM Maintenance and Support** **Bid No. 6100-16**

**Webfortis** **\$365,000.00**

*This request is to provide ongoing maintenance and support services for Microsoft CRM projects. This is a continuation of the previous contract that was awarded to Webfortis under Bid 3621-13.*

- f. **Olinger-Wylie 138 KV Transmission Line** **Bid No. 6051-16**  
**Reconstruction**

<b>Hargrave Power, Inc.</b>	<b>\$1,937,303.01</b>
<b>Optional Contingency</b>	<b><u>193,730.00</u></b>
<b>TOTAL</b>	<b><u>\$2,131,033.01</u></b>

*This request is to provide construction labor for the installation of 80 new and 4 replacement steel transmission structures. This project covers approximately 9.2 miles of transmission line from the Olinger Plant to the Wylie Switchyard as part of the Olinger-Wylie East Circuit CIP Project. Due to the complex nature of this project, an Optional Contingency is included for any unforeseen additional work that may be required.*

**g. Brush Trailers for EWS Bid No. 5794-15**

**Texoma Mfg., LLC \$103,750.00**

*This request is for the purchase of two brush trailers to be utilized by the Environmental Waste Services Department in their daily operations.*

**h. Change Orders for Black & Veatch Service Bid No. 6109-16  
Agreements**

<b>Black &amp; Veatch</b>	<b>\$119,566.00</b>
<b>Optional Contingency</b>	<b><u>11,956.20</u></b>
<b>TOTAL</b>	<b><u>\$131,522.20</u></b>

*This request is for reactor bank additions to TMPA Gibbons Creek Reactive Support CIP project. This is necessary for the configuration and programming of all new relay communications and Ethernet switches. The purpose of Addendum 1 to Service Agreement COG014 is for auto-transformer replacements necessary for the upgrade of the TMPA Gibbons Creek Switchyard control house lighting system.*

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

**a. Zoning File No. 15-38, Jerry Defeo**

*Consider an ordinance amending the zoning laws of the City of Garland by approving a Specific Use Provision for auto sales, new or used on a 1.425 acres tract of land zoned Industrial (IN) District and located at 923 S. Jupiter Road; providing for conditions, restrictions, and regulations; and providing for a penalty and an effective date.*

**b. Zoning File No. 15-41, Wilbow Corporation**

*Consider an ordinance amending the zoning laws of the City of Garland by approving a change of zoning from Single-Family-7 (SF-7) District and Planned Development (PD) District 68-63 to a Planned Development (PD) District for Single-Family-5 (detached) Uses, Single-Family (attached) Uses,*

*Neighborhood Office (NO) Uses, Neighborhood Services (NS); and a Concept Plan for Single-Family (detached) Uses, Single-Family (attached) uses and retail; on 101.121 acres located southwest of the intersection of Shiloh Road and Buckingham Road providing for conditions, restrictions, and regulations; and providing for a penalty and an effective date.*

**c. Zoning File No. 15-42, Western Rim Investors**

*Consider an ordinance amending the zoning laws of the City of Garland by approving an amendment to Planned Development (PD) District 12-41 for Mixed-Uses and a Detail Plan for dwelling, multi-family on a 42-acre tract of land located east of Shiloh Road, northwest of Holford Road, north of the Spring Creek Greenbelt and south of the future expansion of Naaman Forest Boulevard; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland; providing a savings clause and a severability clause; and providing an effective date.*

**d. Zoning File No. 15-43, Western Rim Investors**

*Consider an ordinance amending the zoning laws of the City of Garland by approving an amendment to Planned Development (PD) District 12-41 for Mixed-Uses and a Detail Plan for Mixed-Uses on a 19-acre tract of land located southwest of PGBT/SH 190, northwest of Holford Road, north of future expansion of Naaman Forest Boulevard and east of Shiloh Road; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland; providing a savings clause and a severability clause; and providing an effective date.*

**e. Zoning File No. 15-45, Jacobs Engineering Group, Inc.**

*Consider an ordinance amending the zoning laws of the City of Garland by approving 1) a zoning change from Agriculture (AG) District to Planned Development (PD) District for Single-Family-5 uses, Multi-Family uses and limited community office uses and 2) a concept plan for dwelling, single-family detached; dwelling, multi-family; elder care-independent living and restaurant on a 141.653-acre tract of land bounded by Holford Road to the northwest, Spring Creek Forest Preserve to the northeast, north Garland Avenue to the southeast and Arapaho Road to the southwest; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec.*

*10.05 of the Code of Ordinances of the City of Garland; providing a savings clause and a severability clause; and providing an effective date.*

**4. Consider a resolution approving and funding a 2015-16 Cycle 1 Neighborhood Vitality Matching Grant Project.**

*At the December 15, 2015 Work Session, Council considered the application for Neighborhood Vitality Funding for Firewheel Farms No. 2 neighborhood association.*

**5. Consider a resolution rescheduling the October 4, 2016 and December 20, 2016 Regular Meetings of the City Council; and providing an effective date.**

*At the January 5, 2016 Work Session, Council considered rescheduling the October 4 Regular Meeting to October 3, 2016. Council also considered scheduling the December 20, 2016 Regular Meeting to December 13, 2016.*

**6. Consider a resolution of the City of Garland extending the local State of Disaster issued by Mayoral Proclamation on December 26, 2015 and providing an effective date.**

*In response to the tornado the night of December 26, 2015, the Mayor issued a declaration of disaster in order to implement the City's emergency response operations. By law, a mayoral declaration of disaster has a limited duration unless extended by formal action of the City Council. The City Council is being asked to approve, by resolution, the extension of the declaration of disaster in order to continue the City's emergency and disaster relief operations.*

**7. Consider an ordinance prohibiting price gouging and controlling prices charged within the City of Garland during the current state of disaster; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland; providing a savings clause and a severability clause; and providing an effective and termination date.**

*As sometimes happens when a disaster strikes an area, some people see an opportunity to take advantage of the situation to the detriment of those affected by the disaster. The City has received complaints of price gouging, generally involving motel rooms located in the south part of the City near the area of tornado damage. Complaints have also been received about exorbitant prices being charged for tire repair even though free tire repair is available throughout the area. Experience in other jurisdictions where disasters have struck has*

*provided us with a list of other goods and services that are targeted for price gouging.*

*If the City Council approves the proposed ordinance, the Office of the City Attorney will process and prosecute complaints under the ordinance. Persons who have been victimized by price-gouging may contact the Office of the City Attorney to file a complaint. Although the City cannot recover damages on behalf of victims, the City can endeavor to stop price gouging from continuing. The proposed ordinance will terminate by its own terms on February 29, 2016 without further action of the City Council.*

**8. Consider by minute action the purchase of debris removal and debris removal monitoring services.**

*In November 2014 the City Council authorized the solicitation of debris removal contracts that would be triggered in the event of a major debris-producing event. Now that such an event has occurred, the City Council is being asked to approve by minute action several agreements relating to debris removal arising from the December 26, 2015 tornado. There are essentially two sets of agreements involved, one for actual debris removal (which will include a back-up agreement as well), the other for debris removal monitoring services. The latter is necessary in order to document expenses for potential reimbursement of the City's debris removal agreement with TAG Grinding Services, Inc. in an amount not to exceed \$8.1 million; a standby debris removal agreement with DRC Emergency Services, LLC in an amount not to exceed \$8.3 million; and a debris removal monitoring services agreement with True North Emergency Management, LLC in an amount not to exceed \$2 million.*

**9. Consider approval of an ordinance amending Section 30.226 of the Code of Ordinances by (1) requiring building permits for residential roof repair of more than \$2,000.00, and (2) establishing registration and bonding requirements for residential roofing contractors; and providing an effective date.**

*Council is requested to consider approval of an ordinance amending Section 30.226 of the Code of Ordinances by (1) requiring building permits for residential roof repair of more than \$2,000.00, and (2) establishing registration and bonding requirements for residential roofing contractors; and providing an effective date.*

## ITEMS FOR INDIVIDUAL CONSIDERATION

### Speaker Regulations:

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

### 10. 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.*

### 11. Adjourn.

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

The City Council of the City of Garland convened in regular session at 7:00 p.m. on Tuesday, December 15, 2015, in the Goldie Locke Room at The Duckworth Building, 217 North Fifth Street, Garland, Texas, with the following members present:

COUNCIL PRESENT:	Mayor	Douglas Athas
	Mayor Pro Tem	B. J. Williams
	Deputy Mayor Pro Tem	Lori Dodson
	Council Member	Anita Goebel
	Council Member	Stephen Stanley
	Council Member	Billy Mack Williams
	Council Member	Scott LeMay
	Council Member	James Cahill

STAFF PRESENT:	City Manager	Bryan L. Bradford
	City Attorney	Brad Neighbor
	City Secretary	Eloyce René Dowl

ABSENT:	Council Member	Marvin 'Tim' Campbell
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CALL TO ORDER: The meeting was called to order by Mayor Douglas Athas. Council Member James Cahill led the invocation and Pledge of Allegiance.

CEREMONIALS: Neil Montgomery, Sr. Managing Director of Economic Development, presented the Mayor with an award from the Greater Dallas Planning Council for the preparation of the Forest / Jupiter Transit Oriented Redevelopment Plan.

CONSENT AGENDA: All items marked with asterisks (\*\*) on the Consent Agenda were voted on at the beginning of the meeting. Mayor Athas read those items into the record. Motion was made by Council Member Cahill to approve the agenda as presented with the exception of: Council Member Billy Mack Williams not voting on Item No. 3b, to avoid conflict of interest, and the request by Council Member Goebel to pull Item No. 4 for discussion, seconded by Deputy Mayor Pro Tem Dodson, to approve items 1, 2a, 2b, 2c, 2d, 2e, 2f, 3a, 3b, and 5. Motion carried, 8 ayes, 0 nays.

1. APPROVED\*\* Approval of the Minutes of the December 1, 2015 Regular Meeting.

2a. APPROVED\*\*

Bid No. 5925-16 to SYB Construction Company, Inc. in the amount of \$474,195.55 for Water System Improvements.

This request is to provide water system improvements at Celeste Drive, Commonwealth Drive, and Mayfield Avenue. The construction will include approximately 3,494 linear feet of 6-inch water line along with pavement removal and all incidentals.

2b. APPROVED\*\*

Bid No. 6016-16 to Agilent Technologies, Inc. in the amount of \$180,385.59 for Inductively Coupled Plasma Mass Spectroscopy.

This request is to replace the dated ICP-MS 7500 equipment. This equipment is at its 10-year life limit and has been experiencing various mechanical failures.

2c. APPROVED\*\*

Bid No. 6067-16 to Grantham & Associates, Inc. in the amount of \$363,550.00 for Professional Engineering and Surveying Services.

This request is to provide Professional Engineering and Surveying Services associated with the replacement and/or rehabilitation of damaged street and sidewalk pavement on Centerville Road between Broadway Boulevard and S.H. 66.

2d. APPROVED\*\*

Bid No. 6076-16 to Binkley & Barfield – C&P, Inc. in the amount of \$203,000.00 for Professional Engineering and Design Services.

This request is to provide Professional Engineering and Design Services for drainage, water, and sanitary sewer improvements.

2e. APPROVED\*\*

Bid No. 5948-16 to Electrical Power Products, LLC in the amount of \$642,964.00 which includes and Optional Contingency of \$64,296.40, for a total bid of \$707,260.40 for the GP&L Wylie Switchyard Control Building.

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

2f. APPROVED\*\*

Bid No. 6026-16 to Larrett, Inc. in the amount of \$3,392,351.12 which includes an Optional Contingency of \$339,235.11, for a total bid of \$3,731,586.23 for the GP&L Lookout Substation Civil Site Improvements.

This request is to provide civil site development of the GP&L 138 kV Lookout Substation including earthwork, grading and excavation, flex base subgrade with drainage, driveways, and perimeter fencing and gates. Due to the complex nature of the project, an Optional Contingency is included for any unforeseen additional work that may be required.

3a. APPROVED\*\*

Ordinance No. 6812 amending the zoning laws of the City of Garland by approving a Specific Use Provision for a restaurant with drive-through on a 17,554 square-foot tract of land zoned Community Retail (CR) District and located at 1436 Belt Line Road; providing for conditions, restrictions, and regulations; providing for a penalty and an effective date. (File No. 15-28 Pop Holdings, LP, District 7)

3b. APPROVED\*\*

Ordinance No. 6813 amending the zoning laws of the City of Garland by approving a Master Concept Plan, a Detail Plan and a Specific Use Provision for an electrical substation on a property zoned Planned Development (PD) District 15-20 for mixed use on 19.998 acres located northeast of the intersection of Telecom Parkway and Lookout Drive providing for conditions, restrictions, and regulations; and providing for a penalty and an effective date. (File No. 15-32 R-Delta, District 1)

4. APPROVED

Resolution No. 10228 approving the sale of designated tax foreclosed real property, 504 and 508 Kaiser Street (the "Properties") to Lyon Construction Company (the "Buyer"); authorizing a deed conveying the property to the buyer; and providing an effective date.

At the November 30, 2015 Work Session, Council considered the sale of City-owned residential properties located at 504 and 508 Kaiser Street to Lyon Construction Company. Council approval is required to authorize the Mayor to execute a deed without warranty conveying the property to the buyer.

Mayor Athas opened the discussion at 7:11 p.m. Mona Woodard was the speaker on this item. Motion was made by Council Member Goebel to approve the resolution, seconded by Council Member Stanley to close the discussion at 7:13 p.m. Motion carried 8 ayes, 0 nays.

5. APPROVED\*\*

Resolution No. 10229 adopting and approving the 2015 Neighborhood Vitality Matching Grant Guidelines.

At the November 30, 2015 Work Session, Council considered the proposed updates to the Neighborhood Vitality Matching Grant guidelines.

6a. DENIED

Consider the application of Best Storage, LLC, requesting approval of 1) an amendment of Planned Development (PD) 08-52 for Community Retail uses, 2) a Detail Plan for a Self-Storage and (Indoor) Athletic Events Facility, and 3) a Specific Use Provision for Self-Storage. This property is located at 3159 South Garland Avenue (former Hypermart site only). (File No. 15-26, District 5) (This request was postponed from the November 17, 2015 City Council Meeting).

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

Mayor Athas opened the public hearing at 7:24 p.m. Speakers on this item were Will Guerin, Director of Planning, Dallas Cothrum, speaking for the applicant, Jason Crispin, and Robin Parsley. Citizens speaking on this item were: Lucian Giambasu, former Council Member John Willis, Andres Oscar Esparza, Sandy Carlton, Richard Aubin, Donna Nelson, and Susan Costen Owens. Citizens registering a position against the application but not testifying were: Pat Aldrich, Aurelia Drake, Diana Holland, Nancy Johnson, Steven Johnson, Glenda Lane, Linda Orr, and Mary Helen Smith. Motion was made by Council Member Billy Mack Williams to deny the application, seconded by Deputy Mayor Pro Tem Dodson to close the hearing at 9:36 p.m. Motion carried 7 ayes, 1 nay (Mayor Athas).

RECESS: The Mayor called for a ten minute recess at 9:45 p.m.

RECONVENED: The Council reconvened at 9:55 p.m.

A request was made to address Item 6b ahead of Item 6a. Deputy Mayor Pro Tem Dodson did not have an objection to addressing Item 6b first, which is in her district.

6b. APPROVED Consider the application of Jerry DeFeo, requesting approval of a Specific Use Provision for Automobile Sales, New or Used on property zoned Industrial (IN) District. This property is located at 923 S. Jupiter Road. (File No. 15-38, District 6)

Mayor Athas opened the public hearing at 7:14 p.m. Speakers on this item were Will Guerin, Director of Planning and Jerry DeFeo, representing the applicant. Motion was made by Deputy Mayor Pro Tem Dodson to approve the

application based on staff and Plan Commission recommendation, seconded by Council Member Billy Mack Williams to close the hearing at 7:23 p.m. Motion carried 8 ayes, 0 nays.

6c. APPROVED

Consider the application of Wilbow Corporation, Inc., requesting approval of a 1) change of zoning from Single-Family-7 (SF-7) District and Planned Development (PD) District 68-63 to a Planned Development (PD) District for Single-Family-5 (Detached) Uses, Single-Family (Attached) Uses, Neighborhood Office (NO) Uses, Neighborhood Services (NS); and 2) a Concept Plan for Single-Family (Detached) Uses, Single-Family (Attached) Uses and Retail. This property is located on the southwest corner of West Buckingham Road and North Shiloh Road. (File No. 15-41, District 6).

The applicants request is to establish a Planned Development (PD) District and Concept Plan for the development of a subdivision with Single-Family (Detached) dwelling units, Townhouse dwelling units as well as a commercial tract and a second tract for potential commercial use. A subsequent Detail Plan must be approved prior to any construction.

Mayor Athas opened the public hearing at 9:56 p.m. Speakers on this item were Will Guerin, Director of Planning, Chas Fitzgerald, Applicant and Mark Harris, Kimley Horn. Citizens speaking on this item were: Jane Duren, Richard Whittington, Richard Aqui, Patsy Gowan and Diana Chiles, not speaking but registering a position for, with reservations. Motion was made by Deputy Mayor Pro Tem Dodson to approve the Concept Plan based on staff recommendation, seconded by Council Member LeMay to close the hearing at 10:46 p.m. Motion carried 8 ayes, 0 nays.

6d. APPROVED

Consider the application of Western Rim Investors, requesting approval of 1) amendment to Planned Development (PD) District 12-41 for Mixed-Uses and 2) a

Detail Plan for Dwelling, Multi-Family. This property is located east of Shiloh Road, northwest of Holford Road, north of the Spring Creek Greenbelt and south of the future expansion of Naaman Forest Boulevard. (File No. 15-42, District 7).

Mayor Athas opened the public hearing at 10:47 p.m. Speakers on this item were Will Guerin, Director of Planning, and Matthew Hiles, Western Rim and Ben Luedtke, Hanover Property Company. Citizens speaking on this item were: Barbara Baynham and Dana Wilson. Motion was made by Council Member LeMay to approve the application based on staff and Plan Commission recommendation with the condition of working with the Spring Creek Preservation Society and Parks department on the selection of trees planted along the preserve, seconded by Deputy Mayor Pro Tem Dodson to close the hearing at 11:17 p.m. Motion carried 8 ayes, 0 nays.

6e. APPROVED

Consider the application of Western Rim Investors, requesting approval of 1) amendment to Planned Development (PD) District 12-41 for Mixed-Uses and 2) a Detail Plan for Mixed-Uses. This property is located southwest of PGBT/SH 190, northwest of Holford Road, north of future expansion of Naaman Forest Boulevard and east of Shiloh Road. (File No. 15-43, District 7).

The applicant requests approval of a Detail Plan to develop the subject property with an apartment complex, a restaurant and retail.

Mayor Athas opened the public hearing at 11:18 p.m. Speakers on this item were Will Guerin, Director of Planning and Matthew Hiles, Western Rim. Motion was made by

Council Member LeMay to approve the application based on staff and Plan Commission recommendation, seconded by Deputy Mayor Pro Tem Dodson to close the hearing at 11:36 p.m. Motion carried 8 ayes, 0 nays.

6f. APPROVED

Consider the application of Jacobs Engineering Group, Inc., requesting approval of 1) a zoning change from Agriculture (AG) District to Planned Development (PD) District for Single-Family-5 Uses, Multi-Family Uses and Limited Community Office Uses and 2) a Concept Plan for Dwelling, Single-Family Detached; Dwelling, Multi-Family; Elder Care-Independent Living and Restaurant.

This property is bound by Holford Road to the northwest, Spring Creek Forest Preserve to the northeast, North Garland Avenue to the southeast and Arapaho Road to the southwest. (File No. 15-45, District 7).

The applicant requests approval of a zoning change and a Concept Plan, to develop the site with a single family subdivision, apartment complexes, a senior living facility and a restaurant.

Mayor Athas opened the public hearing at 11:37 p.m. Speakers on this item were Will Guerin, Director of Planning, and Michael Holigan, Developer. Barbara Bayhnam and Dana Wilson submitted speaker cards but did not wish to comment. Motion was made by Council Member LeMay to approve the application based on staff and Plan Commission recommendation, seconded by Deputy Mayor Pro Tem Dodson to close the hearing at 11:52 p.m. Motion carried 8 ayes, 0 nays.

7. CITIZEN COMMENTS: None





## Purchasing Report

### **SHELF-READY AUDIOVISUAL MATERIALS TERM CONTRACT**

**PURCHASE JUSTIFICATION:**

The purpose of this contract is to support the Library's selection and purchase of audiovisual materials to meet customer needs. The contract includes cataloging, inventory, and physical processing so that materials arrive shelf-ready. This will be a Term Contract with four (4) optional renewals. These materials will be provided through the TxSmartBuy Cooperative Contract 715-M2.

**AWARD RECOMMENDATION:**

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Midwest Tapes LLC	All	\$220,000.00
<b>TOTAL:</b>		\$220,000.00

**BASIS FOR AWARD:**

**Cooperative Purchase**

Submitted by:

Reviewed by:

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

Bryan L. Bradford  
 City Manager

Date: 12/21/15

Date: 12/28/15

<b><u>FINANCIAL SUMMARY:</u></b>	2015-16 Oper. Budget
Total Project/Account: \$ N/A	Operating Budget: <input checked="" type="checkbox"/> CIP: <input checked="" type="checkbox"/> Year: & CIP - 2015
Expended/Encumbered to Date: N/A	Document Location: Oper. Bgt. – p. 235; CIP – p. L01
Balance: \$ N/A	Account #: 451-6999 (100-2509-9023) (692-2599-1958013-9023)
This Item: 220,000	Fund/Agency/Project – Description: Term Contract – Library Materials
Proposed Balance: \$ N/A	Comments: Term Contract sets price but does not commit funds. Expenses will be charged to accounts as incurred.
Trent Schulze 21DEC2015 Budget Analyst Date	
Trent Schulze for Ron Young 21DEC2015 Budget Director Date	





# **GARLAND**

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## **PURCHASING**

### **Executive Summary** **Bid 6113-16** **Shelf – Ready Audiovisual Materials**

**Recommended Vendor:**

Midwest Tapes LLC

**Total Recommended Award:**

\$220,000.00

**Basis for Award:**

Cooperative Purchase

**Purpose:**

The purpose of this contract is to support the library's selection and purchase of audiovisual materials to meet customer needs. The contract includes cataloging, inventory, and physical processing so that materials arrive shelf-ready. This will be a term contract with four (4) optional renewals.

**Evaluation:**

It is crucial that the Library continues to provide audiovisual materials to meet customer demands for CDs and DVDs. These materials will be provided through the TxSmartBuy Cooperative Contract 715-M2.

**Recommendation:**

Staff recommends awarding the contract to Midwest Tapes LLC.

**Funding Information:**

692-2599-1958013-9023

**Department Director:**

Claire Bausch, Director of Libraries, 972-205-2543



## Purchasing Report

### PROFESSIONAL ENGINEERING AND DESIGN SERVICES OPEN MARKET

**PURCHASE JUSTIFICATION:**

The purpose of this contract is to provide professional surveying, geotechnical, environmental, and detailed construction plans for storm sewer installation at Valley Cove Drive, Fieldside Drive, and Rollingridge Drive including the Rollingridge/Fieldside and Fieldside/Wildbriar alleys. These storm sewer improvements are necessary to address flooding issues for the area residents.

**AWARD RECOMMENDATION:**

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
CP&Y, Inc.	All	\$175,335.00
<b>TOTAL:</b>		<u>\$175,335.00</u>

**BASIS FOR AWARD:**

**Most Qualified**

Submitted by:

Reviewed by:

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

Bryan L. Bradford  
\_\_\_\_\_  
City Manager

Date: 12/18/15

Date: 12/28/15

<b><u>FINANCIAL SUMMARY:</u></b>	
Total Project/Account: \$ <u>1,852,038</u>	Operating Budget: <input type="checkbox"/> CIP: <input checked="" type="checkbox"/> Year: <u>2015</u>
Expended/Encumbered to Date: <u>1,228,394</u>	Document Location: <u>p. D01</u>
Balance: \$ <u>623,644</u>	Account #: <u>625-1409-1423004-7101</u>
This Item: <u>175,335</u>	Fund/Agency/Project – Description: <u>Drainage CIP – Miscellaneous Flooding</u>
Proposed Balance: \$ <u>448,309</u>	Comments:
Trent Schulze <u>21DEC2015</u>	
Budget Analyst <u>Date</u>	
Trent Schulze for Ron Young <u>21DEC2015</u>	
Budget Director <u>Date</u>	





# **GARLAND**

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## **PURCHASING**

### **Executive Summary** **Bid 6110-16** **Professional Engineering and Design Services**

**Recommended Vendor:**

CP&Y, Inc.

**Total Recommended Award:**

\$175,335.00

**Basis for Award:**

Most Qualified

**Purpose:**

The purpose of this contract is to provide professional surveying, geotechnical, environmental, and detailed construction plans for storm sewer installation at Valley Cove Drive, Fieldside Drive, and Rollingridge Drive including the Rollingridge/Fieldside and Fieldside/Wildbriar alleys. These storm sewer improvements are necessary to address flooding issues for the area residents.

**Evaluation:**

CP&Y, Inc. was selected as the most qualified firm for this project from the short list of engineers evaluated and ranked by the published criteria in RFQ 3617-13.

**Recommendation:**

Staff recommends award of contract for Professional Engineering Services to CP&Y, Inc.

**Funding Information:**

625-1409-142-3004-7101; CA62-1-1-7101

**Department Director:**

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



## Purchasing Report

### CHANGE ORDER FOR R-DELTA ENGINEERING, INC., SERVICE AGREEMENT OPEN MARKET

**PURCHASE JUSTIFICATION:**

The purpose of Addendum #2 to Service Agreement COG149 is for resolution of unanticipated property deed restrictions including plan revisions to address the relocation of the radio tower site and design requirements for the perimeter security fencing.

**AWARD RECOMMENDATION:**

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
R-Delta Engineers, Inc.	All	\$96,200.00
	<b>TOTAL:</b>	\$96,200.00

**BASIS FOR AWARD:**

**Change Order**

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

Reviewed by:  
 \_\_\_\_\_  
 Bryan L. Bradford  
 City Manager

Date: 12/21/15

Date: 12/28/15

<b><u>FINANCIAL SUMMARY:</u></b>	
Total Project/Account: \$ 10,324,271	Operating Budget: <input type="checkbox"/> CIP: <input checked="" type="checkbox"/> Year: 2015, 2016
Expended/Encumbered to Date: 8,500,916	Document Location: p. E10
Balance: \$ 1,823,355	Account #: 210-3799-3171501-7111 (EC-S0715-001-1-7111)
This Item: 96,200	Fund/Agency/Project – Description: Electric CIP – Substations Upgrades
Proposed Balance: \$ 1,727,155	Comments: Total Project/Account includes \$2,579,056 in additional funding to be provided through the 2016 CIP.
Trent Schulze 22DEC2015	
Budget Analyst Date	
Trent Schulze for Ron Young 22DEC2015	
Budget Director Date	





# **GARLAND**

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## **PURCHASING**

Executive Summary  
Bid 6108-16

Change Order for R-Delta Engineering Service Agreement

**Recommended Vendor:**

R-Delta Engineers, Inc.

**Total Recommended Award:**

\$96,200.00

**Basis for Award:**

Change Order

**Purpose:**

The purpose of Addendum #2 to Service Agreement COG149 is for resolution of unanticipated property deed restrictions including plan revisions to address the relocation of the radio tower site and design requirements for the perimeter security fencing.

**Evaluation:**

This is an Addendum to existing Professional Services Agreement COG149 with R-Delta Engineers, Inc. that was previously approved by City Council reference Bid 5421-15.

**Recommendation:**

Staff recommends the approval of Addendum #2 to R-Delta Engineering, Inc. in order to meet the construction deadline for the GP&L Lookout Substation.

**Funding Information:**

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

**Department Director:**

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



## Purchasing Report

### **PUBLIC SAFETY SOFTWARE MAINTENANCE AND SUPPORT TERM CONTRACT**

**PURCHASE JUSTIFICATION:**

The purpose of this contract is to continue the annual maintenance and support agreement for Intergraph Public Safety software. This maintenance agreement may be renewed annually as long as the City continues to utilize the Intergraph software.

**AWARD RECOMMENDATION:**

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Intergraph Corporation	All	\$291,656.86
<b>TOTAL:</b>		<u>\$291,656.86</u>

**BASIS FOR AWARD:**

**Sole Source**

Submitted by:

Reviewed by:

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

Bryan L. Bradford  
\_\_\_\_\_  
City Manager

PuDat 12/22/15

Date: 12/28/15

<b><u>FINANCIAL SUMMARY:</u></b>	
Total Project/Account: \$	N/A
Expended/Encumbered to Date:	N/A
Balance: \$	N/A
This Item:	291,657
Proposed Balance: \$	N/A
Trent Schulze	22DEC2015
Budget Analyst	Date
Trent Schulze for Ron Young	22DEC2015
Budget Director	Date

<b>Operating Budget:</b> <input checked="" type="checkbox"/> <b>CIP:</b> <input type="checkbox"/> <b>Year:</b> <u>FY16</u>
<b>Document Location:</b> <u>p. 230</u>
<b>Account #:</b> 451-6999 (411-4513-7121)
<b>Fund/Agency/Project – Description:</b> Term Contract – Public Safety Software Maintenance and Support
<b>Comments:</b> Term Contract sets price but does not commit funds. Expenses will be charged to accounts as incurred.





# **GARLAND**

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## **PURCHASING**

### **Executive Summary** **Bid 6107-16** **Public Safety Software Maintenance and Support**

**Recommended Vendor:**

Intergraph Corporation

**Total Recommended Award:**

\$291,656.86

**Basis for Award:**

Sole Source

**Purpose:**

The purpose of this contract is to continue the annual maintenance and support agreement for Intergraph Public Safety software. This maintenance agreement may be renewed annually as long as the City continues to utilize the Intergraph software.

**Evaluation:**

Intergraph was previously approved as the sole source provider for ongoing annual maintenance and support of the Public Safety software. The City has used the Intergraph product line and partnered with Intergraph since 1999 without major incident.

**Recommendation:**

Staff recommends continuing the Public Safety software maintenance and support contract with Intergraph Corporation.

**Funding Information:**

Funds were approved in the 2015-2016 operating budget and will be appropriated each year.

**Department Director:**

Steven Niekamp, Chief Information Officer, 972-781-7205



## Purchasing Report

### MICROSOFT DYNAMICS CRM MAINTENANCE AND SUPPORT TERM CONTRACT

**PURCHASE JUSTIFICATION:**

The purpose of this contract is to provide ongoing maintenance and support services for Microsoft CRM projects. This is a continuation of the previous contract that was awarded to Webfortis under Bid 3621-13. The City may renegotiate for additional terms and renewals at the end of this contract.

**AWARD RECOMMENDATION:**

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Webfortis	All	\$365,000.00
<b>TOTAL:</b>		<u>\$365,000.00</u>

**BASIS FOR AWARD:**

**Change Order**

Submitted by:

Reviewed by:

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

Bryan L. Bradford  
\_\_\_\_\_  
City Manager

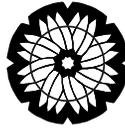
Date: 12/21/15

Date: 12/28/15

<b><u>FINANCIAL SUMMARY:</u></b>	
Total Project/Account: \$	442,000
Expended/Encumbered to Date:	0
Balance: \$	<u>442,000</u>
This Item:	365,000
Proposed Balance: \$	<u>77,000</u>
Trent Schulze	21DEC2015
Budget Analyst	Date
Trent Schulze for Ron Young	21DEC2015
Budget Director	Date

Operating Budget: <input checked="" type="checkbox"/> CIP: <input type="checkbox"/> Year: <u>FY 2015-16</u>
Document Location: <u>p. 134</u>
Account #: 451-6999 (415-4599-2332415-9029 – Various Accounts)
Fund/Agency/Project – Description: Term Contract – IT Project Fund
Comments: Term Contract sets price but does not commit funds. Expenses will be charged to accounts as incurred.





# **GARLAND**

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## **PURCHASING**

### **Executive Summary** **Bid 6100-16** **Microsoft Dynamics CRM Maintenance and Support**

**Recommended Vendor:**

Webfortis

**Total Recommended Award:**

\$365,000.00

**Basis for Award:**

Change Order

**Purpose:**

The purpose of this contract is to migrate data from the Land Development department's Permits Plus Land Tracker application and the Engineering Right-of-Way permitting Access database to the Microsoft Dynamics CRM product. This product will allow process improvements and data conformity between departments and deliver higher levels of customer service for contractors and citizens. The maintenance and support of the Microsoft Dynamics CRM will renew annually as long as the City continues to utilize the product.

**Evaluation:**

Webfortis was previously selected as the best value provider for ongoing CRM maintenance and support services through Bid 3621-13.

**Recommendation:**

Staff recommends continuing the CRM maintenance and support contract with Webfortis.

**Funding Information:**

Funding for this purchase is through the Information Technology Project Fund

**Department Director:**

Steven Niekamp, Chief Information Officer, 972-781-7216



# Purchasing Report

## OLINGER-WYLIE 138 KV TRANSMISSION LINE RECONSTRUCTION OPEN MARKET

**PURCHASE JUSTIFICATION:**

The purpose of this bid is to provide construction labor for the installation of 80 new and 4 replacement steel transmission structures. This project covers approximately 9.2 miles of transmission line from the Olinger Plant to the Wylie Switchyard as part of the Olinger-Wylie East Circuit CIP Project. Due to the complex nature of the project, an Optional Contingency is included for any unforeseen additional work that may be required. This is an approved Capital Improvement project, and expenditures will not exceed appropriated funds.

**AWARD RECOMMENDATION:**

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Hargrave Power, Inc. Optional Contingency	All	\$1,937,303.01 193,730.00
<b>TOTAL:</b>		<b>\$2,131,033.01</b>

**BASIS FOR AWARD:**

**Best Value**

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

Reviewed by:  
  
 Bryan L. Bradford  
 \_\_\_\_\_  
 City Manager

Date: 12/21/15

Date: 12/29/15

<b><u>FINANCIAL SUMMARY:</u></b>	
Total Project/Account: \$ 6,759,851	Operating Budget: <input type="checkbox"/> CIP: <input checked="" type="checkbox"/> Year: 2015
Expended/Encumbered to Date: 2,017,934	Document Location: p. E01
Balance: \$ 4,741,917	Account #: 210-3599-3140901-7111 (EC-T0409-003-1-7111)
This Item: 2,131,033	Fund/Agency/Project – Description: Electric CIP – Transmission Lines
Proposed Balance: \$ 2,610,884	Comments:
Trent Schulze 21DEC2015	
Budget Analyst Date	
Trent Schulze for Ron Young 21DEC2015	
Budget Director Date	

CITY OF GARLAND - BID RECAP SHEET OPENED: 12/10/15 REQ. NO. PR 35510 BID NO. 6051-16 PAGE: 1 of 1 BUYER: R.Berger			Hargrave Power, Inc.	Hooper Corporation	Chapman Construction	T & D Solutions	Barnard Construction
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ITEM	QTY	UNIT	DESCRIPTION	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	1	LS	Bid Price for Evaluation		\$1,937,303.01		\$2,312,123.15		\$2,808,278.45		\$4,269,927.00		\$4,285,251.00
			Evaluation Criteria:										
			Price	Maximum = 30	30		24		17		14		14
			Experience	Maximum = 20	20		20		20		19		20
			Qualifications	Maximum = 20	14		8		14		8		10
			Safety and Training	Maximum = 20	20		20		20		20		20
			Equipment	Maximum = 10	10		9		10		10		10
			Total Score:	Maximum = 100	94		81		81		71		74

TOTAL GROSS PRICE	\$1,937,303.01	\$2,312,285.55	\$2,808,439.45	\$4,270,068.20	\$4,285,398.20
CASH DISCOUNT					
TOTAL NET PRICE	\$1,937,303.01	\$2,312,285.55	\$2,808,439.45	\$4,270,068.20	\$4,285,398.20
F.O.B.	DELIVERED	DELIVERED	DELIVERED	DELIVERED	DELIVERED
DELIVERY					

NEXT LOW:	\$2,312,153.35	83 # 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>
LOW:	\$1,937,303.01	2 # BidSync HUBS	
SAVINGS:	\$374,850.34	17 # Direct Contact HUBS	
		0 # HUBS Responded	



# **GARLAND**

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## **PURCHASING**

### **Executive Summary** **Bid 6051-16** **Olinger-Wylie 138kV Transmission Line Reconstruction**

**Recommended Vendor:**

Hargrave Power, Inc.

**Total Recommended Award:**

\$2,131,033.01

**Basis for Award:**

Best Value

**Purpose:**

The purpose of this bid is to provide construction labor for the installation of 80 new and 4 replacement steel transmission structures. This project covers approximately 9.2 miles of transmission line from the Olinger Plant to the Wylie Switchyard as part of the Olinger-Wylie East Circuit CIP Project.

**Evaluation:**

Requests for bids were issued in accordance with Purchasing procedures. Five (5) bids were received and evaluated based on the published criteria of: price; experience; qualifications; available equipment; safety. Hargrave Power, Inc. submitted the lowest overall bid and received the highest evaluated score, offering the best value to the City.

**Recommendation:**

Staff recommends awarding the contract to Hargrave Power, Inc. as the vendor offering the best value to the City.

**Funding Information:**

CIP project 210-3599-3140901-7111 (EC-T0409-003-1-7111)

**Department Director:**

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



## Purchasing Report

### BRUSH TRAILERS FOR EWS OPEN MARKET

**PURCHASE JUSTIFICATION:**

This request is for the purchase of two (2) brush trailers to be utilized by the Environmental Waste Services Department in their daily operations. Funding was approved in the 2015 Capital Improvement Program.

**AWARD RECOMMENDATION:**

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Texoma Mfg., LLC.	All	\$103,750.00
<b>TOTAL:</b>		<u>\$103,750.00</u>

**BASIS FOR AWARD:**

**Straight Low Bid**

Submitted by:

Reviewed by:

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

Bryan L. Bradford  
\_\_\_\_\_  
City Manager

Date: 12/18/15

Date: 12/29/15

<b><u>FINANCIAL SUMMARY:</u></b>	
Total Project/Account: \$ <u>127,000</u>	Operating Budget: <input type="checkbox"/> CIP: <input checked="" type="checkbox"/> Year: <u>2015</u>
Expended/Encumbered to Date: <u>0</u>	Document Location: <u>p. M06</u>
Balance: \$ <u>127,000</u>	Account #: <u>246-4319-2107400-9007</u>
This Item: <u>103,750</u>	Fund/Agency/Project – Description: EWS – Group Delivery: Replacement of Brush Trailers.
Proposed Balance: \$ <u>23,250</u>	Comments:
Trent Schulze <u>21DEC2015</u> Budget Analyst Date	
Trent Schulze for Ron Young <u>21DEC2015</u> Budget Director Date	





# **GARLAND**

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## **PURCHASING**

Executive Summary  
Bid 5794-15  
Brush Trailers for EWS

**Recommended Vendor:**

Texoma Mfg., LLC

**Total Recommended Award:**

\$103,750.00

**Basis for Award:**

Straight Low Bid

**Purpose:**

The purpose of this contract is to purchase two (2) brush trailers to be utilized by Environmental Waste Services in their daily operations.

**Evaluation:**

Request for bids were issued in accordance with Purchasing procedures. One (1) bid was received and evaluated. Texoma Mfg., LLC's bid is within budget and meets all requirements of the specifications.

**Recommendation:**

Staff recommends awarding the contract for brush trailers to Texoma Mfg., LLC.

**Funding Information:**

246-4319-2107400-9007

**Department Director:**

Terry Anglin, Fleet Director, 972-205-3524



## Purchasing Report

### CHANGE ORDERS FOR BLACK & VEATCH SERVICE AGREEMENTS OPEN MARKET

**PURCHASE JUSTIFICATION:**

The purpose of Addendum 1 to Service Agreement COG007 is for reactor bank additions to TMPA Gibbons Creek Reactive Support CIP project. This is necessary for the configuration and programming of all new relay communications and Ethernet switches. The purpose of Addendum 1 to Service Agreement COG014 is for auto-transformer replacements necessary for the upgrade of the TMPA Gibbons Creek Switchyard control house lighting system. This Addendum also includes line and ground switch additions and an auxiliary indication switch required for SCADA.

**AWARD RECOMMENDATION:**

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Black & Veatch	All	\$119,566.00
Optional Contingency		11,956.20
	<b>TOTAL:</b>	<u>\$131,522.20</u>

**BASIS FOR AWARD:**

**Change Order**

Submitted by:

Reviewed by:

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

Bryan L. Bradford  
\_\_\_\_\_  
City Manager

Date: 12/21/15

Date: 12/29/15

<b><u>FINANCIAL SUMMARY:</u></b>	
Total Project/Account: \$ <u>16,000,000</u>	Operating Budget: <input type="checkbox"/> CIP: <input checked="" type="checkbox"/> Year: <u>2015</u>
Expended/Encumbered to Date: <u>14,014,517</u>	Document Location: <u>p. E01</u>
Balance: \$ <u>1,985,483</u>	Account #: <u>215-3542-3175501-7111</u> <u>(EC-S755-004-1-7111)</u>
This Item: <u>131,522</u>	Fund/Agency/Project – Description: <u>Electric CIP – Transmission Lines</u>
Proposed Balance: \$ <u>1,853,961</u>	Comments:
Trent Schulze <u>21DEC2015</u> Budget Analyst Date	
Trent Schulze for Ron Young <u>21DEC2015</u> Budget Director Date	





# **GARLAND**

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## **PURCHASING**

### **Executive Summary** **Bid 6109-16** **Change Orders for Black & Veatch Service Agreements**

**Recommended Vendor:**

Black & Veatch

**Total Recommended Award:**

\$131,522.20

**Basis for Award:**

Change Order

**Purpose:**

The purpose of Addendum #1 to Service Agreement COG007 is for reactor bank additions to TMPA Gibbons Creek Reactive Support CIP project. This is necessary for the configuration and programming of all new relay communications and Ethernet switches to be installed as part of this project.

The purpose of Addendum #1 to Service Agreement COG014 is for auto-transformer replacements necessary for the upgrade of the TMPA Gibbons Creek Switchyard control house lighting system. This Addendum also includes line and ground switch additions and an auxiliary indication switch required for SCADA.

**Evaluation:**

These are Addendums to existing Professional Services Agreements that were previously approved by City Council reference Bids 4188-14 and 5288-15.

**Recommendation:**

Staff recommends the approval of the Addendums in order to continue progress on the TMPA Gibbons Creek Reactive Support CIP project.

**Funding Information:**

Gibbons Creek Reactive Support CIP 215-3542-3175501-7111; EC-S755-004-1-7111

**Department Director:**

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



# City Council Item Summary Sheet

Work Session

Date: January 5, 2016

Agenda Item

## Item 3a - Zoning Ordinance

### Summary of Request/Problem

Zoning Ordinance Z 15-38 Jerry Defeo

### Recommendation/Action Requested and Justification

Consider adoption of attached ordinance.

**Submitted By:**

**Will Guerin**  
Director of Planning

**Approved By:**

**Bryan L. Bradford**  
City Manager

**ORDINANCE NO.**

AN ORDINANCE AMENDING THE ZONING LAWS OF THE CITY OF GARLAND, TEXAS, BY APPROVING A SPECIFIC USE PROVISION FOR AUTO SALES, NEW OR USED ON A 1.425 ACRES TRACT OF LAND ZONED INDUSTRIAL (IN) DISTRICT AND LOCATED AT 923 S. JUPITER ROAD; PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; AND PROVIDING FOR A PENALTY AND AN EFFECTIVE DATE.

**WHEREAS**, at its regular meeting held on the 23rd day of November, 2015, the City Plan Commission did consider and make recommendations on a certain request for zoning change made by **Jerry DeFeo**, and

**WHEREAS**, The City Council, after determining all legal requirements of notice and hearing have been met, has further determined the following amendment to the zoning laws would provide for and would be in the best interest of the health, safety, morals, and general welfare:

**Now, therefore, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS, that:**

**Section 1.**

Ordinance No. 6773 is hereby amended by approving a Specific Use Provision for Auto Sales, New or Used on a 1.425 acre tract of land zoned Industrial (IN) District and located at 923 S. Jupiter Road and being more particularly described in Exhibit A, attached hereto and made a part hereof.

**Section 2.**

Development shall be in conformance with the conditions, restrictions, and regulations set forth in Exhibit B, attached hereto and made a part hereof.

**Section 3.**

Ordinance No. 6773, as amended, shall remain in full force and effect, save and except as amended by this Ordinance.

**Section 4.**

Violation of this Ordinance shall be a misdemeanor punishable in accordance with Section 10.05 of the Code of Ordinances, City of Garland, Texas.

**Section 5.**

FILE NO. 15-38

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

**Section 6**

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

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

**THE CITY OF GARLAND, TEXAS**

By:

\_\_\_\_\_  
Mayor

**ATTEST:**

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

**Published:**

**EXHIBIT A**  
**LEGAL DESCRIPTION**  
**ZONING FILE 15-38**

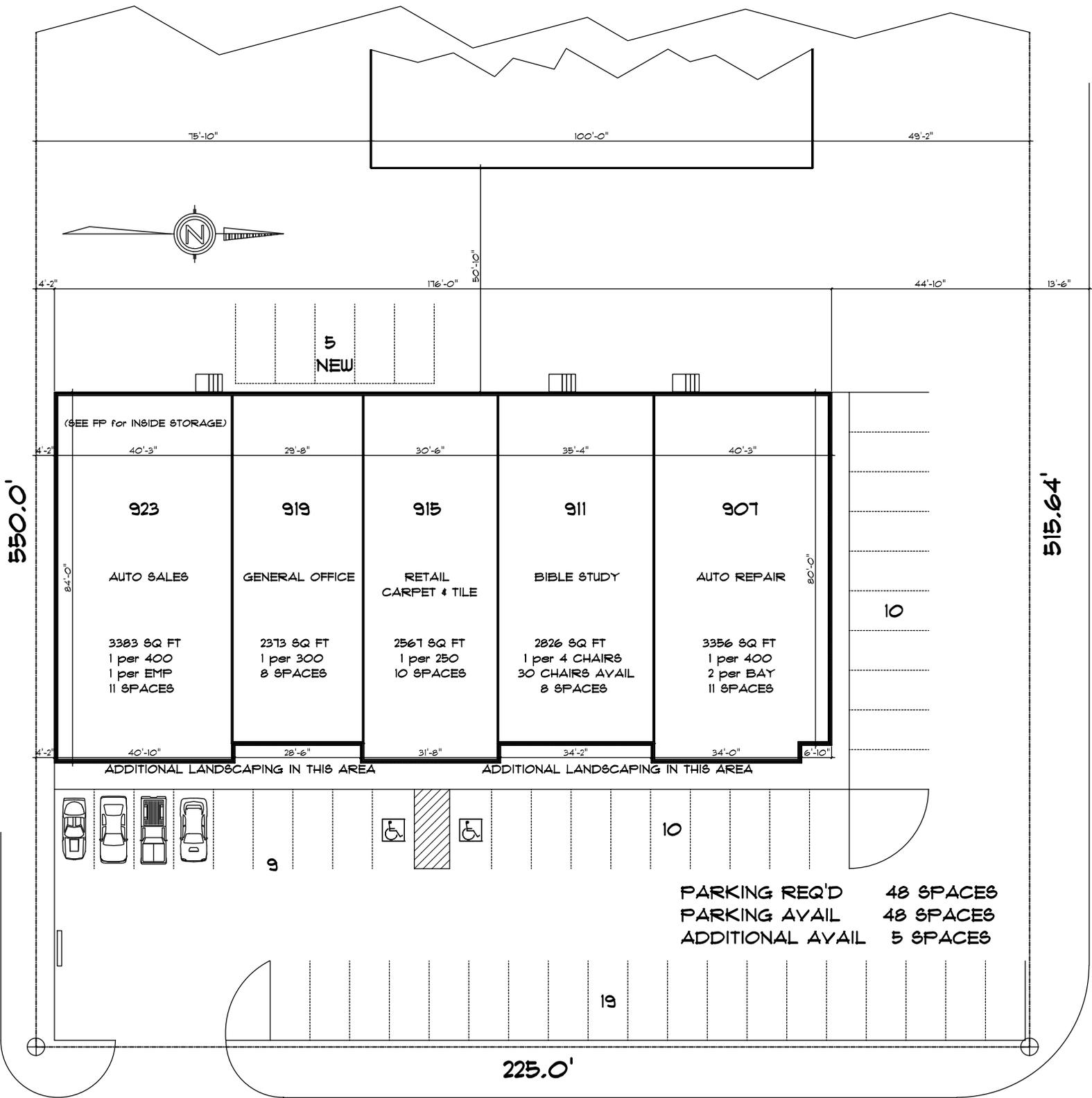
Being a 1.4255-acre tract of land and identified as Lot 1, Block 1, Garland West Industrial Park, an addition to the City of Garland according to the final plat recorded in Volume 91248, Page 3952, Plat Records of Dallas County, Texas. The subject property is located at 923 Jupiter Road, Garland, TX.

**SPECIFIC USE PROVISION CONDITIONS**

**ZONING FILE 15-38**

**923 S. Jupiter Road**

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to permit an Auto Sales, New or Used subject to conditions.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Industrial (IN) District as set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.
- V. Specific Regulations:**
- A. Time Period: The Specific Use Provision shall be in effect for a period of 10 years.
- B. Applicability: The Specific Use Provision shall only apply to Suite 923.
- C. Site Plan and Floor Plan: Development shall be in general conformance with the Site Plan labeled Exhibit C and the Floor Plan labeled Exhibit D.
- D. Parking: Display of vehicles for sale must be on site and in an identifiable location and in general conformance with the Site Plan labeled Exhibit C and no more than four vehicles shall be displayed in front of the tenant space. Display of vehicles for sale must not prevent the ability of the other existing tenants from meeting their minimum required parking.



# 923 S JUPITER SITE PLAN

SCALE: 1" = 30'





# City Council Item Summary Sheet

Work Session

Date: January 5, 2016

Agenda Item

## Item 3b - Zoning Ordinance

### Summary of Request/Problem

Zoning Ordinance Z 15-41 Wilbow Corporation

### Recommendation/Action Requested and Justification

Consider adoption of attached ordinance.

**Submitted By:**

**Will Guerin**  
Director of Planning

**Approved By:**

**Bryan L. Bradford**  
City Manager

**ORDINANCE NO.**

AN ORDINANCE AMENDING THE ZONING LAWS OF THE CITY OF GARLAND, TEXAS, BY APPROVING A CHANGE OF ZONING FROM SINGLE-FAMILY-7 (SF-7) DISTRICT AND PLANNED DEVELOPMENT (PD) DISTRICT 68-63 TO A PLANNED DEVELOPMENT (PD) DISTRICT FOR SINGLE-FAMILY-5 (DETACHED) USES, SINGLE-FAMILY (ATTACHED) USES, NEIGHBORHOOD OFFICE (NO) USES, NEIGHBORHOOD SERVICES (NS); AND A CONCEPT PLAN FOR SINGLE-FAMILY (DETACHED) USES, SINGLE-FAMILY (ATTACHED) USES AND RETAIL; ON 101.121 ACRES LOCATED SOUTHWEST OF THE INTERSECTION OF SHILOH ROAD AND BUCKINGHAM ROAD PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; AND PROVIDING FOR A PENALTY AND AN EFFECTIVE DATE.

**WHEREAS**, at its regular meeting held on the 23rd day of November, 2015, the City Plan Commission did consider and make recommendations on a certain request for approval of a Zoning Change and Concept Plan, made by **Wilbow Corporation, Inc.**; and

**WHEREAS**, The City Council, after determining all legal requirements of notice and hearing have been met, has further determined the following amendment to the zoning laws would provide for and would be in the best interest of the health, safety, morals, and general welfare:

**Now, therefore, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS, that:**

**Section 1.**

Ordinance No. 6773 is hereby amended by approving a change of zoning from Single-Family-7 (SF-7) District and Planned Development (PD) District 68-63 to a Planned Development (PD) District for Single-Family-5 (Detached) Uses, Single-Family (Attached) Uses, Neighborhood Office (NO) Uses, Neighborhood Services (NS); and a Concept Plan for Single-Family (Detached) Uses, Single-Family (Attached) Uses and Retail; on 101.121 acres, located southwest of the intersection of Shiloh Road and Buckingham Road, being more particularly described in Exhibit A, attached hereto and made a part hereof.

**Section 2.**

Development shall be in conformance with the conditions, restrictions, and regulations set forth in Exhibit B, attached hereto and made a part hereof.

**Section 3**

FILE NO. 15-41

Ordinance No. 6773, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

**Section 4**

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

**Section 5**

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

**Section 6**

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

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

**THE CITY OF GARLAND, TEXAS**

By:

\_\_\_\_\_  
Mayor

**ATTEST:**

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

**Published:**

**EXHIBIT A**

**LEGAL DESCRIPTION**

**Zoning File 15-41**

**BEING** All that certain tract or parcel of land being situated in the Levi Turner Survey, Abstract No. 1487, City of Garland, Dallas County, Texas, and being:

All of the remainder of a called 49.862 acre tract conveyed to Marilyn Wyrick Ingram (an undivided 1/2 interest) and Phyllis Wyrick Patterson (an undivided 1/2 interest) as evidenced by Executor's Deed recorded in Volume 2001152, Page 1851, Deed Records of Dallas County, Texas, and being the same as the remainder of a called 53-5/12 acre tract described as "FIRST TRACT" in the Warranty Deed to Maydell C. Wyrick recorded in Volume 4208, Page 281, said Deed Records,

And all of the remainder of a called 50 acre tract conveyed to Marilyn Wyrick Ingram (an undivided 1/2 interest) and Phyllis Wyrick Patterson (an undivided 1/2 interest) as evidenced by Gift Deeds recorded in Volume 90169, Page 3886, and in Volume 91039, Page 1335, said Deed Records, and being the same as the remainder of a called 53-2/3 acre tract described as "SECOND TRACT" in the Warranty Deed to Maydell C. Wyrick recorded in Volume 4208, Page 281, said Deed Records,

And all of the portion of the 60 foot wide Old Shiloh Road right-of-way abandoned by City of Garland Ordinance No. 2294,

And being more particularly as follows:

**BEGINNING** at a 5/8-inch iron rod with plastic cap stamped "KHA" set for the southeast corner of the herein described tract of land on the southerly line of said 50 acre tract, at the southwest corner of a called 0.61 acre tract of land described as Tract No. 3 in the deed to City of Garland, recorded in Volume 73130, Page 1652, said Deed Records, common to the northeast corner of Wood Bend Addition, an addition to the City of Garland according to the plat thereof recorded in Volume 79099, Page 1327, said Deed Records, and on the northerly line of a called 15 foot wide alley running east-west according to said plat of Wood Bend Addition, and on the westerly right-of-

way line of Shiloh Road, a called 100 foot wide public right-of-way at this point;

**THENCE** South 88°49'32" West, along the southerly line of said 50 acre tract, and along the northerly line of said 15 foot wide east-west ally, and along the northerly line of said Wood Bend Addition, a distance of 1709.26 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for the southwest corner of said 50 acre tract, common to the southeast corner of Buckingham South No. 1, an addition to the City of Garland, according to the plat thereof recorded in Volume 70018, Page 1722, said Deed Records, and on the easterly line of a called 15 foot wide alley running north-south according to said plat of Buckingham South No. 1, and from which a 1/2-inch iron rod found at the northwest corner of Lot 2 in Block 13 of said Wood Bend Addition, common to the northeast corner of Lot 1, in Block 13 of said Wood bend Addition, bears South 81°17'28" West, a distance of 35.06 feet;

**THENCE** North 0°49'06" West, along the westerly lines of said 49.862 acre tract and said 50 acre tract, and along the easterly line of said 15 foot wide north-south alley, and along the easterly line of said Buckingham South No. 1 addition, passing en route at a distance of 2267.26 feet a 3/4-inch iron rod found for witness at the northeast corner of said 15 foot wide north-south alley, common to the southeast corner of Lot 10 in Block 13 of said Buckingham South No. 1 addition, and continuing on said course and passing en route at a distance of 2449.72 feet a 1/2-inch iron rod found for witness at the northeast corner of said Lot 10, and on the easterly right-of-way line of Potomac Drive, a 60 foot wide public right-of-way, and continuing on said course along the easterly right-of-way line of said Potomac Drive, a total distance of 2622.66 feet to a 5/8-inch iron rod set for the northwest corner of the herein described tract of land, common to the northeast corner of said Buckingham South No. 1 addition, common to the southwest corner of a called 1.22 acre tract of land described as Tract No. 1 in the deed to City of Garland, recorded in Volume 73130, Page 1652, said Deed Records, and common to the southeast corner of a called 1.02 acre tract of land described in the deed to County of Dallas recorded in Volume 2233, Page 460, said Deed Records, and at the intersection of the easterly right-of-way line of said Potomac Drive and the southerly right-of-way line of Buckingham Road, a called 100 foot wide public right-of-way at this point;

**THENCE** North 89°08'10" East, along the southerly line of said 1.22 acre tract, and along the southerly right-of-way line of

Buckingham Road, a distance of 778.24 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

**THENCE** South 88°41'50" East, continuing along the southerly line of said 1.22 acre tract, and the southerly right-of-way line of Buckingham Road, a distance of 232.19 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for the northwest corner of Lot 1, Block 1 of Abbey's First Addition, an addition to the City of Garland according to the plat thereof recorded in Volume 95182, Page 4643, said Deed Records, from which a 1/2-inch iron rod found for witness bears North 23°11' West, a distance of 0.3 feet;

**THENCE** South 1°22'54" West, along the westerly line of said Lot 1, Block 1 of Abbey's First Addition, a distance of 99.80 feet to a 1/2-inch iron rod with plastic cap stamped "R.L.G." found for corner;

**THENCE** South 88°37'06" East, along the southerly line of said Lot 1, Block 1 of Abbey's First Addition, a distance of 60.00 feet to a 1/2-inch iron rod with plastic cap stamped "R.L.G." found for corner;

**THENCE** North 1°22'54" East, along the easterly line of said Lot 1, Block 1 of Abbey's First Addition, a distance of 99.88 feet to a 1/2-inch iron rod found for corner on the southerly line of said 1.22 acre tract and on the southerly right-of-way line of Buckingham Road;

**THENCE** South 88°41'50" East, along the southerly line of said 1.22 acre tract, and along the southerly right-of-way line of Buckingham Road, a distance of 0.70 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner at the beginning of a tangent curve to the right having a central angle of 17°58'56", a radius of 808.16 feet, a chord bearing and distance of South 79°42'22" East, 252.60 feet;

**THENCE** in a southeasterly direction, continuing along the southerly line of said 1.22 acre tract, and the southerly right-of-way line of Buckingham Road, and with said curve to the right, an arc distance of 253.64 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner at the beginning of a reverse curve to the left having a central angle of 14°33'37", a radius of 1047.12 feet, a chord bearing and distance of South 77°59'43" East, 265.39 feet;

**THENCE** in a southeasterly direction, continuing along the southerly line of said 1.22 acre tract, and the southerly right-of-way line of Buckingham Road, and with said curve to the left, an arc distance of 266.10 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner at the southeast corner of said 1.22 acre tract on the westerly line of a called 3.78 acre tract of land described in the deed to County of Dallas, recorded in Volume 2241, Page 150, said Deed Records;

**THENCE** South 3°26'41" West, along the westerly line of said 3.78 acre tract, a distance of 10.63 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner at the northwest corner of the portion of the 60 foot wide Old Shiloh Road right-of-way abandoned by City of Garland Ordinance No. 2294;

**THENCE** South 86°33'19" East, crossing said 3.78 acre tract, along the northerly line of said Old Shiloh Road right-of-way abandonment, and along the southerly right-of-way line of Buckingham Road, a distance of 60.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner at the northeast corner of said Old Shiloh Road right-of-way abandonment, common to the southwest corner of a called 0.34 acre tract of land described as Tract No. 2 in the deed to City of Garland, recorded in Volume 73130, Page 1652, said Deed Records;

**THENCE** South 89°52'35" East, along the southerly line of said 0.34 acre tract, and along the southerly right-of-way line of Buckingham Road, a distance of 144.38 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner on the easterly line of said 49.862 acre tract, and on the westerly right-of-way line of said Shiloh Road;

**THENCE** South 0°21'04" East, along the easterly line of said 49.862 acre tract, and along the westerly right-of-way line of said Shiloh Road, a distance of 54.61 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner on the northerly line of a called 5.32 acre tract of land described in the deed to City of Garland, recorded in Volume 73044, Page 430, said Deed Records;

**THENCE** North 89°50'04" West, departing the easterly line of said 49.862 acre tract, and crossing said 49.862 acre tract along the northerly line of said 5.32 acre tract, a distance of 11.84 feet to a point for the northwest corner of said 5.32 acre tract at or near the center of Duck Creek;

**THENCE** along the westerly line of said 5.32 acre tract, and along the westerly right-of-way line of Shiloh Road, and along or near the center of Duck Creek, the following four (4) courses:

1. South 6°59'56" West, a distance of 175.60 feet to a point for corner;
2. South 17°50'56" West, a distance of 255.50 feet to a point for corner;
3. South 16°53'04" East, a distance of 217.00 feet to a point for corner;
4. South 41°11'04" East, a distance of 80.06 feet to a point for corner on the easterly line of said 49.862 acre tract, and at the northerly corner of a called 0.99 acre tract of land described in the deed to City of Garland, recorded in Volume 73003, Page 1651, said Deed Records;

**THENCE** South 0°21'04" East, along the easterly line of said 49.862 acre tract, and along the westerly line of said 0.99 acre tract, and along the westerly right-of-way line of Shiloh Road, a distance of 148.02 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for the northeast corner of a called 0.03 acre tract of land described as Tract No. 4 in the deed to City of Garland, recorded in Volume 73130, Page 1652, said Deed Records;

**THENCE** South 80°12'19" West, departing the easterly line of said 49.862 acre tract, and crossing said 49.862 acre tract along the northerly line of said 0.03 acre tract, a distance of 31.51 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner on the easterly line of aforesaid 3.78 acre tract, and on the easterly line of the aforesaid 60 foot wide Old Shiloh Road right-of-way, and at the beginning of a non-tangent curve to the left having a central angle of 8°08'56", a radius of 849.10 feet, a chord bearing and distance of North 25°51'31" West, 120.66 feet;

**THENCE** along the easterly line of said 3.78 acre tract, and along the easterly line of the 60 foot wide Old Shiloh Road right-of-way, the following three (3) courses:

1. In a northwesterly direction, with said curve to the left, an arc distance of 120.76 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner at the beginning

of a reverse curve to the right having a central angle of  $33^{\circ}22'40''$ , a radius of 686.30 feet, a chord bearing and distance of North  $13^{\circ}14'39''$  West, 394.18 feet;

2. In a northwesterly direction, with said curve to the right, an arc distance of 399.81 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner at the end of said curve;
3. North  $3^{\circ}26'41''$  East, a distance of 158.62 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for the southeast corner of aforesaid Old Shiloh Road right-of-way abandonment;

**THENCE** North  $86^{\circ}32'59''$  West, crossing said 3.78 acre tract, along the southerly line of aforesaid Old Shiloh Road right-of-way abandonment, a distance of 60.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for the southwest corner of said Old Shiloh Road right-of-way abandonment and on the westerly line of said 3.78 acre tract and the westerly line of the said 60 foot wide Old Shiloh Road right-of-way;

**THENCE** along the westerly line of said 3.78 acre tract, and along the westerly line of the said 60 foot wide Old Shiloh Road right-of-way, the following three (3) courses:

1. South  $3^{\circ}26'41''$  West, a distance of 158.63 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner at the beginning of a tangent curve to the left having a central angle of  $33^{\circ}22'40''$ , a radius of 746.30 feet, a chord bearing and distance of South  $13^{\circ}14'39''$  East, 428.64 feet;
2. In a southeasterly direction, with said curve to the left, an arc distance of 434.76 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner at the beginning of a reverse curve to the right having a central angle of  $21^{\circ}38'33''$ , a radius of 789.10 feet, a chord bearing and distance of South  $19^{\circ}06'42''$  East, 296.30 feet;
3. In a southeasterly direction, with said curve to the right, an arc distance of 298.07 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for the northerly corner of a called 0.61 acre tract of land described as Tract No. 3 in the deed to City of Garland, recorded in Volume 73130, Page 1652, said Deed Records, and at the beginning of a non-

tangent curve to the left having a central angle of 8°12'23", a radius of 1245.98 feet, a chord bearing and distance of South 3°38'02" West, 178.31 feet, and on the westerly right-of-way line of said Shiloh Road;

**THENCE** in a southwesterly direction, along the westerly line of said 0.61 acre tract, and along the westerly right-of-way line of said Shiloh Road, and with said curve to the left, an arc distance of 178.46 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner at the end of said curve;

**THENCE** South 0°23'18" East, continuing along the westerly line of said 0.61 acre tract, and the westerly right-of-way line of said Shiloh Road, a distance of 1204.97 feet to the **POINT OF BEGINNING** and containing 101.121 acres (4,404,843 square feet) of land, more or less.

## PLANNED DEVELOPMENT CONDITIONS

### ZONING FILE 15-41

#### Southwest Corner of West Buckingham Road and North Shiloh Road

- I. **Statement of Purpose:** The purpose of this Planned Development District is to permit the development of a subdivision with Single-Family (Detached) dwelling units, Single-Family (Attached) dwelling units as well as commercial tract and a second tract for potential commercial, subject to conditions.
- II. **Statement of Effect:** This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. **General Regulations:** All regulations of the Single-Family Attached District, Single-Family-5 (Detached) District, Neighborhood Office (NO) District, and Neighborhood Services (NS) District set forth in Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. **Development Plans:**
  - A. Concept Plan: All development shall be in general conformance with the Concept Plan as provided within Exhibits D1 and D2.
  - 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. Regulating Plan: All uses, conditions, and standards shall be as provided within Exhibit C. Where not provided in Exhibit C, all applicable standards in the Garland Development Code, Ordinance 6773, shall apply.

Z 15-41  
*Central Park at Garland*  
**(Wyrick tract)**

A Master-Planned Community  
Garland, Texas  
November 23, 2015

## Proposed Planned Development Standards / Regulating Plan

### **I. Purpose Statement; Applicable Regulations.**

To establish a quality master planned multi-phase and multiple product residential community for the property described by metes and bounds on Exhibit “A” (the “Property”) of this PD Ordinance with a strong “Sense of Place” consisting of a diverse collection of detached and attached homes arranged in “districts” within walkable distance to open spaces. The Planned Development will have a conscientious street typology with short blocks and meandering grid to discourage traffic speeds and calm traffic. The range of housing choices is to appeal to a broad range of people of different ages and life stages with a consistent level of quality, architectural embellishments, landscape standards, and an extensive system of private and public open spaces. These open spaces will feature “paseos” which are promenades of open green space where homeowners may stroll leisurely to central and dispersed recreational amenities. These paseos can anticipate future connections to a city wide trail system along thoroughfares and Duck Creek. Allowances for the inclusion of a small neighborhood retail area at the community’s main entrance may attract a daycare and/or a café/coffee shop. This area is envisioned for the community to supplement household needs for socialization and support. A private community amenity center is planned as well as a neighborhood gathering place. Public trails and meandering landscaped greenbelts will buffer the community along the road perimeters.

Development and use of the Property shall comply with the Garland Development Code as it existed on the date of its adoption on May 19, 2015 (the “Development Code”) and this PD ordinance. In the event of a conflict between the Development Code and this PD Ordinance, this PD ordinance shall control.

### **II. Community Features.**

The hardscape within the community shall include entry monuments, community signage and a way-finding program which shall be of uniform materials and permitted within medians and rights of way at the discretion of the Director of Engineering and with an executed License Agreement for any signs located within the right of way. Signs shall not be within the sight visibility triangles.

A mandatory homeowners association shall be established to own and maintain the open spaces, common areas, greenbelts, and paseos; all landscape improvements; perimeter masonry and

tubular steel fencing; entry monuments and signage; and an amenity center/clubhouse and swimming pool(s).

Trails and sidewalks shall be constructed within a pedestrian access easement and owned and maintained by the HOA.

Duck Creek 100 year floodplain shall be designated as a public drainage easement within a HOA common area lot. Maintenance responsibility shall be identified on the plat using the City of Garland Standard drainage easement inscription.

### **III. Street Trees.**

To beautify the community's streets, to promote traffic calming, lower summer temperatures over sidewalks and to create attractive pedestrian environment to encourage walking, street trees will be planted in the parkways, the area between the sidewalk and back of curb. Tree species and planting specifications shall be approved during the detail plan stage. Tree maintenance shall be the responsibility of the homeowner's association, and a minimum eight-foot clearance shall be maintained between the sidewalk and overhanging tree limbs at maturity. Street trees shall count as mitigation trees.

### **IV. Non-Residential Land Uses.**

The following uses are permitted on a maximum of five acres within the Property for community retail/civic uses per the Neighborhood Services District (NS) generally in the location shown on Exhibit "D-1". Allowable uses by right shall be:

- Automated Teller Machine (ATM) - Walk-Up
- Church or Place of Worship
- Day Care, Youth-Licensed Child-Care Center
- Bakery, Retail
- Financial Institution
- Laundry, Drop-Off (with drive-through or window)
- Laundry, Drop-Off (without drive-through or window)
- Office, General
- Studio, Fitness or Performing Arts
- Business and Media Service
- Bus Stop
- Coffee Shop, with or without a drive-through window
- Farmer's Market/Seasonal Produce Sales

Allowable uses by a Specific Use Provision shall be:

- Cultural Facility
- Convenience Store (1,000-5,000sf)
- School, Private, Religious or Charter
- Grocery or Supermarket under 15,000sf.

Such uses shall be:

1. Located adjacent to a perimeter thoroughfare; however, the uses may also be accessible to the main entrance street off Buckingham Rd. as well as pathways within the development to facilitate community access.
2. A continuous landscape buffer shall be provided between NS and residential uses in lieu of masonry screening and shall provide pedestrian access points.

The following shall apply to the Neighborhood Services District:

1. The building height for a pitched roof building shall be a maximum of 35 feet.
2. The front, rear and side building setbacks adjacent to any internal street shall be a minimum of 15 feet.
3. Any mechanical equipment including roof top equipment shall be screened from residential districts either by fencing, landscaping or rooftop screening as applicable.

The following uses are permitted on a maximum of ten acres within the Property for limited business, service and medical uses per the Neighborhood Office District (NO) generally in the location shown on Exhibit "D-1". Allowable uses by right shall be:

Automated Teller Machine (ATM) - Walk-Up  
Church or Place of Worship  
Day Car, Adult  
Day Care, Youth- Licensed Child-Care Center  
Post Office  
Medical and Dental Office/Clinic  
Business and Media Service  
Financial Institution  
Office-General  
Bus Stop

Allowable uses by a Specific Use Provision shall be:

School, Private, Religious or Charter  
Veterinary Clinic-Small Animal (indoors only)  
Pharmacy (with drive-through or window)  
Pharmacy (without drive-through or window)  
Studio-Fitness or Performing Arts

Such uses shall have:

1. The building height for a pitched roof building shall be a maximum of 35 feet.
2. Any mechanical equipment including roof top equipment shall be screened from residential districts either by fencing, landscaping or rooftop screening as applicable.

The following shall apply to the Neighborhood Offices District:

3. Landscaping and screening shall otherwise comply with the requirements for non-residential development in Chapter 4, Article 3 of the Development Code.
4. The building height for a pitched roof building shall be a maximum of 35 feet.
5. The front, rear and side building setbacks adjacent to any internal street shall be a minimum of 20 feet.

6. Any mechanical equipment including roof top equipment shall be screened from residential districts either by fencing, landscaping or rooftop screening as applicable.

**V. Residential Land Uses.**

Single family attached residences, single family detached residences, and accessory uses are permitted by right, in accordance with the Detail Plan layout. In addition, the following ancillary uses and structures are permitted by right within the PD: private community swimming pools; splash parks; indoor and outdoor recreational and athletic facilities and events; social clubhouses and their related facilities; community gardens; outdoor amphitheater; and dog parks. One or more of these ancillary uses and structures may be incorporated to satisfy the amenity requirements for townhouses in Section 2.37(K)(4) of the Development Code. Each single family attached and detached residence shall have a minimum of two enclosed parking spaces. A diagram of each Lot Type is illustrated on Exhibits "F" and shown on Exhibit "D-2".

**A. SFA, Single Family Attached (Townhouses):**

**1. Generally**

Temporary marketing and sales offices shall be permitted in connection with attached single family development so long as units are owned by a builder.

The architectural style and scale of the proposed attached single family residential units for all four proposed facade elevations shall be included with the detail plan application. Craftsman style architecture and American colonial style architecture may incorporate non-masonry HardiPlank lap siding or cementitious shake shingle to achieve the overall 80 percent masonry requirement. Other architectural styles may incorporate non-masonry HardiPlank lap siding or cementitious shake shingles to achieve the overall 80 percent masonry requirement if approved by the Director of Planning. The side elevation of any end unit shall have 100 percent masonry on the ground floor except for architectural features and areas under a porch. The architecture for the townhouses will be representative of the elevations included in this PD as Exhibit "F".

The requirement for a minimum aggregate common area of at least ten percent of the gross platted area for an attached single family development shall be satisfied at the time of full build out of all attached single family development within the Property, and is not required to be met with each individual phase of attached single family development.

Development of attached single family residences shall comply with the SFA Single Family Attached (Townhouse) base zoning district in Section 2.37 of the Development Code, subject to the changes noted above and the following changes:

Except as otherwise provided below for villas, attached single family residences shall comply with Table 2-4 of the Development Code for all SFA lot types, subject to the following changes:

**Special Side Setbacks.**

For end dwelling units that abut a common area lot rather than an alley or street right of way, the minimum side yard setback adjacent to the common area lot shall be five feet. The minimum side yard setback for an end dwelling unit that abuts an alley or street right of way shall be ten feet.

Driveway Depth.

Driveway depth shall either be 18 feet or greater in length or five feet in depth (driveway apron) as measured from the alley or mews lane right of way to the face of the garage door. No garages shall enter from the fronting street.

Minimum Lot Width, Depth, and Size.

The minimum lot width shall be 22 feet. The minimum lot depth shall be 90 feet. The minimum lot size shall be 2,000 square feet.

Minimum House Size.

The minimum air conditioned area within each residence shall be 1,400 square feet.

Maximum Lot Coverage.

The maximum lot coverage shall be 90 percent for the building footprint that is under roof.

Rear Yard Setback.

The minimum rear yard setback shall be five feet from the rear facade of the residence to the alley right-of-way.

**2. Villas**

The PD envisions a single story attached townhouse or “villa”. These houses have specific criteria. They are rear entry, and generally have front yard semi-private courtyards or covered porches and are oriented to the front for their outdoor living area. Being one story, they are wider than two story townhouses. For the villa houses the following shall apply:

Driveway Depth.

Driveway depth shall be five feet in depth (driveway apron) as measured from the alley or mews lane right of way to the face of the garage door. No garages shall enter from the fronting street.

Minimum Lot Width, Depth, and Size.

The minimum lot width shall be 30 feet, the minimum lot depth shall be 75 feet, and the minimum lot size shall be 2,250 square feet.

Minimum House Size.

The minimum air conditioned area within each residence shall be 1,300 square feet.

Maximum Lot Coverage.

The maximum lot coverage shall be 80 percent for the building footprint that is under roof.

Rear Yard Setback.

The minimum rear yard setback shall be five feet from the façade of the residence to the alley right of way.

**B. SF-5, Single-Family Detached District:**

**1. Generally**

Development of detached single family residences (including zero lot line residences) shall comply with the SF-5 base zoning district in Sections 2.34 and 2.36 of the Development Code, subject to the following changes:

Driveways.

Driveway depth shall be 18 feet or greater as measured from the street or alley right of way to the face of the garage door. Refer to Exhibit “F”.

Masonry Construction.

Craftsman style architecture and American colonial style architecture may incorporate non-masonry HardiPlank lap siding or cementitious shake shingle to achieve the overall 80 percent masonry requirement. Other architectural styles may incorporate non-masonry HardiPlank lap siding or cementitious shake shingles to achieve the overall 80 percent masonry requirement if approved by the Director of Planning.

Garages.

The face of a garage door must be located at least 18 feet from the street or alley right-of-way line that the garage door faces, and at least 24 feet from any interior property line that the garage door faces.

**2. Manor Homes**

The PD envisions a limited number of family oriented traditional homes with back yards. These are called “manor homes.” These residences are based on SF-5 but with larger required home size and allowances for architectural enhancements to the street realm. They are shown on Exhibit “D-2”.

For manor houses the following provisions shall apply in addition to those noted above in this Section V.B.1:

Minimum Lot Width, Depth, and Size

The minimum lot width shall be 50 feet. The minimum lot depth shall be 100 feet. The minimum lot size shall be 5,100 square feet.

Minimum House Size.

The minimum air conditioned area within each residence shall be 2,000 square feet.

Front Yard Setback.

The minimum front yard building setback shall be 15 feet. Front porches and architectural features such as stoops, overhangs, courtyard walls, masonry chimneys and bay windows may extend into the front yard a maximum of five feet. For front entry garages, the minimum distance between a garage door and the right-of-way line shall be 18 feet.

#### Side Yard Setback.

The minimum side yard building setback shall be five feet. A side yard adjacent to a street on a corner lot shall be a minimum of ten feet; however, any garage door accessed from the side street shall be a minimum of 18 feet from the right of way.

#### Rear Yard Setback.

The minimum rear yard building setback shall be 15 feet (excluding any porches or projecting architectural features). If a rear entry garage is provided, there shall be a minimum of 18 feet from the garage door to the alley right-of-way. The minimum rear yard building setback for a detached front entry garage, granny flat, or other accessory structure shall be five feet. A front entry detached garage may be connected to the main structure with a canopy roof breezeway, in which case the minimum rear yard building setback for the detached garage shall remain five feet.

#### Maximum Height.

The maximum building height shall be 2.5 stories or 40 feet. For any detached garage, granny flat or ancillary structure, the maximum building height shall be 30 feet.

#### Garages.

Detached garages are permitted. Houses may have front, side, or rear entry garages. Front entry garages located on lots that are 55 feet or greater in width shall (1) be located on the front of the residence with a “j-swing” entry such that garage doors are perpendicular to the fronting street; (2) be street-facing front entry garages, or (3) be located in the rear of the lot and accessed with a drive that enters from the front of the lot. All front entry garages are required to have a garage door that is set back at least three feet behind the front facade of the house, excluding porches or other architectural projections. All garage doors facing a street shall be clad in stained wood or be dimensional steel embossed panel with decorative hardware.

#### Alley Waiver.

It is the intention of the PD that alleys are permitted, but not required for the manor house only. If an alley abuts a lot with a manor home, the builder may elect to construct either a front entry or rear entry house however; all houses on a particular block shall be consistently front or rear entry. An alley waiver will be submitted to the Director of Planning during the Detail Plan stage.

#### Granny Flats.

A maximum 600 square foot air-conditioned space in a detached structure for “granny flats” is permitted to be used as a multi-generational living space, guest quarters, or home office space so long as the business does not draw commercial traffic to the property. Such space shall be metered on the same water, sewer and utility meters as the main residence and shall meet the same masonry requirement as the main structure.

### **3. Cottage or Garden Homes**

The PD envisions “Cottage or Garden Homes” to appeal to homeowners who desire less yard and lower maintenance living. These homes may be constructed in the center of the lot or along one side, commonly referred to as a “zero-lot line” house in Section 2.36(c) of the Development Code. These homes shall be rear entry. Refer to Exhibit “D-2”.

For cottage or garden homes, the following provisions shall apply in addition to those noted above in this Section V.B.1:

Minimum Lot Width, Depth, and Size.

The minimum lot width shall be 36 feet. The minimum lot depth shall be 100 feet. The minimum lot size shall be 4,100 square feet.

Minimum House Size.

The minimum air conditioned area within each residence shall be 1,700 square feet.

Maximum Height.

The maximum building height shall be 2 stories or 40 feet.

Front Yard Setback.

The minimum front yard building setback shall be ten feet. Front porches and architectural features such as stoops, overhangs, courtyard walls, masonry chimneys and bay windows may extend into the front yard a maximum of five feet.

Side Yard Setback.

The minimum side yard building setback shall be either five feet on each side or these lots shall have a designated “zero” setback line on the Detail Plan of one to three feet in width and a corresponding side yard setback of nine to seven feet in width such that houses have a minimum of ten feet of separation. On zero lot line lots, the plat shall designate a three-foot wide maintenance easement on each lot to the benefit of the adjacent lot. The “zero side” elevation of any house shall be limited to clerestory windows above six feet from the floor or glass block. A side yard adjacent to a street on a corner lot shall always have a minimum ten-foot side yard building setback.

Rear Yard Setback.

The minimum rear yard building setback shall be 12 feet from the rear facade of the residence (excluding porches and projecting architectural features) to the alley right-of-way, and 18 feet from the garage door to the alley right-of-way.

**VI. General Conditions.**

- A. The community is envisioned to be developed in two or more phases to deliver a staged offering of different housing types over time. Additionally, the goal is to adjust to market tastes and preferences. Lot types are envisioned to ensure a diverse housing mix based upon Exhibit “D-2”. Final lot counts for each type will be determined by the Detail Plan. No individual phase is required to encompass all lot types. Individual phases will be *generally consistent* with the overall Concept Plan, but are permitted flexibility for lot type

allocations. Maximum density for residential development within the Property shall not exceed six units per gross acre within the Property. As development will occur in phases, changes in the Concept Plan are permitted without need for additional city approval to accommodate changes in market conditions, subject to compliance with these PD regulations.

- B. For the purposes of determining compliance with the lot width requirements, lot widths shall be measured at the rear of the required front yard as shown on the Detail Plan.
- C. The PD envisions a street typology necessary to create safe streets conducive to a pedestrian environment. The street typology identifies a specific alley section to different lot types and conditions. For example, if a lot fronts onto a common area rather than a street, the alley type is a mews lane which provides fire lane access. Please refer to Exhibits “E-1” and “E-2” for the street typology.
- D. Certain streets such as those that front common areas may be designed to accommodate parking. As such, designated on-street parking spaces shall count towards guest parking requirements for attached single family residences. Guest parking may also be located in common area lots at the ends of blocks or alley returns onto streets, provided they do not hinder visibility.
- E. Any lot type may front onto a common area in lieu of a public street, in which the common lot line shall serve as the front property line for purposes of minimum front yard building setbacks and the lot shall be alley-served with a mews type alley as shown on Exhibits “E-1” and “E-2.” Each residence or building shall satisfy the requirement to be within 150 feet of hose length from a street or fire lane and 400 feet to a fire hydrant.
- F. Sidewalks may be located outside of the public right-of-way if located within an adjacent open space lot with a pedestrian access easement to provide for meandering sidewalks and trails that may be located within adjacent common area lots or to preserve existing trees along perimeter roads.

## **VII. Residential Landscape Requirements.**

The following requirements apply to residential development:

- A. Each attached and detached single family residence shall have an irrigation system in the front yard and street corner side yard with a freeze sensor regulator shut off.
- B. Each manor home and garden home lot shall have a minimum of one shade tree that is at least three inches in caliper planted in the front yard or the parkway in front of the home as shown on Exhibit “E-2”, and every corner lot with a manor home or garden home shall have at least two shade trees that are a minimum of three inches in caliper in the side street parkway. If the lot fronts or sides onto a common area lot, the front yard and side yard tree requirements may be satisfied with the trees located in the adjacent greenspace. No other front yard or side yard tree planting requirement shall apply to a manor home or garden home.

- C. Each manor home shall have at least one understory tree or shade tree planted in the back yard. No other back yard tree planting requirement shall apply to a manor home.
- D. Each attached single family villa shall have a minimum of one shade tree that is at least three inches in caliper planted in the parkway in front of the home, and every corner lot with a villa shall have at least one shade tree that is a minimum of three inches in caliper planted in the street side yard. If the lot fronts or sides onto a common area lot, the front yard or side yard tree requirements may be satisfied with the trees located in the adjacent greenspace. No other front yard or side yard tree planting requirement shall apply to a villa.
- E. With the exception of villas, each attached single family residence shall have one understory tree that is a minimum of two inches in caliper planted in the front yard or parkway in front of the home. If the lot fronts onto a common area lot, the tree requirement may be satisfied with the trees located in the adjacent greenspace. No other front yard tree planting requirement shall apply to attached single family residences described by this paragraph.
- F. All required trees shall be selected from a tree list approved during the Detail Plan stage.

### **VIII. Parkland Dedication.**

- A. No public park land dedication shall be required. In lieu of public park land dedication, a minimum of ten percent of the Property at the time of full build out shall be reserved as a common area that will be owned by the homeowners association and improved with publicly accessible trails as shown in Exhibit "D". Individual plats are not required to demonstrate compliance with the requirement for ten percent of the Property to be reserved as a common area. Common areas may include floodplain, detention areas, and mini-parks as shown on the Concept Plan. Mini-parks and paseos shall be connected with sidewalks to be a comprehensive pedestrian system. Common areas will abut a public street right-of-way in at least one location with a sidewalk connections.
- B. A minimum of seven acres within the Duck Creek floodplain will be reserved as a common area with the filing of the Phase 1 Final Plat. This area shall be included as part of the ten percent common area required by Section VIII.A
- C. A pedestrian circulation system shall be provided that affords connectivity to the NS or NO sites, private open spaces, the neighborhood amenity center, and the perimeter of the Property. The pedestrian circulation system shall include concrete trails that are a minimum of six feet in width. Minor trails in greenbelts and paseos may be constructed of decomposed granite, pea gravel, or mulch, shall be a minimum of six feet in width, and shall connect with the wider system of concrete trails. The pedestrian circulation system may be located on private property with a pedestrian access easement or within the right-of-way. The pedestrian circulation system may include benches, landscaping, signage, lighting, bike racks, water fountains, trash cans, and doggie waste stations.
- D. All street right-of-way shall be improved with sidewalks that are a minimum of four feet in width and (1) constructed by the homebuilders at the time of adjacent house construction; or (2) constructed by the developer for all non-buildable lots. All sidewalks along Shiloh and Buckingham and along NS and NO uses are to be six feet in width.

- E. The minimum size of any common area shall be two thousand square feet with no dimension that is less than 20 feet in width. All common areas shall connect to a public right-of-way to create the envisioned network of pedestrian paseos. Common areas may abut rights-of-way to further make use of the parkways as “attached greens.”

**IX. Fencing Requirements.**

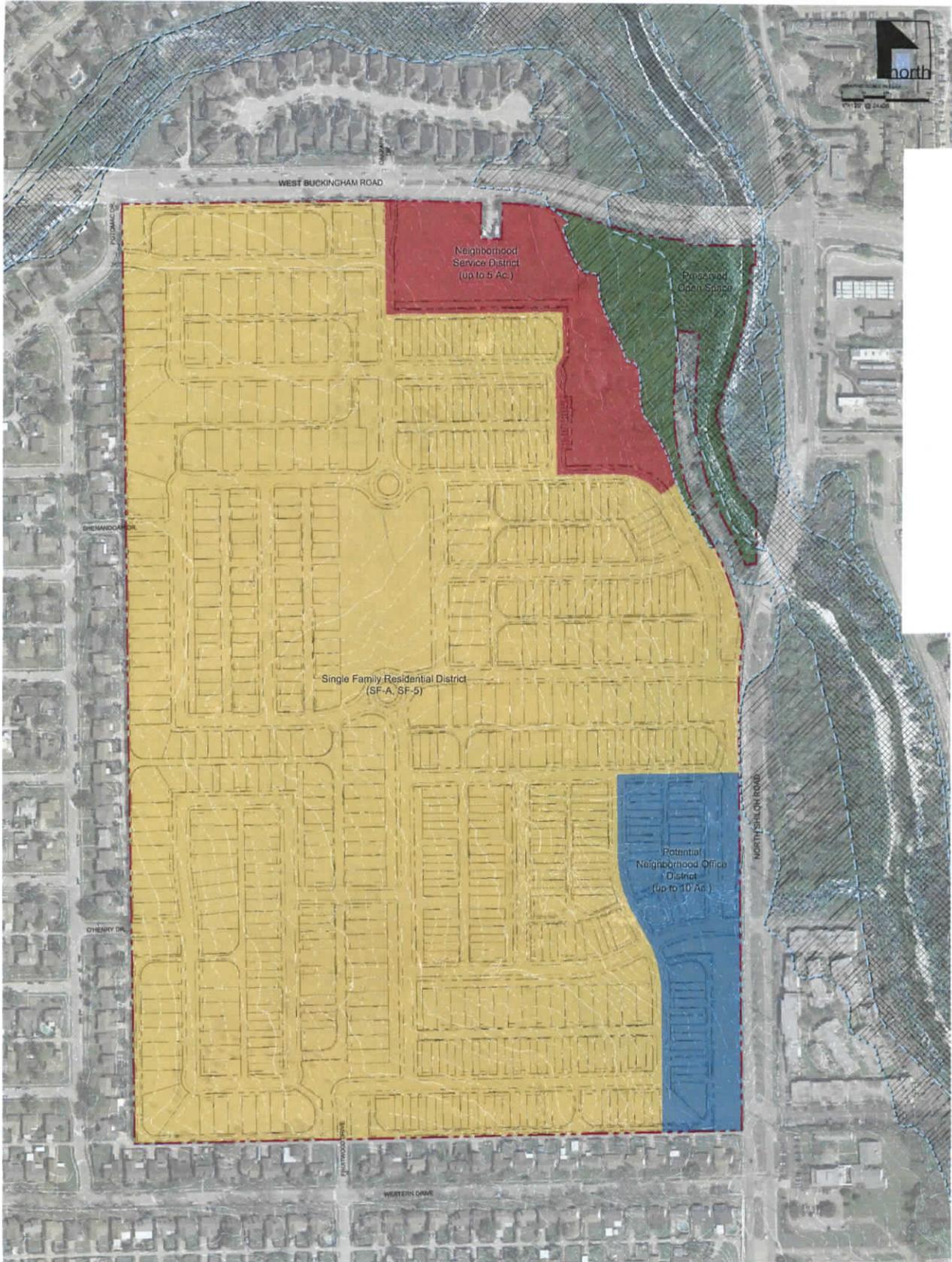
- A. The developer shall install a perimeter brick or stone screening wall along Shiloh Road and Buckingham Road in phases at the time of platting the adjacent phase of the Property. Where interior streets or common areas front Shiloh road or Buckingham Road, in lieu of masonry screening, a landscape border improved with a minimum six-foot wide public trail shall be provided. The landscape border shall include a combination of shade trees, understory trees, shrubs, grasses, and irrigation. Floodplain, parks, open spaces, right-of-way, and NS or NO sites shall be exempt from the screening requirements in this Section IX.A; however, tubular steel fencing may be installed in these areas at the developer's option.
- B. Homebuilder fencing on lots shall be six feet in height, and shall be setback a minimum of five feet from the front building line shown on the Detail Plan. On street side corner residential lots, fences shall be constructed of cedar butt joint stained pickets in a uniform color stain with a flat top rail or tubular steel painted black.
- C. Fencing on all residential lots abutting an open space lot, greenbelt, or paseo shall be restricted to (1) tubular steel painted black; (2) decorative cattle wire not to exceed five feet in height; (3) picket fences; or (4) a courtyard masonry wall not to exceed three and a half feet in height. No solid fencing shall be permitted abutting an open space lot, greenbelt, or paseo; however, landscape borders, included trimmed hedges, are permitted.

**X. Street Typology.**

- A. To foster a sense of place and create safe streets with low traffic speeds for residents of the community, development of the Property shall employ a hierarchy of residential street and alley types as shown in Exhibits “E-1 and “E-2”.
- B. For divided streets with landscaped medians, a 70 foot right of way will be provided with an entrance of 14 feet and an exit of 24 feet with a maximum 8 foot landscape median and 12 feet of parkway along both sides of the divided street.
- C. Mountable curbs in conformance with the City of Garland Standard Details are permitted on front entry manor home lots. Standard curbs will be required adjacent to streets abutting all other residential lot types.
- D. Streets fronting open space lots may either have no curb or standard curbs adjacent to the common area lot. Streets adjacent to common area lots may provide for on-street parking. In addition, the street faces adjacent to open spaces are not required to have a curb if an

integral part of the landscape design and the street face is lined with bollards to prevent vehicle entry.

- E. Streets abutting medians and retail/commercial and business tracts shall have a standard curb. Intersections shall be designed at 90 degrees +/- 5 degrees. Variances from this standard shall be per the approval of the Director of Transportation during the Detail Plan stage.
- F. Developer shall work with City to determine the location and number of stop signs within the subdivision and speed limits to facilitate traffic calming and maximum benefit the pedestrian system.
- G. Alley radius shall be per the City of Garland's Technical Standards. Variances from this standard shall be per the approval of the Director of Transportation during the Detail Plan stage.
- H. All alley and mews lane intersections with streets shall be perpendicular or radial, within a +/- 5 degree tolerance, at the intersection of right-of-way lines provided that a 200-foot stopping sight distance (SSD) is maintained. Variances from this standard shall be per the approval of the Director of Transportation during the Detail Plan stage.
- I. Alleys and mews lanes may align with existing or future streets/alleys on the opposite side of a street. The offset between mews lanes and alleys on opposite sides of a residential street shall be per the City of Garland's Technical Standards. Variances from this standard shall be per the approval of the Director of Transportation during the Detail Plan Stage.
- J. Any lot type that fronts onto a common area lot in lieu of fronting onto a street shall be served with a mews lane consisting of 30 feet of right-of-way. The mews lane shall serve as a fire lane, have a 24-foot wide pavement, and have a 30-foot radius at intersections.
- K. The minimum horizontal radius for an interior street shall be per the City of Garland's Technical Standards. Variances from this standard shall be per the approval of the Director of Transportation during the Detail Plan stage.
- L. Dead-end fire lanes shall not be allowed.



**Land Use Acreage Summary**

Open Space	11.6
Neighborhood Service	5.0
Residential Lots / Residential Street ROW	84.5
<b>Total</b>	<b>101.1</b>

POTENTIAL NEIGHBORHOOD OFFICE: 10 AC. MAX.

Street and lot layout are conceptual only.

CONCEPT PLAN  
 PLANNED DEVELOPMENT EXHIBIT D-1  
**Wyrick Tract**

101.1 ACRES IN THE LEVI TURNER SURVEY, ABSTRACT #1487  
 CITY OF GARLAND, DALLAS COUNTY, TEXAS  
 NOVEMBER, 2015

<b>APPLICANT:</b> Willow Corporation Chad Fitzgerald 4111 N. Central Expressway Suite 900, Lockbox 13 Dallas, TX 75204 Phone: 972.479.2887	<b>OWNER:</b> Marilyn Wyrick Ingram Phyllis Wyrick Patterson Contact Name: Jim Norman 13113 Broadway Suite 504 San Antonio, TX 78209 Phone: 210.822.8972 ext.23	<b>PLANNER:</b> T&B Partners, Inc. 2001 Bryan Street Suite 1450 Dallas, TX 75206 P 214.444.0113 Contact: Mark Meyer	<b>ENGINEER / SURVEYOR:</b> Kinney Horn and Associates State of Texas Registration No. 19728 5750 Genesis Court, Suite 200 Frisco, TX 75034 P (972) 335-3548 F (972) 335-3179 Contact: Mark E. Harris, PE
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**EXHIBIT D**



NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PREPARED WITHOUT THE BENEFIT OF A SURVEY. THE APPLICANT, OWNER, PLANNER, ENGINEER, CONTRACTOR AND CITY ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.



**Lot Type Summary**

Manor (50'x115')	56
Garden (40'x115')	136
Villa (1 Story Townhome - 35'x75')	93
Townhome (2-Story - 22'x100')	293
<b>Total</b>	<b>578</b>

**Density Summary (Units per Acre)**

Gross	5.7
Net of Commercial	6.0

**PLANNED DEVELOPMENT EXHIBIT D-2**  
**Wyrick Tract**

101.1 ACRES IN THE LEVI TURNER SURVEY, ABSTRACT #1487  
 CITY OF GARLAND, DALLAS COUNTY, TEXAS  
 NOVEMBER, 2015

**APPLICANT:**

Willow Corporation  
 Chad Ridgwell  
 4111 N. Central Expressway  
 Suite 800, Lockbox 13  
 Dallas, TX 75204  
 Phone: 972.479.0697

**OWNER:**

Marlyn Wyrick Ingram  
 Shylis Wyrick Patterson  
 Contact Name:  
 Jim Norman  
 18173 Broadway Suite 304  
 San Antonio, TX 78209  
 Phone: 210.822.8912 ext.23

**PLANNER:**

180 Partners, Inc.  
 2502 Bryan Street  
 Suite 1400  
 Dallas, TX 75206  
 P (214) 184-5757  
 Contact: Mark Meyer

**ENGINEER / SURVEYOR:**

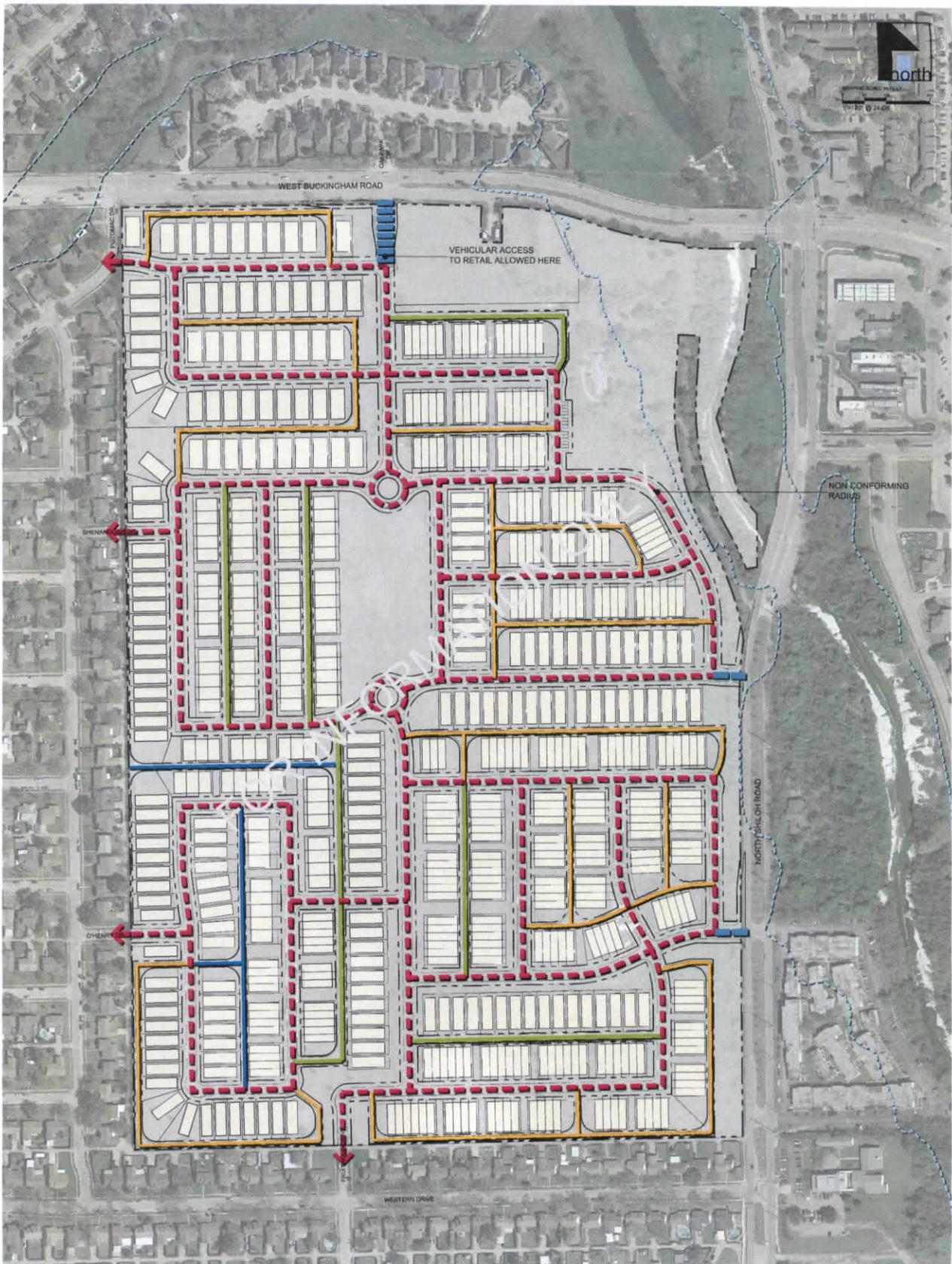
Kimley-Horn and Associates  
 State of Texas Registration:  
 No. 7-928  
 3750 Geneva Court, Suite 200  
 Frisco, TX 75034  
 P (972) 315-8340  
 F (972) 315-3779  
 Contact: Mark L. Harris, PE



Kimley»Horn

**EXHIBIT D**

NOTE: THIS PLAN IS CONCEPTUAL AND PARTIAL. ANY AND ALL BEING PROCESSED WITHOUT THE ASSISTANCE OF A SURVEYOR. THROUGHOUT THE PLAN, CONTACT WITH THE CITY OF GARLAND.



**Street Types**

-  70' DIVIDED ENTRY STREET
-  60' RESIDENTIAL COLLECTOR (37' PAVEMENT) - NO PARKING
-  50' TWO WAY RESIDENTIAL STREET WITH PARKING
-  20' RESIDENTIAL ALLEY (10' PAVEMENT)
-  20' VILLA ALLEY (18' PAVEMENT)
-  30' MEWS ALLEY (24' PAVEMENT)

**STREET TYPE PLAN  
PLANNED DEVELOPMENT EXHIBIT E-1  
Wyrick Tract**

101.1 ACRES IN THE LEVI TURNER SURVEY, ABSTRACT #1487  
CITY OF GARLAND, DALLAS COUNTY, TEXAS  
NOVEMBER, 2015

**APPLICANT:**  
Wilbow Corporation  
Chris Fitzgerald  
4131 N. Central Expressway  
Suite 200, Lockbox 13  
Dallas, TX 75204  
Phone: 972.479.0607

**OWNER:**  
Marlyn Wyrick Ingram  
Phyllis Wyrick Patterson  
Contact Name:  
Jim Morrison  
13173 Broadway Suite 504  
San Antonio, TX 78209  
Phone: 210.822.8912 ext.25

**PLANNER:**  
TBO Partners, Inc.  
2001 Bryan Street  
Suite 1400  
Dallas, TX 75208  
P (214) 144-0757  
Contact: Mark Meyer

**ENGINEER / SURVEYOR:**  
Kimley-Horn and Associates  
State of Texas Registration  
No. P-928  
3750 Lembeck Court, Suite 200  
Frisco, TX 75034  
P (972) 315-2480  
F (972) 315-3179  
Contact: Mark J. Harris, PE

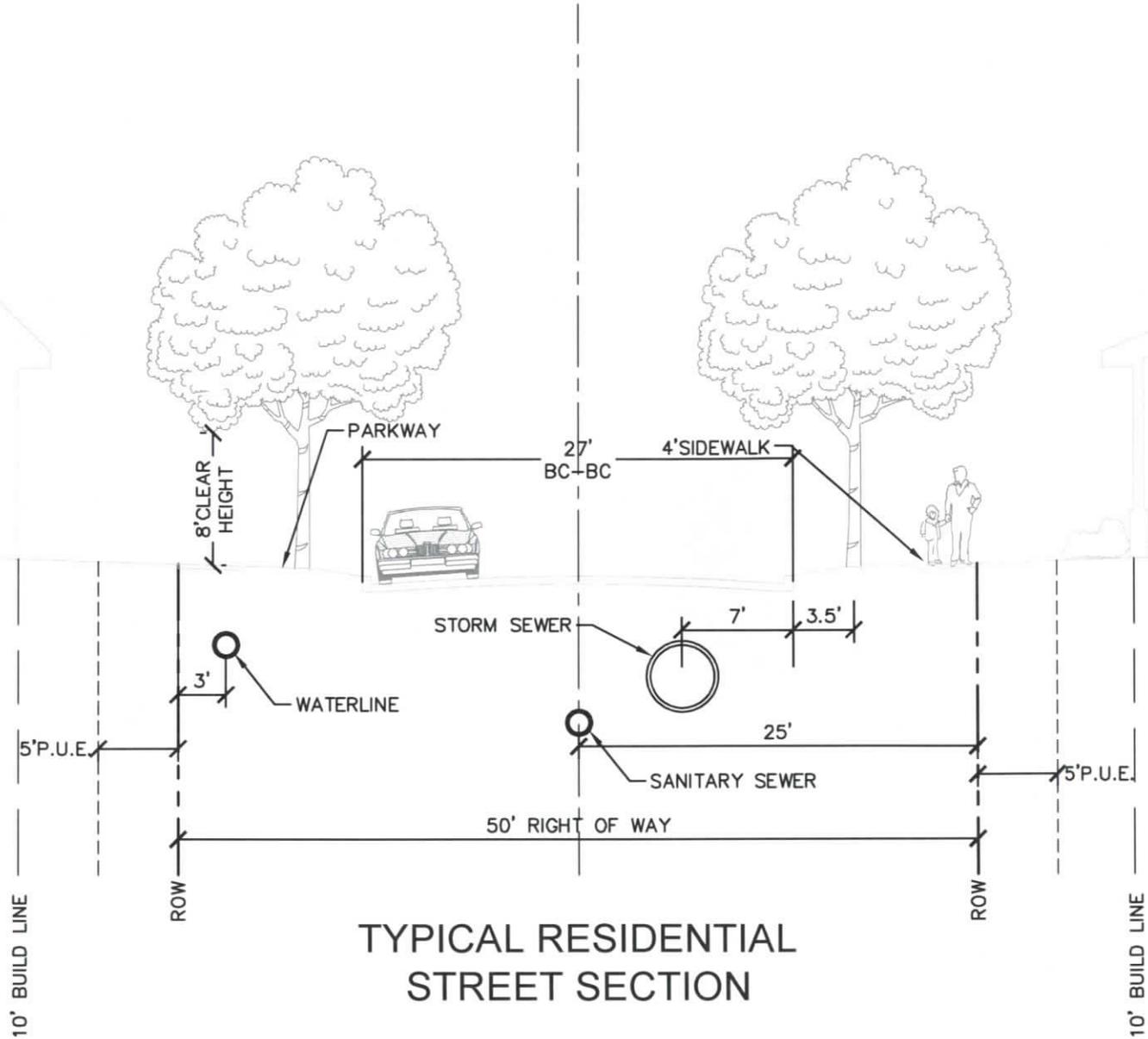
**EXHIBIT E**



NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PREPARED FOR THE SOLE USE OF A CLIENT. IT IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE CLIENT.

FOR INFORMATIONAL PURPOSES ONLY

FOR INFORMATIONAL PURPOSES ONLY



TYPICAL RESIDENTIAL STREET SECTION

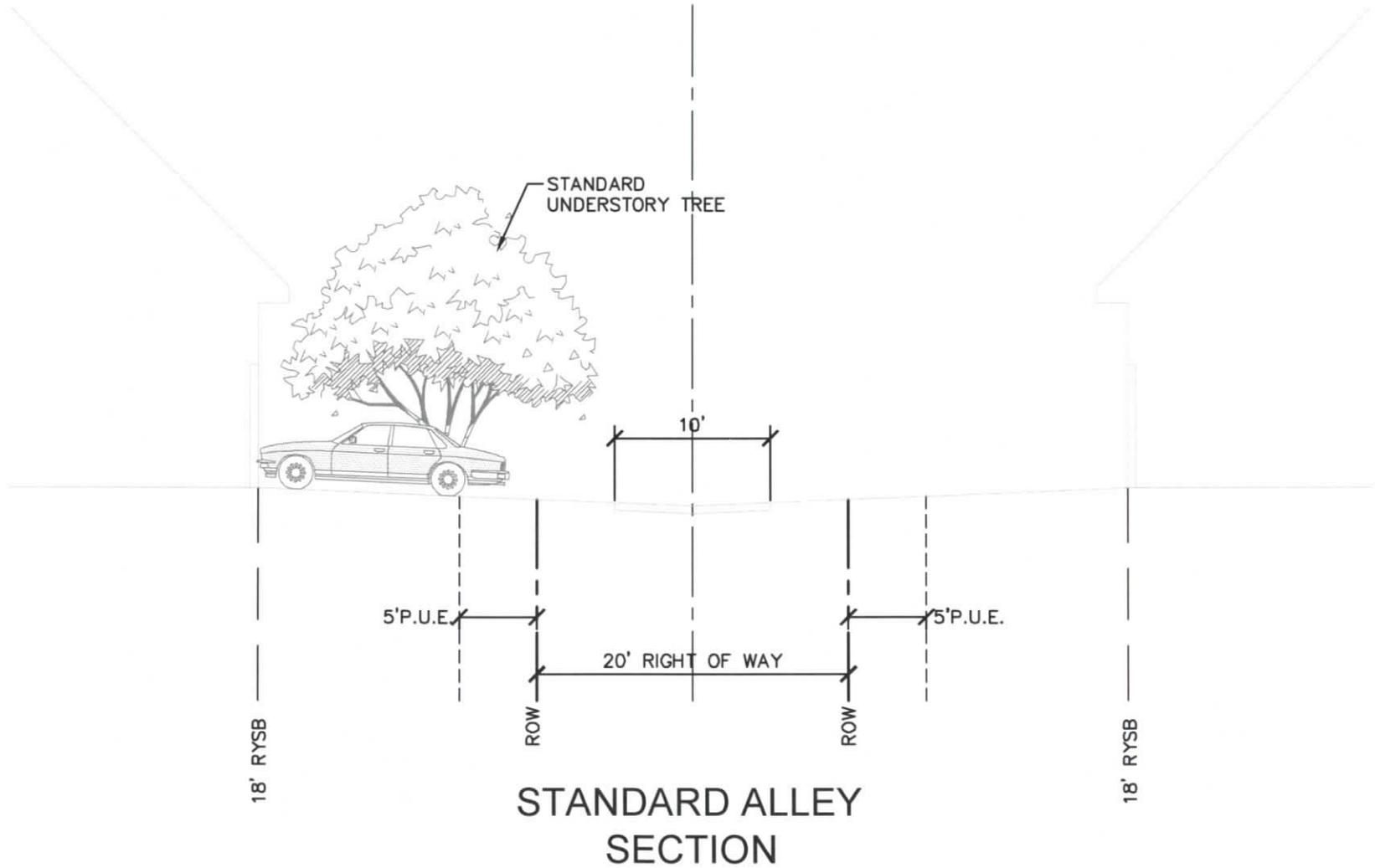
Note: Exact utility placement will be determined during the Detail Plan stage and as per the approval of the Director of Engineering.

STREET SECTIONS

FOR INFORMATIONAL PURPOSES ONLY

FOR INFORMATIONAL PURPOSES ONLY

EXHIBIT E



STANDARD ALLEY SECTION

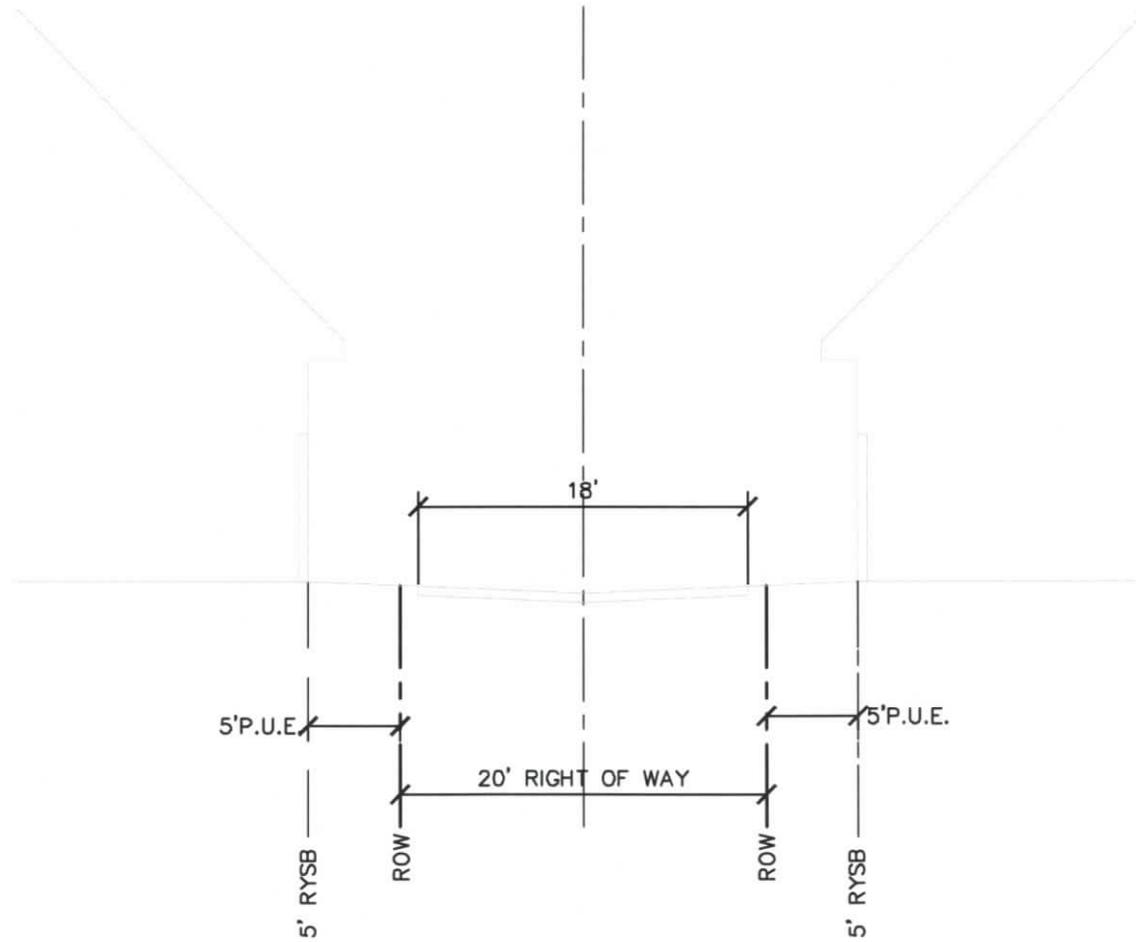
STREET SECTIONS

Wyrick GARLAND

Note: Exact utility placement will be determined during the Detail Plan stage and as per the approval of the Director of Engineering.

Kimley»Horn

FOR INFORMATIONAL PURPOSES ONLY



1-STORY TOWNHOME  
ALLEY SECTION

STREET SECTIONS

**Wyrick**  
GARLAND

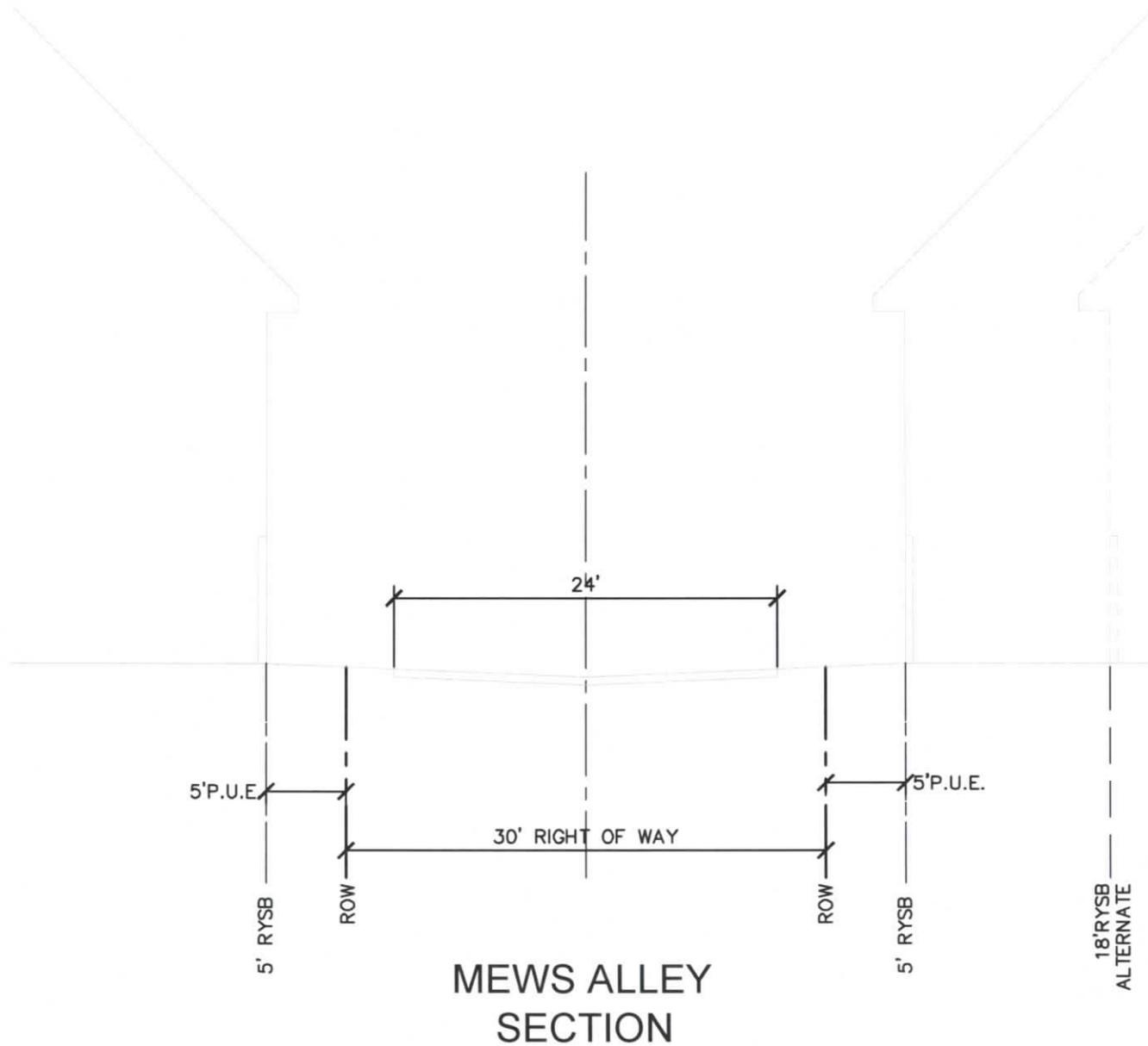
Note: Exact utility placement will be determined during the Detail Plan stage and as per the approval of the Director of Engineering.

**Kimley»Horn**

FOR INFORMATIONAL PURPOSES ONLY

EXHIBIT E

FOR INFORMATIONAL PURPOSES ONLY



MEWS ALLEY  
SECTION

STREET SECTIONS

**Wyrick**  
GARLAND

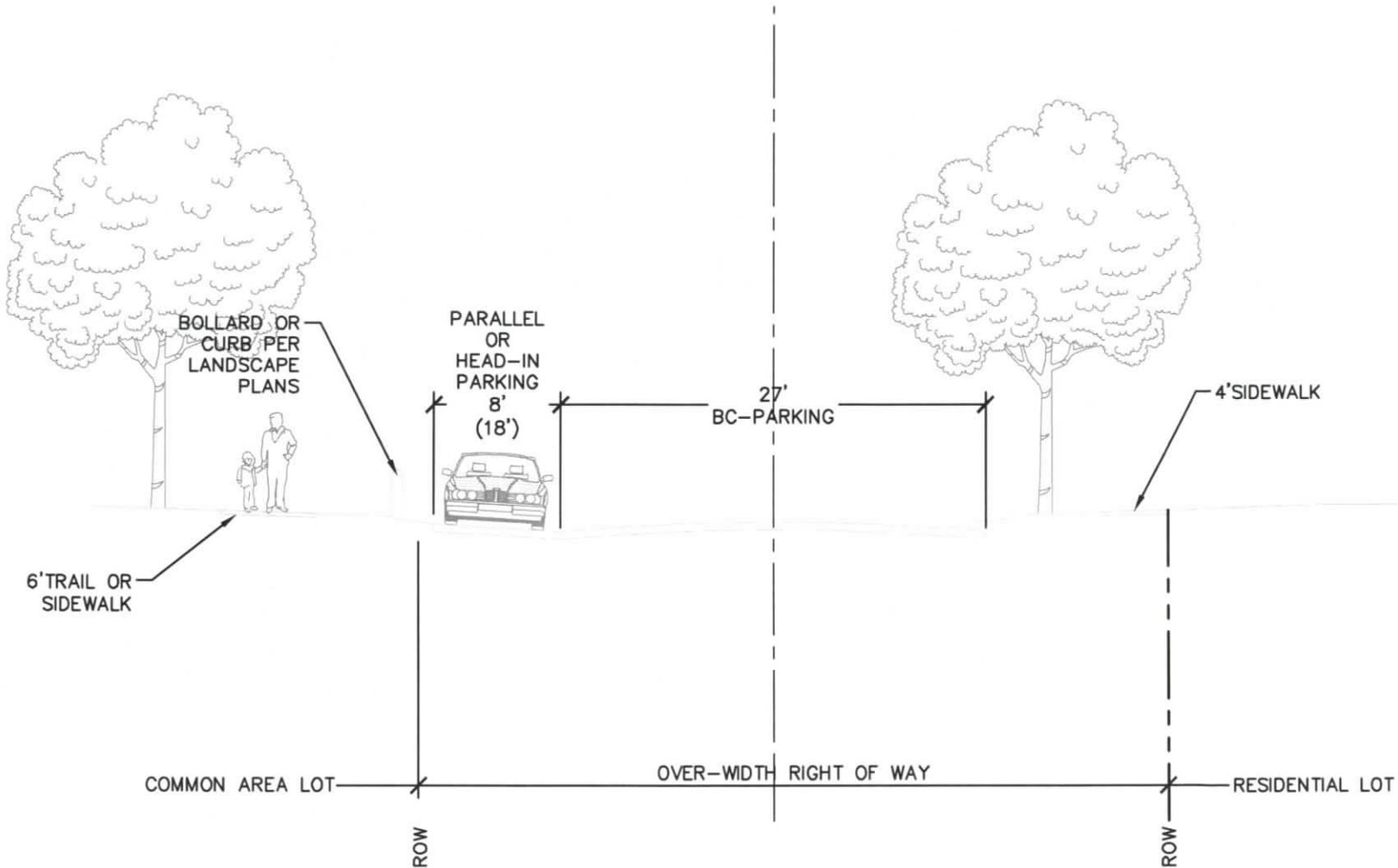
Note: Exact utility placement will be determined during the Detail Plan stage and as per the approval of the Director of Engineering.

**Kimley»Horn**

FOR INFORMATIONAL PURPOSES ONLY

EXHIBIT E

FOR INFORMATIONAL PURPOSES ONLY



FOR INFORMATIONAL PURPOSES ONLY

EXHIBIT E

RESIDENTIAL STREET  
SECTION  
ADJACENT TO OPEN SPACE

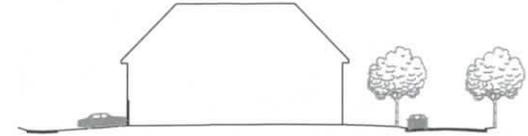
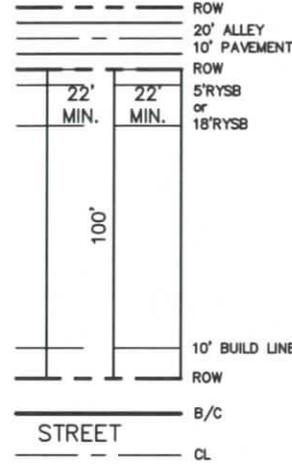
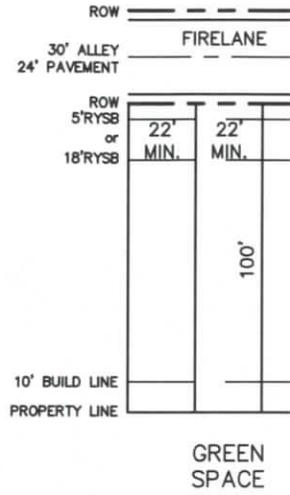
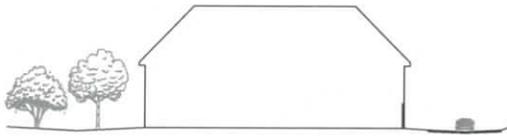
STREET SECTIONS

**Wyrick**  
GARLAND

Note: Exact utility placement will be determined during the Detail Plan stage and as per the approval of the Director of Engineering.

**Kimley»Horn**

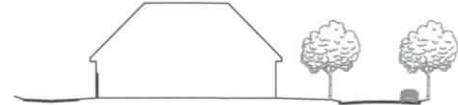
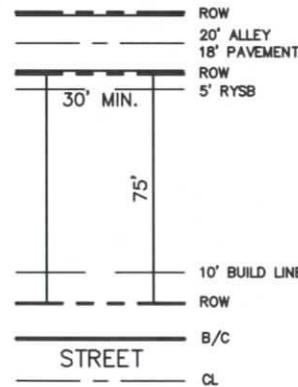
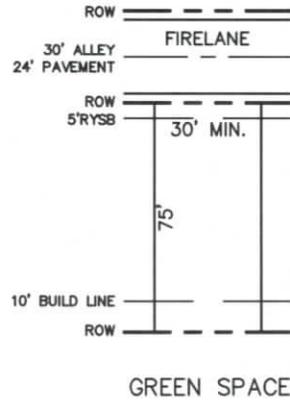
FOR INFORMATIONAL PURPOSES ONLY



2-STORY TOWNHOME

FOR INFORMATIONAL PURPOSES ONLY

EXHIBIT F

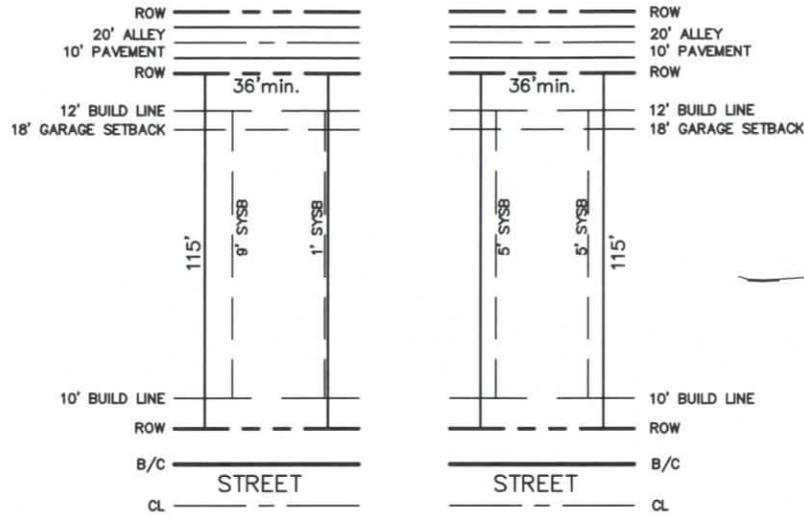


VILLA  
(1-STORY TOWNHOME)

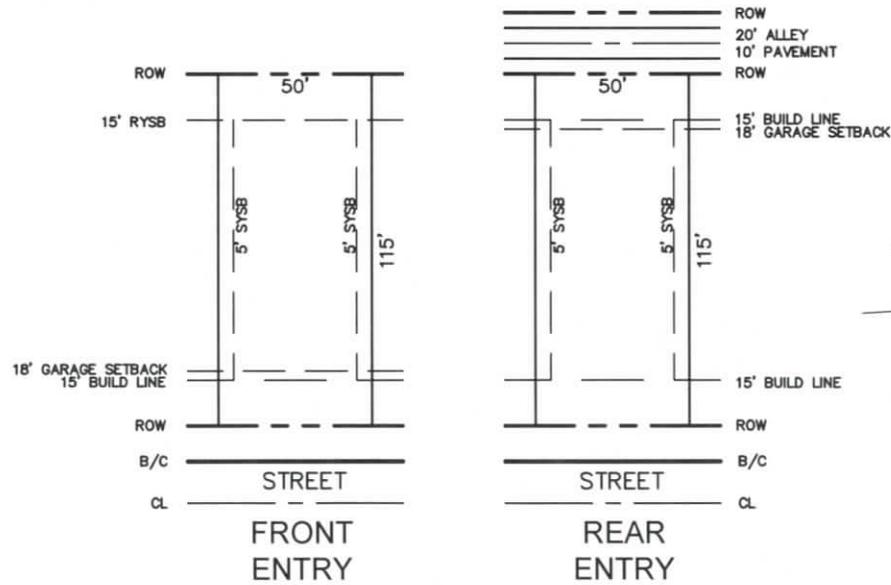
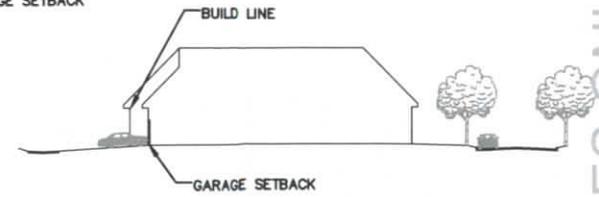
LOT DIAGRAMS

**Wyrick**  
GARLAND

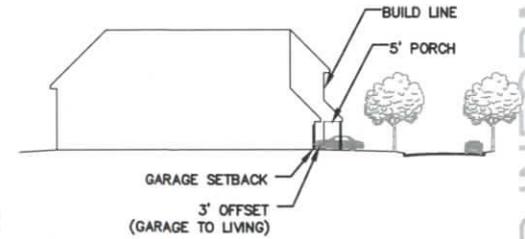
**Kimley»Horn**



ZERO CENTER-LOAD GARDEN HOME



FRONT ENTRY REAR ENTRY MANOR HOME



LOT DIAGRAMS

**Wyrick**  
GARLAND

**Kimley»Horn**



TOP INFORMATION ONLY



**Open Space Acreage Summary**

Open Space	6.8
Open Space in Floodplain	4.8
Total Open Space	11.6
<b>Total Percent Open Space</b>	<b>11.5%</b>

- PROPOSED 6' WIDE COMMUNITY TRAIL
- 5-MINUTE WALK BOUNDARY

**OPEN SPACE DIAGRAM  
PLANNED DEVELOPMENT EXHIBIT G**

## Wyrick Tract

101.1 ACRES IN THE LEVI TURNER SURVEY, ABSTRACT #1487  
CITY OF GARLAND, DALLAS COUNTY, TEXAS  
NOVEMBER, 2015

**APPLICANT:**  
Willow Corporation  
Chris Fitzgerald  
4111 N. Central Expressway  
Suite 190, Cockburn 13  
Dallas, TX 75204  
Phone: 972 479-0667

**OWNER:**  
Marlyn Wyrick Ingram  
Phyllis Wyrick Patterson  
Contact Name:  
Jill Neuman  
7337 Broadway Suite 504  
San Antonio, TX 78229  
Phone: 210-822-8912 ext.25

**PLANNER:**  
TBO Partners, Inc.  
2001 Bryan Street  
Suite 1450  
Dallas, TX 75206  
P (214) 744-0757  
Contact: Mark Meyer

**ENGINEER / SURVEYOR:**  
Kimley-Horn and Associates  
State of Texas Registration  
No. T-928  
3700 Genesis Court, Suite 200  
Frisco, TX 75034  
P (972) 335-3380  
F (972) 335-3179  
Contact: Mark L. Harris, PE

EXHIBIT G



Kimley»Horn

NOTE: THIS PLAN IS AN UNREGISTERED SURVEY AND HAS BEEN PREPARED WITHOUT THE BENEFIT OF A SURVEY. THEREFORE, THE USER SHOULD CONTACT THE SURVEYOR.



# City Council Item Summary Sheet

Work Session

Date: January 5, 2016

Agenda Item

## Item 3c - Zoning Ordinance

### Summary of Request/Problem

Zoning Ordinance Z 15-42 Western Rim Investors

### Recommendation/Action Requested and Justification

Consider adoption of attached ordinance.

**Submitted By:**

**Will Guerin**  
Director of Planning

**Approved By:**

**Bryan L. Bradford**  
City Manager

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

AN ORDINANCE AMENDING THE ZONING LAWS OF THE CITY OF GARLAND, TEXAS, BY APPROVING AN AMENDMENT TO PLANNED DEVELOPMENT (PD) DISTRICT 12-41 FOR MIXED-USES AND A DETAIL PLAN FOR DWELLING, MULTI-FAMILY ON A 42-ACRE TRACT OF LAND LOCATED EAST OF SHILOH ROAD, NORTHWEST OF HOLFORD ROAD, NORTH OF THE SPRING CREEK GREENBELT AND SOUTH OF THE FUTURE EXPANSION OF NAAMAN FOREST BOULEVARD; PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; PROVIDING A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

**WHEREAS**, at its regular meeting held on the 23<sup>rd</sup> day of November, 2015, the City Plan Commission did consider and make recommendations on a certain request for approval of an amendment to a Planned Development (PD) District and a Detail Plan made by **Western Rim Investors**; and

**WHEREAS**, the City Council, after determining all legal requirements of notice and hearing have been met, has further determined the following amendment to the zoning laws would provide for and would be in the best interest of the health, safety, morals, and general welfare:

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

**Section 1**

The Garland Development Code is hereby amended by approving an amendment to Planned Development (PD) District 12-41 for Mixed-Uses and a Detail Plan for Dwelling, Multi-Family on a 42-acre tract of land located east of Shiloh Road, northwest of Holford Road, north of the Spring Creek Greenbelt and south of the future expansion of Naaman Forest Boulevard and being more particularly described in Exhibit A, attached hereto and made a part hereof.

**Section 2**

Development shall be in conformance with the conditions, restrictions, and regulations set forth in Exhibit B, attached hereto and made a part hereof.

**Section 3**

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

**Section 4**

That the Garland Development Code, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

**Section 5**

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

**Section 6**

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

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

**CITY OF GARLAND, TEXAS**

\_\_\_\_\_  
Mayor

**ATTEST:**

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

**Published:**

**EXHIBIT A**

**LEGAL DESCRIPTION**

**Zoning File 15-42**

BEING an approximate 42-acre tract of land located in the City of Garland, Dallas County, Texas, part of the P.H. Rice Survey, Abstract No. 1241, being part of a 40.43 acre tract of land described in deed to Weaver Development Company, Ltd. as recorded as Instrument No. 201400043481, Official Public Records, Dallas County, Texas, also being part of a 52.418 acre tract of land described in deed to Garland Partners, Ltd. as recorded as Instrument No. 201200079372, Official Public Records, Dallas County, Texas and being more particularly described as follows:

COMMENCING at a concrete TXDOT monument found at the intersection of the south right-of-way line of Campbell Road (variable width R.O.W.) and the southwest right-of-way line of State Highway 190 (President George Bush Tollway, a variable width R.O.W.);

THENCE, along the south right-of-way line of Campbell Road South 89 degrees 33 minutes 18 seconds West, a distance of 251.59 feet to a 1/2" iron rod found, being in the west line of said 40.43 acre tract and the east line of Lot 2, Block 1, Shoal Creek Office Park, an addition to the City of Garland according to the Plat thereof recorded as Instrument 200600462691, Official Public Records, Dallas County, Texas;

THENCE, along the west line of said 40.43 acre tract and the east line of said Shoal Creek Office Park, South 00 degrees 42 minutes 08 seconds East, passing at a distance of 1057.28 feet the southeast corner of said Shoal Creek Office Park addition, continuing along the east line of Shoal Creek, an addition to the City of Garland according to the plat thereof as recorded as Instrument No. 200600361138, Official Public Records, Dallas County, Texas for a total distance of 1,167.16 feet to a 1/2" iron rod with cap stamped "JBI" found in the existing south right-of-way line of Naaman Forest Boulevard (82' R.O.W), the beginning of a non-tangent curve to the left and the POINT OF BEGINNING of the herein described tract;

THENCE, departing the east line of said Shoal Creek addition, over and across said 40.43 acre and said 52.418 acre tract as follows:

Along said curve to the left through a central angle of 39 degrees 27 minutes 42 seconds, a radius of 891.47 feet, an arc length of 613.99 feet, a chord bearing of South 71 degrees 01 minutes 47 seconds East and a chord distance of 601.93 feet to a 1/2" iron rod found with cap stamped "JBI";

North 89 degrees 14 minutes 00 seconds East, a distance of 188.45 feet to a 1/2" iron rod found with cap stamped "JBI" found for the beginning of a curve to the right;

Along said curve to the right through a central angle of 81 degrees 56 minutes 02 seconds, a radius of 809.00 feet, an arc length of 1,156.88 feet, a chord bearing of South 49 degrees 47 minutes 59 seconds East and a chord distance of

## EXHIBIT A

1,060.80 feet to a 1/2" iron rod with cap stamped "JBI" found;

South 08 degrees 49 minutes 58 seconds East, a distance of 138.44 feet a 1/2" iron rod with cap stamped "JBI" found for the beginning of a curve to the left;

Along said curve to the left through a central angle of 18 degrees 30 minutes 47 seconds, a radius of 941.00 feet, an arc length of 304.06 feet and a chord bearing of South 18 degrees 05 minutes 24 seconds East, a chord distance of 302.73 feet a 1/2" iron rod with cap stamped "JBI" found in the southeast line of said 52.418 acre tract, being in the northwest line of a tract of land conveyed to Don Nicholson and Alice Nicholson by deed recorded in Volume 91225, Page 245, Deed Records, Dallas County, Texas;

THENCE, along the southeast side of said 52.418 acre tract and the northwest side of said Nicholson tract, South 40 degrees 05 minutes 29 seconds West, a distance of 177.06 feet to a 1/2" iron rod found, being in northerly line of a tract of land described in deed to John Roland Lynn and Lucretia Wagnon Lynn by deed recorded in Volume 96130, Page 2848, Deed Records, Dallas County;

THENCE, along the south line of said 52.418 acre tract and the northerly line of said Lynn tract as follows:

North 20 degrees 31 minutes 21 seconds West, a distance of 133.24 feet a 1/2" iron rod with cap stamped "JBI" found;

South 54 degrees 39 minutes 06 seconds West, a distance of 84.33 feet a 1/2" iron rod with cap stamped "JBI" found;

South 04 degrees 21 minutes 54 seconds West, a distance of 110.83 feet a 1/2" iron rod with cap stamped "JBI" found;

North 88 degrees 37 minutes 00 seconds West, a distance of 776.85 feet a 1/2" iron rod found for the southwest line of said 52.418 acre tract and the southeast corner of said 40.43 acre tract;

THENCE, along the south line of said 40.43 acre tract, South 85 degrees 02 minutes 39 seconds West, a distance of 141.02 feet to a point in the approximate centerline of Spring Creek, being in the northerly line of a tract of land described in deed to Dallas County as recorded in Volume 90183, Page 2827, Deed Records, Dallas County, Texas;

THENCE, along the approximate centerline of Spring Creek and the north line of said Dallas County tract as follows:

North 41 degrees 11 minutes 18 seconds West, a distance of 149.92 feet;

North 75 degrees 19 minutes 15 seconds West, a distance of 213.32 feet;

THENCE, South 71 degrees 23 minutes 31 seconds West, a distance of 200.77 feet;

**EXHIBIT A**

THENCE, North 45 degrees 55 minutes 45 seconds West, a distance of 23.01 feet to the southeast corner of Lot 53, Block 8, said Shoal Creek addition, being in the west line of said 40.43 acre tract;

THENCE, along the east line of said Shoal Creek addition and the west line of said 40.43 acre tract, North 00 degrees 41 minutes 19 seconds West, a distance of 1,347.10 feet to the POINT OF BEGINNING and containing 1,830,190 square feet or 42.0154 acres of land more or less.

**PLANNED DEVELOPMENT CONDITIONS**

**ZONING FILE 15-42**

**East of Shiloh Road, northwest of Holford Road, north of the Spring Creek Greenbelt and south of Naaman Forest Boulevard**

- I. Statement of Purpose:** The purpose of this Planned Development is to permit the development of Multi-Family Uses.
- II. Statement of Effect:** This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Planned Development (PD) District 12-41 for Mixed-Uses are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**

Detail Plan: Development shall be in general conformance with the Detail Plan set forth in Exhibit C; however, in the event of conflict between the Detail Plan and the written conditions in Planned Development (PD) District 12-41 or in this Ordinance, the written conditions shall apply.

**V. Specific Regulations:**

- A. Permitted Uses:** Dwelling, Multi-Family.
- B. Screening and Landscaping:** Screening and landscaping shall be in general conformance with the approved landscape plan labeled Exhibit D.
- C. Exterior Elevations:** The exterior elevations of the building shall be provided as generally shown on the exterior elevation plans labeled Exhibit E.
- D. Parking Ratios:**
- 1.33 spaces per 1-bedroom unit (392 units)
  - 2 spaces per 2-bedroom unit (112 units)
  - 2.5 spaces per 3-bedroom unit (28 units)
  - 3 spaces per 4-bedroom unit (28 units)
  - 0.15 spaces per unit for guests (560 units)
  - 1 space for every 300 square feet of office (clubhouse)



### LEGEND

- OPEN DITCH CONCRETE RETAINMENT WITH 2% SLOPE FOR 15' OF LINE (A)
- OPEN DITCH CONCRETE RETAINMENT WITH 2% SLOPE FOR 15' OF SECTION (B)
- PERMANENT CONCRETE RETAINMENT WITH 2% SLOPE FOR 15' OF SECTION (C)
- 5' WIDE OF PAVED SPACES (D)
- PERMANENT (E)
- TREE TO REMAIN (F)
- PRELIMINARY ACCESS & EGRESS TREATMENT SANITARY DRAINAGE TREATMENT DRAINAGE EXISTING MAIN (G)
- TRUCK (H)
- TRUCK (I)
- TRUCK (J)
- TRUCK (K)
- TRUCK (L)
- TRUCK (M)
- TRUCK (N)
- TRUCK (O)
- TRUCK (P)
- TRUCK (Q)
- TRUCK (R)
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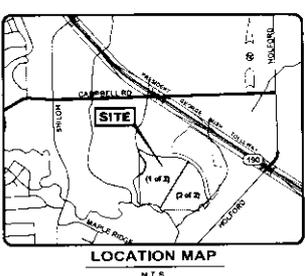
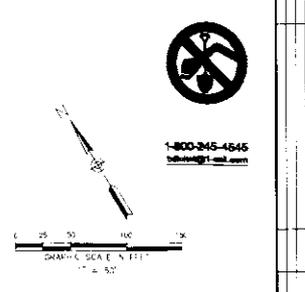
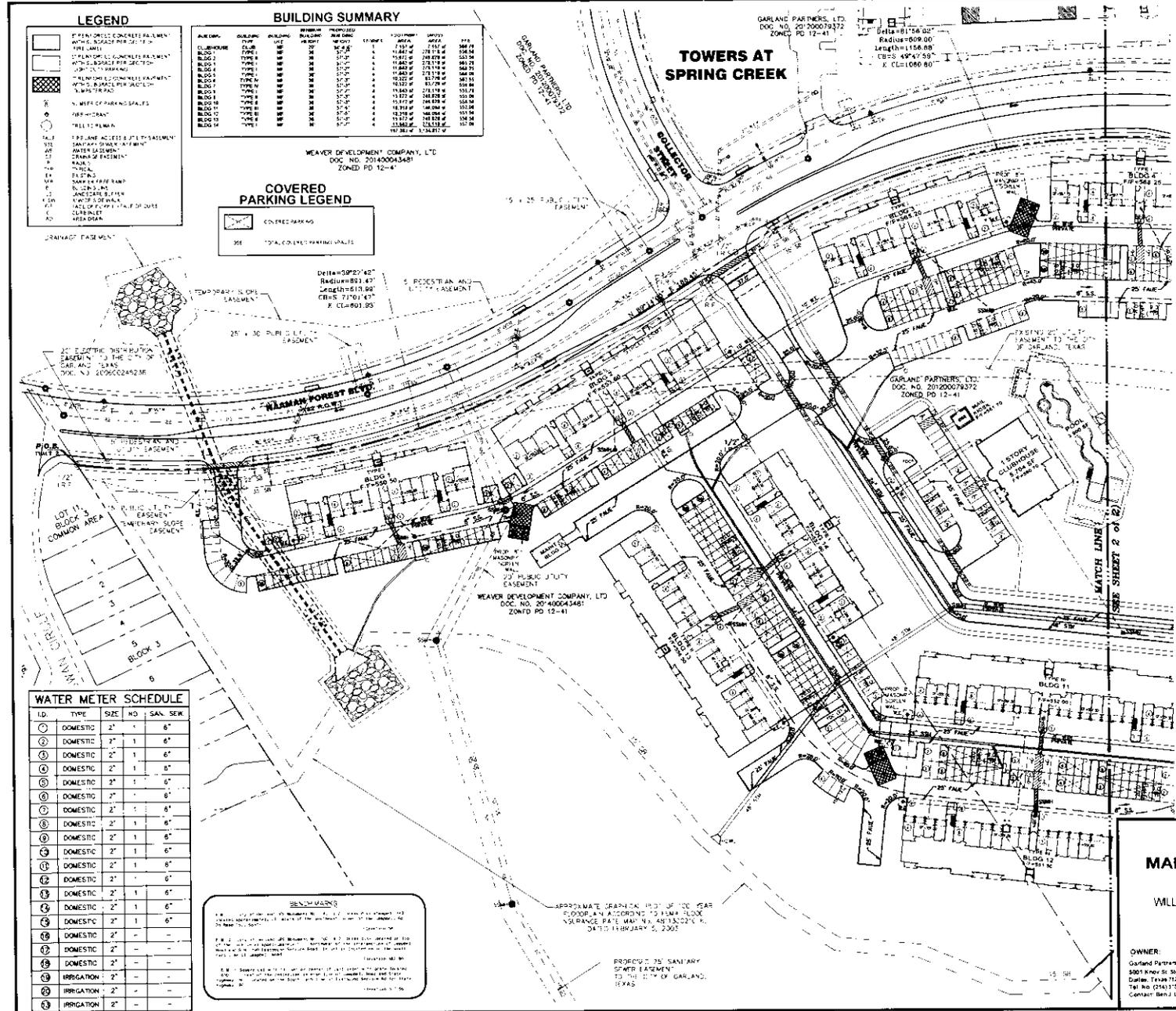
### BUILDING SUMMARY

BLDG. NO.	BLDG. TYPE	BLDG. AREA (SQ. FT.)	BLDG. VOLUME (CU. FT.)	BLDG. HEIGHT (FEET)	BLDG. TYPE	BLDG. AREA (SQ. FT.)	BLDG. VOLUME (CU. FT.)	BLDG. HEIGHT (FEET)
BLDG 1	TYPE A	11,847	217,117	18.33	TYPE A	11,847	217,117	18.33
BLDG 2	TYPE B	15,821	298,078	18.84	TYPE B	15,821	298,078	18.84
BLDG 3	TYPE C	10,480	221,114	21.12	TYPE C	10,480	221,114	21.12
BLDG 4	TYPE D	11,483	271,714	23.67	TYPE D	11,483	271,714	23.67
BLDG 5	TYPE E	10,843	214,714	19.80	TYPE E	10,843	214,714	19.80
BLDG 6	TYPE F	10,843	214,714	19.80	TYPE F	10,843	214,714	19.80
BLDG 7	TYPE G	10,843	214,714	19.80	TYPE G	10,843	214,714	19.80
BLDG 8	TYPE H	10,843	214,714	19.80	TYPE H	10,843	214,714	19.80
BLDG 9	TYPE I	10,843	214,714	19.80	TYPE I	10,843	214,714	19.80
BLDG 10	TYPE J	10,843	214,714	19.80	TYPE J	10,843	214,714	19.80
BLDG 11	TYPE K	10,843	214,714	19.80	TYPE K	10,843	214,714	19.80
BLDG 12	TYPE L	10,843	214,714	19.80	TYPE L	10,843	214,714	19.80
BLDG 13	TYPE M	10,843	214,714	19.80	TYPE M	10,843	214,714	19.80
BLDG 14	TYPE N	10,843	214,714	19.80	TYPE N	10,843	214,714	19.80

WEAVER DEVELOPMENT COMPANY, LTD  
 DOC. NO. 201400043481  
 ZONED PD 12-41

### COVERED PARKING LEGEND

- COVERED MARKING
- TOTAL COVERED MARKING VALUE



### MANSIONS AT SPRING CREEK SITE DATA SUMMARY

BLDG. NO.	BLDG. TYPE	BLDG. AREA (SQ. FT.)	BLDG. VOLUME (CU. FT.)	BLDG. HEIGHT (FEET)
BLDG 1	TYPE A	11,847	217,117	18.33
BLDG 2	TYPE B	15,821	298,078	18.84
BLDG 3	TYPE C	10,480	221,114	21.12
BLDG 4	TYPE D	11,483	271,714	23.67
BLDG 5	TYPE E	10,843	214,714	19.80
BLDG 6	TYPE F	10,843	214,714	19.80
BLDG 7	TYPE G	10,843	214,714	19.80
BLDG 8	TYPE H	10,843	214,714	19.80
BLDG 9	TYPE I	10,843	214,714	19.80
BLDG 10	TYPE J	10,843	214,714	19.80
BLDG 11	TYPE K	10,843	214,714	19.80
BLDG 12	TYPE L	10,843	214,714	19.80
BLDG 13	TYPE M	10,843	214,714	19.80
BLDG 14	TYPE N	10,843	214,714	19.80

### WATER METER SCHEDULE

ID	TYPE	SIZE	NO.	SAN. SER.
1	DOMESTIC	2"	1	6"
2	DOMESTIC	2"	1	6"
3	DOMESTIC	2"	1	6"
4	DOMESTIC	2"	1	6"
5	DOMESTIC	2"	1	6"
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LANDSCAPE PLANT LEGEND			
LARGE CANOPY TREES		SMALL CANOPY TREES	
	12' DBH 10' H OAK		6' DBH 8' H MAPLE
	10' DBH 8' H OAK		4' DBH 6' H CEDAR
	8' DBH 6' H OAK		3' DBH 4' H TEXAS RED CEDAR
	6' DBH 4' H OAK		2' DBH 3' H TEXAS RED CEDAR
	4' DBH 3' H OAK		1' DBH 2' H TEXAS RED CEDAR
	2' DBH 2' H OAK		0.5' DBH 1' H TEXAS RED CEDAR
	1' DBH 1' H OAK		0.25' DBH 0.5' H TEXAS RED CEDAR
	0.5' DBH 0.5' H OAK		0.1' DBH 0.25' H TEXAS RED CEDAR
	0.25' DBH 0.25' H OAK		0.05' DBH 0.1' H TEXAS RED CEDAR
	0.1' DBH 0.1' H OAK		0.01' DBH 0.025' H TEXAS RED CEDAR
	0.05' DBH 0.05' H OAK		0.005' DBH 0.01' H TEXAS RED CEDAR
	0.01' DBH 0.01' H OAK		0.0005' DBH 0.001' H TEXAS RED CEDAR
	0.005' DBH 0.005' H OAK		0.0001' DBH 0.00025' H TEXAS RED CEDAR
	0.001' DBH 0.001' H OAK		0.00005' DBH 0.0001' H TEXAS RED CEDAR
	0.0005' DBH 0.0005' H OAK		0.00001' DBH 0.000025' H TEXAS RED CEDAR
	0.0001' DBH 0.0001' H OAK		0.000005' DBH 0.00001' H TEXAS RED CEDAR
	0.00005' DBH 0.00005' H OAK		0.000001' DBH 0.0000025' H TEXAS RED CEDAR
	0.00001' DBH 0.00001' H OAK		0.0000005' DBH 0.000001' H TEXAS RED CEDAR
	0.000005' DBH 0.000005' H OAK		0.0000001' DBH 0.00000025' H TEXAS RED CEDAR
	0.000001' DBH 0.000001' H OAK		0.00000005' DBH 0.0000001' H TEXAS RED CEDAR
	0.0000005' DBH 0.0000005' H OAK		0.00000001' DBH 0.000000025' H TEXAS RED CEDAR
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	0.0000000005' DBH 0.0000000005' H OAK		0.00000000001' DBH 0.000000000025' H TEXAS RED CEDAR
	0.0000000001' DBH 0.0000000001' H OAK		0.000000000005' DBH 0.00000000001' H TEXAS RED CEDAR
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	0.0000000000000000000005' DBH 0.0000000000000000000005' H OAK		0.00000000000000000000001' DBH 0.0000000000000000000000025' H TEXAS RED CEDAR
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	0.0000000000000000000000005' DBH 0.0000000000000000000000005' H OAK		0.00000000000000000000000001' DBH 0.0000000000000000000000000025' H TEXAS RED CEDAR
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	0.00000000000000000000000001' DBH 0.00000000000000000000000001' H OAK		0.00













BUILDING ELEVATION ORIENTATIONS	
WEST ELEV. AT BLDG. NO. 3	
WEST ELEV. AT BLDG. NO. 4	
NORTH ELEV. AT BLDG. NO. 5	

ELEVATION MATERIALS PERCENTAGES	
TOTAL SURFACE AREA = 2,124 SF	(includes courts & breezies)
GLASS AREA = 83%	
BRICK MASONRY AREA = 17%	



LEFT ELEVATION - BUILDING TYPE 1a - BLDG. NO'S.: 3, 4, 5 SCALE: 1/8" = 1'-0" 2

BUILDING ELEVATION ORIENTATIONS	
SOUTH ELEV. AT BLDG. NO. 3	
SOUTH ELEV. AT BLDG. NO. 4	
WEST ELEV. AT BLDG. NO. 5	

ELEVATION MATERIALS PERCENTAGES	
TOTAL SURFACE AREA = 7,388 SF	(includes courts & breezies)
GLASS AREA = 25%	
BRICK MASONRY AREA = 75%	



REAR ELEVATION - BUILDING TYPE 1a - BLDG. NO'S.: 3, 4, 5 SCALE: 1/8" = 1'-0" 1



1280 Wood Branch Park Dr  
Ste 215 Houston TX 77078  
Office phone 713.874.0775

THESE DRAWINGS ARE NOT  
TO BE USED FOR  
CONSTRUCTION

No.	Description	Date
	PROGRESS PRINT	05/04/16
	ZONING - GLENTIA	05/02/16
	ZONING - RE-GLENTIA	1/19/16

NEPORT CLASSIC HOMES, LP

THE MANSIONS  
AT  
SPRING CREEK

GARLAND, TEXAS

BLDG. TYPE 1a  
EXTERIOR  
ELEVATIONS

Project Number 14063 - B  
Date 11/13/2015

A216a

Scale

EXHIBIT E







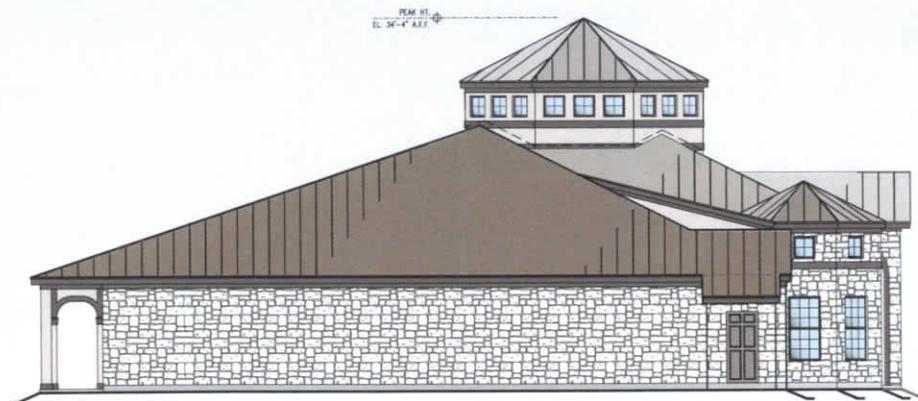








CLUBHOUSE - RIGHT ELEVATION SCALE: 3/16" = 1'-0" 2



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

CLUBHOUSE MASONRY CALCULATIONS

FRONT ELEVATION:	92% STONE / 8% STUCCO
RIGHT ELEVATION:	74% STONE / 26% STUCCO
LEFT ELEVATION:	85% STONE / 15% STUCCO
REAR ELEVATION:	32% STONE / 68% STUCCO
OVERALL BUILDING:	74% STONE / 26% STUCCO

- NOTE:
1. ALL EXTERIOR METALS AND PLASTIC ON THE CLUBHOUSE WILL BE PAINTED TO MATCH THE COLOR OF THE ADJACENT EXTERIOR FINISH MATERIAL.
  2. THE METAL ROOF WILL BE PRE-PAINTED, NON-REFLECTIVE FINISH.



1200 Wood Branch Park Dr  
 Ste 215, Houston TX 77079  
 Office phone 713 874 0775

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No	Description	Date
	PROPOSED PERM	2/2/16
	PLANNING SUBMITTAL	2/2/16
	PLANNING RE-SUBMITTAL	3/17/16

NEWPORT CLASSIC HOMES, LP

THE MANSIONS  
 AT  
 SPRING CREEK

GARLAND, TEXAS

CLUBHOUSE  
 ELEVATIONS

Project Number: 14063 - B  
 Date: 11/13/2015

A304

Scale

EXHIBIT E



# City Council Item Summary Sheet

Work Session

Date: January 5, 2016

Agenda Item

## Item 3d - Zoning Ordinance

### Summary of Request/Problem

Zoning Ordinance Z 15-43 Western Rim Investors

### Recommendation/Action Requested and Justification

Consider adoption of attached ordinance.

**Submitted By:**

**Will Guerin**  
Director of Planning

**Approved By:**

**Bryan L. Bradford**  
City Manager

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

AN ORDINANCE AMENDING THE ZONING LAWS OF THE CITY OF GARLAND, TEXAS, BY APPROVING AN AMENDMENT TO PLANNED DEVELOPMENT (PD) DISTRICT 12-41 FOR MIXED-USES AND A DETAIL PLAN FOR MIXED-USES ON A 19-ACRE TRACT OF LAND LOCATED SOUTHWEST OF PGBT/SH 190, NORTHWEST OF HOLFORD ROAD, NORTH OF FUTURE EXPANSION OF NAAMAN FOREST BOULEVARD AND EAST OF SHILOH ROAD; PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; PROVIDING A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

**WHEREAS**, at its regular meeting held on the 23<sup>rd</sup> day of November, 2015, the City Plan Commission did consider and make recommendations on a certain request for approval of an amendment to a Planned Development (PD) District and a Detail Plan made by **Western Rim Investors**; and

**WHEREAS**, the City Council, after determining all legal requirements of notice and hearing have been met, has further determined the following amendment to the zoning laws would provide for and would be in the best interest of the health, safety, morals, and general welfare:

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

**Section 1**

The Garland Development Code is hereby amended by approving an amendment to Planned Development (PD) District 12-41 for Mixed-Uses and a Detail Plan for Mixed-Uses on a 19-acre tract of land located southwest of PGBT/SH 190, northwest of Holford Road, north of future expansion of Naaman Forest Boulevard and east of Shiloh Road and being more particularly described in Exhibit A, attached hereto and made a part hereof.

**Section 2**

Development shall be in conformance with the conditions, restrictions, and regulations set forth in Exhibit B, attached hereto and made a part hereof.

**Section 3**

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

**Section 4**

That the Garland Development Code, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

**Section 5**

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

**Section 6**

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

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

**CITY OF GARLAND, TEXAS**

\_\_\_\_\_  
Mayor

**ATTEST:**

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

**Published:**

**EXHIBIT A**

**LEGAL DESCRIPTION**

**Zoning File 15-43**

BEING an approximate 19-acre tract of land located in the City of Garland, Dallas County, Texas, part of the P.H. Rice Survey, Abstract No. 1241, being part of a 52.418 acre tract of land described in deed to Garland Partners, Ltd. as recorded as Instrument No. 201200079372, Official Public Records, Dallas County, Texas and being more particularly described as follows:

COMMENCING at a concrete TXDOT monument found at the intersection of the south right-of-way line of Campbell Road (variable width R.O.W.) and the southwest right-of-way line of State Highway 190 (President George Bush Tollway, a variable width R.O.W.);

THENCE, along the southwest right-of-way line of said State Highway 190, South 56 degrees 20 minutes 17 seconds East, a distance of 499.81 feet to a concrete TXDOT monument found for the northwest corner of said 52.418 acre tract;

THENCE, continuing along the southwest right-of-way line of State Highway and the northeast line of said 52.418 acre tract, South 58 degrees 03 minutes 15 seconds East, a distance of 277.85 feet to the POINT OF BEGINNING of the herein described tract;

THENCE, continuing along the southwest right-of-way line of State Highway and the northeast line of said 52.418 acre tract as follows:

South 58 degrees 03 minutes 15 seconds East, a distance of

422.98 feet to a concrete TXDOT monument found;

South 53 degrees 22 minutes 00 seconds East, a distance of 162.04 feet to an "X" in concrete found being in the west line of a called 2.93 acre tract of land conveyed to An bar Inc. as recorded in Volume 2004193, Page 6358, Deed Records, Dallas County, Texas;

THENCE, departing the southwest line of State Highway 190, along the easterly line of said 52.418 acre tract and the westerly line of said 2.93 acre tract as follows:

South 07 degrees 44 minutes 54 seconds East, a distance of 618.48 feet to a 1/2" iron rod found;

South 83 degrees 25 minutes 59 seconds East, a distance of 170.13 feet to a 1/2" iron rod found for the southeast corner of said 2.93 acre tract, being in the westerly line of a tract of land described in deed to Don Nicholson and Alice Nicholson as recorded in Volume 91225, Page 245, Deed Records, Dallas County, Texas;

THENCE, along the easterly lines of said 52.418 acre tract and the westerly line of said Nicholson tract as follows:

South 13 degrees 52 minutes 45 seconds West, a distance of 35.82 feet to a 1/2" iron rod found;

South 07 degrees 36 minutes 01 seconds West, a distance of 592.55 feet to a 1/2" iron rod found;

South 40 degrees 05 minutes 29 seconds West, a distance of 229.16 feet to a 1/2" iron rod with cap stamped "JBI" found, the beginning of a non-tangent curve to the right;

## EXHIBIT A

Departing the west line of said Nicholson tract, over and across said 52.418 acre tract as follows:

along said curve to the right through a central angle of 16 degrees 13 minutes 18 seconds, a radius of 859.00 feet an arc length of 243.20 feet, a chord bearing of North 16 degrees 56 minutes 38 seconds West, a chord distance of 242.39 feet to a 5/8" iron rod with cap stamped "RPLS 5199" set;

THENCE, North 08 degrees 49 minutes 58 seconds West, a distance of 138.44 feet to a 1/2" iron rod found with cap stamped "JBI", the beginning of a curve to the left;

THENCE, long said curve to the left through a central angle of 79 degrees 40 minutes 59 seconds, a radius of 891.00 feet, an arc length of 1239.14 feet, a chord bearing of North 48 degrees 40 minutes 28 seconds West and a chord distance of 1141.67 feet to a 1/2" iron rod with cap stamped "JBI" found;

THENCE, North 44 degrees 52 minutes 56 seconds West, a distance of 21.54 feet to a 1/2" iron rod with cap stamped "JBI" found;

THENCE, North 00 degrees 46 minutes 00 seconds West, a distance of 32.62 feet to a 5/8" iron rod with cap stamped "RPLS 5199" set, the beginning of a curve to the right;

THENCE, along said curve to the right through a central angle of 57 degrees 26 minutes 33 seconds, a radius of 420.00 feet, an arc length of 421.08 feet, a chord bearing of North 27 degrees 57 minutes 16 seconds East and a chord distance of 403.66 feet to a 5/8" iron rod with cap stamped RPLS 5199" set;

## EXHIBIT A

THENCE, North 56 degrees 40 minutes 33 seconds East, a distance of 99.03 feet to a 5/8" iron rod with cap stamped RPLS 5199" set, the beginning of a curve to the left;

THENCE, along said curve to the left through a central angle of 24 degrees 43 minutes 48 seconds, a radius of 530.00 feet, an arc length of 228.76 feet, a chord bearing of North 44 degrees 18 minutes 39 seconds East and a chord distance of 226.99 feet to a 5/8" iron rod with cap stamped RPLS 5199" set;

THENCE, North 76 degrees 56 minutes 45 seconds East, a distance of 28.28 feet to the POINT OF BEGINNING and containing 830,077 square feet or 19.0559 acres of land more or less.

**PLANNED DEVELOPMENT CONDITIONS**

**ZONING FILE 15-43**

**Southwest of PGBT/SH 190, northwest of Holford Road, north of the future expansion of Naaman Forest Boulevard and east of Shiloh Road**

- I. Statement of Purpose:** The purpose of this Planned Development is to permit the development of Mixed-Uses.
- II. Statement of Effect:** This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Planned Development (PD) District 12-41 for Mixed-Uses are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**

Detail Plan: Development shall be in general conformance with the Detail Plan set forth in Exhibit C; however, in the event of conflict between the Detail Plan and the written conditions in Planned Development (PD) District 12-41 or in this Ordinance, the written conditions shall apply.

**V. Specific Regulations:**

- A. Permitted Uses:** Uses are as permitted on Block 2 and Block 3 by Planned Development (PD) District 12-41.
- B. Screening and Landscaping:** Screening and landscaping shall be in general conformance with the approved landscape plan labeled Exhibit D.
- C. Exterior Elevations:** The exterior elevations of the building shall be provided as generally shown on the exterior elevations plans labeled Exhibit E.
- D. Number of Dwelling Units:** The number of dwelling units is limited to 376 at a minimum density of 27 dwelling units per net acre.
- E. On-Street Parking:** On-street parking is prohibited along the proposed collector street which will connect the service road of SH 190 and Naaman Forest Boulevard.

F. Parking Ratios:

- 1.33 spaces per 1-bedroom unit (392 units)
- 2 spaces per 2-bedroom unit (112 units)
- 2.5 spaces per 3-bedroom unit (28 units)
- 3 spaces per 4-bedroom unit (28 units)
- 0.15 spaces per unit for guests (560 units)
- 1 space for every 300 square feet of office (clubhouse)
- 1 space per 75 square feet (Restaurant)
- 1 space per 250 square feet (Retail)













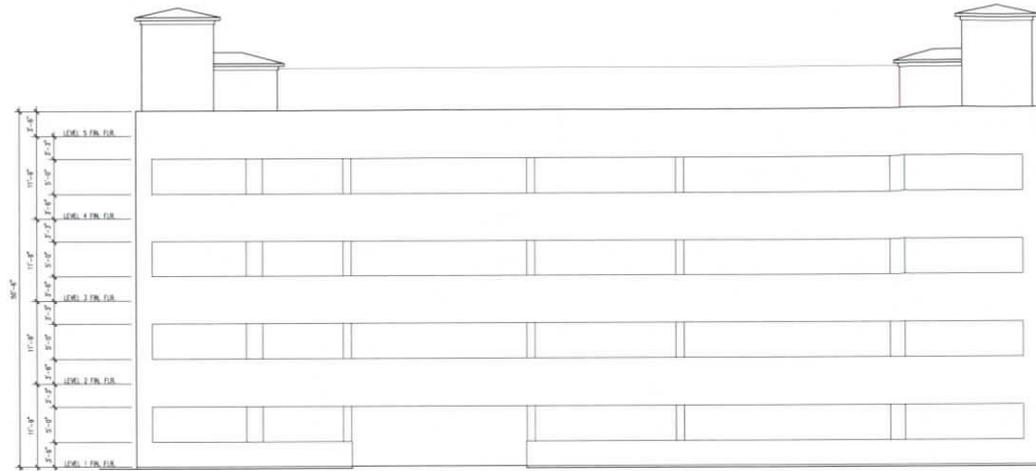










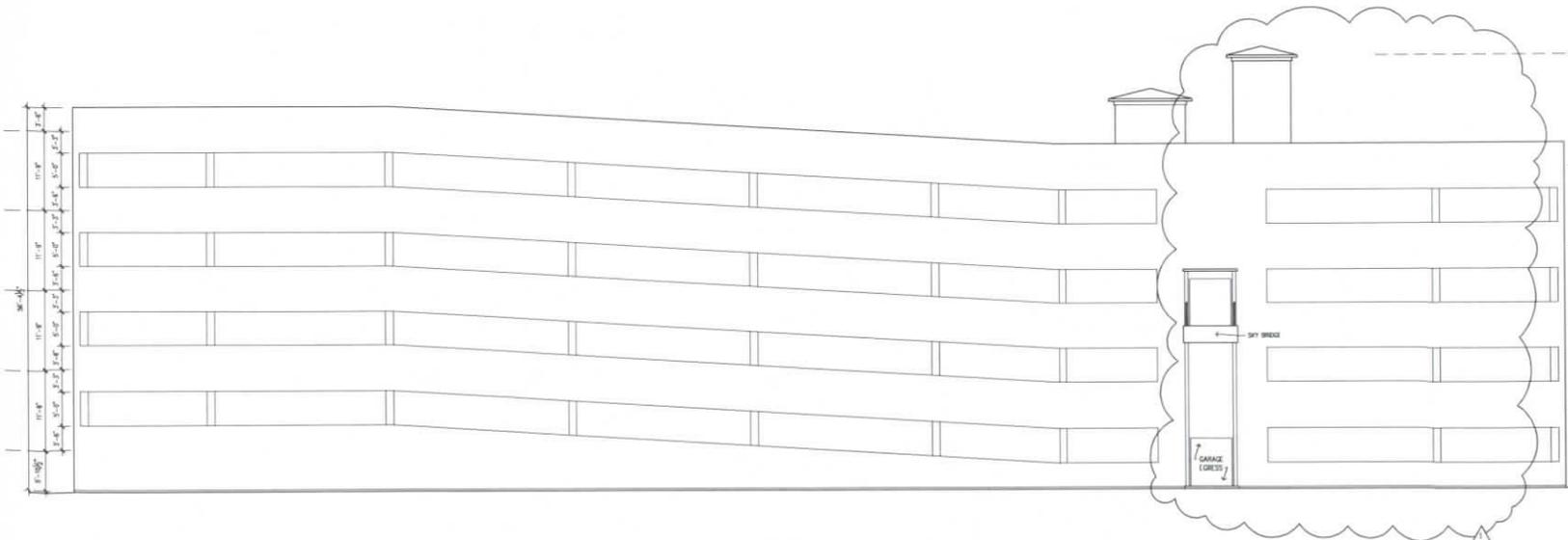


1250 Wood Branch Park Dr  
 Ste 215 Houston TX 77079  
 Office phone 713.874.0775

THESE DRAWINGS ARE NOT  
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No	Description	Date
	PROGRESS PRINT	07/26/15
	PLANNING SUBMITTAL	07/26/15
	PLANNING RE-SUBMITTAL	8/17/15

GARAGE - ELEVATION SCALE: 1/8" = 1'-0" 2



NEWPORT CLASSIC HOMES, LP

**THE TOWERS  
 AT  
 SPRING CREEK**

GARLAND, TEXAS

**GARAGE  
 BUILDING  
 ELEVATIONS**

Project Number 14063 - A  
 Date 11/13/2015

**A706**

GARAGE - ELEVATION SCALE: 1/8" = 1'-0" 1

EXHIBIT E





# City Council Item Summary Sheet

Work Session

Date: January 5, 2016

Agenda Item

## Item 3e - Zoning Ordinance

### Summary of Request/Problem

Zoning Ordinance Z 15-45 Jacobs Engineering Group, Inc.

### Recommendation/Action Requested and Justification

Consider adoption of attached ordinance.

**Submitted By:**

**Will Guerin**  
Director of Planning

**Approved By:**

**Bryan L. Bradford**  
City Manager

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

AN ORDINANCE AMENDING THE ZONING LAWS OF THE CITY OF GARLAND, TEXAS, BY APPROVING 1) A ZONING CHANGE FROM AGRICULTURE (AG) DISTRICT TO PLANNED DEVELOPMENT (PD) DISTRICT FOR SINGLE-FAMILY-5 USES, MULTI-FAMILY USES AND LIMITED COMMUNITY OFFICE USES AND 2) A CONCEPT PLAN FOR DWELLING, SINGLE-FAMILY DETACHED; DWELLING, MULTI-FAMILY; ELDER CARE-INDEPENDENT LIVING AND RESTAURANT ON A 141.653-ACRE TRACT OF LAND BOUNDED BY HOLFORD ROAD TO THE NORTHWEST, SPRING CREEK FOREST PRESERVE TO THE NORTHEAST, NORTH GARLAND AVENUE TO THE SOUTHEAST AND ARAPAHO ROAD TO THE SOUTHWEST; PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; PROVIDING A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

**WHEREAS**, at its regular meeting held on the 23<sup>rd</sup> day of November, 2015, the City Plan Commission did consider and make recommendations on a certain request for approval of a zoning change and a Concept Plan made by **Jacobs Engineering Group Inc.**; and

**WHEREAS**, the City Council, after determining all legal requirements of notice and hearing have been met, has further determined the following amendment to the zoning laws would provide for and would be in the best interest of the health, safety, morals, and general welfare:

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

**Section 1**

The Garland Development Code is hereby amended by approving 1) a zoning change from Agriculture (AG) District to Planned Development (PD) District for Single-Family-5 Uses, Multi-Family Uses and Limited Community Office Uses and 2) a Concept Plan for Dwelling, Single-Family Detached; Dwelling, Multi-Family; Elder Care-Independent Living and Restaurant on a 141.653-acre tract of land bounded by Holford Road to the northwest, Spring Creek Forest Preserve to the northeast, North Garland Avenue to the southeast and Arapaho Road to the southwest and being more particularly described in Exhibit A, attached hereto and made a part hereof.

**Section 2**

Development shall be in conformance with the conditions, restrictions, and regulations set forth in Exhibit B, attached hereto and made a part hereof.

**Section 3**

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

**Section 4**

That the Garland Development Code, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

**Section 5**

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

**Section 6**

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

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

**CITY OF GARLAND, TEXAS**

\_\_\_\_\_  
Mayor

**ATTEST:**

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

**Published:**

**EXHIBIT A**

**LEGAL DESCRIPTION**

**Zoning File 15-45**

BEING AN APPROXIMATE 141.653 ACRE TRACT OF LAND, SITUATED IN THE ONEFRE ALVARADO SURVEY, ABSTRACT NO. 2, GARLAND, DALLAS COUNTY, TEXAS, AND BEING PART OF TRACT NO.1, TRACT NO. 2 AND TRACT NO. 3 IN DEED TO ALTHEC PARTNERSHIP, LTD. AS RECORDED IN VOLUME 2002049, PAGE 2378, DEED RECORDS OF DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT X CUT SET AT THE NORTHEAST CORNER CLIP AT THE NORTH RIGHT-OF-WAY LINE OF THE INTERSECTION OF NORTH GARLAND ROAD (A VARIABLE WIDTH RIGHT-OF-WAY) (AKA NORTH STAR ROAD) AND ARAPAHO ROAD (A 100' RIGHT-OF-WAY);

THENCE SOUTH 89 DEGREES 29 MINUTES 41 SECONDS WEST, WITH SAID CORNER CLIP A DISTANCE OF 21.50 FEET TO A 3" CHAIN LINK FENCE POST FOUND FOR CORNER;

THENCE NORTH 46 DEGREES 37 MINUTES 23 SECONDS WEST, WITH THE SAID RIGHT-OF-WAY LINE OF ARAPHO ROAD A DISTANCE OF 297.00 FEET TO A 1/2" IRON ROD SET FOR THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1450.00 FEET, A DELTA OF 8 DEGREES 00 MINUTES 00 SECONDS, A CHORD BEARING OF NORTH 50 DEGREES 37 MINUTES 23 SECONDS WEST, A CHORD DISTANCE OF 202.30 FEET;

THENCE WITH SAID CURVE TO THE LEFT AN ARC DISTANCE OF 202.46 FEET TO A 1/2" IRON ROD SET FOR THE END OF SAID CURVE;

THENCE NORTH 54 DEGREES 37 MINUTES 23 SECONDS WEST, WITH THE SAID RIGHT-OF-WAY LINE OF ARAPHO ROAD A DISTANCE OF 26.24 FEET TO A 1/2" IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1350.00 FEET, A DELTA OF 8 DEGREES 46 MINUTES 00 SECONDS, A CHORD BEARING OF NORTH 50 DEGREES 14 MINUTES 23 SECONDS WEST, A CHORD DISTANCE OF 206.36 FEET;

THENCE WITH SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 206.56 FEET TO A 1/2" IRON ROD SET FOR THE END OF SAID CURVE;

THENCE NORTH 45 DEGREES 51 MINUTES 23 SECONDS WEST, WITH THE SAID RIGHT-OF-WAY OF ARAPHO ROAD A DISTANCE OF 1766.62 FEET TO A 1/2" IRON ROD FOUND AT THE INTERSECTION OF ARAPHO ROAD AND HOLFORD ROAD (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE NORTH 43 DEGREES 31 MINUTES 53 SECONDS EAST, WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF HOLFORD ROAD A DISTANCE OF 491.96 FEET TO A 1/2" IRON ROD SET FOR A ELL CORNER OF SAID ALTHEC TRACT;

THENCE NORTH 45 DEGREES 30 MINUTES 51 SECONDS WEST, WITH THE WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF HOLFORD ROAD A DISTANCE OF 10.00 FEET TO A 1/2" IRON ROD SET FOR ELL CORNER OF SAID TRACT AND RIGHT-OF-WAY;

THENCE NORTH 44 DEGREES 29 MINUTES 09 SECONDS EAST, WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF HOLFORD ROAD AND THE NORTHEASTERLY LINE OF ALTHEC TRACTS A DISTANCE OF 1609.89 FEET TO A 1/2" IRON ROD SET FOR ELL CORNER OF TRACT FROM WHICH A 5/8" IRON ROD WITH YELLOW CAP FOUND FOR THE WEST CORNER OF LOT 1, BLOCK 1 OF METROCELL ADDITION AN ADDITION TO THE CITY OF GARLAND AS RECORDED IN VOLUME 92126, PAGE 1797 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS BEARS SOUTH 45 DEGREES 30 MINUTES 51 SECONDS EAST A DISTANCE OF 2.0 FEET;

## EXHIBIT A

THENCE SOUTH 45 DEGREES 30 MINUTES 51 SECONDS EAST, WITH THE SOUTHWESTERLY LINE OF SAID LOT 1, A DISTANCE OF 62.00 FEET TO A 3" CHAIN LINK FENCE POST FOUND FOR CORNER;

THENCE NORTH 44 DEGREES 21 MINUTES 26 SECONDS EAST, WITH THE SOUTHEASTERLY LINE OF SAID LOT 1, A DISTANCE OF 60.36 FEET TO A 5/8" IRON ROD WITH YELLOW CAP FOUND FOR CORNER;

THENCE NORTH 45 DEGREES 50 MINUTES 47 SECONDS WEST, WITH THE NORTHEASTERLY LINE OF SAID LOT 1, A DISTANCE OF 61.87 FEET TO A 1/2" IRON ROD SET FOR CORNER AND BEING IN THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF HOLFORD ROAD;

THENCE NORTH 44 DEGREES 29 MINUTES 09 SECONDS EAST, WITH THE NORTHWESTERLY LINE OF ALTHEC TRACT A DISTANCE OF 129.00 FEET TO A WEST CORNER OF A TRACT OF LAND AS CONVEYED TO THE COUNTY OF DALLAS AS RECORDED IN VOLUME 88222, PAGE 817 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS A 1/2" IRON ROD SET FOR CORNER FROM WHICH A 5/8" IRON ROD FOUND BEARS N 30 DEGREES 59 MINUTES 58 SECONDS WEST, A DISTANCE OF 0.89 FEET;

THENCE SOUTH 45 DEGREES 38 MINUTES 41 SECONDS EAST, WITH THE NORTHEASTERLY LINE OF ALTHEC TRACT AND A SOUTHWESTERLY LINE OF COUNTY OF DALLAS TRACT A DISTANCE OF 1268.23 FEET TO A POINT FOR CORNER SAID CORNER BEING AT THE SOUTH CORNER OF SAID COUNTY OF DALLAS TRACT FROM WHICH A 5/8" IRON ROD FOUND FOR THE NORTH CORNER OF STONELEIGH OF SPRING CREEK, NO. 2 AN ADDITION TO THE CITY OF GARLAND IN VOLUME 2001185, PAGE 26 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS BEARS NORTH 44 DEGREES 33 MINUTES 16 SECONDS EAST, A DISTANCE OF 1810.76 FEET;

THENCE NORTH 44 DEGREES 33 MINUTES 16 SECONDS EAST, WITH A SOUTHEASTERLY LINE OF COUNTY OF DALLAS TRACT A DISTANCE OF 162.00 FEET TO A POINT FOR CORNER IN THE MIDDLE OF CREEK SAID CORNER BEING AT A SOUTHWESTERLY CORNER OF CALLED 3.443 ACRES DEDICATED TO THE CITY OF GARLAND FOR PARK, DRAINAGE AND UTILITY PURPOSES

## EXHIBIT A

PER SAID STONELEIGH ON SPRING CREEK, NO.2 ADDITION;

THENCE THE FOLLOWING 9 CALLS WITH THE MIDDLE OF SAID CREEK AND WITH THE NORTHEASTERLY LINE OF ALTHEC TRACT AND THE SOUTHWESTERLY LINE OF STONELEIGH ON SPRING CREEK NO. 2 ADDITION;

1. SOUTH 29 DEGREES 16 MINUTES 11 SECONDS EAST, A DISTANCE OF 233.40 FEET;

2. SOUTH 67 DEGREES 54 MINUTES 11 SECONDS EAST, A DISTANCE OF 89.00 FEET;

3. NORTH 70 DEGREES 17 MINUTES 49 SECONDS EAST, A DISTANCE OF 277.00 FEET;

4. SOUTH 76 DEGREES 54 MINUTES 11 SECONDS EAST, A DISTANCE OF 122.00 FEET TO THE SOUTH CORNER OF SAID 3.443 ACRE TRACT TO THE CITY OF GARLAND AND AT THE SOUTHWEST CORNER OF CALLED 4.89 ACRE TRACT OF LAND AS CONVEYED TO THE CITY OF GARLAND FOR PARK, DRAINAGE AND UTILITY PURPOSES PER STONELEIGH ON SPRING CREEK, PHASE 1 ADDITION AN ADDITION TO THE CITY OF GARLAND AS RECORDED IN VOLUME 99317, PAGE 17 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS;

5. SOUTH 26 DEGREES 24 MINUTES 11 SECONDS EAST, A DISTANCE OF 235.00 FEET;

6. SOUTH 03 DEGREES 24 MINUTES 11 SECONDS EAST. A DISTANCE OF 145.00 FEET;

**EXHIBIT A**

7. SOUTH 60 DEGREES 04 MINUTES 11 SECONDS EAST, A DISTANCE OF 80.00 FEET;

8. NORTH 57 DEGREES 35 MINUTES 49 SECONDS EAST, A DISTANCE OF 250.00 FEET;

9. SOUTH 54 DEGREES 18 MINUTES 11 SECONDS EAST, A DISTANCE OF 247.52 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF NORTH GARLAND AVENUE AND BEING AT THE EAST CORNER OF ALTHEC TRACT AND AT THE SOUTH CORNER OF SAID 4.89 ACRE TRACT;

THENCE SOUTH 44 DEGREES 26 MINUTES 37 SECONDS WEST, WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF NORTH GARLAND AVENUE A DISTANCE OF 357.54 FEET TO A 1/2" IRON ROD SET FOR A ELL CORNER OF SAID RIGHT-OF-WAY;

THENCE SOUTH 45 DEGREES 33 MINUTES 24 SECONDS EAST, A DISTANCE OF 20.00 FEET TO A 1/2" IRON ROD SET FOR A ELL CORNER OF SAID RIGHT-OF-WAY OF NORTH GARLAND AVENUE;

THENCE SOUTH 44 DEGREES 26 MINUTES 36 SECONDS WEST, WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF NORTH GARLAND AVENUE A DISTANCE OF 2436.23 FEET TO THE POINT OF BEGINNING CONTAINING 6,170,416 SQUARE FEET OR 141.653 ACRES OF LAND. THIS PROPERTY IS BOUNDED BY HOLFORD ROAD TO THE NORTHWEST, SPRING CREEK FOREST PRESERVE TO THE NORTHEAST, NORTH GARLAND AVENUE TO THE SOUTHEAST AND ARAPAHO ROAD TO THE SOUTHWEST.

**PLANNED DEVELOPMENT CONDITIONS**

**ZONING FILE 15-45**

The property is bounded by Holford Road to the northwest, Spring Creek Forest Preserve to the northeast, North Garland Avenue to the southeast and Arapaho Road to the southwest

**I. Statement of Purpose:** The purpose of this Planned Development is to approve a zoning change and a Concept Plan.

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

**III. General Regulations:** All regulations of the Single-Family-5 (SF-5) District, Multi-Family (MF) District and Community Office (CO) District as set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.

**IV. Development Plans:**

Concept Plan: Development shall be in general conformance with the Concept Plan set forth in Exhibit C; however, in the event of conflict between the Concept Plan and the written conditions, the written conditions shall apply.

Detail Plan: Approval of a Detail Plan is required prior to any development on any of the tracts reflected on the Concept Plan.

**V. Specific Regulations:**

A. Permitted Uses: All uses are prohibited except as follows:

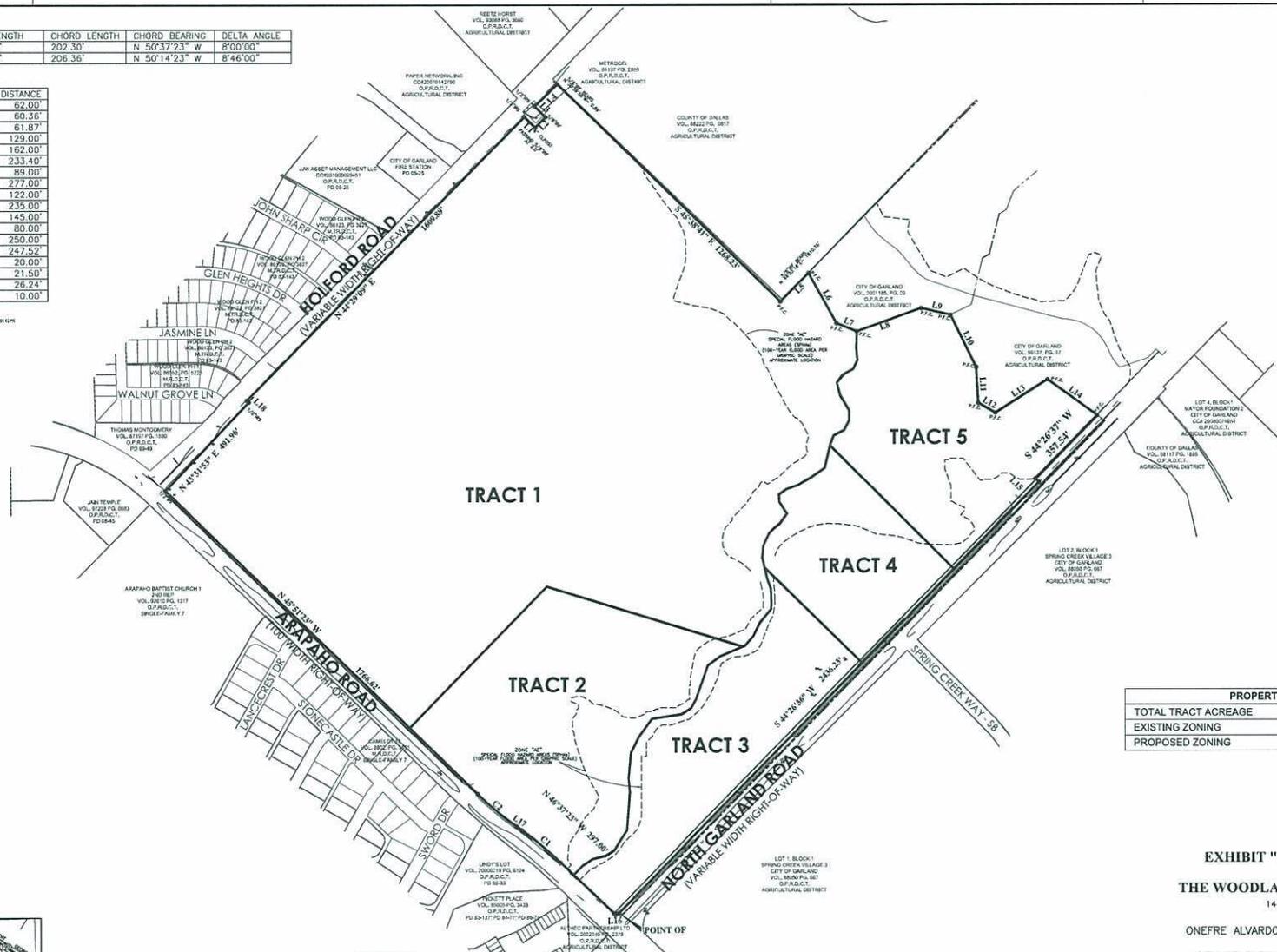
- Dwelling, Single-Family Detached on Tract 1
- Dwelling, Multi-Family on Tract 2 and Tract 3
- Elder Care-Independent Living on Tract 4
- Restaurant on Tract 5



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1450.00'	202.46'	202.30'	N 50°37'23" W	8°00'00"
C2	1350.00'	206.56'	206.36'	N 50°14'23" W	8°46'00"

LINE	BEARING	DISTANCE
L1	S 45°30'51" E	62.00'
L2	N 44°21'26" E	60.36'
L3	N 45°50'47" W	61.87'
L4	N 44°29'09" E	129.00'
L5	N 44°33'16" E	162.00'
L6	S 29°18'11" E	233.40'
L7	S 67°54'11" E	89.00'
L8	N 70°17'49" E	277.00'
L9	S 76°54'11" E	122.00'
L10	S 28°24'11" E	235.00'
L11	S 03°24'11" E	145.00'
L12	S 60°04'11" E	80.00'
L13	N 57°35'49" E	250.00'
L14	S 54°18'11" E	247.52'
L15	S 45°33'24" E	20.00'
L16	S 89°29'41" W	21.50'
L17	N 54°37'23" W	26.24'
L18	N 45°30'51" W	10.00'

RAMP OF BEARING:  
TEXAS NORTH CENTRAL ZONE (PT) IS CORRECTED WITH CURVE AND THE PREVIOUS BEARING IS NOT APPLICABLE.



PROPERTY SUMMARY	
TOTAL TRACT ACREAGE	141.653 ACRES
EXISTING ZONING	AGRICULTURAL (AG)
PROPOSED ZONING	PLANNED DEVELOPMENT (PD)



LEGEND		Acreage	
TRACT	LAND USE PROPOSED - PLANNED DEVELOPMENT ZONING	Gross	Net*
1	SINGLE-FAMILY RESIDENTIAL	90.206	81.400
2	MULTI-FAMILY RESIDENTIAL	17.892	14.451
3	MULTI-FAMILY RESIDENTIAL	11.905	10.586
4	MULTI-FAMILY RESIDENTIAL FOR ACTIVE ADULT, INDEPENDENT LIVING	8.129	5.581
5	COMMUNITY RETAIL	13.521	1.650
		<b>TOTAL</b>	<b>141.653</b>

\* Net Acreage = Removal of Floodway and 100 Year Flood Plain  
FLOOD DATA SOURCE: FEMA FIRM PANEL: 48113C02010L DATE: 07-07-2014

DEVELOPER:  
THE WOODLANDS ON SPRING CREEK, LP  
14114 NORTH DALLAS PARKWAY,  
SUITE 245  
DALLAS, TEXAS 75254  
CONTACT: MICHAEL HOUSAN  
214-597-3599

CASE NO. 150507-2

OWNER:  
ALTHEC PROPERTIES, LTD.  
914 SOUTH GARLAND AVENUE  
GARLAND, TEXAS 75040  
CONTACT: THOMAS CHAMBERS  
214-676-4635

SURVEYOR:  
DATA LAND SERVICES  
REGISTERED PROFESSIONAL LAND SURVEYING  
P.O. BOX 2110  
FORNEY, TEXAS 75126  
CONTACT: WILLIAM DAVIS FINNEY, R.P.L.S.

ENGINEER:  
**JACOBS**  
1999 BRYAN STREET, SUITE 1200  
DALLAS, TX 75201-3136  
PHONE: 214-438-0140  
FAX: 214-438-0447  
CONTACT: JASON STEPHEN, P.E.  
Jacobs Engineering Group Inc.  
Texas Registration F-2666  
Jason.Stephens@jacobsc.com



## City Council Item Summary Sheet

Work Session

Date: January 5, 2016

Agenda Item

### Item 4 - Neighborhood Vitality Grants

#### Summary of Request/Problem

Council was briefed at the December 15th Work Session regarding the application for Neighborhood Vitality Funding for Firewheel Farms No. 2 neighborhood association:

The Community Services Committee had previously reviewed this application and recommended approval. Council directed that a Resolution be brought forward to fund this application.

#### Recommendation/Action Requested and Justification

Consider adoption of attached resolution.

**Submitted By:**

**Neil Montgomery**  
Senior Managing Director

**Approved By:**

**Bryan L. Bradford**  
City Manager

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION APPROVING AND FUNDING A 2015-16 CYCLE 1  
NEIGHBORHOOD VITALITY MATCHING GRANT PROJECT.**

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

**Section 1**

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

**Section 2**

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

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

**THE CITY OF GARLAND, TEXAS**

BY: \_\_\_\_\_  
Mayor

ATTEST:

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

**EXHIBIT A**

**2014-15 NEIGHBORHOOD VITALITY MATCHING GRANT APPLICATIONS  
Cycle 2**

<b>Applicant</b>	<b>Project</b>	<b>Fund Request</b>	<b>Council District</b>
Firewheel Farms No. 2	Landscape and Irrigation	\$32,423	1



# City Council Item Summary Sheet

Work Session

Date: January 5, 2016

Agenda Item

## Item 5 - Rescheduling of October 4 and December 20 City Council Meetings

### Summary of Request/Problem

At the January 5, 2016 Work Session, Council considered rescheduling the October 4, 2016 Regular Meeting to October 3, 2016. Council also considered scheduling the December 20, 2016 Regular Meeting to December 13, 2016.

### Recommendation/Action Requested and Justification

Approve a resolution rescheduling the October 4 and December 20 Regular Meeting of the City Council to October 3 and December 13.

Submitted By:

Approved By:

**Bryan L. Bradford**  
City Manager

**RESOLUTION NO.**

**A RESOLUTION RESCHEDULING THE OCTOBER 4, 2016 AND DECEMBER 20, 2016 REGULAR MEETINGS OF THE CITY COUNCIL; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Sec. 8, Article V of the City Charter requires the City Council to prescribe by ordinance or resolution the time for its regular meetings; and

**WHEREAS**, Sec. 10.14 of the Code of Ordinances provides that regular meetings of the City Council shall be held on the first and third Tuesdays of each month; and

**WHEREAS**, in order to allow the members of the City Council to participate in the National Night Out Against Crime, the usual schedule for the meeting of the City Council that would be held on October 4, 2016 is impracticable; and

**WHEREAS**, because the second regular meeting of the City Council for December, 2016 will fall on the week of the Christmas holidays, the City Council desires to reschedule that meeting to an earlier date in December;

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

**Section 1**

That the City Council hereby establishes October 3, 2016 as the date of its first regular meeting for the month of October, 2016 and December 13, 2016 as the date of its second regular meeting for the month of December, 2016.

**Section 2**

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

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

**CITY OF GARLAND, TEXAS**

\_\_\_\_\_  
Mayor

**ATTEST:**

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



# City Council Item Summary Sheet

Work Session

Date: January 5, 2016

Agenda Item

## Item 6 – Declaration of Disaster

### Summary of Request/Problem

In response to the tornado the night of December 26, 2015, the Mayor issued a declaration of disaster in order to implement the City's emergency response operations. By law, a mayoral declaration of disaster has a limited duration unless extended by formal action of the City Council. The City Council is being asked to approve, by resolution, the extension of the declaration of disaster in order to continue the City's emergency and disaster relief operations.

### Recommendation/Action Requested and Justification

Consider a resolution extending a declaration of disaster.

Submitted By:

Approved By:

**Bryan L. Bradford**  
City Manager

**PROPOSED RESOLUTION EXTENDING DECLARATION OF DISASTER:**

**RESOLUTION NO.**

**A RESOLUTION OF THE CITY OF GARLAND, TEXAS EXTENDING THE LOCAL STATE OF DISASTER ISSUED BY MAYORAL PROCLAMATION ON DECEMBER 26, 2015, AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City of Garland on the 26<sup>th</sup> day of December, 2015 suffered widespread and severe damage, injury and loss of property resulting from tornados that struck the City that evening; and

**WHEREAS**, on December 26, 2015, the Mayor issued a mayoral proclamation declaring a local state of disaster for the City of Garland, in response to the loss of lives and damage to property created and threatened by conditions resulting from those tornados; and

**WHEREAS**, the conditions necessitating the declaration of local disaster continue to exist, and

**WHEREAS**, the City Council has determined that extraordinary measures must be taken to alleviate the suffering of people and to protect or rehabilitate property; and

**WHEREAS**, pursuant to Section 418.108(b), Texas Government Code, a declaration of a local state of disaster may not be continued without the consent of the governmental body of the political subdivision;

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

**Section 1**

The declaration of local disaster, signed, executed, and issued by the Mayor on December 26, 2015, is hereby renewed and continued through \_\_\_\_\_, 2016 in accordance with Section 418.108 of the Texas Government Code.

**Section 2**

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

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

**CITY OF GARLAND, TEXAS**

\_\_\_\_\_  
Mayor

**ATTEST:**

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



# City Council Item Summary Sheet

Work Session

Date: January 5, 2016

Agenda Item

## Item 7 - Price Gouging During the Period of Disaster Recovery

### Summary of Request/Problem

As sometimes happens when a disaster strikes an area, some people see an opportunity to take advantage of the situation to the detriment of those affected by the disaster. The City has received complaints of price gouging, generally involving motel rooms located in the south part of the City near the area of tornado damage. Complaints have also been received about exorbitant prices being charged for tire repair even though free tire repair is available throughout the area. Experience in other jurisdictions where disasters have struck has provided us with a list of other goods and services that are targeted for price gouging.

If the City Council approves the proposed ordinance, the Office of the City Attorney will process and prosecute complaints under the ordinance. Persons who have been victimized by price-gouging may contact the Office of the City Attorney to file a complaint. Although the City cannot recover damages on behalf of victims, the City can endeavor to stop price gouging from continuing. The proposed ordinance will terminate by its own terms on February 29, 2016 without further action of the City Council.

### Recommendation/Action Requested and Justification

Consider an ordinance prohibiting price gouging during the period of disaster recovery.

Submitted By:

Approved By:

**Bryan L. Bradford**  
City Manager

**ORDINANCE NO.**

**AN ORDINANCE PROHIBITING PRICE GOUGING AND CONTROLLING PRICES CHARGED WITHIN THE CITY OF GARLAND DURING THE CURRENT STATE OF DISASTER; PROVIDING A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE AND TERMINATION DATE.**

**WHEREAS**, by proclamation issued December 26, 2016, the Mayor declared a state of disaster for the City of Garland, Texas resulting from a tornado that struck Garland in the early evening hours; and

**WHEREAS**, by resolution approved January 5, 2016, the City Council extended that declaration of disaster; and

**WHEREAS**, during certain emergencies and disasters in which it is necessary to declare a state of emergency to promote safety and civil order certain essential goods become scarce due to the disruption of the City's economy, and certain merchants and suppliers might take undue advantage of the emergency by unreasonably increasing prices for essential goods, thereby engaging in price gouging; and

**WHEREAS**, the City has received reports that indiscriminate vendors, merchants, landlords, or other persons are selling, or offering for sale, lease, or rent, or are otherwise providing goods or services to the general public for compensation or consideration at an increased rate above and beyond any reasonable price or rate; and

**WHEREAS**, such price gouging is a public health issue as it adversely effects the community as a whole and negatively impacts disaster victims;

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

**Section 1**

A person shall not sell, rent, lease or provide for other form of compensation or consideration any of the following goods or services intending or knowing that the price being charged is more than the prevailing price charged for the goods or services on December 26, 2015 in Garland, Texas:

- (A) Groceries, beverages, toilet articles, ice;
- (B) Construction and building materials and supplies, and earthmoving equipment and machinery;
- (C) Electrical and gas generating and transmission equipment, parts and accessories;
- (D) Charcoal briquettes, matches, candles, lamp illumination and heat unit carbides, dry batteries, light bulbs, flashlights, and hand lanterns;
- (E) Hand tools (manual and power), hardware and household supplies, and equipment rental;
- (F) Automotive repairs, tire repairs, tires and other automotive parts, supplies, and accessories;
- (G) Plumbing and electrical tools and supplies;
- (H) Apartment, duplex, multi-family dwelling, rooming house, hotel and motel rental or other temporary dwelling;
- (I) Gasoline, diesel oil, motor oil, kerosene, grease, and automotive lubricants;
- (J) Restaurant, cafeteria, and boarding-house meals;
- (K) Services of roofing and building contractors, plumbers, electricians, mechanics, tree surgeons, and automobile wrecker companies;
- (L) Medicine, pharmaceutical, and medical equipment and supplies
- (M) Blankets, sleeping bags, quilts, bedspreads, bed linens, mattresses, bedsprings, bedsteads, towels, and toilet paper;
- (N) Furniture and clothing.

## **Section 2**

It is an affirmative defense to prosecution that an increase in price for the goods or services greater than the prevailing price on December 26, 2015, is proportionate to any increase in the amount the person selling, renting, leasing, or providing the goods or services actually paid its wholesaler, distributor, or supplier for the goods or services.

**Section 3**

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

**Section 4**

That all other 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 5**

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

**Section 6**

That this Ordinance shall be and become effective immediately upon and after its passage and approval and shall continue in effect until the later to occur of February 29, 2016 or the formal discontinuation of the current state of disaster as declared on December 26, 2016.

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

**CITY OF GARLAND, TEXAS**

\_\_\_\_\_  
Mayor

**ATTEST:**

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



# City Council Item Summary Sheet

Work Session

Date: January 5, 2016

Agenda Item

## Item 8 - Post Disaster Removal and Monitoring Services Agreement

### Summary of Request/Problem

In November 2014 the City Council authorized the solicitation of debris removal contracts that would be triggered in the event of a major debris-producing event. Now that such an event has occurred, the City Council is being asked to approve by minute action several agreements relating to debris removal arising from the December 26, 2015 tornado. There are essentially two sets of agreements involved, one for actual debris removal (which will include a back-up agreement as well), the other for debris removal monitoring services. The latter is necessary in order to document expenses for potential reimbursement of the City's debris removal agreement with TAG Grinding Services, Inc. in an amount not to exceed \$8.1 million; a standby debris removal agreement with DRC Emergency Services, LLC in an amount not to exceed \$8.3 million; and a debris removal monitoring services agreement with True North Emergency Management, LLC in an amount not to exceed \$2 million.

### Recommendation/Action Requested and Justification

Council is requested to approve by minute action the purchase of debris removal and debris removal monitoring services.

Submitted By:

Approved By:

**Bryan L. Bradford**  
City Manager



# City Council Item Summary Sheet

Work Session

Date: January 5, 2016

Agenda Item

## Item 9 - Ordinance Amending Section 30.226 of the Code of Ordinances

### Summary of Request/Problem

Council is requested to consider approval of an ordinance amending Section 30.226 of the Code of Ordinances by (1) requiring building permits for residential roof repair of more than \$2,000.00, and (2) establishing registration and bonding requirements for residential roofing contractors; and providing an effective date.

### Recommendation/Action Requested and Justification

Consider approval of an ordinance amending Section 30.226 of the Code of Ordinances by (1) requiring building permits for residential roof repair of more than \$2,000.00, and (2) establishing registration and bonding requirements for residential roofing contractors; and providing an effective date.

Submitted By:

Approved By:

**Bryan L. Bradford**  
City Manager