

The City Council of the City of Garland convened in regular session at 7:00 p.m. on Tuesday, October 18, 2016 in the Goldie Locke Room at The Duckworth Building, 217 North Fifth Street, Garland, Texas, with the following members present:

COUNCIL PRESENT:

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|----------------|-----------------|
| Mayor | Douglas Athas |
| Mayor Pro Tem | Scott LeMay |
| Council Member | Anita Goebel |
| Council Member | Stephen Stanley |
| Council Member | B. J. Williams |
| Council Member | Rich Aubin |
| Council Member | Lori Dodson |
| Council Member | James Cahill |

ABSENT: Council Member David Gibbons

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

CALL TO ORDER: The meeting was called to order by Mayor Douglas Athas.
Council Member Stanley led the pledge and invocation.

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 Stanley to approve the Consent Agenda as presented, seconded by Mayor Pro Tem LeMay, to approve items 1, 2a, 2b, 2c, 3a, 3b, 3c, 4 and 5. Motion carried, 8 ayes, 0 nays.

1. APPROVED** Approval of the Minutes of the October 3, 2016 Regular Meeting.

2a. APPROVED** Bid No. 6890-16 to Tri-Con Services, Inc. in the amount of \$757,795.00 for Marketplace Drive Water Improvements – Northwest Highway to Saturn Road.

This request is to provide for the construction of approximately 143 linear feet of 6-inch water line and 2,826 linear feet of 8-inch water line from Northwest Highway to Saturn Road.

2b. APPROVED**

Bid No. 6293-16 to Front Line Power Construction in the amount of \$125,121.51 for the GP&L Wylie Switchyard Substation Construction.

The purpose of this Change Order is to fund additional labor expense incurred when the Wylie Switchyard Construction Project deadline was moved forward. The Change Order amount of \$238,352.31 includes \$113,230.80 of approved contingency funding, resulting in a balance of \$125,121.51 for approval.

2c. APPROVED**

Bid No. 6873-16 to HPI, LLC in the amount of \$750,000.00, a Term Contract for Turbine and Generator Maintenance.

This request is to provide turbine and generator maintenance and repair services on an as-needed basis. This will be a Term Contract with four optional renewals.

3a. APPROVED**

Ordinance No. 6863 amending the Garland Development Code of the City of Garland, by approving a Specific Use Provision for a Kiosk; Retail (Ice) on property zoned Community Retail (CR) District on a 1.08-acre tract of land located at 3015 Arapaho 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. (File No. 16-25, John Garfias, District 7)

3b. APPROVED**

Ordinance No. 6864 amending the Garland Development Code of the City of Garland, by approving a change in zoning from Single-Family-10 (SF-10) District to Agriculture (AG) District on a 44.0-acre tract of land located along Talley Road between Provence Road and Murphy Road; providing for conditions, restrictions, and regulations, providing for a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland; providing a Savings Clause

and a Severability Clause; and providing an effective date. (File No. Z 16-36, City of Garland, District 1)

3c. APPROVED**

Ordinance No. 6865 amending the Garland Development Code of the City of Garland by approving 1) an amendment to Planned Development (PD) District 07-46 for Community Retail Uses and 2) a Detail Plan for Medical and Dental Office/Clinic and Pharmacy (without Drive-Through or Window) on a 1.730-acre tract of land zoned Planned Development (PD) District 07-46 for Community Retail Uses and located on the west corner of the service road of President George Bush Turnpike and Elliott Avenue; 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. (File No. Z 16-22, Wier & Associates, District 1)

4. APPROVED**

Resolution No. 10261 approving and funding a 2016-2017 Cycle 1 Neighborhood Vitality Matching Grant Projects.

The Community Services Committee (CSC) met on September 19, 2016 to review nine Neighborhood Vitality applications. The CSC is recommending that the applications be approved by Council.

5. APPROVED**

Resolution No. 10262 of the City Council of the City of Garland supporting financing the Cotton Belt Rail Line, resetting delivery date; and providing an effective date.

Council approved a resolution that supports the DART Board adopting a 20-year Financial Plan.

6a. POSTPONED

Consider the application of CBRE, Inc., requesting approval of 1) a zoning change from Industrial (IN) District to Planned Development (PD) District for Multi-Family Uses and 2) a

Detail Plan for an Elder Care-Nursing/Convalescent Care Facility. The property is located at the northwest corner of West Walnut Street and Peggy Lane. (File No. Z 16-27, District 8)

Being a 506,239 square feet or 11.6217-acre tract of land situated in the John W. Keen Survey, Abstract No. 738, City of Garland, Dallas County, Texas, being all of Lot 1R, Block 1, Baylor Medical Office, an addition to the City of Garland, Dallas County, Texas according to the plat recorded in Instrument No. 200600277215, Official Public Records, Dallas County, Texas, as conveyed to Baylor Health Care System by Special Warranty Deed recorded in Volume 2004239, Page 4474 and by Deed Warranty recorded in Instrument No. 200600149048, Official Public Records, Dallas County, Texas. The subject property is located at the northwest corner of West Walnut Street and Peggy Lane. The applicant requests approval of a zoning change and a Detail Plan for the development of a 129-bed skilled nursing facility on approximately 5.9-acres of the 11.6217-acre tract.

Mayor Athas opened the hearing at 7:08 p.m. The speaker on this item was Will Guerin, Director of Planning. A Motion was made by Council Member Cahill to postpone the hearing to December 6, 2016, seconded by Council member Aubin to close the hearing at 7:09 p.m. Motion carried 8 ayes, 0 nays.

This item was postponed at the request of the applicant.

6b. APPROVED

Consider the application of The Dimension Group, requesting approval of Specific Use Provision for a Restaurant, Drive-Through on property zoned Community Retail (CR) District. The subject property is located at 2435 West Miller Road. (File No. Z 16-29, District 8)

Being a 1.795-acre tract of land situated in the Thomas Burris Survey, Abstract No. 63, Dallas County, Texas, and being all of Lot 1 of Town & Country Addition, an addition to the City of Garland according to the plat recorded in Volume 96007,

Page 1858, Plat Records, Dallas County, Texas (PRDCT). The subject property is located at 2435 West Miller Road. The applicant requests approval of a Specific Use Provision to convert a portion of an existing convenience store with gas pumps into a restaurant with drive-through service on approximately 1.795-acres.

Mayor Athas opened the hearing at 7:10 p.m. The speakers on this item were Isaac Williams, Development Planner and Alexandra Matis, Architect of record on the project. Motion was made by Council Member Cahill to approve the request based on staff and Plan Commission recommendation, seconded by Council Member Aubin to close the hearing at 7:27 p.m. Motion carried, 8 ayes, 0 nays.

7. CITIZEN COMMENTS: None

8. ADJOURN: There being no further business to come before the City Council, Mayor Athas adjourned the meeting at 7:28 p.m.

CITY OF GARLAND, TEXAS

/s/ Douglas Athas, Mayor

/s/ Eloyce René Dowl, City Secretary