



AGENDA

**REGULAR MEETING OF THE CITY COUNCIL
City of Garland
Duckworth Building, Goldie Locke Room
217 North Fifth Street
Garland, Texas
July 1, 2014
7:00 p.m.**

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

The 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 June 17, 2014 Regular Meeting.
2. Consider approval of the following bids:

a. Single Stream Recycling Program **Bid No. 2715-12**

Cascade Engineering **\$576,450.00**

This request is for the purchase of automated recycling containers for Phase III of the Environmental Waste Services Automated Collection Single Stream Recycling Program.

b. LED Luminaires **Bid No. 4410-14**

Techline, Inc. **\$468,000.00**

This request is for the purchase of LED luminaires for GP&L's roadway lighting maintenance and repair operations.

c. Streetlight Poles **Bid No. 4411-14**

Techline, Inc. **\$397,125.00**

This request is for the purchase of streetlight poles for GP&L's roadway lighting maintenance and repair operations.

d. Replacement Fire Trucks **Bid No. 4511-14**

Metro Fire Apparatus Specialists, Inc. \$1,755,570.00

This request is for the purchase of three replacement Spartan pumper fire trucks to be used by the Garland Fire Department in daily operations.

e. Engineering Services for Transmission Line **Bid No. 4515-14**

R-Delta Engineers	\$696,700.00
Optional Contingency	<u>70,000.00</u>
TOTAL	<u>\$766,700.00</u>

This request is to provide professional engineering services necessary to produce plans, details, and bid documents for the reconstruction of approximately 16 miles of 138kV transmission line.

f. Engineering Services for Wylie Switching Station **Bid No. 4516-14**

R-Delta Engineers	\$307,570.00
Optional Contingency	<u>30,000.00</u>
TOTAL	<u>\$337,570.00</u>

This request is to provide electrical, structural, and civil engineering services for the GP&L Wylie 138kV Switching Station. Additional services may include platting and bid document preparation as well as permitting, review, planning, and design coordination.

3. Consider an ordinance amending Article IV, “Smoking” of Chapter 22, “Health,” of the Code of Ordinances of the City of Garland.

At the May 5, 2014 Work Session, Council considered a draft ordinance regulating the sale and use of e-cigarettes as recommended by the Administrative Services Committee.

4. Consider an ordinance amending Chapter 30, “Building Inspection,” of the Code of Ordinances of the City of Garland relating to the schedule of fees listed in Chapter 30, Section 30.301.

At the June 16, 2014 Work Session, Council considered the establishment of a \$75 fee for processing certificates of registration as required by the payday loan ordinance approved by Council on March 18, 2014.

5. **Consider an ordinance amending Chapter 33, "Transportation," of the Code of Ordinances of the City of Garland.**

At the June 16, 2014 Work Session, Council considered establishing no parking anytime for the north side of Distribution Drive 1,000 feet west of Sanden Drive. Semi-trucks and trailers parking on the street in front of 4009 Distribution Drive cause sight obstruction for vehicles exiting the business.

6. **Consider a resolution reappointing Jamie Ratliff to the Board of Directors of the Texas Municipal Power Agency.**

Jamie Ratliff's term as a member of the Texas Municipal Power Agency Board of Directors expires on July 18, 2014. At the June 16, 2014 Work Session, Council considered reappointing Jamie Ratliff to serve an additional two-year term ending July 18, 2016.

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

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

7. **Consider a resolution supporting the development of the IH-635 East Project (from US-75 to IH-30).**

At the May 19, 2014 Work Session, the Transportation Committee recommended that Council consider approving a resolution supporting the development of the IH-635 East Project (from US-75 to IH-30).

8. **Consider a resolution appointing members to the Board of Directors of the Dallas Area Rapid Transit Authority.**

Council is requested to appoint two representatives to the Board of Directors of the Dallas Area Rapid Transit Authority for a two-year term ending June 30, 2016. Council interviewed Mark Enoch and Thomas Campbell at the June 16, 2014 Work Session and were scheduled to interview Michael Cheney, Tom Cooper, and Jonathan Kelly at the June 30, 2014 Work Session.

9. Hold public hearings on the following zoning cases:

- a. Consider the application of Zone Systems Inc. requesting approval of 1) a change of zoning from Planned Development (PD) District 84-50 for Single Family Uses to a Planned Development (PD) District for Limited General Business Uses, 2) a Specific Use Permit for an Antenna, Commercial Type 2, and 3) variances to Section 10-306.4(B) and 25-441 of the Comprehensive Zoning Ordinance regarding the minimum distance from a freestanding telecommunication antenna to a residential district and the required setback of any structure to any interior property line adjacent to a residential district. The property is located at 5134 Northwest Highway. (File 14-18, District 4)

The proposal is to allow a change of zoning and a Specific Use Permit to allow the construction of a cell tower compound. At the June 9, 2014 meeting, the Plan Commission recommended approval of this request.

- b. Consider the application of Zone Systems Inc. requesting approval of a Specific Use Permit for an Antenna, Commercial Type 2, on property zoned Planned Development (PD) District 93-05 for Shopping Center Uses. The property is located at 2441 West Walnut Street. (File 14-21, District 8)

The proposal is to allow a Specific Use Permit to allow the construction of a cell tower compound. At the June 9, 2014 meeting, the Plan Commission recommended approval of this request.

- c. Consider the application of West Pioneer Management, Inc. requesting approval of 1) a change of zoning from General Business (GB) District and Single Family (SF-7) District to a Planned Development (PD) District for Central Area 2 Uses, 2) Concept Plans for Mixed-Uses, and 3) variances to Sections 28-453 and 28-462 of the Comprehensive Zoning Ordinance regarding the required setbacks to any residential district. The property is located at 111 and 217 South Garland Avenue, 1413 West Avenue B, and 1412 and 1413 Rodando Drive. (File 14-23, District 2)

The proposal is to allow a change of zoning to a Planned Development (PD) for Limited Central Area 2 Uses and a Concept Plan for mixed uses (including residential). At the June 9, 2014 meeting, the Plan Commission recommended approval of this request.

10. Consider appointments to Boards and Commissions.

Board members are selected for two-year terms by the City Council in August. Terms are usually staggered whereby at least half of the membership has board experience. Board members are appointed based on qualifications.

- *Michael Lambert – Garland Youth Council (Campbell, District 1)*
- *William Athas – Garland Youth Council (Campbell, District 1)*

11. Citizen comments.

Persons wishing to address issues not on the agenda may have three minutes to address Council at this time. Council is prohibited from discussing any item not posted according to the Texas Open Meetings Act.

12. Adjourn.

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

The City Council of the City of Garland convened in regular session at 7:00 p.m. on Tuesday, June 17, 2014, in the Goldie Locke Room, 217 North Fifth Street, Garland, Texas, with the following members present:

Mayor	Douglas Athas
Mayor Pro Tem	Lori Barnett Dodson
Council Member	Marvin 'Tim' Campbell
Council Member	Anita Goebel
Council Member	Stephen Stanley
Council Member	B. J. Williams
Council Member	Billy Mack Williams
Council Member	Scott LeMay
Council Member	Jim Cahill

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

CALL TO ORDER: Mayor Pro Tem Dodson called the meeting to order and presided for the duration of the meeting. Council Member LeMay led the Invocation and the Pledge of Allegiance.

PROCLAMATIONS: The following groups received special recognition by the Mayor: 1) Garland Radio Amateur Civil Emergency Services (RACES) and 2) Baylor Hospital and Garland EMS for Mission Lifeline Award presentation.

ANNOUNCEMENTS: Mayor Pro Tem Dodson commented on the following: 1) The next "Mayor's Evening Out" event will be held on Tuesday, June 24, 2014 from 5-7 p.m. at Gale Fields Recreation Center, 1701 Dairy Road; 2) Citizens interested in serving on a City board or commission are encouraged to submit applications to the City Secretary's Office by July 1, 2014; Council Member B.J. Williams announced he will host a "District 4 Town Hall Meeting" on July 8, 2014 at the South Garland Branch Library from 6:30-8:30 p.m.

CONSENT AGENDA: All items marked with asterisks (**) on the consent agenda were voted on at the beginning of the meeting. Mayor Pro Tem Dodson noted that Items 4 and 8 are pulled from the Consent Agenda. A motion was made by Council Member LeMay, seconded by Council Member Stanley, to approve item: 1 as amended; and Items 2a; 2b; 2c; 3a; 3b; 5; 6 and

7 as presented. The motion carried with a vote of 9 Ayes and 0 Nays.

1. APPROVED** Minutes of the June 3, 2014 Regular Meeting as amended to show the presence of Council Member Billy Mack Williams.
- 2a. APPROVED** Bid No. 3621-13 to Webfortis in the amount of \$150,000 to provide ongoing maintenance and support services for Microsoft CRM projects.
- 2b. APPROVED** Bid No. 4354-14 to SHI, Inc. in the amount of \$385,825 to provide additional licenses necessary to maintain compliance with Oracle's licensing requirements as a result of IT-related updates and upgrades.
- 2c. APPROVED** Bid No. 4402-14 to Powell Electrical Systems in the amount of \$1,174,009 and a contingency of \$117,500 for a total award of \$1,291,509 to provide the substation control building and switchgear as part of the Wynn Joyce Substation Rebuild project. An optional contingency is included for any unforeseen additional work that may be required.
- 3a. APPROVED** Ordinance No. 6705 amending the zoning laws of the City of Garland by approving a change of zoning from Agriculture District to a Planned Development District for Multifamily Uses on property in the SH-190 Overlay, a Detail Plan for an Assisted Living Facility, and a Specific Use Permit for Assisted Living Facility on a 6.96-acre tract of land located on the north side of West Campbell Road, approximately 500 feet west of the intersection of West Campbell Road and Holfold Road. (Zoning File No. 14-16, Firewheel Senior Living, LLC.)
- 3b. APPROVED** Ordinance No. 6706 amending the zoning laws of the City of Garland by approving a Specific Use Permit for a Reception Facility on a 0.25-acre tract of land located at 620 Main Street. (Zoning File No. 14-20, Troy Crosson)
4. PULLED Consider an ordinance amending Chapter 31, "Engineering, of the Code of Ordinances of the City of Garland by adopting a new Flood Insurance Study and accompanying Flood Insurance Rate Map as issued by the Federal Emergency Management Agency This item was pulled from

the Consent Agenda for individual consideration at the request of Council Member Billy Mack Williams.

5. APPROVED** Resolution No. 10147 approving the City of Garland Housing Agency Administrative Plan for the Housing Choice Voucher Program.
6. APPROVED** Resolution No. 10148 adopting and approving the Garland Housing Agency's Fourth Year Update on the 2010-2014 Five-Year Plan.
7. APPROVED** Resolution No.10149 authorizing the submission and acceptance of an application to the Bureau of Justice Assistance Grant under the 2014 Edward Byrne Memorial Justice Assistance Grant Program.
8. PULLED Consider a resolution supporting transportation funding for Texas. This item was pulled from the Consent Agenda for individual consideration at the request of Mayor Athas.

ITEMS FOR INDIVIDUAL CONSIDERATION

4. APPROVED Ordinance No. 6707. Director of Engineering Michael Polocek presented information related to the proposed adoption of a new Flood Insurance Study and accompanying Flood Insurance Rate Map as issued by the Federal Emergency Management Agency for use in the City's floodplain management activities and the revision of the City's Code of Ordinances Section 31.100 through Section 31.107. Following the presentation, Council Member Billy Mack Williams, seconded by Mayor Pro Tem Dodson, moved to approve the ordinance as presented. A vote was cast and the motion carried with 9 ayes, 0 nays.
8. APPROVED Resolution No. 10150. City Attorney Brad Neighbor provided a summary of the resolution supporting transportation funding for Texas. Following the presentation, Council Member Stanley, seconded by Council Member Goebel, moved to approve the resolution as presented by Neighbor. A vote was cast and the motion carried with 9 ayes, 0 nays.

9. DENIED Assistant City Attorney Bryan Bradford provided information related to a proposed ordinance amending Chapter 50, "Utility Rates and Fees", of the Code of Ordinances of the City of Garland, relating to fees for various services provided by the City. Bradford responded to questions from Council Members.

COMMENTS: Mayor Pro Tem Dodson paused the discussion to allow public comment. One person, Jerry Apodaca, spoke in opposition to the proposed increase of utility rates and fees.

Council discussion continued. Mayor Athas made a motion to approve an increase of \$1.60 effective immediately. Council Member Stanley seconded the motion. A vote was cast and the motion failed with 4 ayes, 5 nays. (Cahill, Goebel, B.J. Williams, Dodson, LeMay)

10. APPOINTMENTS: Council Member Stanly placed Council Member Cahill's name in nomination for the Mayor Pro Tem position and Council Member Tim Campbell's name in nomination for a Deputy Mayor Pro Tem position.

A vote was cast on the nomination of Council Member Jim Cahill to the position of Mayor Pro Tem. The nomination carried with a vote of 9 ayes, 0 nays.

Council Member Goebel, seconded by Council Member Stanley, moved to create a Deputy Mayor Pro Tem position. A vote was cast and the motion passed with 5 ayes, 4 nays. (Athas, Cahill, LeMay, Billy Mack Williams)

A vote was cast on the original nomination made by Council Member Stanley to approve Council Member Tim Campbell as Deputy Mayor Pro Tem. The motion carried with 8 ayes, 1 nay. (LeMay)

11. APPOINTMENTS: The following names were placed was placed in nomination for consideration of appointment to the Garland Youth Council: Simran Baines (District 6) and Sarahi Salazer (District 6) A vote as cast and both nominations carried with 9 ayes, 0 nays.

12. COMMENTS: Mary Ann Wickersham spoke regarding Garland Animal Shelter concerns.

There being no further business to come before the City Council, Mayor Pro Tem Dodson adjourned the meeting at 7:54 p.m.

CITY OF GARLAND

Signed:

Douglas Athas, Mayor

ATTEST:

Lisa Palomba, City Secretary



Purchasing Report

SINGLE STREAM RECYCLING PROGRAM TERM CONTRACT

PURCHASE JUSTIFICATION:

The purpose of this contract is to provide automated recycling containers for Phase III of the EWS Residential Automated Collection Single Stream Recycling Program. Cascade Engineering was originally selected through the Request for Proposal process. The contract may be renewed for Phases IV and V. The actual quantities for each phase will vary depending on the project requirements. Pricing will be in accordance with the original RFP except for plastic resin adjustments based on the independent Chemical Market Associates, Inc., resin index.

AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Cascade Engineering	All	\$576,450.00
TOTAL:		\$576,450.00

BASIS FOR AWARD:

Best Value

Submitted by:

Reviewed by:

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

William E. Dollar
City Manager

Date: 06/18/14

Date: 6/23/14

<u>FINANCIAL SUMMARY:</u>	
Total Project/Account: \$	N/A
Expended/Encumbered to Date:	N/A
Balance: \$	N/A
This Item:	576,450
Proposed Balance: \$	N/A
Matt Watson	06/19/14
Budget Analyst	Date
Ron Young	06/19/14
Budget Director	Date

Operating Budget: <input type="checkbox"/>	CIP: <input checked="" type="checkbox"/>	Year: <u>2014</u>
Document Location: <u>Page M02</u>		
Account #: 451-6999 (246-4319-2105513-9009)		
Fund/Agency/Project – Description: Term Contract – Automated Recycling Containers for Phase III of Single Stream Recycling Program		
Comments: Term Contract sets price but does not commit funds. Expenses will be charged to accounts as incurred.		

CITY OF GARLAND - BID RECAP SHEET OPENED: 02/07/12 REQ. NO. PR 31252 BID NO. 2715-12 PAGE: 1 of 1 BUYER: Bob Bonnell, C.P.M., MCP			Cascade Engineering	Rehrig Pacific	Otto Environmental	Otto Environmental Alternate	Toter, Inc	IPL, Inc.
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I T E M	QTY	U N I T	DESCRIPTION	Cascade Engineering		Rehrig Pacific		Otto Environmental		Otto Environmental Alternate		Toter, Inc		IPL, Inc.	
				UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1			Recycling Carts	\$42.00	\$525,000.00	\$43.15	\$539,375.00	\$42.95	\$536,875.00	\$44.90	\$561,250.00	\$43.95	\$549,375.00	\$42.40	\$561,250.00
2			Shipping Cost	\$49,375.00	\$49,375.00	\$28,600.00	\$28,600.00	\$56,560.00	\$56,560.00	\$66,660.00	\$66,660.00	\$20,350.00	\$20,350.00	\$65,625.00	\$65,625.00
3			RFID Tag	\$0.50	\$4,100.00	\$0.75	\$6,150.00	\$0.50	\$4,100.00	\$0.50	\$4,100.00	\$0.75	\$6,150.00	\$1.00	\$8,200.00
4			In Mold Label	\$1.50	\$18,750.00	\$1.20	\$15,000.00	\$1.30	\$16,250.00	\$1.30	\$16,250.00	\$1.95	\$24,375.00	\$1.75	\$21,875.00
5			Replacement Parts	\$21.60	\$21.60	\$16.70	\$16.70	\$29.00	\$29.00	\$29.00	\$29.00	\$28.80	\$28.80	\$19.50	\$19.50
6			Assembly and Delivery	\$3.50	\$28,700.00	\$3.75	\$30,750.00	\$4.00	\$32,800.00	\$4.00	\$32,800.00	\$3.35	\$27,470.00	\$3.25	\$26,650.00
			Evaluation Criteria:												
			Cost Proposal	Maximum = 40	39.60	40.00	38.30	36.10	39.50	35.90					
			Delivery Plan and Schedule	Maximum = 25	25.00	25.00	25.00	25.00	25.00	15.00					
			Conformance to Cart Specs	Maximum = 25	25.00	24.00	25.00	25.00	15.00	10.00					
			Bidders Qualifications/Experience	Maximum = 10	10.00	10.00	10.00	10.00	10.00	10.00					
			Total Score:	Maximum = 100	99.60	99.00	98.30	96.10	89.50	70.90					

TOTAL GROSS PRICE															
CASH DISCOUNT															
TOTAL NET PRICE															
F.O.B.			DELIVERED												
DELIVERY															

NEXT LOW: LOW: SAVINGS: \$0.00	<u>359</u> <u>0</u> <u>8</u>	# of inquires sent out # of HUBS from CMBL # of HUBS notified	All bids submitted for the designated project are reflected on this bid tab sheet. However, the listing of a bid on this sheet should not be construed as a comment on the responsiveness of such bid or as any indication that the city accepts such bid as responsive. The City will notify the successful bidder upon award of the contract and, according to the law, all bids received will be available for inspection at that time.
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GARLAND

PURCHASING

Executive Summary **Bid 2715-12** **Single Stream Recycling Containers**

Recommended Vendor:

Cascade Engineering

Total Recommended Award:

\$576,450.00

Basis for Award:

Best Value

Purpose:

The purpose of this contract is to award Phases III thru V of the Environmental Waste Services' Residential Automated Collection Single Stream Recycling Program.

Evaluation:

Request for Proposals were solicited per Purchasing procedures. Six (6) proposals were received and evaluated on the criteria of: cost proposal; delivery plan and schedule; conformance to cart specifications; bidder's qualifications and experience. Cascade Engineering received the highest evaluated score of 99.79 out of a possible 100, offering the best value to the City.

Recommendation:

Staff recommends awarding the contract to Cascade Engineering based on the evaluation criteria.

Funding Information:

CIP Project 246-4319-2104811-9009

Department Director:

Lonnie R. Banks, Managing Director, Environmental Waste Services, 972-205-3424



Purchasing Report

LED LUMINAIRES TERM CONTRACT

PURCHASE JUSTIFICATION:

The purpose of this contract is to provide LED Luminaires for GP&L's roadway lighting maintenance and repair operations. These items will be stocked at the City Warehouse for availability on an as-needed basis. This is a Term Contract with four (4) optional renewals. The annual quantity is estimated and may be more or less based on actual requirements. Pricing will remain firm for the first year. Any subsequent price adjustments must be justified and mutually agreed upon.

AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Techline, Inc.	All	\$468,000.00
	TOTAL:	\$468,000.00

BASIS FOR AWARD:

Lowest Responsible Bid

Submitted by:

Reviewed by:

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

William E. Dollar
 City Manager

Date: 06/16/14

Date: 6/23/14

<u>FINANCIAL SUMMARY:</u>	
Total Project/Account: \$	N/A
Expended/Encumbered to Date:	N/A
Balance: \$	N/A
This Item:	468,000
Proposed Balance: \$	N/A
Trent Schulze	06/20/14
Budget Analyst	Date
Ron Young	06/20/14
Budget Director	Date

Operating Budget: <input checked="" type="checkbox"/>	CIP: <input type="checkbox"/>	Year: FY 2013-14
Document Location:	Page 211	
Account #:	451-6999	
Fund/Agency/Project – Description:	Term Contract – LED Luminaires for GP&L's Roadway Lighting Maintenance and Repair Operations	
Comments:	Term Contract sets price but does not commit funds. Expenses will be charged to accounts as incurred.	



GARLAND

PURCHASING

Executive Summary **Bid 4410-14** **Term Contract for LED Luminaires**

Recommended Vendor:

Techline, Inc.

Total Recommended Award:

\$468,000.00

Basis for Award:

Lowest Responsible Bid

Purpose:

The purpose of this contract is to provide LED luminaires for Garland Power & Light's roadway lighting maintenance and repair operations. These items will be stocked at the City Warehouse for availability on an as needed basis. This is a Term Contract with four (4) optional renewals.

Evaluation:

Requests for Bids were issued in accordance with Purchasing procedures. Eight (8) bids were received and evaluated. The apparent low bidder, TraStar, Inc., quoted luminaires that exceeded the maximum allowable backlight and glare ratings. Techline, Inc. was the lowest responsible bidder meeting all specifications.

Recommendation:

Staff recommends awarding the term contract for LED luminaires to Techline, Inc.

Funding Information:

Warehouse Inventory Account 451-1300

Department Director:

Gary L. Holcomb, Director of Materials Management, 972-205-2425



Purchasing Report

STREET LIGHT POLES TERM CONTRACT

PURCHASE JUSTIFICATION:

The purpose of this contract is to provide Street Light Poles for GP&L's roadway lighting maintenance and repair operations. These items will be stocked at the City Warehouse for availability on an as-needed basis. This is a Term Contract with four (4) optional renewals. The annual quantity is estimated and may be more or less based on actual requirements. Pricing will remain firm for the first year. Any subsequent price adjustments must be justified and mutually agreed upon.

AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Techline, Inc.	All	\$397,125.00
	TOTAL:	\$397,125.00

BASIS FOR AWARD:

Straight Low Bid

Submitted by:

Reviewed by:

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

William E. Dollar
 City Manager

Date: 06/16/14

Date: 6/23/14

<u>FINANCIAL SUMMARY:</u>	
Total Project/Account: \$	N/A
Expended/Encumbered to Date:	N/A
Balance: \$	N/A
This Item:	397,125
Proposed Balance: \$	N/A
Trent Schulze	06/20/14
Budget Analyst	Date
Ron Young	06/20/14
Budget Director	Date

Operating Budget: <input checked="" type="checkbox"/>	CIP: <input type="checkbox"/>	Year: FY 2013-14
Document Location:	Page 211	
Account #:	451-6999	
Fund/Agency/Project – Description:		
Term Contract – Street Light Poles for GP&L's Roadway Lighting Maintenance and Repair Operations		
Comments:		
Term Contract sets price but does not commit funds. Expenses will be charged to accounts as incurred.		



GARLAND

PURCHASING

Executive Summary **Bid 4411-14** **Term Contract for Street Light Poles**

Recommended Vendor:

Techline, Inc.

Total Recommended Award:

\$397,125.00

Basis for Award:

Straight Low Bid

Purpose:

The purpose of this contract is to provide street light poles for Garland Power & Light's roadway lighting maintenance and repair operations. These items will be stocked at the City Warehouse for availability on an as needed basis. This is a Term Contract with four (4) optional renewals.

Evaluation:

Requests for Bids were issued in accordance with Purchasing procedures. Three (3) bids were received and evaluated. Techline, Inc. was the straight low bidder and met all specifications.

Recommendation:

Staff recommends awarding the term contract for LED luminaires to Techline, Inc.

Funding Information:

Warehouse Inventory Account 451-1300

Department Director:

Gary L. Holcomb, Director of Materials Management, 972-205-2425



Purchasing Report

REPLACEMENT FIRE TRUCKS OPEN MARKET

PURCHASE JUSTIFICATION:

The purpose of this contract is to purchase three (3) replacement Spartan Pumper Fire Trucks to be used by the Garland Fire Department in their daily operations. These fire trucks are being purchased through the HGACBuy Cooperative Purchasing Contract FS12-13. Funding was approved in the 2014 Capital Improvement Program.

AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Metro Fire Apparatus Specialists, Inc.	All	\$1,755,570.00
TOTAL:		\$1,755,570.00

BASIS FOR AWARD:

Cooperative Purchase

Submitted by:

Reviewed by:

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

 Director of Purchasing

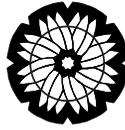
William E. Dollar

 City Manager

Date: 06/18/14

Date: 6/23/14

<u>FINANCIAL SUMMARY:</u>	
Total Project/Account: \$ 2,839,838	Operating Budget: <input type="checkbox"/> CIP: <input checked="" type="checkbox"/> Year: 2014
Expended/Encumbered to Date: 893,481	Document Location: Page PS06
Balance: \$ 1,946,357	Account #: 692-1399-1205813-9009 \$ 585,190 692-1399-1205814-9009 1,170,380
This Item: 1,755,570	Fund/Agency/Project – Description: CO-Funded CIP / Fire / Replace Fire Apparatus
Proposed Balance: \$ 190,787	Comments: Replace three (3) Pumper Fire Trucks
Matt Watson 06/19/14 Budget Analyst Date	
Ron Young 06/19/14 Budget Director Date	



GARLAND

PURCHASING

Executive Summary Bid 4511-14 Replacement Fire Trucks

Recommended Vendor:

Metro Fire Apparatus Specialists, Inc.

Total Recommended Award:

\$1,755,570.00

Basis for Award:

Cooperative Purchase

Purpose:

The purpose of this contract is to purchase three (3) replacement Spartan Pumper Fire Trucks to be used by the Fire Department in their daily operations.

Evaluation:

These fire trucks are being provided by Metro Fire Apparatus Specialists, Inc. through the HGACBuy Cooperative Contract FS12-13.

Recommendation:

Staff recommends awarding the purchase of the fire trucks to Metro Fire Apparatus Specialists, Inc.

Funding Information:

692-1399-1205813-9009, 692-1399-1205814-9009

Department Director:

Terry Anglin, Fleet Director, 972-205-3524



Purchasing Report

ENGINEERING SERVICES FOR TRANSMISSION LINE OPEN MARKET

PURCHASE JUSTIFICATION:

The purpose of this contract is to provide professional engineering services necessary to produce plans, details, and bid documents for reconstruction of approximately 16 miles of 138 kV transmission line. The reconstruction between the existing Olinger line and the Firewheel Substation is necessary to accommodate the proposed reconductoring and optical ground wire installation. An optional contingency is included for additional work that may be required.

AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
R-Delta Engineers	All	\$696,700.00
Optional Contingency		70,000.00
	TOTAL:	\$766,700.00

BASIS FOR AWARD:

Professional Services

Submitted by:

Reviewed by:

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

Director of Purchasing

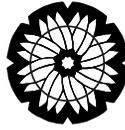
William E. Dollar

City Manager

Date: 06/18/19

Date: 6/23/14

<u>FINANCIAL SUMMARY:</u>	
Total Project/Account: \$ <u>962,000</u>	Operating Budget: <input type="checkbox"/> CIP: <input checked="" type="checkbox"/> Year: <u>2014</u>
Expended/Encumbered to Date: <u>4,228</u>	Document Location: <u>Page E05</u>
Balance: \$ <u>957,772</u>	Account #: <u>210-3599-3142101-7111</u>
This Item: <u>766,700</u>	Fund/Agency/Project – Description: Electric CIP
Proposed Balance: \$ <u>191,072</u>	Comments: Contract provides professional engineering services necessary to produce plans, details, and bid documents for reconstruction of approximately 16 miles of 138 kV transmission line. An optional contingency is included for additional work that may be required.
Trent Schulze 06/19/14	
Budget Analyst Date	
Ron Young 06/19/14	
Budget Director Date	



GARLAND

PURCHASING

Executive Summary **Bid 4515-14** **Engineering Services for Transmission Line**

Recommended Vendor:

R-Delta Engineers

Total Recommended Award:

\$766,700.00

Basis for Award:

Most Qualified

Purpose:

The purpose of this contract is to provide professional engineering services necessary to produce plans, details, and bid documents for reconstruction of approximately 16 miles of 138kV transmission line. The reconstruction between the existing Olinger Line and the Firewheel Substation is necessary to accommodate the proposed reconductoring and optical ground wire installation.

Evaluation:

R-Delta Engineers was short-listed as a professional services provider through a Request for Qualification process. They were selected as the most qualified engineering firm for this specific project.

Recommendation:

Staff recommends awarding the contract to R-Delta Engineers as the most qualified firm.

Funding Information:

CIP project 210-3599-3142101-7111 (EC-T0421-001-1-7111)

Department Director:

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



Purchasing Report

ENGINEERING SERVICES FOR WYLIE SWITCHING STATION OPEN MARKET

PURCHASE JUSTIFICATION:

The purpose of this contract is to provide electrical, structural, and civil engineering services for the Garland Power & Light Wylie 138 kV Switching Station. Additional services may include platting and bid document preparation as well as permitting, review, planning, and design coordination. An optional contingency is included for additional work that may be required.

AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
R-Delta Engineers	All	\$307,570.00
Optional Contingency		30,000.00
	TOTAL:	\$337,570.00

BASIS FOR AWARD:

Most Qualified

Submitted by:

Reviewed by:

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

William E. Dollar
 City Manager

Date: 06/18/14

Date: 6/23/14

<u>FINANCIAL SUMMARY:</u>	
Total Project/Account: \$	852,000
Expended/Encumbered to Date:	15,243
Balance: \$	836,757
This Item:	337,570
Proposed Balance: \$	499,187
Trent Schulze	06/19/14
Budget Analyst	Date
Ron Young	06/19/14
Budget Director	Date

Operating Budget: <input type="checkbox"/>	CIP: <input checked="" type="checkbox"/>	Year: 2014
Document Location: Page E05		
Account #: 210-3799-3174701-7111		
Fund/Agency/Project – Description: Electric CIP		
Comments: Contract provides electrical, structural, and civil engineering services for GP&L Wylie 138 kV Switching Station and includes an optional contingency for additional work that may be required.		



GARLAND

PURCHASING

Executive Summary **Bid 4516-14** **Engineering Services for Wylie Switching Station**

Recommended Vendor:

R-Delta Engineers

Total Recommended Award:

\$337,570.00

Basis for Award:

Most Qualified

Purpose:

The purpose of this contract is to provide electrical, structural and civil engineering services for the Garland Power & Light Wylie 138kV switching station. Additional services may include platting and bid document preparation as well as permitting, review, planning, and design coordination.

Evaluation:

R-Delta Engineers was short-listed as a professional services provider through a Request for Qualification process. They were selected as the most qualified engineering firm for this specific project.

Recommendation:

Staff recommends awarding the contract to R-Delta Engineers as the most qualified firm.

Funding Information:

CIP project 210-3799-3174701-7111 (EC-T0747-003-1-7111)

Department Director:

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



City Council Item Summary Sheet

Work Session

Date: July 1, 2014

Agenda Item

Amendment of Article IV, "Smoking" of Chapter 22

Summary of Request/Problem

At the May 5, 2014 Work Session, Council considered a draft ordinance regulating the sale and use of e-cigarettes as recommended by the Administrative Services Committee.

Recommendation/Action Requested and Justification

Approve an ordinance amending Article IV, "Smoking" of Chapter 22, "Health," of the Code of Ordinances of the City of Garland.

Submitted By:

Approved By:

William E. Dollar
City Manager

- DRAFT -
For Discussion Purposes Only

ORDINANCE NO.

AN ORDINANCE AMENDING ARTICLE IV, "SMOKING" OF CHAPTER 22, "HEALTH", OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A PENALTY CLAUSE, A SAVINGS CLAUSE, AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

Section 1

That Section 22.55 of Article IV, "Smoking" of Chapter 22, "Health", of the Code of Ordinances of the City of Garland, Texas, is hereby amended by adding the following definitions to read as follows:

E-cigarette means an electronic delivery device composed of a mouthpiece, heating elements, battery or electronic circuits that produces or is capable of producing a vapor of liquid nicotine or other liquid or solid for inhalation by the user. The term includes such devices whether they are manufactured as e-cigarettes, e-cigars, e-pipes or under any other product name.

Section 2

That Section 22.55 of Article IV, "Smoking" of Chapter 22, "Health", of the Code of Ordinances of the City of Garland, Texas, is hereby amended by amending the definition of "Smoke, smokes, or smoking" to read as follows:

Smoke, smokes, or smoking means inhaling, exhaling, possessing or carrying any lighted or burning cigar or cigarette, or any pipe or other device that contains a lighted or unlit plant product (including tobacco), or inhaling or exhaling from an e-cigarette.

Section 3

That Section 22.57 of Article IV, "Smoking" of Chapter 22, "Health", of the Code of Ordinances of the City of Garland, Texas, is hereby amended to read as follows:

- DRAFT -
For Discussion Purposes Only

"Sec. 22.57 Use of tobacco products or e-cigarettes in City facilities is prohibited

A person commits an offense if the person smokes, consumes a tobacco product (including snuff or chewing tobacco) or uses an e-cigarette within any building or vehicle owned, operated or managed by the City. "

Section 4

That Chapter 22, "Health", of the Code of Ordinances of the City of Garland, Texas, is hereby amended by adding a new article, Article IV-A, "E-Cigarettes", to read as follows:

"ARTICLE IV-A. SALE OR POSSESSION OF E-CIGARETTES TO OR BY MINORS

Sec. 22.59 Definitions

In this article:

E-cigarette means an electronic delivery device composed of a mouthpiece, heating elements, battery or electronic circuits that produces or is capable of producing a vapor of liquid nicotine or other liquid or solid for inhalation by the user. The term includes such devices whether they are manufactured as e-cigarettes, e-cigars, e-pipes or under any other product name.

Sec. 22.60 Sale of e-cigarettes to persons younger than 18 years of age prohibited

(A) A person commits an offense if the person, with criminal negligence:

(1) sells, gives, or causes to be sold or given an e-cigarette to someone who is younger than 18 years of age; or

(2) sells, gives, or causes to be sold or given an e-cigarette to another person who intends to deliver it to someone who is younger than 18 years of age.

(B) If an offense under this section occurs in connection with a sale by an employee of the owner of a store in which e-cigarettes are sold at retail, the employee is criminally responsible for the offense and is subject to prosecution.

- DRAFT -
For Discussion Purposes Only

(C) It is a defense to prosecution under Subsection (A)(1) that the person to whom the e-cigarette was sold or given presented to the defendant apparently valid proof of identification.

(D) A proof of identification satisfies the requirements of subsection (C) if it contains a physical description and photograph consistent with the person's appearance, purports to establish that the person is 18 years of age or older, and was issued by a governmental agency. The proof of identification may include a driver's licence issued by this state or another state, a passport, or an identification card issued by a state or the federal government."

Sec. 22.61 Possession, purchase, consumption, or use of e-cigarettes by minors prohibited

(A) An individual who is younger than 18 years of age commits an offense if the individual:

(1) possesses, purchases, consumes, or uses an e-cigarette;
or

(2) falsely represents himself or herself to be 18 years of age or older by displaying proof of age that is false, fraudulent, or not actually proof of the individual's own age in order to obtain possession of, purchase, or receive an e-cigarette.

(B) It is an exception to the application of this section that the individual younger than 18 years of age possessed the e-cigarette in the presence of:

(1) an adult parent, a legal guardian, or a spouse of the individual; or

(2) an employer of the individual, if possession or receipt of e-cigarettes is required in the performance of the employee's duties as an employee.

Sec. 22.62 Affirmative defense

It is an affirmative defense to prosecution under this sections 22.56, 22.57, 22.58, 22.60 and 22.61 that the device was prescribed by a licensed medical provider for inhaling medicine in the form of a vapor or gas."

- DRAFT -
For Discussion Purposes Only

Section 5

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 6

That Chapter 22, "Health", of the Code of Ordinances of the City of Garland, Texas, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

Section 7

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 8

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

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

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary



City Council Item Summary Sheet

Work Session

Date: July 1, 2014

Agenda Item

Payday Loan Fee Ordinance

Summary of Request/Problem

At the June 16, 2014 Work Session, Council considered the establishment of a \$75 fee for processing certificates of registration as required by the payday loan ordinance approved by Council on March 18, 2014. Staff was directed to bring forward an ordinance for consideration which would authorize this registration fee.

Recommendation/Action Requested and Justification

Approve the attached ordinance.

Submitted By:

**Neil Montgomery
Senior Managing Director**

Approved By:

**William E. Dollar
City Manager**

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 30, "BUILDING INSPECTION," OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS RELATING TO THE SCHEDULE OF FEES LISTED IN CHAPTER 30, SECTION 30.301; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

Section 1

That Chapter 30, "Building Inspection," of the Code of Ordinances of the City of Garland, Texas is hereby amended by adding a new fee to the schedule of fees listed at Section 30.301, to read as follows:

(A-1) Credit access business application fee: A non-refundable application fee shall be assessed on each application for a certificate of registration issued pursuant to Sec. 30.405 of this Code, and shall be payable at the time application is filed with the Building Inspection Department. The application fee shall be \$75.00.

Section 2

That Chapter 30, "Building Inspection," of the Code of Ordinances of the City of Garland, Texas, as amended, shall be and remain in full force and effect, save and except as amended by this Ordinance.

Section 3

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

Section 4

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

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

THE CITY OF GARLAND, TEXAS

By: _____
Mayor

ATTEST:

City



City Council Item Summary Sheet

Work Session

Date: July 1, 2014

Agenda Item

Parking Restrictions on Distribution Drive

Summary of Request/Problem

At the June 16, 2014 Work Session, Council considered establishing no parking anytime for the north side of Distribution Drive 1,000 feet west of Sanden Drive. Semi-trucks and trailers parking on the street in front of 4009 Distribution Drive cause sight obstruction for vehicles exiting the business.

Recommendation/Action Requested and Justification

Approve an ordinance amending Chapter 33, "Transportation", of the Code of Ordinances of the City of Garland.

Submitted By:

Paul Luedtke
Director of Transportation

Approved By:

William E. Dollar
City Manager

ORDINANCE NO.

AN ORDINANCE AMENDING CHAPTER 33, “TRANSPORTATION” OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; 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.

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

Section 1

That Sec. 33.52(A) of Article IV, “Stopping, Standing and Parking”, of Chapter 33, “Transportation”, of the Code of Ordinances of the City of Garland, Texas, is hereby amended by adding the following street segments, extents, and sides in appropriate alphabetic order:

<u>“Street</u>	<u>Extent</u>	<u>Side</u>
Distribution Drive	From Sanden Drive to 1000 feet east	North

Section 2

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

Section 3

That Chapter 33, “Transportation” of the Code of Ordinances of the City of Garland, Texas, as amended, shall remain in full force and effect save and except as amended by this Ordinance.

Section 4

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

Section 5

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

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

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary



City Council Item Summary Sheet

Work Session

Date: July 1, 2014

Agenda Item

TMPA Board Appointment

Summary of Request/Problem

Jamie Ratliff's term as a member of the Texas Municipal Power Agency (TMPA) Board of Directors expires on July 18, 2014. At the June 16, 2014 Work Session, Council considered reappointing Jamie Ratliff to serve an additional two-year term.

Recommendation/Action Requested and Justification

Approve a resolution reappointing Jamie Ratliff to the Board of Directors of the Texas Municipal Power Agency.

Submitted By:

Approved By:

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL REAPPOINTING JAMIE RATLIFF TO THE BOARD OF DIRECTORS OF THE TEXAS MUNICIPAL POWER AGENCY; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, Jamie Ratliff is currently serving on the Board of Directors of the Texas Municipal Power Agency ("TMPA") on behalf of the City of Garland; and

WHEREAS, his appointment will expire on July 18, 2014; and

WHEREAS, the City Council desires to reappoint Mr. Ratliff to the TMPA Board of Directors upon the expiration of his current term;

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

Section 1

The City Council hereby reappoints Jamie Ratliff to the TMPA Board of Directors for a two year term commencing July 18, 2014.

Section 2

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

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

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary



City Council Item Summary Sheet

Work Session

Date: July 1, 2014

Agenda Item

Support of IH-635 East Project

Summary of Request/Problem

At the May 19, 2014 Work Session, the Transportation Committee recommended that Council consider approving a resolution supporting the development of the IH-635 East Project (from US-75 to IH-30).

Recommendation/Action Requested and Justification

Approve a resolution supporting the development of the IH-635 East Project (from US-75 to IH-30).

Submitted By:

Approved By:

William E. Dollar
City Manager

RESOLUTION NO.

A RESOLUTION OF THE CITY OF GARLAND SUPPORTING THE DEVELOPMENT OF THE INTERSTATE HIGHWAY 635 EAST PROJECT (FROM US 75 TO IH-30); AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Dallas/Fort Worth Metroplex is growing at an astounding rate, increasing to over 9.8 million residents by the year 2035;

WHEREAS, the current transportation infrastructure in North Texas is insufficient to handle the growing demand placed on it by the increase in population and commerce;

WHEREAS, the Interstate Highway 635 East project, from United State Highway 75 to Interstate Highway 30, is essential to the future of the City of Garland bettering mobility, safety, and redevelopment opportunities, impacting the city, county and state of Texas;

WHEREAS, the LBJ Express project, from US 75 to IH-35 E, is currently under construction, adding capacity to increase mobility in the northern portion of Dallas County;

WHEREAS, the IH-635 East project will greatly impact the City of Garland through enhancing access and connectivity to one of the region's largest industrial areas;

WHEREAS, the City of Garland has organized a coalition of stakeholders including the cities of Dallas and Mesquite, Dallas County, and State Legislators and US Congress Members representing the IH-635 East corridor who are all supportive of the IH-635 East project, including:

- US Congressman Pete Sessions
- US Congressman Jeb Hensarling
- State Senator John Carona
- State Senator Bob Deuell
- State Representative Cindy Burkett
- State Representative Angie Chen Button

- State Representative Stefani Carter
- State Representative Kenneth Sheets
- State Representative Jason Villalba

WHEREAS, USDOT Secretary Anthony Foxx expressed his support for the IH-635 East project at his Bus Tour Press Conference on April 18, 2014;

WHEREAS, Congressman Pete Sessions has communicated his support of the IH-635 East project through a letter dated May 6, 2014;

WHEREAS, members of the IH-635 East Legislative Coalition have made their support for the IH-635 East project known through a letter dated May 16, 2014;

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

Section 1

That the City of Garland is supportive of the efforts to have IH-635 East reconstructed to meet these preferences:

- Continuous Frontage Roads from US 75 to IH-30
- Enhanced Access (braided ramps) with Strategically Placed Entrance and Exit Ramps
- Aesthetic Enhancements to the Corridor
- Continuous Consecutive 2+2 Managed Lanes from US 75 to IH-30
- Reconstruction and reconfiguration of the main lanes (including dual-directional capacity enhancement) with the facility being below grade
- Sound Walls and Noise Abatement
- TIFIA Loan and Innovation in Financing
- Federal Control of Access Issues

- Authorize TxDOT to enter into a CDA in 84th Legislature

Section 2

That the City of Garland will continue to support the efforts of the project's stakeholders, including the United States Department of Transportation, the Texas Transportation Commission, the Texas Department of Transportation, and regional partners, to complete this project.

Section 3

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

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

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary



City Council Item Summary Sheet

Work Session

Date: July 1, 2014

Agenda Item

Appointments to the DART Board of Directors

Summary of Request/Problem

Council is requested to appoint two representatives to the Board of Directors of the Dallas Area Rapid Transit Authority for a two-year term ending June 30, 2016.

At the June 16, 2014 Work Session, Council was notified that Mark Enoch and Michael Cheney's terms of office as the City of Garland's representatives on the Dallas Area Rapid Transit (DART) Board of Directors will expire on June 30, 2014.

Information was posted on the City's website for 14 days in order to provide an opportunity for citizens to apply for the positions. At the close of the 14-day notice period, Mark Enoch, Michael Cheney, Tom Cooper, Jonathan Kelly, and Thomas Campbell responded.

Council interviewed Mark Enoch and Thomas Campbell at the June 16, 2014 Work Session and were scheduled to interview Michael Cheney, Tom Cooper, and Jonathan Kelly at the June 30, 2014 Work Session.

Recommendation/Action Requested and Justification

Approve a resolution appointing members to the Board of Directors of the Dallas Area Rapid Transit Authority.

Submitted By:

Approved By:

William E. Dollar
City Manager

RESOLUTION NO.

A RESOLUTION APPOINTING MEMBERS TO THE BOARD OF DIRECTORS OF THE DALLAS AREA RAPID TRANSIT AUTHORITY AND PROVIDING AN EFFECTIVE DATE

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

Section 1

That the City Council hereby appoints _____ and _____ to the Board of Directors of the Dallas Rapid Transit Authority for a term ending June 30, 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 _____, 2014.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary



Planning Report

File No. 14-18/District 4

Agenda Item:

Meeting: City Council

Date: July 1, 2014

Zone Systems, Inc.

5134 Northwest Highway

REQUEST

Approval of 1) a change of zoning from Planned Development (PD) District 84-50 for Single Family Uses to a Planned Development (PD) District for Limited General Business Uses, 2) a Specific Use Permit for an Antenna, Commercial Type 2, and 3) variances to Sections 10-306.4(B) and 25-441 of the Comprehensive Zoning Ordinance regarding the minimum distance from a freestanding telecommunication antenna to a residential district and the required setback of any structure to an interior property line adjacent to a residential district.

OWNER

New World United Methodist Church Garland

PLAN COMMISSION RECOMMENDATION

On June 9, 2014 the Plan Commission, by a vote of seven (7) to zero (0), recommended approval of 1) a change of zoning from Planned Development (PD) District 84-50 for Single Family Uses to a Planned Development (PD) District for Limited General Business Uses, 2) a Specific Use Permit for an Antenna, Commercial Type 2, and 3) variances to Sections 10-306.4(B) and 25-441 of the Comprehensive Zoning Ordinance to eliminate the distance requirement between the proposed cell tower and single family residential districts and eliminate the setback required between the masonry enclosure component of the proposed cell tower compound and the residential districts adjacent to the northwest and northeast property lines. Plan Commission recommended approval of the above request with a condition that limits the height of the proposed cell tower to 80 feet and requires the cell tower to be designed as a flagless pole with internal antennas.

The applicant concurs with the conditions tied to the Plan Commission recommendation and has revised the plans to reflect the height limitation and a cell tower designed as a flagless pole with internal antennas.

STAFF RECOMMENDATION

Denial of 1) a change of zoning to a Planned Development (PD) District for Limited General Business Uses, 2) a Specific Use Permit for an Antenna, Commercial Type 2, and 3) variances to Sections 10-306.4(B) and 25-441 of the Comprehensive Zoning Ordinance. Staff is not opposed to the location of a cell tower on this site as long such cell tower is designed to have the appearance of an architectural element that not only blends with the architecture of the church building but adds to the aesthetics of the subject property and the entire residential area. If the request is approved, the applicant should provide a “flagpole” cell tower with internally located antennas. Staff recognizes the valuable service cell towers provide to nearby residences; however, the visual impact can be greatly reduced by providing a stealth tower that blends with its surroundings and complements the existing church development.

BACKGROUND

In 1984 City Council approved a change of zoning on the subject property from Single Family (SF-7) District to Planned Development (PD) District 84-50 for Single Family Uses to allow additional height for a church sanctuary. The site was subsequently developed with a church complex. The applicant seeks approval of a change of zoning and a Specific Use Permit to construct a cell tower, associated ground equipment and masonry enclosure on a leased portion of the subject property. Furthermore, the applicant requests variances to eliminate the setback required for a cell tower from a residential district and interior side and rear property lines.

SITE DATA

The proposed lease area is 2,500 square feet and it will be accessed via the church access drive from Northwest Highway.

USE OF PROPERTY UNDER CURRENT ZONING

Planned Development (PD) District 84-50 only allows those uses permitted in the Single Family (SF-7) District. Single Family (SF-7) District provides for single family housing in safe and comfortable neighborhood environments. The establishment of appropriate institutions and community facilities such as churches and schools are also permitted as they are necessary to create an integral residential environment. An Antenna, Commercial Type 2 is not permitted in a residential district. Antenna, Commercial Type 2 is only allowed in certain non-residential districts; in most of these non-residential districts,

including General Business (GB), approval of a Specific Use Permit is required. Hence, the request to change the zoning to a Planned Development District based in the General Business District.

CONSIDERATIONS

1. The applicant seeks approval of a change of zoning from Planned Development (PD) District 84-50 for Single Family Uses to a Planned Development (PD) District for Limited General Business Uses on the portion of the property developed with a church complex. The southern undeveloped portion of the subject property is zoned Office 1 (O-1) District and it is not part of this zoning request. The applicant proposes to lease a 2,500 square foot area located at the north corner of the subject property and construct a cell tower compound that consists of an 80-foot tall cell tower, associated ground equipment and a 6-foot tall brick enclosure. According to the applicant the proposed cell tower compound will be designed and constructed to accommodate other cellular carriers who may wish to colocate their antennas on the antenna structure.

2. Cell towers are typically required to be 5,000 feet from another cell tower site. However, when designed and constructed so as to be capable of use by two or more wireless communications providers, the cell tower may be located less than 5,000 feet but not less than 3,000 feet from another cell tower. The proposed cell tower will be 3,975 feet from the nearest existing cell tower.

3. The applicant requests approval of a Specific Use Permit for an Antenna, Commercial Type 2 for a period of 30 years. The Specific Use Permit shall only be applicable to the leased area.

4. The cell tower, as revised per Plan Commission recommendation, would be designed and constructed as a flagless pole with internal antennas. The subject property is centrally located within a residentially zoned area; therefore, deemed an inappropriate site for a cell tower. However, the fact that the subject property is developed with a church complex makes it an appropriate site for a cloaked cell tower with an external appearance of a structure that would typically be found on a church site. Staff recommended the applicant provide a stealth tower that is designed to appear as a church steeple that is architecturally and physically integrated into the church development. The stealth "church steeple" cell tower would enhance the aesthetics of the subject property and would limit the visual impact of the tower on the entire area while obtaining the coverage service the applicant seeks to provide. Furthermore, this alternative to the proposed cell tower would eliminate the need for rezoning the property.

It should be noted that stealth "church steeple" cell towers have been constructed on numerous church sites in Garland successfully achieving the appearance of a church expansion that not only complements but enhances the

existing church complex. Some of the church sites where stealth towers disguised as church steeples have been successfully constructed include North Garland Baptist Church at 5840 North Garland Avenue and Redeemed Christian Church at 2700 Broadway Boulevard.

5. Recently approved requests, such as the Capital Telecom request approved by City Council on May 6th, are designed as “flagless flag pole” structures with internal antenna canisters, such that the antennas are not visible. If approval of the request is considered, a tower with internally mounted antennas should be required. The applicant has indicated that if approved, the cell tower will be constructed as a “flagless pole” with internal antennas.

6. The applicant requests a variance to Section 10-306.4(B) of the Comprehensive Zoning Ordinance which stipulates that all freestanding wireless telecommunication antennas are to be a minimum of 1:3 (height to distance) ratio from any residential district boundary lines. An 80-foot tall cell tower would be required to be 240 lineal feet from the nearest residential district. These residential zoned properties are developed with a middle school/elementary school campus and a City of Garland park. The proposed cell tower compound would be approximately 240 feet from the nearest properties developed with residences.

7. The applicant seeks a variance to Section 25-441 of the Comprehensive Zoning Ordinance which establishes a minimum setback of 20 feet from interior lot lines adjacent to residential districts for any structure. The masonry enclosure component of the proposed cell tower compound will be located approximately 6 inches from the northwest and northeast interior property lines. As already described, the residential zoned properties adjacent to the cell tower lease area are developed with a middle school/elementary school campus and a City of Garland park.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Traditional Neighborhoods for the subject property. Traditional Neighborhoods offer residential areas of typical suburban density within a conventional neighborhood setting. Traditional Neighborhoods consist of single-family detached homes arranged along a conventional network of collector and neighborhood streets. Daily goods, services and other non-residential uses are found at the perimeter of Traditional Neighborhoods, while schools, parks, and churches are generally the only non-residential uses within the neighborhood’s interior.

The recommendation in the Comprehensive Plan is consistent with Staff’s assertion that the central location of the subject property, while appropriate for a church complex, is not suitable with for a cell tower unless it is designed to have the appearance of a church steeple that is architecturally and physically

integrated with the church building. Such a design can enhance the aesthetics of the subject property while accomplishing its purpose as a cell tower.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties in the surrounding area are zoned Single Family (SF-7) District; these properties are developed single family residences with the exception of the two properties immediately to the north which are developed with O'Banion Middle School, Heather Glen Elementary School and Crossman Park.

The proposed cell tower would provide a valuable service to the customers residing in the surrounding residential area. However, it will only be visually compatible with the surrounding area if designed as a structure that typically belongs amongst a residential neighborhood.

Prepared By:

Josue De La Vega
Development Planner

Date: June 19, 2014

Reviewed By:

Anita Russelmann
Director of Planning

Date: June 20, 2014

Reviewed By:

William E. Dollar
City Manager

Date: June 23, 2014



PD 71-17

SF 71/F 13

PD 84-50

PD 82-51

82-86

O-1

0 150 300 Feet

ZONING Z 14-18

INDICATES AREA OF REQUEST

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE 14-18

5134 Northwest Highway

- I. **Statement of Purpose:** The purpose of this Planned Development is to allow limited General Business Uses.
- II. **Statement of Effect:** This Planned Development (PD) District shall not affect any regulation found in the Comprehensive Zoning Ordinance, Ordinance No. 4647, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. **General Regulations:** All regulations of the General Business (GB) District set forth in Section 25 and 32 of the Comprehensive Zoning Ordinance are included by reference and shall apply, except as otherwise specified by this ordinance.
- V. **Specific Regulations:**
 - A. Permitted Uses:
 - Church
 - Office, General (limited to two stories)
 - Antenna, Commercial Type 2*
 - * Requires Specific Use Permit
 - B. Building Height: Maximum building height shall be as specified under the General Business (GB) District regulations, except that a forty-five (45) maximum height shall be permitted for a church sanctuary.

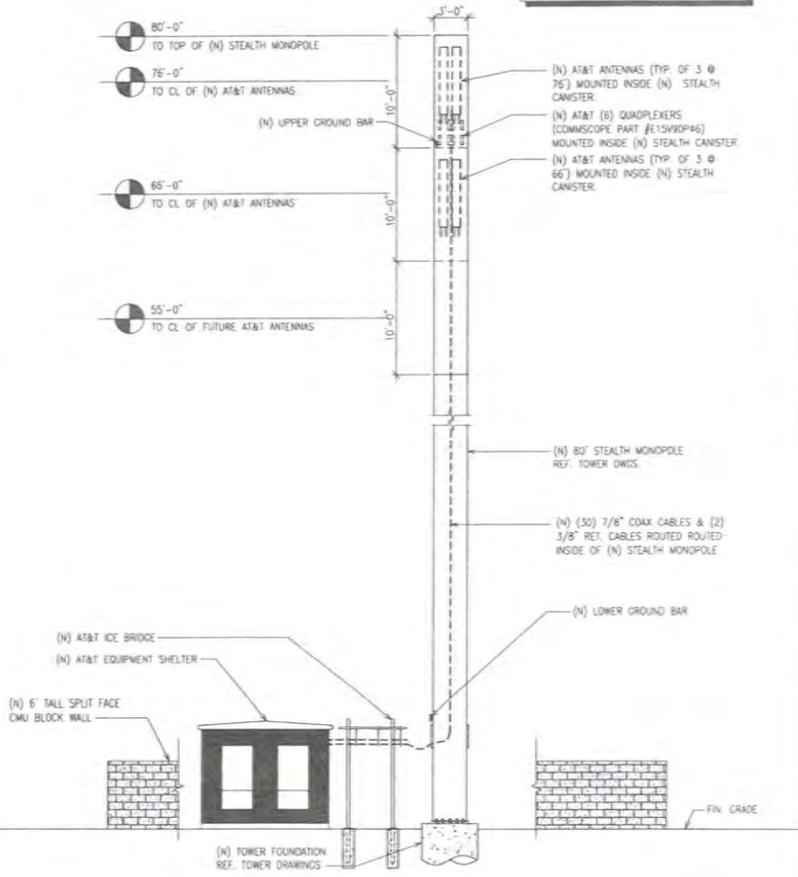
SPECIFIC USE PERMIT CONDITIONS

ZONING FILE 14-18

5134 Northwest Highway

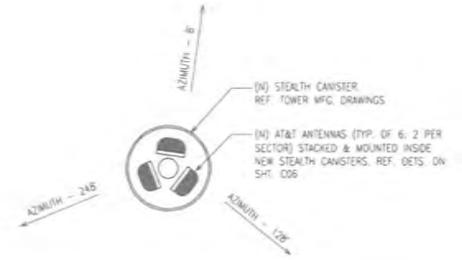
- I. **Statement of Purpose:** The purpose of this Specific Use Permit is to allow Antenna, Commercial Type 2 subject to conditions.
- II. **Statement of Effect:** This permit shall not affect any regulation found in the Comprehensive Zoning Ordinance, as amended, except as specifically provided herein.
- III. **General Regulations:** All regulations in Section 10-306.4 and the General Business (GB) District as set forth in Section 25 and 33 of the Comprehensive Zoning Ordinance are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. **Specific Regulations:**
 - A. Time Period: The Specific Use Permit shall be in effect for a period of 30 years from the date of passage.
 - B. Antenna Tower (Exhibit D):
 1. Height: The maximum height of the cell tower shall be 80 feet.
 2. Antenna Type: The only type antenna tower authorized by this Specific Use Permit is a "flagless pole" cell tower with internal antennas as reflected on Exhibit D.
 - C. Site Plan: Development of the antenna tower shall be in accordance with the site plan on Exhibit E.
 - D. Residential Buffer: No distance buffer between the proposed cell tower and the single family residential districts shall be required.
 - E. Setbacks From Residential Zoned Districts: There shall be no setback required between the masonry enclosure component of the proposed cell tower compound and the residential districts adjacent to the northwest and northeast property lines.
 - F. Applicability of Specific Use Permit: The Specific Use Permit shall only be applied to the 2,500 square foot lease area.

PRIOR TO INSTALLING ANY EQUIPMENT ON TOWER, CONTRACTOR SHALL REFER TO THE CURRENT STRUCTURAL ANALYSIS/TOWER DRAWINGS BY TOWER MANUFACTURER.



1 TOWER ELEVATION
SCALE: NTS

NOTE: BEFORE INSTALLING ANY EQUIPMENT CONTRACTOR MUST CHECK WITH AT&T PROJECT MANAGER AND AT&T RF ENGINEER FOR MOST RECENT RF CONFIGURATION SHEET.



NOTE: ALL CONNECTIONS FOR HANGERS, SUPPORTS, BRACING, ETC. SHALL BE INSTALLED PER TOWER MANUFACTURER'S STANDARD DETAILS



2 ANTENNA ORIENTATION
SCALE: NTS

REVISIONS	DATE
ISSUED FOR CONSTRUCTION	05/22/14
ISSUED FOR CONSTRUCTION	04/22/14

CELERSIS PROJECT NO. 13-4901

CELERSIS GROUP
CORPORATE ENGINEERS

2000 E. Lamar Blvd., Suite 500
Arlington, TX 76006
Office: 817.446.1700
Fax: 817.460.0677
TX Firm Reg. # F-1399

1801 V...
FARMERS

SITE NAME
GRANADA DR GARLAND

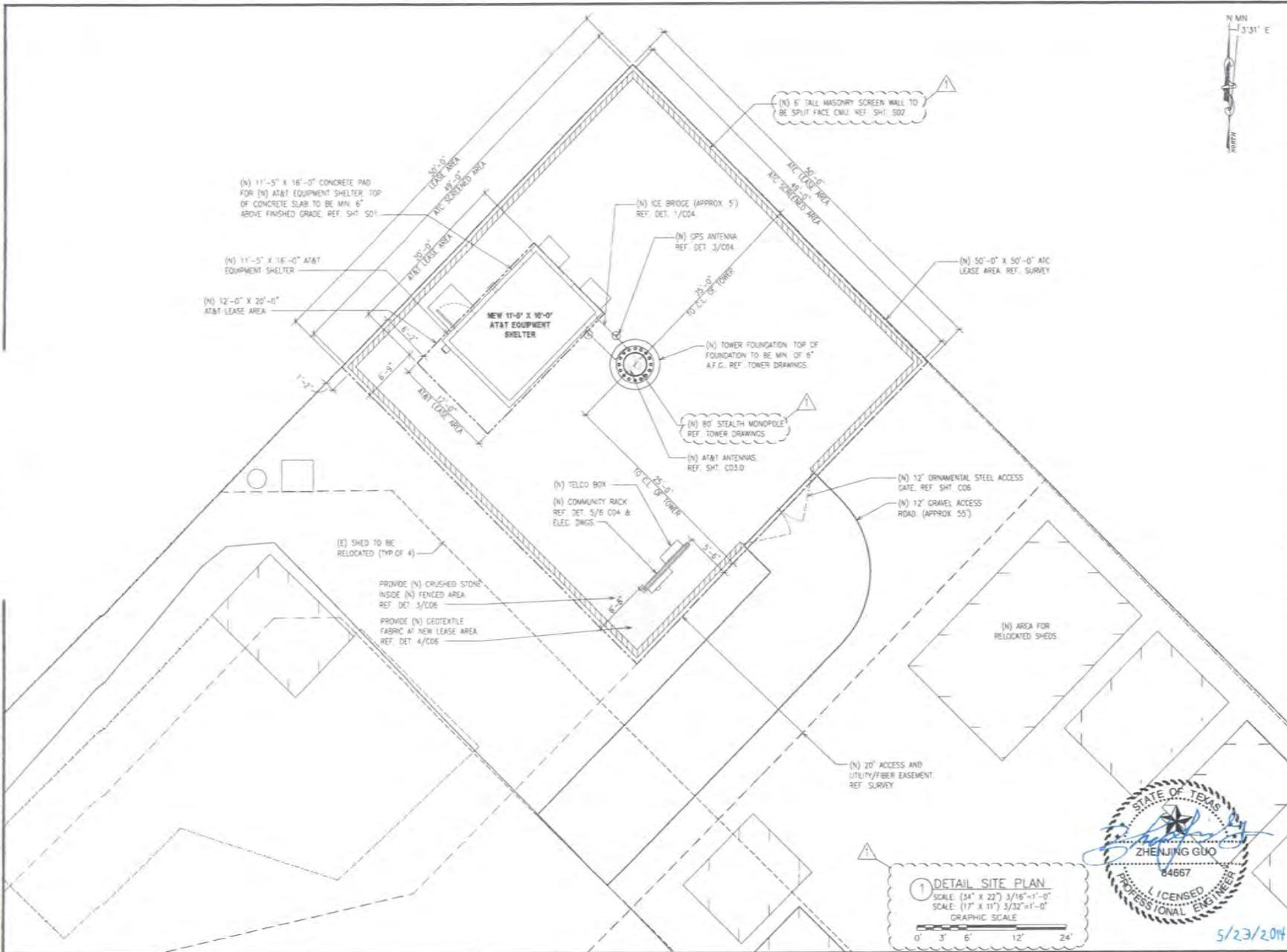
SITE NUMBER
DX4470

STATE OF TEXAS
ZHENJING GUO
84667
LICENSED PROFESSIONAL ENGINEER

5/23/2014

DRAWN BY: CSM
CHECKED BY: ZC
DATE: 05/22/14
PLP SCALE: 1:2
DRAWING NAME: ELEVATION / ANTENNA ORIENTATION
SHEET NO.:
C03.0

THIS DRAWING IS COPYRIGHTED AND IS THE SOLE PROPERTY OF THE OWNER. IT IS PRODUCED SOLELY FOR USE BY THE OWNER AND ITS AFFILIATES. REPRODUCTION OR USE OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF THE OWNER IS PROHIBITED.



1 DETAIL SITE PLAN
 SCALE: (34" X 22") 3/16"=1'-0"
 SCALE: (17" X 11") 3/32"=1'-0"
 GRAPHIC SCALE



5/23/2014

REVISIONS	DATE
ISSUED FOR CONSTRUCTION	01/12/14
ISSUED FOR CONSTRUCTION	05/22/14

CELERIS PROJECT NO: 13-4909
CELERIS GROUP
 CONSULTING ENGINEERS
 2000 E. Lamar Blvd., Suite 550
 Arlington, TX 76006
 Office: 817.446.1700
 Fax: 817.400.0677
 TX Firm Reg. # F-13992

1801 VALLEY VIEW LANE
 FARMERS, BRANCH, TX, 75234

SITE NAME
GRANADA DR GARLAND

SITE NUMBER
DX4470

DRAWN BY:	CSM
CHECKED BY:	ZC
DATE:	05/22/14
PLAT SCALE:	1:2
DRAWING NAME:	DETAIL SITE PLAN
SHEET NO.:	C02

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CASE NO. 140401-3



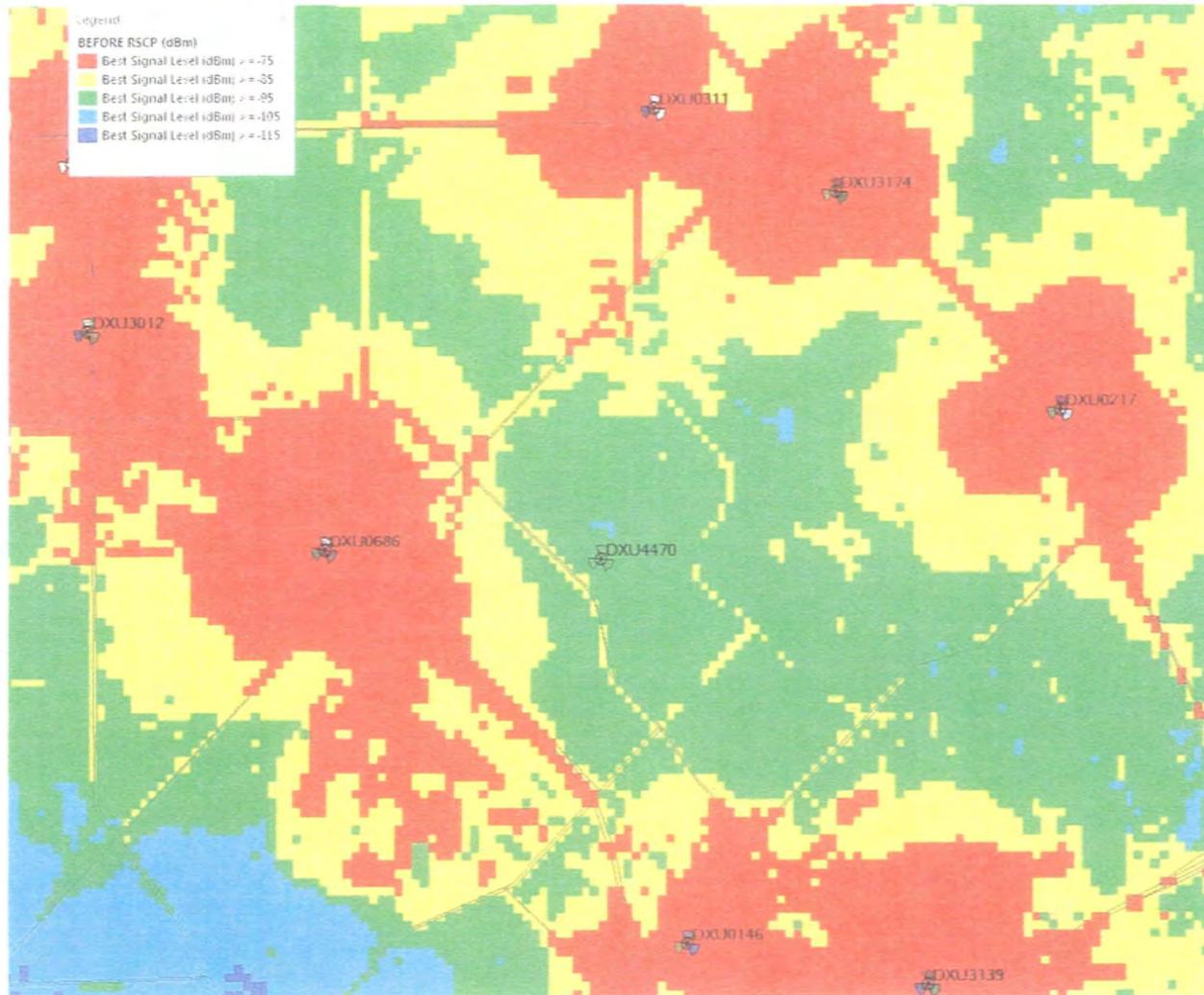
Google earth

feet
meters



MAY 2 2014 AM 10:11

DXU4470 – Coverage from Existing Sites.



REPORT & MINUTES

P.C. Meeting, June 9, 2014 (7 Members Present)

Consideration of the application of Zone Systems Inc, requesting approval of 1) a change of zoning from Planned Development (PD) District 84-50 for Single Family Uses to a Planned Development (PD) District for Limited General Business Uses, 2) a Specific Use Permit for an Antenna, Commercial Type 2, and 3) variances to Section 10-306.4(B) and 25-441 of the Comprehensive Zoning Ordinance regarding the minimum distance from a freestanding telecommunication antenna to a residential district and the required setback of any structure to any interior property line adjacent to a residential district. The property is located at 5134 Northwest Highway. (District 4) (File 14-18) (This request was postponed from the May 12, 2014 Plan Commission meeting)

Representing the applicant Peter Kavanagh, 1620 Handley, Dallas, TX 75208, gave a brief overview of the request and addressed the issue of the cell tower location on the site and 911 calls made in the City of Garland going to the City of Dallas. The applicant remained available for questions.

Commissioner Fisher asked if there were benefits of using an array antenna versus an antenna in an internal canister. Commissioner Welborn asked if AT& T would ever consider adding to the proposed height of the cell tower.

Residents that spoke in support of the request were:
Shawn Crofford, 5018 Highridge Dr, Garland, TX,
John F. Rhodes, 2114 Meadowview Ct., Garland, TX,
Frances Hiner, 1113 Intervale Drive, Garland, TX,

Residents registering their position in support were:
Ricky Free, 3805 Ablon Trail, Garland, TX
Lee Dirickson, 5018 Highridge Dr, Garland, TX
Virgel E. Horn, 4509 Lemon Tree Lane, Garland, TX
Don Smith, 309 Los Santos, Garland, TX
Suzanne Smith, 309 Los Santos Dr, Garland, TX

Nearby residents registering their position in support were:
Denise Hickman, 4510 Scenic Dr, Rowlett, TX
Warner Hickman, 4510 Scenic Dr, Rowlett, TX
Scott Robertson, 3409 Gayle Dr, Mesquite, TX
Gary Hicks, 5518 Goodwin, Dallas, TX

Speaking in opposition, Terry Weightman, 5113 Barcelona Dr, Garland, TX, expressed concerns regarding the need, size, location, and possible vandalism of the tower.

Residents registering their position as opposed were:
Toni Kleinmerer, 602 Barcelona Dr, Garland, TX
James C. Kleinmerer, 602 Barcelona Dr, Garland, TX
Rudolf Grun, 601 Barcelona PL, Garland, TX
Barbara Grun, 601 Barcelona PL, Garland, TX
Karen Terry, 5021 Barcelona, Garland, TX
Apolonia Hernandez, 609 Barcelona PI, Garland, TX
Stan Shwarts, 606 Barcelona PI, Garland, TX
Judy Shwarts, 606 Barcelona PI, Garland, TX
Candy Williams, 605 Barcelona PI, Garland, TX
David Castillo 5022 Barcelona Dr, Garland, TX
Cecilia Castaneda, 5022 Barcelona Dr. Garland, TX
Leroy Bailey, 5118 Barcelona Dr, Garland, TX
Barbara Bailey, 5118 Barcelona Dr, Garland, TX
Kimber Bailey, 5118 Barcelona Dr, Garland, TX
Mr & Mrs David Herts, 5117 Barcelona Dr, Garland, TX
Mrs. Terry Weighman, 5113 Barcelona, Garland, TX

Motion was made by Commissioner O'Hara, seconded by Commissioner Vera to close the Public Hearing. Motion **carried: 7 Ayes, 0 Nays.**

Commissioners stated they would not have an issue approving this application, provided that the maximum tower height be limited to 80 feet and the design be that of a stealth tower.

Motion was made by Commissioner O'Hara, seconded by Commissioner Welborn to **approve** the application with the provision that the maximum tower height be 80 feet and the design be that of a stealth tower. Motion **carried: 7 Ayes, 0 Nays.**



INDICATES AREA OF REQUEST

ZONING Z 14-18

O = IN FAVOR
X = AGAINST



GARLAND

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

May 1, 2014

HEARING DATE/TIME: Plan Commission: May 12, 2014 – 7:00 PM

APPLICANT: Zone Systems, Inc.

File Z 14-18

Dear Property Owner:

A public hearing will be held by the Plan Commission of the City of Garland, Texas, at 7:00 P.M. Monday, May 12, 2014, in the Council Chambers of City Hall, 200 North Fifth Street, to consider the application of **Zone Systems, Inc.**, requesting approval of 1) a change of zoning from Planned Development (PD) District 84-50 for Single Family Uses to a Planned Development (PD) District for Limited General Business Uses, 2) a Specific Use Permit for an Antenna, Commercial Type 2, and 3) variances to Sections 10-306.4(B), 18-322.1, and 18-322.2 of the Comprehensive Zoning Ordinance regarding the required minimum distance from a freestanding telecommunication antenna to a residential district and setbacks from the side and rear property lines. The property is shown on the enclosed sketch and is described as follows:

Being an approximate 6.918-acre parcel shown as Lot 1, Block 1, New World Methodist Church Addition, an addition to the City of Garland, Dallas County, Texas, according to the final plat recorded in Volume 2004230, Page 32 of the Dallas County Clerk's Records. The subject property is located at 5134 Northwest Highway, Garland, TX. (District 4)

Note: The applicant requests approval of a change of zoning and a Specific Use Permit to allow the construction of a cell tower compound. Additionally, the applicant seeks variances to reduce the required setbacks to zero feet between the cell tower compound and the side and rear property lines.

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

(Please Check One Below)

I am in favor of the request.

I am opposed to the request.

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

This proposed cell tower is a hazard and safety issue eyesore for all in this area. It is not feasible.
(Please complete the following information)

Your Property Address

OC + Cynthia SKINNER

Printed Name

5121 Barcelona Drive

Address

Garland TX

City, State

75043

Zip

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

OC + Cynthia Skinner

Signature

Homeowners

Title

Date: *4-19-2014*



GARLAND

May 1, 2014

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

HEARING DATE/TIME: Plan Commission: May 12, 2014 - 7:00 PM

APPLICANT: Zone Systems, Inc.

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(Please Check One Below)

I am in favor of the request

I am opposed to the request. *and all-out it is there, may not attend due to weather*

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

Please do not allow for reason of safety & health of citizens and future citizens, property value decrease, eye sore! Generally not wanted in our community

(Please complete the following information)

Your Property Address

809 Rockledge Dr

Printed Name

Alice Johnson

Address

Garland, TX
City, State

75043
Zip

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

Alice Johnson

Signature

Title

Date: *5/12/2014*



GARLAND

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

May 1, 2014

HEARING DATE/TIME: Plan Commission: May 12, 2014 – 7:00 PM

APPLICANT: Zone Systems, Inc.

File Z 14-18

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(Please Check One Below)

I am in favor of the request.

I am opposed to the request.

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

RETIREMENT TO THE ENVIRONMENT
SAFETY ISSUES/HEALTH ISSUES
(Please complete the following information)

Your Property Address

Printed Name _____
5102 BARCELONA DR _____ 75043
Address _____ City, State _____ Zip _____

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

Signature _____ Title _____
Date: 5/16/14 _____ 5:30 PM



GARLAND

May 1, 2014

HEARING DATE/TIME: Plan Commission: May 12, 2014 – 7:00 PM

APPLICANT: Zone Systems, Inc.

File Z 14-18

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(Please Check One Below)

I am in favor of the request.

I am opposed to the request.

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

I am against the proposal for a change in the proposed zoning for a cell tower. The church is receiving compensation - what do the homeowners get??
(Please complete the following information) *(OVER)*

Your Property Address

Printed Name

Address

City, State

Zip

601 Barcelona Place

RUDOLFA GRUN

Garland, TX

75048

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

[Signature]

Homeowner

Signature

Title

Date:

5/15/14



GARLAND

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

May 1, 2014

HEARING DATE/TIME: Plan Commission: May 12, 2014 – 7:00 PM

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(Please Check One Below)

I am in favor of the request.

I am opposed to the request.

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

(Please complete the following information)

Your Property Address

LeDon + Elaine Becker

Printed Name

5207 Spring Lake Dr Garland TX

Address

City, State

Zip

75043

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

Signature

LeDon Becker
5-7-2014

Title

Elaine Becker

Date:



GARLAND

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

May 1, 2014

HEARING DATE/TIME: Plan Commission: May 12, 2014 – 7:00 PM

APPLICANT: Zone Systems, Inc.

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(Please Check One Below)

 K I am in favor of the request.

 I am opposed to the request.

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

(Please complete the following information)

Your Property Address

GERARD R Zimmerman

Printed Name

743 meadowcreek Ct

Address

GARLAND TX 75043

City, State

Zip

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

Gerald Zimmerman
Signature
Date: 5-7-14

homeowner
Title

The following responses are from citizens outside of the notification area.

Allmendinger, Tracy

From: Allen, Chasidy
Sent: Monday, June 09, 2014 5:00 PM
To: Allmendinger, Tracy
Subject: FW: Tower - #1418-New World UMC

From: jacknjoan.harris@verizon.net [mailto:jacknjoan.harris@verizon.net]
Sent: Monday, June 09, 2014 4:59 PM
To: Allen, Chasidy
Subject: Fwd: Tower - #1418-New World UMC

-----Original Message-----

From: jacknjoan.harris@verizon.net
Date: Jun 9, 2014 2:01:21 PM
Subject: Tower - #1418-New World UMC
To: challen@garlandtx.com

I trust you think the cell tower to be constricted on the property of New World UMC is good for the community. I see no down side to the tower's construction and operation. Rather, I see it as a community benefit with improved cell/smart phone service to everyone as well as improved 911 service. I am not aware

1

of problems associated with similar tower construction and operation in other communities. And in this "immediate news" society, if there have been problems - it would be all over the news. I trust you will look favorably on this issue. Sincerely Joan Harris

Allmendinger, Tracy

From: Allen, Chasidy
Sent: Monday, June 09, 2014 4:51 PM
To: Allmendinger, Tracy
Subject: FW: Case number 1418-New World UMC

From: Liz Maxson [mailto:emaxson2@tx.rr.com]
Sent: Monday, June 09, 2014 4:51 PM
To: Allen, Chasidy
Subject: Case number 1418-New World UMC

I want to register my vote **FOR** the AT&T Cell Tower installation at New World UMC. case number **1418-New World UMC**.

My name is:

Elizabeth Maxson
330 N 6th ST, Apt. 1334
Garland, TX 75040-6361
972-977-0791.

1

Thank you,
Elizabeth Maxson

2

Allmendinger, Tracy

From: Allen, Chasidy
Sent: Monday, June 09, 2014 4:50 PM
To: Allmendinger, Tracy
Subject: FW: 1418-New World UMC

From: Brian Lewis [mailto:jasm580@yahoo.com]
Sent: Monday, June 09, 2014 4:47 PM
To: Allen, Chasidy
Subject: Re: 1418-New World UMC

Resending because of a mistake with the e-mail address ...

Chasidy,

I would like to register my vote this evening for 1418-New World UMC.

My vote is YES

Brian Lewis
1702 Tobin Trail
Garland Texas 75043

3

On Monday, June 9, 2014 11:36 AM, Brian Lewis <brianlewis580@yahoo.com> wrote:

Chasidy,

I would like to register my vote this evening for 1418-New World UMC.

My vote is YES

Brian Lewis
1702 Tobin Trail
Garland Texas 75043

4

Allmendinger, Tracy

From: Allen, Chasidy
Sent: Monday, June 09, 2014 4:50 PM
To: Allmendinger, Tracy
Subject: FW: Case Number 1418-New World UMC
Attachments: image001.jpg

From: Curtis Holtz [mailto:curtis@newworldumc.org]
Sent: Monday, June 09, 2014 4:50 PM
To: Allen, Chasidy
Subject: Case Number 1418-New World UMC

My vote is FOR the AT&T Cell Tower Installation at New World UMC

Curtis Holtz
7010 Alissa Dr
Rowlett, TX 75089
972-835-7197

In Christ,

5



Curtis Holtz
Youth/Mission Director
New World United Methodist Church
Office: 972-279-6145
Cell: 972-835-7197

6

Allmendinger, Tracy

From: Allen, Chasidy
Sent: Monday, June 09, 2014 4:49 PM
To: Allmendinger, Tracy
Subject: FW: Cell tower at New World UMC;,Garland, Texas

From: Tommy Townsend [mailto:katytom@sbcglobal.net]
Sent: Monday, June 09, 2014 4:52 PM
To: Allen, Chasidy
Cc: 'FrancesHiner'
Subject: FW: Cell tower at New World UMC;,Garland, Texas

From: Tommy Townsend [mailto:katytom@sbcglobal.net]
Sent: Monday, June 09, 2014 10:34 AM
To: 'challen@garlandtx.com'
Subject: Cell tower at New World UMC;,Garland, Texas

Thomas A Townsend
437 Trail View Lane
Garland, Texas 75043

7

972 681 2815 home
214 803 8610 cell

I VOTE "FOR" . We have 9 sex offenders living within 1/2mile of the church.
There is an active day school working with 100-120 children and kids Monday through Friday at New World UMC.
The better communications provided by this tower is needed. And this will eliminate many dropped calls of AT& T along Northwest Drive.

Yours, Thomas A. Townsend

Allmendinger, Tracy

From: Allen, Chasidy
Sent: Monday, June 09, 2014 4:49 PM
To: Allmendinger, Tracy
Subject: FW: Cell Tower Vote by email before 4PM!!!!

From: Sondra Townsend [mailto:katytom51@sbcglobal.net]
Sent: Monday, June 09, 2014 4:48 PM
To: Allen, Chasidy
Cc: Frances Hiner
Subject: FW: Cell Tower Vote by email before 4PM!!!!

Sondra

Sondra Townsend
NOTE: New email: katytom51@sbcglobal.net
Cell: 214-803-8611

9

From: Sondra Townsend [mailto:katytom51@sbcglobal.net]
Sent: Monday, June 09, 2014 10:30 AM
To: 'challen@garlandtx.com'
Cc: Frances Hiner (hinerfrances@hotmail.com)
Subject: FW: Cell Tower Vote by email before 4PM!!!!

I vote **FOR** the cell tower project at New World UMC, 5134 Northwest Hwy, Garland TX 75043. The tower will greatly improve the cell reception in that area. Calls are often dropped as you travel Northwest Hwy. in front of the Church.

Case number is **1418-New World UMC**.

SONDRA TOWNSEND
437 TRAIL VIEW LANE
GARLAND, TX 75043-5629
HOME - 972-681-2815
CELL - 214-803-8611

Sondra

Sondra Townsend
NOTE: New email: katytom51@sbcglobal.net
Cell: 214-803-8611

10

From: Tommy Townsend [<mailto:katytom@sbcglobal.net>]
Sent: Monday, June 09, 2014 10:27 AM
To: 'Sondra Townsend'
Subject: FW: Cell Tower Vote by email before 4PM!!!!

From: Liz Maxson [<mailto:emaxson2@tx.rr.com>]
Sent: Monday, June 09, 2014 10:11 AM
To: Undisclosed-Recipient;
Subject: Cell Tower Vote by email before 4PM!!!!

Send before 4pm

Dear New World Family,

Frances Hiner has sent me new information concerning the meeting at the Duckworth Building tonight about the AT&T Cell Tower installation at New World UMC.

11

You can register your vote by email. To vote For or Against, you must state what you want.

Our case number is **1418-New World UMC**.
Husbands and wife vote separately.

Please send to challen@garlandtx.com.

You must include your name, address and phone number.
Send before 4pm.

Due to limited space, you do not need to come tonight. The room holds only 20 people. If you have any questions please call Scott Robertson @ 214-534-8083 or Frances Hiner @ 214 769 4048.

12

Allmendinger, Tracy

From: Allen, Chasidy
Sent: Monday, June 09, 2014 4:41 PM
To: Allmendinger, Tracy
Subject: FW: Case 1418- New World UMC

From: frances hiner [mailto:hinerfrances@hotmail.com]
Sent: Monday, June 09, 2014 4:40 PM
To: Allen, Chasidy
Subject: FW: Case 1418- New World UMC

From: hinerfrances@hotmail.com
To: challen@garlandtx.com
Subject: Case 1418- New World UMC
Date: Mon, 9 Jun 2014 11:43:48 -0500

13

I Vote For this cell tower.
Frances Hiner
1113 Intervale Dr.
Garland, Tx 75043
214-769-4048

14

Allmendinger, Tracy

From: Allen, Chasidy
Sent: Monday, June 09, 2014 4:40 PM
To: Allmendinger, Tracy
Subject: FW: Case 1418 - New World UMC

From: frances hiner [mailto:hinerfrances@hotmail.com]
Sent: Monday, June 09, 2014 4:39 PM
To: Allen, Chasidy
Subject: FW: Case 1418 - New World UMC

From: hinerfrances@hotmail.com
To: challen@garlandtx.com
Subject: Case 1418 - New World UMC
Date: Mon, 9 Jun 2014 11:44:58 -0500

15

I vote For the cell tower.
Jimmy D Hiner
1113 Intervale Dr
Garland, Tx 75043
214-769-4967

Allmendinger, Tracy

From: Allen, Chasidy
Sent: Monday, June 09, 2014 4:52 PM
To: Allmendinger, Tracy
Subject: FW: 1418-New World UMC

From: Jodi Ernest [mailto:JodiErnest@steadflagg.com]
Sent: Monday, June 09, 2014 4:51 PM
To: Allen, Chasidy
Subject: 1418-New World UMC

My husband and I vote FOR the cell tower to be placed at New World United Methodist Church.

Mike and Jodi Ernest
6106 Ridge Top Lane
Garland, Texas 75043
Home: 972-682-5330
Cell: 972-998-4201

Thank you.

17

Jodi Ernest
Secretary
STEED FLAGG LAMBERTH LLP
1010 W. Ralph Hall Parkway, 2nd Floor
Rockwall, Texas 75032
469-698-4200 / Fax: 469-698-4201

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18

Allmendinger, Tracy

From: Allen, Chasidy
Sent: Monday, June 09, 2014 4:55 PM
To: Allmendinger, Tracy
Subject: FW: Case # 1418 New World UMC Cell tower

-----Original Message-----

From: Janis Brown [mailto:janis8784@att.net]
Sent: Monday, June 09, 2014 4:55 PM
To: Allen, Chasidy
Subject: Case # 1418 New World UMC Cell tower

Janis L Brown
809 Intervale Dr
Garland , Texas. 75043
972-279-8784
I vote FOR the cell tower for case # 1418 New World UMC

Sent from my iPhone

1

Allmendinger, Tracy

From: Allen, Chasidy
Sent: Monday, June 09, 2014 4:56 PM
To: Allmendinger, Tracy
Subject: FW: case number 1418-New World UMC

From: Michael Ernest [mailto:m-ernest@raytheon.com]
Sent: Monday, June 09, 2014 4:53 PM
To: Allen, Chasidy
Subject: case number 1418-New World UMC

case number 1418-New World UMC

From:

Michael Ernest
6106 Ridge Top
Garland, Tx
972-682-5330

In favor of: AT&T Cell Tower installation at New World UMC.

2

Allmendinger, Tracy

From: Allen, Chasidy
Sent: Monday, June 09, 2014 4:57 PM
To: Allmendinger, Tracy
Subject: FW: Case #1418 - New World UMC - Cell Tower Vote -- YES Vote

From: James P. Welker [mailto:vols@tnvols.net]
Sent: Monday, June 09, 2014 4:57 PM
To: Allen, Chasidy
Subject: Case #1418 - New World UMC - Cell Tower Vote -- YES Vote

Dear Sir,

I vote 'YES' in favor of the proposed Cell Tower installation on New World UMC property, Case# 1418.

I have no concerns whatsoever with this proposed Cell Tower.

Thank you,

James P. Welker
214 Los Santos Dr.
Garland, TX 75043-3101

1

Phone: 972-270-7205

2

Allmendinger, Tracy

From: Allen, Chasidy
Sent: Monday, June 09, 2014 4:59 PM
To: Allmendinger, Tracy
Subject: FW: 1418 New World UMC

From: Dan Steerman [mailto:dansteerman@yahoo.com]
Sent: Monday, June 09, 2014 4:58 PM
To: Allen, Chasidy
Subject: 1418 New World UMC

My name is Dan Steerman. I reside at 407 Chatham Street, Sunnyvale, Tx. My telephone number is 972-226-3082. I am a member of New World UMC. I vote FOR the erection of the tower.

Thank you.
Dan M. Steerman

- I -

Allmendinger, Tracy

From: Allen, Chasidy
Sent: Monday, June 09, 2014 4:59 PM
To: Allmendinger, Tracy
Subject: FW: Cell Tower

From: jacknjoan.harris@verizon.net [mailto:jacknjoan.harris@verizon.net]
Sent: Monday, June 09, 2014 4:58 PM
To: Allen, Chasidy
Subject: Fwd: Cell Tower

-----Original Message-----

From: jacknjoan.harris@verizon.net
Date: Jun 9, 2014 1:49:55 PM
Subject: Cell Tower
To: challen@garlandtx.com

I think the cell tower to be built on the property of New World UMC is good for the community. The tower will improve cell phone coverage in the area with enhanced data and phone service. But the most important benefit is 911 service. Presently dialing 911 gets an operator that ask for your city and then transfer you.

With the tower, when you dial 911, you will get a local operator who knows where you are. The seconds/minutes the tower saves can be the difference between life or death. The tower is best for our community as other towers have been for the multitude of other communities where they have been built. Blessings, Jack Harris

3

Allmendinger, Tracy

From: Allen, Chasidy
Sent: Monday, June 09, 2014 4:58 PM
To: Allmendinger, Tracy
Subject: FW: Case #1418 - New World UMC - Cell Tower Vote -- YES Vote

From: Pat Welker [mailto:pat@tnvols.net]
Sent: Monday, June 09, 2014 4:58 PM
To: Allen, Chasidy
Subject: Case #1418 - New World UMC - Cell Tower Vote -- YES Vote

Dear Sir,

I vote 'YES' in favor of the proposed Cell Tower installation on New World UMC property, Case# 1418.

I have no concerns whatsoever with this proposed Cell Tower.

Thank you,

Patricia S. Welker

4

214 Los Santos Dr.
Garland, TX 75043-3101

Phone: 972-270-7205

Allmendinger, Tracy

From: Allen, Chasidy
Sent: Monday, June 09, 2014 4:59 PM
To: Allmendinger, Tracy
Subject: FW:

From: Bobbie Williams [mailto:ggw70@sbcglobal.net]
Sent: Monday, June 09, 2014 4:59 PM
To: Allen, Chasidy
Subject:

Bobbie O> Williams
4823 Spindrift Passage
Garland, TX 75043
214-893-4780

MY Vote: YES

Allmendinger, Tracy

From: Allen, Chasidy
Sent: Monday, June 09, 2014 5:12 PM
To: Allmendinger, Tracy
Subject: FW: AT&T #1418

-----Original Message-----

From: Melissa [mailto:melissalewis71@yahoo.com]
Sent: Monday, June 09, 2014 5:12 PM
To: Allen, Chasidy
Subject: AT&T #1418

I vote for
Melissa lewis
1702 Tobin trail
Garland tx 75043
972-270-7972

Melissa lewis

1

Allmendinger, Tracy

From: Allen, Chasidy
Sent: Monday, June 09, 2014 5:12 PM
To: Allmendinger, Tracy
Subject: FW: Cell Phone Tower

From: Dawn Kroger [mailto:dawnkroger@yahoo.com]
Sent: Monday, June 09, 2014 5:10 PM
To: Allen, Chasidy
Subject: Cell Phone Tower

Cause 1418- New World UMC-FOR

Allen Kroger
6516 Brook Meadow Drive
Mesquite, TX 75150
972-270-0545
New World 4

2

My husband and I think this would be an asset to the community as well as the church. It would not be too close to anyone's home and would not be more unattractive than the big electricity towers that run through the area all the way to Lake Ray Hubbard. We moved to the New World in 1971 to an all electric home at 509 Asbury Park-Garland with underground utilities, but we still had those big utility towers. We love New World's convenience and only moved a block 30 years ago to a house with 2 full bathrooms when our son turned 13 and was combing his hair constantly and taking at least 2 showers a day and using all of the hot water!

3

Allmendinger, Tracy

From: Allen, Chasidy
Sent: Monday, June 09, 2014 5:08 PM
To: Allmendinger, Tracy
Subject: FW: 1418-New World UMC

From: Warner & Denise Hickman [mailto:wkhickma@verizon.net]
Sent: Monday, June 09, 2014 5:05 PM
To: Allen, Chasidy
Subject: 1418-New World UMC

Warner Hickman
4510 Scenic Drive
Rowlett, TX 75088
972-475-4843

This a vote **FOR** the cell tower on New World UMC property.

4

I hope with the buffer zone of O'banion school on the North, Heather Glen school and sports field to the East, Northwest Drive to the West, and soccer fields to the South, that residents won't choose to block the building of a cell tower on New World UMC property. As a trustee, I know NWUMC members are, and have been praying about allowing the cell tower. This will be a significant steady income to our church at a time when we are in dire need to keep our current staff, day school, and building maintained. We as members feel this is a gift from God, and will allow our church to keep growing when a lot of churches are dying. This will allow us to focus on missions, both in Garland, in Texas, and around the world...

Thanks for your consideration and God Bless,

Warner Hickman

5

Allmendinger, Tracy

From: Allen, Chasidy
Sent: Monday, June 09, 2014 5:08 PM
To: Allmendinger, Tracy
Subject: FW: ATT Cell Phone Tower

From: Dawn Kroger [mailto:dawnkroger@yahoo.com]
Sent: Monday, June 09, 2014 5:03 PM
To: Allen, Chasidy
Subject: ATT Cell Phone Tower

Cause 1418-New World UMC - FOR

Dawn Kroger
6516 Brook Meadow Drive
Mesquite, TX 75150
New World 4
972-270-0545

6

Allmendinger, Tracy

From: Allen, Chasidy
Sent: Monday, June 09, 2014 5:08 PM
To: Allmendinger, Tracy
Subject: FW: 1418-New World UMC

From: Warner & Denise Hickman [mailto:wkhickma@verizon.net]
Sent: Monday, June 09, 2014 5:03 PM
To: Allen, Chasidy
Subject: 1418-New World UMC

This is a vote FOR the installation of a cell tower at New World UMC.
Denise Hickman
New World UMC since 1976
4510 Scenic Dr
Rowlett, TX 75988
972-475-4843

Allmendinger, Tracy

From: Allen, Chasidy
Sent: Tuesday, June 10, 2014 7:21 AM
To: Allmendinger, Tracy
Subject: FW: Cell tower

-----Original Message-----

From: Celia Conrad [mailto:celiaconrad@tx.rr.com]
Sent: Monday, June 09, 2014 6:44 PM
To: Allen, Chasidy
Subject: Cell tower

I would like to vote in favor of installing the cell tower at New World United Church. My name and address are as follows: Celia Conrad
6405 Field Knoll Dr.
Garland, TX 75043
972-227-3348 home
214-498-9593 cell

Sent from my iPhone Celia Conrad

1

Allmendinger, Tracy

From: Allen, Chasidy
Sent: Tuesday, June 10, 2014 7:21 AM
To: Allmendinger, Tracy
Subject: FW: Urgent! Wrong email address

From: cgalbra@verizon.net [mailto:cgalbra@verizon.net]
Sent: Monday, June 09, 2014 6:41 PM
To: Allen, Chasidy
Subject: Re: Urgent! Wrong email address

My name is Cynthia Galbaith, 1213 Bardfield Ave., Garland, TX 75041.
I am a member of New World UMC.
The case number is 1418 - New World UMC.
My vote is FOR the tower.

On 06/09/14, Liz Maxson <emaxson2@tx.rr.com> wrote:

Urgent!

I am sorry, but if you can, please resend your vote. I was given the wrong email address. It should go to challen@garlandtx.gov

2

Send before 4pm

Dear New World Family,

Frances Hiner has sent me new information concerning the meeting at the Duckworth Building tonight about the AT&T Cell Tower installation at New World UMC.

You can register your vote by email. To vote For or Against, you must state what you want.

Our case number is **1418-New World UMC**.

Husbands and wife vote separately.

Please send to challen@garlandtx.gov.

You must include your name, address and phone number.

Send before 4pm.

3

Due to limited space, you do not need to come tonight. The room holds only 20 people. If you have any questions please call Scott Robertson @ 214-534-8083 or Frances Hiner @ 214 769 4048.

4

Allmendinger, Tracy

From: Allen, Chasidy
Sent: Tuesday, June 10, 2014 7:21 AM
To: Allmendinger, Tracy
Subject: FW: Cell Tower vote on case number 1418 - New World UMC

From: Carolyn Davis [mailto:davis.carolyn@verizon.net]
Sent: Monday, June 09, 2014 6:27 PM
To: Allen, Chasidy
Subject: RE: Cell Tower vote on case number 1418 - New World UMC

From: Carolyn Davis [mailto:davis.carolyn@verizon.net]
Sent: Monday, June 09, 2014 2:24 PM
To: challen@garlandtx.com
Subject: Cell Tower vote on case number 1418 - New World UMC

The case number is **1418-New World UMC**.

Please consider my vote **FOR** the cell tower on the property of New World United Methodist Church. Since room is minimal, I will not appear in person.

5

Thank you,

Carolyn Davis
3809 Pointe Loma Dr
Rowlett, TX 75088
972-463-9797

6

Allmendinger, Tracy

From: Allen, Chasidy
Sent: Tuesday, June 10, 2014 7:21 AM
To: Allmendinger, Tracy
Subject: FW: Cell Tower Vote Case number 1418 - New World UMC

From: Cary Davis [mailto:cary.davis1@verizon.net]
Sent: Monday, June 09, 2014 6:26 PM
To: Allen, Chasidy
Subject: RE: Cell Tower Vote Case number 1418 - New World UMC

From: Cary Davis [mailto:cary.davis1@verizon.net]
Sent: Monday, June 09, 2014 2:19 PM
To: 'challen@garlandtx.com'
Subject: Cell Tower Vote Case number 1418 - New World UMC

Please include me as being FOR the cell tower on the property of New World UMC per Case number above.

7

I understand that space is limited at the meeting tonight, therefore I am sending you my vote on this by email.

My name and Address are:

Cary Davis
3809 Pointe Loma Dr
Rowlett, TX 75088
972-463-9797

8

Allmendinger, Tracy

From: Allen, Chasidy
Sent: Tuesday, June 10, 2014 7:20 AM
To: Allmendinger, Tracy
Subject: FW: 1418-New World UMC

From: Keith Scally [mailto:pro@digitsavvy.com]
Sent: Monday, June 09, 2014 6:13 PM
To: Allen, Chasidy
Subject: 1418-New World UMC

I vote FOR the AT&T Cell Tower Installation.

Keith Scally
4005 Hartford Dr.
Garland TX, 75043
pro@digitsavvy.com
keith@digitsavvy.com
214.690.6856

9

Allmendinger, Tracy

From: Allen, Chasidy
Sent: Tuesday, June 10, 2014 7:20 AM
To: Allmendinger, Tracy
Subject: FW: 1418 new world IMF

-----Original Message-----

From: Lee Dirickson [mailto:leed1@att.net]
Sent: Monday, June 09, 2014 6:01 PM
To: Allen, Chasidy
Subject: 1418 new world IMF

My address is 5018 Highridge dr
Lee dirickson 972 897-1825 I vote yes for putting a att tower on the new world umc property.

Sent from my iPhone

Lee Dirickson
RE/MAX DFW ASSOCIATES
972-897-1324

10

Allmendinger, Tracy

From: Allen, Chasidy
Sent: Tuesday, June 10, 2014 7:20 AM
To: Allmendinger, Tracy
Subject: FW: 1418-New World UMC

-----Original Message-----

From: Peggy Pope [mailto:mpope9768@gmail.com]
Sent: Monday, June 09, 2014 5:57 PM
To: Allen, Chasidy
Subject: 1418-New World UMC

FOR

Phil Pope
418 Solitude Dr
Garland, TX 75043
214-901-5843

Allmendinger, Tracy

From: Allen, Chasidy
Sent: Tuesday, June 10, 2014 7:20 AM
To: Allmendinger, Tracy
Subject: FW: 1418-New World UMC

From: jappelman [mailto:jappelman@verizon.net]
Sent: Monday, June 09, 2014 5:54 PM
To: Allen, Chasidy
Subject: 1418-New World UMC

For tonight's cell phone vote I would like to cast a FOR vote
Rob Appelman
3013 Apple Valley Dr.
Garland, TX 75043
469-366-1130

13

Allmendinger, Tracy

From: Allen, Chasidy
Sent: Tuesday, June 10, 2014 7:20 AM
To: Allmendinger, Tracy
Subject: FW: 1418-New World UMC

From: jappelman [mailto:jappelman@verizon.net]
Sent: Monday, June 09, 2014 5:53 PM
To: Allen, Chasidy
Subject: Fw: 1418-New World UMC

For tonight's cell phone vote I would like to cast a FOR vote
Judy Appelman
3013 Apple Valley Dr.
Garland, TX 75043
469-366-1130

14

Allmendinger, Tracy

From: Allen, Chasidy
Sent: Tuesday, June 10, 2014 7:20 AM
To: Allmendinger, Tracy
Subject: FW: Cell tower # 1418 New World Umc

-----Original Message-----

From: Marilyn McCoy [mailto:marilyn5rn@verizon.net]
Sent: Monday, June 09, 2014 5:53 PM
To: Allen, Chasidy
Subject: Cell tower # 1418 New World Umc

I vote FOR for case # 1418 New World UMC: the cell tower to be placed at New World UMC. From Marilyn LeCount Mccoy 314 Hockaday Ave Garland, Tx 75043. Cell # 214-662-9148. Sorry this is arriving late, but was given the wrong ail address.

Sent from my iPhone

15

Allmendinger, Tracy

From: Allen, Chasidy
Sent: Tuesday, June 10, 2014 7:20 AM
To: Allmendinger, Tracy
Subject: FW: 1418-New World UMC

From: Larry Horne [mailto:larryhorne@mac.com]
Sent: Monday, June 09, 2014 5:50 PM
To: Allen, Chasidy
Subject: 1418-New World UMC

On **1418-New World UMC**
My vote is "**For**"

Larry Horne
2910 Anatole Court
Garland, Tx
214-908-2305

Sent from my iPad

16

Allmendinger, Tracy

From: Allen, Chasidy
Sent: Tuesday, June 10, 2014 7:20 AM
To: Allmendinger, Tracy
Subject: FW: Case #1428 New World UMC

-----Original Message-----

From: Kay Horne [mailto:kayhorne@icloud.com]
Sent: Monday, June 09, 2014 5:36 PM
To: Allen, Chasidy
Subject: Case #1428 New World UMC

As a resident of Garland, I would like to vote in favor of the cell tower at New World UMC. Thanks

Kay Horne
2910 Anatole Ct
Garland, Texas 75043
214-908-2254

Sent from my iPhone

17

Allmendinger, Tracy

From: Allen, Chasidy
Sent: Tuesday, June 10, 2014 7:20 AM
To: Allmendinger, Tracy
Subject: FW: Case 1418- NewWorld UMC

-----Original Message-----

From: Margie Smith [mailto:margiemottsmith@gmail.com]
Sent: Monday, June 09, 2014 5:34 PM
To: Allen, Chasidy
Subject: Case 1418- NewWorld UMC

I would like to register my vote in favor of erecting an AT&T cell tower on the property of NWUMC on NW Hwy on Garland Tx. 75043

George D. Smith Jr. 1310 Willow Way. Garland, Tx. 75043. 972-864-8139. Please consider my vote. I was sent the wrong address before. Thanks

18

Allmendinger, Tracy

From: Allen, Chasidy
Sent: Tuesday, June 10, 2014 7:19 AM
To: Allmendinger, Tracy
Subject: FW: Case 1418-NewWorldUMC

-----Original Message-----

From: Margie Smith [mailto:margiemottsmith@gmail.com]
Sent: Monday, June 09, 2014 5:32 PM
To: Allen, Chasidy
Subject: Case 1418-NewWorldUMC

I would like to register my vote in favor of erecting an AT&T cell tower on the property of New World United Methodist Church on NW Hwy in Garland Tx. Marjorie Smith 1310 Willow Way Garland Tx 75043. 972-864-8139. I was sent the wrong address originally so am sending again with the hope my vote is counted.

19

Allmendinger, Tracy

From: Allen, Chasidy
Sent: Tuesday, June 10, 2014 7:19 AM
To: Allmendinger, Tracy
Subject: FW: 1418-New World UMC.
Attachments: image001.gif

From: Debra Scally [mailto:debrascally@verizon.net]
Sent: Monday, June 09, 2014 5:31 PM
To: Allen, Chasidy
Subject: 1418-New World UMC.

Debra Scally
4005 Hartford Dr.
Garland, TX 75043
214-537-0688

My vote is for the cell tower installation by AT&T at New World UMC

Have a great day!

20

Debra

21

Allmendinger, Tracy

From: Allen, Chasidy
Sent: Tuesday, June 10, 2014 7:19 AM
To: Allmendinger, Tracy
Subject: FW: Case 1418

-----Original Message-----

From: Scott Robertson [mailto:robertsonsa3409@att.net]
Sent: Monday, June 09, 2014 4:54 PM
To: Allen, Chasidy
Subject: Case 1418

I vote yes on case 1418, the cell tower at New World UMC Scott Robertson Sent from my iPhone

22

Allmendinger, Tracy

From: Allen, Chasidy
Sent: Tuesday, June 10, 2014 7:19 AM
To: Allmendinger, Tracy
Subject: FW: Case Number 1418

From: Betty Kollman [mailto:bkollman@sbcglobal.net]
Sent: Monday, June 09, 2014 5:26 PM
To: Allen, Chasidy
Subject: Fw: Case Number 1418

I would like to register my vote **FOR** erecting an AT&T Cell Tower on the property of **New World UMC - Case Number 1418.**

Betty Kollman
5309 Barcelona Drive
Garland, Texas 75043
972.279.4359

23

Allmendinger, Tracy

From: Allen, Chasidy
Sent: Tuesday, June 10, 2014 7:19 AM
To: Allmendinger, Tracy
Subject: FW: Case Number 1418

From: Betty Kollman [mailto:bkollman@sbcglobal.net]
Sent: Monday, June 09, 2014 5:24 PM
To: Allen, Chasidy
Subject: Case Number 1418

I would like to register my vote **FOR** erecting an AT&T Cell Tower on the property of **New World UMC - Case Number 1418.**

James Kollman
5309 Barcelona Drive
Garland, Texas 75043
972.279.4359

24

Allmendinger, Tracy

From: Allen, Chasidy
Sent: Tuesday, June 10, 2014 7:19 AM
To: Allmendinger, Tracy
Subject: FW: Case Number - 1418-New World UMC

From: Gayle Birdwell [mailto:gbirdwel@flash.net]
Sent: Monday, June 09, 2014 5:25 PM
To: Allen, Chasidy
Subject: Fw: Case Number - 1418-New World UMC

----- Forwarded Message -----

From: Gayle Birdwell <gbirdwel@flash.net>
To: "challen@garlandtx.com" <challen@garlandtx.com>
Sent: Monday, June 9, 2014 2:15 PM
Subject: Case Number - 1418-New World UMC

I vote yes that this be approved.

25

Gayle Birdwell
5102 Willowhaven Circle
Garland, TX 75043
972-279-7088

Allmendinger, Tracy

From: Allen, Chasidy
Sent: Tuesday, June 10, 2014 7:19 AM
To: Allmendinger, Tracy
Subject: FW: Cell Tower Vote

From: Jane Homolka [mailto:janekh7@att.net]
Sent: Monday, June 09, 2014 5:19 PM
To: Allen, Chasidy
Subject: Cell Tower Vote

Our case number is **1418-New World UMC**.

My vote is FOR this cell tower

Derek Homolka
716 Sceptre
Garland, TEXAS 75043
214-676-4288

27

Allmendinger, Tracy

From: Allen, Chasidy
Sent: Tuesday, June 10, 2014 7:19 AM
To: Allmendinger, Tracy
Subject: FW: Cell Tower Vote

From: Jane Homolka [mailto:janekh7@att.net]
Sent: Monday, June 09, 2014 5:18 PM
To: Allen, Chasidy
Subject: Cell Tower Vote

Our case number is **1418-New World UMC**.

My vote is FOR this cell tower

Jane Kidd Homolka
410 Meadowcreek Lane
Garland, TEXAS 75043
214-693-5672

28

Allmendinger, Tracy

From: Russelmann, Anita
Sent: Monday, June 16, 2014 2:42 PM
To: Allmendinger, Tracy
Subject: FW: FW:

Please include this in the response file for 14-18. Thanks.

From: Williams, Councilman BJ
Sent: Monday, June 16, 2014 10:25 AM
To: Russelmann, Anita
Cc: Martinez, Rosalinda
Subject: Fwd: FW:

Anita:

Please respond to this constituent regarding the public notification criteria and include this email with the Zone Systems case file.

Thanks!

BJ

Sent from my iPhone

1

Begin forwarded message:

From: Council4 <council4@garlandtx.gov>
Date: June 16, 2014 at 10:15:52 AM CDT
To: "Williams, Councilman BJ" <BJWilliams@garlandtx.gov>
Subject: FW:

-----Original Message-----

From: athernandez@tx.rr.com [<mailto:athernandez@tx.rr.com>]

Sent: Sunday, June 15, 2014 5:39 AM

To: Council4

Cc: Ah-Anita; Ah-Blanca Estela De Leon Hernandez; Ah-Chris Deorocki; Ah-Daniel Alberto Hernandez; Hernandez, Emily; Ah-Emily DeLeon Hernandez; Ah-Jeff Goheen; Ah-Joel Hernandez; Ah-Teresa Hernandez Sherrod; Ah-Randy Sherrod; Ah-Minesa Hernandez Deorocki; Ah-Matthew Hernandez Pavelka; f-Dwight Clayton; f-Todd Pavelka; f-Teresa Pavelka

Subject:

Dear Councilman Williams, This email is in reference to the petition to stop the installation of a dangerous and eye sore 80 foot cell tower in my neighborhood.

2

It is pitiful that we do not have laws preventing such unfair tactics by allowing industry and churches to install an undesirable structure within a dangerous distance to our children just for the monetary benefit of a very few.

These people involved in the request to be allowed to install such a tower , being in the business , have to know the short and long term effects of the dangerous emission of microwaves from such structure. They are either very stupid or they do not care about the welfare of the surrounding populace, specially the children... I could not possibly think they are stupid. Additionally they have the audacity to ask for a rezoning of the area to satisfy their greed for profits. Have our zoning people forgotten what zoning laws were made for????

What surprises me the most is that the city of Garland is contemplating the idea of letting them install such a structure right in our back yards,... for what reason? There are more open spaces in the areas where the rich folks live , why do they not let them install it there???

Councilman Williams, I am fully aware of some of the possible negativity that our representatives may encounter when they go against the grain of the majority in a case like this but I hope that if you feel that you do not have enough ammunition to justify your representative concerns , all you have to do is print out the information on the internet from the professionals in the business of cell phone towers and make the voting people realize the danger they are exposing not only the thousands of people in the area but also the thousands of children who attend the two schools at the foot of this tower. Every day the playgrounds of both schools are full of hundreds of children performing their school required outside activities and every day the streets surrounding the area in question are full of children walking to or from school or riding to or from the schools in school busses from other areas coming to or leaving the school area.

3

The idea of installing an 80 foot cell phone tower in our neighborhood is definitely not in our safety interest.

Thank you for the service to our community and we hope that you are successful in preventing the installation of such dangerous monstrosity in our backyard.

Sincerely Alberto Hernandez

P.S. Councilman Williams , do you know why the city is seeking the opinion of the small number of home owners around the area in question instead of being concerned with the safety of the thousands of children who attend the two schools , namely Heather Glenn Elementary and O'Banion Middle School, and who spend all day within the emission range of the suggested tower, but who live elsewhere? Also this tower would effect many more people in the area than just the few highlighted on the furnished neighborhood map, why were they not consulted, they too have children, they too would be effected, they too deserve to be consulted.

Councilman Williams I would greatly appreciate an answer to my concerns, as I would like to know what other options we have if they insist on allowing this tower to be installed in the afore mentioned site.

Alberto Hernandez
630 Reinoso Dr.
Garland Texas, 75043

4

Caregiver to the elderly
athernandez@tx.rr.com
(é ñ à ñ)

Stop Cell Towers in Residential Areas

Petition Background (Preamble):

An application to the city of Garland, TX has been submitted to construct a 79 foot Cell Tower in a residential neighborhood.

The perceived reduction in property values, as well as health concerns to just children living and playing near the tower need to be reviewed.

Please join us in our fight against AT&T Wireless and the Land Owner constructing intrusive towers that will forever change the landscape of Garland, TX

Petition:

We, the undersigned residents of Garland, TX and elsewhere attest that we are in opposition to the installation of a AT&T Wireless 79 foot tower on the properties located at and/or near Northwest Drive and Birchwood (O'Banion Middle School tennis courts and Heather Glenn Elementary School playground) and call on the city Planning Department, as well as the Zoning Board to deny this application.

Located near the proposed site, are many other better suited locations. Surrounding the proposed location AT&T customers report excellent cellular service. As a result an additional AT&T cell tower at this location does not offer AT&T customers better service in any way.

The installation of the cellular antenna is inconsistent with the character of the neighborhoods surrounding the location. We would hope the City of Garland, TX would discourage antenna or tower proliferation and protect against visual blight and damage to our community aesthetics.

We believe AT&T Wireless and other cellular communications companies should be required to find more appropriate locations in nearby commercial and industrial zones away from residential rural neighborhoods and that all alternative scenarios must be exhausted to make a more appropriate selection on industrial or commercial land.

Perceived property values as well as concerns over children health topics, specific to this type of technology are well published and must be taken into consideration prior to site selection.

Thank you very much.

Sign the petition

The Stop Cell Towers in Residential Areas petition to Planning Board and Zoning Board

Rudolf Greun	601 Barcelona Pl.	270-6213
Barbara Greun	601 Barcelona Pl.	972 70-6213
Toni Kleinmeier	602 Barcelona Pl	214 622 0940
KAREN TERRY	5021 Barcelona	972 686-1107
Apolonio Hernandez	609 Barcelona Pl	214 554 8470
STAN SHWARTS	606 BARCELONA PL	972-270-9870
Judy Shwartz	606 Barce lona PL	972-270-9870
Candy Williams	605 Barcelona PL.	972 214-662-1857
David Castillo	5022 Barcelona Dr	214-621-7242
Cecilia Castaneda	5022 Barcelona Dr.	214-6509749
Leroy Bailey	5118 Barcelona Dr.	972-270-7027
BARBARA F. Bailey	5-118 Barcelona Dr.	970-270 7027
Kimber Bailey	5118 Barcelona Dr.	972-270-7027

Mr + Mrs David Hertz 5117 Barcelona Dr 972-681-1385

Mr + Mrs Terry WEIGHTMAN 5113 Barcelona

Mr. James Klein new 602 Barcelona Pl. Garland Tx 214-543-9970



Planning Report

File No. 14-21/District 8

Agenda Item:

Meeting: City Council

Date: July 1, 2014

Zone Systems, Inc.

2441 West Walnut Street

REQUEST

Approval of a Specific Use Permit for an Antenna, Commercial Type 2 on property zoned Planned Development (PD) District 93-05 for Shopping Center Uses.

OWNER

Larry Ward

PLAN COMMISSION RECOMMENDATION

On June 9, 2014 the Plan Commission, by a vote of seven (7) to zero (0), recommended approval of a Specific Use Permit for an Antenna, Commercial Type 2 per Staff recommendation which includes the requirement to construct the enclosure surrounding the tower and equipment with brick that matches the building.

STAFF RECOMMENDATION

Approval of a Specific Use Permit for an Antenna, Commercial Type 2 on property zoned Planned Development (PD) District 93-05 for Shopping Center Uses. The proposed tower meets the minimum distance requirements from residential districts, provides for colocation, and is located on the site in a manner that is minimally visible from the right-of-way.

Staff recommends the enclosure consist of brick that matches the brick on the front elevations of the existing buildings. Even though the enclosure is not visible from the streets at this time, it is visible from the adjacent properties to the north and east.

BACKGROUND

The subject property is developed with two multi-tenant buildings consisting of approximately 29,038 square feet and approximately 53,723 square feet. The applicant is proposing to lease a portion of the subject property to construct a cell tower, associated equipment and enclosure at the rear of the most northern building on the subject property. The proposed cell tower is eighty-five (85) feet in height.

SITE DATA

The proposed lease area is 0.012 acres of the larger 7.657 acre tract of land. The subject property can be accessed from North Shiloh Road and West Walnut Street.

USE OF PROPERTY UNDER CURRENT ZONING

The property is zoned Planned Development (PD) District 93-05 for Shopping Center Uses including Truck Rentals. The Planned Development provides for the establishment of retail and personal service activities by grouping compatible uses in a single center which is designed in an integrated manner. The zoning accommodates shopping center development having a neighborhood or community service area. The addition of truck rentals as a permitted use was added in 1993 as a result of a specific business relocation.

CONSIDERATIONS

1. The applicant requests approval of a Specific Use Permit to allow the construction of a freestanding cell tower of approximately eighty-five (85) feet in height. The tower is a stealth monopole with internal canisters to house up to four (4) antennas. Verizon intends to install approximately three antennas within the tower, allowing for co-location of additional carriers. The associated ground equipment and tower are proposed to be located at the rear of the existing building located on the northern end of property.
2. Section 10-306.4(B) of the Comprehensive Zoning Ordinance states that freestanding wireless telecommunication antennas must be located a minimum distance of three (3) times the height of the tower from a single-family residential district boundary line. Based on this ratio, an 85-foot tall tower must be placed a minimum of 255 lineal feet from a single-family zoning district boundary line. The proposed tower is approximately 515 feet from the nearest single-family zoning district boundary line, which is west of North Shiloh Road.
3. The subject property is within the Walnut-Shiloh Targeted Investment Area as identified by the Envision Garland Plan. The vision for this area is to redevelop to more of an employment center as a result of the proximity to the hospital and associated offices. The tower's location is relatively ideal given it is removed from major streets and is partially hidden by the existing building, yet is located close enough to the residential areas to provide viable coverage for multiple providers. Additionally, the proposed location at the rear of the site would not diminish the ability for the redevelopment of the larger subject property.
4. Section 10-306.4(B) of the Comprehensive Zoning Ordinance states that equipment and buildings, associated with an Antenna, Commercial Type 2, must be screened by a chain link fence or wrought iron fence with vegetation, or a masonry wall. The applicant is proposing to construct a CMU screening wall to secure the equipment. Staff recommends the enclosure consist of brick that matches the brick on the front elevations of the existing buildings.

Even though the enclosure is not visible from the streets at this time, it is visible from the adjacent properties to the north and east.

5. The applicant contends that the closest cell tower to the subject property is approximately 4,815 feet away and does not meet the needs of the provider for co-location. Additionally, the applicant has stated that locating antennas on Baylor Hospital was sought but was not approved.
6. The propagation maps indicate cellular coverage before and after the tower is constructed. The applicant contends that the existing coverage in the vicinity shows gaps of inconsistent coverage and the location of the proposed tower will help alleviate this issue.
7. The construction of the cell tower on the site will eliminate approximately three (3) parking spaces. Based on the provided parking analysis, there are 482 parking spaces available on the site and 410 parking spaces are required.
8. The applicant is requesting that the Specific Use Permit be granted for a period of twenty (20) years.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan designates the subject property as Business Center. Business centers provide a cluster of business offices and/or low impact industry, including campus-type development, which cumulatively employ large numbers of people. Operations within this development type occur internal to buildings resulting in minimal negative impacts and are compatible with adjacent development types with respect to architecture, character, scale and intensity.

The recommended land use type reflects a longer term vision for future redevelopment of the subject property. The existing, established development pattern in the surrounding area is retail, office and residential in nature. The tower's location is relatively ideal given it is removed from major streets and is partially hidden by the existing building, yet is located close enough to the residential areas to provide viable coverage for multiple providers. Additionally, the proposed location at the rear of the site would not diminish the ability for the redevelopment of the larger subject property.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The surrounding properties are zoned Shopping Center District to the east and Health Services District to the north. The property to the west, across North Shiloh Road, is zoned Single Family (SF/7/F/3) District. The surrounding properties are developed with a variety of retail, personal service, restaurant and office uses.

Cell towers provide a valuable communication service to nearby commercial and residential developments. Attention should be paid to the placement of the tower on the proposed site, and the impact on the surrounding properties and any

impacts to the potential for redevelopment. The proposed site is adequate to meet the needs of the carriers while not impacting the ability for the site to transition over time to uses more aligned with the vision for this area.

Prepared By:

Chasidy Allen, AICP
Principal Planner

Date: June 19, 2014

Reviewed By:

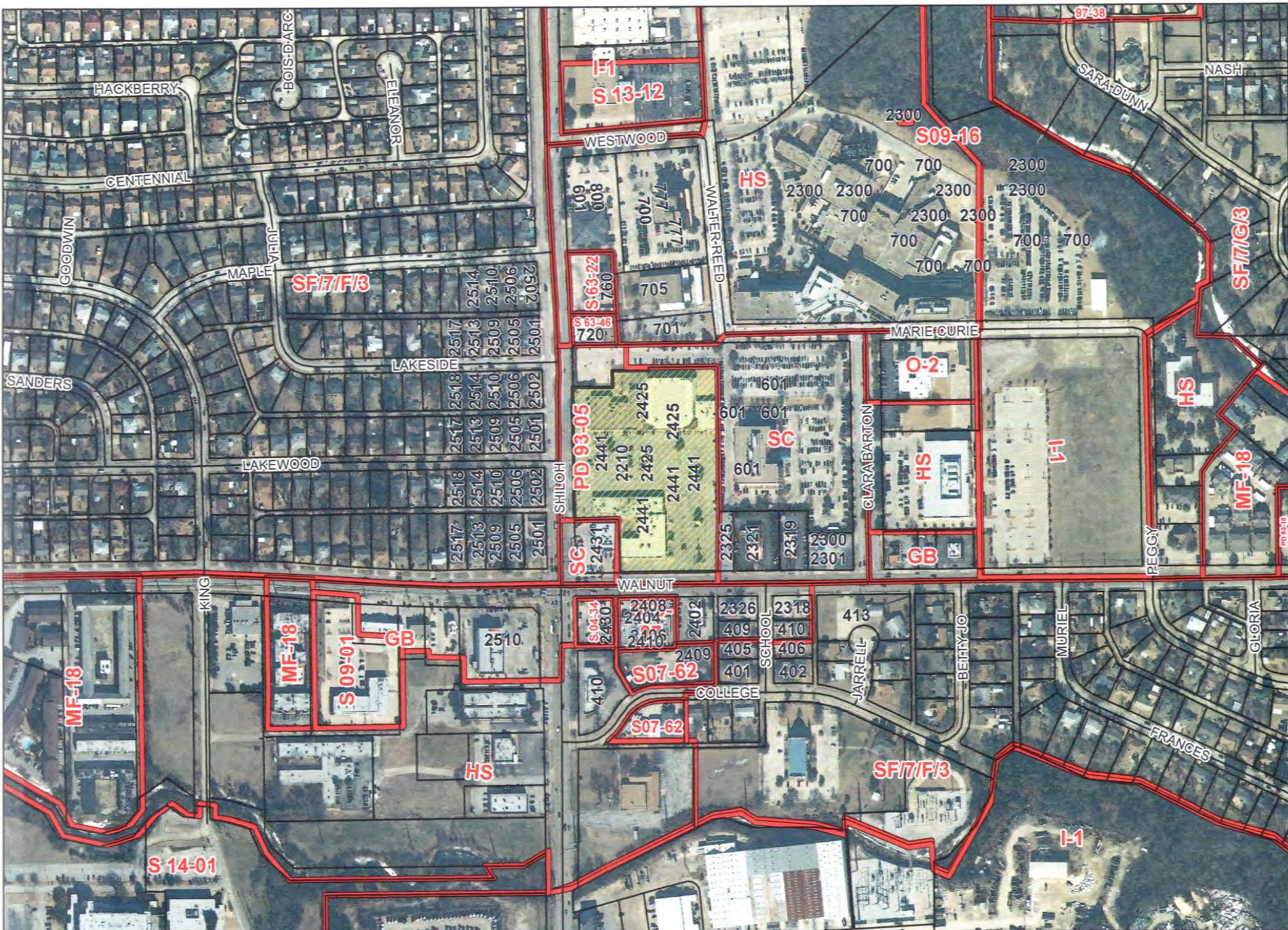
Anita Russelmann
Director of Planning

Date: June 20, 2014

Reviewed By:

William E. Dollar
City Manager

Date: June 23, 2014



0 200 400 Feet

ZONING Z 14-21

 INDICATES AREA OF REQUEST

SPECIFIC USE PERMIT CONDITIONS

ZONING FILE 14-21

2441 West Walnut Street

- I. **Statement of Purpose:** The purpose of this Specific Use Permit is to permit an 85-foot tall, 'Commercial Antenna, Type 2' (freestanding tower) subject to conditions.
- II. **Statement of Effect:** This Specific Use Permit shall not affect any regulations found in the Comprehensive Zoning Ordinance, Ordinance No. 4647, as amended prior to adoption of this Ordinance, except as specifically provided herein.
- III. **General Regulations:** All regulations of the Planned Development (PD) District 93-05 and Shopping Center (SC) District as set forth in Sections 24, 32, and 33, of the Comprehensive Zoning Ordinance are included by reference and shall apply, except as otherwise specified in this ordinance.
- IV. **Specific Regulations:**
 - A. Time Period: The Specific Use Permit shall be in effect for a period of 20 years.
 - B. Site Plan: Development shall be in general conformance with the approved site plan identified as Exhibit C.
 - C. Monopole Design: The monopole tower and antennas shall be in general conformance with the elevation drawings identified as Exhibit D.
 - D. Monopole Height: The height of the monopole shall not exceed 85 feet in height.
 - E. Antenna Design: All antennas shall be internally mounted.
 - F. Security Fencing/Screening: The tower and ground equipment shall be entirely enclosed by a screening wall constructed of concrete masonry units.
 - G. Additional Antennas: The tower shall be made available for additional antennas.

PROJECT: VERIZON WIRELESS
GARLAND BAYLOR

ADDRESS: 2441 W. WALNUT STREET
GARLAND, TEXAS 75042

OWNER: LARRY WARD

DATE: APRIL 25, 2014

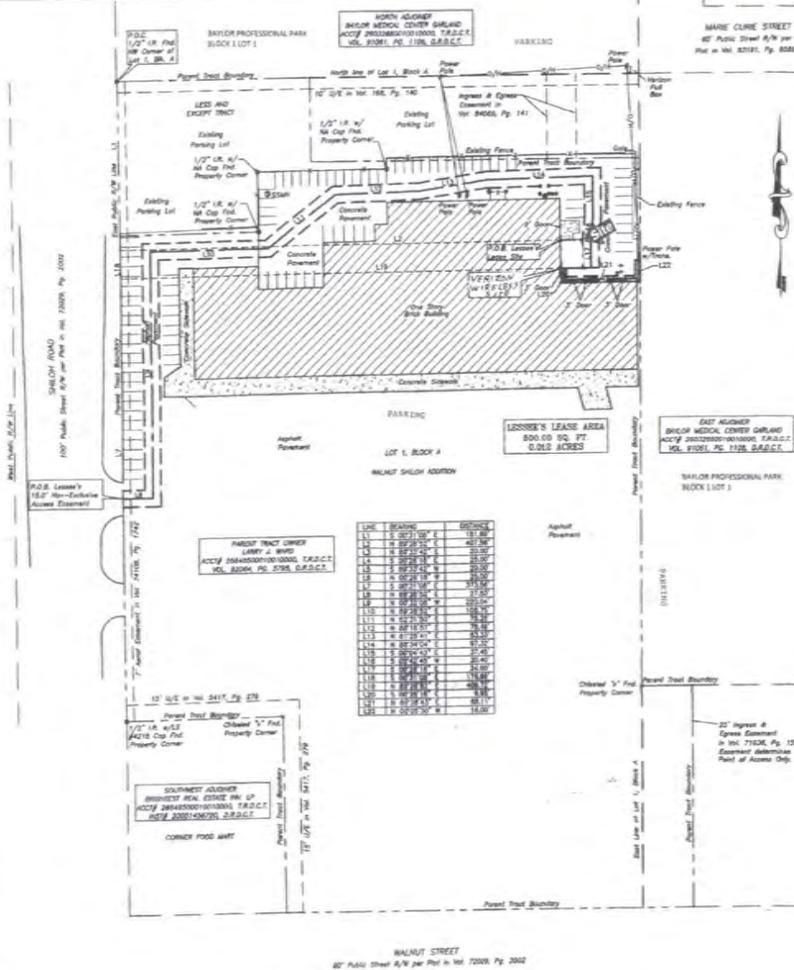
ZONING: PLANNED DEVELOPMENT 93-05

LEGAL DESCRIPTION: WALNUT SHILOH ADDITION
BLOCK A PT LOT 1

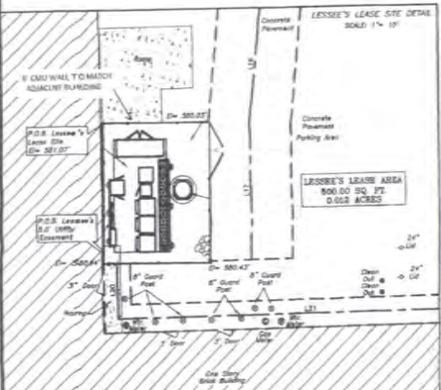
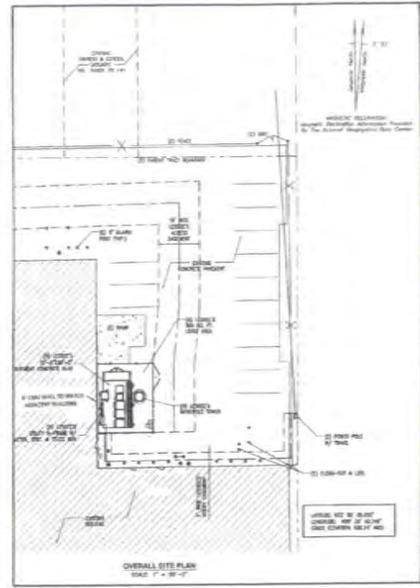
CASE NUMBER 140401-2



NOTE: DISTRICT FROM SE CORNER OF EXISTING HIGHWAY TO NW CORNER OF LESSEE'S LEASE SITE IS HALF



LINE	BEARING	DISTANCE	BEARING	DISTANCE
L1	N 89° 52' 00" W	11.17	S 89° 52' 00" E	11.17
L2	N 89° 52' 00" W	43.78	S 89° 52' 00" E	43.78
L3	N 89° 52' 00" W	20.00	S 89° 52' 00" E	20.00
L4	N 89° 52' 00" W	20.00	S 89° 52' 00" E	20.00
L5	N 89° 52' 00" W	20.00	S 89° 52' 00" E	20.00
L6	N 89° 52' 00" W	20.00	S 89° 52' 00" E	20.00
L7	N 89° 52' 00" W	20.00	S 89° 52' 00" E	20.00
L8	N 89° 52' 00" W	20.00	S 89° 52' 00" E	20.00
L9	N 89° 52' 00" W	20.00	S 89° 52' 00" E	20.00
L10	N 89° 52' 00" W	20.00	S 89° 52' 00" E	20.00
L11	N 89° 52' 00" W	20.00	S 89° 52' 00" E	20.00
L12	N 89° 52' 00" W	20.00	S 89° 52' 00" E	20.00
L13	N 89° 52' 00" W	20.00	S 89° 52' 00" E	20.00
L14	N 89° 52' 00" W	20.00	S 89° 52' 00" E	20.00
L15	N 89° 52' 00" W	20.00	S 89° 52' 00" E	20.00
L16	N 89° 52' 00" W	20.00	S 89° 52' 00" E	20.00
L17	N 89° 52' 00" W	20.00	S 89° 52' 00" E	20.00
L18	N 89° 52' 00" W	20.00	S 89° 52' 00" E	20.00
L19	N 89° 52' 00" W	20.00	S 89° 52' 00" E	20.00
L20	N 89° 52' 00" W	20.00	S 89° 52' 00" E	20.00
L21	N 89° 52' 00" W	20.00	S 89° 52' 00" E	20.00
L22	N 89° 52' 00" W	20.00	S 89° 52' 00" E	20.00
L23	N 89° 52' 00" W	20.00	S 89° 52' 00" E	20.00
L24	N 89° 52' 00" W	20.00	S 89° 52' 00" E	20.00
L25	N 89° 52' 00" W	20.00	S 89° 52' 00" E	20.00
L26	N 89° 52' 00" W	20.00	S 89° 52' 00" E	20.00
L27	N 89° 52' 00" W	20.00	S 89° 52' 00" E	20.00
L28	N 89° 52' 00" W	20.00	S 89° 52' 00" E	20.00
L29	N 89° 52' 00" W	20.00	S 89° 52' 00" E	20.00
L30	N 89° 52' 00" W	20.00	S 89° 52' 00" E	20.00



Unless Noted, All Data is Expressed in NAD83 & NAVD88

LOCATION/DESCRIPTION	LATITUDE	LONGITUDE	ELEVATION
TOWER MAST 3, NAVD88	32° 55' 05.55"	97° 30' 48.345"	580.24'
TOWER MAST 7, NAVD88	32° 55' 04.604"	97° 30' 48.352"	580.20'

NO.	REVISION	DATE	BY	DATE SURVEYED	DATE DRAFTED
		01/23/14		01/23/14	01/25/14



NOTE: Compound too flat for contours use lesser site details for SPOT ELEVATIONS



- LIGHT POLE (5/8" DIA)
- LIGHT POLE (1/2" DIA)
- POWER POLE
- GUY WIRE
- OVERHEAD ELECTRIC
- U/G ELECTRIC
- WATER LINE
- WATER METER
- WATER VALVE
- NAT. GAS SET
- GAS LINE
- GAS METER
- TELEPHONE LINE
- TELEPHONE RISER
- SANITARY SINKER MANHOLE
- FENCE LINE
- STORM SINKER MANHOLE
- STORM SINKER LINE
- 1/2" IRON ROD SET
- IRON ROD FOUND

SURVEYOR

H&S SURVEYING, INC.

4213 Preston Road, Suite 100, Dallas, TX 75241
Phone: (972) 751-7500
Fax: (972) 751-7505
www.handsurveying.com

WORK COORDINATED BY:

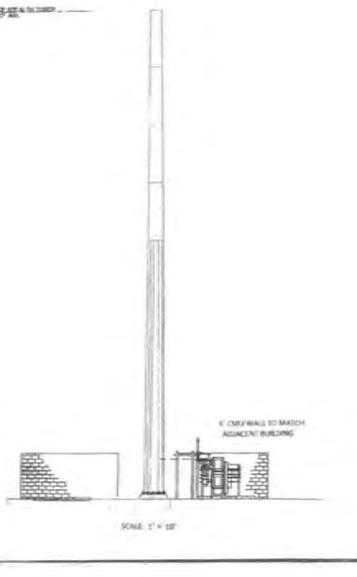
H&S SURVEYING, INC.

Surveying and
Telecommunications Company
SERVING THE CENTRAL U.S.

815 W. HIGHTOWER BL. SUITE 100, DALLAS, TX 75205
PH: 972-449-0800 - FAX: 972-449-0805
EMAIL: INFO@H&S-SURVEYING.COM

PREPARED FOR:

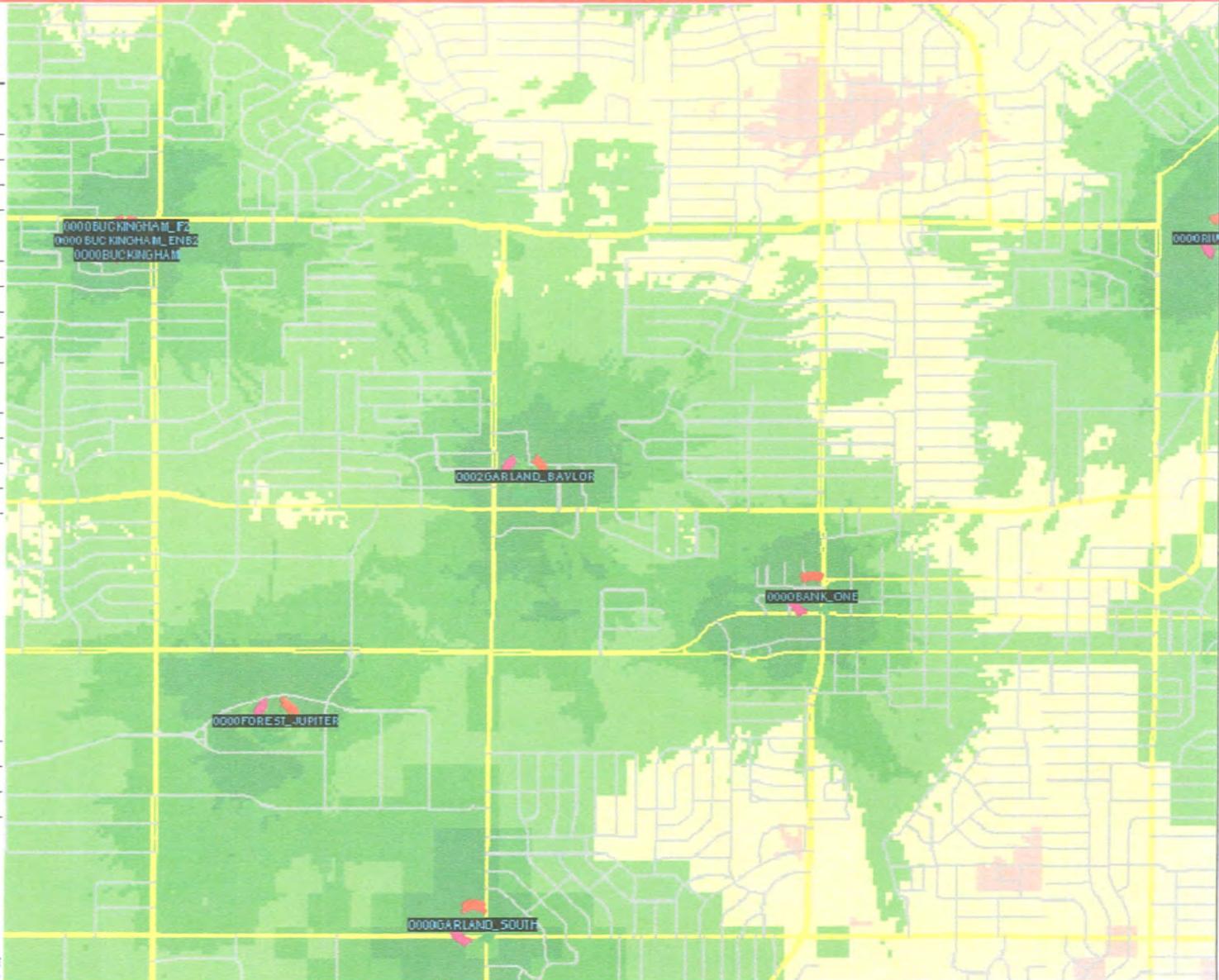
verizonwir





Future Coverage RSRP Plot – Garland_Baylor On_Air

- Cells
 - Clr: Cell Number
 - Lbl: Cell VersionCell Name
- Sectors
 - Clr: Sector
-
-
-
- county_boundary
 -
- tx_light_duty_road
- tx_major_highway
- tx_secondary_highway
- tx_arterial_road
-
-
-
-
-
-
- LTE RSRP 7CL1
 - Clr: RSRP (dBm)
 - >= -65
 - >= -75
 - >= -85
 - >= -95
 - >= -104
 - >= -110
- Street Map
-
-



APR 28 2011 4:58:31

REPORT & MINUTES

P.C. Meeting, June 9, 2014 (7 Members Present)

Consideration of the application of Zone Systems Inc, requesting approval of a Specific Use Permit for an Antenna, Commercial Type 2, on property zoned Planned Development (PD) District 93-05 for Shopping Center Uses. The property is located at 2441 West Walnut Street. (District 8) (File 14-21)

Representing the applicant Peter Kavanagh, 1620 Handley, Dallas, TX 75208, gave a brief overview of the request. The applicant answered questions posed by Commissioners regarding the impact on the nearby helipad and frequency of use by helicopters, FAA concerns and the building material for the screening wall.

Motion was made by Commissioner Ott, seconded by Commissioner Vera to close the Public Hearing and **approve** the request per staff recommendation. Motion **carried: 7 Ayes, 0 Nays.**



GARLAND

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

May 29, 2014

HEARING DATE/TIME: Plan Commission. June 9, 2014 – 7:00 PM

APPLICANT: Zone Systems, Inc.

File Z 14-21

Dear Property Owner:

A public hearing will be held by the Plan Commission of the City of Garland, Texas, at 7:00 P.M. Monday, June 9, 2014, in the Goldie Locke Room of the Duckworth Utility Services Building, 217 North Fifth Street, to consider the application of **Zone Systems, Inc.**, requesting approval of a Specific Use Permit for an Antenna, Commercial Type 2, on property zoned Planned Development (PD) District 93-05 for Shopping Center Uses. The property is shown on the enclosed sketch and is described as follows:

Being an approximate 7.657-acre parcel shown as Lot 1, Block A, Walnut Shiloh Addition, an addition to the City of Garland, Dallas County, Texas, according to the final plat recorded in Volume 2029, Page 2002 of the Dallas County Clerk's Records. The subject property is located at 2441 West Walnut Street, Garland, TX. (District 8)

Note: The applicant requests approval of a Specific Use Permit to allow the construction of a cell tower compound.

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

(Please Check One Below)

I am in favor of the request.

I am opposed to the request.

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

We are concerned with interference on phone calls with our patients + potential health risks to our employees + patients.

(Please complete the following information)

Your Property Address

N. Dallas Surgical Specialists, PA
Printed Name
700 Walter Reed Blvd #311 Garland TX 75042
Address City, State Zip

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

[Signature] us
Signature Title
Date: *6/4/14*



GARLAND

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

May 29, 2014

HEARING DATE/TIME: Plan Commission: June 9, 2014 – 7:00 PM

APPLICANT: Zone Systems, Inc.

File Z 14-21

Dear Property Owner:

A public hearing will be held by the Plan Commission of the City of Garland, Texas, at 7:00 P.M. Monday, June 9, 2014, in the Goldie Locke Room of the Duckworth Utility Services Building, 217 North Fifth Street, to consider the application of **Zone Systems, Inc.**, requesting approval of a Specific Use Permit for an Antenna, Commercial Type 2, on property zoned Planned Development (PD) District 93-05 for Shopping Center Uses. The property is shown on the enclosed sketch and is described as follows:

Being an approximate 7.657-acre parcel shown as Lot 1, Block A, Walnut Shiloh Addition, an addition to the City of Garland, Dallas County, Texas, according to the final plat recorded in Volume 2029, Page 2002 of the Dallas County Clerk's Records. The subject property is located at 2441 West Walnut Street, Garland, TX. (District 8)

Note: The applicant requests approval of a Specific Use Permit to allow the construction of a cell tower compound.

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

(Please Check One Below)

I am in favor of the request.

I am opposed to the request.

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

I Am opposed due to the fact I live right across on the corner of Lakeside Dr & Shiloh and it will drop our property value.

(Please complete the following information)

Your Property Address

Printed Name: *Elizabeth Riley*
Address: *2502 Lakeside Dr* City, State: *Garland, TX* Zip: *75042*

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

Signature: *Elizabeth Riley* Title: *Owner*
Date: *06-3-14*



GARLAND

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

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Being an approximate 7.657-acre parcel shown as Lot 1, Block A, Walnut Shiloh Addition, an addition to the City of Garland, Dallas County, Texas, according to the final plat recorded in Volume 2029, Page 2002 of the Dallas County Clerk's Records. The subject property is located at 2441 West Walnut Street, Garland, TX. (District 8)

Note: The applicant requests approval of a Specific Use Permit to allow the construction of a cell tower compound.

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(Please Check One Below)

I am in favor of the request.

I am opposed to the request.

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

(Please complete the following information)

Your Property Address

James B Maddox MD PA

Printed Name

777 Walter Reed Blvd #200 Garland, TX 75042

Address

City, State

Zip

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



Signature

President

Title

Date: 6/3/2014



GARLAND

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

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Being an approximate 7.657-acre parcel shown as Lot 1, Block A, Walnut Shiloh Addition, an addition to the City of Garland, Dallas County, Texas, according to the final plat recorded in Volume 2029, Page 2002 of the Dallas County Clerk's Records. The subject property is located at 2441 West Walnut Street, Garland, TX. (District 8)

Note: The applicant requests approval of a Specific Use Permit to allow the construction of a cell tower compound.

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(Please Check One Below)

I am in favor of the request.

I am opposed to the request.

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

- A serious danger to ~~the~~ helicopter rescue traffic - too close to hospital, heliport.*
- An eyesore to an area that already needs improving.*

Your Property Address

Donald F. Senter M.D.
Printed Name

240 N. Shiloh Rd. Garland 75042
Address City, State Zip

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

D. F. Senter Deacon
Signature Title

Date: 6/8/2014

- There is adequate industrial land within 1/2 mile.*
- The sites for towers*
- are advantageous only for the cell phone company.*
- Adequate coverage already in the areas.*



GARLAND

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

May 29, 2014

HEARING DATE/TIME: Plan Commission: June 9, 2014 – 7:00 PM

APPLICANT: Zone Systems, Inc.

File Z 14-21

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Being an approximate 7.657-acre parcel shown as Lot 1, Block A, Walnut Shiloh Addition, an addition to the City of Garland, Dallas County, Texas, according to the final plat recorded in Volume 2029, Page 2002 of the Dallas County Clerk's Records. The subject property is located at 2441 West Walnut Street, Garland, TX. (District 8)

Note: The applicant requests approval of a Specific Use Permit to allow the construction of a cell tower compound.

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

(Please Check One Below)

I am in favor of the request.

I am opposed to the request.

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

MAYBE THIS CAN IMPROVE CELL SERVICE IN THE AREA

(Please complete the following information)

Your Property Address

M. LINEX

Printed Name

2425 W. WALNUT #218

GARLAND TX

75042

Address

City, State

Zip

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

Signature

Date:

6/6/14

OWNER

Title



File No. 14-23/District 2

Agenda Item:

Meeting: City Council

Date: July 1, 2014

Planning Report

West Pioneer Management, Inc.

111 and 217 South Garland Avenue, 1413 West Avenue B, and 1412 and 1413 Rodando Drive.

REQUEST

Approval of 1) a change of zoning from General Business (GB) District and Single Family (SF-7) District to a Planned Development (PD) District for Central Area 2 Uses, 2) Concept Plans for Mixed-Uses, and 3) variances to Sections 28-453 and 28-462 of the Comprehensive Zoning Ordinance regarding the required setbacks to a residential district.

OWNER

West Pioneer Management, Inc.

PLAN COMMISSION RECOMMENDATION

On June 9, 2014 the Plan Commission, by a vote of seven (7) to zero (0), recommended approval of 1) a change of zoning from General Business (GB) District and Single Family (SF-7) District to a Planned Development (PD) District for Central Area 2 Uses, 2) two Concept Plans for Mixed-Uses, and 3) variances to Sections 28-453 and 28-462 of the Comprehensive Zoning Ordinance to allow a 25-foot building setback along Rodando Drive and from the property line adjacent to the residential-zoned properties located to the west of the subject property.

STAFF RECOMMENDATION

Approval of 1) a change of zoning from General Business (GB) District and Single Family (SF-7) District to a Planned Development (PD) District for Central Area 2 Uses, 2) two Concept Plans for Mixed-Uses, and 3) variances to Sections 28-453 and 28-462 of the Comprehensive Zoning Ordinance to allow a minimum 25-foot setback from the property line along Rodando Drive and from the property line adjacent to the residential-zoned properties located to the west of the subject property.

BACKGROUND

The subject property presently consists of 5 separate tracts of land and approximately 3,250 square feet of public right-of-way. The subject property is currently developed with a 5-story building known as the Chase Bank Building, a vacant building, and an abandoned drive-through structure. The applicant proposes to consolidate these tracts of land and public right-of-way into one single 4.64 acre site and develop a multifamily complex and possibly a non-residential component (non-residential flex spaces) in addition to the existing bank. If approved, the proposed Planned Development (PD) and Concept Plans will establish the allowable uses and general conditions. The applicant seeks flexibility to move forward with either Concept Plan as the applicant has not yet determined which Concept Plan will be reflected by the future Detail Plan. Both Concept Plans are intended to illustrate the type of the development that could potentially occur under the proposed Planned Development (PD).

It should be noted that any current public right-of-way reflected as part of the proposed site must be abandoned and acquired from the City of Garland through the established process before the approval of a plat of the subject property.

SITE DATA

The subject property contains 4.64 acres and has approximately 400 feet of frontage along Wilson Street, 430 feet along Garland Avenue, 460 feet along Avenue B, and 320 feet along Rodando Drive. Vehicular access to the site shown on the Concept Plan noted as Exhibit C would be accomplished from Wilson Street, Garland Avenue, and Rodando Drive. Vehicular access to the site shown on the Concept Plan noted as Exhibit D would be from Wilson Street, Garland Avenue, and Avenue B.

USE OF PROPERTY UNDER CURRENT ZONING

The General Business (GB) District accommodates a variety of retail, service and business establishments which are not designed in a shopping center configuration but are generally located on individual, unrelated sites. The Single Family (SF-7) District provides for a variety of single family housing in safe and comfortable neighborhood environments. A zoning change to a Planned Development (PD) based on Central Area 2 District is necessary to accommodate a mixed use development including multifamily and non-residential components.

CONSIDERATIONS

1. The applicant requests approval of a Planned Development (PD) District for Central Area 2 Uses with conditions establishing minimum guidelines that would regulate the future Detail Plan and site development as well as allowing variations to the Comprehensive Zoning Ordinance, if such variations are approved. Additionally, the applicant proposes two alternate Concept Plans. Approval of a Detail Plan in conformance with an approved Concept Plan would be required prior to development. The proposed Planned Development (PD) would allow all the uses currently permitted in the Central Area 2 (CA-2) District, including a mix of residential and non-residential uses.
2. The land uses permitted in the proposed Planned Development are those allowed in the Central Area 2 (CA-2) District. These uses are suitable for and encouraged in the Downtown and peripheral areas. Central Area 2 Uses are consistent with the uses incorporated in recent redevelopment projects in Downtown involving a mixture of multi-family and non-residential uses.
3. It should be noted that the applicant is proposing to demolish the existing vacant building and abandoned drive-through structure. However, the Chase Bank Building will remain.

Concept Plans (Exhibit C and Exhibit D)

4. Land Use: Central Area 2 Uses, including a mix of residential and non-residential uses, would be permitted with either of the two proposed Concept Plans. However, both Concept Plans clearly reflect Multifamily as the predominant use with the Chase Bank remaining on the ground floor of the existing 5-story building.
5. Parking: Both Concept Plans provide 1.3 parking spaces for every dwelling unit, with all other uses complying with the Central Area (CA-2) District parking standards. However, the Concept Plan on Exhibit C provides a 4.5 level above-ground parking structure with 85 parking spaces per level in addition to the existing surface parking area. The Concept Plan on Exhibit D provides surface parking only.
6. Residential Density: The maximum density of the Concept Plan on Exhibit C would be 70 units per acre, with a maximum number of 325 dwelling units. The dwelling units would be distributed within the 4 levels of the two proposed buildings and the upper 4 levels of the existing Chase Bank building.

The maximum density of the Concept Plan on Exhibit D would be 50 units per acre, with a maximum number of 232 dwelling units. The dwelling units would be distributed within the 3 levels of the 3 proposed buildings and the upper 4 levels of the existing Chase Bank building.

7. Non-Residential Floor Area: Per the applicant's request, on both Concept Plans, the non-residential (flex space) floor area could vary from zero (0) square feet to twenty-five thousand (25,000) square feet.

8. Staff suggests that all the ground level spaces along Garland Avenue be available for non-residential uses. However, they should be designed as flex spaces to allow them to be occupied with dwelling units in the event of market demand changes.

Planned Development (PD) Conditions

9. Development shall comply with the Downtown Development Standards, unless otherwise specified in the Planned Development (PD) Conditions. The intent of the PD Conditions is to ensure the future Detail Plan and development has cohesive urban character that is suitable for a site that is located in the periphery of the Downtown area.

10. The proposed PD Conditions establish setbacks, building height, lot coverage and residential density. Furthermore, additional conditions have been proposed to address design aspects for ground level residential units, residential above-grade, non-residential/flex retail space at-grade, and screening of parking areas. These conditions were drafted to promote a character that resembles the urban qualities found in recent Downtown redevelopment projects such as Fifth Street Crossing.

11. If the proposed Planned Development and Concept Plans are approved, a subsequent Detail Plan shall be approved through a public hearing process before development can occur on the subject property. The Detail Plan will confirm design elements that include but will not be limited to exterior wall material composition, screening and landscape, and exterior wall articulation, and open spaces. The Detail Plan will also confirm the number of multifamily dwelling units, square footage devoted to non-residential uses, and the nature, amount, and configuration of the parking.

VariANCES

12. Sections 28-453 and 28-462 of the Comprehensive Zoning Ordinance establish the following setbacks adjacent to streets and adjacent to interior lot lines:

For portions of any building above thirty (30) feet in height, the horizontal distance from any point on the building above thirty (30) feet to any residential district line shall be not less than the height of the highest point on the building above grade, or shall be not less than one-half (1/2) the height of the highest point on the building above grade from the nearest property line, whichever is greater.

The applicant requests variances to the aforementioned sections to allow a minimum 25-foot setback from the property line along Rodando Drive and from the property line adjacent to the residential zoned properties located to the west of the subject property.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Urban Neighborhoods for the subject property. Urban Neighborhoods are vibrant higher-density neighborhoods offering urban amenities and a concentration of activities. Urban Neighborhoods provide a variety of high density housing types, including single-family attached and multifamily, and may include compatible non-residential uses, such as shopping, restaurants, offices, entertainment and daily services, in a vertical mixed-use development. This type of neighborhood may be located along major transportation corridors and/or community amenities, such as parks, greenways, and major shopping or entertainment areas.

The proposed Planned Development (PD) District is consistent with the recommendation of the Comprehensive Plan in that it would allow for a high density residential development and the incorporation of non-residential uses on a site located along Garland Avenue, a highly trafficked road that traverses the City from south to north and provides direct access to Downtown from SH 190 and IH 635. Staff emphasizes the importance of providing ground level tenant spaces for non-residential uses; especially along Garland Avenue, to establish a dynamic and appealing urban identity that further differentiates Urban Neighborhoods from the conventional multi-family development.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north are zoned General Business (GB) District and are developed with financial institutions, retail sales/personal services, an auto related use, a fast food restaurant, and single family residences. The properties to the east are zoned Central Area 2 (CA-2) District; these properties are developed with a variety of uses that include two school campuses, a government building, office buildings, and single family residences. The properties to the south are in the Downtown Automotive Uses Overlay District and are zoned Commercial 1 (C-1) District; these properties are developed with an array of auto related uses, restaurants, and offices. The properties to the west are zoned Single Family (SF-7) and are developed with single family residences.

The subject property is located on the periphery of the Downtown area and immediately adjacent to properties already zoned Central Area 2 (CA-2) District;

hence, the proposed zoning change to a Planned Developed (PD) for Central Area 2 Uses would be not only compatible but consistent with the zoning pattern established for that portion of Downtown. Furthermore, if developed as a mixed-used development, the subject property would add a vibrant urban character to the western edge of the Downtown area as well as patrons for the support of existing and future businesses within the surrounding area.

The proposed Planned Development has the potential of impacting the adjacent residential properties to the west by introducing a high density residential development. However, limiting the number of stories to 4 stories for residential structures and the proposed 25-foot building line along the west side of the subject property will provide limitations to the building height and enough setback from the residential properties to mitigate any impact potential development could generate. Furthermore, a high density residential development can serve as a buffer between the single family residences and Garland Avenue.

Prepared By:

Josue De La Vega
Development Planner

Date: June 19, 2014

Reviewed By:

Anita Russelmann
Director of Planning

Date: June 20, 2014

Reviewed By:

William E. Dollar
City Manager

Date: June 23, 2014

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE 14-23

111 and 217 South Garland Avenue, 1413 West Avenue B, and 1412 and 1413 Rodando Drive.

- I. **Statement of Purpose:** The purpose of this Planned Development is to allow Central Area 2 Uses subject to conditions.
- II. **Statement of Effect:** This Planned Development shall not affect any regulation found in the Comprehensive Zoning Ordinance. Ordinance No. 4647, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. **General Regulations:** All regulations of the Central Area 2 (CA-2) District set forth in Section 28 and 32 of the Comprehensive Zoning Ordinance, Ordinance No. 4647, are included by reference and shall apply, except as specified in this ordinance.
- IV. **Development Plans:**
 - A. Concept Plans: Development shall be in conformance with the Concept Plan identified as Exhibit C or the Concept Plan identified as Exhibit D. Should there be any conflict between the Concept Plans and the written conditions below, the conditions shall prevail.
 - B. Detail Plan: Approval of a Detail Plan is required for all development, prior to issuance of a permit for construction.
- V. **Specific Regulations:**
 - A. Permitted Uses: No use shall be permitted except those allowed in the Central Area 2 (CA-2) District
 - B. Downtown Development Standards: All development of the property shall comply with the City of Garland's Downtown Development Standards, unless otherwise specified in these conditions.
 - C. Parking: A minimum of 1.3 parking spaces per dwelling unit. All other uses shall comply with the Central Area 2 (CA-2) District parking requirements.
 - D. Setbacks:
 - i. Minimum 10 feet and maximum 25 feet from the property line along South Garland Avenue and Wilson Street.
 - ii. Approximately 50 feet from the property line along West Avenue B.

iii. Minimum 25 feet from the property line along Rodando Drive and from the property line adjacent to the residential zoned properties located to the west of the subject property.

E. Lot Coverage: Maximum 85%

F. Residential Lot Density and Non-Residential Floor Area:

- i. The maximum density of the Concept Plan on Exhibit C shall be 70 units per acre, with a maximum number of 325 dwelling units.
- ii. The maximum density of the Concept Plan on Exhibit D shall be 50 units per acre, with a maximum number of 232 dwelling units.
- iii. On both Concept Plans, the non-residential (flex space) floor area may vary from zero (0) square feet to twenty-five thousand (25,000) square feet.

G. Building Height, Number of Stories: Maximum height for new construction is 65 feet, allowing a maximum of 4 stories for residential structures and 5 stories for parking structures.

H. Residential Units at Grade:

- i. All buildings which have residential unit floor plates within four feet of grade facing streets shall include a front door entrance into the unit which is accessed from the sidewalk for a minimum of 70% of the exterior (street-facing) units.
- ii. Entries for grade-level units should be located a minimum of one foot above the sidewalk elevation and include a minimum twenty-four square foot stoop; however, units for handicapped accessibility (or handicapped adaptable) may be located at-grade provided that a fence a minimum of thirty inches and a maximum of four feet in height, and with no more than fifty-percent opacity, encloses a small setback and the front door porch area.
- iii. Lobbies to upper stories (residential or nonresidential) may be located at the sidewalk level.
- iv. Balcony and patio railings and fences shall be largely transparent and constructed of glass, wrought iron or metal or a combination thereof. Masonry columns may be used on patios and fences provided that they are used as accents.

I. Residential Units above Grade:

- i. At least fifty percent of residential units above-grade shall have balconies that are at least four feet in depth.
- ii. Balcony and patio railings and fences shall be largely transparent and constructed of glass, wrought iron or metal or a combination

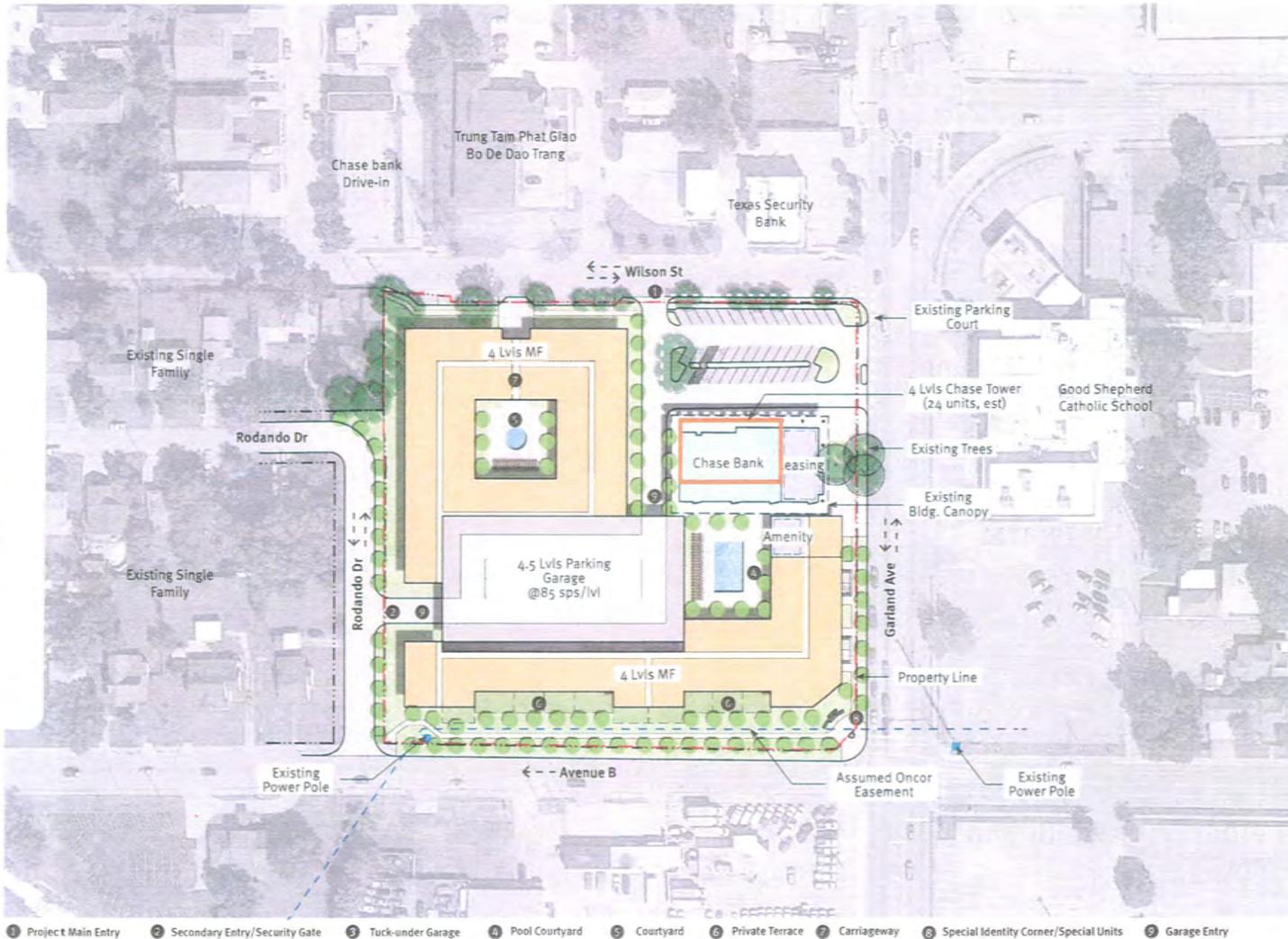
thereof. Masonry columns may be used on patios and fences provided that they are used as accents. Wood fences and railings, chain-link fencing and vinyl fencing materials are prohibited.

J. Non-Residential/Flex Retail Space at Grade:

- i. The ground floor entry for non-residential/flex space at-grade shall be located at the approximate elevation of the adjacent sidewalk.
- ii. Non-residential/flex spaces adjacent to the sidewalk at-grade shall have a minimum floor to ceiling height of twelve feet, except for furred-down areas for ducting or other approved purposes; have an awning or canopy along the south, east and west facing facades, which extends at least six feet from the building over the sidewalk for at least sixty percent of the non-residential/flex retail frontage of the building. Such awning or canopy shall maintain a minimum eight-foot clearance over the sidewalk.
- iii. Windows shall be highly transparent, and shall comprise a minimum of sixty-percent and a maximum of eighty-percent of the ground floor façade for the non-residential/flex retail portion of the frontage.

K. Parking Screening:

- i. Where a parking lot is adjacent to the sidewalk, a second row of trees and a fence up to three and one-half feet, shall be provided in place of a building wall. The fence treatment shall be wrought iron, or a combination of wrought iron and masonry, with shrubs. Openings in the fence and landscaping shall be provided, and a hard surface shall be installed to accommodate pedestrian access to the public sidewalk.
- ii. Interior parking lot landscaping shall include the planting of trees from the Street Tree List in the Screening and Landscape Standards to reduce heat buildup. Each row of parking shall be configured so that there is a minimum nine-foot wide landscape island with each run of eight parking spaces. Parking lot landscaping shall contain a quantity of trees calculated at a minimum of one large street tree for every six parking spaces.



Notes:

1. All existing sanitary sewer and utility easements shall be abandoned. The Developer will be responsible for the relocation of said existing utilities and dedication of new easements.
2. Existing Right of Way on the east end of Rodando shall be abandoned by the Developer, along with all utilities in said Right of Way.
3. Existing residential driveways on to Rodando to be reconfigured and tied into improved Rodando Dr. by Developer.
4. Developer is required to improve Rodando dr. along frontage of property to current standards. Minimum concrete street paving width is 27' B-B with curb and gutter and necessary drainage system as required.
5. S Garland Avenue is designated as a type "B" roadway on the major thoroughfare map. This requires 100' of R.O.W. +10' pedestrian and utility easement (P.U.E.)
6. Avenue B is designated as a type "a" roadway on the major thoroughfare map. This is a one way pair roadway requires a minimum 70' of R.O.W.
7. All sidewalks along Rodando Dr. shall be in R.O.W. or pedestrian easements
8. No on-street parking in Public Right-of-way.

Site Development option A:

- i. Max. Dwelling unit: 325 units / 70 units/ac
- ii. Existing Bank Use at Ground floor (approx. 6500sf) to remain
- iii. Max. Non-Residential Use/Flex space (not-including existing bank use) : 25,000 sf
- iv. Min. Non-Residential Use/Flex space (not-including existing bank use) : 0 sf

Case # 140415-2

0' 50' 100' 200'

06.04.2014	2014006.00	vt
Copyright © JHP 2014 Not for Regulatory Approval, Permit or Construction: (S. Mark Wolf) Registered Architect of State of Texas, Registration No. 9129		

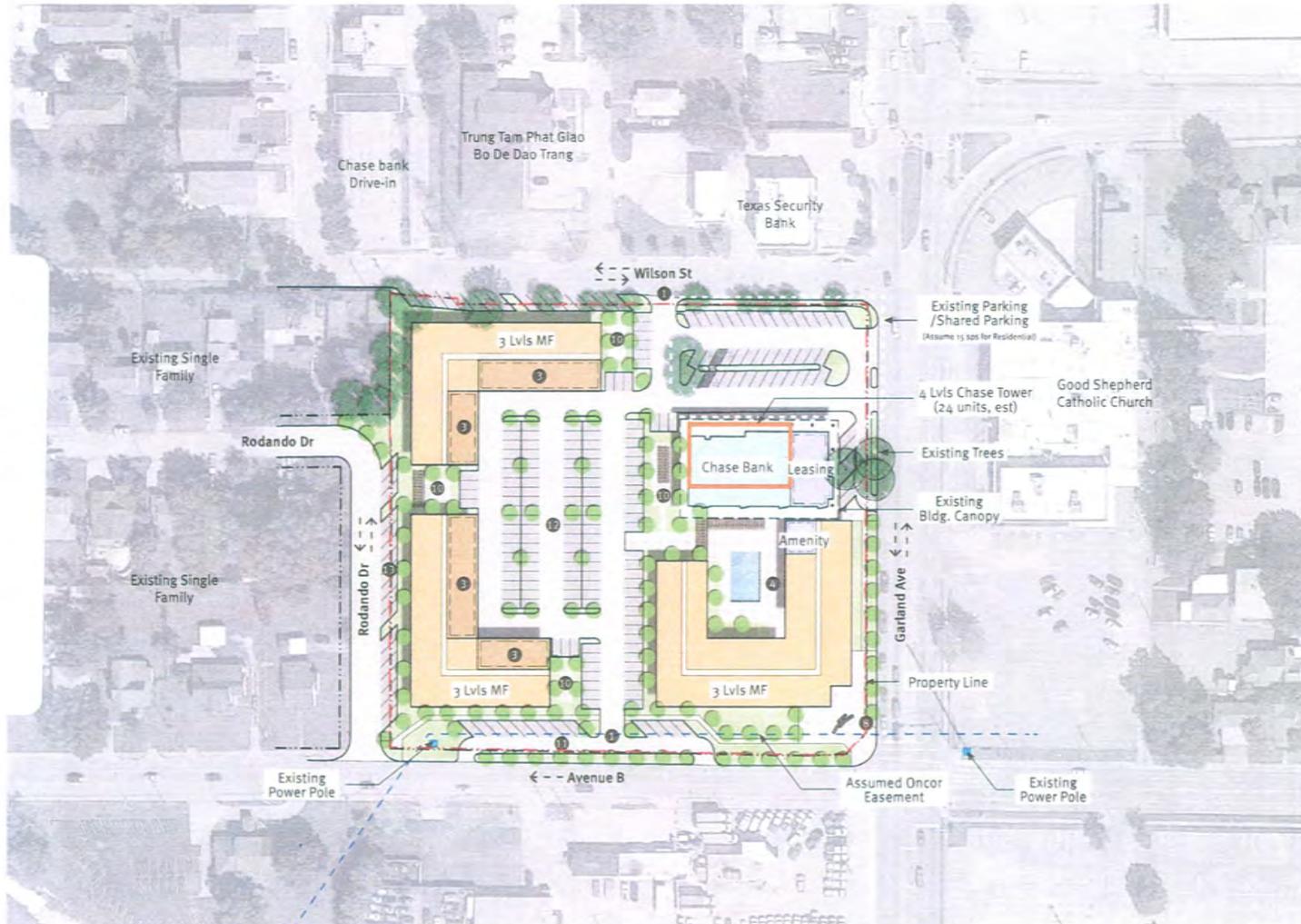


Chase Bank Tract
Garland, Texas

Kovest Realty, Inc.

Site Option A
Scale: 1" = 50' - 0"

EXHIBIT D



- 1 Project Main Entry 2 Secondary Entry/Security Gate 3 Tuck-under Garage 4 Pool Courtyard 5 Courtyard 6 Private Yard 7 Carriageway 8 Special Identity Corner/Special Units 9 Garage Entry
- 10 Pocket Park 11 Slip Road 12 Parking Court 13 Proposed On-street Parking-TBD

Notes:

1. All existing sanitary sewer and utility easements shall be abandoned. The Developer will be responsible for the relocation of said existing utilities and dedication of new easements.
2. Existing Right of Way on the east end of Rodando shall be abandoned by the Developer, along with all utilities in said Right of Way.
3. Existing residential driveways on to Rodando to be reconfigured and tied into improved Rodando Dr. by Developer.
4. Developer is required to improve Rodando dr. along frontage of property to current standards. Minimum concrete street paving width is 27' B-B with curb and gutter and necessary drainage system as required.
5. S Garland Avenue is designated as a type "B" roadway on the major thoroughfare map. This requires 100' of R.O.W. +10' pedestrian and utility easement (P.U.E.)
6. Avenue B is designated as a type "a" roadway on the major thoroughfare map. This is a one way pair roadway requires a minimum 70' of R.O.W.
7. All sidewalks along Rodando Dr. shall be in R.O.W. or pedestrian easements
8. No on-street parking in Public Right-of-way.

Site Development option B:

- i. Max. Dwelling unit: 232 units / 50 units/ac
- ii. Existing Bank Use at Ground floor (approx. 6500sf) to remain
- iii. Max. Non-Residential Use/flex space (not-including existing bank use) : 25,000 sf
- iv. Min. Non-Residential Use/flex space (not-including existing bank use) : 0 sf

Case # 140415-2



06.04.2014	2014006.00	vt
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Chase Bank Tract
Garland, Texas

Kovest Realty, Inc.

Site Option B
Scale: 1" = 50' - 0"

REPORT & MINUTES

P.C. Meeting, June 9, 2014 (7 Members Present)

Consideration of the application of West Pioneer Management, Inc., requesting approval of 1) a change of zoning from General Business (GB) District and Single Family (SF-7) District to a Planned Development (PD) District for Central Area 2 Uses, 2) two Concept Plans for Mixed-Uses, and 3) variances to Sections 28-453 and 28-462 of the Comprehensive Zoning Ordinance regarding the required setbacks to any residential district. The property is located at 111 and 217 South Garland Avenue, 1413 West Avenue B, and 1412 and 1413 Rodando Drive. (District 2). (File 14-23)

Representing the applicant, Mark Wolf, 8340 Meadow Rd, Ste. 150, Dallas, TX, gave a brief overview of the request. The applicant answered questions posed by Commissioner Fisher regarding streetscapes, resident access to the proposed development, DART access and setbacks.

Speaking in opposition A.B. Morrow, 1429 W. Avenue B, Garland, TX, Christine Valdez, 1441 Rodando Dr, Garland, TX, and Mark Shepard, 1440 Rodando Dr, Garland, TX expressed concerns with the type of development being proposed and traffic issues.

Motion was made by Commissioner Fisher, seconded by Commissioner Welborn to close the Public Hearing and **approve** the request as presented by the applicant **Motion carried: 7 Ayes, 0 Nays.**



GARLAND

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

May 29, 2014

HEARING DATE/TIME: Plan Commission: June 9, 2014 – 7:00 PM

APPLICANT: West Pioneer Management, Inc.

File Z 14-23

Dear Property Owner:

A public hearing will be held by the Plan Commission of the City of Garland, Texas, at 7:00 P.M. Monday, June 9, 2014, in the Goldie Locke Room of the Duckworth Utility Services Building, 217 North Fifth Street, to consider the application of **West Pioneer Management, Inc.**, requesting approval of 1) a change of zoning from General Business (GB) District and Single Family (SF-7) District to a Planned Development (PD) District for Limited Central Area 2 Uses, 2) a Concept Plan for Mixed-Uses, and 3) variances to Sections 28-453 and 28-462 of the Comprehensive Zoning Ordinance regarding the required setbacks to any residential district. The property is shown on the enclosed sketch and is described as follows:

BEING a tract of land situated in the William Bassell Survey, Abstract No. 156, City of Garland, Dallas County, Texas and being all of that certain called 1.9054 acre tract of land described to West Pioneer Management, Inc. by deed recorded in Volume 95192, Page 00253, Deed Records, Dallas County, Texas (D.R.D.C.T.), also containing all of Lot 1, Block C and part of Lot 2, Block C and Lot 16, Block A, Rio Linda Subdivision, an addition to the City of Garland as recorded in Volume 10, Page 435, Map Records, Dallas County, Texas; further being all of that tract described to West Pioneer Management, Inc. by deed recorded in Instrument No. 200600400498 Official Public Records, Dallas County, Texas (O.P.R.D.C.T.) also being a portion of Rodando Drive (to be abandoned). The subject property is located at 111 and 217 South Garland Avenue; 1413 West Avenue B; and 1412 and 1413 Rodando Drive, Garland, TX. (District 2)

Note: The applicant requests approval of a change of zoning to a Planned Development (PD) for Limited Central Area 2 Uses, a Concept Plan and variances to the minimum required setbacks to develop the subject property with a mixed-use development consisting of multi-family dwelling units and non-residential uses.

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

(Please Check One Below)

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

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

This request would put me out of business to expand

(Please complete the following information)

Your Property Address

103 Carlfield Garland TX 75042

Printed Name

MIKEED INC. Marcus M. Reed & Sabrina J. Reed

Address

103 Carlfield St

City, State

Garland TX

Zip

75042

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

Signature

Marcus M. Reed & Sabrina J. Reed

Title

owners

Date:

6/4/2014



GARLAND

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

May 29, 2014

HEARING DATE/TIME: Plan Commission: June 9, 2014 – 7:00 PM

APPLICANT: West Pioneer Management, Inc.

File Z 14-23

Dear Property Owner:

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(Please Check One Below)

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

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

I will limit my business development of M. Treed Inc.

(Please complete the following information)

Your Property Address

103 Garfield St, Garland TX 75042

Printed Name

M. Treed Inc. Sabrina J & Marcus T Treed II

Address

City, State

Zip

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

Signature

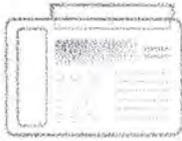
Title

Date: *6/4/2014*

F A X

M.T. Reed Inc.

103 Garfield St.
Garland, Texas 75042
972-272-0939
Web Site



To: PLANNING
Fax number: 972-205-2474

From: Marcus T. Reed
Fax number: 972-212-4248

Date: 6/4/2014

Regarding: REZONE

Phone number for follow-up:
972-272-0939

Comments:

I AM OPPOSED TO THE REQUEST BECAUSE IT PREVENT ME FROM BUSINESS DEVELOPMENT FOR MY COMPANY.

MARCUS T. REEDII & SABRENNNA REED OWNERS



GARLAND

May 29, 2014

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

HEARING DATE/TIME: Plan Commission: June 9, 2014 – 7:00 PM

APPLICANT: West Pioneer Management, Inc.

File Z 14-23

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(Please Check One Below)

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

Please include any comments you wish to provide supporting your position in the space provided below.
The requested zoning will help the neighborhoods and the areas

(Please complete the following information)

Your Property Address: *Kingsley, Omoruyi - Prime Time Group, Inc.*

Printed Name: _____

Address: *111 S. Garland Ave. #150, Garland 75040* City, State: _____ Zip: _____

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

Signature: *[Signature]* Title: *CEO/President*

Date: *June 4, 2014*



GARLAND

May 29, 2014

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

HEARING DATE/TIME: Plan Commission: June 9, 2014 – 7:00 PM

APPLICANT: West Pioneer Management, Inc.

File Z 14-23

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(Please Check One Below)

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

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

(Please complete the following information)

Your Property Address Rosa Sardon

Printed Name _____

111 S. GARLAND AV. 155 GARLAND TX 75040

Address _____ City, State _____ Zip _____

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

Signature Rosa Sardon Title _____

Date: 6/5/14



GARLAND

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

May 29, 2014

HEARING DATE/TIME: Plan Commission: June 9, 2014 – 7:00 PM

APPLICANT: West Pioneer Management, Inc.

File Z 14-23

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(Please Check One Below)

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

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

(Please complete the following information)

Your Property Address

DAN GIPSON

Printed Name

123 N GARLAND AV GARLAND TX 75040

Address

City, State

Zip

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

Dan Gipson

Signature

OWNER

Title

Date: 6-4-14



City Council Item Summary Sheet

Work Session

Date: July 1, 2014

Agenda Item

Appointments to Boards and Commissions

Summary of Request/Problem

Council is requested to consider appointments to Boards and Commission.

Recommendation/Action Requested and Justification

Submitted By:

Approved By:

William E. Dollar
City Manager



GARLAND
GARLAND YOUTH COUNCIL

Application 2014-15

Name: Michael Lambert

Address: 7202 Cove Wood Dr., Garland TX, 75044

City Council District: 1 Home Phone: 9726756485

Cell Phone: 9724672207

Parent/Guardian Cell Phone: 9724673649 (dad)

Email: lamb3113@gmail.com

Parent/Guardian Email: _____

Grade level in 2014-15 school year: 11th School: Sachse

Please answer the following questions. Feel free to type your answers on a separate paper and attach to the application.

In what activities/organizations do you participate in school, church or in the community?

How did you hear about the Garland Youth Council?

Why do you want to serve on the Garland Youth Council?

What are some challenges you feel Garland youth face in our community?

What do you see as positives for youth living in Garland?



GARLAND
GARLAND YOUTH COUNCIL

Application 2014-15

Name: William Athas

Address: 6510 Lynch Lane

City Council District: 1 Home Phone: ~~214-289-8779~~ 972-495-8513

Cell Phone: 214-~~289-8779~~ 207-8370

Parent/Guardian Cell Phone: 214-289-8779

Email: shae0128@gmail.com

Parent/Guardian Email: athaswr1@~~gma~~verizon.net

Grade level in 2014-15 school year: 11 School: GHS

Please answer the following questions. Feel free to type your answers on a separate paper and attach to the application.

In what activities/organizations do you participate in school, church or in the community?

Band, Scouts, Film

How did you hear about the Garland Youth Council?

My father, mostly, and through Teen Talk

Why do you want to serve on the Garland Youth Council?

I want to be more involved in the city, and I want to benefit it to the best of my ability

What are some challenges you feel Garland youth face in our community?

I feel that youth need to know more about their own city, and they should be more active in their city.

What do you see as positives for youth living in Garland?

Best education to offer

~~Family~~ Family-friendly neighborhoods