



AGENDA

**CITY COUNCIL WORK SESSION
City of Garland
Duckworth Building, Goldie Locke Room
217 North Fifth Street
Garland, Texas
February 2, 2015
5:00 p.m.**

EXECUTIVE SESSION AGENDA

- 1. Personnel matters involving the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee or to hear a complaint against an officer or employee.
Sec. 551.074, TEX. GOV'T CODE.**
 - Consider transitional matters and personnel relating to the replacement of the current City Manager.
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DEFINITIONS:

Written Briefing: Items that generally do not require a presentation or discussion by the staff or Council. On these items the staff is seeking direction from the Council or providing information in a written format.

Verbal Briefing: These items do not require written background information or are an update on items previously discussed by the Council.

Regular Item: These items generally require discussion between the Council and staff, boards, commissions, or consultants. These items are often accompanied by a formal presentation followed by discussion.

[Public comment will not be accepted during Work Session
unless Council determines otherwise.]

NOTICE: The City Council may recess from the open session and convene in a closed executive session if the discussion of any of the listed agenda items concerns one or more of the following matters:

(1) Pending/contemplated litigation, settlement offer(s), and matters concerning privileged and unprivileged client information deemed confidential by Rule 1.05 of the Texas Disciplinary Rules of Professional Conduct. Sec. 551.071, TEX. GOV'T CODE.

(2) The purchase, exchange, lease or value of real property, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Sec. 551.072, TEX. GOV'T CODE.

(3) A contract for a prospective gift or donation to the City, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Sec. 551.073, TEX. GOV'T CODE.

(4) Personnel matters involving the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee or to hear a complaint against an officer or employee. Sec. 551.074, TEX. GOV'T CODE.

(5) The deployment, or specific occasions for implementation of security personnel or devices. Sec. 551.076, TEX. GOV'T CODE.

(6) Discussions or deliberations regarding commercial or financial information that the City has received from a business prospect that the City seeks to have locate, stay, or expand in or near the territory of the City and with which the City is conducting economic development negotiations; orto deliberate the offer of a financial or other incentive to a business prospect of the sort described in this provision. Sec. 551.087, TEX. GOV'T CODE.

(7) Discussions, deliberations, votes, or other final action on matters related to the City's competitive activity, including information that would, if disclosed, give advantage to competitors or prospective competitors and is reasonably related to one or more of the following categories of information:

- generation unit specific and portfolio fixed and variable costs, including forecasts of those costs, capital improvement plans for generation units, and generation unit operating characteristics and outage scheduling;
- bidding and pricing information for purchased power, generation and fuel, and Electric Reliability Council of Texas bids, prices, offers, and related services and strategies;
- effective fuel and purchased power agreements and fuel transportation arrangements and contracts;
- risk management information, contracts, and strategies, including fuel hedging and storage;
- plans, studies, proposals, and analyses for system improvements, additions, or sales, other than transmission and distribution system improvements inside the service area for which the public power utility is the sole certificated retail provider; and
- customer billing, contract, and usage information, electric power pricing information, system load characteristics, and electric power marketing analyses and strategies. Sec. 551.086; TEX. GOV'T CODE; Sec. 552.133, TEX. GOV'T CODE]

1. Written Briefings:

a. Optional Redemption of Tax Notes

When Council approved the issuance of \$5,500,000 Tax Notes, Series 2014 on September 16, 2014, it was contemplated that the City would exercise the call provision to redeem the notes on March 1, 2015 prior to the scheduled maturity date of November 1, 2015. Council is requested to consider authorizing the redemption of the Tax Notes, Series 2014 as contemplated. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the February 17, 2015 Regular Meeting.

b. Annual Review of Investment Policy and Investment Strategy

The Public Funds Investment Act (Chapter 2256, Tx. Govt. Code) requires an annual review of the City's written Investment Policy, Investment Strategy and approved broker list. By Council Policy, amendments to City Council Policy FIN-05, Statement of Investment Strategy and FIN-06, Statement of Investment Policy require Council's approval. Staff is requesting no amendments to Council Policy FIN-06 and requesting no amendments to Council Policy FIN-05. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the February 17, 2015 Regular Meeting.

c. Insurance Services Office Review

The Garland Fire Department is preparing for an Insurance Services Office (ISO) review. Mike Pietsch, the City's ISO consultant, strongly recommends pursuing an ISO review as soon as possible. Unless otherwise directed by Council, Staff will proceed with an ISO review.

d. Resolution to Support City of Dallas Municipal Setting Designation Application

The Dallas City Council approved a Municipal Setting Designation (MSD) ordinance for a facility located at 10503 Forest Lane on December 10, 2014. Because the City of Garland is located within one-half mile of the MSD site, the owner of the site must have a resolution of support from the Garland City Council to proceed with their application. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the February 17, 2015 Regular Meeting.

e. Heritage Park Relocations – Change Order #2

Council is requested to consider authorizing an increase to the Guaranteed Maximum Price contract for “Heritage Park Relocations and SW Quadrant of Walnut Pedestrian Corridor” with Hill & Wilkinson General Contractors in the amount of \$194,349. This item is scheduled for formal consideration at the February 3, 2015 Regular Meeting.

f. Texas Enterprise Zone Nomination for Kraft Foods Group, Inc.

At the November 18, 2014 Regular Meeting, Council approved Ordinance 6747 nominating Kraft Foods Group, Inc. for a Texas Enterprise Project designation. The Office of the Governor, Economic Development and Tourism has requested revisions to the nomination. This item is scheduled for a public hearing and approval of an ordinance amending Ordinance No. 6747 at the February 3, 2015 Regular Meeting.

g. Eastern Hills Redevelopment Study Update

Five proposals were received on December 19, 2014 in response to the Request for Proposal advertised by the City for the Eastern Hills Country Club Redevelopment Study. A consultant team led by Kimley-Horn and Associates, Inc. has been selected to conduct the study.

Item	Key Person
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2. Verbal Briefings:

a. DART Quarterly Report

Thomas

Council will be updated on DART’s services, activities, programs and projects within Garland.

**b. City Square Artist’s Lofts Development
 Development District**

Woodard

TX Garland Apartments, L.P. is considering submitting an application for 9% housing tax credits to the Texas Department of Housing and Community Affairs. Approval will permit a multifamily housing development on a 4.5-acre site located at 705 W. Avenue B, property

previously occupied by Bank of America. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the February 17, 2015 Regular Meeting.

c. Transportation Report

Dean/Schaffner

Dean International, the City's transportation consultant, will update Council on the following:

- Transportation Program Updates
 - IH-635
 - Memorandum of Understanding
 - Groundbreaking for express lanes and soundwall
 - Next Steps
 - IH-30
 - Annual Missions Update
- Strategic Events Update
- Advocacy Group Update
- Transportation Updates
 - TEX-21
 - Regional Policy
 - Federal Policy
 - State Update

d. SH 190/Campbell Mixed Use Planned Development District

Montgomery

Gateway Planning Group, working with property owners and City staff, has drafted a Mixed Use Planned Development District encompassing approximately 300 acres of land in the vicinity of SH 190 and Campbell Road. Council is requested to consider authorizing staff to initiate the public hearing process to consider rezoning the subject properties.

e. Community Services Committee Report

Briley

Council Member Anita Goebel, chair of the Community Services Committee, will provide a committee report on the following items:

- *Advertising at Special Events*

- *Review of the “barking dog” Ordinance*
- *Appointment of a Historic Designations Commission*

f. Future Agenda Items Requested by Council

Dodson/Stanley

At the request of Council Members Lori Barnett Dodson and Stephen Stanley, Council is requested to discuss the status of future agenda items requested by Council.

3. Consider the Consent Agenda

Council

A member of the City Council may ask that an item on the consent agenda for the next regular meeting be pulled from the consent agenda and considered separate from the other consent agenda items. No substantive discussion of that item will take place at this time.

4. Announce Future Agenda Items

Council

A member of the City Council, with a second by another member, or the Mayor alone, may ask that an item be placed on a future agenda of the City Council or a committee of the City Council. No substantive discussion of that item will take place at this time.

5. Adjourn

Council



Meeting: Work Session

Date: February 2, 2015

Policy Report

OPTIONAL REDEMPTION OF TAX NOTES

ISSUE

When Council approved the issuance of \$5,500,000 Tax Notes, Series 2014 on September 16, 2014, it was contemplated that the City would exercise the call provision to redeem the notes on March 1, 2015 prior to the scheduled maturity date of November 1, 2015. Staff requests Council consider approving an Ordinance to redeem the Tax Notes, Series 2014 as contemplated.

OPTIONS

1. Call the Tax Notes, Series 2014 on March 1, 2015.
2. Allow the Tax Notes, Series 2014 to mature on November 1, 2015.

RECOMMENDATION

Option No. 1 – Approve an Ordinance at the February 17, 2015 Regular Agenda Meeting authorizing staff to call \$5,500,000 of Tax Notes, Series 2014 on March 1, 2015. Unless otherwise directed, this item will be scheduled for formal consideration at the February 17, 2015 Regular Meeting.

COUNCIL GOAL

Financially stable government with tax base that supports community needs

BACKGROUND

On December 13, 2011, Council approved Ordinance 6509 authorizing a \$50 million General Obligation Commercial Paper program. The program has significantly reduced interim financing costs and as a result, \$5,500,000 of additional debt capacity was created in the FY2014-15 budget. On September 16, 2014 Council approved the issuance of Tax Notes, Series 2014 in the amount of \$5,500,000 to fund additional infrastructure improvements. Tax Notes, Series 2014 was issued with the intent of exercising the option to early redeem the tax notes.

CONSIDERATION

If Council approves this request to redeem the tax notes on March 1, 2015, the City will save approximately \$20,000 in interest cost paid from the General Obligation Interest & Sinking Fund.

ATTACHMENT(S)

None.

Submitted By:

David Schuler
Chief Financial Officer

Date: January 26, 2015

Approved By:

William E. Dollar
City Manager

Date: January 26, 2015



Meeting: Work Session

Date: February 2, 2015

Policy Report

ANNUAL REVIEW OF INVESTMENT POLICY AND INVESTMENT STRATEGY

ISSUE

The Public Funds Investment Act (Chapter 2256, Tx. Govt. Code) (PFIA) requires an annual review of the City's written Investment Policy, Investment Strategy and approved broker list. By Council Policy, amendments to City Council Policy FIN-05, Statement of Investment Strategy and FIN-06, Statement of Investment Policy require Council's approval. Staff is requesting no amendments to Council Policy FIN-06 and requesting no amendments to Council Policy FIN-05.

OPTIONS

1. Review Council Policy FIN-05 and FIN-06 without amendments.
2. Take no action.

RECOMMENDATION

It is recommended that Council review Council Policy FIN-05 and FIN-06 without amendments. Unless otherwise directed, this item will be scheduled for formal consideration at the February 17, 2015 Regular Meeting.

COUNCIL GOAL

Financially Stable Government with Tax Base that Supports Community Needs

BACKGROUND

An annual review of the Statement of Investment Strategy and Investment Policy are required by the Public Funds Investment Act and by City Council Policy. Amendments and additions to the Statements are approved by the City Council. Staff is requesting no amendments to the current Statement of Investment Strategy and Investment Policy.

CONSIDERATION

Periodically, City Council Policy FIN-06, Statement of Investment Policy and City Council Policy FIN-05, Statement of Investment Strategy requires amendments or additions. Staff is requesting Council review Policy FIN-06 and Policy FIN-05. No amendments are being requested to the current documents.

ATTACHMENT(S)

Attachment 1 - Current version of Statement of Investment Policy, Statement of Investment Strategy and List of Authorized Brokers

Submitted By:

David Schuler
Chief Financial Officer

Date: January 26, 2015

Approved By:

William E. Dollar
City Manager

Date: January 26, 2015

Approved Brokers, Investment Pools and Money Markets
Annual Review of Investment Strategy and Investment Policy
February 2, 2015

Brokers

John Doke
UBS Securities

Don La Piana
Cantor Fitzgerald

Bill Nowlin
Raymond James

Rick Panzera
First Financial Equity Corporation

Tony Sekaly
Coastal Securities

Phillip Smith
RBC Capital Markets

Investment Pools

TexPool
Local Government Investment Pool

TexStar
Local Government Investment Pool

Money Markets

Fidelity Investments
Institutional Tax-exempt Money Market

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I. Purpose and Need for Policy

Chapter 2256 of Title 10 of the Local Government Code (“Public Funds Investment Act”) requires each city to adopt rules governing its investment practices and to define the authority of the investment officer. The following Investment Policy addresses the methods, procedures and practices which must be exercised to ensure effective and judicious fiscal management of City of Garland funds.

II. Policy

The Investment Policy applies to the investment and management of all funds under direct authority of the City of Garland. These funds include all governmental, proprietary, and trust and agency funds which are accounted for in the City’s Comprehensive Annual Financial Report. The Employees Deferred Compensation Agency Fund is excluded from coverage under this Policy.

III. Procedure To Accomplish Policy

The Statement of Investment Policy will be accomplished through the following guidelines:

A. Objectives

Investment of funds will be governed by the following investment objectives, in order of priority:

1. Preservation and safety of principal. Preservation of capital is the foremost objective of the City. Each investment transaction shall seek first to ensure that capital losses are avoided, whether the loss occurs from the default of a security or from erosion of market value.

2. Liquidity. The City’s investment portfolio will remain sufficiently liquid to enable the City to meet all operating requirements which can be reasonably anticipated. Liquidity will be achieved by matching investment maturities with forecasted cash flow requirements and by investing in securities with active secondary markets.

3. Yield. The investment portfolio of the City shall be designed to attain a market-average rate of return throughout budgetary and economic cycles, taking into account the City’s investment risk constraints and the cash flow characteristics of the

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portfolio. The Director of Financial Services will from time to time establish performance measures and goals for the portfolio rates of return. Efforts to seek returns higher than the established goals must be consistent with risk limitations identified in this policy and prudent investment principles.

B. Investment Authority

Management responsibility for the investment program has been assigned to the Director of Financial Services by the City Council. Other individuals authorized as investment officials by the City Council are the Cash Manager and the Accounting Manager. Investment authority of all investment officers will be limited by conformance with all Federal regulations, State of Texas statutes and other legal requirements including the City Charter and City Ordinances, the Statement of Investment Policy and the Statement of Investment Strategy. The Director shall establish written procedures for the operation of the investment program, consistent with the Statement of Investment Policy. No person may engage in an investment transaction or the management of funds except as provided under the terms of the Statement of Investment Policy, the Statement of Investment Strategy and the procedures established by the Director of Financial Services.

Each investment officer shall attend a training session not less than once in a two year period and receive not less than 10 hours of instruction relating to investment responsibilities. Training must be provided by an independent source approved by the City Council.

C. Internal Controls

The Director of Financial Services shall establish a system of internal controls which shall be documented in writing. The controls shall be designed to prevent losses of public funds arising from fraud, employee error, misrepresentation by third parties, unanticipated changes in financial markets, or imprudent actions by investment officials. Controls deemed most important would include: control of collusion, separation of duties, separating transaction authority from accounting and recordkeeping, custodial safekeeping, avoidance of bearer-form securities, clear delegation of authority, specific limitations regarding securities losses and remedial action, written confirmation of telephone transactions, minimizing the number of authorized investment officials, and documentation of and rationale for transactions.

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In conjunction with their annual independent audit, the auditor shall review the investment records for the end of each quarter. The independent auditor shall report the results of the review directly to the City Council.

D. Standard of Care

The standard of care to be used by investment officers shall be the “prudent person” rule which states, “Investments shall be made with the exercise of that degree of judgment and care, under circumstances then prevailing, which persons of prudence, discretion and intelligence exercise in the management of their own affairs, not for speculation but for investment, considering the probable safety of their capital as well as the probable income to be derived.”

In applying the “prudent person” rule, the investment officer shall exercise prudence with respect to the management and investment of all funds over which the officer has responsibility and control. The investment officer must determine whether investment decisions are consist with the Statement of Investment Policy.

All participants in the investment program will seek to act responsibly as custodians of the public trust. Investment officials will avoid any transaction that might impair public confidence in the City’s ability to govern effectively. Investment officers shall recognize that the investment portfolio is subject to public review and evaluation. The overall program shall be designed and managed with a degree of professionalism which is worthy of the public trust. Nevertheless, the City recognizes that in a diversified portfolio, occasional measured losses are inevitable and must be considered within the context of the overall portfolio’s investment return, provided that adequate diversification has been implemented.

Investment officers, acting in accordance with written procedures and exercising due diligence, shall not be held personally responsible for market-price changes, provided that these changes are reported immediately and that appropriate action is taken to control adverse developments.

E. Instruments

Investment instruments authorized for purchase by the City are limited to:

1. Direct obligations of the United States government with a stated final maturity of five years or less from the date of purchase.

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2. Debentures or discount notes with a stated final maturity of five years or less from the date of purchase issued by, guaranteed by, or for which the credit of any of the following Federal Agencies and Instrumentalities is pledged for payment: Federal National Mortgage Association (FNMA), Federal Home Loan Bank (FHLB), Federal Farm Credit Bank (FFCB), Student Loan Marketing Association (SLMA), and Federal Home Loan Mortgage Corporation (FHLMC).

3. Bonds or other interest bearing obligations having a stated final maturity of five years or less from the date of purchase of which the principal and interest are guaranteed by the full faith and credit of the United States government

4. Repurchase agreements collateralized with U.S. Treasury securities at a minimum market value of 102 percent of the dollar value of the transaction, with any accrued interest accumulated on the collateral included in the calculation. Eligible collateral will have a maximum maturity of ten years.

Repurchase Agreements will be entered into with primary government securities dealers who have executed a City approved Master Repurchase Agreement. Collateral shall be delivered to and held by the City's third party safekeeping agent.

The term Repurchase agreement includes direct security repurchase agreements and reverse security repurchase agreements. A written master repurchase agreement shall be established between the City and the seller prior to purchase. The maximum term for direct security repurchase agreements and reverse security repurchase agreements will be 90 days or less. Funds received under the terms of a reverse security repurchase agreement may not be used to purchase any investment whose final maturity date exceeds the expiration of the reverse.

5. Certificates of Deposit issued by a depository institution that has its main office or branch office in Texas:

(a) And such Certificates of Deposit are:

1. Guaranteed or insured by the Federal Deposit Insurance Corporation or the National Credit Union Share Insurance Fund or their successors; or
2. Secured by obligations described in Section E, 1 and 2 above, and the collateral will be held by the City's third party custodian.

(b) Or such depository institution contractually agrees to place the funds in federally insured depository institutions in accordance with the conditions prescribed in Section 2256.010(b) of the Government Code (Public Funds Investment Act) as amended.

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Certificates of Deposit brokered by an authorized broker/dealer that has its main office or a branch office in Texas who contractually agrees to place the funds in federally insured depository institutions in accordance with the conditions prescribed in Section 2256.010(b) of the Government Code (Public Funds Investment Act) as amended

6. SEC registered no-load money market mutual funds with a dollar-weighted average portfolio maturity of 90 days or less. Assets will consist exclusively of those securities listed in paragraphs 1, 2, 3, and 4 above. The investment objective of the fund is to maintain a stable \$1 net asset value. The maximum stated maturity of the fund will be 13 months.

7. State or local investment pools organized under the Interlocal Cooperation Act. The investment pool must be rated no lower than investment grade by at least one nationally recognized rating agency and have a dollar-weighted average portfolio maturity of 90 days or less. Assets will consist exclusively of those securities listed in paragraphs 1, 2, 3 and 4 above. The investment objective of the pool is to maintain a stable \$1 net asset value. All securities owned in the pool will have a stated remaining maturity of thirteen (13) months.

8. Commercial paper rated not less than A1 or P1 or an equivalent rating by at least two nationally recognized credit rating agencies or one nationally recognized credit rating agency and is fully secured by an irrevocable letter of credit issued by a bank organized and existing under the laws of the United States or any state. The securities must have a stated maturity of 180 days or less from the date of purchase. No more than 2% of any one issuer may be held and no more than 25% of any fund or group of funds will be invested in commercial paper. Physical delivery securities are ineligible.

9. Obligations of states, agencies, cities, and other political subdivisions of any state rated not less than A or an equivalent rating by at least two nationally recognized credit rating agencies.

10. The credit rating of Investment instruments will be continuously monitored through daily market participation and through the monthly mark to market pricing of securities. The liquidation of an investment instrument will be considered if its credit rating falls below minimums stated in the Investment Policy.

The City is expressly prohibited from entering into options trading or futures contracts, hedging or purchasing any security which is not authorized by Texas state law.

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F. Investment Strategies

As an integral part of the Statement of Investment Policy, the City shall adopt a separate written Statement of Investment Strategy (See FIN-05) for each fund or group of funds. Each investment strategy shall describe the investment objectives of each fund or group of funds according to the following order of importance:

1. suitability
2. preservation and safety of principal
3. liquidity
4. marketability of the investment before maturity
5. diversification
6. yield

G. Safekeeping and Custody

Securities purchased for the City's portfolios will be delivered by book entry and will be held in third party safekeeping by a Federal Reserve member financial institution designated as the City's custody and safekeeping agent.

The City will execute Safekeeping Agreements prior to utilizing the custodian's safekeeping services. The safekeeping agreement must provide that the safekeeping agent will immediately record and promptly issue and deliver a safekeeping receipt showing the receipt and the identification of the security, as well as the City's interest. All securities owned by the City will be held in a Customer Account naming the City of Garland as the customer.

All security transactions will be on a delivery versus payment basis to the City's third party custody and safekeeping agent through the Federal Reserve Bank wire system. In this manner, the City will always have possession of either the securities or moneys.

Custody and safekeeping procedures will be reviewed annually by the independent auditor.

H. Other Investment Guidelines

The City seeks active portfolio management to enhance total returns within the guidelines of this policy. Investment decisions should not incur unreasonable investment risk in order to obtain investment income. The City will not make investments for the purpose of trading or speculation.

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Each investment transaction must be based on competitive quotations from at least three securities dealers authorized to engage investment transactions with the City. Authorized investment officers shall access real-time electronic financial information to monitor the market price of acquired investments. The pricing information will be used to verify the accuracy of quoted prices for a potential purchase or sale to ensure that a fair market price is attained.

The City will comply with all federal, state and City of Garland regulations governing the investment of funds.

In managing its investment portfolio, the City will avoid any purchase of investments, or any investment practice or procedure which is not specifically authorized under this policy.

I. Diversification

It is the policy of the City to avoid concentration of assets in a specific maturity, a specific issuer or a specific class of securities. The allocation of assets in the portfolios should be flexible depending upon the outlook for the economy and the securities markets. In establishing specific diversification strategies, the following general policies and constraints shall apply.

1. Portfolio maturities shall be staggered in a way that avoids undue concentration of assets in a specific maturity sector. Maturities shall be selected which provide for stability of income and reasonable liquidity.

2. To attain sufficient liquidity, the City shall schedule the maturity of its investments to coincide with known disbursements.

3. Risks of market price volatility shall be controlled through maturity diversification.

4. The placement of investment transactions and the gathering of market information shall be diversified among all authorized brokers.

J. Selection of Depository

A qualified financial institution shall be selected to serve as the City's primary depository through a bank services procurement process, which shall include a formal

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request for application issued at least every five years. In selecting a depository, the City shall consider various criteria as specified prior to the issuance of the request for application. Financial institutions located outside of the city boundaries may be considered to participate in the request for application process provided the City has adopted a policy permitting it.

Upon selection, the financial institution shall comply with the requirements and agreements identified in the request for application. The financial institution is required to comply with Government Code 2257, Collateral for Public Funds.

Eligible securities as defined in Chapter 2257 and identified below shall be deposited with a third party custodian prior to the deposit of City funds. The City reserves the right to accept or reject any form of collateral, at its discretion. The pledged collateral must be maintained at all times during the term of the depository contract at required levels. In order to perfect the City's security interest in the pledged collateral under the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (FIRREA), it is required that a collateral agreement between the City and the Depository be signed by both parties prior to the deposit of City funds. The collateral agreement must be approved by the Board of Directors or its Loan Committee, which approval shall be reflected in the minutes of said Board or Committee. The signed collateral agreement, Board resolution, and minutes certifying the approval of the collateral agreement must be presented to the City prior to the deposit of City funds.

The following securities are approved as collateral for City funds:

1. United States Treasury notes, bills or bonds or obligations fully and unconditionally guaranteed as to principal and interest by the full faith and credit of the United States,
2. Obligations of the Agencies and Instrumentalities of the United States, including, but not limited to: Federal Home Loan Bank, Federal Home Loan Mortgage Corporation and Federal National Mortgage Association,
3. Mortgage-Backed Securities issued by the United States and its Agencies and Instrumentalities, including but not limited to Government National Mortgage Association.

The use of a Federal Home Loan Bank issued Letter of Credit to meet the required collateral requirements may be proposed by the financial institution for consideration by the City.

K. Selection of Security Broker/Dealer

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Government security broker/dealers authorized to engage in investment transactions with the City will be selected on the basis of their financial stability, expertise in cash management for local government and their ability to service the City's account. The qualifications of prospective broker/dealers will be determined from a completed broker/dealer questionnaire, personal interview and reference checks.

Before engaging in investment transactions with the City, a prospective securities broker/dealer must provide a written instrument certifying that the securities broker/dealer has received and has thoroughly reviewed the City's Statement of Investment Policy and has implemented reasonable procedures and controls in an effort to preclude conducting investment transactions that are not authorized by the City's Statement of Investment Policy, except to the extent that this authorization is dependent upon the portfolio over which the broker/dealer has no control or knowledge. A prospective securities broker/dealer must provide evidence of FINRA registration and State of Texas Securities Commission certification. Qualified broker/dealers authorized to engage in investment transactions with the City are required to regularly submit their most recent audited financial statements to the City.

The City Council will adopt and annually review the list of dealers authorized to engage in investment transactions with the City.

L. Management Reports

The investment officer shall prepare and submit to the City Council and management on a quarterly basis an investment report for each fund and fund group which describes in detail the current investment position, states the beginning market value, the additions and changes to market value, and ending market value for each pooled fund, states the book value and market value of each separately invested asset at the beginning and end of the reporting period, states the maturity date of each separately invested asset, states the fund for which each individual investment was acquired and states compliance of each fund group with the Statement of Investment Strategy, the Public Funds Investment Act and generally accepted accounting principles. The report shall also summarize and present, on a combined portfolio basis, total market valuation, total realized gains and losses, total unrealized gains and losses, distribution by maturity sector and distribution by security type. The monthly report will also indicate, by portfolio, total investments held and total interest income earned on a full accrual basis.

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The report may comment on current investment approaches and other items significant to the investment program. The report shall be signed by the Director of Financial Services and the investment officer.

The investment report presented at the end of the fiscal year may also include a review of the investment activities and earnings for the entire fiscal year for each fund or fund group, discuss investment techniques and suggest improvements which will enhance the investment program and present an investment plan for the ensuing fiscal year. The report may discuss other significant issues related to the investment program.

M. Ethics and Conflicts of Interest

Investment officers of the City shall refrain from personal and business activities involving any of the City's custodians, depositories, broker/dealers or investment advisors which may influence the officers' ability to conduct his duties in an unbiased manner. Investment officers will not utilize investment advice concerning specific securities or classes of securities obtained in the transaction of the City's business for personal investment decisions, will in all respects subordinate their personal investment transactions to those of the City, particularly with regard to the timing of purchase and sales and will keep all investment advice obtained on behalf of the City and all transactions contemplated and completed by the City confidential, except when disclosure is required by law.

N. Responsibility and Authority

The Statement of Investment Policy and the Statement of Investment Strategy will be reviewed annually by the City Council. Upon completion of the review, the City Council will adopt a resolution stating that it has reviewed the Investment Policy and Investment Strategy. Periodic revisions to the Investment Policy and the Investment Strategy will be approved by resolution of the City Council.

Prepared by: David Schuler Managing
Director - Finance

Reviewed by: William E. Dollar, City
Manager



CITY COUNCIL POLICY

POLICY NO.: FIN-05

Date of Adoption: 2/17/98

Date Of Revision: 9/17/02

Title: **Statement of Investment Strategy**

Page 1 of 4

I. Purpose and Need for Policy

Chapter 2256 of Title 10 of the Local Government Code (Public Funds Investment Act) requires the City to adopt a separate written investment strategy for each of the funds or group of funds under its control. Effective investment strategy development coordinates the objectives of the Investment Policy and cash management procedures to reduce investment risk and enhance interest income. The following Investment Strategy describes the investment objectives for each fund or group of funds using the following priorities in order of importance:

1. Suitability,
2. Safety of principal,
3. Liquidity,
4. Marketability of the investment before maturity,
5. Diversification,
6. Yield.

II. Policy

The Investment Strategy applies to the investment and management of all funds under direct authority of the City of Garland. Each of the City's funds or group of funds has varying cash flow requirements and liquidity needs. Specific strategies shall be implemented considering that fund or group of fund's unique requirements. The City's funds are invested according to the following fund types:

1. Operating Funds,
2. Debt Service Funds,
3. Reserve Funds.

III. Procedure to Accomplish Policy

The Investment Strategy will be accomplished for each fund or fund group as follows:

A. Operating Funds

Investments for operating funds shall be scheduled to match anticipated cash flow projections with their stated final maturities.

City Council Policy	TITLE: Statement of Investment Strategy	Page: 2 of 4
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have a stated final maturity of three years or less from the date of purchase. Operating fund portfolios include the Treasury Portfolio.

Suitability - All investments authorized in the Statement of Investment Policy are suitable for Operating Funds.

Safety of Principal - All investments shall be high quality securities with no perceived default risk.

Marketability - Securities with active and efficient secondary markets will be purchased in the event of an unanticipated cash requirement.

Liquidity - Operating Funds have as their primary objective to assure that anticipated cash flows are matched with adequate investment liquidity. Constant \$1 NAV investment pools and money market mutual funds shall be an integral component in maintaining daily liquidity. A dollar weighted average maturity of 365 days or less will be calculated using the stated final maturity date for each security. Purchased securities will have a stated final maturity of three years or less from the date of purchase.

Diversification - Maturities shall be staggered throughout the budget cycle to provide cash flows based on anticipated needs. Investment risks will be reduced through diversification among authorized investments.

Yield - The City's objective is to attain a competitive market yield for comparable securities and portfolio constraints. The benchmark for operating funds shall be the one year rolling average yield for the one year Treasury Bill.

B. Debt Service Funds

Investments for Debt Service Funds shall mature on or before the next debt service date. Purchased securities will be highly liquid with very short term maturities because of the near term cash flow requirements. Debt Service Fund portfolios include the General Obligation Debt Service Fund and the Revenue Bond Debt Service Fund.

Suitability - All short term, high quality securities that are authorized in the Statement of Investment Policy and are in compliance with applicable bond ordinances are suitable for Debt Service Funds.

Safety of Principal - All investments shall be high quality securities with no perceived default risk. Purchased securities shall have a stated final maturity date on or before the next debt service date.

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Policy**

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Marketability - Securities with active and efficient secondary markets will be purchased although unanticipated cash requirements are not probable.

Liquidity - Debt Service Funds have predictable cash requirements. Investment maturities shall not exceed the anticipated cash flow requirements.

Diversification - Market conditions will greatly influence the selection of maturities and security types. At no time shall maturities go beyond debt service payment dates.

Yield - The City's objective is to attain a competitive market yield for comparable securities and portfolio constraints. The benchmark for Debt Service Funds shall be the six month rolling average yield for the 180 day Treasury Bill.

C. Reserve Funds

Investments for Reserve Funds have as their primary objective the ability to generate a dependable revenue stream with a low degree of volatility. Purchased securities will be of high quality with short to intermediate term maturities. Reserve Fund portfolios include the Revenue Bond Reserve Fund and the Rate Mitigation Fund.

Suitability - All securities that are authorized in the Statement of Investment Policy except as may be restricted by bond ordinance are suitable for Reserve Funds.

Safety of Principal - All investments shall be short to intermediate term, high quality securities, with no perceived default risk.

Marketability - Securities with active and efficient secondary markets will be purchased in the event of an unanticipated cash requirement.

Liquidity - Unless there are anticipated cash flow requirements, Reserve Funds generally do not require a high degree of daily liquidity. Purchased securities shall have a stated final maturity date of five years or less from the date of purchase.

Diversification - Market conditions will greatly influence the selection of maturities and security types. Securities shall be of high quality, with short to intermediate term maturities. A dollar weighted average maturity of 3 years or less will be calculated using the stated final maturity date for each security.

Yield - The City's objective is to attain a competitive market yield for comparable securities and portfolio constraints. The benchmark for Reserve Funds shall be the one year rolling average yield for the three year Treasury Note.

City Council Policy	TITLE: Statement of Investment Strategy	Page: 4 of 4
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The City Council shall review the Statement of Investment Strategy not less than annually. Changes to the Statement of Investment Strategy shall be approved by City Council resolution.

Written/ David Schuler,

Reviewed by: William E. Dollar,
City Manager

Revised by: Managing Director-
Finance

APPROVED BY CITY COUNCIL RESOLUTION _____ :

Mayor

Date: 12/13/2011 (only change was update of Managing Director and City Manager. The Policy remains unchanged from 9-17-2002)



Meeting: Work Session

Date: February 2, 2015

Policy Report

INSURANCE SERVICES OFFICE (ISO) REVIEW

ISSUE

The Garland Fire Department is preparing for an Insurance Services Office (ISO) review. Mike Pietsch, the City's ISO consultant, strongly recommends pursuing an ISO review as soon as possible.

OPTIONS

- A. Pursue an ISO review at this time.
- B. Do not pursue an ISO review.

RECOMMENDATION

Staff recommends option (A). Unless otherwise directed, staff will pursue an ISO review.

COUNCIL GOAL

Consistent Delivery of Reliable City Services

BACKGROUND

To help establish appropriate fire insurance premiums for residential and commercial properties, insurance companies need reliable, up-to-date information about a municipality's fire protection services. ISO provides that information through the Public Protection Classification (PPC) program.

ISO collects information on a community's public fire protection and analyzes the data using their Fire Suppression Rating Schedule (FSRS). ISO then assigns a Public Protection Classification from 1 to 10. Class 1 represents the best public protection, and Class 10 indicates less than the minimum recognized protection. Garland Fire Dept. is currently graded as an ISO class 2.

By classifying a community's ability to extinguish or control a structural fire, ISO assists communities in evaluating their public fire protection infrastructure. The program

INSURANCE SERVICE OFFICE (ISO) REVIEW

Page 2

provides an objective, countrywide standard that assists a fire department in planning and budgeting for facilities, equipment, and training.

By securing lower fire insurance premiums for communities with better public fire protection, the PPC program provides incentives and rewards for a community that chooses to improve its fire defense infrastructure.

The Fire Suppression Rating Schedule is the standard ISO utilizes to review the firefighting capabilities of individual communities. This standard measures the major elements of a community's fire suppression infrastructure and develops a numerical grading called a Public Protection Classification (PPC).

CONSIDERATION

The Fire Department is wishing to pursue a grading review with the Insurance Service Office, Inc. (ISO). The Fire Department wishes to explore the feasibility of improving the grading from a Class 2 to a Class 1.

ATTACHMENT(S)

None

Submitted By:

Raymond Knight
Fire Chief

Date: January 27, 2015

Approved By:

William E. Dollar
City Manager

Date: January 27, 2015



Meeting: Work Session

Date: February 2, 2015

Policy Report

RESOLUTION TO SUPPORT CITY OF DALLAS MUNICIPAL SETTING DESIGNATION (MSD) APPLICATION

ISSUE

The Dallas City Council approved a Municipal Setting Designation (MSD) ordinance for a facility located at 10503 Forest Ln. on December 10, 2014. Because the City of Garland is located within one half mile of the MSD site, the owner of the site must have a resolution of support from the Garland City Council to proceed with their application.

OPTIONS

- 1) Approve a resolution of support for the MSD application.
- 2) Take no action.

RECOMMENDATION

Staff would recommend support of the MSD application for the Forest Lane site. Garland's public water system will not be impacted or harmed. The ground water contamination is currently isolated to the property and ground water movement, if any, is to the west, away from Garland. The resolution will assist the City of Dallas in developing a former light industrial property much as the City of Garland developed the Fire Administration and Training Center site on SH 66 through the MSD process. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the February 17, 2015 Regular Meeting.

COUNCIL GOAL

Sustainable Quality Development and Redevelopment

BACKGROUND

The primary purpose of the MSD statute within the Texas Health & Safety Code (Section 361.8065) is to absolutely prohibit the installation and use of water wells within a designated polluted ground water zone. An ordinance of this type allows the beneficial development of land within the MSD, while protecting public health by removing the pathway for ingestion of polluted ground water.

The City of Dallas approved an MSD ordinance for a facility located at 10503 Forest Lane on December 10, 2014. Because the City of Garland is located within the ½ mile

DALLAS MUNICIPAL SETTING DESIGNATION (MSD) APPLICATION

Page 2

buffer zone surrounding the MSD, the owner is requesting a resolution of support for the MSD application from the City of Garland.

Although groundwater under the City of Garland has not been affected by the MSD site, the Texas Health and Safety Code requires the support of every municipality located within one-half mile of an MSD property prior to final approval of the MSD by the Texas Commission on Environmental Quality (TCEQ). For this property, receipt of the MSD will allow the site to complete the ongoing closure activities occurring in the TCEQ's Voluntary Cleanup Program (VCP).

The MSD site is a light industrial/warehouse building located at 10503 Forest Lane in Dallas (Map 1). It is located approximately 1000 feet to the west of the City of Garland. The portions of Garland within the ½ mile MSD buffer zone are the addresses west of Purdue and south of Princeton (Map 2).

Ground water testing has revealed the primary groundwater contaminants at the MSD site to be perchloroethene, trichloroethene and its daughter compounds: 1,2-dichloroethene and vinyl chloride. The contaminated groundwater has not impacted adjacent developed properties (Map 3).

The impacted groundwater is currently present between 5 and 12 feet below grade above the Austin Chalk under the MSD Site. The City of Dallas Ordinance has restricted groundwater use under the MSD Site to a depth of 200 feet below grade. It is extremely unlikely that the ground water will migrate to the City of Garland, due to the direction of ground water flow and the physical distance of the MSD site from the City.

ATTACHMENTS

Map 1 – MSD Site Location Map
Map 2 – MSD ½ Mile Radius Map
Map 3 – Detected Contamination Location Map
MSD Support Resolution

Submitted By:

Richard T. Briley
Managing Director of Health &
Code Compliance

Date: January 23, 2014

Approved By:

William E. Dollar
City Manager

Date: January 27, 2015

RESOLUTION NO.

A RESOLUTION SUPPORTING THE ISSUANCE OF A MUNICIPAL SETTING DESIGNATION CERTIFICATE FOR PROPERTY LOCATED AT 10503 FOREST LANE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Chapter 361, Subchapter W, of the Texas Solid Waste Disposal Act authorizes the Texas Commission on Environmental Quality (TCEQ) to certify Municipal Setting Designations for properties that have been the subject of contamination but that, due to the availability of other sources of potable water and because of restrictions on the use of ground water at and near the affected property, do not pose a threat to the public health, safety and welfare; and

WHEREAS, as part of the application to TCEQ for a Municipal Setting Designation for a site, the applicant is required to provide documentation that the application is supported by: (1) the city council of the city in which the site is located, (2) the city council of each municipality with a boundary located not more than one-half mile from the site, (3) the city council of each municipality that owns or operates a groundwater supply well located not more than five miles from the site, and (4) the governing body of each municipal or retail public entity, as defined by Section 13.002, Texas Water Code, that owns or operates a groundwater supply well located not more than five miles from the site; and

WHEREAS, the applicant intends to file an application with the TCEQ for the issuance of a Municipal Setting Designation for the property located at 10503 Forest Lane, Dallas, Texas, (the MSD Site); and

WHEREAS, following the issuance of a MSD ordinance by the City of Dallas and each additional municipality and retail public utility for which approval is required, the applicant will submit to TCEQ an application for certification of the MSD Site pursuant to Texas Health and Safety Code, Chapter 361, Subchapter W;

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

Section 1

That the City of Garland supports the application of the applicant to the TCEQ for certification of a Municipal Setting Designation for the MSD Site.

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 _____, 2015.

THE CITY OF GARLAND, TEXAS

By:

Mayor

ATTEST:

City Secretary



<p>2009 AERIAL PHOTOGRAPH North Central Texas Council of Governments (NCTCOG)</p>		<p>Northgate III 10503 Forest Lane Dallas, Dallas County, Texas VCP No. 2333</p>
<p>PROJECT NO. 94107155C</p>	<p>↑ N</p>	<p>FIGURE 4B-2: AERIAL PHOTO</p>

1/2 MILE MUNICIPAL SETTING DESIGNATION (MSD) SITE MAP

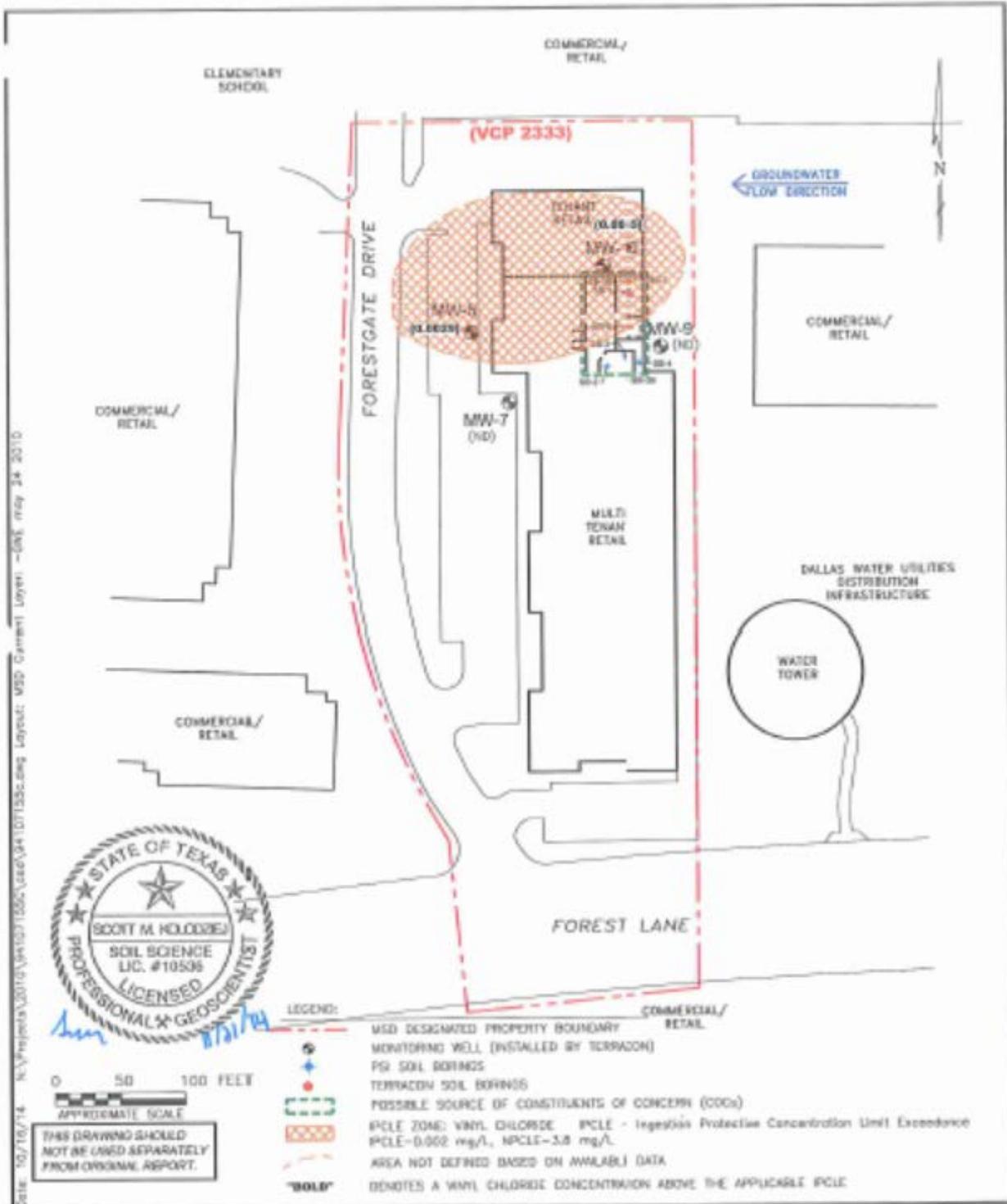


 Target Property (TP)

Northgate III
10503 Forest Lane
Dallas, Texas
75243



GeoSearch www.geo-search.net - phone: 888-396-0042 - fax: 512-472-9967



Date: 10/16/14, N:\Projects\2014\101071550\Case\101071550.dwg, Layout: MSD_General_Layer, -DWG, rray, 14, 2010

Prepared by:	EL
Drawn by:	CDJ
Checked by:	EL
Approved by:	

Project No:	101071550
Drawn:	AS SHOWN
Date:	02/28/12

Terracon
 Consulting Engineers and Scientists
 Registration No. P-3070
 881 COMMERCE PROMENADE SUITE 1500 DALLAS TX 75201
 PH: (214) 630-1000 FAX: (214) 630-1005

**GROUNDWATER IPCL ZONE MAP
 VINYL CHLORIDE**
 NORTHGATE II
 10500 FOREST LANE
 DALLAS, TEXAS
 VCP NO. 2333

FIGURE
4F-3



Meeting: Work Session

Date: February 2, 2015

Policy Report

HERITAGE PARK RELOCATIONS – CHANGE ORDER #2

ISSUE

Per direction from Council, Staff seeks to increase the Guaranteed Maximum Price (GMP) contract for “Heritage Park Relocations and SW Quadrant of Walnut Pedestrian Corridor” with Hill & Wilkinson General Contractors in the amount of \$194,349.00.

OPTIONS

- A) Proceed with the minute action that authorizes the City Manager to execute Change Order #2.
- B) Take no action on Change Order #2, resulting in additional fees to temporarily store the Lyles House.

RECOMMENDATION

Staff recommends Option A to meet the direction given by Council to accommodate the Lyles House at the SW Quadrant of Heritage Crossing (adjacent to the Landmark Depot and railcar). This item is scheduled for formal consideration at the February 3, 2015 Regular Meeting.

COUNCIL GOAL

Sustainable Quality Development and Redevelopment

BACKGROUND

The Lyles House has been temporarily stored since May of 2013, providing Council and Staff time to determine the disposition of the house. In the months following, many options were researched and presented to Council for consideration. In March of 2014, Council provided Staff with direction to accommodate the Lyles House at Heritage Crossing, west of the railcar and Landmark Depot.

In order to maintain momentum on the City Center Development and adhere to the project schedule, the Lyles House project was removed from the Construction Manager at Risk’s (Hill & Wilkinson) scope of work and advertised for competitive bidding by other contractors to achieve the best value for the City. However, no responses were

received to the bid package. Staff requested for Hill & Wilkinson to reinstate the Lyles House into their scope of work.

In order to accommodate the Lyles House at Heritage Crossing, Staff is seeking approval to increase Hill & Wilkinson's contract for "Heritage Park Relocations and SW Quadrant of Walnut Pedestrian Corridor" in the amount of \$194,349.00.

CONSIDERATION

This Change Order will accommodate the Lyles House at the SW Quadrant of Heritage Crossing. The request for funding of this project is included in the 2015 CIP.

This item is scheduled for formal consideration at the February 3, 2015 City Council Meeting.

ATTACHMENT(S)

Change Order #2

Submitted By:

Approved By:

Martin E. Glenn
Deputy City Manager

William E. Dollar
City Manager

Date: January 28, 2015

Date: January 28, 2015



AIA®

Document G701™ – 2001

Change Order

PROJECT <i>(Name and address):</i> Garland Heritage Park and Walnut Pedestrian Corridor 393 N. Sixth Street Garland, TX 75040	CHANGE ORDER NUMBER: 002 DATE: January 28, 2015	OWNER: <input checked="" type="checkbox"/> ARCHITECT: <input type="checkbox"/> CONTRACTOR: <input checked="" type="checkbox"/> FIELD: <input type="checkbox"/> OTHER: <input type="checkbox"/>
TO CONTRACTOR <i>(Name and address):</i> Hill & Wilkinson Construction Group, Ltd. 2703 Telecom Parkway, Suite 120 Richardson, TX 75082	ARCHITECT'S PROJECT NUMBER: PO #21008 CONTRACT DATE: Award Date: 5/7/13 CONTRACT FOR: General Construction	

THE CONTRACT IS CHANGED AS FOLLOWS:

(Include, where applicable, any undisputed amount attributable to previously executed Construction Change Directives)
Relocation of Lyles House to Heritage Crossing.

The original Guaranteed Maximum Price was	\$	<u>1528309</u>
The net change by previously authorized Change Orders	\$	<u>63700</u>
The Guaranteed Maximum Price prior to this Change Order was	\$	<u>1,592,009.00</u>
The Guaranteed Maximum Price will be increased by this Change Order in the amount of	\$	<u>194349</u>
The new Guaranteed Maximum Price including this Change Order will be	\$	<u>1,786,358.00</u>

The Contract Time will be increased by Zero (0) days.

The date of Substantial Completion as of the date of this Change Order therefore is April 11, 2015

NOTE: This Change Order does not include changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

_____	Hill & Wilkinson Construction Group, Ltd.	City of Garland
ARCHITECT <i>(Firm name)</i>	CONTRACTOR <i>(Firm name)</i>	OWNER <i>(Firm name)</i>
_____	2703 Telecom Parkway, Suite 120 Richardson, TX 75082	PO Box 469002 Garland, TX 75046
ADDRESS	ADDRESS	ADDRESS
_____	_____	_____
BY <i>(Signature)</i>	BY <i>(Signature)</i>	BY <i>(Signature)</i>
_____	_____	_____
<i>(Typed name)</i>	<i>(Typed name)</i>	<i>(Typed name)</i>
_____	_____	_____
DATE	DATE	DATE



Meeting: Work Session

Date: February 2, 2015

Policy Report

TEXAS ENTERPRISE ZONE NOMINATION FOR KRAFT FOODS GROUP, INC.

ISSUE

At the November 18, 2014 Regular Meeting, Council approved Ordinance 6747 nominating Kraft Foods Group, Inc. for a Texas Enterprise Project designation. The Office of the Governor, Economic Development and Tourism has requested revisions to the nomination.

OPTIONS

1. Hold a public hearing to consider an ordinance amending Ordinance No. 6747 reflecting the revisions requested by the Office of the Governor, Economic Development and Tourism.
2. Take no action.

RECOMMENDATION

Option 1 – Hold a public hearing at the February 3, 2015 Regular Meeting and approve an ordinance amending Ordinance No. 6747 nominating Kraft Foods Group, Inc. for a Texas Enterprise Zone that includes the revisions requested by the Office of the Governor, Economic Development and Tourism.

COUNCIL GOAL

Sustainable Quality Development and Redevelopment

BACKGROUND

The Office of the Governor, Economic Development and Tourism has requested the following revisions to the Texas Enterprise Zone Nomination for Kraft Foods Group, Inc.

- “Project or activity **is** located in an area designated as an enterprise zone.” to
“Project or activity **is not** located in an area designated as an enterprise zone.”

- *“At least **25%** of the business’ new employees will be residents of an enterprise zone or economically disadvantaged individuals.” to
“At least **35%** of the business’ new employees will be residents of an enterprise zone or economically disadvantaged individuals. “*

Submitted By:

Approved By:

Martin E. Glenn
Deputy City Manager

William E. Dollar
City Manager

Date: January 29, 2015

Date: January 29, 2015



Meeting: Work Session

Date: February 2, 2015

Policy Report

EASTERN HILLS REDEVELOPMENT STUDY UPDATE

ISSUE

A consultant team has been selected for the Eastern Hills Country Club Redevelopment Study.

OPTIONS AND RECOMMENDATION

Information only.

COUNCIL GOAL

Sustainable Quality Development and Redevelopment
Fully Informed and Engaged Citizenry

BACKGROUND

Five proposals were received on December 19, 2014 in response to the Request for Proposal (RFP) advertised by the City for the Eastern Hills Country Club Redevelopment Study. A consultant team led by Kimley-Horn and Associates, Inc. has been selected to conduct the study.

CONSIDERATIONS

1. The team assembled by Kimley-Horn has extensive experience in evaluating development conditions, developing redevelopment plans and successfully facilitating community engagement processes to achieve consensus among varying stakeholder interests.
2. Mark Bowers of Kimley-Horn will serve as the Project Manager. In addition to Mr. Bowers and members of the Kimley-Horn staff, the team will also include Karen Walz of Strategic Community Solutions and Monica Heid of Prologue Planning Services. All three core team members are very familiar with Garland. Mr. Bowers and Ms. Walz have both done recent work for the City. Mr. Bowers was a member of the Centerville Marketplace Reinvestment Strategy team, while Ms. Walz facilitated the Community Visioning process for the Envision Garland 2030 Plan. Ms. Heid has

extensive experience in municipal development and planning issues as well as citizen engagement from the projects she managed during her many years as Director of Development Services for the City of Richardson and her recent consulting practice.

3. Staff has worked with the consultant team to finalize the scope of work, schedule and contract. The project schedule is attached; as indicated the study will begin in early February and will be complete in approximately six months.

ATTACHMENTS

1. Eastern Hills Country Club Redevelopment Project Schedule

Submitted By:

Anita Russelmann
Director of Planning

Date: January 23, 2015

Approved By:

William E. Dollar
City Manager

Date: January 26, 2015

Eastern Hills Country Club Redevelopment
Draft Project Schedule - 1-23-2015

Month	Feb	Mar	Apr	May	Jun	Jul	Aug																				
Week	9	16	23	2	9	16	23	30	6	13	20	27	4	11	18	25	1	8	15	22	29	6	13	20	27	3	
PHASE I - PROJECT MANAGEMENT																											
Task 1	Project Initiation and Management																										
1.1	Project Initiation Meeting - City Staff (1)																										
1.2	Site Tour																										
Task 2	Project Coordination																										
2.1	Progress Meetings with City Staff (6)																										
Task 3	Work Session Logistics																										
3.1	Work Session Planning and Arrangements																										
PHASE II - STRATEGIC ASSESSMENT SESSION																											
Task 4	Data Collection / Mapping / Analysis																										
4.1	Data Collection																										
4.2	Base Mapping																										
4.3	Existing Conditions Mapping / Analysis																										
Task 5	Stakeholder Meetings																										
5.1	Individual and Small Group Meetings (6)																										
Task 6	Strategic Direction for the Site																										
6.1	Strategic Direction Topics																										
Task 7	Committee Work Session - Strategic Assessment																										
7.1	Advisory Committee Work Session #1																										
PHASE III - DEVELOPMENT ALTERNATIVE SESSION																											
Task 8	Stakeholder Involvement Creation of Development Alternatives																										
8.1	Creation of Development Alternatives																										
Task 9	Draft Review																										
9.1	Review with Development Community (3)																										
Task 10	Analysis of Development Alternatives																										
10.1	Strategic Objectives																										
10.2	Physical Development Compatibility																										
10.3	Form and Character																										
10.4	Resilience Assessment																										
Task 11	Committee Work Session - Development Alternatives																										
11.1	Advisory Committee Work Session #2																										
Task 12	Community Open House - Development Alternatives																										
12.1	Community Open House																										
Task 13	City Council Briefing - Development Alternatives																										
13.1	City Council Briefing #1																										
Task 14	Committee Work Session - Community Feedback																										
14.1	Advisory Committee Work Session #3																										
PHASE IV - PREFERRED DEVELOPMENT SESSION																											
Task 15	Draft Preferred Development Plan																										
15.1	Draft Preferred Plan																										
Task 16	Committee Work Session - Preferred Plan																										
16.1	Advisory Committee Work Session #4																										
PHASE V - STUDY COMPLETION																											
Task 17	City Council Briefing - Preferred Plan																										
17.1	City Council Briefing #2																										
Task 18	Final Documentation																										
18.1	Final Report Preparation																										



City Council Item Summary Sheet

Work Session

Date: February 2, 2015

Agenda Item

DART Quarterly Update

Summary of Request/Problem

Council will be updated on DART's services, activities, programs and projects within Garland.

Recommendation/Action Requested and Justification

Council discussion.

Submitted By:

Approved By:

William E. Dollar
City Manager

**DART Update to the Garland City Council
February 2015**

DART is currently engaged in several initiatives and activities that affect the City of Garland. Members of the Garland City Council have contacted members of the DART Board of Directors and DART management with comments, questions and suggestions. We appreciate your interest in DART and hope this update addresses those topics.

Ridership in Garland on DART Passenger Service

Ridership for the first quarter of FY 2015 (October through December) was 748,241 riders. There were 573,993 bus riders and 174,248 light rail riders at the two stations serving Garland. Those figures translate into an average of about 7,945 bus riders and 2,770 light rail riders each weekday for both Forest/Jupiter and Downtown Garland stations.

The ridership on Route 378 – which connects Downtown Garland Station, Lake Ray Hubbard Transit Center and South Garland Transit Center – averages about 1,393 riders each weekday. It is one of the most heavily used transit center feeder routes in the DART System, as well as one of the best performing.

During the first quarter, Downtown Garland Station averaged 1,784 daily riders, ranking it 16th of DART's 62 light rail stations. South Garland Transit Center averages approximately 1,564 weekday bus riders and Lake Ray Hubbard Transit Center averages between 855 and 900 weekday riders.

Bus Shelters and Benches

Board-established service standards warrant installation of benches and shelters based on boardings at each stop. Stops with boardings of 25-49 passengers daily may receive a bench; stops with boardings of 50+ passengers daily receive shelters. The boarding standards may be waived in situations where the stop is located at a sensitive use facility, like a hospital, nursing home or grocery store. Future shelter and bench improvements will be planned based on an analysis of ridership by stop and future capital fund availability. A plan outlining those improvements will be completed in FY15.

Total Garland Bus Stops	917
Total Garland Stops with Shelters	25*
New Shelters Installed in 2014	12
Non Shelter Benches at bus stops	89**

* *Excluding shelters at Garland Rail Stations or Transit Centers*

** *All shelters also have benches*

Sales and Use Tax Receipts

In FY 2014, DART collected \$22,101,231.50 from the City of Garland, representing 4.55% of all sales tax collected in FY 2014. To date, in FY 15, DART has collected \$3,646,195.61 from the City of Garland, representing 4.59% of all sales tax collected.

Safety and Security (Provided by DART Police)

Uniform Crime Reporting Part I Offenses committed at Garland's rail stations and bus transit centers totaled five (5) in the first quarter of FY15. There were nine (9) offenses classified as Part II Offenses in the Uniform Crime Reporting System. Part II Offenses are generally less serious offenses like drunkenness and trespassing.

Crime statistics at Garland transit facilities have remained low or decreased during Q1 of FY 2015 compared to those in FY 2014. Part 1 Offenses have continued to decline (See Attachment 1). Part 2 Offenses remain consistently low (See Attachment 2).

Total fare enforcement citations for the first quarter in Garland were 71 and there were 10 fare enforcement warnings. Across the system, there were 8,971 fare enforcement citations and 1,786 warnings for the first quarter. DART Police coverage of the Light Rail System is 91%.

Street Projects in Garland

- **Reconstruction of one quadrant of the intersection of Northwest Highway at Market Place in Garland** – This project is complete. This project reconstructed the turning radius and corner from Northwest Highway onto Market Place. The project also replaced one signal mast arm and signal cabinets for the quadrant.
- **SH78 between I635 and Forest Lane** – DART designed this road project and also acquired the right of way. TxDOT is presently reconstructing this project with the DART plans. DART's involvement ended with the design.
- **Plano Road Intersections between Buckingham and Forest Lane** – DART has completed the design and acquired right of way. The City of Garland is negotiating with DART on the most appropriate approach to constructing the project.
- **Forest Lane Intersections between Plano Road and Garland Road** – DART has completed the design and acquired right of way. The City of Garland is negotiating with DART on the most appropriate approach to constructing the project.
- **Trail Blazer Signs to DART Rail and Transit Centers**– DART completed the installation of trail blazer signs in Garland on I-635 and I-30 as well as all arterial roads leading to Garland Rail Station, Lake Ray Hubbard and South Garland Transit Center. This work was completed in the first quarter of FY 2015.

Activities to Increase DART Membership and/or New Bus Contracts

DART – represented by Gary Thomas and DART Board members – has had numerous meetings, individually and collectively, with approximately 16 non-service area cities in the past year. The purpose of the meetings was to explain the policy regarding membership and Policy III.07 which permits contracting for up to 48 months without an election to join DART. These meetings provided extensive feedback from non-service area city elected officials and city managers on the likelihood these cities will pursue contracting leading to membership with DART.

In addition to meetings with non-service area cities, DART staff and Board members meet with service area cities collectively to obtain feedback on Policy III.07 and possible modifications which might increase contracting with non-service area cities.

Two cities are contracting with DART as listed below:

Mesquite	Commuter Route to Lawnview Station	Contract ends 12/13/2017
Arlington	Commuter Route to CentrePort Station	Contract Ends August 19, 2015*

*Arlington will decide in the next few months how to extend service after August 19, 2015. The city is considering seeking contract providers for both fixed route and paratransit service. Future contracting with DART may depend upon the future of Policy III.07.

The following cities have initiated service with non-DART providers:

City of Mesquite	Contracted with STAR Transit	For General Public Paratransit
City of Balch Springs	Contracted with STAR Transit	For General Public Paratransit
Rockwall County	Contracted with STAR Transit	For General Public Paratransit
Kaufman County	Contracted with STAR Transit	Fixed Route and General Public Paratransit
City of Seagoville	Contracted with STAR Transit	General Public Paratransit
City of McKinney	Contracted with TAPS	Commuter Service, Fixed Route and General Public Paratransit
City of Allen	Contracted with TAPS	Commuter Service, Fixed Route and General Public Paratransit
City of Fairview	Contracted with TAPS	General Public Paratransit
City of Frisco	Contracted with TAPS	Paratransit and potentially fixed route
City of Wylie	Contracted with TAPS	General Public Paratransit
City of Murphy	Contracted with TAPS	General Public Paratransit
Rural Collin County	State Funded	General Public Transit

DART did present DART membership and DART contract service options to McKinney, Allen and Frisco under policy III.07. These cities informed DART that they would contract with TAPS.

The DART Board will continue to discuss Policy III.07 to determine if any revisions may be in DART's best interest.

Importance of D2 and Platform Lengthening

DART faces two significant challenges which will be solved by the construction of D2, a second light rail alignment through downtown Dallas. The challenges are:

- Capacity to accommodate growing peak loads on the Red and Blue Lines
- Alternative alignment in the event the CBD Transitway Mall is blocked

All of DART's light rail lines operate on the Dallas Central Business District (CBD) Transitway Mall along Pacific and Bryan streets in downtown Dallas. Anytime anything happens along that corridor that impedes train operation – including fires, accidents, emergencies, construction, police incidents or replacement of rail track – all light rail operations are blocked. In fact, DART already has experienced several such incidents. D2 would offer a second pathway through downtown and permit DART to continue operation much more effectively.

D2 would allow DART to improve frequency on all rail lines to 10 minutes between trains. With the current operation, the best average frequency between trains is 15 minutes, or a combined 3:45 minute headway during peak. By splitting the trains between two alignments, DART could operate 10 minute frequency on every line effectively.

An interim solution to the full D2 alignment is a project to lengthen station platforms on the Blue Line (serving Garland) and the Red Line. The platform lengthening project would allow DART to operate longer trains on all lines and would increase system capacity by a third. This project will be pursued first to allow more time to obtain funding to construct the D2 alignment.

2040 Transit System Plan

DART began a two-year process to update the long-term Transit System Plan in 2014. The current 2030 plan was approved in 2006. Since that time, major changes have occurred in the demographics and economic development of the region. The DART Board will be asked to approve the new 2040 plan in 2016.

During 2015, DART will complete Phase 1 which includes a Comprehensive Operational Analysis (COA) of the bus network. Coupled with a market analysis and a comprehensive public outreach program, the COA will result in several short- and medium-term recommended plans for bus service through 2025 to make sure the bus system most effectively serves the present and future travel needs of the service area.

During Phase 2 of the Transit System Plan, DART will evaluate its long-term capital projects and programs to insure that the DART System meets the future travel needs of the region. This phase will be completed in 2016.

DART is working with riders, citizens, city staffers and other stakeholders – including those in Garland – to get public comment on both the COA and the 2040 Transit System Plan.

Smoking on DART Property

This issue continues to be discussed at the executive staff level to determine the best path forward, as it involves many departments within DART. As a potential program is identified, DART will continue to update the Garland City Council on the progress made.

Orange Line to DFW Station

Since beginning revenue service on August 18, 2014, the DART Orange Line to DFW Station has experienced tremendous ridership, averaging 993 boardings per week. The average total travel time between Downtown Garland Station and DFW Airport Station, including the one train transfer is approximately 1 hour and 29 minutes.

Recent Special Events

Garland Christmas on the Square 2014 (December 4, 2014)

DART supported the City of Garland with its annual Christmas on the Square event by rerouting buses around streets closed for the event.

New Year's Eve Schedule for DART and TRE (December 31, 2014)

Dallas Area Rapid Transit (DART) and the Trinity Railway Express (TRE) operated special schedules on New Year's Eve adding service for the Big D NYE event and New Year's Day. On New Year's Eve, DART Rail operated a regular weekday schedule until midnight. Additional trains ran every 30 minutes until 2 a.m. Two-car trains were operated on the Red, Orange and Blue lines with three-car trains on the Green Line. An extra westbound TRE train left 20 minutes after the Big D NYE fireworks at Victory Station.

NCAA College Football Championship Game (January 12, 2015)

AT&T Stadium hosted the 2015 College Football Playoff National Championship, the national championship game of the 2014 college football season. Riders with the College Football Championship GoPass Transit Pass were able to take the TRE to the CentrePort/DFW Airport Station and then access bus shuttles to AT&T Stadium. Bus shuttles begin at approximately 11 a.m. Volunteers from DART staff were on site at key stations to assist customers.

January 14, 2015

Contact: Morgan Lyons
214.749.2662

Mark A. Ball
214.749.3295

DART taking lead in new partnership to combat human trafficking

Dallas Area Rapid Transit (DART) is spearheading local awareness efforts on human trafficking during January's *National Slavery and Human Trafficking Prevention Month*. The agency is part of a regional coalition of transportation entities working together to raise public awareness on how to recognize and report potential trafficking.

The coalition seeks to highlight the problem of human trafficking with informational materials such as brochures and posters in both Spanish and English on hundreds of buses and trains, and through the education and training of employees. DART vehicles are displaying some of the posters.

The current regional partnership includes DART, Greyhound, Amtrak, The Denton County Transportation Authority (DCTA), The Fort Worth Transportation Authority (The T), Megabus and various social agencies and legislative advocacy groups.

It is estimated that more than 20 million men, women and children around the world are victims of human trafficking with the United States a source, transit and destination country. DART President/Executive Director Gary Thomas has signed the U.S. Department of Transportation's *Transportation Leaders Against Human Trafficking Pledge* committing DART to addressing this important issue.

The pledge holds DART to be an industry leader, provide training and education, help develop policy, raise awareness among the travelling public and provide information sharing and analysis.

DART started in 2014 with police officer, fare enforcement officer, and bus and rail operator training to spot potential indicators of human trafficking and how to report it. With training of frontline employees complete, DART's headquarter employees are scheduled to begin in early 2015. Additionally, traveler awareness and employee training programs at various transportation partners will take place through the year.

Learn more by visiting DART.org or by calling the National Human Trafficking Resource Center at 1.888.3737.888.

ATTACHMENT 1

Part 1 Offenses

Quarter 1 (October -- December 2014)	Criminal Homicide	Forcible Rape	Robbery	Aggravated Assault	Burglary	Larceny- Theft	Motor- Vehicle Theft	Arson	Total : Q1 2015	Total: Q1 2014
Lake Ray Hubbard	0	0	0	0	0	1	0	0	1	0
South Garland Transit Center	0	0	0	0	0	0	0	0	0	1
Forest/Jupiter	0	0	1	0	0	2	0	0	3	4
Downtown Garland	0	0	0	0	0	1	0	0	1	0

ATTACHMENT 2

Part 2 Offenses

Quarter 1 (Oct. - Dec. 2014)	Other Assaults	Forgery/ Counterfeiting	Fraud	Embezzlement	Stolen Property: Buy/Rec/Poss	Vandalism	Weapons	Prostitution	Sex Offenses	Drug Abuse Violation
Lake Ray Hubbard	0	0	0	0	0	0	0	0	0	0
South Garland Transit Center	1	0	0	0	0	0	0	0	0	0
Forest/Jupiter	0	0	0	0	0	0	0	0	0	1
Downtown Garland	0	0	0	0	0	0	0	0	0	0

*Continuation of above chart

Quarter 1 (Oct. - Dec. 2014)	Gambling	Offenses Against Family/Child	DUI	Liquor Laws	Drunkenness	DOC	Vagrancy	All Others	Suspicion	Runaways	Total Q1 2015	Total Q1 2014
Lake Ray Hubbard	0	0	0	0	0	0	0	0	0	0	0	0
South Garland Transit Center	0	0	0	0	0	0	0	1	0	0	2	1
Forest/Jupiter	0	0	0	0	0	0	0	4	0	0	4	7
Downtown Garland	0	0	0	0	0	0	0	2	0	0	3	2



City Council Item Summary Sheet

Work Session

Date: February 2, 2015

Agenda Item

City Square Artist's Lofts Development

Summary of Request/Problem

TX Garland Apartments, L.P. is considering submitting an application for 9% housing tax credits to the Texas Department of Housing and Community Affairs. Approval will permit a multi-family housing development on a 4.5 acre site located at 705 W. Avenue B, property previously occupied by Bank of America. The applicants request formal support from City of Garland for the proposed development.

The plan will allow an urban, adaptive reuse including new construction, mixed use and mixed income development. Comprised of approximately 120 units with the ground floor designed for commercial office space.

The applicant team will be present at the Work Session to provide a presentation to City Council on this project.

In order to move forward with the application, formal support for the project and application is required from the City. Deadline for application to Texas Department of Housing and Community Affairs is February 27, 2015.

Recommendation/Action Requested and Justification

Unless otherwise directed by the City Council staff will prepare a Resolution of Support which will be placed on the February 17, 2015 City Council meeting.

Submitted By:

**Neil Montgomery
Sr. Managing Director**

Approved By:

**William E. Dollar
City Manager**



City Council Item Summary Sheet

Work Session

Date: February 2, 2015

Agenda Item

Transportation Report

Summary of Request/Problem

Dean International, the City's transportation consultant, will update Council on the following:

- Transportation Program Updates
 - IH-635
 - Memorandum of Understanding
 - Groundbreaking for express lanes and soundwall
 - Next Steps
 - IH-30
 - Annual Missions Update
- Strategic Events Update
- Advocacy Group Update
- Transportation Updates
 - TEX-21
 - Regional Policy
 - Federal Policy
 - State Update

Recommendation/Action Requested and Justification

Council discussion.

Submitted By:

Approved By:

William E. Dollar
City Manager



Meeting: Work Session

Date: February 2, 2015

Policy Report

SH 190/CAMPBELL MIXED USE PLANNED DEVELOPMENT DISTRICT

ISSUE

Gateway Planning Group, working with property owners and City staff, has drafted a Mixed Use Planned Development (PD) District encompassing approximately 300 acres of land in the vicinity of SH 190 and Campbell Road.

OPTIONS

1. Direct Staff to initiate the public hearing process to consider rezoning the properties within the draft PD.
2. Do not initiate the public hearing process.

RECOMMENDATION

Direct Staff to initiate the public hearing process to consider rezoning the subject properties.

COUNCIL GOAL

Sustainable Quality Development and Redevelopment

BACKGROUND

In October of 2013 the City entered into a contract with a consultant team led by Gateway Planning Group to prepare a conceptual development plan and implementation strategy for certain undeveloped parcels of land in the vicinity of SH 190 and Campbell Road; generally bound by SH 190, Holford Road, and the northern city limits. The study area contains approximately 300 acres and 10 land ownerships. The need for this plan resulted from the conflict between the desire of the property owners to develop the entire area primarily with residential uses and the City's interest in preserving the area for a mixture of compatible uses supportive of an employment-generating center as shown on the Envision Garland 2030 Comprehensive Plan.

As a result of extensive meetings with City staff and landowners and their representatives within the study area, a conceptual plan was developed and a Planned Development District drafted to implement the development plan. A working draft of the proposed PD is attached to this report. Scott Polikov, Project Manager for the consultant team, will provide a general overview of the proposed PD.

CONSIDERATIONS

1. A series of five landowner workshops was held between December 2013 and December 2014. These workshops included the consultant team, Senior Management and Planning Department staff, as well as the landowners and their representatives. The owners and/or their representatives of each parcel within the study area participated in the study process. Mayor Athas and Deputy Mayor Pro Tem Campbell participated in the workshops as well. The resultant conceptual plan and draft PD, developed over the course of the landowner workshops, represents the consensus of the study participants.
2. At the August 5th regular meeting City Council authorized extension of the contract with Gateway to complete the first phase of the study and prepare a zoning ordinance implementing the conceptual development plan. A presentation of the study's progress was subsequently made by the consultant at the Council's August 18th work session.
3. If the Council directs that the public hearing process be initiated to consider rezoning of the subject properties in accordance with the draft PD, an item will be placed on the Plan Commission's February pre-meeting agendas to brief the Commission and review the proposed draft. Public hearings would subsequently be scheduled before the Commission and City Council. In accordance with the requirements of the Comprehensive Zoning Ordinance, all property owners within the boundaries of the proposed PD as well as within 400 feet of the PD will be notified of the public hearings.

ATTACHMENTS:

1. Working Draft, SH 190/Campbell Mixed Use Center Planned Development District

Submitted By:

Neil Montgomery
Senior Managing Director

Date: January 23, 2015

Approved By:

William E. Dollar
City Manager

Date: January 26, 2015

CITY OF GARLAND
SH 190/CAMPBELL MIXED USE CENTER
PLANNED DEVELOPMENT DISTRICT

DRAFT
DECEMBER 22, 2014

Created for



GARLAND

TEXAS MADE HERE

By:

GATEWAYPLANNING
A VIALTA GROUP PARTNER

City of Garland SH 190/Campbell Mixed Use Center Planned Development District

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- I. Purpose and Intent
- II. Applicability
- III. SH 190/Campbell MUC-PD District Structure
- IV. Administration
- V. Schedule of Uses
- VI. Development Standards
 - A. General to all sites
 - B. Performance and Design Standards
 - C. Site Development Standards
- VII. Definitions

Appendices:

- A. Zoning Framework Plan
- B. Sample Illustrative Plans
- C. SH 190/Campbell MUC-PD District Structure and Review Process Flow Chart
- D. Street Design Standards and Typical Cross Sections

SH 190/Campbell Mixed Use Center Planned Development District

I. Purpose and Intent

The purpose and intent of the SH 190/Campbell Mixed Use Center Planned Development District (here after known as “MUC-PD”) is to implement the City’s vision for a vibrant and sustainable approach to the development of SH 190 Corridor and to encourage the continuation of the Telecom Corridor® through Garland by becoming a center for major employment office, technology, healthcare and support services, while encouraging, where feasible, a mix of complementary uses including housing, retail, offices, commercial services, and civic uses, supporting long term attractiveness for both employment uses and neighborhood uses. Specifically, the MUC-PD is intended to:

- A. Create short-term development momentum while allowing for long-term market opportunities for larger-scale employment uses;
- B. Establish a high level of development standards to create development of exemplary and enduring quality that fits into the City’s vision including Envision Garland 2030 as amended;
- C. Encourage the development of vertical and horizontal mixed-use areas that are safe, comfortable and attractive to pedestrians while protecting significant environmentally sensitive areas;
- D. Provide flexibility on the site and with design of new development to anticipate changes in the marketplace while establishing human-scaled buildings;
- E. Leverage the frontage and access to SH 190 and other regional corridors while preserving environmentally significant areas as “features” and not constraints, encouraging destination retail and other uses along the SH 190 Corridor with adjacent transitions to sustainable mixed use development patterns so that destination uses directly along the corridor are accessible internally by walking, cycling and driving;
- F. Create a variety of connected community gathering places and passive open spaces with trails to make walking and biking easy from one place to another and connect to off-site trails;
- G. Include a range of residential options that reflect changing lifestyles considering both market demand and City preferences;
- H. Provide appropriate transitions to protect adjacent neighborhoods and to promote sustained value;
- I. Encourage efficient uses of land; and
- J. Utilize existing and future transportation and parking assets efficiently in order to optimize both auto traffic on surrounding streets and on-site parking demand through design strategies and policy incentives that support use of multiple modes of transportation.

II. Applicability

- A. The MUC-PD District (this Code) applies to the property shown as the PD ##-## on the Zoning Map and the boundaries are as established in the Zoning Framework Plan in Appendix A.
- B. The provisions of the MUC-PD District (this Code), when in conflict, shall take precedence over those in the Garland Development Code (GDC) as amended except as noted herein. Development standards not addressed in this Code shall be governed by the GDC to the extent they are not in conflict with the intent of the MUC-PD District standards.

III. SH 190/Campbell MUC-PD District Structure

- A. MUC-PD District Structure: The following plans establish the structure within which the details of the PD District are calibrated to a specific Master Concept Plan (MCP) at the time of development. The Sample Illustrative Plans are included to provide an overall guidance on the desired pattern and character of development envisioned under this code while the Zoning Framework Plan establishes the major street network and character zone allocations within the PD District.
1. Sample Illustrative Plans – are conceptual plans generated for different areas of the MUC-PD District that provide guidance on the intended character and layout of development based on the context and vision for the different character zones. These are to be used as prototypical development scenarios that would inform the ultimate Master Concept Plan by the individual developers/property owners. The Sample Illustrative Plans illustrate important principles of planning a mixed use, walkable neighborhood.
 2. Zoning Framework Plan – is the plan that is adopted at the time of creation of this PD and associated rezoning and establishes the different Character Zones and the major street network envisioned for MUC-PD District. Using the Zoning Framework Plan (ZFP) (Appendix A) and this Code, an applicant shall specify certain details of the development and may refine ZFP elements at the time of MCP per the criteria established in this Code.

Five (5) Character Zones are established within the MUC-PD, each of which implements specific aspects of the vision for a regional mixed use destination with significant employment and residential uses. Prior to any new development within these areas, a Master Concept Plan (MCP) consistent with the adopted ZFP (Appendix A) and this PD shall be developed by the applicant/property owner or developer.

- i. Employment Mixed Use Zone (E-MU): This is the Character Zone the area adjacent to the SH 190 frontage and along Lookout Drive. This zone is appropriate for the long-term development of large-scale regional employment and office uses due to its proximity to the Telecom Corridor®. The direct access to regional roadways including SH 190 offers adequate capacity for such an employment hub. The major roadway frontages along SH 190, Lookout Drive, and Telecom Parkway are not appropriate for ground floor residential uses. The vision for this zone is mid-to high-rise office buildings with structured parking.
- ii. Retail Mixed Use Zone (RMU): This is the area adjacent to SH 190 with access conducive to destination and regional retail uses. This area shall contain design and development standards that allow for retail and office uses; but that also encourage connections and transitional uses with the adjacent development.
- iii. Mixed Use-Mixed Residential Zone (MU-MR): This area is the core mixed use development opportunity for the area, linking the other areas together and encouraging development standards and uses that create a variety of higher density residential types as well as office and retail uses that do not require visibility from SH 190, but in a walkable development context.
- iv. Transition Zone (T): This area is located to provide opportunities for residential and neighborhood serving smaller scale professional office and retail within a

- design context that respects the scale of the adjacent Mixed Residential Zone (MR).
- v. Mixed Residential Zone (MR): This area is primarily residential in character and intended to provide a transition to the single family neighborhoods to the northeast. This area shall provide a variety of lower density attached and detached housing types within a walkable context including integrated small open spaces.
3. Master Concept Plan – A Master Concept Plan shall establish the exact location of Character Zones, land uses and open spaces, blocks, lots, building and street layout, treatment of transition areas to adjacent uses and any other appropriate information required by this PD. The Master Concept Plan shall illustrate the design direction of the site with dimensional standards that provide substantial certainty about the development outcomes, intensity, and phasing of the proposed development. It shall be created and submitted by the applicant/developer prior to any new development within the MUC-PD in conformance with Type 1 or Type 2 MCP applications as established in Section IV.B.2 of this Code. A Master Concept Plan shall meet the standards established in the Zoning Framework Plan and this PD and shall be developed for a minimum acreage even if the actual development is phased.
 - i. Minimum Acreage Required: The minimum acreage required for any initial Master Concept Plan shall be no smaller than any one of the following: (1) all the contiguous property under one single ownership; or (2) all property under one Character Zone as established in the adopted Zoning Framework Plan; or (3) all property circumscribed by any proposed new or existing streets per the Zoning Framework Plan.
 - ii. Amendments to Approved Master Concept Plans: After the initial Master Concept Plan approval, subsequent amendments to approved MCPs shall include the entire area of the initial Master Concept Plan approval regardless of the standards in III.A.3.i. above.
 4. Detail Plan: Detail plans shall be the lot and buildings level plans and shall be required for individual lots and/or buildings prior to Site Permit and/or Building Permit approval for all development. The approval process for detail plans shall be based on the process established for Type 1 or 2 applications in Section IV.B.3 of this PD and as outlined within Section 2.12 of the GDC.

IV. Administration

- A. General: No building or structure may be erected or moved unless in conformity with this MUC-PD.
- B. Authority for Approval (See Appendix C for a flow chart illustrating the Application Process):
 1. Zoning Framework Plans: may only be approved by City Council after recommendation by the Plan Commission. The process for Zoning Change applications in Chapter 2, Article 2, Division 1 of the GDC shall be followed. Modifications to adopted ZFPs may also be processed in conjunction with MCP applications per IV.B.2 below.
 2. Master Concept Plans: Master Concept Plans may be classified into Type 1 and Type 2 MCP applications.

- i. Type 1 MCP Applications:
 - a. Shall include any new or revised MCP applications consistent with the adopted ZFP, requirements of this PD, and applicable sections of the GDC. They may include minor modifications to ZFP elements per Table 4-1.
 - b. May be approved administratively by the Director.
 - c. Appeals to the Director's decision shall be heard by the City Council after a recommendation from the Plan Commission. In reviewing such appeals, the Plan Commission and City Council shall only consider the items identified by the Director as not meeting this PD.
 - ii. Type 2 MCP Applications:
 - a. Shall include any new or revised MCP applications that are NOT consistent with the adopted ZFP, requirements of this PD, or applicable sections of the GDC or propose alternative standards to the standards in this PD or an approved ZFP beyond the standards established under Table 4-1 for minor modifications to Zoning Framework Plan elements.
 - b. May only be approved by City Council after recommendation by the Plan Commission.
 - c. The process for Type 2 MCP Applications shall follow the process for Concept Plan Review under Section 2.12 of the GDC. In considering Type 2 MCP Applications, the Plan Commission and the City Council may use any of the following criteria:
 - 1) The extent to which the proposed modifications to street layout and/or character zones impact adjoining properties with respect to continuity and adjacency predictability;
 - 2) The overall purpose and intent of the regional Mixed Use Center;
 - 3) The extent to which the proposal fits the adjoining design context by providing appropriate building scale and use transitions;
 - 4) The extent to which the proposal provides public benefits such as usable civic and open spaces, livable streets, affordable housing, structured and/or shared parking, and linkages to transit; and
 - 5) The extent to which the proposal does not hinder future opportunities for higher intensity development.
3. Detail Plans: Detail Plans may be classified into Type 1 and Type 2 applications.
- i. Type 1 Detail Plan Applications:
 - a. Shall include any new or revised Detail Plans consistent with the requirements of this PD, an approved MCP, and applicable sections of the GDC.
 - b. May be approved administratively by the Director.
 - ii. Type 2 Detail Plan Applications:
 - a. Shall include any new or revised Detail Plans that are NOT consistent with the requirements of this PD, an approved MCP, or applicable sections of the GDC or propose alternative standards to the standards in this PD or an approved MCP.
 - b. May only be approved by City Council after recommendation by the Plan Commission.

- c. The process for Type 2 Applications shall follow Section 2.12 of the GDC. In considering Type 2 Applications, the Plan Commission and the City Council may use any of the following criteria:
 - 1) The extent to which the proposed application impacts adjoining properties with respect to continuity and adjacency predictability;
 - 2) The extent to which the application meets the overall purpose and intent of the regional Mixed Use Center;
 - 3) The extent to which the proposal fits the adjoining design context by providing appropriate building scale and use transitions;
 - 4) The extent to which the application provides public benefits such as usable civic and open spaces, livable streets, affordable housing, structured and/or shared parking, and linkages to transit; and
 - 5) The extent to which the application does not hinder future opportunities for higher intensity development.

- C. Master Concept Plan Requirements: The Master Concept Plan is intended to illustrate the building and block level development pattern of the MUC-PD District consistent with the purpose and intent of the Section and establish the detailed standards and rules for any new development within the MUC-PD District and the corresponding Character Zones.
 - 1. The applicant shall submit a Master Concept Plan for the minimum acreage as established in Section III.A.3.i. The Master Concept Plan application shall be made prior to detail plan application for any new development.
 - i. Each MCP application shall:
 - a. demonstrate compliance with this PD's purpose, intent, and development standards;
 - b. include exhibits meeting all the informational requirements for a Concept Plan under Section 2.11 of the GDC, and meeting the standards of this PD and adopted ZFP including:
 - 1) Delineation of the Character Zones per the adopted ZFP (including any modifications to adopted ZFP elements);
 - 2) The layout of proposed blocks, major and minor streets, bikeways, sidewalks, and trails;
 - 3) the location and acreage of open space areas and whether each will be privately owned, a common area for residents only or dedicated to public use;
 - 4) Type "A" and "B" Development Frontage designations based on the standards in this PD.
 - 5) A conceptual level plan for the accommodation of stormwater drainage and detention and other major water and sewer infrastructure elements for the overall area included in the MCP;
 - 6) the location and area of retail, office, industrial, residential, civic, and open space uses;
 - 7) the approximate shape, size, and placement of buildings;
 - 8) the general parking location relative to streets and buildings and approximate parking count, with indication of parking lot landscape

- areas; and
- 9) any minor modifications to adopted ZFP elements per Table 4-1 below.

<i>Framework Plan Element</i>	<i>Extent of Minor Modification Permitted</i>	<i>Criteria</i>
a. Area/boundary of a Character Zone	Area/boundary of a specific Character Zone may be adjusted no more or less than 30%.	<ul style="list-style-type: none"> i. Shall not eliminate any character zone ii. Modified area shall be contiguous with the corresponding character zone that is changed iii. Boundary modifications may be due to physical constraints on the property, or shifting of internal roadways or to better align with ownership boundaries.
b. Location of any Required Street	Location may be shifted no more than 150' in any direction	<ul style="list-style-type: none"> i. Shall maintain the connectivity intended by the Framework Plan ii. Shall maintain the continuation and/or connectivity with any existing streets or driveways where possible
c. Area of any Required Civic/Open Space	May be reduced by no more than 25%	<ul style="list-style-type: none"> i. Shall maintain the frontages required by the Framework Plan ii. Area may be adjusted to accommodate shifting of any new Required Streets or any required easements only

- c. Include a Street Classification Master Plan with associated with cross-sections and street classifications for the proposed MCP area (or for each phase, if it is to be developed in phases) specifying right-of-way width, minimum pavement width, on-street parking, approximate location of street trees, bikeways and sidewalks (Appendix D, ITE's Designing Walkable Urban Thoroughfares manual or NACTO's Urban Street Design Guide shall be used to guide the development of the proposed cross sections in lieu of the street standards in the GDC. See Definitions for complete citation).
- d. include a report in the form of text, statistical information, tables, guidelines, and graphics that includes:
 - 1) a statement of the purpose and intent of the proposed development consistent with the vision and ZFP for the MUC-PD District and its Character Zones;
 - 2) a description of the mix of land uses and the factors which ensure compatibility both within the development site, with adjacent land uses, and compliance with the recommendations of all the adopted elements of the Comprehensive Plan;
 - 3) any special standards for signage in the form of a Master Sign Plan application that provides a design palette addressing the location, size, type, lighting, colors, and materials for all signage in the proposed development unless meeting the Sign Regulations in Chapter 4, Article 5 of the GDC;
 - 4) statistical information including:
 - a) gross acreage of the site, and net acreage of the site excluding jurisdictional wetlands, regulatory floodplains, and slopes over 20%;

- b) the amount of land devoted to open space, both in acres and as a percentage of the gross acreage of the site;
 - c) the amount of land devoted to retail, office, industrial, residential, and civic uses;
 - d) a plan for pedestrian, bicycle, and vehicular circulation describing the general design capacity of the system as well as access points to any regional trail system;
 - e) a daily and peak hour trip generation and directional distribution report by use unless the Director of Transportation finds that the traffic to be generated by the proposed development does not warrant the preparation and submission of a study;
 - f) the maximum allowable building coverage and height; and
 - g) the minimum and maximum building setbacks.
- e. Development standards for the proposed development that meet Section VI.B of this PD and specifying standards for all the “flexible” elements by each Character Zone within the specific MCP area in the form of a table (see Table 6-3 in Section VI for criteria and format);
 - f. Compliance with frontage and housing mix and type standards in Section VI.A. for the specific Character Zones and locations to be included with the MCP;
 - g. Building design and general architectural design standards that meet Sections VI.A.9 and VI.A.10 of this PD for the proposed development specifying general materials and configurations permitted for facades, roofs, and openings;
 - h. a landscape concept plan that includes the design direction and general for streetscapes and public/open spaces types; and
 - i. a non-binding schedule for the entire development (or for each phase, if it is to be developed by phases), which shall show generally how the applicant will complete the project containing the following information:
 - 1) The proposed order of construction by section delineated on the Master Concept Plan;
 - 2) The proposed schedule for construction of improvements to open space areas; and
 - 3) The proposed schedule for the installation of required public streets, utilities improvements and the dedication of public rights-of-way and/or easements.
- D. Detail Plans and Minor Amendments to Approved MCPs:
- 1. Detail Plan Requirements: A Detail Plan shall be required for all development. Detail Plans within the MUC-PD District shall meet the submittal requirements for Detail Plans established under the Section 2.12 of the GDC. Additional information that adequately illustrates the detail plan’s compliance with this PD and the applicable MCP shall also be required. The process for approval of Detail Plans is established in Section IV.B.3 of this PD and within Chapter 2, Article 2, Division 2 of the GDC.

2. The Director of Planning may approve minor changes and modifications to an approved MCP or detail plan with the applicant's written justification for such changes. Any significant changes to and deviations from approved plans shall be regarded as an amendment to that particular plan and may be reviewed by the Director of Planning and processed per the standards established in this PD. The Director of Planning shall make the determination as to whether a proposed change is minor or significant, based upon consideration of the following facts:
 - i. whether the proposed change substantially alters the arrangement of component zones, buildings or changes the use of building space designated on the original plan;
 - ii. whether there is an increase of greater than 10% in the number of residential dwelling units beyond the threshold established in the approved MCP;
 - iii. whether the proposed change substantially alters vehicular circulation or the placement/ arrangement of parking areas; or
 - iv. whether the proposed change will reduce or lessen the effectiveness of open space, landscape buffers, and edges.

V. Schedule of Uses

- A. No permit may be issued for a use that is not allowed by this MUC-PD.
- B. **Use Categories:** In order to regulate use, categories of uses have been established. Use categories provide a systematic basis for assigning land uses to appropriate categories with other, similar uses. Use categories classify land uses and activities based on common functional, product, or physical characteristics. Characteristics include the type and amount of activity, the hours of operation, the type of customers or residents, how goods or services are sold or delivered, likely impact on surrounding properties, and site conditions.
- C. **Principal Uses:** Allowed principal uses by MUC-PD District and Character Zones are listed in Table 5.1 Permitted Use Table. Principal uses are grouped into categories of uses (see Definitions for description of land use categories). The example uses listed are not an exhaustive list. The Director of Planning has the responsibility for categorizing all uses.
- D. **Accessory Uses:** The following standards shall apply to Accessory Uses:
 - 1. Unless otherwise expressly stated, accessory uses are permitted in conjunction with allowed principal uses. Accessory uses shall be accessory and customarily incidental and subordinate to a permitted principal use.
 - 2. No accessory use may be established on a site prior to the establishment of a permitted principal use.
 - 3. The Director of Planning is authorized to determine when a structure or use meets the definition of an accessory use. In order to classify a structure or use as accessory, the Director of Planning must determine that the use:
 - i. Is subordinate to the principal use in terms of area, extent and purpose;
 - ii. Contributes to the comfort, convenience or necessity of occupants of the principal use served;
 - iii. Is located on the same lot as the principal structure or use, or on a contiguous lot in the same ownership;
 - iv. Does not involve operations not in keeping with the character of the principal use served; and
 - v. Is not of a nature likely to attract visitors in larger numbers than would normally be expected for the principal structure or use.
 - 4. **Home Occupations:** Standards in Section 2,61 of the GDC shall apply.
 - 5. **Live-Work Uses and Structures:** Live-work uses and structures are permitted per Section V of this PD. A live-work structure is a mixed use building type with a dwelling unit that is also used for work purposes, provided that the 'work' component is (1) restricted to the uses of professional office, personal service, cottage industrial, artist's workshop, studio, or other similar uses, (2) is located on the street level and ground floors constructed to Commercial Ready standards, and (3) is constructed as separate units under a condominium regime or as a single unit. The 'live' component may be located on the street level (adjacent to the work component) or any other level of the building. Live-work dwelling is distinguished from a home occupation otherwise defined by this Section in that the "work" component is not required to be incidental and secondary to the "live" component. The business owner or a full-time employee shall reside in the residential unit

associated with the commercial use. In some instances, the business activity occupying the live/work unit may utilize employees in addition to the residents; however, at least one of the full-time workers of the live/work unit must reside in the unit, and the residential area shall not be rented separately from the working area.

- E. Accessory Structures: All accessory structures shall be clearly subordinate to the principal structure on the lot. All accessory structures shall meet the applicable principal structure standards per the Character Zone unless alternative standards are proposed by the applicant and adopted as part of the MCP approval.

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Table 5-1 Schedule of Uses

	EMU – Employment Mixed Use	RMU - Retail Mixed Use	MU-MR - Mixed Use – Mixed Residential	T - Transition	MR – Mixed Residential	Cross-Reference(s) for Special Standards
AGRICULTURAL USES						
Farm, Ranch, Orchard						-
Feed Store						-
Stable, Commercial						-
Stable, Private						-
Stockyards, Livestock Auction, Livestock Hauling						-
RESIDENTIAL USES						
Accessory Dwellings:	-	-	-	-	-	-
Dwelling, Accessory – Guard/Manager/Caretaker					P	Sec. 2.58
Dwelling, Accessory – Guest House					P	Sec. 2.58
Dwelling, Accessory – Rental Unit					P	Sec. 2.58
Congregate Adult Living Facilities:	-	-	-	-	-	-
Rehabilitation Facility, In Home/Residential	S	S	S	S	S	-
Rehabilitation Facility, Institutionalized						-
Elder Care Facilities:	-	-	-	-	-	-
Elder Care – Assisted Living	S	S	S	S		Sec. 2.52(A)12
Elder Care – Continuing Care (combination)	S	S	S	S		Sec. 2.52(A)12

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	EMU – Employment Mixed Use	RMU – Retail Mixed Use	MU-MR – Mixed Use – Mixed Residential	T – Transition	MR – Mixed Residential	Cross-Reference(s) for Special Standards
Elder Care – Independent Living	P	P	P	P	p*	Sec. 2.52(A)12 P* = Permitted in duplex, triplex, quadplex, and single-family (attached and detached) building types only
Elder Care – Nursing/Convalescent Care	S	S	S	S		Sec. 2.52(A)12
Household Living Units:	-	-	-	-	-	-
Dwelling, Two-Family (duplex)			P	P	P	Sec. 2.38
Dwelling, Industrialized Housing Unit						Sec. 2.36
Dwelling, Manufactured/HUD-Code Home						-
Dwelling, Mobile Home						-
Dwelling, Multi-Family	P	P	P	P		Sec. 2.39
Dwelling, Live/Work	P	P	P	P		-
Dwelling, Single-Family Detached			p*	p*	P	Sec. 2.36 P* = Only Category 3 Lots (Type 3A and 3B) permitted (see Table 6-1 of this PD)
Dwelling, Single-Family Attached (Townhouse)		P	P	P	P	Sec. 2.37
Manufactured/Mobile Home Park or Subdivision						-
ACCESSORY & TEMPORARY USES						
Accessory Structure			P	P	P	Sec. 2.58
Convenience Facilities:	-	-	-	-	-	-
Drive-Through Service		S				Sec. 4.20 Standards in Section 7 of this PD also apply

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	EMU – Employment Mixed Use	RMU – Retail Mixed Use	MU-MR – Mixed Use – Mixed Residential	T – Transition	MR – Mixed Residential	Cross-Reference(s) for Special Standards
Walk-Up Service	P	P	P	P		-
Fuel Pumps, Retail		S				Sec. 2.52(A)3 Standards in Section 7 of this PD also apply
Kiosks, Self-Service:	-	-	-	-	-	-
Automated Teller Machine (ATM) – Drive-Up	P	P	S	S		Sec. 2.52(A)7, Sec. 4.20
Automated Teller Machine (ATM) – Walk-Up	P	P	P	P		Sec. 2.52(A)7
Retail (ice, water, etc.)		S				Sec. 2.52(A)7, Sec. 4.20
Recycled Materials Collection						
Outside Display, New Materials		P				Sec. 2.52(A)14
Outside Display, Used Materials						
Outside Storage, New Materials		S				Sec. 2.52(A)14
Outside Storage, Used Materials						
Outside Storage Unit, Portable (POD)						
Seasonal Sales	*	*	*	*		Art. VIII, Ch. 30, City Code
Shelter Tent						-
Shipping Container						Sec. 2.52(A)15, Art. XII, Ch. 30, City Code
Temporary Building/Office (field office, construction office, subdivision sales office, etc.)	*	*	*	*	*	Sec. 2.52(A)19
INSTITUTIONAL AND EDUCATIONAL						
College or University	P	P				-
Convention Facility	P	S	S			-
Day Care Facilities:	-	-	-	-	-	-

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	EMU – Employment Mixed Use	RMU – Retail Mixed Use	MU-MR – Mixed Use – Mixed Residential	T – Transition	MR – Mixed Residential	Cross-Reference(s) for Special Standards
Day Care Center, Adult	P	P	S	S	S	Sec. 2.52(A)13
Day Care, Youth – Licensed Child-Care Center	P	P	S	S	S	Sec. 2.52(A)2
Day Care, Youth – Registered Child-Care Home			S	S	S	Sec. 2.61
Church or Place of Worship	P	P	P	P	P	-
Learning Center, Specialized	P	P	S	S		-
School, Business	P	P	P			-
School, Retail/Personal Services Training	P	P	P			-
School, Trade						-
School, Private, Religious or Charter			S	S	S	-
School, Public			P	P	P	-
GOVERNMENT & HUMAN SERVICES USES						
Charitable Boarding						-
Garden, Charitable						-
Garden, Civic			P	P	P	-
Post Office	P	P	P	P		-
Social Service Facility/Agency		P	P	P		-
MEDICAL & HEALTH SERVICES USES						
Cemetery						-
Hospital	S	S				-
Medical and Dental Office/Clinic	P	P	P	P		-

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| P | The land use is allowed by right in the zoning district indicated. |
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| | The land use is prohibited in the zoning district indicated. |
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	EMU – Employment Mixed Use	RMU – Retail Mixed Use	MU-MR – Mixed Use – Mixed Residential	T – Transition	MR – Mixed Residential	Cross-Reference(s) for Special Standards
Mortuary/Funeral Home						-
RECREATIONAL, SOCIAL AND ENTERTAINMENT USES						
Athletic Events Facility, Indoor		P	P			-
Athletic Events Facility, Outdoor						-
Athletic Field, Stadium, Arena	S	S				-
Civic Club/Fraternal Lodge	P	P	P	S		-
Commercial Amusement, Indoor	P	P	P			-
Commercial Amusement, Outdoor						-
Cultural Facility	P	P	P	P		-
Day Camp, Private						-
Dry Boat Storage						-
Equestrian Camp, Private						-
Golf Course/Country Club						-
Health & Fitness Gym (indoor)	P	P	P	P		-
Marina						-
Public Amusement, Temporary	*	*	*	*		Art. VIII, Ch. 30, City Code.
Racing Track						-
Reception Facility		S				Sec. 2.52(A)20

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	EMU – Employment Mixed Use	RMU – Retail Mixed Use	MU-MR – Mixed Use – Mixed Residential	T – Transition	MR – Mixed Residential	Cross-Reference(s) for Special Standards
Recreational Vehicle Park (short-term stays only)						-
Shooting Range, Indoor						-
Shooting Range, Outdoor						-
Theater, Large Scale		P				-
Theater, Small Scale	S	P	P			-
Zoo						-
OFFICE, RETAIL & SERVICE USES						
Alternative Financial Establishment						-
Antique Shop (indoors only)		P	P	P		-
Bait Sales, Live						-
Bakery, Retail	P	P	P	P		-
Bed and Breakfast						Sec. 2.52(A)11
Business & Media Service	P	P	P	P		-
Call Center	P	P	P			-
Commercial Blood, Plasma, Tissue and Cell Collection Center						Sec. 2.52(A)26
Convenience Store (1,000-5,000sf)	P	P	P	S		Sec. 2.52(A)1
Financial Institution	P	P	P	P		Sec. 4.20
Flea Market, Indoor						-

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	EMU – Employment Mixed Use	RMU – Retail Mixed Use	MU-MR – Mixed Use – Mixed Residential	T – Transition	MR – Mixed Residential	Cross-Reference(s) for Special Standards
Flea Market, Outdoor						-
Furniture, Household Furnishings and Appliance Sales/Rental		P	P			-
Grocery/Supermarket (>5,000sf)	S	P	P			-
Home Improvement Center (>50,000sf)		P				-
Hotel/Motel, Extended Stay	S	S	S			Sec. 2.52(A)11
Hotel/Motel, Full Service	P	P	P			Sec. 2.52(A)11
Hotel/Motel, Limited Service	S	S	S			Sec. 2.52(A)11
Indoor Shopping Mall						-
Kiosk, Trailer or Mini-Structure (attended):	-	-	-	-	-	-
Retail/Service	S	P	P			Sec. 2.52(A)7, Sec. 4.20
Recycled Materials Collection						
Landscape Nursery (retail)		S				-
Landscape Nursery/Tree Farm (wholesale)						Sec. 2.52(A)17
Laundry, Drop-Off (with drive-through or window)	S	P	P	P		Sec. 4.20
Laundry, Drop-Off (without drive-through or window)	P	P	P	P		-
Laundry, Self-Serve (Laundromat)						-
Office, General	P	P	P	P		-
Pawn Shop						-

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	EMU – Employment Mixed Use	RMU - Retail Mixed Use	MU-MR - Mixed Use – Mixed Residential	T - Transition	MR – Mixed Residential	Cross-Reference(s) for Special Standards
Personal Services	P	P	P	P		-
Pet Store (indoors only)	P	P	P			-
Pharmacy (with drive-through or window)	S	P	P	S		Sec. 4.20
Pharmacy (without drive-through or window)	P	P	P	S		-
Produce Stand/Outdoor Farmers Market		P	P	S		-
Restaurant (No Drive-Through)	P	P	P	S		-
Restaurant, Drive-Through		P	P	S		Sec. 4.20
Retail Store	P	P	P	P		-
Sexually Oriented Business						
Smoke Shop						-
Studio, Arts/Crafts	P	P	P	P		-
Studio, Fitness or Performing Arts	P	P	P	P		-
Tattooing/Body Piercing Establishment						Sec. 2.52(A)6
Used Goods, Retail Sales (Indoors)		S				-
COMMERCIAL USES						
Bakery, Commercial						-
Building/Garden Materials Sales & Storage (wholesale)						Sec. 2.52(A)23
Bulk Material Sales & Storage (retail or wholesale)						Sec. 2.52(A)18

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	EMU – Employment Mixed Use	RMU – Retail Mixed Use	MU-MR – Mixed Use – Mixed Residential	T – Transition	MR – Mixed Residential	Cross-Reference(s) for Special Standards
Contractor’s Office/Storage Yard (outdoor storage)						Sec. 2.52(A)24
Contractor’s Office/Warehouse (indoors only)						-
Custom Products Manufacturing	P					-
Equipment Leasing/Rental, Indoor						-
Equipment Leasing/Rental, Outdoor						Sec. 2.52(A)25
Feed/Grain Mill						-
Furniture and Appliance Cleaning/Repair						-
Garden, Commercial						-
Laundry Plant, Commercial						-
Meat and Game Processing						-
Pet Care/Play Facility (indoor)	P	P	P	P		Sec. 2.52(A)9
Pet Care/Play Facility (outdoor)						Sec. 2.52(A)9
Portable Building Sales/Leasing						-
Printing/Publishing House		S	S			-
Recording Studio/Media Production	P	P	P			-
Recycling Collection Center (no outdoor storage)						Sec. 2.52(A)8
Recycling Salvage Yard (unlimited outdoor storage)						Sec. 2.52(A)8
Self-Storage Facility (mini-warehouse)		S				Sec. 2.52(A)16
Small Engine/Lawn Equipment Rental & Repair (indoors)						-

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	EMU – Employment Mixed Use	RMU - Retail Mixed Use	MU-MR - Mixed Use – Mixed Residential	T - Transition	MR – Mixed Residential	Cross-Reference(s) for Special Standards
Taxidermist						-
Vehicle Dispatch & Storage						-
Veterinary Clinic, Large Animal (outdoor pens)						-
Veterinary Clinic, Small Animal (indoors only)	P	P	P	P		-
Veterinary Clinic, Small Animal (outdoor kennels, runs)						-
MOTOR VEHICLE & RELATED USES						
Automobile Leasing/Rental						-
Automobile Repair, Major						
Automobile Repair, Minor						
Automobile Sales, New or Used						-
Boat Sales, Leasing & Repair (outdoor storage)						
Car Wash, Automated/Rollover						
Car Wash, Full-Service/Detail		S				
Car Wash, Self-Service/Wand						
Impoundment Lot (commercial/private)						-
Motorcycle/ATV Sales, Leasing & Repair (new and used – indoors only)						-
Parking Lot or Garage, Commercial	P	P	P			-
Personal Watercraft Sales, Leasing & Repair (new and used)						-

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	EMU – Employment Mixed Use	RMU – Retail Mixed Use	MU-MR – Mixed Use – Mixed Residential	T – Transition	MR – Mixed Residential	Cross-Reference(s) for Special Standards
Recreational Vehicle/Trailer Sales, Leasing & Repair						-
Salvage Yard, Automotive						-
Travel Center						-
Truck/Bus Repair						-
Truck/Bus Sales & Leasing/Rental						-
Truck/Bus Storage						-
Truck/Bus Wash						-
Wrecker/Towing Service						-
TRANSPORTATION USES						
Airport/Heliport						-
Bus Stop	P	P	P	P		-
Helipad	S					-
Motor Freight Terminal/Railroad Switching Yard						-
Transit Station, Public	P	P	P			-
Transportation Depot, Passenger (commercial)						-
Transportation Terminal, Passenger (commercial)						-
INDUSTRIAL USES						
Animal Feed Processing & Storage						-

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	EMU – Employment Mixed Use	RMU – Retail Mixed Use	MU-MR – Mixed Use – Mixed Residential	T – Transition	MR – Mixed Residential	Cross-Reference(s) for Special Standards
Batching Plant						-
Batching Plant, Temporary	P	P	P	P	P	-
Data Center	S	S	S			
Distribution Center, Large (indoors only)						-
Distribution Center, Small (indoors only)	S					-
Food Processing & Storage						-
Gas or Petroleum Drilling or Pipeline						
Heavy Machinery Sales, Rental, Storage & Repair						-
High Risk Use						-
Industrial or Manufacturing, Heavy						-
Industrial or Manufacturing, Light						-
Laboratory, Analytical or Research (indoor)	P					-
Leather & Allied Products Manufacturing						-
Mining/Mineral Extraction						-
Warehouse, Office/Showroom (indoors only)	S					-
UTILITY & SERVICE USES						
Antenna, Commercial	*	*	*	*	*	Div. 5, Art. 5, Ch. 2
Antenna, Private	*	*	*	*	*	Div. 5, Div. 6, Art. 5, Ch. 2

P

The land use is allowed by right in the zoning district indicated.

The land use is prohibited in the zoning district indicated.

S

The land use is allowed only upon approval of a Specific Use Provision (SUP) in the zoning district indicated.

	EMU – Employment Mixed Use	RMU – Retail Mixed Use	MU-MR – Mixed Use – Mixed Residential	T – Transition	MR – Mixed Residential	Cross-Reference(s) for Special Standards
Electric Generating Plant						-
Electric Substation	S	S	S			-
Gas Regulating Station						-
Telecommunications Switching Station	S	S				-
Wind Energy Conversion System	S	S	S	S	S	Div. 7, Art. 5, Ch.2

VI. Development Standards: This section shall establish the overarching development standards for walkable, mixed-use development within the SH 190 EC-PD and all its Character Zones. Standards in this Section shall be applied during the development of a Master Concept Plan. Some standards apply to all the Character Zones within the MUC-PD District and other standards are specific to specific Character Zones.

A. General to the MUC-PD:

1. Standards in this PD are intended to facilitate the development of market responsive and pedestrian-friendly environments while discouraging monotonous and single use projects. To this end, design and development standards are intended to be tailored to create such an environment based on market-driven projects over a long-term development horizon. In order to provide flexibility in use and design with prescription of performance standards for specific building form outcomes, applicable development standards for each Character Zone shall be established through the Master Concept Plan for each proposed development.
2. Requirements for Site Development Standards by Character Zone: At the time of Master Concept Plan application, each applicant shall establish specific Site Development Standards for each Character Zone included in the MCP area. These standards shall be based on Section VI.A and the criteria in the Site Development Standards Table 6-3 and shall be developed at the time of MCP by the applicant.
3. General Layout Principles: All Master Concept Plans shall meet the following general principles:
 - i. Buildings and urban design shall contribute to the physical definition of Thoroughfares as Civic places.
 - ii. Development shall adequately accommodate automobiles while providing supportive design and programs/incentives to increase the use of other modes of transportation and respecting the spatial form of public areas.
 - iii. Buildings shall provide their inhabitants with a clear sense of geography and climate through energy efficient methods.
 - iv. Civic Buildings and public gathering places shall be provided as locations that reinforce community identity.
 - v. The plan should anticipate a harmonious and orderly evolution of the district based on market changes and reinvestment over time.
4. Frontage and Housing Mix Standards: In order to ensure that the PD implements the community's vision for a regional mixed use center with supporting mix of retail and mixed residential uses while providing for short term development opportunities that can be appropriately transitioned into higher intensity non-residential uses, Special Frontage and Housing Mix Standards are established in this MUC-PD District.
 - i. Frontage Standards: This section establishes the Frontage Standards for development within the primarily commercial zones of Employment Mixed Use, Retail Mixed Use, and Transition Zones and along certain street frontages as established in the ZFP.
 - a. Retail Mixed Use Zone (see Appendix A - Framework Plan for location of this requirement):
 - 1) Required Ground Floor Commercial Uses (see definition) within 200' of the PGBT frontage road.
 - 2) No ground floor residential permitted within 200' of the PGBT frontage road.
 - 3) Upper floor residential allowed anywhere within this zone.
 - 4) No limitation on surface parking along the PGBT frontage. Along Campbell Road frontage, surface parking shall be limited to no more than one double loaded aisle of parking (parallel, angled, or head-in).

- b. Employment Mixed Use Zone (applies to area west of Telecom Dr. only; see Appendix A - Framework Plan for location of this requirement):
- 1) Required Ground Floor Commercial Uses for the entire zone.
 - 2) No ground floor residential permitted.
 - 3) Upper floor residential allowed anywhere within this zone with structured parking only.
 - 4) No limitation on surface parking along the PGBT frontage. Along Lookout Road and Telecom Road frontage, surface parking shall be limited to no more than one double loaded aisle of parking (parallel, angled, or head-in).
- c. The following standards shall apply to frontages designated as “Special Frontage” along Lookout Road and Campbell Road (regardless of the specific character zone):
- 1) For ground floor commercial and commercial ready uses (w/ upper floor residential uses) the following frontage standards shall apply—
 - No more than one double loaded aisle of parking (parallel, angled, or head-in) shall be permitted between the building and the street.
 - Any such parking shall be screened along the sidewalk/street frontage to maintain a well defined pedestrian edge with street trees and connections to building entrances.
 - Street intersections shall be anchored by building front façade design that turns the corner
 - No large parking lots at street intersections (beyond the one double-loaded aisle) and
 - Special façade design, articulation standards, 12’ min. ground floor height, shall apply (see Section VI.A.9).
 - 2) For ground floor residential uses (including townhomes – attached or detached-- by no more than 3 feet) the following frontage standards shall apply—
 - No off-street parking permitted between the building fronts and street along Campbell Road/Lookout Road.
 - All off-street parking in the rear (tuck-under, parking structure, or surface parking);
 - Parking shall be set behind buildings along Campbell and Lookout Roads;
 - Ground floor building height min of 12’ floor to floor;
 - No blank walls or opaque residential fences (open fences allowed - wrought iron, picket, and similar fences not taller than 3’).
 - Fronts of residential buildings to address the street (stoops, patios, porches, bay windows, doors, etc.).
 - No large parking lots at street intersections (beyond the one double-loaded aisle) or anchor street intersections with building facades that turn the corner.
 - Street trees and sidewalks required.
 - Minimum façade design, articulation shall apply for residential building types (see Section VI.A.9).

- ii. Housing Mix and Type Standards: Table 6-1 establishes the different categories of Housing Types and Table 6-2 establishes the minimum mix of housing types for each MCP within the predominantly residential Character Zones of Mixed Use-Mixed Residential and Mixed Residential Zones.

Table 6-1 Housing Type Standards

Category/ Common Name	Lot Widths (min. – max.)	Garage or Primary Parking Location	
Category 1	Type 1A	70' +	Any
	Type 1B	60' – 69'	Any
	Type 1C	50' – 59'	Any
Category 2	Type 2A	40' – 49'	Side or Rear
	Type 2B	25' – 39'	Side or Rear
Category 3	Type 3A on pedestrian mews, court, green, or square	40' – 49'	Rear
	Type 3B on pedestrian mews, court, green, or square	25' – 39'	Rear
	Multi-unit home	no min or max	Rear
	Townhome or Single Family Detached (if separated by 3' or less)	20' – 35'	Rear/tuck under
Category 4	Multi-family Residential	60' – no max	Rear/tuck under

Table 6-2 Housing Mix Requirements

Character Zone	Housing Mix Required	Notes
Mixed Use – Mixed Residential Zone	Minimum of 1 from Category 3 and minimum of 1 from either Category 2 or Category 4	Minimum number of units in each category included in each Master Concept Plan shall be either one block face or 10 units (whichever is less)
Mixed Residential	Minimum of 1 from Category 1 and minimum of 1 from either Category 2 or Category 3	Minimum number of units in each category included in each Master Concept Plan shall be either one block face or 10 lots (whichever is less)

- 5. Street Design Standards: Street cross sections in Appendix D, ITE's Designing Walkable Urban Thoroughfares manual or NACTO's Urban Street Design Guide shall be used to develop the streets within the SH 190 EC-PD. Generally, they shall:
 - i. Create a localized grid of pedestrian and vehicular travel ways.
 - ii. Be designed to create a pleasant walking environment with on-street parking and streetscape treatments.

- iii. Discourage the use of cul-de-sacs unless natural features such as topography, floodplains or stream corridors, or practical site layout constraints make a street connection impractical or inefficient.
 - iv. Blocks may be square, elongated or irregular. Block shape and size should respond to topography, existing vegetation, hydrology, and design intentions.
 - v. Average blocks widths shall be between 400 feet and 600 feet. Blocks should vary in size based on the Sample Illustrative Plans and character zone standards.
 - vi. Blocks that are longer than 1,000 feet should be bisected by a walking path, paseo or other similar pedestrian cut-through.
 - vii. Blocks may be bounded by streets, or drainage features.
 - viii. Appendix D shall establish the cross section standards for the different street types in the SH 190 EC-PD.
 - ix. The MCP shall establish the Type "A" and Type "B" development frontage designations per the character zone standards within the Development Standards Table 6-3 of this PD.
 - x. Porte-cochers may be used along Type "A" frontages but shall maintain the pedestrian streetscape along the edge of the street within minimal encroachments of driveways and with the utilization of street walls along the sidewalk/street frontage to help define the pedestrian and public realms.
6. Open Space Standards: The provision of adequate and appropriate open space areas shall be integral to all development in SH 190 EC-PD. The minimum requirement for open space in the district is 10% of the gross area of the site which shall be based on the locations identified in the Zoning Framework Plan (if any) and dedicated as open space in the Master Concept Plan. The design of open spaces within the development shall be integrated with the design of stormwater improvements. However, no more than 50% of any required open space shall be used solely for stormwater improvements such as retention ponds and creeks. The remaining 50% of the open space may be utilized for stormwater improvements only if amenitized and designed to also be usable open space per the criteria below. In addition to the following standards for the design, location, and orientation of open space, site specific standards shall also apply based on the Character Zone context:
- i. The open space provided shall be appropriately distributed, designed and scaled in each of the character zones.
 - ii. The following criteria shall be used to evaluate the merits of proposed open spaces in the MUC-PD Master Concept Plan:
 - a. The extent to which environmental elements preserved are considered as "features" or "focal points" and integrated into and prominently featured as "front yards" in the development; adding value to the development;
 - b. The extent to which emphasis has been placed on preservation of existing wooded areas, view sheds, water bodies, topography, and stream corridors in a natural and contiguous state;
 - c. The extent to which pedestrian connectivity in the form of sidewalks, natural walking paths along stream and creek corridors has been accommodated; and

- d. The extent to which a range of open spaces have been provided to be contiguous with existing open spaces and to invite passive recreational uses from plazas and squares to playgrounds, parks and environmental preserves, appropriately organized within the respective component zone.
 - iii. Open spaces may be in the form of plazas, pocket parks, children's play areas, squares, linear greens, parks, and environmental preserves as outlined within Section 7.21 (Table 2.9.1) of the GDC. Active sports fields and structured recreational activities shall be limited to less than 10% of any required open space located in any character zone.
 - iv. Plazas and squares shall be permitted only in the Employment Mixed Use, Retail Mixed Use, and Mixed Use-Mixed Residential character zones. A plaza which is intended to serve as open space may be located at a street intersection or a focal point and shall generally be small in scale (under ¼ acre in size). A square which is intended to serve as open space may also be located at a street intersection or as a focal point of a development.
7. Special Designations: The following Special Designations are optional (unless required per Section VI.A.4 and Section VI.A.5), but if used, shall be designated on the MCP:
- i. Mandatory and/or Recommended Commercial Ready/Active Edge Requirement: Shall be designated frontages requiring active ground floor uses for a minimum depth of 30' (no residential units, lodging rooms, parking (except as permitted in Section VI.A.4) , or service uses permitted) and with the ground floor façade being no less than 60% glazed (VT higher than 0.6). Such frontage designations are permitted in the following character zones: Employment Mixed Use, Retail Mixed Use, Mixed Use-Mixed Residential, and Transition.
 - ii. Designations for Mandatory and/or Recommended Gallery or Colonnade Frontage: requiring or advising that a building provide a permanent cover over the sidewalk, either cantilevered or supported by columns. The Gallery or Colonnade Frontage designation may be combined with a Commercial Ready or Commercial Required Frontage designation.
8. Building Design Standards: Building design standards shall be established at the time of the MCP and shall be based on the following standards and criteria.
- i. Building Orientation:
 - a. Primary Façade Orientation: For EMU and MU-MR Character Zones, primary building facades for all non-residential and mixed use buildings shall be oriented towards a Type "A" frontage designation or toward a focal point such as a landscaped street, plaza, similar formal open space or an environmental feature (which shall be considered as a Type "A" frontage. For Mixed Residential at least 50% of the lots shall be oriented to a Type "A" frontage designation or toward a focal point such as a landscaped street, plaza, similar formal open space or an environmental feature (which shall be considered as a Type "A" frontage). For MU-MR Category 3 lots, at least 50% of the lots shall be oriented to a Type "A" frontage designation or toward a focal point such as a landscaped street, plaza, similar formal open

- space or an environmental feature (which shall be considered as a Type “A” frontage).
- b. **Building Frontage:** Lots and blocks along Type “A” frontages shall establish a minimum standard for building frontage per the Development Standards Table for each character zone. Lots and blocks along Type “B” frontages need not specify a minimum building frontage requirement. (see illustration in the Definitions section on how building frontage is to be calculated).
 - c. **Building Setbacks and Build-to Zones:** Buildings shall be built at or close to the sidewalk along Type “A” frontages to better define the pedestrian realm. Any off-street surface parking along Type “A” frontages shall be minimized, be located in the middle of the block, and screened by a minimum 3’ high vegetative screen. The specific minimum and maximum building setbacks shall be established by the applicant at the time of MCP application per the criteria Development Standards Table for each character zone. .
- ii. **Building Façade Standards:**
 - a. Primary facades along Type “A” frontages shall contain the main entrance of any principal building located along that street.
 - b. All principal buildings located on a Type “A” frontage shall also have doors, windows, and other architectural features facing that street/frontage. Non-residential or mixed use corner buildings shall have at least one customer entrance facing each street or a corner entrance instead of two entrances.
 - c. The minimum ground floor height as measured from the finished sidewalk to the bottom of the second floor structural member for all Required and/or Recommended Commercial Ready frontages shall be 12 feet.
 - d. The ground floor elevation of all residential buildings along a designated Type “A” frontage (attached, detached, and stacked) located less than 10’ from the front property line or sidewalk shall be raised a minimum of 18” above the finished level of the public sidewalk/trail in front of the residential structures. This standard does not apply to frontages where Commercial Ready ground floors are required.
 - e. All development shall provide ground floor windows on the building façade facing and adjacent to a street (with the exception of alleys) or facing onto a park, plaza, or other civic space. The required area of windows and doors on each street façade along a Type “A” frontage, park, square, green, plaza, or other civic space as a percentage of that façade shall be established by the applicant at the time of MCP based on the character zone criteria. The required minimum area of windows and doors on all other street facades (Type “B” frontages with the exception of alleys) may be reduced by 20% of the corresponding requirement along a Type “A” frontage façade. Darkly tinted windows and mirrored windows that block two-way visibility shall not be permitted along ground floor facades along Type “A” frontages.
9. **Architectural Design Standards:** To ensure compatibility of building types and to relate new buildings to the building traditions of the region, architectural design shall be regulated, governed, and enforced through architectural design standards proposed by the applicant at the time of MCP. The applicant shall submit the proposed standards as a part of the MCP application for all development in the proposed MCP. The

architectural design standards shall comply with Chapter 4, Article 6 of the GDC as the basis and may be varied as necessary. The Director of Planning shall review the proposed standards for compliance with this section and the GDC and shall be a part of the approval of the MCP. Architectural design standards for any proposed development in the SH 190 EC-PD shall:

- i. specify the materials and configurations permitted for walls, roofs, openings, street furniture, and other elements;
 - ii. be based on traditional/historical building precedents from the region;
 - iii. include the following:
 - a. architectural compatibility among structures within the different building types included in the different character zones;
 - b. human scale design;
 - c. pedestrian use of the entire PD;
 - d. relationship to the street, to surrounding buildings, and appropriate transitions to adjoining land uses (including existing neighborhoods); and
 - e. special architectural treatment of gateways/civic buildings.
 - iv. All building frontages along public and private streets (with the exception of alleys) shall break any flat, monolithic facades by including architectural elements such as bay windows, recessed entrances, or other articulations so as to provide pedestrian interest along the street level façade including discernible and architecturally appropriate features such as, but not limited to, porches, cornices, bases, fenestration, fluted masonry, bays, recesses, arcades, display windows, unique entry areas, plazas, courts, or other treatments to create visual interest, community character, and promote a sense of pedestrian scale.
 - v. All buildings in the MUC-PD character zones shall be constructed with exterior building materials and finishes of a quality to convey an impression of permanence and durability. Materials such as masonry (stone, brick, 3-step stucco) and similar durable architectural materials are allowed as primary building materials and shall be approved with an MCP.
 - vi. Non-residential buildings and sites shall be organized to group the utilitarian functions away from the public view of any street (with the exception of alleys). Delivery and loading operations, HVAC equipment, trash compacting and collection, and other utility and service functions shall be incorporated into the overall design of the buildings and landscaping. The visual and acoustic impacts of all mechanical, electrical, and communications equipment (ground and roof-mounted) shall not be visible from adjacent properties and public streets, and screening materials and landscape screens shall be architecturally compatible with and similar to the building materials of the principal structures on the lot.
10. Location and Design of Parking and Service Areas: The number of off-street parking spaces provided shall be as set forth within Section 2.51 of the GDC unless the applicant provides alternative standards for the quantity of off-street parking proposed (both automobile and bicycle parking) for the MUC-PD character zones based on an analysis of the parking demand and a transportation management study for the mix of uses proposed and availability of on-street parking in the PD at the time of MCP application. The MCP shall establish the parking standards based on documented parking demand and transportation management study provided by the

applicant. The standards set forth in the GDC shall be used if the applicant does not specifically provide alternative standards. Every effort should be made to incorporate shared parking as outlined within Chapter 4, Article 2 of the GDC. In addition, the location of surface parking on individual lots shall be regulated as follows:

- i. Except as described in Section VI.A.4, surface parking lots for non-residential uses shall be located at the side or rear of a building. Specifically, the frontage of off-street surface parking lots shall be minimized along Type "A" frontage designations. If located adjacent to a Type "B" frontage or a residential use, screening shall be provided in the form of a landscaped/vegetative or combination fence which is at least 3 feet in height.
- ii. A surface parking lot may not be adjacent to a street intersection with a Type "A" frontage or civic space such as a plaza or square, or occupy a lot that terminates a street vista.
- iii. Shared parking facilities are encouraged for uses in the Employment Mixed Use, Retail Mixed Use, Mixed Use-Mixed Residential, and Transition character zones.
- iv. Bicycle parking shall be provided for non-residential uses, multi-family uses, and especially for schools, parks, trails, and other recreational facilities. Bicycle parking shall be provided at a rate of 2.5% of all off-street automobile parking spaces provided for all non single-family residential uses (attached and detached) unless an alternative standard is established in conjunction with a parking study for specific MCP. Bicycle parking may be shared between uses and should be centrally located, easily accessible, covered/protected from the elements, lit at night, and visible from streets or parking lots. They may be located between the roadway and the building facades as long as their location does not impede pedestrian walkways.
- v. Any off-street parking provided for residential uses shall be located in such a manner as to minimize the impact of garages and driveways along the residential street. All residential lots that are 49 feet or less in width shall have off-street parking and/or garages accessed from alleys. All lots 50' or wider may have front loaded garages, but in no case shall the width of the garage exceed 50% of the front façade width of the entire building. In addition, the garage shall be set back at least five (5) feet from the front façade of the home and at least twenty (20) feet from the front property line. J-swing garages may be permitted if they meet the standards above on lots 50' or wider. Shared driveways on adjoining lots are permitted on lots 50' or wider.

11. Design of Automobile Related Site Elements (Drive Throughs, service bays, etc.)

- i. Drive-through lanes, drive up windows, service bays, and other auto-related site elements shall not be located along or be visible from any Type "A" Frontages.
- ii. Along Type "B" Frontages, no more than 60% of the lot's frontage along a Type "B" Frontage shall be dedicated to auto-related site elements such as driveways, surface parking lots, or drive through/service bays).
- iii. Drive-through lanes shall be hidden behind a screening device (min. 3' in height) along the Type "B" frontage. There shall be no limit to the number or frontage of drive-through lanes located along alleys or internal driveways.

- iv. All off-street loading, unloading, and trash pick-up areas shall be located along alleys only. Such uses may be located along Type “B” Frontages only if the lot has no access to an alley. Any off-street loading, unloading, or trash pick-up areas shall be screened in accordance with Section VI.A.10.
- v. Driveways shall be located along Type “B” Frontages unless the site has no access to a Type “B” Frontage or alley. Two lane driveway widths shall be a maximum of 24’ unless providing service access in which case they shall be no wider than 30’. Three lane driveways shall have maximum width of 36 feet and may only be located off Type “B” frontages or alleys. Driveways shall maintain a continuous and level sidewalk across the curb cut. Driveway spacing shall be per the GDC or as approved by the Director of Transportation. Driveways along PG&T access road are under the purview of Texas Department of Transportation (TxDOT) and shall meet TxDOT standards.

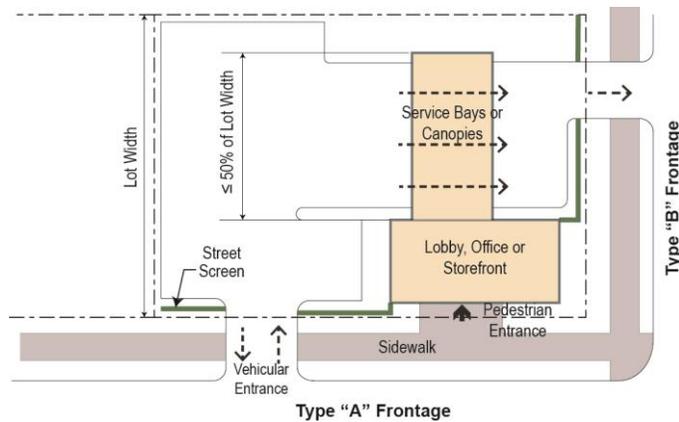


Image showing appropriate design of auto-related site elements

12. Design of Parking Structures

- i. All frontages of parking structures located on Type “A” frontages shall be lined by active edges or commercial ready frontages on the ground floor to a minimum depth of 30 feet.
- ii. Parking structure facades on all public streets (except alleys) shall be designed with both vertical (façade rhythm of 20’ – 30’) and horizontal (aligning with horizontal elements in the block) articulation.
- iii. All above-grade parking structures shall be designed with a distinguishable first floor, upper façades and roofs. Parking garage first floors shall be designed at human scale with pedestrian-scale elements such as awnings, canopies, window breaks and door openings. Above-grade parking garages may be designed using decorative metal elements such as ornate meshes, screens and the like, but shall not be allowed to have non-decorative steel guard cables that are visible to the public or to adjacent properties.
- iv. Where above ground structured parking is located at the perimeter of a building, it shall be screened in such a way that the majority of cars on all parking levels are not visible from adjacent buildings or a Type “A” street. Parking garage

ramps shall, generally, be oriented so they are not be visible from any Type “A” street. Ramps shall not be located along the perimeter of the parking structure with frontage along a Type “A” designation. Architectural screens shall be used to articulate the façade, screen parked vehicles, and shield car bumpers and headlights.



Images showing appropriate design of parking structures

13. Landscaping Standards

- i. The purpose of landscaping in the MUC-PD is to enhance pedestrian and open space areas, to help delineate active areas from passive areas, to provide a screening buffer between pedestrians and vehicular circulation, utility functions, and incompatible adjacent developments.
- ii. The applicant shall submit a landscape concept plan in conjunction with the MCP application. The landscape concept plan establishes the design direction and general schematics for all proposed landscaping including all major aspects of the public realm such as street trees, plant/tree palette, streetscape treatments, pavement treatments, front yards, and medians; proposals for required parking lot landscaping, screening, design concepts for all open spaces, and lighting concepts.
- iii. Proposed landscaping shall meet the following standards:
 - a. Be pedestrian oriented.
 - b. Designed in such a way to not create a security or physical hazard to pedestrians, bicyclists or motorists.
 - c. Enhance or complement the architectural design of the mixed-use development.
 - d. Provide visual interest year-round. Utilize water conservation methods and drought tolerant planting where possible.
 - e. Shall be provided between parking lots and all adjacent sidewalks.
 - f. Meet the standards for Installation and Maintenance in the GDC Section 4.32.

- g. Propose a plant/tree palette that mostly includes indigenous species. (Plant list in Section 4.48 of the GDC shall be used for the vegetation palette)

B. Site Development Standards by Character Zone

Standards in the MUC-PD are intended to facilitate the development of unique and pedestrian-friendly environments within the different character zones. To this end, design and development standards are intended to be tailored to create such an environment. In order to provide flexibility in use with prescription of the building form, some development standards for each MCP in the PD shall be established via the Master Concept Plan consistent with the requirements in this PD.

The following standards shall apply to development in the MUC-PD. Most standards have a numerical range and few have a specific numerical value. Due to the inapplicability of one development standard across all character zones and to encourage a diversity of development proposals, the developer shall propose the standards indicated as “Flexible” or “Permitted/Flexible” on the following table (Table 6-3) for the proposed development at the time of Master Concept Plan application submittal. But the proposed standards shall be based on the Zoning Framework Plan and standards in this PD.

SH 190 FBC Zoning District					
TABLE 6-3: DEVELOPMENT STANDARDS TABLE					
Character Zone	Employment Mixed Use	Retail Mixed use	Mixed Use – Mixed Residential	Transition	Mixed Residential
Development Standard					
1.0 Building and Site Standards					
a. Principal Building Height*	No maximum	No maximum	10 stories or 65'by right	5 stories or 40' (maximum)	3 stories or 40' (maximum)
* Building height shall be measured in number of stories. Habitable attics and mezzanines shall be excluded from the height calculation as long as they do not exceed 50% of the floor area of a typical floor in the same building.					
b. Setbacks and build-to zones**					
Front – Type “A” frontages	Min. setback = Flexible; Max. setback = 25'	Min. setback = 5' - 15'; Max. setback = 25'	Min. setback = 5' - 20'; Max. setback = 30'	Min. setback = 5' - 20'; Max. setback = 30'	Min. setback = 5' - 20'; Max. setback = 40'
Front – SH 190	Min. setback = 20'; Max. setback = Flexible	Min. setback = 20'; Max. setback = Flexible			
Type “B” Frontage	Min. setback = 5'; Max. setback = Flexible	Min. setback = 5'; Max. setback = Flexible	Min. setback = 10'; Max. setback = Flexible	Min. setback = 10'; Max. setback = Flexible	Min. setback = 10'; Max. setback = Flexible
Side	Flexible	Flexible	Flexible	Flexible	Flexible
Rear	Flexible	Flexible	Flexible	Flexible	Flexible
**Minimum and/or maximum setback standards shall be proposed by the applicant for each character zone based on the above criteria and Development Standards established in this PD. **Specific standards for curvilinear streets may be proposed.					
c. Minimum Building Frontage ^e					
Type “A” Frontages	60%	60%	60%	60%	60%
All other Frontages	None required	None required	None required	None required	None required
^e Corner building facades at street intersections shall be built to the build-to-zone for a minimum of 30' from the corner along both streets or the width of the corner lot, whichever is less. This standard shall apply to any street intersection with a Type “A” Development Frontage designation (even if the cross street has a Type “B” Frontage designation).					
d. Accessory buildings	Permitted/Flexible	Permitted/Flexible	Permitted/Flexible	Permitted/Flexible	Permitted/Flexible
Standards for accessory uses and structures shall be provided by the applicant. The standards shall result in accessory buildings being subordinate in size and scale to the principal building. Standards in Division 4, Article 5, Chapter 2 of the GDC shall apply if the applicant does not specifically provide regulations for accessory uses and structures.					
e. Principal building orientation	Buildings shall be oriented to a Type “A” frontage or toward another focal point such as a park, plaza, square, other open space or environmental feature.				
f. Building façade & architectural design standards	The applicant shall propose appropriate building façade and architectural design standards for all the character zones in the development with the application for Master Concept Plan. They shall be based on the criteria established in this PD.				
2. Block and Lot Standards					
a. Block Type	Regular (square or rectangular) Irregular blocks may be permitted only if natural topography, existing roadways, and/or vegetation prevents a rectilinear grid			Regular or irregular (square, rectangular, or curvilinear based on topography, existing roadways and vegetation)	
b. Block Perimeter	Max. block perimeter = 2,500	Max. block perimeter = 3,000'	Max. block perimeter = 3,000' (unless limited by unique site conditions such as topography and vegetation)	Max. block perimeter = 2,000' (unless limited by unique site conditions such as topography and vegetation)	Max. block perimeter = 2,000' (unless limited by unique site conditions such as topography and vegetation)

SH 190 FBC Zoning District					
TABLE 6-3: DEVELOPMENT STANDARDS TABLE					
Character Zone Development Standard	Employment Mixed Use	Retail Mixed use	Mixed Use – Mixed Residential	Transition	Mixed Residential
c. Type “A” Development Frontage (Frontages along civic/open spaces shall be considered Type “A” development frontage)	Minimum of 25% of all new block frontages to be designated as Type “A” Development Frontage	Minimum of 25% of all new block frontages to be designated as Type “A” Development Frontage	Minimum of 50% of all new block frontages to be designated as Type “A” Development Frontage	Minimum of 25% of all new block frontages to be designated as Type “A” Development Frontage	Minimum of 50% of all new block frontages to be designated as Type “A” Development Frontage
d. Lot Area	Flexible	Flexible	Flexible	Flexible	Flexible
e. Lot Width and Depth	Flexible	Flexible	Flexible	Flexible	Flexible
f. Minimum Lot Mix. Required	No	No	Yes (To be established to get a mix of residential building types)	No	Yes (To be established to get a mix of residential building types)
g. Maximum Lot Coverage	Flexible	Flexible	Flexible	Flexible	Flexible
3. Street Design Standards (This standard applies to all new streets, public and private, located in the SH 190 FBC Zoning District)					
Street design standards in the SH190 EC-PD shall be based upon creating a safe and inviting walking environment through an interconnected network of roads with sidewalks, street trees, street furniture, and amenities. Cul-de-sacs are prohibited unless natural features such as topography or stream corridors prevent a street connection. The right-of-way widths for streets in the SH 190 FBC shall be based on the palette of street types established in Appendix __. They are based on the ITE’s Designing Walkable Urban Thoroughfares manual and NACTO’s Urban Street Guide. They may be adjusted based on the specific Master Concept Plan with the approval of the City Engineer.					
a. Design speed	≤30 mph	< 25 mph	< 25 mph	< 25 mph	< 25 mph
b. Street types allowed	i. Boulevards: 4-lane divided) ii. Avenues: 3-lane divided iii. Main streets iv. Residential streets: 2-lane undivided v. Commercial Alleys	i. Boulevards: 4-lane divided) ii. Avenues: 3-lane divided iii. Main streets iv. Residential streets: 2-lane undivided v. Commercial Alleys	i. Boulevards: 4-lane divided) ii. Avenues: 3-lane divided iii. Residential streets: 2-lane undivided iv. Commercial and Residential Alleys	i. Boulevards: 4-lane divided) ii. Avenues: 3-lane divided iii. Residential streets: 2-lane undivided iv. Residential Alleys	i. Boulevards: 4-lane divided) ii. Avenues: 3-lane divided iii. Residential streets: 2-lane undivided Residential Alleys
c. Travel lane widths	Appendix __, ITE’s Designing Walkable Urban Thoroughfares manual or NACTO’s Urban Street Design Guide shall guide the development of street design standards and shall be established as part of the MCP with the approval of the City Engineer.				
d. Turning radii					
e. On-street Parking (along all internal streets except alleys)					
• Parallel	Permitted	Permitted	Permitted	Permitted	Permitted
• Angled (head-in or reverse angled).	Permitted	Permitted	Permitted	Permitted	Permitted
• Head in perpendicular	Not permitted	Not permitted	Not permitted	Not permitted	Not permitted
f. Parking lane width					
• Parallel	8 feet	8 feet	8 feet	8 feet	8 feet
• Angled	18-20 feet	18-20 feet	18-20 feet	18-20 feet	18-20 feet
g. Alleys*	Permitted/Flexible	Permitted/Flexible	Permitted/Flexible	Permitted/Flexible	Permitted/Flexible
4. Streetscape Standards					

* Alleys shall be required for all residential development with lots 50 feet or less in width.

SH 190 FBC Zoning District					
TABLE 6-3: DEVELOPMENT STANDARDS TABLE					
Character Zone Development Standard	Employment Mixed Use	Retail Mixed use	Mixed Use – Mixed Residential	Transition	Mixed Residential
a. Sidewalks/Trails/Walkways	10 feet (min. along Type "A" Frontages) 6 feet (minimum along all other streets except alleys)	6 feet (minimum)	6 feet (minimum)	6 feet (minimum)	5 feet (minimum)
b. Planter/Planting Strip Type	Required - Tree wells or Planters	Required - Tree wells or Planters	Required - Tree wells or Planters	Required - Tree wells or Planters	Required - Planters
c. Planter/Planting Strip width	6 feet (min.) wide tree well or planting strip	6 feet (min.) wide tree well or planting strip	6 feet (min.) wide tree well or planting strip	6 feet (min.) wide tree well or planting strip	6 feet (min.) wide planting strip
d. Street trees	Required/Flexible	Required/Flexible	Required/Flexible	Required/Flexible	Required/Flexible
The applicant shall submit a proposed street tree planting plan, including a tree palette and spacing as a part of the Landscape Concept Plan, which shall be reviewed as part of the Master Concept Plan and must be approved at time of Master Concept Plan. The requirements for the landscape concept plan are outlined in Section VI.A.14 of this PD.					
5. Open/Civic Space Standards					
a. Open/Civic Space	Required/Flexible Squares and plazas are appropriate	Required/Flexible Squares and plazas are appropriate	Required/Flexible, Squares and greens are appropriate	Required/Flexible, Squares and greens are appropriate	Required/Flexible, Squares and greens are appropriate
*Overall open/civic space allocations in the SH 190 EC-PD shall be a minimum of 10% of the gross area of the entire site included in the Master Concept Plan and shall be distributed appropriately between the character zones. The location and design of appropriate open spaces shall be based on Section VI.A.7 of this PD.					
6. Parking & Screening Standards					
a. Off-street parking	The number of off-street parking spaces provided shall be as set forth within Section 2.51 of the GDC. The applicant shall may provide alternative standards for the quantity of off-street parking proposed (both automobile and bicycle parking) for the SH 190 EC-PD character zones based on an analysis of the parking demand and a transportation management study for the mix of uses proposed and availability of on-street parking in the PD at the time of MCP application. The PD shall regulate the location and design of all proposed off-street parking including any structured parking proposed per Section VI.A.11 and VI.A.13.				
<i>Parking standards in the FBC Zoning District are intended to be flexible due to the mixed use nature, shared parking opportunities, and availability of on-street parking.</i>					
b. Off-street loading	Section 4.22 of the GDC applies unless alternative standards are provided				N/A
c. Screening	Required/Flexible	Required for non-residential uses Flexible for residential uses (along alleys if alleys are provided)	Required for non-residential uses Flexible for residential uses (along alleys if alleys are provided)	Required for non-residential uses Flexible for residential uses (along alleys if alleys are provided)	Flexible for residential uses (along alleys if alleys are provided)
1. Trash/recycling receptacles					
2. Other utility equipment	See Sec. VI.A.10				
3. Loading spaces	Screening required for non-residential uses. Section 4.41 and Section 4.42 of the GDC applies for non-residential uses only unless alternative standards are provided				
4. Surface parking areas	Required/Flexible (Standards in Section 4.35 and Section 4.44 of the GDC shall apply to any surface parking located along any public street with the exception of alleys unless the applicant proposes alternative screening standards at the time of Master Concept Plan.)				
7. Landscape and Streetscape					
a. Landscaping ²	Required/Flexible	Required only for non-residential uses	Required only for non-residential uses	Required only for non-residential uses	N/A
1. Landscape buffer between surface parking and sidewalks/trails and streets (except alleys)					

SH 190 FBC Zoning District					
TABLE 6-3: DEVELOPMENT STANDARDS TABLE					
<i>Character Zone</i>	<i>Employment Mixed Use</i>	<i>Retail Mixed use</i>	<i>Mixed Use – Mixed Residential</i>	<i>Transition</i>	<i>Mixed Residential</i>
Development Standard					
2. Parking lot minimum interior landscaping	Flexible	Flexible	Flexible	Flexible	N/A
<p><i>*The applicant shall provide a landscape concept plan with the Master Concept Plan application that identifies landscape themes and general design approach addressing street tree planting, streetscape treatments, any required screening, parking lot landscaping, and landscaping proposed in all the identified open space areas. Information provided at the Master Concept Plan phase may be schematic meeting the design intent of the proposed development. Detailed landscaping plans shall be required at the site plan stage for all non-residential development. The requirements for the landscape concept plan are outlined in Section VI.A.1.4 of this Code.</i></p>					
b. Lighting 1. Street Lighting 2. Building entrances 3. Parking areas, trails, and streets	<p>Required/Flexible (As a part of the Master Concept Plan application, the applicant shall propose lighting standards that includes street light standards and other amenities as a part of the streetscape treatment plan. The landscape concept plan may be combined with a concept plan for lighting.)</p>				
8. Signs					
<p>Flexible (Flexible signage in the SH 190 MUC-PD may be proposed by the applicant and approved by the Plan Commission as part of the Master Concept Plan application or as a separate Master Sign Plan. Signage in the SH 190 MUC-PD shall integrate the streetscape and architectural design of the district through a palette of signs that enhance the pedestrian environment and create a unique identity. If no standards are proposed by the applicant, standards in Chapter 4, Article 5 of the GDC shall apply.)</p>					

VII. Definitions

Many terms used in this Section are defined in GDC. Definitions are only included here if not defined in Chapter 6 of the GDC, or if the definition for this PD differs from Chapter 6 of the GDC. In case of a conflict between the definitions under this Section and the GDC, the definitions in this section shall supersede.

Block Perimeter

Is the sum total of all block face dimensions circumscribed by public streets.

Build-to Zone (BTZ)

Is the area between the minimum and maximum front setbacks from the property line. The principal building façade line shall be located within this area.

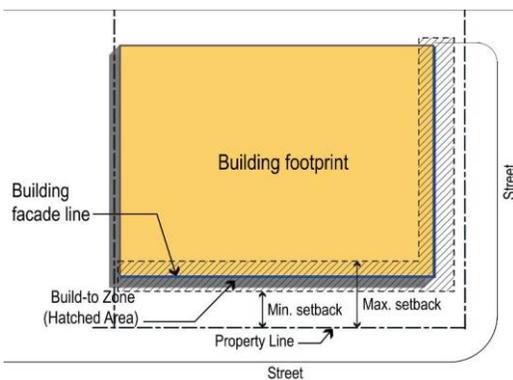
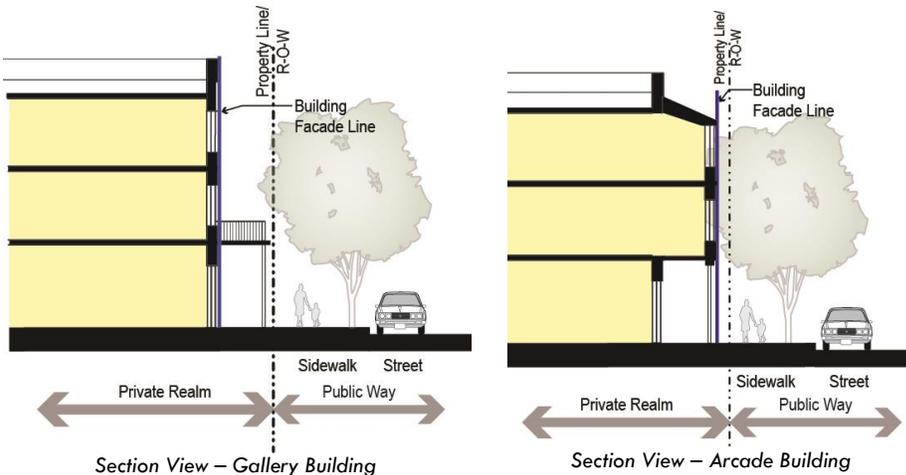
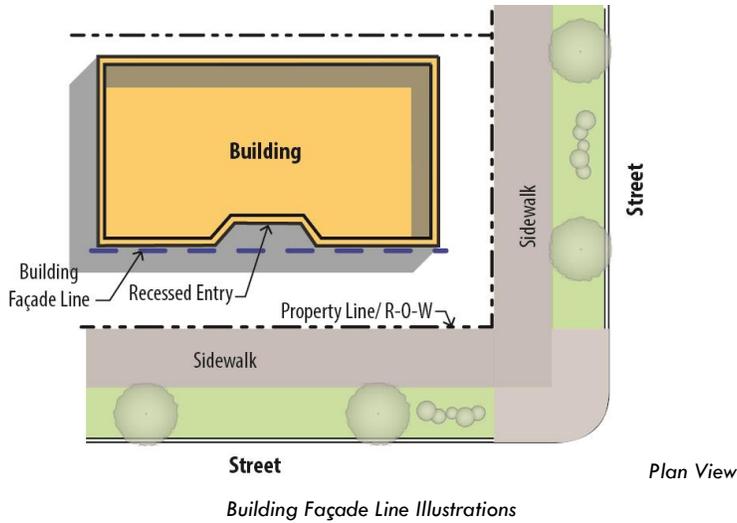


Illustration indicating the location of the build-to zone relative to the minimum and maximum setbacks and the building façade line

Building Façade Line

Is the location of the vertical plane of a building along a street frontage.





Building Frontage

Is the percentage of a building's façade line that is required to be located within the Build-to Zone (BTZ) as a proportion of the lot's width along the fronting public street. Required driveways, stairs to access entrances, parks, plazas, squares, improved forecourts, and pedestrian breezeway frontages shall count towards the required building frontage.

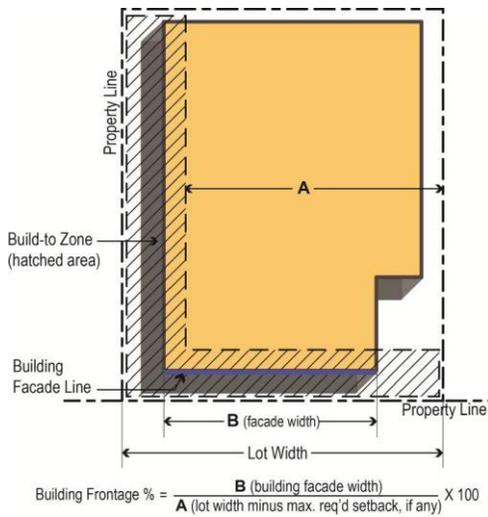


Image showing Building Frontage calculation

Building Step-back

Building step-back is the setting back of the building façade line away from the street at a specific floor or height.

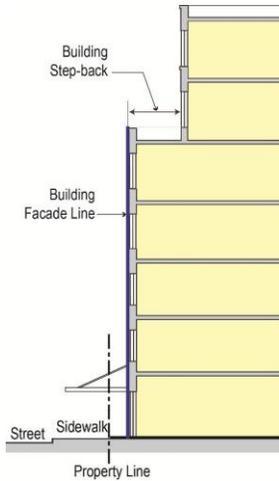
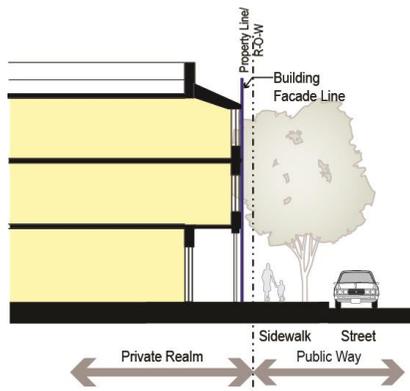


Illustration of a Building Step-back

Colonnade

Is a portion of the main façade of the building that is at or near the property line and a colonnade supports the upper floors of the building. Colonnades are intended for buildings with ground floor commercial or retail uses. The ground floor area within the colonnade may be conditioned or non-conditioned space.



Images of colonnade buildings

Character Zone

Means an area within any SH 190 MUC-PD District that is intended to preserve and/or create an urban form that is distinct from other areas. Arrangement and allocation of the Character Zones are in the Zoning Framework Plan.

Commercial Use or Mixed Use Building

Means a building in which at least the ground floor of the building is built to Commercial Ready standards and any of the floors are occupied by non-residential or residential uses.

Commercial Ready or Commercial Required

Means a ground floor space constructed with appropriate building orientation, entrance and window treatment and floor-to-floor height in order to accommodate ground floor retail/commercial uses (including but not limited to commercial, retail, restaurant, entertainment, and lobbies for civic, hotel, or multi-family uses). Standards for Commercial Ready or Active Edge frontages are to be established based on the requirements of this PD. Prior to the issuance of a certificate of occupancy for a retail/commercial use in a Commercial Ready space, the space must comply with all building and construction Sections for commercial uses. The intent of Commercial Ready or Commercial Required space is to provide the flexibility of occupying a space in accordance with market demand and allowing the use in such space to change to retail/commercial uses accordingly.

Comprehensive Plan:

Is Envision Garland, the City of Garland's comprehensive framework for informed decision making and establishes the blueprint for the long-term growth and development of the City.

Data Center:

Is a facility used to house computer systems and associated components, such as [telecommunications](#) and [storage systems](#). It generally includes redundant or backup [power supplies](#), redundant data communications connections, environmental controls (e.g., air conditioning, fire suppression) and various security devices.

Director of Planning

Shall be the City of Garland Director of Planning or his/her designee.

Dwelling, Single-Family Attached (Townhouse)

One of a group of no less than three nor more than six attached dwelling units, separated from each other by fire-rated walls in compliance with the City's building codes or separated from each other by no more than 3 feet. Each dwelling unit occupies its own separately platted lot and may be two or more stories in height. Does not include Dwelling, Multi-Family or Dwelling, Single-Family Detached.

Encroachment

Means any structural or non-structural element such as a sign, awning, canopy, terrace, or balcony that breaks the plane of a vertical or horizontal regulatory limit, extending into a setback, into the public right-of-way, or above a height limit.

Façade Area

Means the surface area of a building's elevation (including all floors) not counting minor indentations fronting a particular street. Ground floor façade area is the surface area of a building's ground floor elevation not counting minor indentations fronting a particular street. Upper floor façade area is the surface area of a building's upper floor elevations not counting minor indentations fronting a particular street.

Frontage Designation

As identified on the approved Master Concept Plan, future streets in the SH 190 MUC-PD Districts are designated as Type “A” or Type “B”. Each frontage designation establishes a certain development context in order to improve walkability and pedestrian orientation within the district.

Gallery

Is a roofed promenade or canopy, especially one extending along the wall of a building and supported by arches or columns on the outer side. The gallery space is unenclosed (non-conditioned) space and may be 2 or more stories tall.



Images of Galleries *ITE's Designing Walkable Urban Thoroughfares Manual*

Daisa, James M., *Designing walkable urban thoroughfares: a context sensitive approach*. Washington, DC: Institute of Transportation Engineers. (most recent edition)

Live-Work Unit

Means a dwelling unit that is also used for work purposes, provided that the 'work' component is restricted to the uses of professional office, artist's workshop, studio, or other similar uses and is located on the street level and constructed as separate units under a condominium regime or as a single unit. The 'live' component may be located on the street level (behind the work component) or any other level of the building. Live-work unit is distinguished from a home occupation otherwise defined by the TDS in that the work use is not required to be incidental to the dwelling unit, non-resident employees may be present on the premises and customers may be served on site.

Master Concept Plan (MCP):

A Master Concept Plan is a detailed plan for development that establishes the standards and specifications for all the critical elements of the built environment based on a specific development vision per all the requirements of this Section.

Minor Amendments

Means a requested amendment to an approved plan (site plan or MCP) per Table 4-1 __. The Director of Planning shall have the authority to approve or approve with conditions or deny a minor amendment to an approved plan.

Multi-Unit home

Means a Residential building containing between 2 and 6 units either as leasable units or individually owned. Architecturally, multi-unit homes are designed to appear similar to single-family homes with only one or two primary entrances per street frontage. Additional entrances are permitted along other non-street facing facades.

NACTO's Urban Street Design Guide

Urban Street Design Guide. New York City: National Association of City Transportation Officials. (most recent edition)

Open Space

Is publicly accessible open space in the form of parks, courtyards, forecourts, plazas, greens, playgrounds, squares, etc. provided to meet the standards in of this PD. Open space may be privately or publicly owned and/or maintained.

Primary Entrance

Means the public entrance located along the front of a building facing a street or sidewalk and provides access from the public sidewalk to the building. It is different from a secondary entrance which may be located at the side or rear of a building providing private controlled access into the building from a sidewalk, parking or service area.

Residential Use Building

Means a building that is built to accommodate only residential uses on all floors of the building such as a detached single family home, attached single family home (i.e. townhome), two family home (i.e. duplex), multiple family (3 or more), apartment building (under single ownership or under multiple owners within a condominium regime).

Sample Illustrative Plan

is to provide guidance on how to translate the Zoning Framework Plan into a Master Concept Plan that establishes the details required to develop under this PD including, but not limited to, the allocation of component zones, layout of streets and open spaces, and mix and intensity of uses. These Sample Illustrative Plans will then be the basis to create final Master Concept Plan by property owners/developers at the time of new development.

Service-related site functions

Means all uses that support the principal use on the site including parking access, garbage/trash collection, utility meters and equipment, loading/unloading areas, and similar uses.

Street Screen

Is a freestanding wall or living fence or combination fence built along the frontage line or in line with the building façade along the street. It may mask a parking lot or a loading/service area from view or provide privacy to a side yard and/or strengthen the spatial definition of the public realm.



Image of a combination masonry and living street screen

Street Wall

Indicates the creation of a “wall” or a sense of enclosure along the street with buildings placed immediately adjacent to the street/sidewalk. A street wall has a “void” if there is a surface parking lot or service area adjacent to the sidewalk/street.

Type 1 – 2 Applications:

Are the different types of applications with specific review and approval processes tailored to the scope of proposed development within the SH 190 MUC-PD. The application and development review flow charts in Appendix C summarizes the different application types and their respective processes.

Type “A” Frontage

Means the block frontages identified as such on the adopted MCP. Type “A” frontages are the primary pedestrian frontages and buildings along Type “A” frontages shall be held to the highest standard of pedestrian-oriented design.

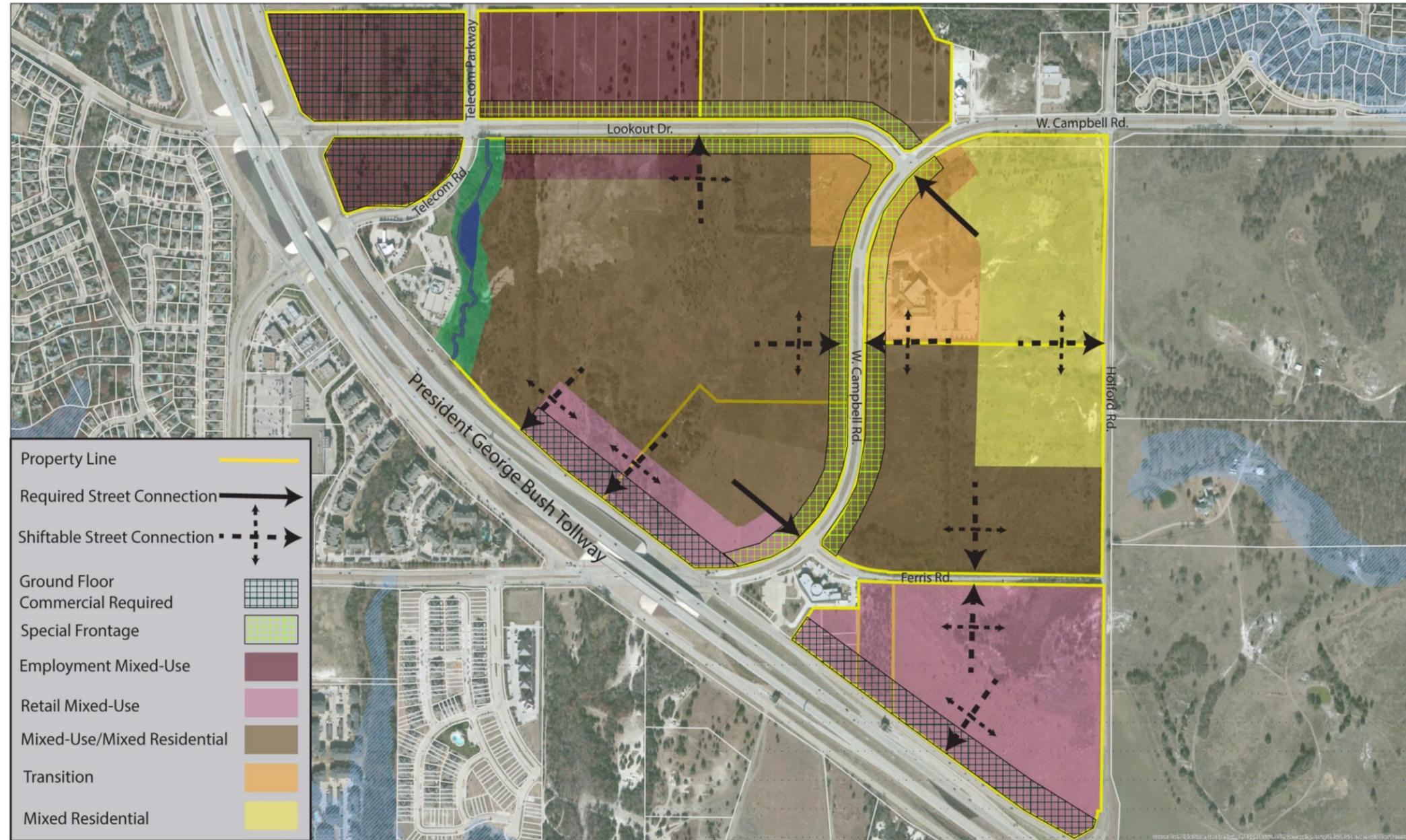
Type “B” Frontage

Means the block frontages identified as such on the adopted MCP. Type “B” frontages are intended to primarily accommodate access to parking, service, utility, and other auto-related functions

Zoning Framework Plan

Shall be the Zoning Map for the SH 190 MUC-PD which shall establish the boundaries of the different character zones, major roadway network, and open space locations.

Appendix A
Zoning Framework Plan



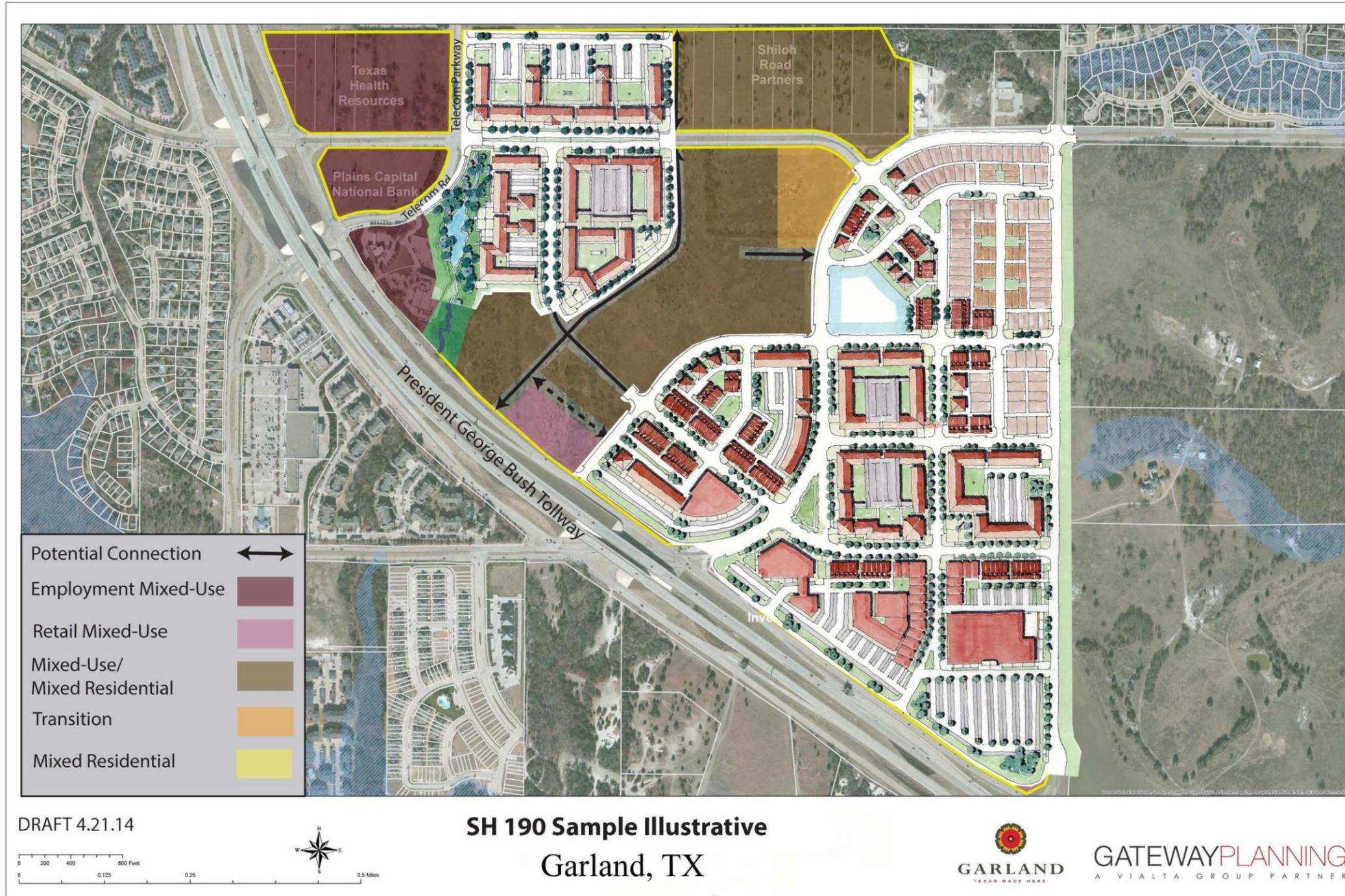
DRAFT 11.20.14



SH 190/Campbell Rd.
Mixed Use Center

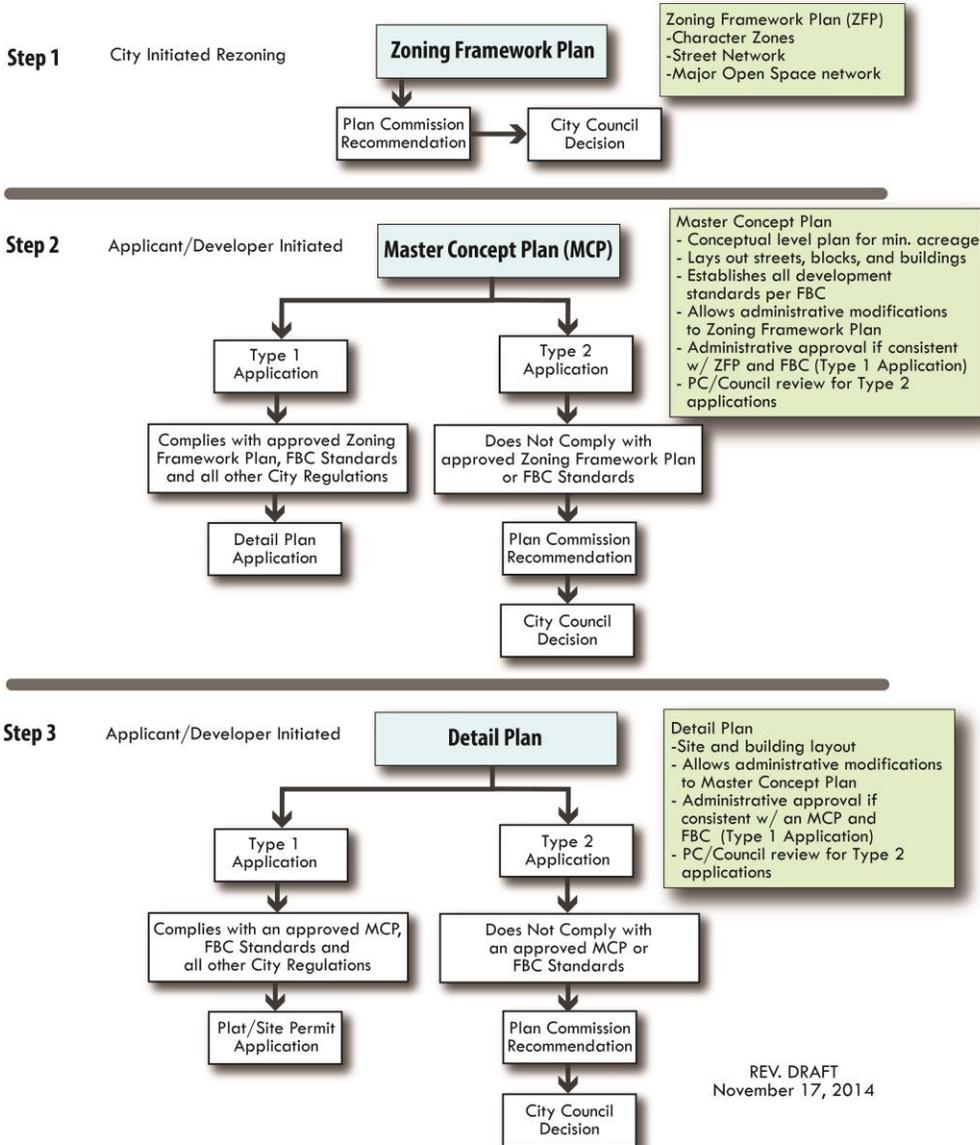


Appendix B
Sample Illustrative Plans



Appendix C
Flow Chart

SH 190 FBC Structure and Review Process



REV. DRAFT
November 17, 2014

Appendix D

Street Design Standards and Typical Cross Sections

Street Types	Parkway	Blvd	Ave	Street		Alley	
				Commercial	Residential	Commercial	Residential
ROW	116'-86'	130'-80'	106'-46'	108'-36'	62'-36'	32'	25'-18'
Design Speed	45 MPH	35-45 MPH	25-35 MPH	25 MPH	25 MPH	<20 MPH	<20 MPH
Traveled Way Zone							
# of Lanes	6-4	4	2-3	2	2	2	1 Yield
Lane Widths	12'	11'-12'	11'	11'-10'	11'-10'	11'	Yield* (12'-15')
Median Required (Y/N; Min. Width)	Y (14'-16')	Y (12'-14')	N	N	N	N	N
On-Street Parking (Y/N)	N	Y	Y	Y	Y	N	Flexible
Parallel	-	Y	Y	Y	Y	-	-
Angled	-	Y	Y	Y	N	-	-
Head-in	-	N	N	Y(<6,000 cars/day B frontage)	N	-	-
On-Street Bike Lane**	-	Optional	Optional	Optional	-	-	-
Street Scape Zone							
Landscape/ Furnishing Zone	6'-8' Parkway	6'	6'	4'-6'	4'-6'	5'	3'-5'
Sidewalk/ Clear zone	6'	6'	6'	8'-12' (Main St. Type A) 4'-6' (Type B)	4'-6'	-	-
Applicable Character Zone							
Character Zone	EMU and RMU	All	All	All	All Residential	All	All Residential

*Fire Lane Exception

** Other Criteria Apply; for any other bike facility discuss with City

Comment [K1]: Suggest adding a note that in order to allow the urban design character of the site the city will allow all public and private utilities to be located in the ROW of the streets and will not require, unless absolutely necessary, easements adjacent to the ROW to accommodate them.



City Council Item Summary Sheet

Work Session

Date: February 2, 2015

Agenda Item

Community Services Committee Report

Summary of Request/Problem

Council Member Anita Goebel, chair of the Community Services Committee, will provide a committee report on the following items:

- Advertising at Special Events
- Review of the "barking dog" Ordinance
- Appointment of a Historic Designations Commission

Recommendation/Action Requested and Justification

Council discussion.

Submitted By:

Richard Briley
Managing Director of Health &
Code Compliance

Approved By:

William E. Dollar
City Manager



City Council Item Summary Sheet

Work Session

Date: February 2, 2015

Agenda Item

Future Agenda Items Requested by Council

Summary of Request/Problem

At the request of Councilmembers Lori Barnett Dodson and Stephen Stanley, Council is requested to discuss the status of Future Agenda Items requested by Council.

Recommendation/Action Requested and Justification

Council discussion.

Submitted By:

Approved By:

William E. Dollar
City Manager

Future Agenda Items Requested by Council

Work Session Items

1. Update on Homeless Population in Garland (Stanley/Campbell)
2. Animal Shelter Update (study comparison) (B.J. Williams/?)
3. Future Agenda Items Requested by Council(Dodson/Stanley)

Administrative Services

1. Review of Council Policies
2. Council Appointments As Representatives to Outside Organizations

Development Services

No Pending Items

Public Safety

1. Residential Parking on Narrow Streets
2. Overnight Parking Fee
3. Discuss Police Training and Procedures for Enforcement and/or Apprehension Situations

Community Services

1. Damaged Screening Wall Replacement
2. Study and Appointment of a Historical Society
3. Advertising for Special Events
4. Review Neighborhood Vitality Grant Policies
5. Review the "Barking Dog" Ordinance