

The City Council of the City of Garland convened in regular session at 7:00 p.m. on Tuesday, May 19, 2015, in the Goldie Locke Room at The Duckworth Building, 217 North Fifth Street, Garland, Texas, with the following members present:

COUNCIL PRESENT:

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

STAFF PRESENT:

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

CALL TO ORDER:

The meeting was called to order by Mayor Douglas Athas. Council Member Anita Goebel, District 2, led the invocation and Pledge of Allegiance.

CEREMONIALS:

The swearing in ceremony for Mayor, Council Districts 3, 6, 7, 8, and the City Manager was conducted.

The Council previously canceled the May 9, 2015 election (Ordinance No. 6764) for unopposed candidates for Mayor, Council Districts 3, 6, 7, and 8 and declared the following unopposed candidates within those districts as follows:

Mayor, Douglas Athas  
Council Member District 3: Stephen Stanley  
Council Member District 6: Lori Barnett Dodson  
Council Member District 7: Scott LeMay  
Council Member District 8: Jim Cahill

City Manager: Bryan L. Bradford

CONSENT AGENDA:

All items marked with asterisks (\*\*) on the Consent Agenda were voted on at the beginning of the meeting. Mayor Athas read those items into the record. Motion was made by Council Member Goebel, seconded by Council Member Dodson, to approve items 1, 2, 3a, 3b, 3c, 4, 5, 6, and 7. Motion to approve carried with, 9 ayes, 0 nays.

1. APPROVED\*\* Approval of the minutes of the May 5, 2015 Regular Meeting.

2. APPROVED\*\* Bid No. 5399-15 to AMETEK Power Instruments in the amount of \$224,980.00 for the Pulsar Network Communications Upgrade.

This request is to provide for Phase II of the Pulsar Network Communications Upgrade at Garland Power & Light's Substations. This upgrade is required to detect high-speed relay tripping and provide transmission line protection.

3a. APPROVED\*\* Ordinance 6770 approving an amendment to the zoning laws of the City of Garland by approving a Specific Use Permit for retail sales with gas pumps on property zoned Shopping Center District, on a 2.245-acre tract of land located at 2018 Northwest Highway. (Zoning File No. 15-10)

3b. APPROVED\*\* Ordinance 6771 approving an amendment to the zoning laws of the City of Garland for the Planned Development District 01-03 and Planned Development District 14-38 for limited Shopping Center uses, an amended detail plan and a Specific Use Permit for a restaurant with a drive-through on a 0.802-acre tract of land located on the southeast corner of Lavon Drive and Foster Road. (Zoning File No. 15-11)

3c. APPROVED\*\* Ordinance 6772 approving an amendment to the zoning laws of the City of Garland for the Planned Development District 08-11 for townhouse and duplex uses and a detail for three townhouse and duplex structures on approximately 2.2 acres and generally located south of High Meadow Drive and west of East Centerville Road providing for conditions, restrictions, and regulations. (Zoning File No. 15-12)

4. APPROVED\*\* Resolution 10202 authorizing the City Manager to enter into a Purchase Agreement for a 3.16 acre tract of land located in and around Spring Creek Greenbelt.

At the May 4, 2015 Work Session, Council considered the City's offer of \$350,000 on a vacant parcel of land at 5800 Shiloh Road. The 3.16 acre or 137,824 square foot parcel is located at the corner of Shiloh Road and Mapleridge Drive. The property shares north and east boundaries with existing park land and provides a desirable contiguous greenbelt connection between both banks of Spring Creek.

5. APPROVED\*\* Resolution 10203 authorizing the City Manager to enter into an interlocal agreement with the City of Sachse.

At the May 4, 2015 Work Session, Council considered whether to enter into an interlocal agreement with the City of Sachse allowing for the proper construction of Pleasant Valley Road at the City limit lines and including a portion of Sachse's proposed wastewater main in Garland as part of Garland's bid package.

6. APPROVED\*\* Resolution 10204 appointing Bryan L. Bradford as the City Manager of the City of Garland.

7. APPROVED\*\* Minute action by the City Manager to execute an interlocal agreement with the City of Mesquite for the installation of a CASA radar site.

At the May 18, 2015 Work Session, Council was requested to consider approval by minute action the interlocal agreement with the City of Mesquite.

8. APPROVED Ordinance No. 6773 adopting the Garland Development Code.

At the May 18, 2015 Work Session, Council was requested to consider the adoption of an ordinance adopting the Garland Development Code.

Mayor Athas opened the public hearing at 7:15 p.m. The speakers on this item were Neil Montgomery, Sr. Managing Director of Economic Development, Dean Flowers, Barb Onstot, DCI, Garold May, and Phillip Latrhop. Motion to approve was made by Council Member Stanley seconded by Council Member B. J. Williams to close the public hearing and approve at 7:26 p.m. Motion to approve carried with 9 ayes and 0 nays.

9a. APPROVED Consider the Economic Incentive Agreement for Andersen Menomonie.

Ordinance No. 6774 designating an area as a Reinvestment Zone for Commercial/Industrial Tax Abatement; making certain findings thereon; authorizing the City Manager to execute an agreement regarding the reinvestment zone.

9b. APPROVED

Resolution No. 10205 authorizing the City Manager to execute a Tax Abatement Agreement with Andersen Menomonie, Inc. and providing an effective date.

Mayor Athas opened the public hearing at 7:28 p.m. The speakers on this item were Paul Mayer, CEO, Garland Chamber of Commerce and Christopher Chesla, Andersen Menomonie, Inc. Motion to approve was made by Deputy Mayor Pro Tem Campbell seconded by Council Member Dodson to close the public hearing and approve at 7:31 p.m. Motion to approve carried with 9 ayes and 0 nays.

10a. APPROVED

Consider the application of the Dimension Group, requesting approval of a Specific Use Permit for retail sales with gas pumps on a property zoned Planned Development District 83-27 for Limited Shopping Center Uses. This property is located at the southwest corner of Campbell Road and Murphy Road. (File No. 15-05, District 1)

The applicant requests approval of a Specific Use Permit to develop the site with a 7-Eleven gas station that will consist of a 3,010 square foot retail building, a 3,640 square foot canopy over 8 gas pumps and a 966 square foot stand-alone automated car wash structure.

Mayor Athas opened the public hearing at 7:32 p.m. The speaker on this item was Will Guerin, Director of Planning. Motion to approve was made by Deputy Mayor Pro Tem Campbell seconded by Council Member LeMay to close the public hearing and approve at 7:35 p.m. Motion to approve carried with 9 ayes and 0 nays.

10b. APPROVED

Consider the application of Panda Restaurant, requesting approval of 1) an amended Concept Plan, a Detail Plan, and a Specific User Permit for Restaurant with Drive Through on property zoned Planned Development District 13-40 for General Business Uses and 2) variances to the IH 6345 Development Standards including to Section 34.21(C)(3) regarding freestanding signs and Section 34.21©(4)

regarding attached signage. This property is located southeast of the intersection of West Centerville Road and IH 635. (File No. 15-08, District 5)

Mayor Athas opened the public hearing at 7:36 p.m. The speakers on this item were Will Guerin, Director of Planning, Karl Crawley, Panda Express, and Tom Rud, Panda Express. Motion to approve was made by Council Member Billy Mack Williams seconded by Council Member Goebel to close the public hearing and approve at 7:58 p.m. Motion to approve carried with 9 ayes and 0 nays.

10c. APPROVED

Consider the application of Schwob Building Company, requesting approval of a Specific Use Permit for a High Risk Use on property zoned Industrial-1 (I-1) District. This property is located east of the Northeast intersection of Jupiter and West Miller Road. (File No. 15-14, District 6)

The applicant requests approval of the Specific Use Permit for a period of 25 years.

Mayor Athas opened the public hearing at 8:00 p.m. The speakers on this item were Will Guerin, Director of Planning and Gale Roberge, Schwob Building Company. Motion to approve was made by Council Member Dodson seconded by Council Member LeMay to close the public hearing and approve at 8:04 p.m. Motion to approve carried with 9 ayes and 0 nays.

11. CITIZEN COMMENTS

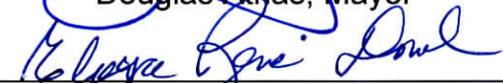
12. ADJOURN

There being no further business to come before the Council, Mayor Athas adjourned the meeting at 8:05 p.m.

CITY OF GARLAND, TEXAS

APPROVED:  \_\_\_\_\_

Douglas Athas, Mayor

ATTEST:  \_\_\_\_\_  
City Secretary