

The City Council of the City of Garland convened in regular session at 7:03 p.m. on Tuesday, June 2, 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 Stephen Stanley led the invocation and Pledge of Allegiance.

CEREMONIALS:

The Mayor recognized the Camelot Neighborhood Association for their Neighborhoods, USA (NUSA) first place award in the Neighborhood Newsletter Competition for their publication "The Knightly News."

CONSENT AGENDA:

All items marked with asterisks (**) on the Consent Agenda were voted on at the beginning of the meeting. Mayor Athas read those items into the record. Motion was made by Council Member Stanley, seconded by Council Member Dodson, to approve items 1, 2a, 2b, 2c, 2d, 2e, 2f, 2g, and 2h, 3a, 3b, 3c, 4, 5, and 6. Council Member Billy Mack Williams abstained from voting on item 2h. Motion carried, 9 ayes, 0 nays.

1. APPROVED**

Approval of the minutes of the May 19, 2015 Regular Meeting.

2a. APPROVED**

Bid No. 5012-15 to WEG Electric Company in the amount of \$1,330,000.00 to replace the spare Denton transformer that was used for the TMPA Bryan-East Substation when the transformer failed.

2b. APPROVED**

Bid No. 5254-15 to Lambda Construction I, Ltd. in the amount of \$1,374,000.00 with an optional contingency of \$137,400.00 for a total of \$1,511,400.00

This request is to provide all construction labor and equipment required for the expansion of the 345 kV reactor additions at the TMPA Gibbons Creek Substation. Due to the complex nature of the project, an Optional Contingency is included for any unforeseen additional work that may be required.

2c. APPROVED**

Bid No. 5350-15 to Techline, Inc. in the amount of \$277,665.80, including a refundable reel deposit of \$2,400.00, and an optional contingency of \$25,000.00 for a total of \$305,065.80.

This request is to provide steel transmission poles and related materials needed for the Marquis to Kraft and Kraft to Fairdale 138 kV transmission line reconstruction. Due to the complex nature of the project, an optional contingency is included for any unforeseen additional work that may be required.

2d. APPROVED**

Bid No. 5362-15 to G2 Electrical Testing and Consulting, LLC in the amount of \$136,375.00.

This request is to provide protection and control specialists to TMPA/GP&L at the Greenville Interchange to perform protection and control commissioning of substation equipment.

2e. APPROVED** Bid No. 5443-15 to Level 3 Communications in the amount of \$150,000.00.

This request is to provide real-time data communications services from the field to the Emergency Management System. This communication provides visibility into critical electrical substations for physical security monitoring in order to meet ERCOT and NERC requirements.

2f. APPROVED** Bid No. 5485-15 to RDO Equipment Company in the amount of \$243,435.00.

This request is to purchase one John Deere 250 G Hydraulic Excavator to be used by the Street Department in their daily operations.

2g. APPROVED** Bid No 4987-15 to Kiser Hydro, LLC in the amount of \$330,500.00 for the Lewisville Hydro Plant Turbine Rehabilitation.

This request is to provide all labor, equipment, and materials required for the rehabilitation of the Lewisville Hydro Plant turbine.

2h. APPROVED** Bid No. 5421-15 to R-Delta Engineers in the amount of \$407,850.00 for engineering services.

This request is to provide Professional Engineering Services for Garland Power & Light's new 138 kV switching station.

3a. APPROVED** Ordinance No. 6775 amending the zoning laws of the City of Garland by approving a Specific Use Permit for Retail Sales with Gas Pumps on a 1.436-acre tract of land zoned Planned Development District 83-27 for Limited Shopping Center Uses and located on the southwest corner of Campbell Road and Murphy Road. (Zoning File 15-05, The Dimension Group, District 1)

3b. APPROVED**

Ordinance No. 6776 amending the zoning laws of the City of Garland by approving an amended Concept Plan, Detail Plan, and a Specific Use Permit for Restaurant with Drive Through on property zoned Planned Development

District 13-40 for general business uses, on a 0.869-acre tract of land located southeast of the intersection of West Centerville Road and IH 635. (Zoning File 15-08, Panda Restaurant, District 5)

3c. APPROVED**

Ordinance No. 6777 amending the zoning laws of the City of Garland by approving a Specific Use Permit for high risk use on property zoned Industrial-1 (I-1) District on a 30.57 acre tract of land located east of the intersection of Jupiter Road and West Miller Road providing for conditions, restrictions, and regulations. (Zoning file 15-14, Schwob Building Company, District 6)

4. APPROVED**

Ordinance No. 6778 authorizing the issuance of City of Garland Combination Tax and Revenue Certificates of Obligation, Series 2015; providing for the payment of said certificates of obligation by the levy of an ad valorem tax upon all taxable property within the City and a limited pledge of the net revenues derived from the operation of the City's Water and Sewer System; providing the terms and conditions of such certificates of obligation and resolving other matters incident and relating to the insurance, payment, security, sale and delivery of said certificates of obligation, including the approval and execution of a Paying Agent/Registrar Agreement, and the approval and distribution of a Preliminary Official Statement pertaining thereto.

At the April 21, 2015 Work Session, Council considered authorizing a Certificates of Obligation bond sale in the approximate amount of \$18 million to fund a portion of the approved 2015 CIP.

5. APPROVED**

Ordinance No. 6779 adopting a fee schedule of charges to be assessed and collected under the Garland Development Code.

With the adoption of the GDC at the May 19, 2015 Regular Meeting, a fee schedule must be adopted for the new ordinance. This is necessary because there are some applications in the GDC which were not in the old Comprehensive Zoning Ordinance.

6. APPROVED**

Ordinance No. 6780 and 6781 amending Chapter 51, "General Utility Provisions," of the Code of Ordinances of the City of Garland; providing a penalty clause, a savings clause and providing an effective date.

At the May 18, 2015 Work Session, Council considered modifying the water usage policies at the request of The North Texas Municipal Water District.

7a. APPROVED

Consider the application of Houshang Jahvani, requesting approval of 1) an amendment to Planned Development District 03-22 for Office-1 uses and 2) a Detail Plan for Medical Office. This property is located on the east side of Jupiter Road, approximately 140 feet north of the intersection of Jupiter Road and Collins Boulevard. (Zoning File No. 15-13, District 7)

The applicant requests approval of an amendment to Planned Development for office-1 uses and a Detail Plan for Medical Office to build a 4,925-square foot medical office.

Mayor Athas opened the public hearing at 7:14 p.m. The speaker on this item was Will Guerin, Director of Planning. Motion to approve was made by Council Member LeMay seconded by Council Member Dodson to close the public hearing and approve at 7:16 p.m. Motion to approve carried with 9 ayes and 0 nays.

7b. APPROVED

Consider the application of Montgomery Motors requesting approval of a Specific Use Permit for Automobile Sales, used on property zoned Commercial-1 (C-1) District. This property is located at 4110 and 4106 O'Banion Road. (Zoning File No. 15-15, District 4)

The applicant requests approval of the Specific Use Permit for automobile sales, used. Approval of a Specific Use Permit to allow for the continued sale of automobiles would be consistent with the adjacent zoning and land uses.

Mayor Athas opened the public hearing at 7:17 p.m. The speakers on this item were Gerald Monk Will Guerin, Director of Planning. Motion to approve was made by Council Member B. J. Williams seconded by Deputy Mayor Pro Tem Campbell to close the public hearing and approve at 7:21 p.m. Motion to approve carried with 9 ayes and 0 nays.

7c. APPROVED

Consider the application of AT&T Mobility requesting approval of 1) a Specific Use Permit for an Antenna, Commercial Type 2 on property zoned Shopping Center District and 2) a variance to Section 10-306.4(B) of the Comprehensive Zoning Ordinance regarding distance of Antenna, Commercial Type 2 from residential districts. This property is located at 3465 West Walnut Street (Zoning File No. 15-16, District 6)

The applicant requests renewal of a Specific Use Permit that expired in 2013 to allow the continued operation of a freestanding cell tower of approximately 75 feet in height. The tower is a monopole with external array antennas. There appears to be three sets of existing antennas on the tower.

Mayor Athas recused himself from discussion on this item and left the room.

Mayor Pro Tem Cahill opened the public hearing at 7:22 p.m. The speaker on this item was Will Guerin, Director of Planning and Jeremy Baldwin, representing AT&T. Motion to approve was made by Council Member Dodson seconded by Council Member Stanley to close the public hearing and approve at 7:25 p.m. Motion to approve carried with 8 ayes, 0 nays and 1 abstention.

7d. APPROVED

Consider the application of Metro Lumber Wholesale Co. d/b/a Dallas Cedar Company requesting approval of a Specific Use Permit for building materials on property zoned Commercial-2 (C-2) District. This property is located at 4233 Forest Lane. (Zoning File No. 15-18, District 6)

The applicant requests approval of a Specific Use Permit for building materials for a period of 25 years. The proposed operation will not present a nuisance to the adjacent properties given that a large portion of the building materials sold will be screened from adjacent properties and Forest Lane. The utilization of the subject property for the building materials use is appropriate and consistent with the surrounding land use pattern.

Mayor Athas opened the public hearing at 7:26 p.m. The speaker on this item was Will Guerin, Director of Planning. Motion to approve was made by Council Member Dodson seconded by Council Member LeMay to close the public hearing and approve at 7:29 p.m. Motion to approve carried with 9 ayes and 0 nays.

7e. APPROVED

Consider the application of City of Garland requesting approval of a change of zoning from Agriculture District; Planned Development Districts 01-04, 01-23, 87-28, and 01-18 for Freeway Uses; Planned Development Districts 04-16, 01-05, 95-59, 98-05, and 05-08 for Mixed-Uses; Planned Development District 00-27 for Office Uses; and Planned Development 00-20 for Shopping Center Uses to a Planned Development District for Mixed-Uses.

This property is located northeast of PGBT/SH 190, west of Holford Road, and south of the city limits line. (Zoning File No. 15-20, District 1)

The applicant requests approval of the request for rezoning to a Planned Development District for Mixed Uses. By maximizing the use of the land through higher densities, mixed uses and urban forms, the Planned Development is compatible with the surrounding area and will influence the prospective developments along the SH 190 corridor. The development potential of the subject property has been evaluated from an economic perspective as well as a land use view point. By creating an activity center that has a distinctive community design, range of building types and uses, pedestrian-oriented streetscapes and open space, the proposed development would be consistent with the vision for this area.

Mayor Athas opened the public hearing at 7:30 p.m. The speaker on this item was Scott Polikov, Gateway Planning. Motion to approve was made by Deputy Mayor Pro Tem Campbell to approve based on the Plan Commission's recommendation seconded by Council Member Stanley to close the public hearing and approve at 7:49 p.m. Motion to approve carried with 9 ayes and 0 nays.

8. CITIZEN COMMENTS None

9. 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