



AGENDA

**REGULAR MEETING OF THE CITY COUNCIL
City of Garland
Duckworth Building, Goldie Locke Room
217 North Fifth Street
Garland, Texas
October 20, 2015
7:00 p.m.**

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

The Duckworth Building is wheelchair accessible. Special parking is available on the north side of the building on Austin Street and may be accessed by a sloped ramp from the street to the door facing Fifth Street. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services must contact the City Secretary's Office at (972) 205-2404 at least two working days prior to the meeting so that appropriate arrangements can be made. **BRILLE IS NOT AVAILABLE.**

CITY COUNCIL GOALS 2020

(Adopted by Resolution No. 9402 on December 20, 2005)

- **Sustainable quality development and redevelopment**
- **Financially stable government with tax base that supports community needs**
- **Defends rightful powers of municipalities**
- **Fully informed and engaged citizenry**
- **Consistent delivery of reliable City services**
- **Safe, family-friendly neighborhoods**
- **Embrace diversity**

MAYORAL PROCLAMATIONS, RECOGNITIONS AND ANNOUNCEMENTS

The Mayor may present proclamations and recognize attendees or award winners, and may make announcements regarding upcoming City events and matters of interest to citizens. There will be no Council deliberations or votes on these matters.

CONSENT AGENDA

All items under this section are recommended for approval by a single motion of Council, without discussion. Council has been briefed on these items at a previous work session and approval of the consent agenda authorizes the City Manager to implement each item. The Mayor will announce the agenda and provide an opportunity for members of the audience and the City Council to request that an item be removed and considered separately.

1. Consider approval of the minutes of the October 5, 2015 Regular Meeting.

2. Consider approval of the following bids:

a. **Landfill Gas Collection and Control System Upgrades** **Bid No. 5562-15**

Tri Con Works, L.P. **\$168,605.00**

This request is to upgrade the existing Landfill Gas Collection and Control System (GCCS) at Castle Drive Landfill to ensure continued regulatory compliance with the requirements of Texas Commission on Environmental Quality (TCEQ).

b. **Substation Power Transformer Maintenance and Service** **Bid No. 5743-15**

Weaver Consultants **\$500,000.00**

This request is to provide as-needed Substation Power Transformer Maintenance and Service on GP&L and TMPA transformers. This is a Term Contract with four optional renewals.

c. Transmission & Substation Maintenance & Repair Bid No. 5754-15

Chapman Construction Co., L.P. \$500,000.00

This request is to provide labor and equipment necessary to perform construction, inspection, repair, and maintenance on electric transmission lines and substation facilities owned by GP&L and TMPA. This is a Term Contract with four optional renewals.

d. Aggregates Bid No. 5791-15

DFW Materials \$116,000.00

This request is to provide Cushion Sand for water and sanitary sewer pipe embedment, Sandy Foam for preparation of parkways and alleys for sodding, and Grade 6 Rock for winter weather sanding operations. This is a Term Contract with two optional renewals.

e. GP&L Wylie Switchyard Steel Structures Bid No. 5792-15

FapCo, LLC \$282,833.00

This request is to provide steel structures and associated material for the GP&L Wylie Switchyard project.

f. Aerial Bucket Truck Bid No. 5904-16

Altec Industries, Inc. \$114,405.00

This request is to purchase one Aerial Bucket Truck for Garland Power & Light to be used in their daily operations.

g. Panasonic Toughbook Computers Bid No. 5914-15

ARC \$109,865.28

This request is to provide replacement laptop computers through the IT Replacement Fund. The current laptops used by Code Compliance Inspectors are at the end of life and need to be replaced.

h. Library System Application Software Maintenance Bid No. 5915-15

SirsiDynix \$103,779.83

This request is to provide ongoing maintenance and support services for the SirsiDynix software utilized by the City of Garland Library and branches. This will be a Term Contract with annual renewals for the life of the software or as long as the software is utilized by the Garland Libraries.

i. GP&L/TMPA Substation Relay Replacement & Scada Upgrade Bid No. 5920-15

G2 Electric	\$118,316.25
Optional Contingency	<u>11,831.63</u>
TOTAL	<u>\$130,147.88</u>

This request is to provide protection and control services for GP&L/TMPA McCree and Ben Davis Substations.

j. Concrete Finish Work Bid No. 5924-16

Tri-Con Services, Inc. \$600,000.00

This request is to provide miscellaneous placement or repair of concrete paving and structures around the city. This Change Order represents a 24% increase to the original contract amount of \$2,500,000.00. The final renewal for this contract has been executed, and the addition of these funds allows City departments to continue to keep street repair, sidewalk replacement, and other programs functioning until the new contract is put in place.

3. Consider a resolution supporting Transportation Funding for Texas; and providing an effective date.

Council is requested to consider a resolution supporting Transportation Funding for Texas. The City of Garland encourages its citizens to vote in the November 3, 2015 election.

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

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

4. Hold public hearings on the following zoning cases:

- a. Consider the application of Elmer de Jesus Cruz, requesting approval of a Specific Use Provision for Reception Facility on a property zoned Community Retail (CR) District. This property is located on 2376 Lavon Drive, Suite 106. (File No. 15-33, District 1)

The applicant requests approval of a Specific Use Provision to operate a reception facility from Suite 106.

- b. Consider the application of R-Delta Engineers, Inc., requesting approval of 1) a Master Concept Plan, 2) a Detail Plan and 3) a Specific Use Provision for an Electrical Substation on a property zoned Planned Development (PD) District 15-20 for Mixed Use. This property is located northeast of the intersection of Telecom Parkway and Lookout Drive. (File No. 15-32, District 1)

The applicant requests approval to allow construction of an approximately 20 acre electrical substation for Oncor (approximately 5.55 acres) and Garland Power and Light (approximately 14.44 acres).

- c. Consider the application of Arapaho Road Baptist Church, requesting approval of a Specific Use Provision for a Day Care, Youth-Licensed Child Care Center on property zoned Single Family (SF-7) District. This property is located at 2256 Arapaho Road. (File No. 15-34, District 7)

The applicant requests approval of a Specific Use Provision to occupy an

existing 27,500 square foot building with a year round licensed child care center for approximately 200 children ages 6 weeks to 12 years.

5. Citizen comments.

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

6. Adjourn.

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

The City Council of the City of Garland convened in regular session at 7:00 p.m. on Monday, October 5, 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	B. J. Williams
Council Member	Marvin 'Tim' Campbell
Council Member	Anita Goebel
Council Member	Stephen Stanley
Council Member	Billy Mack Williams
Council Member	Scott LeMay
Council Member	James Cahill

ABSENT:

Deputy Mayor Pro Tem	Lori Barnett Dodson
City Attorney	Brad Neighbor

STAFF PRESENT:

City Manager	Bryan L. Bradford
Deputy City Attorney	Mike Betz
City Secretary	Eloyce René Dowl

CALL TO ORDER:

The meeting was called to order by Mayor Douglas Athas. Council Member Stanley led the invocation and Pledge of Allegiance.

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 Goebel, to approve items 1, 2a, 2b, 2c 2d, 2e, 2f, and 3. Motion carried, 8 ayes, 0 nays.

Council Member Billy Mack Williams did not vote on Item 3 for possible conflict of interest.

1. APPROVED**

Approval of the Minutes of the September 15, 2015 Regular Meeting.

2a. APPROVED**

Bid No. 5734-15 to Affordable Fleet Washing in the amount of \$184,000.00 for Code Compliance Nuisance Abatements.

This request is to provide for nuisance abatements including mowing, cleaning, and debris removal for residential and commercial properties. Work will be performed on an as-needed basis as directed by Code Compliance. This is a term contract with four optional renewals.

2b. APPROVED**

Bid No. 5706-15 to Gardner Telecommunications, Inc. in the amount of \$294,193.72 which includes an optional contingency of \$25,000.00 for a total of \$319,193.72 for the Electrical Duct Line at Marketplace Drive.

This request is to install approximately 2,000 feet of concrete encased duct line, one 2-way manhole, and five switchgear pads for the GP&L Electrical Distribution System at Marketplace Drive. Due to the complex nature of this project, an Optional Contingency is included for any unforeseen additional work that may be required.

2c. APPROVED**

Bid No. 5455-15 to Videotex Systems, Inc. in the amount of \$271,897.34 and \$190,257.85 to Unicom Government, Inc. for a total of \$462,155.19 for AV, Presentation, and Broadcast System Improvements.

This request is to replace the AV, Presentation and Broadcast Systems in the Council Chambers, Work Session Room, Austin State Room, and CGTV Control Room.

2d. APPROVED**

Bid No. 5819-15 to L&S Electric, Inc. in the amount of \$150,000.00 for Emergency Repair of a Power Generator.

This request is to replace the electronic governor on the Lewisville Hydro Power Generator due to unforeseen damage. The necessary repairs include installation and programming of the new governor, interfacing with existing controls, and final testing of the unit.

2e. APPROVED**

Bid No. 5670-15 to Pavecon Public Works in the amount of \$1,869,363.93 for Rowlett Road Reconstruction.

This request is to reconstruct Rowlett Road at its current width between Roan Road and Lake Ray Hubbard Bridge.

2f. APPROVED**

Bid No. 5683-15 to SYB Construction Company, Inc. in the amount of \$1,162,782.15 for Water and Sanitary Sewer Improvements.

This request is to construct approximately 1,307 linear feet of 6 inch water line, 4,341 linear feet of 8 inch water line, and 302 linear feet of 8 inch sanitary sewer. This work will be performed at Main Street, Avenue A, Curtis Drive, and Rollingridge Lane.

3. APPROVED**

Approval by minute action of addendum #1 to the Professional Engineering Services Agreement COG149 to R-Delta Engineers.

At the June 2, 2015 Regular Meeting, Council approved Professional Engineering Services Agreement COG149 to R-Delta Engineers for Garland Power & Light's new 138kV Switching Station. Addendum #1 to Agreement COG149 incorporates additional planning, surveying, engineering and landscape architectural services as part of the Switching Station expansion to accommodate a new commercial business. This change order is in the amount of \$171,000.00 and represents a 41.9% increase to the original agreement amount of \$407,850.00.

4. APPOINTMENTS:

A vote was cast and the motion carried 8 ayes, 0 nays as the following names were placed in nomination:

Deputy Mayor Pro Tem Lori Barnett Dodson

- Craig Wright – Garland Cultural Arts Commission
- Dorothy McAllister – Library Board

Council Member Scott LeMay

- Marcie Adame - Community Multicultural Commission
- DeAnne Driver – Garland Cultural Arts Commission

Council Member Jim Cahill

- Rex Kyle – TIF (South)
- Trellas Gotcher – Library Board
- Michael Francis – Property Standards Board
- John Ball – Citizens Environmental and Neighborhood Advisory Committee

5. CITIZENS

COMMENTS: None

6. ADJOURN:

There being no further business to come before the City Council, Mayor Athas adjourned the meeting at 7:08 p.m.

CITY OF GARLAND, TEXAS

/s/ Douglas Athas, Mayor

/s/ Eloyce René Dowl, City Secretary



Purchasing Report

LANDFILL GAS COLLECTION AND CONTROL SYSTEM UPGRADES OPEN MARKET

PURCHASE JUSTIFICATION:

The purpose of this project is to upgrade the existing Landfill Gas Collection and Control System (GCCS) at Castle Drive Landfill to ensure continued regulatory compliance with the requirements of Texas Commission on Environmental Quality (TCEQ). An upgrade to the GCCS is needed in order to alleviate existing problems associated with clogged pipes and a broken main header line pipe which conveys LFG collected by extraction wells to the flare equipment at this facility. Funding was approved in the 2014-15 Budget in the amount of \$100,000 for this project. If Council concurs, this funding will roll forward into the FY 2015-16 Budget. In addition, \$68,605 will be added to the FY 2015-16 Budget from a transfer from the Landfill Sinking Fund on Budget Amendment No. 1 to cover this critical replacement.

AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Tri Con Works, L.P.	All	\$168,605.00
	TOTAL:	<u>\$168,605.00</u>

BASIS FOR AWARD:

Best Value

Submitted by:

Reviewed by:

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

Bryan L. Bradford
 City Manager

Date: 10/08/15

Date: 10/14/15

<u>FINANCIAL SUMMARY:</u>	
Total Project/Account: \$	168,605
Expended/Encumbered to Date:	-0-
Balance: \$	<u>168,605</u>
This Item:	168,605
Proposed Balance: \$	<u>-0-</u>
Matt Watson	10/12/15
Budget Analyst	Date
Ron Young	10/12/15
Budget Director	Date
Operating Budget: <input checked="" type="checkbox"/> CIP: <input type="checkbox"/> Year: <u>FY 2015-16</u> Document Location: <u>Page D-35 (Proposed)</u> Account #: 100-1602-7111 Fund/Agency/Project – Description: General Fund / Castle Landfill	
Comments: Approved funding in FY 2014-15 will be rolled forward and a transfer of \$68,605 from the Landfill Sinking Fund will be included on Budget Amendment No. 1 if Council concurs.	

CITY OF GARLAND - BID RECAP SHEET OPENED: 07/16/15 REQ. NO. BID NO. 5562-15 PAGE: 1 of 1 BUYER: T. Smith			Tri Con Works, L.P.	L.D. Kemp	SCS Field Services	
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ITEM	QTY	UNIT	DESCRIPTION	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	1	Lt.	Landfill Gas Collection and Control	\$168,605.00	\$168,605.00	\$195,956.06	\$195,956.06	\$238,454.50	\$238,454.50		
			System Upgrades for the Castle Landfill								
			Evaluation Criteria:								
			Price	Maximum = 45	45.00		39.00		26.00		
			Work Experience	Maximum = 35	21.00		19.00		15.00		
			Equipment and Personnel	Maximum = 10	10.00		10.00		10.00		
			Project Schedule	Maximum = 5	5.00		0.00		0.00		
			Pre-Bid Conference Attendance	Maximum = 5	5.00		5.00		5.00		
			Total Score:	Maximum = 100	86.00		73.00		56.00		

TOTAL GROSS PRICE			\$168,777.00	\$195,956.06	\$238,454.50
CASH DISCOUNT					
TOTAL NET PRICE			\$168,777.00	\$195,956.06	\$238,454.50
F.O.B.			DELIVERED	DELIVERED	DELIVERED
DELIVERY					

NEXT LOW: \$195,956.06 LOW: \$168,605.00 SAVINGS: \$27,351.06	3550 # BidSync Notifications 0 # BidSync HUBS 0 # Direct Contact HUBS 0 # HUBS Responded	All bids submitted for the designated project are reflected on this bid tab sheet. However, the listing of a bid on this sheet should not be construed as a comment on the responsiveness of such bid or as any indication that the city accepts such bid as responsive. <u>The City will notify the successful bidder upon award of the contract and, according to the law, all bids received will be available for inspection at that time.</u>
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GARLAND

PURCHASING

Executive Summary **Bid 5562-15** **Landfill Gas Collection and Control System Upgrades**

Recommended Vendor:

Tri Con Works, L.P.

Total Recommended Award:

\$168,605.00

Basis for Award:

Best Value

Purpose:

The purpose of this project is to upgrade the existing landfill gas collection and control system (GCCS) at Castle Drive Landfill to maintain regulatory compliance with the TCEQ. An upgrade to the GCCS is needed in order to alleviate existing problems associated with clogged pipes and a broken main header line pipe which conveys LFG collected by extraction wells to the flare equipment at this facility.

Evaluation:

Requests for bids were issued in accordance with Purchasing procedures. Three (3) bids were received and evaluated based on the published criteria of: pricing; previous work experience; equipment and personnel; project completion schedule; pre-bid conference attendance. The original work scope was reduced due to budgetary constraints. Tri Con Works, L.P. offered the lowest overall bid and received the highest evaluated score, offering the best value for the City.

Recommendation:

Staff recommends awarding the contract to Tri Con Works, L.P.

Funding Information:

100-1602-7111

Department Director:

Lonnie R. Banks, Managing Director of EWS, 972-205-3424



Purchasing Report

SUBSTATION POWER TRANSFORMER MAINTENANCE AND SERVICE TERM CONTRACT

PURCHASE JUSTIFICATION:

The purpose of this contract to provide as-needed Substation Power Transformer Maintenance and Service on GP&L and TMPA transformers. This is a Term Contract with four (4) optional renewals. Pricing will remain firm for the first term. Any subsequent increases must be justified and mutually agreed upon.

AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Weaver Consultants	All	\$500,000.00
TOTAL:		<u>\$500,000.00</u>

BASIS FOR AWARD:

Most Qualified

Submitted by:

Reviewed by:

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

Bryan L. Bradford
City Manager

Date: 10/08/15

Date: 10/14/15

<u>FINANCIAL SUMMARY:</u>	
Total Project/Account: \$	<u>N/A</u>
Expended/Encumbered to Date:	<u>N/A</u>
Balance: \$	<u>N/A</u>
This Item:	<u>500,000</u>
Proposed Balance: \$	<u>N/A</u>
Trent Schulze	10/09/15
Budget Analyst	Date
Ron Young	10/09/15
Budget Director	Date

Operating Budget:	<input type="checkbox"/>	CIP:	<input checked="" type="checkbox"/>	Year:	<u>2015</u>
Document Location:	<u>Page E01</u>				
Account #:	451-6999 (215-3542-3175401-6051)				
Fund/Agency/Project – Description:	Term Contract – Electric CIP / Transmission Lines				
Comments:	Term Contract sets price but does not commit funds. Expenses will be charged to accounts as incurred.				

CITY OF GARLAND - BID RECAP SHEET OPENED: 09/15/15 REQ. NO PR 35017 BID NO 5743-15 PAGE: 1 of 1 BUYER: R.Berger			City Transformer Service	SPX	Shermco Industries	
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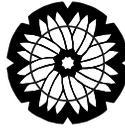
I T E M	QTY	U N I T	DESCRIPTION								
				UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	1	lot	Bid Price for Evaluation		\$1,260.00		\$1,625.00		\$1,645.00		
			Evaluation Criteria:								
			Price	Maximum = 40	40		29		28		
			Experience	Maximum = 20	20		20		15		
			2 hr respons	Maximum = 15	15		10		5		
			Osha Compliance/Safety Trng	Maximum = 10	10		10		10		
			Work completed by Primary	Maximum = 10	10		5		0		
			Past Relationship	Maximum = 5	5		5		5		
			Total Score:	Maximum = 100	100		79		63		

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

NEXT LOW: _____
LOW: _____
SAVINGS: \$0.00

337 # BidSync Notifications
 11 # BidSync HUBS
 0 # Direct Contact HUBS
 0 # HUBS Responded

All bids submitted for the designated project are reflected on this bid tab sheet. However, the listing of a bid on this sheet should not be construed as a comment on the responsiveness of such bid or as any indication that the city accepts such bid as responsive. The City will notify the successful bidder upon award of the contract and, according to the law, all bids received will be available for inspection at that time.



GARLAND

PURCHASING

Executive Summary **Bid 5743-15** **Substation Power Transformer Maintenance & Service**

Recommended Vendor:

City Transformer Service

Total Recommended Award:

\$500,000.00

Basis for Award:

Best value

Purpose:

The purpose of this contract to provide as-needed Substation Power Transformer maintenance and service on GP&L and TMPA transformers. This is a term contract with four (4) optional renewals.

Evaluation:

Requests for bids were issued in accordance with Purchasing procedures. Three (3) bids were received and evaluated on the published criteria of: price; experience & reputation with similar projects; established OSHA compliance and safety training; percentage of work performed by primary contractor; prior relationship with the City. City Transformer Service received the highest evaluated score, offering the best value for the City.

Recommendation:

Staff recommends awarding the contract to City Transformer Service.

Funding Information:

Blanket Account 451-6999

Department Director:

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



Purchasing Report

TRANSMISSION & SUBSTATION MAINTENANCE & REPAIR TERM CONTRACT

PURCHASE JUSTIFICATION:

The purpose of this contract is to provide labor and equipment necessary to perform construction, inspection, repair, and maintenance on electric transmission lines and substation facilities owned by GP&L and TMPA. This is a Term Contract with four (4) optional renewals. The unit pricing will remain firm for the first term. Any subsequent increases must be justified and mutually agreed upon.

AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Chapman Construction Co., L.P.	All	\$500,000.00
TOTAL:		<u>\$500,000.00</u>

BASIS FOR AWARD:

Best Value

Submitted by:

Reviewed by:

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

Director of Procurement

Bryan L. Bradford

City Manager

Date: 10/08/15

Date: 10/14/15

<u>FINANCIAL SUMMARY:</u>	
Total Project/Account: \$	<u>N/A</u>
Expended/Encumbered to Date:	<u>N/A</u>
Balance: \$	<u>N/A</u>
This Item:	<u>500,000</u>
Proposed Balance: \$	<u>N/A</u>
Trent Schulze	10/09/15
Budget Analyst	Date
Ron Young	10/09/15
Budget Director	Date

Operating Budget: <input type="checkbox"/>	CIP: <input checked="" type="checkbox"/>	Year: <u>2015</u>
Document Location:	<u>Page E01</u>	
Account #:	451-6999 (215-3542-3175401-6051)	
Fund/Agency/Project – Description:	Term Contract – Electric CIP / Transmission Lines	
Comments:	Term Contract sets price but does not commit funds. Expenses will be charged to accounts as incurred.	

CITY OF GARLAND - BID RECAP SHEET OPENED: 09/10/2015 REQ. NO 34996 BID NO 5754-15 PAGE: 1 of 1 BUYER: R.Berger			Chapman Construction Co., L.P.	Hargrave Power, Inc.	T&D Solutions	
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I T E M	QTY	U N I T	DESCRIPTION								
				UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
			Bid Price for Evaluation		\$115,423.32		\$127,646.02		\$29,152.36		
									(incomplete)		
			Evaluation Criteria:								
			Price	Maximum = 20	20.00		18.00		0.00		
			Experience	Maximum = 20	20.00		20.00		13.00		
			Qualifications	Maximum = 25	20.00		17.00		14.00		
			Equipment	Maximum = 20	20.00		20.00		18.00		
			Safety and Training	Maximum = 15	12.00		12.00		14.00		
			Total Score:	Maximum = 100	92.00		76.00		59.00		

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

NEXT LOW: \$127,646.02 LOW: \$115,423.32 SAVINGS: \$12,222.70	2581 # BidSync Notifications 37 # BidSync HUBS 23 # Direct Contact HUBS 1 # HUBS Responded	All bids submitted for the designated project are reflected on this bid tab sheet. However, the listing of a bid on this sheet should not be construed as a comment on the responsiveness of such bid or as any indication that the city accepts such bid as responsive. <u>The City will notify the successful bidder upon award of the contract and, according to the law, all bids received will be available for inspection at that time.</u>
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GARLAND

PURCHASING

Executive Summary **Bid 5754-15** **GP&L Transmission and Substation Maintenance**

Recommended Vendor:

Chapman Construction Co., L.P.

Total Recommended Award:

\$500,000.00

Basis for Award:

Best Value

Purpose:

The purpose of this contract is to provide labor, equipment, and tools to perform construction, inspection, repair and maintenance tasks on 69kv, 138kv and 345kv electric transmission lines and substation facilities owned by GP&L and TMPA. This will be a term contract with four (4) optional renewals.

Evaluation:

Requests for bids were issued in accordance with Purchasing procedures. Three (3) bids were received and evaluated per published criteria of: price; experience; qualifications; equipment; safety. Chapman Construction received the highest evaluated score, offering the best value to the City.

Recommendation:

Staff recommends awarding the contract to Chapman Construction.

Funding Information:

Blanket Account Code 451-6999. Invoices will be funded from GP&L CIP and Operating funds as the contract is used.

Department Director:

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



Purchasing Report

AGGREGATES TERM CONTRACT

PURCHASE JUSTIFICATION:

The purpose of this contract is to provide Cushion Sand for water and sanitary sewer pipe embedment, Sandy Loam for preparation of parkways and alleys for sodding, and Grade 6 Rock for winter weather sanding operations. This is a Term Contract with two (2) optional renewals. The unit pricing will remain firm for the first term. Any subsequent adjustments must be mutually agreed upon. The quantities are estimated and may be more or less based on actual needs.

AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
DFW Materials	All	\$116,000.00
TOTAL:		\$116,000.00

BASIS FOR AWARD:

Lowest Responsible Bidder

Submitted by:

Reviewed by:

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

Director of Procurement

Bryan L. Bradford

City Manager

Date: 10/08/15

Date: 10/14/15

<u>FINANCIAL SUMMARY:</u>		2015-16 Budget
Total Project/Account: \$	N/A	Operating Budget: <input checked="" type="checkbox"/> CIP: <input checked="" type="checkbox"/> Year: <u>CIP – 2015</u>
Expended/Encumbered to Date:	N/A	Document Location: <u>Various</u>
Balance: \$	N/A	Account #: 451-6999 (831-4693-6051) (221-4031-6051)
This Item:	116,000	Fund/Agency/Project – Description: Term Contract – Aggregates
Proposed Balance: \$	N/A	Comments: Term Contract sets price but does not commit funds. Expenses will be charged to accounts as incurred.
Matt Watson	10/12/15	
Budget Analyst	Date	
Ron Young	10/12/15	
Budget Director	Date	



GARLAND

PURCHASING

Executive Summary **Bid 5791-15** **Term Contract for Aggregates**

Recommended Vendor:

DFW Materials

Total Recommended Award:

\$116,000.00

Basis for Award:

Lowest Responsible Bidder

Purpose:

The purpose of this contract is to purchase Cushion Sand for water and sanitary sewer pipe embedment, Sandy Loam for use in preparation of parkways and alleys for sodding, and Grade 6 Rock for use in winter weather sanding operations. This is a term contract with two (2) optional renewals.

Evaluation:

Requests for bids were issued in accordance with Purchasing procedures. Three (3) bids were received and evaluated. DFW Materials offered the lowest overall bid.

Recommendation:

Staff recommends awarding the term contract for aggregates to DFW Materials.

Funding Information:

831-4693-6051 and 221-4031-6051

Department Director:

Steven L. Oliver, P.E., Director of Streets, 972-205-3558



Purchasing Report

GP&L WYLIE SWITCHYARD STEEL STRUCTURES OPEN MARKET

PURCHASE JUSTIFICATION:

The purpose of this contract is to provide steel structures and associated material for the GP&L Wylie Switchyard project. This is an approved CIP project, and expenditures will not exceed appropriated funds.

AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
FapCo, LLC	All	\$282,833.00
TOTAL:		<u>\$282,833.00</u>

BASIS FOR AWARD:

Straight Low Bidder

Submitted by:

Reviewed by:

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

Director of Procurement

Bryan L. Bradford

City Manager

Date: 10/08/15

Date: 10/14/15

<u>FINANCIAL SUMMARY:</u>	
Total Project/Account: \$	4,295,000
Expended/Encumbered to Date:	2,974,715
Balance: \$	<u>1,320,285</u>
This Item:	282,833
Proposed Balance: \$	<u>1,037,452</u>
Trent Schulze	10/09/15
Budget Analyst	Date
Ron Young	10/09/15
Budget Director	Date

Operating Budget: <input type="checkbox"/>	CIP: <input checked="" type="checkbox"/>	Year: <u>2015</u>
Document Location: <u>Page E10</u>		
Account #: <u>210-3799-3174701-6051</u>		
Fund/Agency/Project – Description: Electric CIP / Substations Upgrades		
Comments:		



GARLAND

PURCHASING

Executive Summary Bid 5792-15 GP&L Wylie Switchyard Steel Structures

Recommended Vendor:

FapCo, LLC

Total Recommended Award:

\$282,833.00

Basis for Award:

Straight Low Bid

Purpose:

The purpose of this contract is to provide steel structures and associated material for the GP&L Wylie Switchyard CIP project.

Evaluation:

Requests for bids were issued in accordance with purchasing procedures. Two (2) bids were received and evaluated. FapCo, LLC offered the lowest bid.

Recommendation:

Staff recommends awarding the contract to FapCo, LLC as the straight low bidder.

Funding Information:

GP&L Wylie Switchyard CIP 210-3799-3174701-6051 (EC-S0747-001-1-6051)

Department Director:

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



Purchasing Report

AERIAL BUCKET TRUCK OPEN MARKET

PURCHASE JUSTIFICATION:

The purpose of this contract is to purchase one (1) Aerial Bucket Truck for Garland Power & Light to be used in their daily operations. This truck is being provided through the NJPA Purchasing Cooperative Contract 31014. Funding was approved in the 2014-15 Equipment Replacement Fund.

AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Altec Industries, Inc.	1	\$114,405.00
TOTAL:		<u>\$114,405.00</u>

BASIS FOR AWARD:

Cooperative Purchase

Submitted by:

Reviewed by:

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

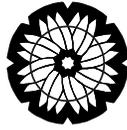
Bryan L. Bradford
 City Manager

Date: 10/08/15

Date: 10/14/15

<u>FINANCIAL SUMMARY:</u>	
Total Project/Account: \$	3,078,710
Expended/Encumbered to Date:	2,710,402
Balance: \$	<u>368,308</u>
This Item:	114,405
Proposed Balance: \$	<u>253,903</u>
Trent Schulze	10/12/15
Budget Analyst	Date
Ron Young	10/12/15
Budget Director	Date

Operating Budget: <input checked="" type="checkbox"/>	CIP: <input type="checkbox"/>	Year: <u>2014-15</u>
Document Location:	<u>Page 120</u>	
Account #:	444-3226-9009	
Fund/Agency/Project – Description:	FY 2014-15 Operating Budget – Equipment Replacement Fund (ERF)	
Comments:		



GARLAND

PURCHASING

Executive Summary
Bid 5904-16
Aerial Bucket Truck

Recommended Vendor:

Altec Industries, Inc.

Total Recommended Award:

\$114,405.00

Basis for Award:

Cooperative Purchase

Purpose:

The purpose of this contract is to purchase one (1) Aerial bucket truck to be used by Garland Power and Light in their daily operations.

Evaluation:

This truck is being provided through the NJPA Purchasing Cooperative contract #31014.

Recommendation:

Staff recommends awarding the contract for the Aerial bucket truck to Altec Industries, Inc.

Funding Information:

444-3226-9009

Department Director:

Terry Anglin, Fleet Director, 972-205-3524



Purchasing Report

PANASONIC TOUGHBOOK COMPUTERS OPEN MARKET

PURCHASE JUSTIFICATION:

The purpose of this contract is to provide replacement laptop computers through the IT Replacement Fund. The current laptops used by Code Compliance Inspectors are at end of life and need to be replaced. These computers are available from ARC through the Department of Information Resources Contract DIR-TSO-2520.

AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
ARC	ALL	\$109,865.28
TOTAL:		<u>\$109,865.28</u>

BASIS FOR AWARD:

Cooperative Purchase

Submitted by:

Reviewed by:

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

Bryan L. Bradford
City Manager

Date: 10/09/15

Date: 10/14/15

<u>FINANCIAL SUMMARY:</u>	
Total Project/Account: \$	<u>536,650</u>
Expended/Encumbered to Date:	<u>-0-</u>
Balance: \$	<u>536,650</u>
This Item:	<u>109,865</u>
Proposed Balance: \$	<u>426,785</u>
Matthew Monedero	10/12/15
Budget Analyst	Date
Ron Young	10/12/15
Budget Director	Date
Operating Budget: <input checked="" type="checkbox"/> CIP: <input type="checkbox"/> Year: <u>2015-16</u> Document Location: <u>Page C-57 (Proposed)</u> Account #: <u>413-4511-6011999-2070</u> Fund/Agency/Project – Description: Replacement of Laptop Computers for the Code Compliance Department Comments:	



GARLAND

PURCHASING

Executive Summary **Bid 5914-15** **Panasonic Toughbook Computers**

Recommended Vendor:

ARC

Total Recommended Award:

\$109,865.28

Basis for Award:

Cooperative Purchase

Purpose:

The purpose of this contract is to provide replacement laptop computers through the IT Replacement Fund. The current laptops used by Code Enforcement inspectors are at end of life and need to be replaced.

Evaluation:

Code Enforcement tested multiple devices under current work conditions. The Panasonic Toughbook proved the most efficient and productive design given the work environment. These computers are available from ARC through the Department of Information Resources contract DIR-TSO-2520.

Recommendation:

Staff recommends awarding the purchase of Panasonic Toughbooks to ARC.

Funding Information:

IT Replacement Fund

Department Director:

Steve Niekamp, Chief Information Officer, 972-781-7205



Purchasing Report

LIBRARY SYSTEM APPLICATION SOFTWARE MAINTENANCE TERM CONTRACT

PURCHASE JUSTIFICATION:

The purpose of this contract is to provide ongoing maintenance and support services for the SirsiDynix software utilized by the City of Garland Library and branches. This will be a Term Contract with annual renewals for the life of the software or as long as the software is utilized by the Garland Libraries.

AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
SirsiDynix	All	\$103,779.83
TOTAL:		<u>\$103,779.83</u>

BASIS FOR AWARD:

Sole Source

Submitted by:

Reviewed by:

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

Bryan L. Bradford
 City Manager

Date: 10/09/15

Date: 10/14/15

<u>FINANCIAL SUMMARY:</u>	
Total Project/Account: \$	<u>N/A</u>
Expended/Encumbered to Date:	<u>N/A</u>
Balance: \$	<u>N/A</u>
This Item:	<u>103,780</u>
Proposed Balance: \$	<u>N/A</u>
Matthew Monedero	10/12/15
Budget Analyst	Date
Ron Young	10/12/15
Budget Director	Date

Operating Budget: <input checked="" type="checkbox"/>	CIP: <input type="checkbox"/>	Year: <u>2015-16</u>
Document Location: <u>Page C-57 (Proposed Budget)</u>		
Account #: 451-6999 (413-2511-9029)		
Fund/Agency/Project – Description: Term Contract – Ongoing Maintenance and Support Services for Software Utilized by the City's Libraries		
Comments: Term Contract sets price but does not commit funds. Expenses will be charged to accounts as incurred.		



GARLAND

PURCHASING

Executive Summary **Bid 5915-15** **Library System Application Software Maintenance**

Recommended Vendor:

SirsiDynix

Total Recommended Award:

\$103,779.83

Basis for Award:

Sole Source

Purpose:

The purpose of this contract is to provide ongoing maintenance and support services for the SirsiDynix software utilized by the City of Garland Library and branches. This will be a term contract with annual renewals for the life of software, or as long as the software is utilized by the Garland Libraries.

Evaluation:

The City of Garland previously contracted with SirsiDynix for the implementation of the current software. The Libraries continue to use the product as it meets the current and future needs of the Libraries.

Recommendation:

Staff recommends awarding the contract to SirsiDynix for continued maintenance and support of the software.

Funding Information:

FY15 Application Maintenance funds

Department Director:

Steve Niekamp, Chief Information Office, 972-781-7205



Purchasing Report

GP&L/TMPA SUBSTATION RELAY REPLACEMENT & SCADA UPGRADE OPEN MARKET

PURCHASE JUSTIFICATION:

The purpose of this contract is to provide protection and control services for GP&L/TMPA McCree and Ben Davis Substations. The specialists will be performing protection and control commissioning of protective relay and metering panels. Service includes developing test plans, performing panel acceptance testing, panel replacements, breaker failure testing, communication-aided trip testing, wiring terminations, and RTU testing with GP&L.

AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
G2 Electric	All	\$118,316.25
Optional Contingency		11,831.63
	TOTAL:	\$130,147.88

BASIS FOR AWARD:

Interlocal Agreement

Submitted by:

Reviewed by:

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

Bryan L. Bradford
 City Manager

Date: 10/08/15

Date: 10/14/15

<u>FINANCIAL SUMMARY:</u>	
Total Project/Account: \$	1,391,496
Expended/Encumbered to Date:	713,854
Balance: \$	677,642
This Item:	130,148
Proposed Balance: \$	547,494
Trent Schulze	10/09/15
Budget Analyst	Date
Ron Young	10/09/15
Budget Director	Date

Operating Budget: <input type="checkbox"/> CIP: <input checked="" type="checkbox"/> Year: 2015 Document Location: Page E01 Account #: 215-3542-3175401-7111 (EC-S574-002-1-7111) Fund/Agency/Project – Description: Electric CIP / Transmission Lines Comments:



GARLAND

PURCHASING

Executive Summary **Bid 5920-15** **GP&L/TMPA Substation Relay Replacement & SCADA Upgrade**

Recommended Vendor:

G2 Electrical Testing & Consulting, LLC

Total Recommended Award:

\$130,147.88

Basis for Award:

Interlocal Agreement

Purpose:

The purpose of this contract is to provide protection and control services for GP&L/TMPA McCree and Ben Davis Substations. The specialists will be performing protection and control commissioning of protective relay and metering panels. Service includes developing test plans, performing panel acceptance testing, panel replacements, breaker failure testing, communication aided trip testing, wiring terminations, and RTU testing with GP&L.

Evaluation:

These services are being provided through an interlocal agreement with City of Denton.

Recommendation:

Staff recommends awarding the relay replacement and SCADA upgrade services contract to G2 Electrical Testing & Consulting, LLC.

Funding Information:

This will be funded from the GP&L/TMPA Relay and SCADA Upgrade CIP project 215-3542-3175401-7111 (EC-S574-002-1-7111).

Department Director:

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



Purchasing Report

CONCRETE FINISH WORK TERM CONTRACT

PURCHASE JUSTIFICATION:

The purpose of this contract is to provide miscellaneous placement or repair of concrete paving and structures around the city. This Change Order represents a 24% increase to the original contract amount of \$2,500,000.00. The final renewal for this contract has been executed, and the addition of these funds allows City departments to continue to keep street repair, sidewalk replacement, and other programs functioning until the new contract is put in place.

AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Tri-Con Services, Inc.	All	\$600,000.00
TOTAL:		\$600,000.00

BASIS FOR AWARD:

Change Order

Submitted by:

Reviewed by:

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

Bryan L. Bradford
 City Manager

Date: 10/09/15

Date: 10/14/15

<u>FINANCIAL SUMMARY:</u>		2015-16 Budget
Total Project/Account: \$	N/A	Operating Budget: <input checked="" type="checkbox"/> CIP: <input checked="" type="checkbox"/> Year: CIP – 2015
Expended/Encumbered to Date:	N/A	Document Location: Various
Balance: \$	N/A	Account #: 451-6999
This Item:	600,000	Fund/Agency/Project – Description: Term Contract – Concrete Finish Work (Change Order)
Proposed Balance: \$	N/A	Comments: Term Contract sets price but does not commit funds. Expenses will be charged to accounts as incurred.
Matt Watson	10/12/15	
Budget Analyst	Date	
Ron Young	10/12/15	
Budget Director	Date	



GARLAND

PURCHASING

Executive Summary **Bid 5924-16** **Term Contract for Concrete Finish Work**

Recommended Vendor:

Tri-Con Services, Inc.

Total Recommended Award:

\$600,000.00

Basis for Award:

Change Order

Purpose:

The purpose of this contract is to provide miscellaneous placement or repair of concrete paving and structures around the City. This Change Order represents a 24% increase to the original contract amount of \$2,500,000

Evaluation:

The current Term Concrete Contract has a provision for two (2) renewal periods with concurrence from both the City and the Contractor. Both renewals have been executed to date. The terms of the second renewal are nearing completion. The City is in the process of bidding the new Term Concrete Contract but will not have the contract effective for a few more months. The Change Order will allow City Departments to continue to keep street repair, sidewalk replacement and other programs functioning until the new contract is presented to Council.

Recommendation:

Staff recommends the approval of this Change Order to Tri-Con Services, Inc.

Funding Information:

Various

Department Director:

Michael C. Polocek, P.E.



City Council Item Summary Sheet

Work Session

Date: October 20, 2015

Agenda Item

Item 3 - Transportation Funding for Texas

Summary of Request/Problem

Council is requested to consider a resolution supporting Transportation Funding for Texas. The City of Garland encourages its citizens to vote in the November 3, 2015 election.

Recommendation/Action Requested and Justification

Council discussion.

Submitted By:

Approved By:

Bryan L. Bradford
City Manager

RESOLUTION NO.

A RESOLUTION SUPPORTING TRANSPORTATION FUNDING FOR TEXAS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, fifty years ago, the leadership of the United States had the foresight and commitment to invest in our nation's transportation infrastructure, creating a backbone for the economic success and prosperity that the nation enjoys today;

WHEREAS, the nation's transportation system is no longer adequately funded to properly maintain and expand the system to meet the growing needs of the increasing population;

WHEREAS, state and federal gas tax receipts are no longer sufficient to fund the needs of the deteriorating transportation system;

WHEREAS, the population of the State of Texas continues to grow exponentially - potentially doubling by the year 2050 - and TxDOT has a demonstrable need to adequately maintain and add capacity to the transportation system;

WHEREAS, the DFW Metroplex is the fastest growing large metropolitan area that is not on a major waterway in the United States, with the Dallas TxDOT District alone having over \$30 billion in transportation projects in development;

WHEREAS, the City of Garland has several major transportation projects, including IH-635 East, IH-30, and SH 78, that are in development and need funding to expand capacity, enhance access, increase safety, and promote economic development for the City; and

WHEREAS, a proposition for a constitutional amendment contained on the ballot on November 3, 2015 and known generally as the Texas Sales and Use Tax Revenue for Transportation Amendment, Proposition 7, is intended to generate revenue for transportation projects around the State from the State sales and use tax and State motor vehicle sales and rental tax;

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

Section 1

(A) The City of Garland supports transportation funding opportunities for the State;

(B) The City of Garland encourages the leadership of the State of Texas to continue to find innovative solutions for sufficiently funding the transportation system; and

(C) The City of Garland encourages its citizens to vote in the November 3, 2015 election.

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.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary



Planning Report

Elmer de Jesus Cruz

2376 Lavon Drive, Suite 106

REQUEST

Approval of a Specific Use Provision for Reception Facility on a property zoned Community Retail (CR) District

OWNER

Tennington Investments, LLC.

PLAN COMMISSION RECOMMENDATION

On September 21, 2015 the Plan Commission, by a vote of seven (7) to zero (0), recommended approval of a Specific Use Provision for a Reception Facility for a period of 10 years.

Additionally, the Plan Commission recommended the addition of a condition to the Specific Use Provision prohibiting reception facility parking behind the building, as in the north and east sides, to mitigate any impact on the residential properties to the east and the apartment complex to the north across Carriagehouse Lane. The applicant concurred with the Plan Commission's recommendation.

STAFF RECOMMENDATION

Approval of a Specific Use Provision for Reception Facility for a period of 10 years. The reception facility, at the location and scale at which is being proposed, is a recreational land use that is suitable for a location at the fringe of residential development. Frontage along Lavon Drive will make the proposed reception facility easily accessible without increasing traffic in the residential areas. Furthermore, the orientation of the entrance away from the apartment complex to the north and its distance from the residential development to the east curtail any visual or sound impact it could have on these adjacent residential developments.

BACKGROUND

The subject property is developed with a multi-tenant building with an area of approximately 27,000 square feet and occupied with an array of businesses that

include medical offices, a church, a beauty salon and a convenience store with gas pumps. The applicant currently operates a dance studio (Zumba) from Suite 106 and requests a Specific Use Provision to operate a reception facility in conjunction with the existing dance studio.

The Garland Development Code defines Reception Facility as an establishment that is open to the general public or made available for private use, primarily for the provision of facilities for parties, dances, receptions, banquets, or similar social events.

SITE DATA

The subject property contains approximately 2.827 acres with approximately 365 feet of frontage along Lavon Drive and 400 feet along Carriagehouse Lane. The subject property can be accessed from Lavon Drive and Carriagehouse Lane.

USE OF PROPERTY UNDER CURRENT ZONING

The Community Retail (CR) District is intended to accommodate a variety of retail, personal service, and business establishments that may or may not be designed in a shopping center configuration. The district may be used as a transition district between lower intensity retail or office uses and more intense uses. Uses allowed in the Community Retail (CR) District are generally appropriate along major transportation corridors but are generally not appropriate in proximity to low density residential districts without significant buffering and screening features. An example of an allowed use in the Community Retail (CR) District is retail in a development that may be large in scale with very limited or no outside storage. Traffic generated by uses in the Community Retail (CR) District must be focused onto the major thoroughfare network. Development may not be designed in a manner that increases traffic through residential areas.

CONSIDERATIONS

1. The applicant proposes to operate a reception facility from Suite 106, a 2,740-square foot tenant space. The reception facility would operate Friday through Sunday from 6:00 p.m. to 2:00 a.m. The dance studio operates Monday through Sunday from 6:00 a.m. to 10:00 p.m., except on the evenings that Suite 106 will be reserved for a reception.
2. Careful consideration should be given to the proposed location of the reception facility as it relates to the proximity to the surrounding residential developments. The property to the north is developed with a multi-family complex that is approximately 115 feet from Suite 106 and separated from the subject property by Carriagehouse Lane, a two lane undivided road. The rear of Suite 106 fronts Carriagehouse Lane and there are no screening elements between the apartment complex and the subject property. The properties to the east are developed with single family residences and are located approximately

170 feet from Suite 106. In addition to a parking area, there are two tenant spaces in the multi-tenant building between Suite 106 and the residential development to the east. Furthermore there is a masonry screening wall along the entire length of the east property line of the subject property.

Any sound or visual impact that could result from the proposed reception facility on the apartment complex will be curbed by the separation created by Carriagehouse Lane and the fact that the entrance to Suite 106 is oriented towards the central parking area and away from the apartment complex. The noise and visual impact of the proposed reception facility on the single family residences to the east will be minimized by the buffer created by the two tenant spaces, parking area and masonry screening wall.

3. A reception facility must comply with the following provisions:

- Security must be provided at every event where alcoholic beverages are provided or served, and also for any events occurring after 6:00 p.m. Security must be provided by a qualified person(s) who is authorized to provide private security under Chapter 1702 of the Texas Occupations Code .
- Prolonged congregating or loitering of event attendees or participants outside the reception facility is prohibited. Outside activities, if any, must be in compliance with the City's noise regulations as set forth in the City Code.

4. The Garland Development Code establishes a parking requirement of one parking space for every 100 square feet of gross floor area in the reception facility. With a floor area of 2,740 square feet, the proposed reception facility requires 27 parking spaces. The parking requirement for the overall development is 151 parking spaces; the subject property provides 200 parking spaces. It should be noted that the existing dance studio requires a lower number of parking spaces than the proposed reception site facility; therefore, it is not considered in the parking analysis of the overall site.

5. Neither the building nor the parking will be expanded; therefore, the screening and landscape requirements will not apply to this Specific Use Provision request.

6. No additional attached or freestanding signage is being proposed. The applicant will only reface the existing attached sign to display both the dance studio and the reception facility land uses.

7. The applicant requests the Specific Use Provision for a period of 10 years.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Neighborhood Centers for the subject property. Neighborhood centers provide a mix of retail, services and community gathering places. This center should be appropriately scaled to adjacent residential areas. This type of center is predominantly, but not exclusively, non-residential. Neighborhood Centers are served by local roads and transit routes.

The small scale of the proposed reception facility and its function as a gathering place for the community make it a land use that is consistent with the recommendation of the Comprehensive Plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The subject property is bounded by Carriagehome Lane to the north, Lavon Drive to the west, a property zoned Community Retail and developed with an AutoZone store to the south, and single family residences to the east. The properties to the north, east and south in the larger surrounding area are developed with multi-family and single family residences whereas the properties across Lavon Drive and the railroad tracks are developed with industrial uses.

Given the level of sound that can be emitted from the activity within a reception facility and the vehicular traffic that could potentially be generated during a reception, sites that are not adjacent to residential developments are more appropriate locations for reception facilities. However, in this instance, the proposed reception facility will not increase traffic in the adjacent residential neighborhood(s) since the site is primarily accessed from Lavon Drive. Furthermore, the separation from the apartment complex to the north by Carriagehouse Lane and the buffering from the residential development to the east offered by two tenant spaces, the parking area, and screening wall make Suite 106 a suitable location for the proposed reception facility.

Prepared By:

Josue De La Vega
Development Planner

Date: October 9, 2015

Reviewed By:

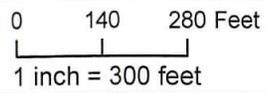
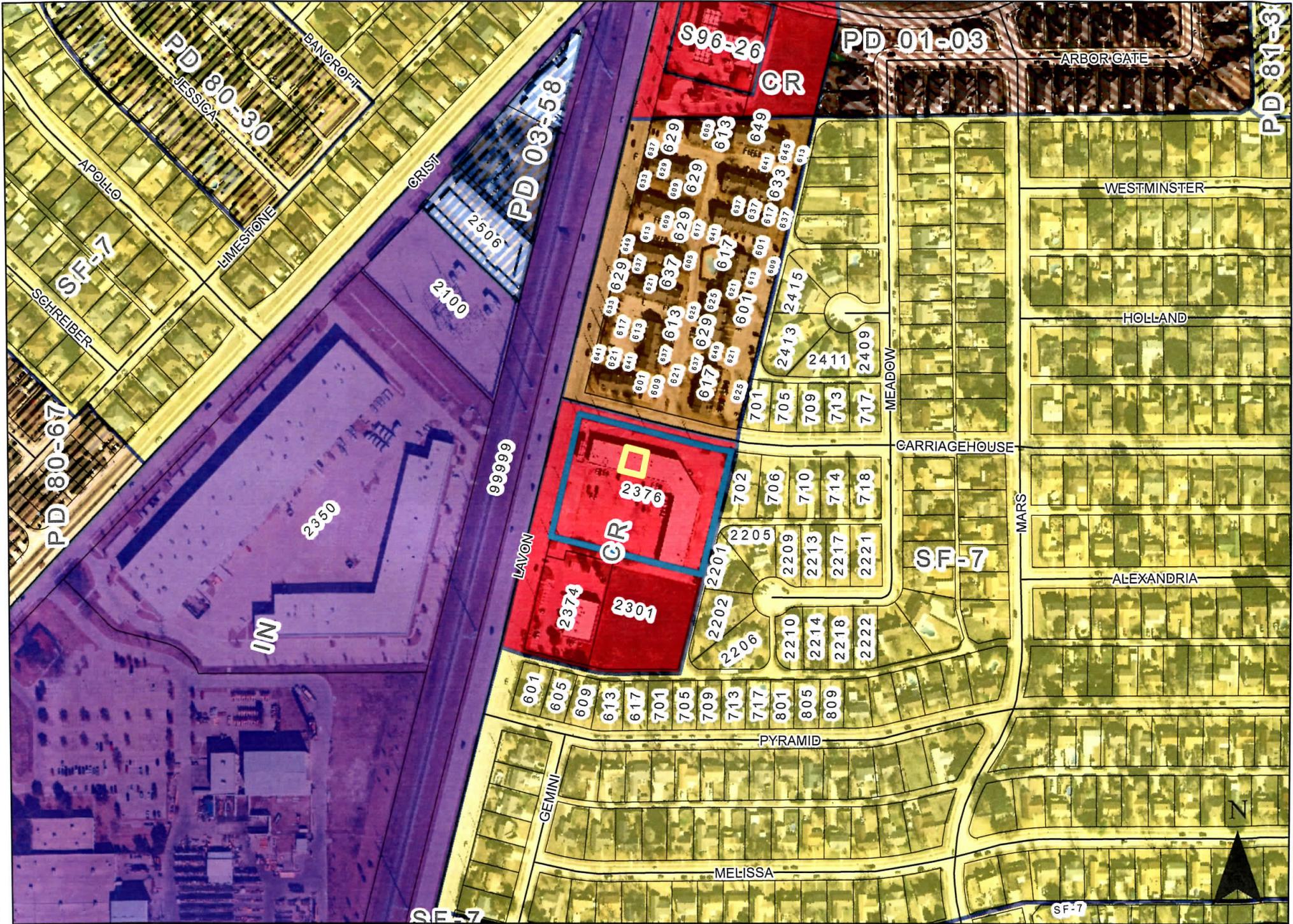
Will Guerin, AICP
Director of Planning

Date: October 12, 2015

Reviewed By:

Bryan L. Bradford
City Manager

Date: October 13, 2015



ZONING Z 15-33

 INDICATES AREA OF REQUEST

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE 15-33

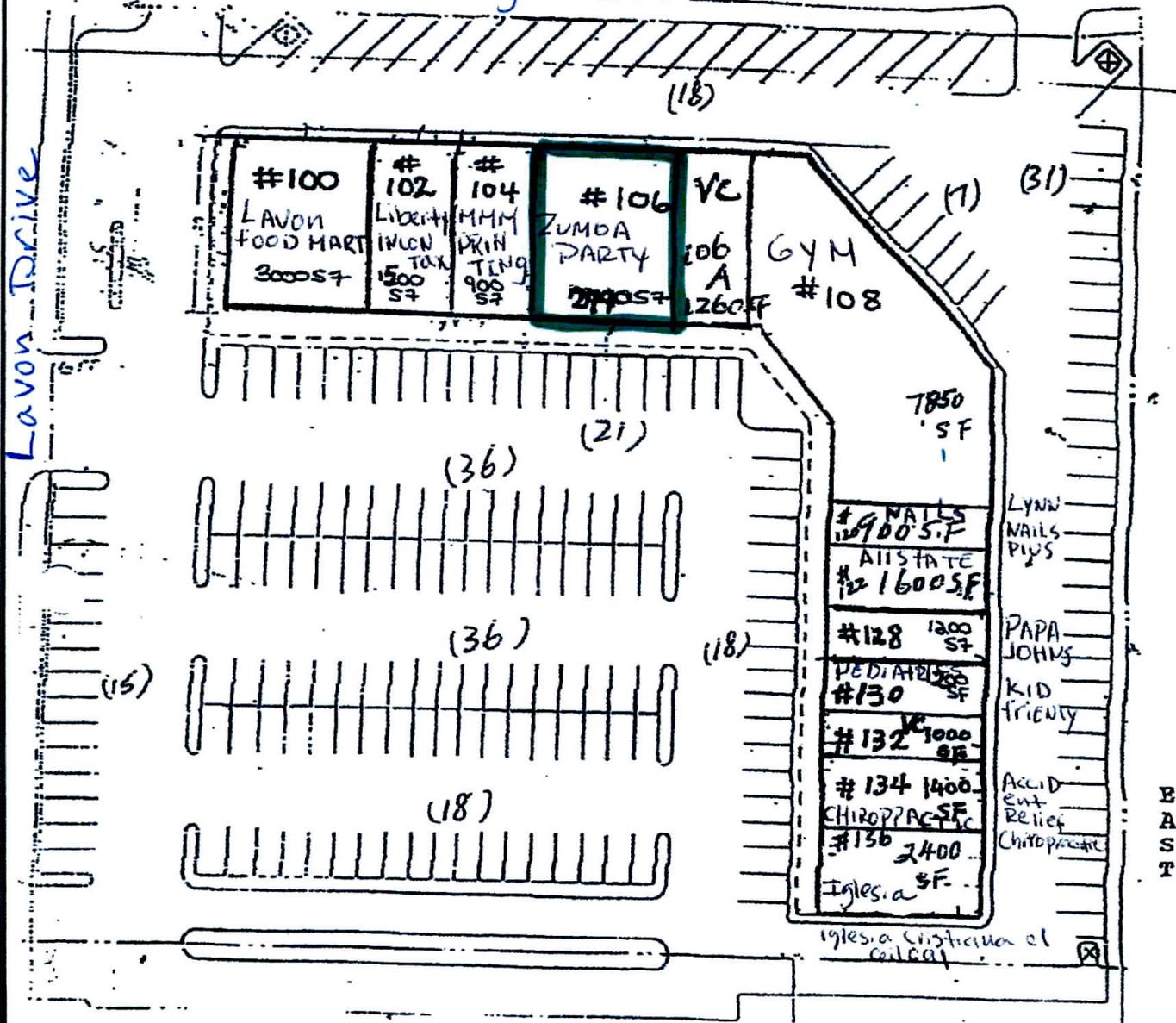
2376 Lavon Drive, Suite 106

- I. **Statement of Purpose:** The purpose of this Specific Use Provision is to permit a Reception Facility subject to conditions.
- II. **Statement of Effect:** This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. **General Regulations:** All regulations of the Community Retail (CR) District as set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.
- V. **Specific Regulations:**
- A. Time Period: The Specific Use Provision shall be in effect for period of 10 years.
- B. Applicability: The Specific Use Provision shall only apply to Suite 106.
- C. Site Plan: Development shall be in general conformance with the site plan labeled Exhibit C.
- D. Days and Hours of Operation: The Reception Facility shall not operate outside the hours of 6:00 p.m. to 2:00 a.m. on Friday, Saturday and Sunday.
- E. Parking: Reception Facility parking is prohibited behind the building.

CARRIAGE HOUSE SHOPPING CENTER
 2376 Lavon Drive
 Garland, Texas 75040

NORTH

Carriagehouse Lane.



Building = 27,200 SF SOUTH
 Parking spaces = 200 spaces
 Parking spaces required = spaces.

REPORT & MINUTES

P.C. Meeting, September 21, 2015 (7 Members Present)

Consideration of the application of Elmer de Jesus Cruz, requesting approval of a Specific Use Provision for Reception Facility on a property zoned Community Retail (CR) District. This property is located at 2376 Lavon Drive, Suite 106. (District 1) (File Z 15-33)

The applicant, Elmer Cruz, 4738 Grove Tree, addressed parking concerns, provided clarification on the types of events that will be held and stated the hours of operation would be 6 p.m. – 2 a.m.

Commissioner Fisher and Moore asked if the applicant had met with anyone from the surrounding neighborhood. The response from the applicant and Mr. Caton was no.

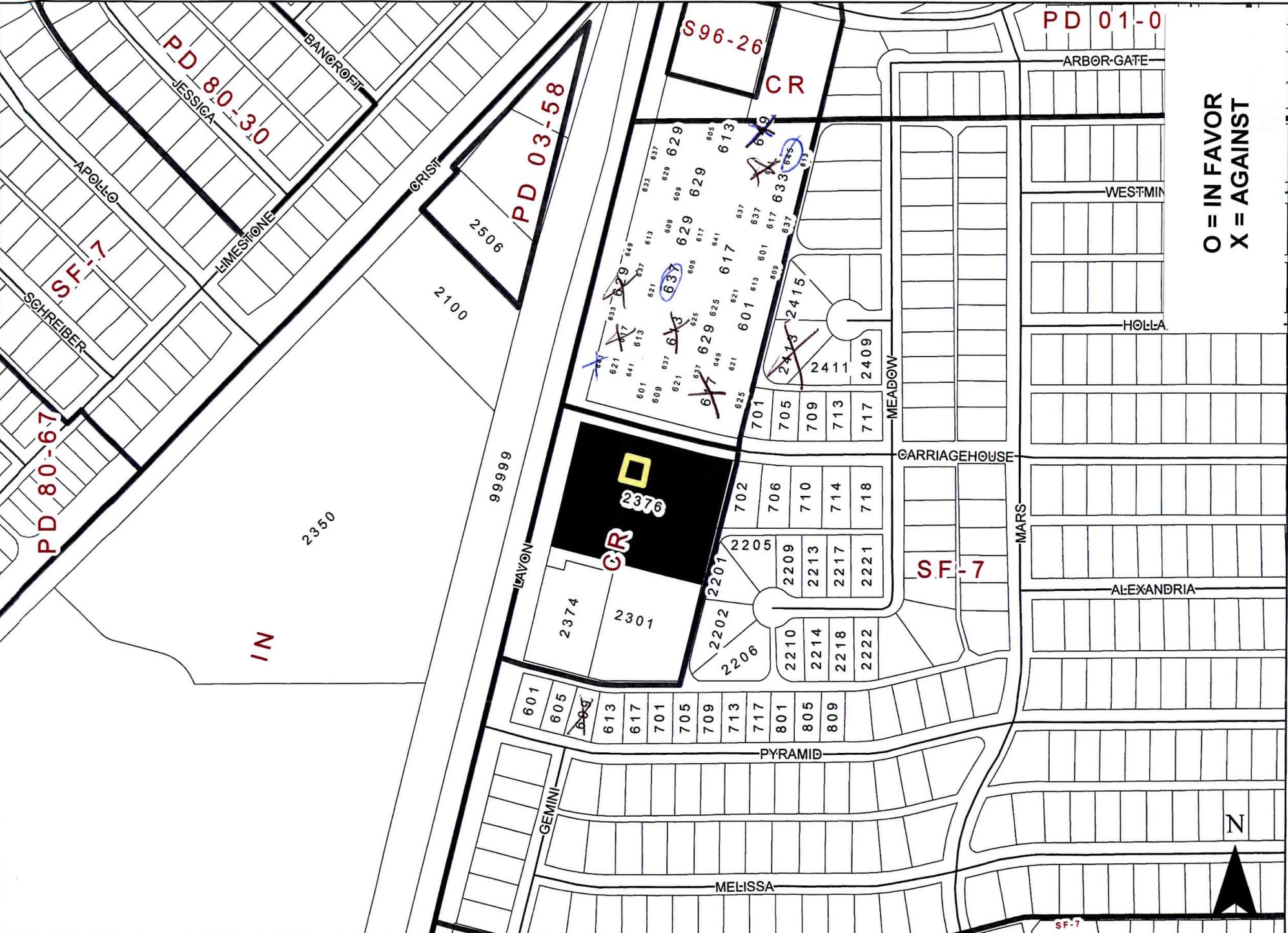
Speaking in opposition of the request, Chris Caton, 641 Carriagehouse Lane, Unit 8K, Garland, TX spoke of concerns regarding parking, traffic and noise.

Motion was made by Commissioner Fisher, seconded by Commissioner Moore to close the Public Hearing. **Motion carried: 7 Ayes, 0 Nays.**

Commissioners spoke in favor of the request with the stipulation that parking not be allowed behind the building. They went on to suggest the applicant meet with the surrounding neighborhood and try to resolve any problems there may be.

Commissioner Ott also stated not one of the adjoining businesses came to speak against nor did they oppose the request.

Motion was made by Commissioner Ott, seconded by Commissioner Vera to approve the request with the condition that parking will not be allowed behind the facility. **Motion carried: 7 Ayes, 0 Nays.**



O = IN FAVOR
X = AGAINST

IN

0 140 280 Feet
1 inch = 300 feet

ZONING Z 15-33

 INDICATES AREA OF REQUEST



GARLAND

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

September 8, 2015

HEARING DATE/TIME: Plan Commission: September 21, 2015 - 7:00 PM

APPLICANT: Elmer de Jesus Cruz

File Z 15-33

Dear Property Owner:

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Note: The applicant requests approval of a Specific Use Provision to operate a reception facility from Suite 106.

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

(Please Check One Below)

I am in favor of the request

I am opposed to the request.

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

too noisy, too close to residential area

(Please complete the following information)

Your Property Address

Robert C. Shugart & Deborah A. Shugart

Printed Name

1649 Carriagehouse Ln, # 7M, Garland, TX 75040

Address

City, State

Zip

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

Signature

Title

Date: 9-16-15



GARLAND

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

September 8, 2015

HEARING DATE/TIME: Plan Commission: September 21, 2015 – 7:00 PM

APPLICANT: Elmer de Jesus Cruz

File Z 15-33

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(Please Check One Below)

I am in favor of the request.

I am opposed to the request.

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

TRAFFIC, (can't get on Lavon road), noise, Alcohol, not enough parking, people milling around, scared at night.

(Please complete the following information)

Your Property Address

Jo C. Byrum

Printed Name

641 Carriage House Ln #K6 Garland, TX 75040

Address

City, State

Zip

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

Signature

Date:

9/14/15

Title

Home Owner



GARLAND

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

September 8, 2015

HEARING DATE/TIME: Plan Commission: September 21, 2015 – 7:00 PM

APPLICANT: Elmer de Jesus Cruz

File Z 15-33

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(Please Check One Below)

I am in favor of the request.

I am opposed to the request.

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

This is a Residential neighborhood. I live directly across the street from the proposed property.

(Please complete the following information)

Your Property Address

FRANK AND Deanna Roberts
649 Carriagehouse #5m Garland TX 75040

We have already had to call police due to the loud music - several times

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

Signature

Deanna Roberts
[Signature]

Title

owner

Date:

9-14-15



Deanna Or Frank Roberts Jr
Charles Haupt Jr
649 Carriagehouse Ln Apt 5M
Garland, TX 75040



GARLAND

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

September 8, 2015

HEARING DATE/TIME: Plan Commission: September 21, 2015 – 7:00 PM

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(Please Check One Below)

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

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

(Please complete the following information)

Your Property Address
 Printed Name NIAREDEY NET
 Address 617 Carriagehouse Ln E6 City, State Garland, TX Zip 75040

The above statements reflect my (our) opinion regarding the proposed request(s).
 Signature Niaredey Net Title home owner

Date: 9/16/2015



GARLAND

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

September 8, 2015

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APPLICANT: Elmer de Jesus Cruz

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(Please Check One Below)

I am in favor of the request.

I am opposed to the request.

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

(Please complete the following information)

Your Property Address 2413 Meadow Ct.

Printed Name Barry Miller

Address 2413 Meadow Ct. City, State Garland, TX Zip 75040

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

Signature [Signature] Title Home Owner

Date: 9-15-2015



GARLAND

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

September 8, 2015

HEARING DATE/TIME: Plan Commission: September 21, 2015 – 7:00 PM

APPLICANT: Elmer de Jesus Cruz

File Z 15-33

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(Please Check One Below)

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

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

None

(Please complete the following information)

Your Property Address * TUYET MAI LE

Printed Name

Address 637 Carriagehouse Ln # J6 ; Garland, TX 75040 City, State Zip

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

* [Signature] NA

Signature Title

Date: 09/14/2015



GARLAND

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

September 8, 2015

HEARING DATE/TIME: Plan Commission: September 21, 2015 – 7:00 PM

APPLICANT: Elmer de Jesus Cruz

File Z 15-33

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(Please Check One Below)

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

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

*Increase in noise, crime, traffic, etc.
flow of traffic, accident.*

(Please complete the following information)

Your Property Address

EDNA + ERNESTO RODRIGUEZ
 Printed Name
629 CARRIAGEHOUSE LN # 614 GARLAND TX 75040
 Address City, State Zip

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

Edna Ernesto Rodriguez *Owner*
 Signature Title

Date: 9-18-2015



GARLAND

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

September 8, 2015

HEARING DATE/TIME: Plan Commission: September 21, 2015 – 7:00 PM

APPLICANT: Elmer de Jesus Cruz

File Z 15-33

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(Please Check One Below)

I am in favor of the request.

I am opposed to the request.

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

I am currently living in California.

(Please complete the following information)

Your Property Address

Trang Tran

Printed Name

613 Carriagehouse Ln. D-7 Garland, TX 75040

Address

City, State

Zip

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

Signature

Title

Date: 9/20/15



GARLAND

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

September 8, 2015

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APPLICANT: Elmer de Jesus Cruz

File Z 15-33

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(Please Check One Below)

I am in favor of the request.

I am opposed to the request.

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

(Please complete the following information)

Your Property Address

645 CARRIAGEHOUSE LN # 6L

Printed Name

ANSON O'CONNOR JR GARLAND, TX 75040

Address

City, State

Zip

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

Signature

[Handwritten Signature]

OWNER

Title

Date:

20 SEPT, 2015



Planning Report

R-Delta Engineers, Inc.

Northeast of the intersection of Telecom Parkway and Lookout Drive

REQUEST

Approval of 1) a Master Concept Plan, 2) a Detail Plan and 3) a Specific Use Provision for an Electrical Substation on a property zoned Planned Development (PD) District 15-20 for Mixed Use.

OWNER

Texas Health Resources

PLAN COMMISSION RECOMMENDATION

On September 21, 2015, the Plan Commission, by a vote of six (6) to zero (0), recommended approval of 1) a Master Concept Plan, 2) a Detail Plan and 3) a Specific Use Provision for an Electrical Substation on a property zoned Planned Development (PD) District 15-20 for Mixed Use.

STAFF RECOMMENDATION

Approval of 1) a Master Concept Plan, 2) a Detail Plan and 3) a Specific Use Provision for an Electrical Substation on a property zoned Planned Development (PD) District 15-20 for Mixed Use.

The electrical substation is a supportive use to the main residential and non-residential developments envisioned for this area. The nature of this type of use is in a manner that will be passive in activity and has been designed with sensitivity to the street frontage and adjacent properties. The development potential of the adjacent properties would not be diminished with approval of the substation as the PD outlines flexibility to develop creative solutions to ensure compatibility.

BACKGROUND

In May 2015, City Council approved a Planned Development (PD) District for Mixed Uses which encompassed approximately 300 acres of land in the vicinity of SH 190 and Campbell Road; generally bound by SH 190, Holford Road, and the northern city limits. The subject property was included in the Planned Development with the understanding that a substation would be forthcoming subject to any subsequent required approvals. Per PD 15-20, an electrical substation requires approval of a Specific Use Provision. Additionally, the PD requires approval of a Master Concept Plan and Detail Plan for each project

developed under the PD. The PD allows for administrative approval of Master Concept Plans and Detail Plans in conformance with each PD standard and applicable sections of the GDC. Since some alternative standards are being requested to the PD as well as the need for the SUP, the request must be heard through the typical public hearing process.

SITE DATA

The subject property contains approximately 19.96 acres with approximately 1,136 feet of frontage along Lookout Drive and approximately 630 feet of frontage along Telecom Parkway. The property is bound to the north by the city limits line and is adjacent to the City of Richardson.

USE OF PROPERTY UNDER CURRENT ZONING

The current zoning of the subject property is a Planned Development District for Mixed Uses. The intent of the proposed Planned Development is to create a mixed-use area with a variety of land uses, pedestrian-oriented amenities and open space and urban design aesthetic. The desired mix of uses is a balance of non-residential and residential within a context that will allow for the maximum utilization of land.

CONSIDERATIONS

1. Land Use/Specific Use Provision

The proposed development consists of a 14.440 acre Garland Power and Light electrical substation and a 5.558 acre Oncor substation. The first phase of construction will include civil site development for the entire 19.998-acre tract, construction of the Oncor Substation improvements, and construction of the GP&L Phase 1 Substation improvements. Future expansion of the GP&L Substation will include additional circuit breakers, switches, support structures, buswork, transformers, and associated components as load demands increase. The Master Concept Plan and Site Plan both depict the ultimate buildout of the GP&L Substation. The Oncor Substation site will be platted as a single lot. The GP&L Substation site will be platted into two lots, a 13.12+/- acre site for the substation and a 1.32+/- acre site for a City of Garland public safety radio tower site. The GP&L Substation lot will also have a secured area for up to five 138kV transformers to serve the proposed data center across Lookout Drive. Three of these transformers are proposed in the first phase of project construction.

The proposed electrical substation may appear to not align with the overall intent of the Planned Development (PD) District for Mixed Uses. However, as a valuable utility service the electrical substation is a supportive ancillary use to the main residential and non-residential developments envisioned for this area. The capabilities of the substation provide an important infrastructure that is specifically designed for projects within the Planned Development, most specifically the proposed data center.

2. Master Concept Plan

The Planned Development regulations are very specific and regulate not only the uses and development standards but also the process for approval of Master

Concept Plans and Detail Plans. Section IV of the PD regulations dictates that Master Concept Plans that are consistent with the adopted Zoning Framework Plan, PD requirements and applicable sections of the Garland Development Code (GDC) may be approved by the Director of Planning. Otherwise, the Master Concept Plans must be approved through the public hearing process through Plan Commission and City Council. The same process is in place for Detail Plans that are evaluated for consistency with the approved Master Concept Plans and PD regulations. Based on the type of use, there are a number of PD standards that are not applicable and therefore will not be provided for with the substation. Additionally, the Specific Use Provision is required, so a Type II application is most appropriate for this project.

The Master Concept Plan reflects the required information including but not limited to the delineation of the character zones per the adopted Zoning Framework Plan, the proposed location of required open space, statistical information including gross acreage, maximum lot coverage, setbacks, landscape concept plan, and confirmation of the development standards set as flexible within the PD.

3. Detail Plan

The PD regulations outline specific development standards that are applicable to properties within the PD boundary. The standards are intentionally flexible to allow for them to be tailored to the specific project while maintaining a level of consistent development throughout the area. The standards identified as flexible under the PD have been defined and included within the attached Development Standards Table. The Detail Plan has been developed with these established standards and aligns with the applicable sections of the PD.

4. Frontage Standards

Within the Employment Mixed Use Zone, there are special frontage standards along Lookout Road that apply to the substation site. Those include limited parking along the street frontage, street intersections anchored by building facades and additional parking screening. The property does not provide for any parking spaces as the site is unmanned with the exception of regular maintenance. Vehicles can park within the extended drive approach areas provided. Additionally, no buildings are provided onsite to establish a building massing at intersections.

5. Screening/Landscaping Standards

The purpose of the landscaping standards within the PD is to enhance pedestrian and open space areas while delineating a screening buffer between pedestrians and vehicular circulation, utility functions and incompatible adjacent developments. The applicant is providing a wrought iron style, steel security fence with masonry columns along the perimeter of the property along Lookout Drive, Telecom Parkway and the eastern property line. The wrought iron style, steel security fence will continue along the northern property line without the masonry columns. The applicant is providing trees at a rate of one (1) per thirty (30) linear feet along Lookout Drive. The existing trees along the drainage area immediately abutting Telecom Parkway will remain. Additionally, evergreen shrubs that will grow to a minimum height of six (6) feet will be planted along the fencing along both street frontages and the eastern property line. This will provide ample

screening of the site as well as provide mitigation of the visual impact on the immediately adjacent properties.

6. Street Design Standards

No additional streets will be provided with the substation; therefore, these standards do not apply. There is a requirement per the PD that block lengths longer than 1,000 feet be bisected by a walking path or pedestrian cut-through. Given the secured nature of the site, no pedestrian cut-through will be provided.

7. Open Space Standards

The minimum requirement for open space in the PD is 10 percent of the gross area of the site. The landscape plan indicates approximately 18 percent of the property will be dedicated as open space.

8. Building Design Standards/Architectural Design Standards

The PD outlines specific building frontage build-to-zones, façade orientation and dedicated architectural features along the street frontage. The site will not have any habitable buildings. There are unmanned enclosures that house equipment that are constructed of metal siding. These enclosures are setback from Lookout Drive in distances ranging from 263 feet to 300 feet from the right-of-way. The applicant is constructing a screening wall along the property within the build-to-zone to provide for a semblance of a street wall definition as permissible within the PD.

9. Parking

As previously mentioned, no parking will be provided with the substation. The required bicycle parking for non-residential uses will not be provided.

10. In addition to the electrical substation, a new 175 foot monopole tower and equipment shelter will be installed near the northern portion of the property. The tower is the City of Garland public safety communications monopole. Per Section 2.65(Q) of the GDC, any publicly owned antennae or antenna support structure is allowed in any zoning district (such as public safety communications). Therefore, the public safety communications monopole is not a part of the Specific Use Provision request but is included in the boundary of the subject property.

COMPREHENSIVE PLAN

The Future Land Use Map for Envision Garland identifies this area as appropriate for Business Centers. Business Centers represent clusters of business offices and/or low-impact industry whose development and operations result in minimal negative effects to adjacent development types. This includes supporting land uses (retail, services, restaurants, meeting facilities, and entertainment) and may include residential components within a coordinated development. As a vital utility service, the proposed use provides support for the ongoing development efforts within the area that are consistent with the Comprehensive Plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

Amongst the subject property are developed properties that were excluded from the Planned Development District 15-20. Those properties are zoned within a variety of Planned Developments and are developed with different uses included a Montessori school, medical office, church, place of worship and an assisted living facility under construction. The property to the north is within the City of Richardson and is developed with office and light commercial uses.

The subject property is immediately adjacent to property to the east that is within PD 15-20. As further development occurs, the adjacent property will likely include additional measures to ensure compatibility with the substation. The landscaping and screening provided by the applicant aid in mitigating the visual impact on the adjacent properties.

Prepared By:

Chasidy Allen, AICP
Principal Planner

Date: September 29, 2015

Reviewed By:

Will Guerin, AICP
Director of Planning

Date: October 1, 2015

Reviewed By:

Bryan L. Bradford
City Manager

Date: October 12, 2015

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE 15-32

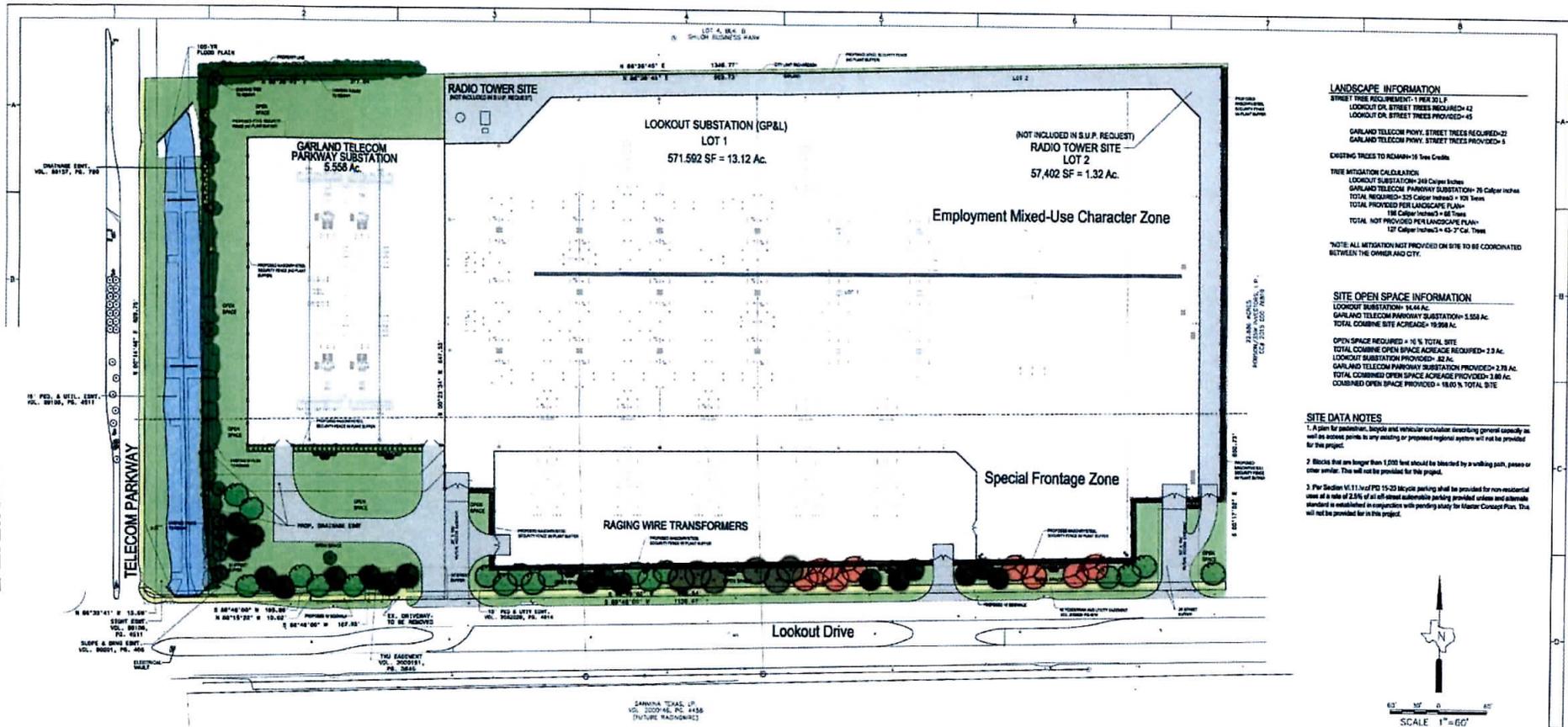
Northeast of the intersection of Telecom Parkway and Lookout Drive

- I. **Statement of Purpose:** The purpose of this Planned Development District is to allow for an electrical substation subject to conditions.
- II. **Statement of Effect:** This Planned Development District shall not affect any regulation found in the Garland Development Code (GDC), Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. **General Regulations:** All regulations in Ordinance 6773 Garland Development Code (GDC), are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. **Development Plans:**
 - A. Master Concept Plan: The site shall generally comply with the Master Concept Plan as reflected in Exhibit C.
 - B. Detail Plan: Development shall be in general conformance with the approved Detail Plan set forth in Exhibit D; however, in the event of conflict between the Detail Plan and the conditions, the conditions shall prevail.
- V. **Specific Regulations:**
 - A. Regulating Plan: All uses, conditions, processes and standards shall be as provided within Planned Development (PD) District 15-20 unless otherwise specified by this ordinance.
 - B. Specific Use Provision: A Specific Use Provision shall be granted for an electrical substation for an indefinite time period.
 - C. Parking: No vehicular or bicycle parking shall be provided.
 - D. Fencing: An eight (8) foot tall wrought iron style, steel security fence with masonry columns shall be provided along the southern, eastern and western property lines. The wrought iron style, steel

EXHIBIT B

security fence shall be provided along the northern property line without masonry columns as reflected in Exhibit F.

- E. Screening and Landscaping: One (1) per thirty (30) linear feet along Lookout Drive. The existing trees along the drainage area immediately abutting Telecom Parkway will remain. Additionally, evergreen shrubs that will grow to a minimum height of six (6) feet will be planted along the fencing along both street frontages and the eastern property line as reflected in Exhibit E.
- F. Street Design Standards: No pedestrian cut-through or bisecting walking path shall be provided.
- G. Open Space Standards: Approximately 18 percent of gross area shall be dedicated as open space as reflected in Exhibit E.
- H. Building Design Standards/Architectural Design Standards: The building design/architectural design standards established with Planned Development (PD) District 15-20 will not apply to the equipment enclosures.



LANDSCAPE INFORMATION
 STREET TREE REQUIREMENT-1 PER 20 LF
 LOOKOUT DR. STREET TREES REQUIRED-42
 LOOKOUT DR. STREET TREES PROVIDED-45

GARLAND TELECOM PARKWAY STREET TREES REQUIRED-23
 GARLAND TELECOM PARKWAY STREET TREES PROVIDED-4

EXISTING TREES TO REMAIN-16 See Codes

TREE MITIGATION CALCULATION
 LOOKOUT SUBSTATION= 248 Caliper Inches
 GARLAND TELECOM PARKWAY SUBSTATION= 76 Caliper inches
 TOTAL REQUIRED= 325 Caliper Inches
 196 Caliper Inches = 48 Trees
 TOTAL NOT PROVIDED PER LANDSCAPE PLAN= 127 Caliper Inches = 45-7 Cal. Trees

*NOTE: ALL MITIGATION NOT PROVIDED ON SITE TO BE COORDINATED BETWEEN THE OWNER AND CITY.

SITE OPEN SPACE INFORMATION

LOOKOUT SUBSTATION= 16.64 AC
 GARLAND TELECOM PARKWAY SUBSTATION= 5.558 AC
 TOTAL COMBINE SITE ACREAGE= 19.998 AC

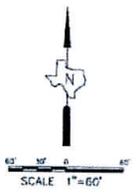
OPEN SPACE REQUIRED = 10 % TOTAL SITE
 TOTAL COMBINE OPEN SPACE ACREAGE REQUIRED= 2.0 AC
 LOOKOUT SUBSTATION PROVIDED= 82 AC
 GARLAND TELECOM PARKWAY SUBSTATION PROVIDED= 2.78 AC
 TOTAL COMBINE OPEN SPACE ACREAGE PROVIDED= 3.88 AC
 COMBINED OPEN SPACE PROVIDED = 19.60 % TOTAL SITE

SITE DATA NOTES

1. A plan for pedestrian, bicycle and wheelchair circulation connecting general usability as well as access points to any existing or proposed regional system will not be provided for this project.

2. Blocks that are longer than 1,000 feet should be bisected by a walking path, passage or other barrier. This will not be provided for this project.

3. Per Section 6.11.1 of PD 15-23 bicycle parking shall be provided for non-residential uses at a rate of 2.5% of all off-street automobile parking provided unless an alternate standard is established in cooperation with parking study for the future Concept Plan. This will not be provided for this project.



SARAHNA TEXAS, LP
 VOL. 2009-06, PG. 14-16
 (FUTURE REVISIONS)

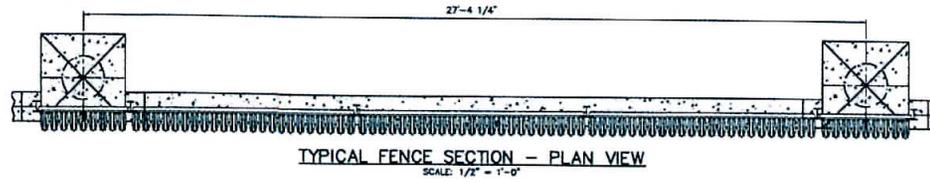
LEGEND

	CEDAR ELM		NELLIE R. STEVENS HOLLY
	TEXAS ASH		MARY HELL HOLLY
	CHINESE PISTACHE		TAYLOR JUNIPER
	SHERWOOD OAK		DWARF CRANE MYRTLE
	PHOTINA		RED YUCCA
			GLOBE ARBURA
			COMMON BARKLCA GRASS

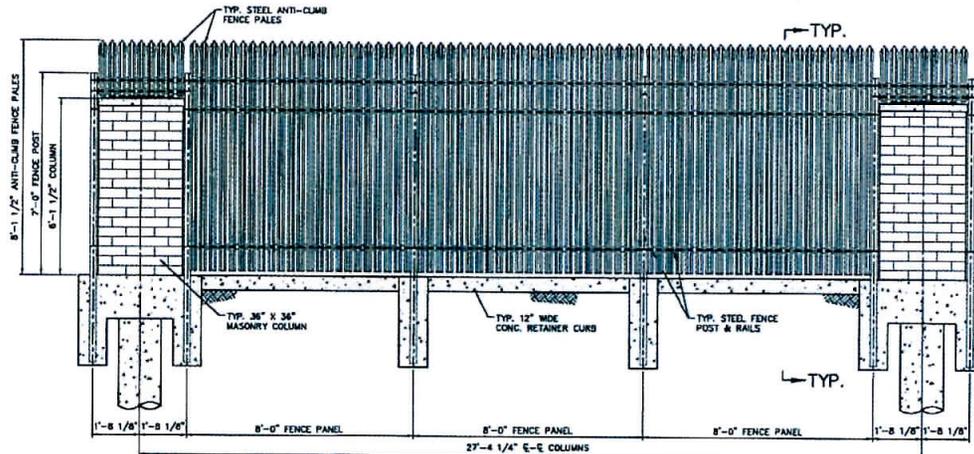
PLANT LIST

PLANT	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	COMMENTS	DROUGHT TOLERANT
10	10	Ulmus americana	Cedar Elm	2'-5"	6.6 Gal	Min. 2" DBH	Native
10	10	Fraxinus americana	White Ash	2'-5"	6.6 Gal	Min. 2" DBH	Native
10	10	Quercus macrocarpa	Post Oak	2'-5"	6.6 Gal	Min. 2" DBH	Native
10	10	Quercus laevis	Live Oak	2'-5"	6.6 Gal	Min. 2" DBH	Native
10	10	Quercus coccinea	Scarlet Oak	2'-5"	6.6 Gal	Min. 2" DBH	Native
10	10	Quercus prinus	White Oak	2'-5"	6.6 Gal	Min. 2" DBH	Native
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10	10						

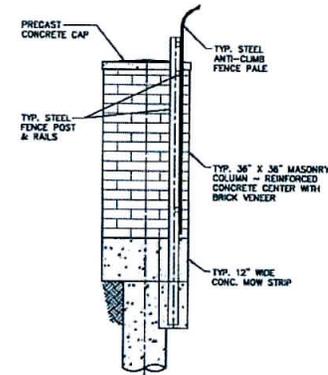
EXHIBIT F



TYPICAL FENCE SECTION - PLAN VIEW
SCALE: 1/2" = 1'-0"



TYPICAL FENCE SECTION - FRONT ELEVATION
SCALE: 1/2" = 1'-0"



TYPICAL FENCE SECTION - SECTION VIEW
SCALE: 1/2" = 1'-0"

NOTE:
SECURITY FENCE WITH MASONRY COLUMNS SHOWN IN THESE DETAILS, SECURITY FENCE IS SIMILAR AND CONSISTS OF THE 8-FOOT PANELS SHOWN BUT WITH THE MASONRY COLUMNS OMITTED.

CASE No. 150625-3

REV	DATE	REV BY	P.M.	ENG.	REVISION/RELEASE
0	8/3/2015	RDE	FAP	C.R.	ISSUE FOR CONSTRUCTION

GARLAND
GARLAND POWER & LIGHT
618 Main Street
Garland, TX 75040
Ph. (972) 494-5031
Fax (972) 487-2270
www.rdelta.com
TBPE No. F-1515

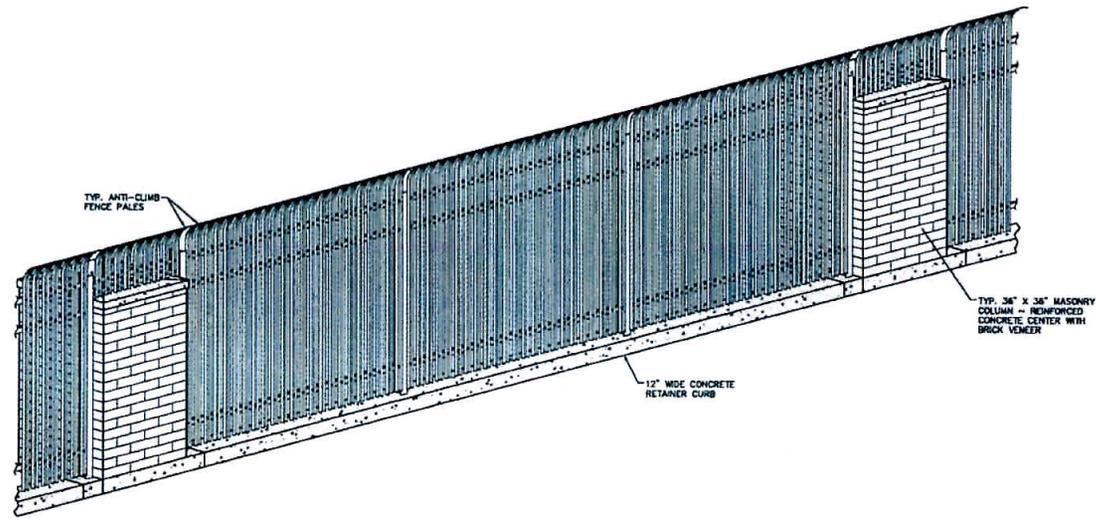
rdelta
ENGINEERS

PRELIMINARY
FOR INFORMATION ONLY
BY: FRANK A. POLMA
P.E. #0274
R-Delta Engineers, Inc.
Date: September 9, 2015
NOT FOR CONSTRUCTION, BIDDING
OR PERMITTING PURPOSES

JOB NO. 2256-14	DESIGN BY FAP
CHECKED	CODE
PLANNED	CHECKED BY RDE
LAST UPDATE BY	
DRAWN: WBR	SCALE: AS NOTED
CHECKED:	DRAWING NO.:
APPROVED:	ISSUE:
FILENAME:	FD-1

LOOKOUT/GARLAND TELECOM
PARKWAY SUBSTATIONS
STEEL/MASONRY SECURITY
FENCE DETAILS
SHEET 1 OF 2

EXHIBIT F



TYPICAL FENCE SECTION - ORTHOGRAPHIC VIEW
SCALE: 1/2" = 1'-0"

NOTE:
SECURITY FENCE WITH MASONRY COLUMNS SHOWN IN THESE DETAILS. SECURITY FENCE IS SIMILAR AND CONSISTS OF THE 8-FOOT PANELS SHOWN BUT WITH THE MASONRY COLUMNS OMITTED.

CASE No. 150625-3

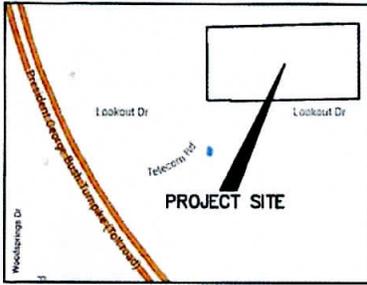
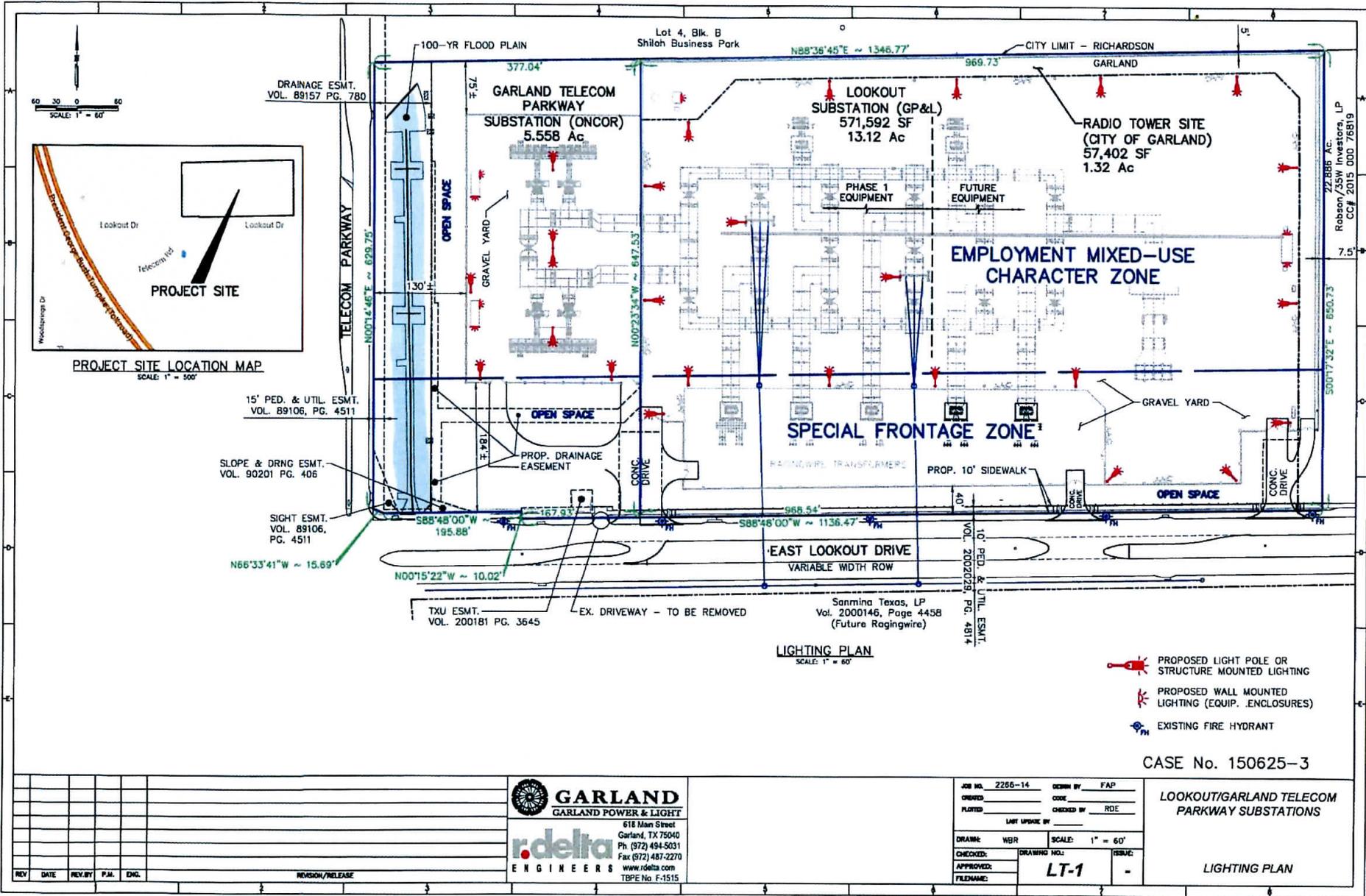
REV	DATE	REV. BY	P.L.	ENG.	REVISION/RELEASE
0	8/3/2015	RDE	FAP	C.R	ISSUE FOR CONSTRUCTION

GARLAND
GARLAND POWER & LIGHT
618 Main Street
Garland, TX 75040
Ph. (972) 484-5031
Fax (972) 487-2270
www.rdelta.com
TBPE No. F-1515

PRELIMINARY
FOR INFORMATION ONLY
BY: FRANK A. POLMA
P.E. 80274
R-Delta Engineers, Inc.
Date: September 9, 2015
NOT FOR CONSTRUCTION, BIDDING
OR PERMITTING PURPOSES

JOB NO. 2266-14	DESIGN BY FAP
CHECKED: _____	CODE _____
PLANNED: _____	CHECKED BY RDE
LAST UPDATE BY _____	
DRAWN: WBR	SCALE: AS NOTED
CHECKED: _____	DRAWING NO. _____
APPROVED: _____	ISSUE: _____
FILENAME: _____	FD-2

LOOKOUT/GARLAND TELECOM
PARKWAY SUBSTATIONS
STEEL/MASONRY SECURITY
FENCE DETAILS
SHEET 2 OF 2



PROJECT SITE LOCATION MAP
SCALE: 1" = 500'

DRAINAGE ESMT.
VOL. 89157 PG. 780

15' PED. & UTIL. ESMT.
VOL. 89106, PG. 4511

SLOPE & DRNG ESMT.
VOL. 90201 PG. 406

SIGHT ESMT.
VOL. 89106,
PG. 4511

TXU ESMT.
VOL. 200181 PG. 3645

Sanmina Texas, LP
Vol. 2000146, Page 4458
(Future Ragingwire)

LIGHTING PLAN
SCALE: 1" = 60'

- PROPOSED LIGHT POLE OR STRUCTURE MOUNTED LIGHTING
- PROPOSED WALL MOUNTED LIGHTING (EQUIP. ENCLOSURES)
- EXISTING FIRE HYDRANT

CASE No. 150625-3

REV	DATE	REV. BY	P.M.	ENCL.	REVISION/RELEASE

GARLAND
GARLAND POWER & LIGHT
616 Main Street
Garland, TX 75040
Ph: (972) 484-5031
Fax: (972) 487-2270
www.rdelta.com
TBPE No F-1515

rdelta
ENGINEERS

JOB NO. 2256-14	DESIGN BY FAP
ORDERED	CODE
PLATED	CHECKED BY RDE
LIST UPDATES BY	
DRAWN: WBR	SCALE: 1" = 60'
CHECKED:	DRAWING NO.:
APPROVED:	ISSUE:
FILENAME:	LT-1

LOOKOUT/GARLAND TELECOM
PARKWAY SUBSTATIONS

LIGHTING PLAN

22,885 AC.
Robson/SSW Investors, LP
CCF 2015 DDD 76819

50017.32 E ~ 850.73

US

CITY LIMIT - RICHARDSON
GARLAND

Lot 4, Blk. B
Shiloh Business Park

100-YR FLOOD PLAIN

GARLAND TELECOM
PARKWAY
SUBSTATION (ONCOR)
5.558 Ac

LOOKOUT
SUBSTATION (GP&L)
571,592 SF
13.12 Ac

RADIO TOWER SITE
(CITY OF GARLAND)
57,402 SF
1.32 Ac

EMPLOYMENT MIXED-USE
CHARACTER ZONE

SPECIAL FRONTAGE ZONE

EAST LOOKOUT DRIVE
VARIABLE WIDTH ROW

EX. DRIVEWAY - TO BE REMOVED

10' PED. & UTIL. ESMT.
VOL. 2002029, PG. 4814

TELECOM PARKWAY

N0014.46"E ~ 629.75'

OPEN SPACE

GRAVEL YARD

OPEN SPACE

PROP. DRAINAGE
EASEMENT

F. 7.81'

CONC. DRIVE

TRANSFORMERS

PROP. 10' SIDEWALK

GRAVEL YARD

OPEN SPACE

CONC. DRIVE

N0015.22"W ~ 10.02'

S88°48'00"W ~ 195.88'

F. 7.81'

S88°48'00"W ~ 1136.47'

968.54'

377.04'

N88°36'45"E ~ 1346.77'

969.73'

7.5'

F. 5.7'

N002°23'54"W ~ 647.53'

0

US

LOOKOUT/GARLAND TELECOM PARKWAY SUBSTATIONS PROJECT DESCRIPTION

General

The site development is proposed to provide electrical substation facilities to serve growing load demand in the North Garland area. The 19.998-acre tract of land considered in this zoning request will be subdivided by the City of Garland and Oncor Electric Delivery Company, LLC into the following:

- 14.440-acre Garland Power & Light "Lookout Substation"
- 5.558-acre Oncor "Garland Telecom Parkway Substation"

The first phase of construction will include civil site development for the entire 19.998-acre tract, construction of the Oncor Substation improvements, and construction of the GP&L Phase 1 Substation improvements. Future expansion of the GP&L Substation will include additional circuit breakers, switches, support structures, buswork, transformers, and associated components as load demands increase. The Master Concept Plan and Site Plan both depict the ultimate buildout of the GP&L Substation. The Oncor Substation site will be platted as a single lot. The GP&L Substation site will be platted into two lots, a 13.12+/- acre site for the substation and a 1.32+/- acre site for a City of Garland public safety radio tower site. The GP&L Substation lot will also have a secured area for up to five 138kV transformers to serve the adjacent RagingWire data center. Three of these transformers are proposed in the first phase of project construction.

Access and Fencing

Access to the GP&L Substation site will be through locked gates via three driveways, one shared with the Oncor Substation, one shared with the Radio Tower site, and a third to access the secured RagingWire transformer area. Access to the Oncor Substation will be through a locked gate via one driveway shared with the GP&L Substation. The overall site will be enclosed via a high security anti-climb steel fence. Masonry columns are incorporated into the perimeter security fence for the Telecom Parkway and Lookout Drive frontage as well as along the east boundary of the City of Garland property. The remainder of the perimeter will be enclosed by high security steel fencing without masonry columns. The fencing inside the substation yards will be chain link.

Open Space and Landscaping

The overall site provides approximately eighteen percent open space, well in excess of the required ten percent. Landscape screening is proposed along the entire Lookout frontage as well as along the east property line of the site in accordance with applicable ordinance requirements. Street tree plantings meeting the development standards are proposed for the entire Lookout Drive

frontage. The majority of the existing trees and shrubs along the Telecom Parkway frontage are proposed to remain in place and function as the site screening with minimal additional plantings.

Steel Structures

The substations will include steel tubular structures for transmission lines and equipment lightning shielding. These tubular structures will range in height from sixty-five feet to a maximum height of eighty-five feet. Substation steel support structures will have a maximum height of sixty. The radio tower is proposed to be a one-hundred seventy-five foot high steel monopole.

Setbacks, Lot Coverage, Parking

Building and fence front setbacks exceed the intent of the Planned Development guidelines due to the nature of the development. The Control Houses and Radio Equipment Shelter must be within a secure area and not accessible to the public. The proposed fence and building setbacks are illustrated on the attached exhibits and it is asserted that there is no aesthetic benefit associated with moving the Lookout Drive or Telecom Parkway fencing closer to the roadways.

The lot coverage, as defined by the limits of the perimeter fencing, is 15.17 acres, approximately 76-percent of the site area. The total block length for the development is 1,347-feet, under the 2,500-foot maximum allowed for an Employment Mixed Use character zone.

There are no defined parking spaces within the development as a) the substations are unmanned and controlled remotely, b) the entirety of the substation yards are surfaced with gravel and c) the sites are not open to access from the public. Since the sites are secured and have no public access, there is no pedestrian connectivity or bicycle circulation or parking within the development.

Schedule

The project is on a fast track schedule to meet increasing power demands in the area and to meet the requirements of the RagingWire data center. The substations are currently scheduled to be in service by June 2016. Future additions to the GP&L substation will be made when justified by additional load growth in the area.

REPORT & MINUTES

P.C. Meeting, September 21, 2015 (7 Members Present)

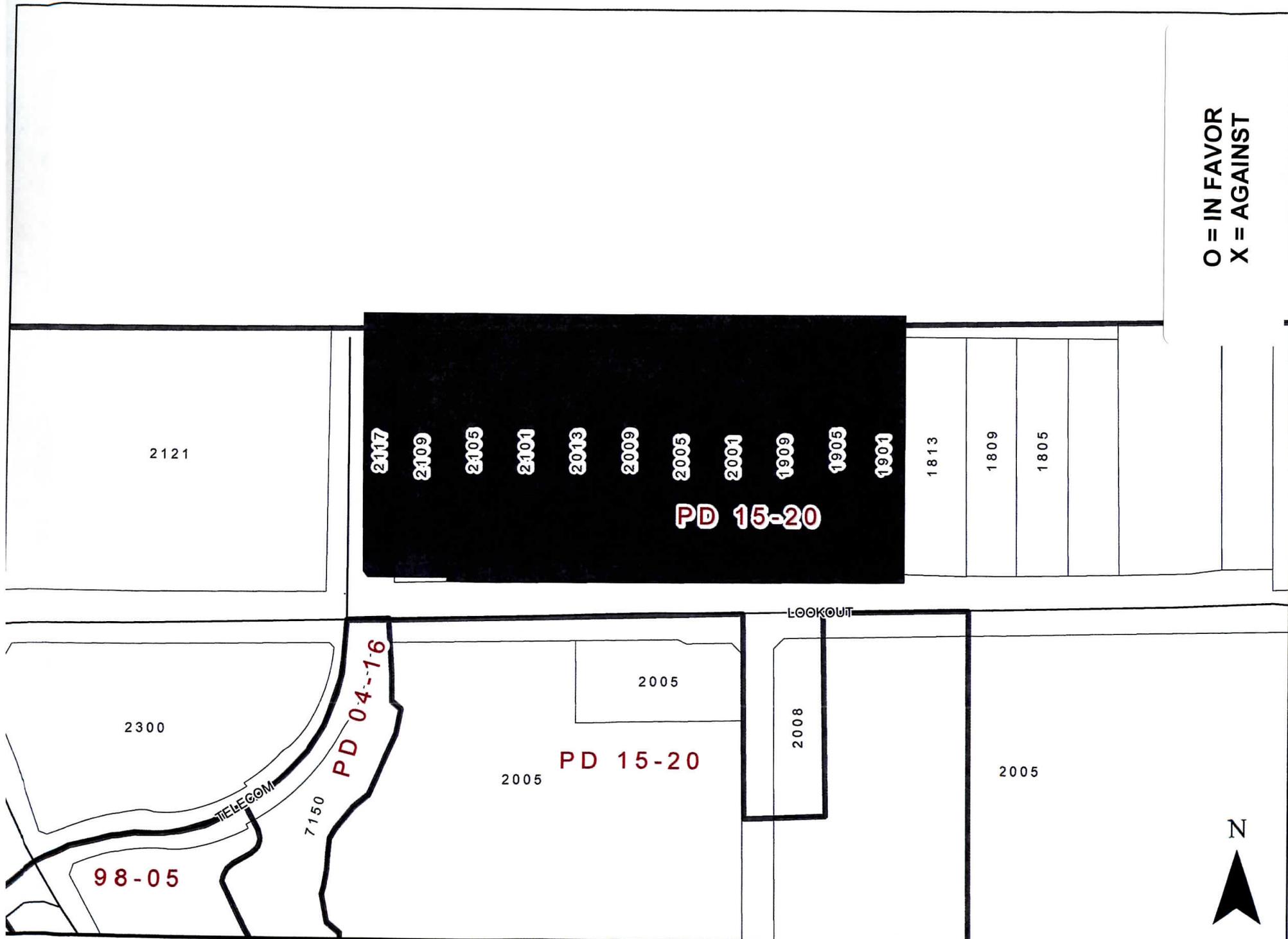
Consideration of the application of R-Delta Engineers, Inc., requesting approval of 1) a Master Concept Plan, 2) a Detail Plan and 3) a Specific Use Provision for an Electrical Substation on a property zoned Planned Development (PD) District 15-20 for Mixed Use. This property is located northeast of the intersection of Telecom Parkway and Lookout Drive. (District 1) (File Z 15-32)

The applicant Frank Polma, 618 Main Street, Garland, TX 75040 gave a brief overview of the request and remained available for questions.

There were no questions of this speaker.

Motion was made by Commissioner Moore, seconded by Commissioner O'Hara to close the Public Hearing and approve the request per staff recommendation. **Motion carried: 6 Ayes, 0 Nays.** Commissioner Fisher recused himself from this case.

O = IN FAVOR
X = AGAINST



ZONING Z 15-32

INDICATES AREA OF REQUEST

0 140 280 Feet
1 inch = 300 feet



We did not receive any replies for this case.



Planning Report

Arapaho Road Baptist Church

2256 Arapaho Road

REQUEST

Approval of a Specific Use Provision for a Day Care, Youth- Licensed Child Care Center on property zoned Single Family (SF-7) District.

OWNER

Arapaho Road Baptist Church

PLAN COMMISSION RECOMMENDATION

On September 21, 2015 the Plan Commission by a vote of seven (7) to zero (0), recommended approval of a Specific Use Provision for a Day Care, Youth-Licensed Child Care Center on property zoned Single Family (SF-7) District.

STAFF RECOMMENDATION

Approval of a Specific Use Provision for Licensed Child Care Center for a period of 25 years. Considering the location, the child care center would continue to provide a conveniently located service to nearby residents and patrons within the area.

BACKGROUND

Since approximately 1998 Arapaho Road Baptist Church has operated a children's program known as "ARK" which provided onsite religious education and child care. The "ARK" program primarily functioned as an auxiliary ministry of the church rather than a licensed childcare operation. The operation of ARK took place within an existing worship center building for approximately 7 of the 17 years. "ARK" then operated from within the building designated as the Child Care Center Building for the remaining 10 years. The initial operation was that of auxiliary or outreach but eventually grew into an operation consistent with a licensed child care facility.

"ARK" operations were suspended in 2013 leading to subsequent reorganization. In the interim Arapaho Road Baptist Church partnered with the International Texas Leadership to utilize a portion of the campus for the temporary charter school operations for ILT. The charter school operations were approved through Specific Use Permit [Provision] for a timeframe of no greater than one (1) year to allow the completion of the charter school's permanent facility. ILT relocated in June 2014.

The applicant proposes to reinstate the child care operations within the existing 27,500 square foot child care building on the subject property. The reinstatement

of the “ARK” program includes a reorganization and operational partnership whereby “ARK” will be known as Lionheart Children’s Academy. The applicant states that Lionheart Children’s Academy is licensed by the State of Texas and is in partnership with the Texas Department of Protective and Regulatory Services Licensing Division.

Licensed Child Care Centers require approval of a Specific Use Provision in the SF-7 District prior to operation.

SITE DATA

The overall site is approximately 8.539 acres; the site provides two access points along the approximately 670 feet of frontage along Arapaho Road. The child care center building is located to the rear of the worship center.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is restricted to the uses permitted the Single Family-7 (SF-7) District. This district allows for the development of Single-Family dwellings and institutional uses such as a church or school. While the church is a permitted use, the proposed licensed child care center requires approval of a Specific Use Provision.

In 2013 City Council approved Specific Use Permit [Provision] 13-27 for a Charter School (International Leadership of Texas) that is now expired. International Leadership of Texas is no longer located on the subject site.

CONSIDERATIONS

1. The child care center expects a maximum enrollment of 200 children ranging in age from 6 weeks old to 12 years old. The staffing of the child care center is in accordance with licensing standards for such child care operations. The center’s staff structure will include a program director as well as qualified teachers to lead the programming. Parents will be required to escort children into the building during the operating hours from 6:30 a.m. to 6:30 p.m., Monday through Friday.

2. The parking requirement for a Licensed Child Care Center is one (1) parking space for every 10 students, plus 1 per employee at maximum shift. The applicant has indicated that the proposed child care center will have an enrollment of up to 200 students and a maximum of 25 employees on a given shift; hence requiring 45 parking spaces. The site plan provided reflects 411 parking spaces. The applicant submitted a traffic circulation plan at the time of the SUP approval for International Texas Leadership. That plan reflects ingress to the site from the central and/or southern Arapaho Road drive approach then along a distinct path through the site then to back to the central access drive. The circulation to the child care center is likely to utilize the central and southern access drive for entry and exit. However, parents will be required to escort children into the building; therefore, traffic stacking will be limited.

3. The applicant proposes no building expansion or parking additions; accordingly no additional screening and landscaping are required. The site currently contains a row of intermittent shrubs along the western and northern property boundary adjacent to surrounding single family and community office districts.

4. **Special Standards**

The GDC section 2.52 (A) (8) requires special standards for youth day care centers and private schools including a fenced outdoor play area at a rate of sixty-five feet of play space per child based on the maximum licensed capacity of the facility. For Day Care Centers or Private Schools that are located within an office building, retail center, or other nonresidential structure, the outdoor play area requirement may be satisfied by providing an equivalent amount of indoor play space (such as a gymnasium or other enclosed area) that is conducive to recreational to recreational activities.

5. The church has developed two outdoor play areas adjacent to the child care center building, containing approximately 12,549 square feet and an indoor play area containing approximately 4,696 square feet. The total indoor and outdoor play area is 17,245 square feet; the site is providing approximately 86.23 square feet of play area for each child. Each of the outdoor play areas consist of all mulch which will be refreshed and enhanced in depth. The applicant has stated the play areas will be compliant with all state licensing regulations.

6. The day care special standards require the outdoor or indoor play areas be directly accessed from the main building. The play areas must also be completely enclosed by a minimum five-foot tall fence with at least two exits. The site plan reflects one outdoor play area contiguous with the child care building, while the second is directly adjacent to the building. Each of the play areas is enclosed with a chain link fence and provides two gates for access.

7. The outdoor play area must have large canopy trees at the rate of at least one tree per five hundred square feet of play area; the site is required 25 trees. The applicant has indicated the shading of the outdoor play area will be provided with one large tree in combination with a manufacturer supplied canopy.

8. Outdoor play areas must be screened by a minimum six-foot high solid fence along those portions of the play areas that are adjacent to residentially zoned property. The overall campus has portions with limited screening adjacent to the single-family development. The site plan reflects the play area and the residentially zoned properties are separated by an alley and a narrow landscape strip. The applicant has stated that each adjacent residence contains a six (6) foot privacy fence along the alley. There is no direct vehicular access from the subject property to the adjacent residences.

9. The applicant is requesting the Specific Use Provision for a period of twenty-five (25) years.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Traditional Neighborhoods for the subject property. Traditional neighborhoods provide areas for low to moderate density single-family detached residential housing. Traditional neighborhoods also accommodate convenience retail (goods and

services), office space, and public services. The traditional neighborhood development type is primarily characterized as low density, single family detached (between one and six dwelling units per acre). The proposed request is consistent with the recommendation of Envision Garland by providing a public service to the surrounding neighborhoods.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties adjoining the site along the southern property line are zoned Single-Family-7 (SF-7) District and are developed with single family dwellings. The property to the northeast across Arapaho Road is zoned Agriculture (AG) District and is undeveloped. Property to the north, across Arapaho Road, is zoned Planned Development (PD) District 99-49 for Neighborhood Office Uses and the property to the northwest is zoned Planned Development (PD) District 08-45 for Community Office. Both aforementioned sites are currently undeveloped.

The subject property is easily accessed by a major thoroughfare and is a generally low intensity use which does not negatively impact the nearby residential uses, particularly given the higher intensity of the previous charter school and nearby non-residential uses. The site is suitable for the proposed use given the location and surrounding land uses.

Prepared By:

Isaac Williams
Development Planner

Date: October 8, 2015

Reviewed By:

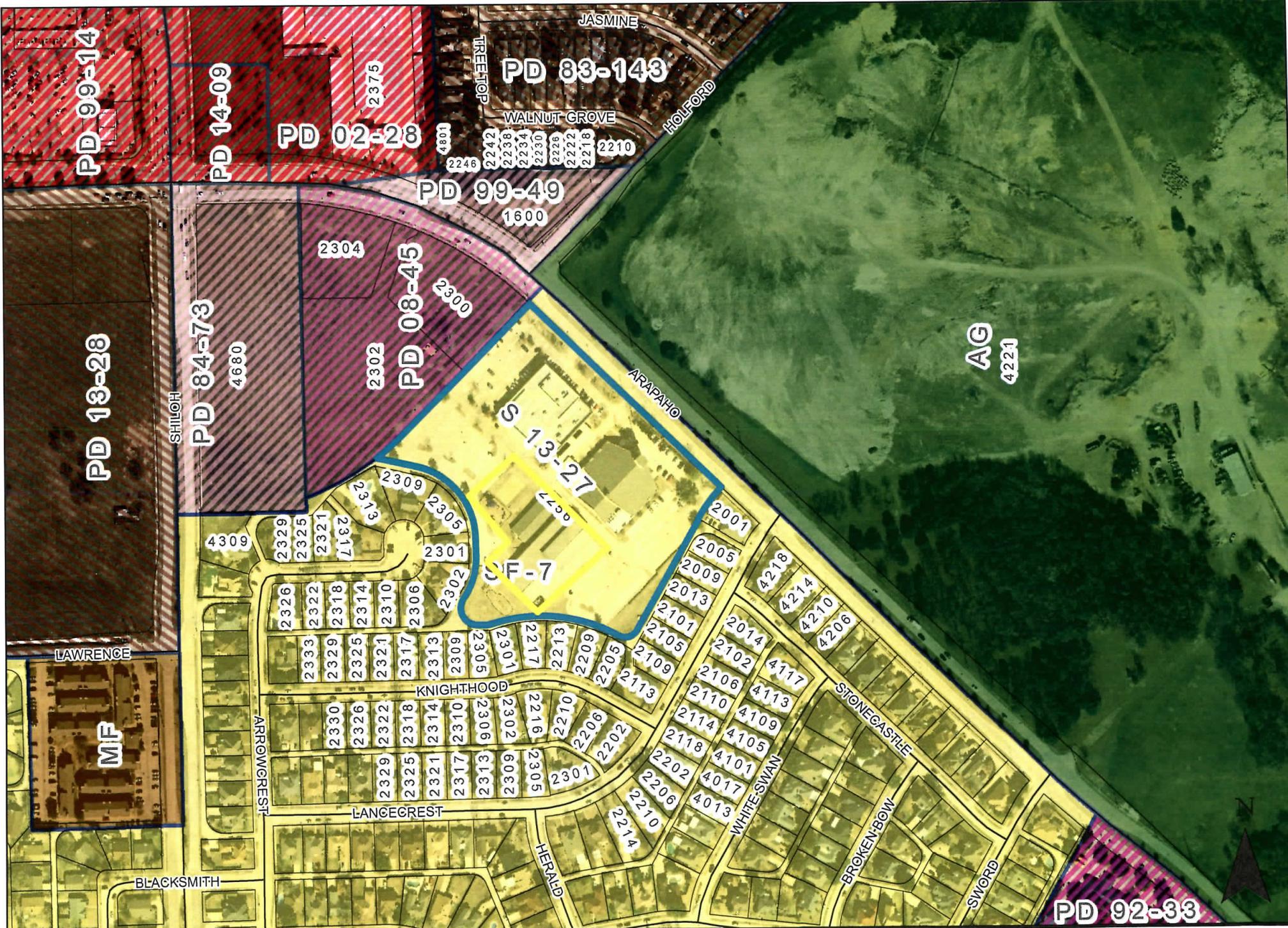
Will Guerin, AICP
Director of Planning

Date: October 9, 2015

Reviewed By:

Bryan L. Bradford
City Manager

Date: October 12, 2015



0 150 300 Feet
 1 inch = 300 feet

ZONING Z 15-34

 INDICATES AREA OF REQUEST

SPECIFIC USE PROVISION CONDITIONS

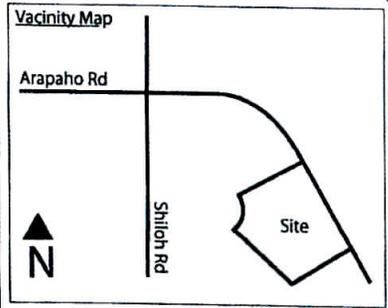
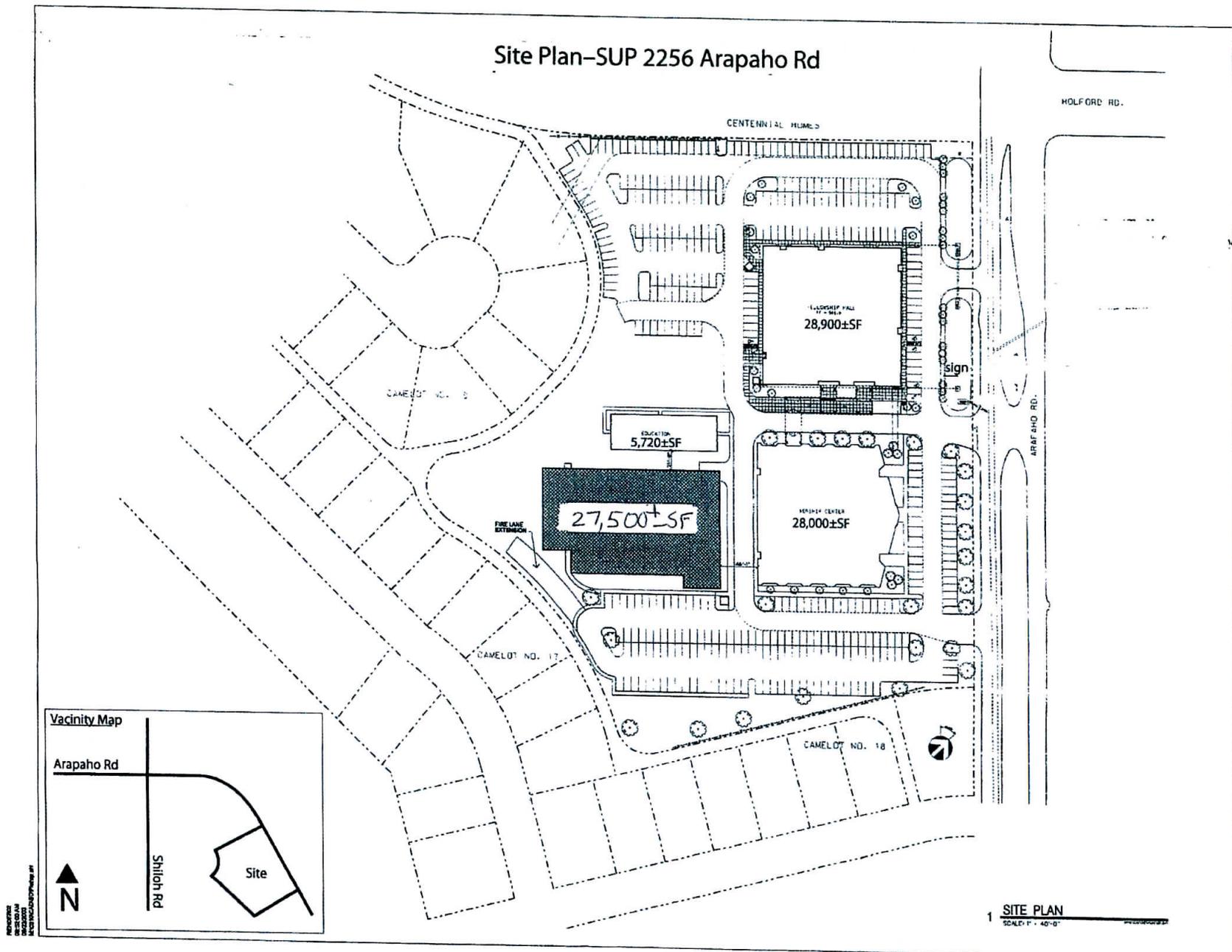
ZONING FILE 15-34

2256 Arapaho Road

- I. **Statement of Purpose:** The purpose of this Specific Use Provision is to permit a Day Care, Youth- Licensed Child Care Center on the subject property.
- II. **Statement of Effect:** This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended, except as specifically provided herein.
- III. **General Regulations:** All regulations of the Single Family-7 (SF-7) District set forth in Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. **Specific Regulations:**
- A. Site and Floor Plans: Development shall be in general conformance with the site and floor plans labeled Exhibit C.
- B. Time Period: The Specific Use Provision shall be in effect for a 25 year time period.
- C. Days and Hours of Operation: The child care center will operate Monday through Friday from 6:30 a.m. to 6:30 p.m.
- D. Maximum Number of Students: The maximum allowable number of students is 200.
- E. Outdoor/Indoor Play Area: The outdoor play area shall contain a minimum square footage of 12,549 square footage. The indoor play area shall contain approximately 4,696 square feet to accommodate a maximum of 200 children. The outdoor play area shall be enclosed with a chain link fence no less than four (4) foot tall with at least two (2) gates for access. The outdoor play area shall not be required any additional screening from adjacent residentially zoned property. The outdoor area shall otherwise be enclosed and shaded according to state licensing regulations.
- F. Parking Requirement: A minimum of 45 parking spaces are required for the Child Care Center.

EXHIBIT B

Site Plan-SUP 2256 Arapaho Rd



1 SITE PLAN
SCALE: 1" = 40'-0"

THIS DRAWING IS RELEASED UNDER THE AUTHORITY OF PUBLIC INFORMATION ACT, TEXAS, CHAPTER 552. THE ORIGINAL DRAWING IS IN THE POSSESSION OF THE ARCHITECT AND MAY NOT BE USED FOR REPRODUCTION WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

JJA Architects
JAMES J. ANDERSON, ARCHITECT
2216 ARAPAHO RD., GARLAND, TX 75044
972.261.1111

ARAPAHO ROAD
BAPTIST CHURCH
CHILDREN'S EDUCATION BUILDING
2216 ARAPAHO RD., GARLAND, TX 75044

09/14 09/23/09
SCHEMATIC DESIGN
SITE PLAN

S1

8.539 ACRES

EXHIBIT C

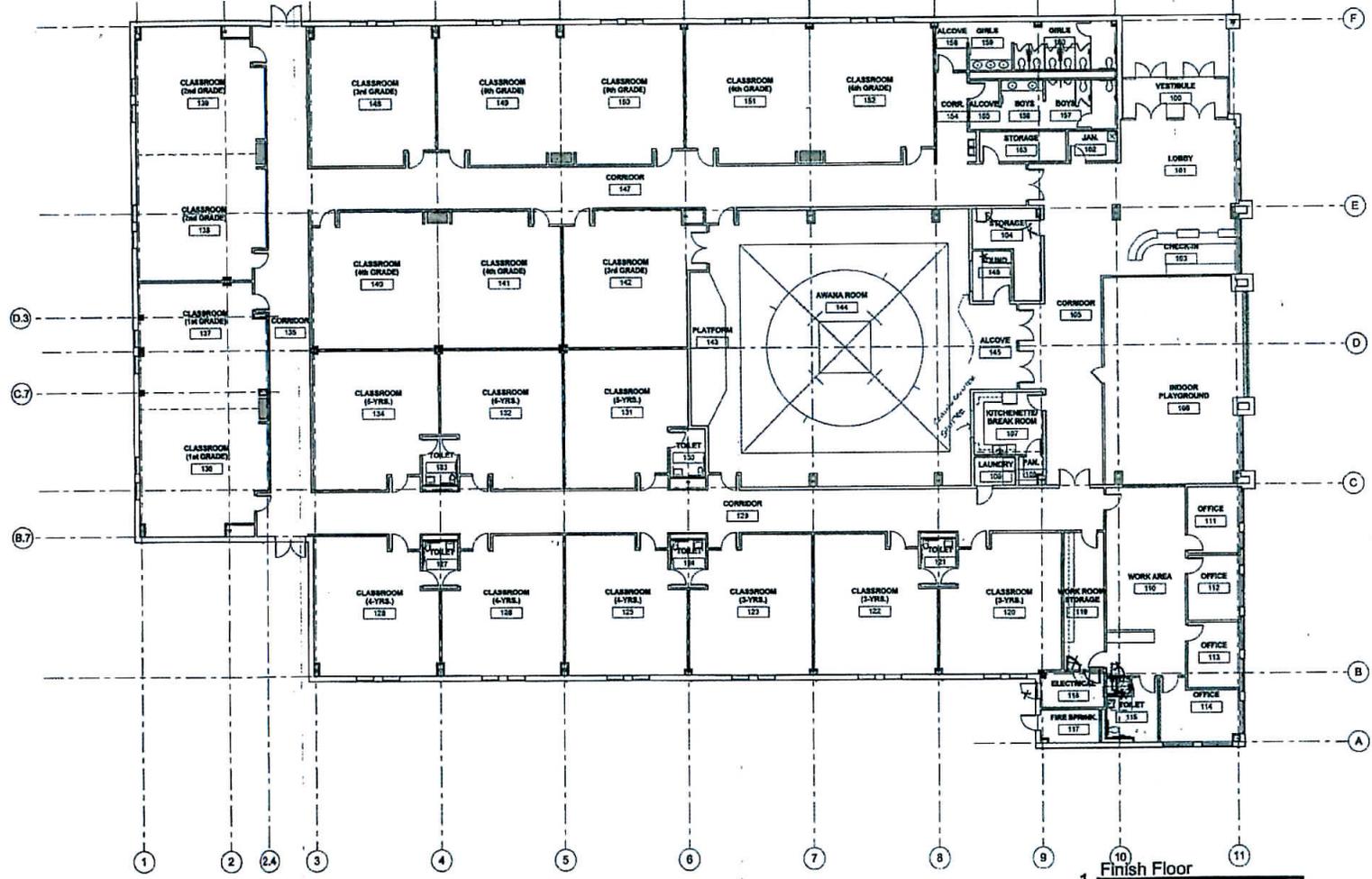
DOCUMENT APPROVAL AND AUTHORIZATION TO PROCEED
 The Design Development Documents for Arapaho Rd. Baptist Church,
 Garland, Texas, have been reviewed and approved as indicated.

Approved Approved with the following marked
 conditions on this sheet

HH Architects is authorized to proceed into the Contract Document Phase.
 Arapaho Rd. Baptist Church

By: *Carey Ching, Holly Jones* Date: *Dec 11, 2003*

EXHIBIT C



1 Finish Floor
 SCALE: 1/8" = 1'-0"

26,678 S.F.

FOR REVIEW ONLY
 NOT INTENDED FOR RECORDING
 PERMIT, OR CONSTRUCTION



Arapaho Rd. Baptist Church
 Children's Education Bldg.
 2256 Arapaho Rd. Garland, TX 75044

0118 12-11-03

Design Development
 Floor Plan

5.10

Z 15-34

Approval of a Specific Use Permit
for a Day Care, Youth- Licensed Child Care Center on
property zoned Single Family (SF-7) District.



Looking at child care building Single family- 7 (SF-7) District.



Looking south one of the outdoor play areas and adjacent buildings. Single family- 7 (SF-7) District.



Looking south one of the outdoor play areas. Single family- 7 (SF-7) District.



Facing north adjacent residential property from subject site. Single family- 7 (SF-7) District.

REPORT & MINUTES

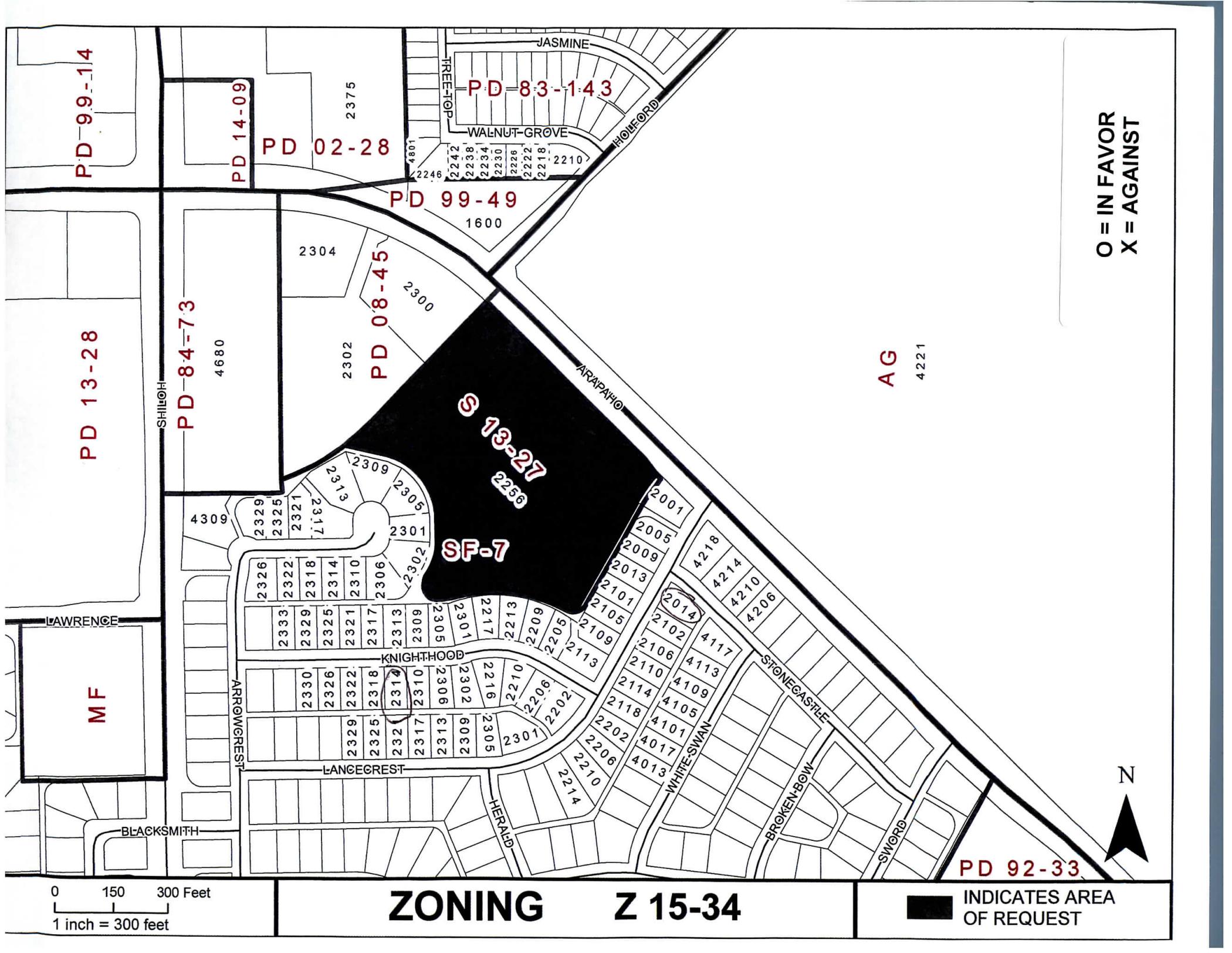
P.C. Meeting, September 21, 2015 (7 Members Present)

Consideration of the application of Arapaho Road Baptist Church, requesting approval of a Specific Use Provision for a Day Care, Youth- Licensed Child Care Center on property zoned Single Family (SF-7) District. This property is located at 2256 Arapaho Road. (District 7) (File Z 15-34)

The applicant, George Butler, 2242 Villawood Lane, Garland, TX 75040, provided a brief overview of the request and remained available for questions.

Representing the applicant, Gary Staats, 308 Mill Crossing, W. Colleyville, provided additional information regarding the request and the child care operation.

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



O = IN FAVOR
 X = AGAINST

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 1 inch = 300 feet

ZONING Z 15-34

 INDICATES AREA OF REQUEST

PD 99-114

PD 13-28

PD 14-09

PD 02-28

PD 83-143

PD 08-45

PD 99-49

PD 84-73

S 13-27

SF-7

AG

4221

PD 92-33



LAWRENCE

MF

BLACKSMITH

SHILOH

ARROWCREST

LANCECREST

KNIGHTHOOD

HERALD

JASMINE

TREETOP

WALNUT-GROVE

HOLFORD

ARAPAHO

STONECASTLE

WHITE-SWAN

BROKEN-BOW

SWORD

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GARLAND

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

September 8, 2015

HEARING DATE/TIME: Plan Commission: September 21, 2015 – 7:00 PM

APPLICANT: Arapaho Baptist Church

File Z 15-34

Dear Property Owner:

A public hearing will be held by the Plan Commission of the City of Garland, Texas, at 7:00 P.M. Monday, September 21, 2015, in the Goldie Locke Room of the Duckworth Utility Services Building, 217 North Fifth Street, to consider the application of **Arapaho Baptist Church**, requesting approval of a Specific Use Provision for a Licensed Child-Care Center on property zoned Single Family (SF/7) District. The property is shown on the enclosed sketch and is described as follows:

Being described as Lot 1RR, Block 1, Second Replat of Arapaho Baptist Church No. 1, an addition to the City of Garland, TX as recorded in Volume 96092, Page 2974 of the Plat Records of Dallas County, Texas and containing 8.539 acres. This property is located at 2256 Arapaho Road, south of Arapaho Road and east of North Shiloh Road. (District 7)

Note: The applicant requests approval of a Specific Use Provision to occupy an existing 27,500 square foot building with a year round licensed child care center for approximately 200 children ages 6 weeks to 12 years.

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return to **City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002** or by fax to **972-205-2474**. Should you have any questions, please contact Isaac Williams at 972-205-2459.

(Please Check One Below)

I am in favor of the request.

I am opposed to the request.

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

(Please complete the following information)

Your Property Address

Hwy 20400
Printed Name
2014 LANCECREST DRIVE GARLAND, TX 75044
Address City, State Zip

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

[Signature] OWNER
Signature Title
Date: 9/12/15



GARLAND

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

September 8, 2015

HEARING DATE/TIME: Plan Commission: September 21, 2015 – 7:00 PM

APPLICANT: Arapaho Baptist Church

File Z 15-34

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(Please Check One Below)

I am in favor of the request.

I am opposed to the request.

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

(Please complete the following information)

Your Property Address

2314 KNIGHTHOOD LANE

Printed Name

Lotte A. Hansen

Address

2314 Knightwood Ln.

City, State

GARLAND, TX

Zip 75044

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

Signature

Lotte A. Hansen

Title

Date:

9/14/2015