

The City Council of the City of Garland, Texas convened in regular session at 7:00 PM on Tuesday, April 17, 2012, in the Council Chambers at City Hall with the following members present:

Mayor	Ronald E. Jones
Mayor Pro Tem	Preston Edwards
Councilmember	Laura Perkins Cox
Councilmember	Larry Jeffus
Councilmember	John Willis
Councilmember	Lori Barnett Dodson
Councilmember	Rick Williams
Councilmember	Jim Cahill
Councilmember	Douglas Athas

STAFF PRESENT:	City Manager	William E. Dollar
	City Attorney	Brad Neighbor
	Interim City Secretary	Elaine Simpson
	Recording Secretary	Yvonne Naser

CALL TO ORDER: The meeting was called to order by Mayor Ronald E. Jones. Mayor Jones led the invocation and the pledge.

CEREMONIALS: Motorcycle Safety Awareness Month Proclamation.
Noon Exchange Club Proclamation

CONSENT AGENDA: All items marked with asterisks (**) on the Consent Agenda were voted on at the beginning of the meeting. Motion was made by Mayor Pro Tem Edwards and second by Councilmember Cox to approve Consent Agenda Item #'s: 1, 2.a., 2.b., 2.c., 2.d., 3. Motion carried unanimously with 9 Ayes; 0 Nays; and 0 Abstentions.

1. Approved**
Consider approval of the minutes of the April 3, 2012 Regular Meeting.

- 2.a. Approved**
Wynn-Joyce Substation Drainage Improvements

Bid No. 2828-12 to Canary Construction, Inc. for \$204,616.00 to provide all labor, equipment, and materials necessary to construct the drainage, grading, and fencing to the Wynn-Joyce Substation.

- 2.b. Approved**
New Holland Tractors

Bid No. 2792-12 to Landmark Equipment for \$118,716.00 for the purchase of two New Holland T4030 tractors with flail attachments for use by the Parks and Recreation Department in daily operations.

- 2.c. Approved**
Duck Creek Interceptor Condition Assessment

Bid No. 2864-12 to Pipeline Analysis, LLC for \$325,000.00 for a professional service contract for work continuation on condition assessment of approximately 39,040 linear feet of 42" and 48" gravity sewer pipe and 43 manholes from Oates/Duck Creek to the Duck Creek Wastewater Treatment Plant.

- 2.d. Approved**
City of Garland Visitor's Center Finish-Out

Bid No. 2654-12 to Denco Construction Specialists for \$184,711.77 for all labor, supervision, materials, services, and equipment necessary to construct interior finish-out of approximately 1,500 square feet of a portion of the existing building at 211 North Fifth Street.

3. Approved**
Ordinance # 6535 for Zoning File No. 12-07, M & I Ventures LLC, amending the zoning laws of the City of Garland by approving a Specific Use Permit for a Retail Sales with Gasoline Pumps on property zoned General

Business (GB) District on a .426-acre lot located at 3032
Broadway Boulevard.

ITEMS FOR INDIVIDUAL CONSIDERATION

4. Held and Approved

Hold a public hearing and (1) consider Ordinance #6536 designating an area as a reinvestment zone for commercial/industrial tax abatement and authorizing the City Manager to execute an agreement with the applicant regarding the reinvestment zone, and (2) authorize the City Manager to execute a tax abatement agreement. (Resolution #10047)

ElectroSolutions, Inc. dba Electronic Systems Support (ESS) is considering relocating from eight buildings on Austin Street to the 148,655 sq. ft. building located at 3233 Kingsley Road. ESS is proposing to add new machinery, equipment, and other taxable business personal property in excess of \$1 million over the next five years. At the March 19, 2012 Work Session, Council considered a recommendation by the Garland Economic Development Partnership Steering Committee that Council provide: (1) general support for the project, and (2) support a 75% City tax abatement on this new investment for five years.

Mayor Jones opened the public hearing at 7:14 p.m.

Paul Mayer spoke on behalf of the Garland Economic Development Partnership Steering Committee and in favor of this item.

Motion was made by Councilmember Cox and second by Mayor Pro Tem Edwards, to close the public hearing at 7:15 p.m. and to approve item for ESS as presented, approving Ordinance #6536 designating an area as a reinvestment zone for commercial/industrial tax abatement and authorizing the City Manager to execute an agreement with the applicant regarding the reinvestment zone, and (2) authorize the City Manager to execute a tax abatement agreement as Resolution #10047. Motion carried: 9 Ayes, 0 Nays and 0 Abstentions.

5. Held and approved

Hold a public hearing and (1) consider Ordinance #6537 designating an area as a reinvestment zone for commercial/industrial tax abatement and authorizing the City Manager to execute an agreement with the applicant regarding the reinvestment zone, and (2) Resolution # 10048 to authorize the City Manager to execute a tax abatement agreement.

Nafal Realty, LLC, Nafal Professional Services, Inc., and La Bodega Meat, Inc. (collectively "Project Produce") are considering relocating to the 300,000 sq. ft. building located at 3101 Miller Road (the former Sears Fashion Center). The Project Produce companies propose to make significant capital improvements to the 40-year old building likely adding an additional \$1.6 million real estate value to Garland. The Project Produce companies also propose to add an \$8 million business personal property value to Garland, including inventory and freezer and refrigeration space. Collectively, the Project Produce companies propose to add 230 jobs over the next ten years. At the March 19, 2012 Work Session, Council considered a recommendation by the Garland Economic Development Partnership Steering Committee that Council provide (1) general support for the project, (2) support of a 50% City tax abatement on this new investment for 4 years, and (3) support of a 75% City tax abatement on this new investment for the subsequent 6 years.

Mayor Jones opened the public hearing at 7:16 pm.

Paul Mayer spoke on behalf of the Garland Economic Development Partnership Steering Committee and in favor of this item.

Motion was made by Councilmember Dodson and second by Councilmember Willis, to close the public hearing at 7:16 p.m. and to approve item for Project Produce as presented, approving Ordinance #6537 designating an area as a reinvestment zone for commercial/industrial tax abatement and authorizing the City Manager to execute an agreement with the applicant regarding the reinvestment zone, and (2) Resolution # 10048 to authorize the City Manager to execute a tax abatement agreement. Motion carried: 9 Ayes, 0 Nays and 0 Abstentions.

6.a. Held and Approved

Public Hearing and consider application of Deleshia Taylor, requesting approval of a Specific Use Permit for a Child Care Center on property zoned Single Family-7 (SF/7/G/3) District. The property is located at 716 Chandler Drive. (File Z 12-12) At the March 26, 2012 meeting, the Plan Commission (by an 8 to 0 vote) recommended approval of the request for a period of 10 years tied to the Greater Davis Chapel Church of God in Christ as recommended by staff.

Neil Montgomery, Senior Managing Director of Development Services presented the staff report.

Mayor Jones opened the public hearing at 7:19 pm.

Deleshia Taylor spoke as the applicant in support of the request. Pastor Tommy L. Chalk also spoke in favor of the applicant.

Motion was made by Councilmember Cox to close the public hearing at 7:21 p.m. and to pass and approve the SUP application as recommended by Planning and Zoning and by staff and second by Councilmember Jeffus. Motion carried unanimously: 9 Ayes; 0 Nays and 0 Abstentions.

6.b. Held and Approved

Hold Public Hearing and consider application of Realty Capital Management LLC, requesting approval of a change of zoning from Agriculture (AG) District to a Planned Development (PD) District for Multi-Family Uses on property is located south and west of Bunker Hill Road and north and west of Miles Road. (Z File 12-13) At the March 26, 2012 meeting, the Plan Commission (by an 8 to 0 vote) recommended approval of the request including a number of variances as recommended by staff.

Neil Montgomery, Senior Managing Director of Development Services presented the staff report. This is a request to develop up to 1,200 apartment units. The request for change of zoning is only for 50 acres at Bunker Hill and Miles Road. Because of the property's location with respect to the Rowlett Creek floodplain and the requirements of attaining a Conditional Letter of Map Revision from FEMA, the applicant has not solidified the details of the development layout. Once this is done the

applicant will submit Concept/Detail plan.

Mayor Jones opened the public hearing at 7:30 pm.

Richard Myers was available for questions and Dan Quinto spoke for the applicants. Mr. Quinto explained that this property is a difficult to develop parcel containing mostly floodplain. It is located near George Bush Turnpike, SH 190.

Council asked if any letters had been returned by adjoining property owners against this project. Mr. Montgomery indicated just one letter was returned in opposition, the citizen cited a desire to have the parcel developed as single-family residential, instead of multi-family.

Mr. Quinto provided a presentation of renderings and maps and spoke in favor of the application.

Motion was made by Councilmember Athas and second by Mayor Pro Tem Edwards, to close the public hearing at 7:49 p.m. and to approve application of Realty Capital Management LLC, requesting approval of a change of zoning from Agriculture (AG) District to a Planned Development (PD) District for Multi-Family Uses on property located south and west of Bunker Hill Road and north and west of Miles Road, known as Zoning file # 12-13, with conditions as recommended by Planning and Zoning modified to remove exception of letter 'H', the requirement for individual security systems in each unit, and the addition of the words 'and SH 190 corridor' in exemption letter 'G', requiring that all roof-mounted equipment be screened also from SH 190 as well as from public areas, streets and private access drives. Motion carried by 8-1-0 vote.

8 Ayes: Athas, Edwards, Jeffus, Willis, Dodson,
Cahill, Williams, and Jones.

1 Nay: Cox.

7. Citizen comments.

There were no comments.

There being no further business to come before the City Council, Mayor Jones adjourned the meeting at 7:53 pm.

CITY OF GARLAND

Signed:

Mayor Ronald E. Jones

Attest:

Elaine Simpson, Interim City Secretary