



GARLAND

AGENDA

REGULAR MEETING OF THE CITY COUNCIL

City of Garland
Council Chambers, City Hall
200 North Fifth Street
Garland, Texas
March 21, 2017
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.

Garland City Hall and Council Chambers is wheelchair accessible. Special parking is available on the east side of City Hall and on Austin & State Street west of City Hall. 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. **BRAILLE 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

LEGISLATIVE PRAYER AND PLEDGE OF ALLEGIANCE

It is the custom and tradition of the members of the City Council to have an invocation and recital of the Pledge of Allegiance prior to the beginning of the meeting. Members of the audience are invited to participate. However, members of the audience are not required to

participate. The decision to participate is strictly a matter of personal choice and has no bearing on matters to be considered by the City Council and will not affect the decisions to be made during the meeting.

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 had the opportunity to review each of 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 March 7, 2017 Regular Meeting.
2. Consider approval of the following bids:
 - a. **Change Order for New Storefront Door and Window** **Bid No. 0405-17**

Custard Construction Services **\$ 3,780.02**

This Change Order is to substitute the door originally selected as part of the Water Control Administration remodel project. The door originally selected did not meet exiting and accessibility standards.
 - b. **Line and Breaker Disconnect Indications** **Bid No. 0488-17**

Power Testing & Energization **\$ 170,500.00**

The purpose of this request is to provide for line and breaker disconnect indications as well as autotransformer configuration and testing services at the TMPA Gibbons Creek Switchyard. The 138kV line and breaker disconnect indications are being added at the Switchyard for communication to ERCOT.
 - c. **College to Jupiter and Lawler 138kV Overhead Transmission Lines** **Bid No. 0494-17**

R-Delta Engineers **\$ 270,000.00**

The purpose of this request is to provide engineering services for the reconstruction of the

College to Jupiter 138kV and the Lawler 138kV Overhead Transmission Lines.

- d. TMPA Gibbons Creek Substation Project - Change Order** **Bid No. 6713-16**

Irby Construction Company

\$ 108,893.72

This Change Order will provide for additional services that were not included in the original TMPA Gibbons Creek Substation project. The additional services include installation of a junction box foundation, installation of a new pull box, repair of an A-frame on the autotransformer, and mobilization. The original bid amount of \$1,005,767.44 was approved at the September 6, 2016, City Council Meeting.

- 3. Public hearings were previously conducted for the following zoning cases. Council approved the requests and instructed staff to bring forth the following ordinances for consideration.**

- a. Zoning File No. Z 16-44 New Era Partners, LLC (District 1)**

Council is requested to consider an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving 1) a Master Concept Plan for a multi-story office building and 2) a Specific Use Provision for a Pharmacy (with drive-through or window) and 3) a Detail Plan on property zoned Planned Development (PD) 15-20 for Mixed Uses, on a 6.11-acre tract of land located at 2300 North Lookout Drive and providing for conditions, restrictions, and regulations.

- b. Zoning File No. Z 17-07 W3 (District 7)**

Council is requested to consider an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving a Specific Use Provision for Restaurant, Drive-Through on a property zoned Planned Development (PD) District 15-43 for Mixed-Uses on a 19-acre tract of land located southwest of PGBT/SH 190, northwest of Holford Road, north of future expansion of Naaman Forest Boulevard and east of Shiloh Road and providing for conditions, restrictions, and regulations.

- 4. 2016-17 Budget Amendment No. 1**

At the March 6, 2017, Work Session, the City Council reviewed a Policy Report recommending an amendment to the 2016-17 Adopted Budget. The Council directed staff to prepare an Ordinance amending the Budget for 1) projects approved in last year's Budget but uncompleted by the fiscal year-end, 2) the rollover of open Purchase Orders from the 2015-16 fiscal year, 3) grant and other funds recently awarded to the City, and 4) expenditures not anticipated in the 2016-17 Adopted Budget.

- 5. Waiver of TMPA Decommissioning Plan Deadline**

Under the Joint Operating Agreement (JOA) between TMPA and the Member Cities, TMPA is required to adopt a decommissioning plan for the Gibbons Creek plant by September 2017. The JOA requires TMPA to establish a decommissioning plan so that the Member Cities would have an idea as to how to best decommission the Gibbons Creek plant at such time as the Member Cities decide to stop receiving power from the plant.

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.

6. Hold public hearings on:

- a. Consider the application of Robert Smith, requesting approval of 1) a Major Waiver to Table 7-7 of the Garland Development Code regarding the maximum allowed sign area for blade signs, 2) a Major Waiver to Table 7-7 of the Garland Development Code to allow a monument sign, and 3) a Major Waiver to Table 7-7 and Section 4.78(L) of the Garland Development Code regarding the maximum allowed sign area, maximum height and minimum setbacks for monument signs. This property is located at 316 Main Street. (District 2) (File DD 17-01)

Being a 0.24-acre tract of land and being part of Block 2 of the Town of Duck Creek, an Addition to the City of Garland, Dallas County, Texas, according to the map recorded in Volume 82, Page 352, Map Records, Dallas County, Texas. This property is located at 316 Main Street, Suite 200 in Garland, Texas.

- b. Reconsideration Request by Craig Turner Z 15-47, (District 3)

Craig Turner previously submitted an application for 1) a Change in Zoning from Agricultural (AG) District and Community Retail (CR) District to Planned Development (PD) District for Limited Light Commercial Uses (Recreational Vehicle Park only) and 2) a Detail Plan for Recreational Vehicle Park. This property is located at the northeast side of President George Bush Turnpike, between Zion Road and I-30 in Garland, Texas. The Council previously considered and denied this application in a public hearing on March 7, 2017. The applicant requests that the Council reconsider the application.

- c. Public Hearing and Possible Action on Downtown Square Project

During the March 6, 2017 work session, the City Council called a public hearing to be scheduled for March 21, 2017 to hear public comments on the Downtown Square and to take possible action regarding a preferred design for the plaza space and whether to remove or retain the existing building at the eastern end of the Square.

7. 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.

8. Adjourn.

All Regular Council meetings are broadcast live on CGTV, Time Warner Cable Channel 16, and Frontier 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.