



GARLAND

AGENDA

REGULAR MEETING OF THE CITY COUNCIL

City of Garland
Duckworth Building, Goldie Locke Room
217 North Fifth Street
Garland, Texas
November 1, 2016
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 18, 2016 Regular Meeting.
2. Consider approval of the following bids:
 - a. Professional Engineering Services for Autotransformer **Bid No. 5288-15**

Black & Veatch	\$45,980.00
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The purpose of this Change Order is to provide additional professional engineering services related to the Gibbons Creek Reactive Support CIP project. The original project included TMPA Gibbons Creek Substation Autotransformer #1 replacement and Autotransformer #3 removal. This Change Order provides additional conduits and junction boxes for security equipment and includes a study to determine the best path to move the new transformer into place.
 - b. Swindell Substation Relay Panels and Junction Boxes **Bid No. 6982-16**

Electrical Power Products	\$185,892.00
Optional Contingency	<u>31,875.00</u>
TOTAL	\$217,767.00

This request is to purchase relay panels and junction boxes needed for the construction of the Swindell Substation. Due to the complex nature of the project, an optional contingency is included for any additional design changes or materials that may be required.
 - c. New Home Construction - 4809 Crestpoint **Bid No. 7006-16**

Lyon Construction	\$185,000.00
Optional Contingency	<u>15,000.00</u>
TOTAL	\$200,000.00

This request is to provide for the construction of a new single-family home on a residential

lot owned by the City of Garland. The construction will occur at 4809 Crestpoint, which is in the tornado-impacted area. An optional contingency is included for any additional work that may be required.

- 3. A public hearing was previously conducted for the following zoning case. Council approved the request and instructed staff to bring forth the following ordinance for consideration.**

a. Zoning File Z 16-29, The Dimension Group (District 8)

Consider an ordinance amending the Garland Development Code of the City of Garland by approving a Specific Use Provision for a Restaurant, Drive-Through on a 1.706 acre tract of land zoned Community Retail (CR) District at 2435 West Miller Road providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland; providing a Savings Clause and a Severability Clause; and providing an effective date.

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 a public hearing on:

- a. **Consider the application of Steven Chen, requesting approval of a Change in Zoning from Planned Development (PD) District 75-13 for Retail Uses, District to Community Retail (CR) District. The property is located at 313 Castle Drive. (File No. Z 16-34, District 2)**

Being a 0.67-acre tract of land located at 313 Castle Drive and being situated in the F.W. Whitefield Survey, Abstract No. 1594 in the City of Garland, Dallas County, Texas. The applicant requests approval of a Change in Zoning from Planned Development (PD) District 75-13 for Retail Uses established for the development of a Sonic Restaurant with Drive-Through to Community Retail (CR) District for the development of a 2,659 square-foot "dine-in" restaurant.

5. Consider appointments to Boards and Commissions.

Board members are selected for two-year terms by the City Council in August. Terms are usually staggered whereby at least half of the membership has board experience. Board members are appointed based on qualifications.

Mayor Pro Tem Scott LeMay

- Dylan Hedrick - Plan Commission

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.



GARLAND

CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

Agenda Item 1.

Meeting Date: 11/01/2016

Item Title: Minutes October 18, 2016

Summary of Request/Problem

Consider approval of the minutes of the October 18, 2016 Regular Meeting.

Recommendation/Action Requested and Justification

Attachments

Minutes October 18, 2016



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

Agenda Item 2.a.

Meeting Date: 11/01/2016

Item Title: Professional Engineering Services for Autotransformer

Submitted By: Ross Owen, Director of Transmission & Distr

PURCHASE JUSTIFICATION:

The purpose of this Change Order is to provide additional professional engineering services related to the Gibbons Creek Reactive Support CIP project. The original project included TPA Gibbons Creek Substation Autotransformer #1 replacement and Autotransformer #3 removal. This Change Order provides additional conduits and junction boxes for security equipment and includes a study to determine the best path to move the new transformer into place.

AWARD RECOMMENDATION:

	<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
	Black & Veatch	All	\$45,980.00

		TOTAL:	\$45,980.00

Basis for Award: Change Order

Fiscal Impact

Total Project/Account: \$16,000,000
Expended/Encumbered to Date: 1,201,798
Balance: \$14,798,202
This Item: 45,980
Proposed Balance: \$14,752,222
Account #: 215-3542-3175501-7111
Fund/Agency/Project – Description and Comments:
 Electric CIP / Transmission Lines

Attachments

Bid Recap
 Executive Summary

Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2016
Document Location: Page E01

Budget Director Approval:
Ron Young

Purchasing Director Approval:
Gary L. Holcomb

Approval Date:
10/21/2016

Approval Date:
10/19/2016



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

Agenda Item 2.b.

Meeting Date: 11/01/2016

Item Title: Swindell Substation Relay Panels and Junction Boxes

Submitted By: Ross Owen, Director of Transmission & Distr

PURCHASE JUSTIFICATION:

The purpose of this bid is to purchase relay panels and junction boxes needed for the construction of the Swindell Substation. Due to the complex nature of the project, an optional contingency is included for any additional design changes or materials that may be required.

AWARD RECOMMENDATION:

<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
Electrical Power Products	All	\$185,892.00
Optional Contingency		31,875.00

	TOTAL:	\$217,767.00

Basis for Award:

Fiscal Impact

Total Project/Account: \$8,254,300
Expended/Encumbered to Date: 7,263,758
Balance: \$990,542
This Item: 217,767
Proposed Balance: \$772,775
Account #: 210-3799-3177101-6051
Fund/Agency/Project – Description and Comments:
 Electric CIP / Substations Upgrades

Attachments

Bid Recap
 Executive Summary

Fiscal Reference:

Budget Type: CIP
 Fiscal Year: 2016
 Document Location: Page E10

Budget Director Approval:

Ron Young

Purchasing Director Approval:

Gary L. Holcomb

Approval Date:

10/20/2016

Approval Date:

10/19/2016



**GARLAND
PURCHASING REPORT**

City Council Regular Session Agenda

Agenda Item 2.c.

Meeting Date: 11/01/2016

Item Title: New Home Construction - 4809 Crestpoint

Submitted By: Mona Woodard, Neighborhood Services Administrator

PURCHASE JUSTIFICATION:

The purpose of this bid is to provide for the construction of a new single-family home on a residential lot owned by the City of Garland. The construction will occur at 4809 Crestpoint, which is in the tornado-impacted area. An optional contingency is included for any additional work that may be required.

AWARD RECOMMENDATION:

	<u>Vendor</u>	<u>Item</u>	<u>Amount</u>
	Lyon Construction		\$185,000.00
	Optional Contingency		15,000.00
		TOTAL:	\$200,000.00

Basis for Award: Straight Low Bid

Fiscal Impact

Total Project/Account: \$375,000
Expended/Encumbered to Date: 28,612
Balance: \$346,388
This Item: 200,000
Proposed Balance: \$146,388
Account #: 105-8371-7111
Fund/Agency/Project – Description and Comments:
 Housing Reinvestment Fund / Reinvest Garland Program

Attachments

Bid Recap
 Executive Summary

Fiscal Reference:

Budget Type: Operating Budget
Fiscal Year: 2016-17

Document Location: Page D-77

Budget Director Approval:

Ron Young

Purchasing Director Approval:

Gary L. Holcomb

Approval Date:

10/20/2016

Approval Date:

10/20/2016



GARLAND

CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda

Agenda Item 3.a.

Meeting Date: 11/01/2016

Item Title: Z 16-29 The Dimension Group (District 8)

Submitted By: Isaac Williams, Development Planner

Summary of Request/Problem

Z 16-29 The Dimension Group (District 8)

Recommendation/Action Requested and Justification

Consider adoption of attached ordinance.

Attachments

Z 16-29 The Dimension Group Ordinance

Z 16-29 The Dimension Group Attachments



GARLAND

PLANNING REPORT

City Council Regular Session Agenda

Agenda Item 4.a.

Meeting Date: 11/01/2016

Item Title: Z 16-34 Steven Chen (District 2)

Submitted By: Isaac Williams, Development Planner

REQUEST

Approval of a Change in Zoning from Planned Development (PD) District 75-13 for Retail Uses, District to Community Retail (CR) District.

OWNER

Steven Chen

PLAN COMMISSION RECOMMENDATION

On October 10, the Plan Commission by a vote of eight (8) to zero (0) recommended approval of the request of a Change in Zoning from Planned Development (PD) District 75-13 for Retail Uses, to Community Retail (CR) District.

STAFF RECOMMENDATION

Staff recommends approval of a Change in Zoning from Planned Development (PD) 75-13 District for Retail Uses to Community Retail (CR) District. The applicant's request creates the opportunity to re-evaluate the utility of the existing Planned Development under current conditions. Considering the evolution of the City's land use regulations since the establishment of the Planned Development in 1975, and the intent of the applicant to redevelop the subject site in compliance with the GDC, it is unnecessary to amend the existing Planned Development or to re-establish another Planned Development.

BACKGROUND

The subject site is currently zoned Planned Development (PD) 75-13 for Retail Uses. The Planned Development was essentially a "single-use" district established for the development of a Sonic drive-through restaurant. The current ownership intends to redevelop the dormant Sonic Restaurant site into a 2,659 square-foot "dine-in" restaurant. The redevelopment includes demolition of the existing canopy and adding 1,529 square feet to the existing building to accommodate dining.

The applicant requests approval of a Change in Zoning from Planned Development (PD) District 75-13 for Retail Uses, to Community Retail (CR) District.

SITE DATA

The subject site contains approximately 0.67 acres with 125 feet of frontage along Castle Drive. The site contains ingress and egress from Castle Drive through an existing "horseshoe" driveway along the southern property line.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Planned Development (PD) 75-13 for Retail Uses, established for the exclusive development of a Sonic Drive-Through restaurant.

CONSIDERATIONS

Change in Zoning

1. The request is a traditional rezoning without the formation of a Planned Development (PD) District. These requests do not require Concept Plan or Detail Plan approval to commence or direct development. In many circumstances the purpose of a Planned Development zoning district is to provide for the guidance of land development in accordance with special conditions or with a Concept Plan and/or Detail Plan that may include uses, regulations and other requirements that vary from the provisions of other zoning districts. A change in zoning to a standard zoning district will generally not contain such special conditions, nor the provision of a Concept Plan and/or Detail Plan for more specific development guidance. Development is highly dependent on the standards set forth by the Garland Development Code (GDC) and the goals and policies established within the Envision Garland 2030 Comprehensive Plan. A change in zoning is not intended to restrict uses or secure development performances beyond what is permitted within the proposed zoning district and the GDC. Accordingly the GDC requires careful consideration as to how closely the proposed district follows the policies of the Envision Garland 2030 Comprehensive Plan, and to what degree the rezoning will impact surrounding and future development.

The Community Retail (CR) District is intended to accommodate a variety of retail, service, and business establishments that may or may not be designed in a shopping center configuration. Uses of an office, retail and services character are most commonly found in the CR District, and restaurant uses as proposed by the applicant are permitted by right within the CR District. The CR District may be used as a transition district between lower intensity retail or office uses and more intense uses. A CR district is generally appropriate along major transportation corridors but is generally not appropriate in proximity to low density residential districts without significant buffering and screening features. The nearby Single-Family-7 (SF-7) District to the east is buffered from the proposed Community Retail (CR) District by the athletic facilities of Garland Christian Academy.

2. The GDC provides the tools to ensure that development standards which promote efficient use of land and resources, and which are supportive of the policies of the Comprehensive Plan, are incorporated into site development. These standards include but are not limited to building and site design.

The applicant proposes to develop the site in a manner consistent with the stated purpose of the Community Retail (CR) District, and in compliance with site development requirements in Chapter 4 of the Garland Development Code.

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 appropriately scaled to adjacent residential areas. For the past thirty (30) years, the previous Restaurant with Drive-Through has served the patrons of the surrounding area including the residents of the nearby neighborhood. Envision Garland recommends that redevelopment of outdated or underused sites be done so with the focus of establishing developments with updated and attractive designs to create desirable destinations within the city.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The adjacent property immediately to the north is zoned Planned Development (PD) 87-48 for Retail

Uses and developed with a multi-tenant retail building. Immediately east is property developed with the educational campus and athletic facilities associated with Garland Christian Academy. Further east, beyond the campus, is developed with single-family residential uses within the Single-Family-7 (SF-7) District. Property immediately south of the site across Castle Drive is zoned Community Retail (CR) District and Planned Development (PD) 83-53 for Business Uses; this tract is developed with mixed automotive repair (minor and major), office, and retail fuel filling uses. Property immediately to the west of the subject property is zoned Planned Development (PD) 77-35 and is developed with a car wash facility. The tract further west adjacent to Lavon Drive is zoned Community Retail (CR) District and contains an additional retail with fuel pump use.

A portion of the surrounding area is already dedicated to the Community Retail (CR) District; therefore, the request would not introduce any new uses that may be incompatible with the surrounding area. The proposed request is compatible with surrounding land uses; a restaurant will provide service to those in transit along the nearby thoroughfare, the residents of the adjacent neighborhood, and to the nearby employment force. Additionally, the redevelopment of the subject property is a reinvestment in this area; improved building and site aesthetics will positively contribute to the surrounding area.

Attachments

Z 16-34 Steven Chen Attachments
