



# GARLAND

## AGENDA

### REGULAR MEETING OF THE CITY COUNCIL

City of Garland  
Council Chambers, City Hall  
200 North Fifth Street  
Garland, Texas  
January 3, 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

**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 considered to be routine, non-controversial and 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 December 13, 2016 Regular Meeting.
  
2. Consider approval of the following bids:
  - a. **GP&L Electrical Commercial & Load Forecast Data (Change Order)** **Bid No. 6353-16**  
  
**Pattern Recognition Technologies** **\$ 101,325.00**  
  
*GP&L has a current agreement in place with Pattern Recognition Technologies to provide hourly load forecast data services. This Change Order will add needed Wind Generation Forecasting to these services. This Change Order represents an approximately 16.5% increase of \$14,400 which is more than the existing agreement amount of \$86,925.*
  
  - b. **Raging Wire Offsite Underground Electrical Distribution Construction** **Bid No. 0008-17**  
  
**Tri-Con Services, Inc.** **\$ 1,399,990.00**  
  
*This request is to provide for the construction of the underground distribution duct system between the Raging Wire Data Centers, Inc. portion of the Lookout Substation and the Raging Wire property beneath Lookout Drive. Pursuant to the economic development incentive agreement between the City and Raging Wire, this work is being performed on behalf of Raging Wire and the City has been paid in full.*

**c. Fleet Services Facility Renovation** **Bid No. 0170-17**

**Hill & Wilkinson General Contractors** **\$ 1,226,477.00**

*This request is for the renovation of the Fleet Services facility as approved in the 2016 Capital Improvement Program. The renovations will include restrooms meeting Texas Accessibility Standards, a new customer waiting area, enlargement and upgrades to parts storage, and enlargement of the meeting/break room.*

**d. GP&L System Operations Energy Management (EMS) Software Upgrade** **Bid No. 0228-17**

**Open Systems International, Inc.** **\$ 132,080.00**

*This request is to upgrade the GP&L Energy Management System used by System Operators to monitor and control the GP&L Generation, Transmission, and Distribution systems. Redundant servers are staged at a Primary Control Center, and a third set of servers are at a Backup Center.*

**e. State Spur 1570 Expansion Transmission Line Adjustments** **Bid No. 0234-17**

**R-Delta Engineers** **\$ 161,500.00**

*TxDOT proposes to construct an extension of State Spur 1570 (SS 1570) from S.H. 66 to U.S. 380. This will require adjustments to the TMPA Royse-Greenville Interchange 138kV Line and the TMPA Shelby-Nevada 138kV Line. R-Delta Engineers will provide electrical, structural, and geotechnical engineering services for the project. This extension requires adding two new steel tangent monopoles to provide adequate vertical clearance over the proposed TxDOT roadway improvements. These costs are paid by TMPA under contract with the City.*

**f. Structural Firefighter Gear (Change Order)** **Bid No. 5129-15**

**Casco Industries, Inc.** **\$ 47,693.61**

*The purpose of this Change Order is to increase the current allowance of 18 sets of structural firefighter gear to 45 sets. Casco Industries, Inc. was awarded the original purchase based on submitting the lowest price and receiving the highest evaluated score, offering the best value for the City. This Change Order represents a 152% increase to the original Purchase Order. Funding was approved in the 2016-17 Annual Operating Budget.*

- 3. Public hearing(s) were previously conducted for the following zoning case(s). Council approved the request(s) and instructed staff to bring forth the following ordinance(s) for consideration.**

**a. Zoning Ordinance Z 16-45 Lucas Cervellini (District 2)**

*Consider an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving a Specific Use Provision for a Tattooing/Body Piercing Establishment on a 0.24-acre tract of land zoned Downtown (DT) District (Uptown (U) Sub-district) and located at 316 Main Street, Suite 200; providing for conditions, restrictions, and regulations; and providing for a penalty and an effective date.*

**b. Zoning File No. Z 16-17, Westwood Professional Services (District 1)**

*Consider an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving of 1) a Change in Zoning from Community Retail (CR) District to Planned Development (PD) District for Community Retail Uses, 2) a Detail Plan for a Self-Storage Facility (mini-warehouse) and 3) a Specific Use Provision for a Self-Storage Facility (mini-warehouse) on property zoned Community Retail (CR) District on a 2.013-acre tract of land located at 3341 West Campbell Road; providing for conditions, restrictions, and regulations; and providing for a penalty and an effective date.*

- 4. Council is requested to consider a resolution supporting the nomination of a Downtown commercial area to be listed as a national historic district on the National Register of Historic Places.**

*Council is requested to consider approving a resolution in support of a proposed Garland Downtown National Historic District. On December 14, 2016, the Texas Historic Commission (THC) held a public information meeting in the Goldie Locke Room of the Charles E. Duckworth building in Downtown Garland to answer questions of property owners and other stakeholders regarding the nomination of a Downtown commercial area for listing as a national historic district on the National Register of Historic Places. THC representatives were on hand to provide a brief overview of the National Register program and to answer any questions related to that program.*

- 5. Consider a resolution rescheduling the July 4, 2017, October 3, 2017, and December 19, 2017 Regular Meetings of the City Council; and providing an effective date.**

*At the January 3, 2017 Work Session, Council considered rescheduling the July 4, 2017 Regular Meeting to July 3, 2017 and the October 3, 2017 Regular Meeting to October 2, 2017. Council also considered scheduling the December 19, 2017 Regular Meeting to December 12, 2017.*

6. **Consider by minute action authorizing the City Manager to release budgeted funds for membership in the TEX-21 Transportation Advocacy Group.**

*At the request of Council Member Lori Barnett Dodson and Mayor Pro Tem Scott LeMay, Council is asked to consider authorizing the City Manager to release budgeted funds for membership in the TEX-21 Transportation Advocacy Group. The current dues are \$20,000 for the Fiscal Year 2016-17.*

## **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.**

7. **Hold public hearings on:**
  - a. **Consideration of the application of Jay Jambor, requesting approval of 1) an amendment to Planned Development (PD) District 13-14 and 2) a Detail Plan for Elder Care - Independent Living on a property zoned Planned Development (PD) District 13-14 for Multi-Family Uses (Elder Care - Independent Living). This property is located in the 5100 Block of North George Bush Highway, west of 5101 N. George Bush Highway (Hyatt Place Hotel) (File No. Z 16-39, District 1)**
  - b. **Consideration of the application of Serene Global, requesting approval of a Change in Zoning from Agriculture (AG) District to Single-Family-10 (SF-10) District. This property is located at 5803 Murphy Road (File No. Z 16-41, District 1)**
  - c. **Request for Development Assistance from True Velocity, Inc**

*Council is requested to consider a development incentive from True Velocity, Inc. for a partial rebate of applicable Business Personal Property (BPP) tax required of a proposed new manufacturing project for a specific period of time.*

8. **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.*

**9. 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](http://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.*