GARLAND

AGENDA

REGULAR MEETING OF THE CITY COUNCIL

City of Garland
Council Chambers, City Hall
William E. Dollar Municipal Building
200 North Fifth Street
Garland, Texas
May 16, 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 May 2, 2017 Regular Meeting.

2. Consider approval of the following bids:

a. Term Agreement for Liquefied Suspended Cement Slurry — **Bid No. 0389-17**

Martin Marietta Materials, Inc. — **$277,500.00**

This request is to purchase bulk cement that is pneumatically mixed to produce cement slurry. Street Department employees use the cement slurry to stabilize base material used on construction projects. This is a term agreement with two optional renewals.

b. **Professional Services for Carver Complex Renovation** **Bid No. 5758-15**

GSR Andrade Architects **$104,900.00**

The purpose of this Change Order is to incorporate additional architectural and engineering services for the Carver Complex renovation as discussed during the 2017 CIP process.

c. **GP&L Electromechanical Relay Replacement Phase I** **Bid No. 0694-17**

Burns & McDonnell **$448,350.00**

This request is to provide professional engineering and design services for Phase I of GP&L's electromechanical transmission relay replacement program.

d. **GP&L Wylie to Firewheel 138kV Reconstruction Phase I and III Material** **Bid No. 0592-17**

Techline, Inc.	**$912,651.88**
Optional Contingency	**91,250.00**
TOTAL	**$1,003,901.88**

This request is to purchase optical ground wire material, insulators, conductor, terminal jumpers, and all associated hardware for Phases I and III of the Wylie Switchyard to Firewheel 138kV Transmission Line. The reconstruction of this line will not only increase transfer capacity for the transmission network but also improve reliability to the North Garland load growth corridor. Due to the complex nature of the project, an Optional Contingency is included for any additional materials that may be needed.

e. **2017 Garland Alley Improvements - Phase 1A** **Bid No. 0617-17**

Tri-Con Services, Inc. **$614,000.00**

This request is to reconstruct four alleys, including drive approaches.

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 No. Z 17-10, Rick Kelly (District 5)

Consider an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving a Specific Use Provision for a Kiosk, Self-Service: Retail (Water and Ice) on a 9.472-acre tract of land zoned Community Retail (CR) District and located east of the northeast corner of South First Street and East Kingsley Road; providing for conditions, restrictions, and regulations; providing for 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.

4. Consider a resolution adopting and approving the Garland Housing Agency's Second Year Update on the 2015-2019 Five Year Plan; and providing an effective date.

Council is requested to approve a resolution approving the Garland Housing Agency second year on the five-year plan for submission to HUD.

5. Consider a resolution approving the City of Garland Housing Agency Administrative Plan for the Housing Choice Voucher Program and providing an effective date.

Council is requested to approve a resolution adopting the Garland Housing Agency's Administrative Plan for the Housing Choice Voucher Program.

6. Consider a resolution adopting and approving the One Year Plan of Action for the 2017/2018 Community Development Block Grant, Home Investment Partnership and, Emergency Solutions Grant Programs; and approving an effective date.

Council is requested to adopt the resolution approving the One Year Plan of Action for 2017-2018 Community Development Block Grant, HOME Infill Partnership Grant and Emergency Solutions Grant program funding.

7. Consider a resolution approving the sale of approximately 9.213 acres of real estate property, generally located at 1851 State Highway 66; authorizing the Mayor of the City of Garland to execute a Deed conveying the property to Micropac Industries, Inc.; and providing an effective date.

Council is requested to accept the offer and adopt the resolution which authorizes the Mayor to execute a Deed to convey the property.

8. Consider an ordinance amending Chapter 52, "Sanitation" of the Code of Ordinances of the City of Garland, Texas by repealing Sections 52.01 through Section 52.34 thereof; adding a new Section 52.01 through 52.62, 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.

Council is requested to consider approval of the attached ordinance, amending Chapter 52 of the Code of Ordinances in its entirety.

9. Consider an ordinance amending Ordinance No. 6858 by amending the number of positions in certain classifications of service within the Police Department; ratifying Ordinance No. 6858 as amended; and providing an effective date.

Council is requested to approve the revised Civil Service Ordinance to comply with Chief Bates' request for increasing the number of authorized Police Captain positions by one while decreasing the number of sworn Police Officer positions by one. The total number of sworn authorized positions will remain unchanged at 337 positions. This mid-year change can be accomplished without a financial impact to the current 2016-2017 Budget due to salary savings from 10 current sworn Police Officer vacancies (with 2 to 3 more retirements anticipated by the end of the budget year).

10. Consider an ordinance approving a First Amendment to Loan Agreement between the City of Garland, Texas and Wells Fargo Bank, National Association; and resolving other matters incident and related thereto.

Council is requested to consider approval of the ordinance for the First Amendment to the Electric Utility System Notes, Series 2016 Loan Agreement.

11. Consider a resolution rescheduling the June, 2017 and July, 2017 Meetings of the City Council; and providing an effective date.

At the May 15, 2017 Work Session, Council considered rescheduling the June 5 Work session to June 12, June 6 Regular Meeting to June 13, June 19 Work Session to June 26, June 20 Regular Meeting to June 27, July 3, Work session and Regular Meeting to July 10 and July 11, July 17 Work session to July 24 and July 18 Regular Meeting to July 25.

12. Consider an ordinance authorizing the issuance of "City of Garland, Texas, General Obligation Refunding Bonds, Series 2017"

At the April 17, 2017 Work Session, Council considered authorizing a refunding of $30,005,000 of General Obligation Refunding Bonds (GO), Series 2008A, $5,420,000 of Certificates of Obligation (CO), Series 2008, and $10,000,000 General Obligation Commercial Paper Notes, Series 2015. The purpose of the refunding transaction is to generate savings in debt service.

13. Consider an ordinance authorizing the issuance of "City of Garland, Texas, Water and Sewer Utility System Revenue Refunding Bonds, Series 2017"

At the April 17, 2017 Work Session, Council considered authorizing a refunding of $24,010,000 of Water & Sewer Utility System Revenue Bonds, Series 2008. The purpose of this refunding is to generate savings in debt service cost.

14. Consider an ordinance approving the sale of Certificates of Obligation, Series 2017 to fund a portion of the approved 2017 CIP

At the March 20, 2017 Work Session, Council considered authorizing a Certificates of Obligation (CO) bond sale in the approximate amount of $20 million to fund a portion of the approved 2017 CIP.

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.

15. Consider a resolution of the City Council of the City of Garland, Texas appointing a member to serve on the North Texas Municipal Water District's Board of Directors; and setting an effective date.

Council is requested to approve a resolution appointing a member to the Board of Directors of the North Texas Municipal Water District.

16. Hold public hearings on:

a. Consider the application of Skorburg Company, requesting approval of 1) a change of zoning from Planned Development (PD) District 01-03 for Limited Community Retail Uses to a Planned Development (PD) District for Single-Family Attached (Townhouse) Uses, 2) a Detail Plan for Dwelling, Single-Family Attached (Townhouse) and 3) an Alley Waiver. This property is located to the east of Lavon Drive, between Foster Road and Crist Road. (File No. Z 17-04, District 1) (This item was postponed from the May 2, 2017 Regular City Council meeting).

BEING a 12.777-acre tract of land situated in the Thacker V. Griffin Survey, Abstract No. 528, in the City of Garland, Dallas County, Texas, being part of a 15.501-acre tract, as described in Vol. 2001229 Pg. 10037 in the Deed Records of the Official Public Records, Dallas County, Texas. The property is located to the east of Lavon

Drive, between Foster Road and Crist Road. The applicant seeks approval of a zoning change to allow the construction of a townhouse development.

17. Consider an ordinance canvassing the results of the General Election held for the purpose of electing candidates to the Office of the City Council of the City of Garland, Texas for an election having been held on May 6, 2017; declaring the results of that election; and providing an effective date.

Formal canvassing of the returns and declaring results of the May 6, 2017 General Election held for the purpose of electing candidates to the Office of the City Council of the City of Garland for Mayor and Council Member Districts 3, 6, 7, and 8.

Conduct the swearing in of Mayor and Council Members for Districts 6, 7, and 8.

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18. Hold public hearings on:

a. Consider the application of Taco Bodega, requesting approval of a variance to Section 2.55 of the Garland Development Code regarding the distance to a church, public school, or public school from an establishment that sells or serves alcoholic beverages. This property is located at 2334 West Buckingham Road, Suite 370. (File No. BW 17-02, District 8)

BEING a part of Lot 2, a 9.890-acre tract, in Block 1 of the Winn Dixie Center Final Plat, according to the map thereof, recorded in Volume 97109, Page 2903 Deed Records of Dallas County, Texas. This property is located at 2334 West Buckingham Road, Suite 370. The applicant requests a variance to reduce the minimum distance requirement between an establishment that sells alcoholic beverages and a school. This proposal would allow for the addition of beer and wine to the restaurant's menu beverage selection.

b. Consider the application of Nexmetro Development, requesting approval of 1) a Change in Zoning from Planned Development (PD) District 85-50 to Planned Development (PD) District for Multi-Family (MF) District Uses, 2) a Concept Plan, and 3) a Detail Plan for Multi-Family (MF) Uses. This property is located at the southeast corner of North Shiloh Road and West Campbell Road. (File No. Z 17-05, District 7)

BEING a 12.794-acre tract or parcel of land, situated in the P.H. Rice Survey, Abstract Number 1241, Dallas County, Texas, being part of a called 95.14-acre tract of land conveyed to Peter W. Baldwin, Trustee by Deed thereof recorded in Volume 69079, Page 483, Deed Records, Dallas County, Texas. This property is located at the southeast corner of North Shiloh Road and West Campbell Road. Approval of the request will allow for a multi-family development consisting of approximately 114 units.

19. 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.

20. 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.

GARLAND

CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda **1.**

Meeting Date: May 16, 2017

Item Title: Minutes May 2, 2017

Submitted By: Rene Dowl, City Secretary

Summary of Request/Problem

Consider approval of the minutes of the May 2, 2017 Regular Meeting.

Recommendation/Action Requested and Justification

Attachments

Minutes May 2, 2017

Minutes of the Garland City Council Regular Meeting

The City Council of the City of Garland convened in regular session at 7:00 p.m. on Tuesday, May 2, 2017 in the Council Chambers at City Hall, 200 North Fifth Street, Garland, Texas, with the following members present:

COUNCIL PRESENT:	Mayor	Douglas Athas
	Mayor Pro Tem	Scott LeMay
	Council Member	David Gibbons
	Council Member	Anita Goebel
	Council Member	Stephen Stanley
	Council Member	B. J. Williams
	Council Member	Rich Aubin
	Council Member	Lori Dodson
	Council Member	James Cahill
STAFF PRESENT:	City Manager	Bryan L. Bradford
	City Attorney	Brad Neighbor
	City Secretary	Eloyce René Dowl

CEREMONIALS: Mayor Athas presented a proclamation to Dorothy Brooks, Wandra Johnson, and Sandra Dinkins recognizing Garland's celebration of May 4 as a National Day of Prayer.

Mayor Athas presented a proclamation to Jim Olk, Building Official, declaring May 2017 to be Building Safety Month.

CALL TO ORDER: The meeting was called to order by Mayor Douglas Athas.

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 Cahill to approve the Consent Agenda as presented, seconded by Council Member Stanley, to approve items 1, 2a, 2b, 2c, and 3. Motion carried, 9 ayes, 0 nays.

1. APPROVED** Approval of the Minutes of the April 18, 2017 Regular Meeting.

2a. APPROVED** Bid No. 0627-17 awarded to Black & Veatch in the amount of $109,120.00 for the TMPA Steep Hollow to Keith Switch Fiber Installation.

This request is to provide professional engineering design services in support of the TMPA Steep Hollow to Keith Switch Fiber Installation project.

2b. APPROVED** Bid No. 0535-17 awarded to Tri-Con Services, Inc. in the amount of $243,500.00, with an optional contingency of $24,350.00, for a total bid of $267,850.00 for the Forest Lane Substation Civil Site Improvements.

This request is to provide civil site improvements necessary for the Forest Lane Substation CIP project. This project will include labor, equipment, and tools necessary to complete the Forest Lane Substation pad site, driveways, earthwork, grading, and flex base. This project will increase transmission system reliability by eliminating a radial tap and three-ended transmission line. Due to the complex nature of the project, an optional contingency is included for any additional work that may be required.

2c. APPROVED** Bid No. 5115-15 awarded to Diversified Power Systems, Inc. in the amount of $36,506.00 for the GP&L Substation Emergency Backup Generator Maintenance.

The purpose of this Change Order is to add additional substations to the current Emergency Backup Generator Maintenance Agreement BL 06422. This Change Order will account for the remaining backup generators at the substations that were not included under the original agreement.

3. APPROVED** Approval of an economic development agreement, pursuant to Chapter 380 of the Texas Local Government Code, between the City of Garland and WPC Acquisitions, Inc., and authorize the Mayor to execute the same.

On January 5, 2016, the City Council approved Ordinance No. 6815 amending the zoning laws of the City of Garland, and approving a Planned Development District and a concept plan for Single-Family (detached) Uses, Single-Family (attached) uses and retail, generally located on 101.121 acres southwest of the intersection of Shiloh Road and Buckingham Road. Subsequent to the zoning change, the City Council authorized the City Manager to negotiate terms and conditions of an economic development agreement with the Wilbow

Corporation to ensure a development of the quality proposed by the Wilbow Corporation, which is unlikely to occur without a grant of economic development incentives. This agreement authorizes a grant of economic development incentives valued at approximately $4.6 million for the proposed development of 582 residential lots, as well as retail uses, which will have a direct and positive economic benefit to the City.

ITEMS FOR INDIVIDUAL CONSIDERATION

4a. PUBLIC HEARING HELD

Public Hearing – 2017/2018 CDBG, HOME and ESG Funding

At the May 1, 2017 Work Session, Council was provided information regarding 2017-2018 Community Development Block Grant, HOME, and ESG program funding and applications for CDBG public services. A public hearing was conducted to gather comments from interested parties seeking CDBG public service funds.

The speakers on this item were: David Swavey, Garland Police Boxing Program, Mike Bencheck, Matthew 25:40 Project, Erick Anderson, Parks & Recreation, Julian Olalde and Jane Diogu, I-Kandy Foundation, Susan Hennum, Marcellus Austin, and Cathi Haug, Counseling Institute, Amy Spawn, The Warren Center, Tena Yeary, Hope Clinic, Karen Fletcher, RHC, Olivia Ogden, Galaxy Counseling, Andrew Mlcak, Achievement Center of Texas, Elvie Rodriguez, Salvation Army, Cheryl Jones, Visiting Nurses Association / Meals on Wheels, Larry Walker, Anthem Strong Families, Suzanna Sulfstede, The Senior Source, Robyn Moline, Salvation Army Boys & Girls Club of Garland, and Colleen Jamieson, Hope's Door New Beginning Center.

4b. POSTPONED

Consider the application of Skorburg Company, requesting approval of 1) a change of zoning from Planned Development (PD) District 01-03 for Limited Community Retail Uses to a Planned Development (PD) District for Single-Family

Attached (Townhouse) Uses, 2) a Detail Plan for Dwelling, Single-Family Attached (Townhouse), and 3) an Alley Waiver. This property is located to the east of Lavon Drive, between Foster Road and Crist Road. (File No. Z 17-04, District 1)

BEING a 12.777-acre tract of land situated in the Thacker V. Griffin Survey, Abstract No. 528, in the City of Garland, Dallas County, Texas, being part of a 15.501-acre tract, as described in Vol. 2001229 Pg. 10037 in the Deed Records of the Official Public Records, Dallas County, Texas. The property is located to the east of Lavon Drive, between Foster Road and Crist Road. The applicant seeks approval of a zoning change to allow the construction of a townhouse development.

The staff report was presented by Josue De La Vega, Development Planner and Will Guerin, Director of Planning. Speakers on this item were: Robert B. Bruner, applicant, Noah Flabiano, Skorburg Company, John Arnold, Skorburg Company, and Stephen Booth. There was discussion by the Council. Motion was made by Council Member Gibbons to postpone to the May 16, 2017 meeting, seconded by Council Member Aubin. Motion carried 9 ayes, 0 nays.

5. CITIZEN COMMENTS: None

6. ADJOURN There being no further business to come before the City Council, Mayor Athas adjourned the meeting at 10:09 p.m.

CITY OF GARLAND, TEXAS

/s/ Douglas Athas, Mayor

/s/ Eloyce René Dowl, City Secretary

GARLAND
PURCHASING REPORT

City Council Regular Session Agenda **2.a.**

Meeting Date: May 16, 2017

Item Title: Term Agreement for Liquefied Suspended Cement Slurry

Submitted By: Steve Oliver, Streets Director

PURCHASE JUSTIFICATION:

The purpose of this agreement is to purchase bulk cement that is pneumatically mixed to produce cement slurry. Street Department employees use the cement slurry to stabilize base material used on construction projects. This is a term agreement with two (2) optional renewals. A term is defined as either the annual expiration date or the expenditure of funds, whichever occurs first. Subsequent renewals do not require additional City Council approval. If all optional renewals are exercised, the potential financial impact will be $832,500 over the life of the agreement. Expenditures will not exceed appropriated funds.

AWARD RECOMMENDATION:

Vendor	***Item***	***Amount***
Martin Marietta Materials, Inc.		$277,500.00
	TOTAL:	**$277,500.00**

Basis for Award: Straight Low Bid

Fiscal Impact

Total Project/Account:	$10,997,626
Expended/Encumbered to Date:	3,095,349
Balance:	$7,902,277
This Item:	277,500
Proposed Balance:	$7,624,777
Account #:	831-4693-6051

Fund/Agency/Project – Description and Comments:

Infrastructure Repair & Replacement Fund / Street Construction

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Attachments

Bid Recap
Executive Summary

Fiscal Reference:

Budget Type:	Operating Budget
Fiscal Year:	2016-17
Document Location:	Page 272

Budget Director Approval:	**Approval Date:**
Purchasing Director Approval:	**Approval Date:**
Gary L. Holcomb	05/03/2017

CITY OF GARLAND - BID RECAP SHEET
OPENED: 03/27/2017
REQ. NO. PR TBD
BID NO. 0389-17
PAGE: 1 of 1
BUYER: Guy Trampe

				Martin Marietta							
ITEM	**QTY**	**UNIT**	**DESCRIPTION**	**UNIT PRICE**	**TOTAL**	**UNIT PRICE**	**TOTAL**	**UNIT PRICE**	**TOTAL**	**UNIT PRICE**	**TOTAL**
1	1	ea	Cement Super Slurry	$277,500.00	$277,500.00		$0.00		$0.00		$0.00
			TOTAL GROSS PRICE		$277,500.00		$0.00		$0.00		$0.00
			CASH DISCOUNT								
			TOTAL NET PRICE		$277,500.00		$0.00				
			F.O.B.		DELIVERED		DELIVERED		DELIVERED		DELIVERED
			DELIVERY								

NEXT LOW: **$277,500.00**
LOW: **$277,500.00**
SAVINGS: **$0.00**

134 # IonWave Notifications
35 # IonWave HUBS
17 # 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 0389-17
Term Agreement for Liquefied Suspended Cement Slurry

Recommended Vendor:
Martin Marietta Materials, Inc.

Total Recommended Award:
$ 277,500.00

Basis for Award:
Straight Low Bid

Purpose:
The purpose of this agreement is to purchase bulk cement that is pneumatically mixed to produce cement slurry. Street Department employees use the cement slurry to stabilize base material used on construction projects. This is a term agreement with two (2) optional renewals.

Evaluation:
A request for bids was issued in accordance with Purchasing procedures. One (1) bid was received and evaluated from Martin Marietta Materials, Inc., who is the City's current cement slurry provider. Their unit price bid is consistent with the current agreement.

Recommendation:
Staff recommends awarding this agreement and optional renewals to Martin Marietta Materials, Inc.

Funding Information:
FY 2016-17 Street Department Budget - Account No. 831-4693-6051

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

GARLAND
PURCHASING REPORT

City Council Regular Session Agenda **2.b.**

Meeting Date: May 16, 2017

Item Title: Professional Services for Carver Complex Renovation

Submitted By: Ginny Holliday, Facilities Management Director

PURCHASE JUSTIFICATION:

The purpose of this Change Order is to incorporate additional architectural and engineering services for the Carver Complex renovation as discussed during the 2017 CIP process. The additional scope includes security and grading improvements throughout the campus such as: parking lot and building lighting upgrades; photometric studies to address security concerns; new campus level directional signage to aid in way-finding and building identification and directories; site drainage evaluation and improvements; and environmentally responsible drought-resistant landscape and irrigation modifications for improved security. New services include: site survey; site plan; grading plan; erosion control plans; and details required by Building Inspection and Engineering for the expanded site work. The exteriors of Buildings 1, 2, and 3 will be painted to match the Clinic and create a cohesive campus appearance. The interior of Carver 3 will receive new finishes including: paint; flooring; ceiling tile and grid; and new interior room signage and directories. All door hardware will be replaced to meet current City standard locking systems and conform to Accessibility requirements. Existing millwork will be refurbished and countertops will be replaced with more durable solid surface materials better suited to public service locations.

AWARD RECOMMENDATION:

Vendor	***Item***	***Amount***
GSR Andrade Architects	All	$104,900.00
	TOTAL:	**$**104,900.00

Basis for Award: Change Order

Fiscal Impact

Total Project/Account: $3,211,000

Expended/Encumbered to Date: 320,859

Balance:	$2,890,141
This Item:	104,900
Proposed Balance:	$2,785,241
Account #:	692-4749-1606613-7101

Fund/Agency/Project – Description and Comments:

Facilities Management
Carver Center Renovation / Safety Upgrades
692-4749-1606613-7101 - $104,900 Change Order

Attachments

Bid Recap
Executive Summary

Fiscal Reference:

Budget Type:	CIP
Fiscal Year:	2017
Document Location:	Page MF06

Budget Director Approval: **Approval Date:**

Purchasing Director Approval: **Approval Date:** 05/02/2017
Gary L. Holcomb

CITY OF GARLAND - BID RECAP SHEET
OPENED: 04/21/2017
REQ. NO. PR TBD
BID NO. 5758-15
PAGE: 1 of 1
BUYER: J. Wilson

				GSR Andrade Architects							
ITEM	**QTY**	**UNIT**	**DESCRIPTION**	**UNIT PRICE**	**TOTAL**	**UNIT PRICE**	**TOTAL**	**UNIT PRICE**	**TOTAL**	**UNIT PRICE**	**TOTAL**
1	ea	1	Change Order #2 to PO 23444	$104,900.00	$104,900.00						

GARLAND
PURCHASING EXECUTIVE SUMMARY

Bid 5758-15
Professional Services for Carver Complex Renovation

Recommended Vendor:
GSR Andrade Architects

Total Recommended Award:
$104,900.00

Basis for Award:
Change Order

Purpose:
As discussed during the 2017 CIP process, the purpose of this Change Order is to incorporate additional architectural and engineering services for the Carver Complex renovation. The additional scope includes security and grading improvements throughout the campus such as: parking lot and building lighting upgrades; photometric studies to address security concerns; new campus level directional signage to aid in way-finding and building identification and directories; site drainage evaluation and improvements; and environmentally responsible drought-resistant landscape and irrigation modifications for improved security. New services include: site survey; site plan; grading plan; erosion control plans; and details required by Building Inspection and Engineering for the expanded site work. The exteriors of Buildings 1, 2, and 3 will be painted to match the Clinic and create a cohesive campus appearance. The interior of Carver 3 will receive new finishes including: paint; flooring; ceiling tile and grid; and new interior room signage and directories. All door hardware will be replaced to meet current City standard locking systems and conform to Accessibility requirements. Existing millwork will be refurbished and countertops will be replaced with more durable solid surface materials better suited to public service locations. This Change Order does not include renovations to the Carver Senior Center facility which will include upgrades to the restrooms in order to bring them into compliance with current Texas Accessibility Standards, as well as other upgrades to the finishes. When funding is established, a separate Change Order will be presented to the Council.

Evaluation:
GSR Andrade Architects was selected as the most qualified firm for this project based on a short list of respondents evaluated by criteria published in Request for Qualifications 2887-12. The initial PO 23444 was awarded 08/31/2015 in the amount of $68,005. Change Order #1 in the amount of $34,500, a 50.7% change to the original value, was approved at the 04/05/2017 City Council meeting. This Change Order #2 reflects a 154.3% change to the original value.

Recommendation:
Staff recommends approving Change Order #2 to GSR Andrade Architects.

Funding Information:
The item is funded from CIP project 692-4749-1606613-7101 (CF6066-CO-1-7101)

Department Director:
Ginny Holliday, Director of Facilities Management, 972-205-4080

GARLAND
PURCHASING REPORT

City Council Regular Session Agenda **2.c.**

Meeting Date: May 16, 2017

Item Title: GP&L Electromechanical Relay Replacement Phase I

Submitted By: Ross Owen, Director of Transmission & Distr

PURCHASE JUSTIFICATION:

The purpose of this request is to provide professional engineering and design services for Phase I of GP&L's electromechanical transmission relay replacement program. In order to meet future North American Electric Reliability Corporation (NERC) compliance requirements, GP&L is proactively replacing older electromechanical transmission relaying with more reliable microprocessor-based devices. These new devices have fewer mechanical components and deploy newer technology, allowing removal of faults from the transmission system in less time and with enhanced selectivity. Phase I of the program will impact a total of six (6) substations and five (5) transmission lines. Services provided under this agreement include: electrical design; procurement assistance; creation of device settings; and assistance to GP&L field personnel.

AWARD RECOMMENDATION:

Vendor	***Item***	***Amount***
Burns & McDonnell	All	$448,350.00
	TOTAL:	**$448,350.00**

Basis for Award: Most Qualified

Fiscal Impact

Total Project/Account:	$721,981
Expended/Encumbered to Date:	5,981
Balance:	$716,000
This Item:	448,350
Proposed Balance:	$267,650
Account #:	210-3799-3176201-7111

Fund/Agency/Project – Description and Comments:

Electric CIP / Substations Upgrades

Attachments

Bid Recap

Executive Summary

Fiscal Reference:

Budget Type:	CIP
Fiscal Year:	2017
Document Location:	Page E10

Budget Director Approval: **Approval Date:**

Purchasing Director Approval: **Approval Date:** 05/02/2017

Gary L. Holcomb

CITY OF GARLAND - BID RECAP SHEET
OPENED: 00/00/00
REQ. NO. PR 38097
BID NO. 0694-17
PAGE: 1 of 1
BUYER: Teresa Dabney

				Burns & McDonnell							
ITEM	**QTY**	**UNIT**	**DESCRIPTION**	**UNIT PRICE**	**TOTAL**	**UNIT PRICE**	**TOTAL**	**UNIT PRICE**	**TOTAL**	**UNIT PRICE**	**TOTAL**
			Electromechanical Relay								
			Replacement Phs 1 Electric design								
			Electrical Design --Rosehill		$50,000.00						
			Electrical Design --Miller		$82,000.00						
			Electrical Design --Oates		$82,000.00						
			Electrical Design --Lyons		$70,000.00						
			Electrical Design --Centerville		$93,000.00						
			Electrical Design --Newman 138kv		$50,000.00						
			5% contingency		$21,350.00						
			TOTAL GROSS PRICE		$448,350.00						
			CASH DISCOUNT								
			TOTAL NET PRICE		$448,350.00						
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY								

NEXT LOW:
LOW:
SAVINGS: **$0.00**

?? # IonWave Notifications
?? # IonWave HUBS
?? # Direct Contact HUBS
?? # 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 0694-17
GP&L Electromechanical Relay Replacement Phase I

Recommended Vendor:
Burns & McDonnell

Total Recommended Award:
$448,350.00

Basis for Award:
Most Qualified

Purpose:
The purpose of this request is to provide professional engineering and design services for Phase I of GP&L's electromechanical transmission relay replacement program. In order to meet future North American Electric Reliability Corporation (NERC) compliance requirements, GP&L is proactively replacing older electromechanical transmission relaying with more reliable microprocessor-based devices. These new devices have fewer mechanical components and deploy newer technology, allowing removal of faults from the transmission system in less time and with enhanced selectivity. Phase I of the program will impact a total of six (6) substations and five (5) transmission lines. Services provided under this agreement include: electrical design; procurement assistance; creation of device settings; and assistance to GP&L field personnel.

Evaluation:
Burns & McDonnell was selected as the most qualified firm for this project based on a short list of respondents evaluated by criteria published in Request for Qualifications 5771-15.

Recommendation:
Staff recommends awarding the engineering and design services to Burns & McDonnell .

Funding Information:
210-3799-3176201-7111

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

GARLAND
PURCHASING REPORT

City Council Regular Session Agenda **2.d.**

Meeting Date: May 16, 2017

Item Title: GP&L Wylie to Firewheel 138kV Reconstruction Phase I and III Material

Submitted By: Ross Owen, Director of Transmission & Distr

PURCHASE JUSTIFICATION:

The purpose of this bid is to purchase optical ground wire material, insulators, conductor, terminal jumpers, and all associated hardware for Phases I and III of the Wylie Switchyard to Firewheel 138kV Transmission Line. The reconstruction of this line will not only increase transfer capacity for the transmission network but also improve reliability to the North Garland load growth corridor. Due to the complex nature of the project, an Optional Contingency is included for any additional materials that may be needed.

AWARD RECOMMENDATION:

Vendor	***Item***	***Amount***
Techline, Inc.	All	$912,651.88
Optional Contingency		91,250.00
		----------$1,003,901.88

TOTAL:

Basis for Award: Lowest Responsible Bid

Fiscal Impact

Total Project/Account:	$11,195,500
Expended/Encumbered to Date:	2,838,000
Balance:	$8,357,500
This Item:	1,003,902
Proposed Balance:	$7,353,598
Account #:	210-3599-3142101-6051

Fund/Agency/Project – Description and Comments:

Electric CIP / Transmission Lines

Attachments

Bid Recap
Executive Summary

Fiscal Reference:

Budget Type: CIP
Fiscal Year: 2017
Document Location: Page E01

Budget Director Approval: **Approval Date:**

Purchasing Director Approval: **Approval Date:** 05/02/2017
Gary L. Holcomb

CITY OF GARLAND - BID RECAP SHEET
OPENED: 04/25/17
REQ. NO. PR 37977
BID NO. 0592-17
PAGE: 1 of 1
BUYER: T. Smith

ITEM	QTY	UNIT	DESCRIPTION	Techline, Inc. UNIT PRICE	Techline, Inc. TOTAL	Irby Utilities UNIT PRICE	Irby Utilities TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	1	Lt.	Wylie-Firewheel 138kV	$912,651.88	$912,651.88	$1,081,213.61	$1,081,213.61				
			Reconstruction Phase I and III								
			Material								
			TOTAL GROSS PRICE		$912,651.88		$1,081,213.61				
			CASH DISCOUNT								
			TOTAL NET PRICE		$912,651.88		$1,081,213.61				
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY								

NEXT LOW: **$1,081,213.61**
LOW: **$912,651.88**
SAVINGS: **$168,561.73**

218 # IonWave Notifications
37 # IonWave HUBS
23 # 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 0592-17
GP&L Wylie to Firewheel 138kV Reconstruction
Phase I and III Material

Recommended Vendor:
Techline, Inc.

Total Recommended Award:
$1,003,901.88

Basis for Award:
Lowest Responsible Bid

Purpose:
The purpose of this bid is to purchase optical ground wire material, insulators, conductor, terminal jumpers, and all associated hardware for Phases I and III of the Wylie Switchyard to Firewheel 138kV Transmission Line. The reconstruction of this line will not only increase transfer capacity for the transmission network but also improve reliability to the North Garland load growth corridor.

Evaluation:
A request for bids was issued in accordance with Purchasing procedures. Two (2) bids were received and evaluated with Techline, Inc., submitting the lowest overall bid.

Recommendation:
Staff recommends awarding the bid to Techline, Inc.

Funding Information:
210-3599-3142101-6051

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

GARLAND
PURCHASING REPORT

City Council Regular Session Agenda **2.e.**

Meeting Date: May 16, 2017

Item Title: 2017 Garland Alley Improvements - Phase 1A

Submitted By: Steve Oliver, Streets Director

PURCHASE JUSTIFICATION:

The purpose of this award is to reconstruct four (4) alleys, including drive approaches. A request for bids was issued in accordance with Purchasing procedures. Four (4) bids were received and evaluated. The apparent low bidder did not include the requested references with their bid, resulting in their bid being considered nonresponsive. The second low bidder, Tri-Con Services, Inc., was within budget and included all of the required bid documents.

AWARD RECOMMENDATION:

Vendor	***Item***	***Amount***
Tri-Con Services, Inc.	All	$614,000.00
	TOTAL:	**$614,000.00**

Basis for Award: Lowest Responsible Bid

Fiscal Impact

Total Project/Account:	$10,997,626
Expended/Encumbered to Date:	3,372,849
Balance:	$7,624,777
This Item:	614,000
Proposed Balance:	$7,010,777
Account #:	831-4693-7111

Fund/Agency/Project – Description and Comments:

Infrastructure Repair & Replacement Fund / Street Construction

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Attachments

Bid Recap

Executive Summary

Fiscal Reference:

Budget Type:	Operating Budget
Fiscal Year:	2016-17
Document Location:	Page 272

Budget Director Approval:	**Approval Date:**
Purchasing Director Approval:	**Approval Date:**
Gary L. Holcomb	05/03/2017

CITY OF GARLAND - BID RECAP SHEET
OPENED: 04/25/2017
REQ. NO. PR TBD
BID NO. 0617-17
PAGE: 1 of 1
BUYER: Guy Trampe

ITEM	QTY	UNIT	DESCRIPTION	Tri-Con Services		FNH Construction		NPL Construction		Construction Companies Group (Non-Responsive)	
				UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	1	ea	2017 Alley Improvements	$614,000.00	$614,000.00	$693,761.00	$693,761.00	$908,979.00	$908,979.00	$552,183.50	$552,183.50
			TOTAL GROSS PRICE		$614,000.00		$693,761.00		$908,979.00		$552,183.50
			CASH DISCOUNT								
			TOTAL NET PRICE		$614,000.00		$693,761.00		$908,979.00		$552,183.50
			F.O.B.		DELIVERED		DELIVERED		DELIVERED		DELIVERED
			DELIVERY								

NEXT LOW: **$693,761.00**
LOW: **$614,000.00**
SAVINGS: **$79,761.00**

298 # IonWave Notifications
93 # IonWave HUBS
0 # 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. 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 0617-17
2017 Garland Alley Improvements - Phase 1A

Recommended Vendor:
Tri-Con Services, Inc.

Total Recommended Award:
$ 614,000.00

Basis for Award:
Lowest Responsible Bid

Purpose:
The purpose of this award is to reconstruct four (4) alleys, including drive approaches.

Evaluation:
A request for bids was issued in accordance with Purchasing procedures. Four (4) bids were received and evaluated. The apparent low bidder did not included the requested references with their bid, resulting in their bid being considered non-responsive. The second low bidder, Tri-Con Services, Inc., was within budget and included all of the required bid documents.

Recommendation:
Staff recommends awarding the alley improvements to Tri-Con Services, Inc.

Funding Information:
Street Department Outside Services Account No. 831-4693-7111

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

GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda **3.a.**
Meeting Date: May 16, 2017
Item Title: Z 17-10 Rick Kelly (District 5)
Submitted By: Isaac Williams, Development Planner

Summary of Request/Problem
Zoning Ordinance Z 17-10 Rick Kelly

Recommendation/Action Requested and Justification
Consider adoption of attached ordinance.

Attachments
Z 17-10 Rick Kelly Ordinance
Z 17-10 Rick Kelly Attachments

ZONING FILE NO. Z 17-10

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING A SPECIFIC USE PROVISION FOR A KIOSK, SELF-SERVICE: RETAIL (WATER AND ICE)ON A 9.472-ACRE TRACT OF LAND ZONED COMMUNITY RETAIL (CR) DISTRICT AND LOCATED EAST OF THE NORTHEAST CORNER OF SOUTH FIRST STREET AND EAST KINGSLEY 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, TEXAS; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 27th day of March, 2017, the Plan Commission did consider and make recommendations on a certain request for approval of a Specific Use Provision for a Kiosk, Self-Service: Retail (Water and Ice) made by **Rick Kelly;** and

WHEREAS, the City Council, after determining all legal requirements of notice and hearing have been met, has further determined the following amendment to the Garland Development Code would provide for and would be in the best interest of the health, safety, morals, and general welfare:

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

Section 1

The Garland Development Code is hereby amended by approving a Specific Use Provision for a Kiosk, Self-Service: Retail (Water and Ice) on property zoned Community Retail (CR) District and located east of the northeast corner of South First Street and East Kingsley road and being more particularly described in Exhibit A, attached hereto and made a part hereof.

Section 2

ZONING FILE NO. Z 17-10

Development shall be in conformance with the conditions, restrictions, and regulations set forth in Exhibit B, attached hereto and made a part hereof.

Section 3

That a violation of this Ordinance shall be a misdemeanor punishable in accordance with Section 10.05 of the Code of Ordinances, City of Garland, Texas.

Section 4

That the Garland Development Code, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

Section 5

That the terms and provisions of this Ordinance are severable and are governed by Sec. 10.06 of the Code of Ordinances of the City of Garland, Texas.

Section 6

That this Ordinance shall be and become effective immediately upon and after its passage and approval.

PASSED AND APPROVED this _____day of_____, 2017.

CITY OF GARLAND, TEXAS

_____
Mayor

ATTEST:

_____
City Secretary

ZONING FILE NO. Z 17-10

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File Z 17-10

BEING approximately a 9.472-acre tract of land and identified as Ridgewood Village Addition Replat Lot 1, Block 1 an addition to the City of Garland, Texas as recorded in Volume 2002082, Page 36 of the Deed Records of Dallas County, Texas.

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 17-10

I. Statement of Purpose: The purpose of this Specific Use Provision is to permit the operation of Kiosk, Self Service: Retail (Water and Ice) 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.

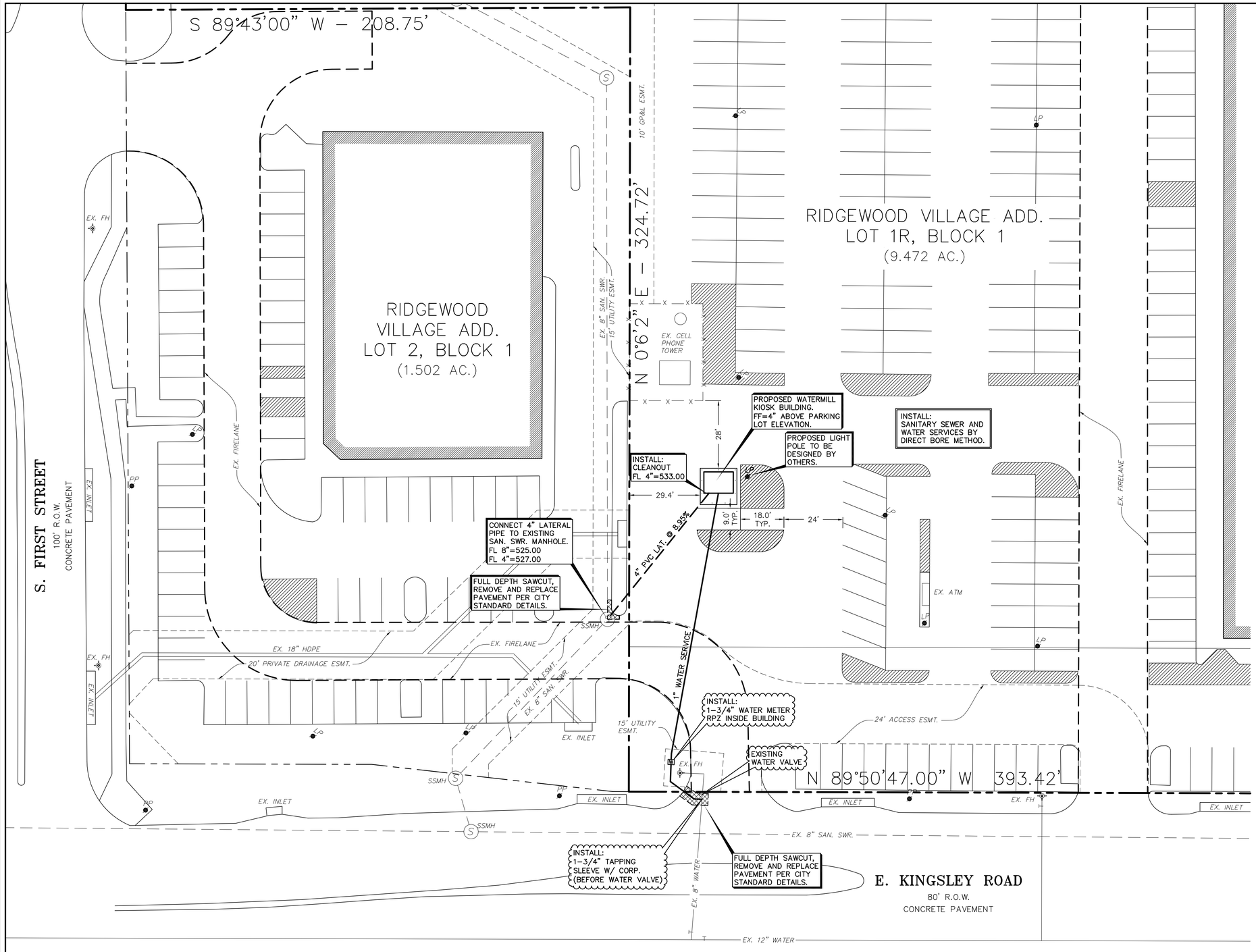
IV. Specific Regulations:

A. Specific Use Provision Time Period: The Specific Use Provision shall be effective for a period of sixteen (16) years. The operations for this Kiosk, Self-Service: Retail (Water and Ice) may run concurrently with an existing Kiosk (Water and Ice) operated by the applicant at 131 W. Kingsley Road for a period of time expiring on or before August 12, 2019. Upon time expiration, the kiosk operations at 131 W. Kingsley Road shall cease and the kiosk shall be removed.

B. Lighting: Development shall provide a sixteen (16) foot tall or greater light standard to illuminate the area kiosk area for patrons. The light standard shall be aesthetically similar to the existing standards within the shopping center

C. Site Layout: The site layout shall remain in conformance with the site plan labeled Exhibit C.

EXHIBIT B



N

20' 10' 0' 20'

GRAPHIC SCALE IN FEET
SCALE: 1" = 20'

WATER & SANITARY SEWER NOTES:

1. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE CITY'S STANDARDS AND SPECIFICATIONS.

2. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRENCH SAFETY REQUIREMENTS IN ACCORDANCE WITH CITY STANDARDS, TEXAS STATE LAW, AND O.S.H.A. STANDARDS FOR ALL EXCAVATION IN EXCESS OF FIVE FEET IN DEPTH.

3. THE LOCATION OF ALL UTILITIES LOCATED ON THESE PLANS ARE TAKEN FROM EXISTING PUBLIC RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL PUBLIC UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT.

4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL PUBLIC INFRASTRUCTURE IN THE CONSTRUCTION OF THIS PROJECT.

5. ANY UTILITY INSTALLED OUTSIDE OF AN EASEMENT SHALL BE INSTALLED BY A PLUMBER AND INSPECTED BY BUILDING DEPT.

6. BACKFILL FOR UTILITY LINES SHOULD BE CAREFULLY PLACED SO THAT THE UTILITY WILL BE STABLE. WHERE UTILITY LINES CROSS THE PARKING LOT, THE TOP 6" SHOULD BE COMPACTED SIMILARLY TO THE REMAINDER OF THE LOT. UTILITY DITCHES SHOULD BE VISUALLY INSPECTED DURING THE EXCAVATION PROCESS TO ENSURE THAT UNDESIRABLE FILL IS NOT USED.

7. IF ROCK IS ENCOUNTERED IN THE TRENCH, ROCK SPOIL SHALL NOT BE USED IN THE UPPER 1.5 FEET OF THE TRENCH. THE UPPER 1.5 FEET OF THE TRENCH IS TO BE BACKFILLED ONLY WITH QUALITY TOPSOIL.

8. ALL WATER MAINS SHALL MEET AWWA C-900, PVC DR-18 CLASS 150. ALL FITTINGS SHALL MEET ASTM F477 SPECIFICATIONS.

9. ALL DUCTILE IRON FITTINGS SHALL BE OF THE MECHANICAL JOINT TYPE OR SLIP JOINT AND SHALL BE CLASS D, OR CLASS 250 ON SIZES 12" AND SMALLER IN ACCORDANCE WITH A.W.W.A. SPECIFICATION C-110-64 AND C-111-64.

10. EMBEDMENT FOR PVC WATER MAIN SHALL COMPLY WITH THE CITY DETAILS AND SPECIFICATIONS.

11. ALL WATER METERS TO BE PLACED IN A NON-TRAFFIC AREA.

12. ALL WATER MAINS SHALL HAVE A MINIMUM COVER OF 42", OR SUFFICIENT COVER TO CLEAR OTHER UTILITIES AS MEASURED FROM TOP OF PIPE TO EXISTING GROUND LEVEL OR FINISHED GRADE, WHICHEVER IS GREATER.

13. ALL WATER AND SANITARY SEWER MAINS AND SERVICES SHALL HAVE A 10' MIN. LATERAL SEPARATION DISTANCE.

14. ALL SANITARY SEWER PIPES AND FITTINGS SHALL MEET ASTM D 3034, PVC SEWER PIPE SDR35. PIPE OVER 10' IN DEPTH, USE ASTM D 2241, PVC PIPE, SDR 26 (160).

15. ALL WATER AND SANITARY SEWER TESTINGS SHALL BE ACCOMPLISHED BY A TESTING LAB APPROVED BY THE CITY AND PAID BY CONTRACTOR.

16. REFER TO MECHANICAL PLANS FOR EXACT WATER AND SEWER SERVICE LOCATIONS.

Exhibit C

STATE OF TEXAS
TUAN P. LAM
86968
LICENSED PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY TUAN P. LAM, P.E. 86968 ON 4/26/17. ALTERATION OF A SEALED DOCUMENT WITHOUT THE PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

CASE No. 161117-3

PURSUANT TO THE CITY OF GARLAND CODE OF ORDINANCES, ARTICLE V. SECTION 51.72 (A) (1), CROSS CONNECTION CONTROL; A BACKFLOW PREVENTION ASSEMBLIES SHALL BE TESTED "IMMEDIATELY AFTER INSTALLATION". FOR A LIST OF REGISTERED TESTERS IN THE CITY OF GARLAND, CALL OUR BACKFLOW INSPECTION DEPARTMENT AT (972) 205-3214 OR (972) 205-3244. TEST RESULTS MUST BE SUBMITTED TO GARLAND WATER UTILITIES WITHIN 48 HOURS OF INSTALLATION OF THE DEVICE.

BE ADVISED construction drawings bearing the City of Garland Engineering Department "Release for Construction" stamp and a valid Right of Way work permit authorizes all work associated with connecting to the public water line and where applicable installation of backflow prevention device(s). THIS PLAN DOES NOT AUTHORIZE WORK ON PRIVATE FIRE LINES. Submit fire line plan and obtain approval from the Fire Marshall's Office at 1500 SH 66, Garland, TX 75040, prior to installation of fire line.

CONTRACTOR SHALL PAY ALL PERMIT FEES AND WILL SETUP PRE-CONSTRUCTION MEETING PRIOR TO COMMENCING ANY WORK.

SURVEY INFORMATION ON THIS DRAWING WAS PROVIDED BY OTHERS. LAM CONSULTING ENGINEERING IS NOT RESPONSIBLE FOR THE ACCURACY OF THE TOPOGRAPHIC MAPPING NOR BENCHMARK DATUM.

ALL UTILITY TAPS AND CONNECTIONS IN PUBLIC ROW AND EASEMENTS WILL BE DONE IN ACCORDANCE TO THE CITY'S GENERAL DESIGN STANDARDS AND STANDARD DETAILS AND INSPECTED BY CITY.

THE INFORMATION SHOWN ON THIS PLAN IS FROM RECORD DRAWINGS. THE ENGINEER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION SHOWN ON THIS DRAWING. CONTRACTOR SHALL FIELD VERIFY ALL UTILITIES AND CONTACT ALL UTILITY COMPANIES 48 HRS PRIOR TO ANY EXCAVATION. 1-800-DIG TESS

UTILITY PLAN

RIDGEWOOD VILLAGE ADD. LOT 1R, BLOCK 1

WATERMILL EXPRESS
121 E. KINGSLEY ROAD
GARLAND, TEXAS

LCE
LAM CONSULTING ENGINEERING
6804 WILHELMINA DRIVE
SACHSE, TEXAS 75048
Phone (214) 766-1011
www.lamcivil.com
Firm #F-9763

DESIGN: CTL	CHECK: LCE	SCALE: AS NOTED	4 OF 4
DRAWN: CTL	DATE: SEPTEMBER 2016	PROJECT: 0598-16	

GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda **4.**

Meeting Date: May 16, 2017

Item Title: Annual Performance Update on Garland Housing Agency

Submitted By: Steve Fitch, Housing Agency Administrator

Summary of Request/Problem

As part of the Quality Housing and Work Responsibility Act of 1998, the City of Garland Housing Agency (GHA) is required by the U.S. Housing and Urban Development (HUD) to submit an annual performance progress report on their five-year plan. At the May 15, 2017 Work Session, Council considered adopting the accomplishments presented in the second year annual performance plan update for submission to HUD.

Recommendation/Action Requested and Justification

Approve a resolution adopting the Garland Housing Agency second year on the five-year plan for submission to HUD (Attachment A).

Attachments

Attachment A

RESOLUTION NO. _____

A RESOLUTION ADDOPTING AN APPROVING THE GARLAND HOUSING AGENCY'S SECOND YEAR UPDATE ON THE 2015-2019 FIVE YEAR PLAN; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, an annual update on the 2015-2019 five-year plan is required by the Department of Housing and Urban Development (HUD) to examine the progress of the Garland Housing Agency in meeting the needs of those being served by housing assistance; and

WHEREAS, a Public housing Agency that operates a Section 8 Housing Choice Voucher Program must adopt a Five-Year and Annual Plan every five years; and

WHEREAS, the Garland Housing Agency has prepared a second year update to the 2015-2019 five-year plan for adoption and approval of the City Council, and the City Council desires to adopt and approve the plan.

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

Section 1

That the Garland City Council hereby adopts and approves the City of Garland Housing Agency's second year update on the Five-Year Annual Plan, in the form and substance attached hereto as Exhibit "A" and incorporated herein by reference.

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 _____, 2017.

THE CITY OF GARLAND, TEXAS

By: _____

Mayor

ATTEST:

_____

City Secretary

GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda **5.**

Meeting Date: May 16, 2017

Item Title: Garland Housing Agency's Administrative Plan

Submitted By: Steve Fitch, Housing Agency Administrator

Summary of Request/Problem

The U.S. Department of Housing and Urban Development (HUD) requires each Housing Agency to develop and adopt an Administrative Plan that identifies the policies the agency will follow to administer the Housing Choice Voucher Program Funds (better know as Section 8). At the May 15, 2017 Work Session, Council considered adopting the updated Administrative Plan.

Recommendation/Action Requested and Justification

Approve a resolution adopting the Garland Housing Agency's Administrative Plan for the Housing Choice Voucher Program (Attachment A).

Attachments

Attachment A

RESOLUTION NO. _____

A RESOLUTION APPROVING THE CITY OF GARLAND HOUSING AGENCY ADMINISTRATIVE PLAN FOR THE HOUSING CHOICE VOUCHER PROGRAM AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the City of Garland Housing Agency has been designated as the Public Housing Agency (PHA) and is authorized to operate the Section 8 Housing Choice Voucher Program within the City of Garland; and

WHEREAS, a PHA which operates the Section 8 Housing Choice Voucher Program must adopt an Administrative Plan which states local policies on matters for which the PHA has discretion; and

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

Section 1

That the Garland City Council hereby approves the City of Garland Housing Agency Administrative Plan for the Housing Choice Voucher Program, in the form and substance attached hereto as Exhibit "A" and incorporated herein by reference.

Section 2

That this Resolution shall be and become effective immediately upon and after the adoption and approval.

PASSED AND APPROVED this the 16th day of May, 2017.

THE CITY OF GARLAND, TEXAS

By: _____
Mayor

ATTEST:

_____
City Secretary

GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda **6.**

Meeting Date: May 16, 2017

Item Title: 2017-2018 2017-2018 CDBG, HOME and ESG Grant Funding

Submitted By: Mona Woodard, Neighborhood Services Administrator

Summary of Request/Problem

Attached is the Resolution approving the One Year Plan of Action for 2017-2018 Community Development Block Grant, HOME Infill Partnership Grant and Emergency Solutions Grant program funding.

Recommendation/Action Requested and Justification

Adopt the attached Resolution.

Attachments

2017-2018 Federal Grant Resolution

RESOLUTION NO. _____

A RESOLUTION ADOPTING AND APPROVING THE ONE YEAR PLAN OF ACTION FOR THE 2017/2018 COMMUNITY DEVELOPMENT BLOCK GRANT, HOME INVESTMENT PARTNERSHIP AND, EMERGENCY SOLUTIONS GRANT PROGRAMS; AND APPROVING AN EFFECTIVE DATE.

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

Section 1

That the One Year Action Plan, which includes the Statement of Community Development Objectives and Projected Use of Funds for the 2017-2018 Community Development Block Grant, HOME Investment Partnership Program and Emergency Solutions Grant programs, is hereby adopted and approved.

Section 2

That this resolution shall be and become effective immediately upon and after its adoption and approval.

PASSED AND APPROVED this the ___16th_____ day of May, 2017.

THE CITY OF GARLAND, TEXAS

BY: _____
Mayor

ATTEST:

_____
City Secretary

GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda **7.**

Meeting Date: May 16, 2017

Item Title: Sale of City-Owned Property

Submitted By: Gary Holcomb, Purchasing Director

Summary of Request/Problem

The City of Garland requested bids for the sale of 9.213 acres of City owned property located at 1851 State Highway 66. One (1) offer was received from Micropac Industries, Inc. in the amount of one million four hundred nine thousand dollars ($1,409,000), plus all reasonable closing costs. Their offer met all of the conditions set forth in the request for bids.

Recommendation/Action Requested and Justification

Staff recommends Council accept the offer and adopt the attached resolution which authorizes the Mayor to execute a Deed to convey the property.

Attachments

1851 SH 66 - Resolution

1851 SH 66 - Offer

1851 SH 66 - Deed

1851 SH 66 - Survey

RESOLUTION NO. _____

A RESOLUTION APPROVING THE SALE OF APPROXIMATELY 9.213 ACRES OF REAL PROPERTY, GENERALLY LOCATED AT 1851 STATE HIGHWAY 66; AUTHORIZING THE MAYOR OF THE CITY OF GARLAND TO EXECUTE A DEED CONVEYING THE PROPERTY TO MICROPAC INDUSTRIES, INC.; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City is the owner of that certain tract of land consisting of approximately 9.213 acres, generally located at 1851 State Highway 66, City of Garland, Dallas County, Texas ("Property");

WHEREAS, pursuant to Sections 253.008 and 272.001 of the Texas Local Government Code, the City provided proper notice to the general public of the offer of sale of the Property through a sealed bid process;

WHEREAS, Micropac Industries, Inc. ("Buyer") responded to the notice of sale and submitted the highest bid in the amount of $1,409,000.00 ("Purchase Price");

WHEREAS, the City has determined that selling the Property is in the public's best interest because it allows the Buyer to develop the Property and it eliminates the expenses associated with the City maintaining it.

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

Section 1

That the sale and conveyance of the Property by the City of Garland to the Buyer for the Purchase Price is hereby approved.

Section 2

That the Mayor is hereby authorized to execute a Deed Without Warranty, the form and substance of which is attached hereto as Exhibit "A" and incorporated herein by reference, conveying the Property to the Buyer.

Section 3

That this Resolution shall be and become effective immediately upon and after its adoption and approval.

PASSED AND APPROVED this the ___ day of _____, 2017.

CITY OF GARLAND, TEXAS

_____
Mayor

ATTEST:

_____
City Secretary

905 E. Walnut Street
Garland, Texas 75040
TEL (972) 272-3571
FAX (972) 487-6885
MICROPAC INDUSTRIES, INC.

April 20, 2017

City of Garland
200 N. Fifth Street
Purchasing Department, 2nd Floor
Garland, TX 75040

Attention: Teresa Dabney
Buyer

Subject: Sale of City Owned Property BID RFB 0575-017

Micropac Industries, Inc. has been a long-standing business located in Garland for over 50 years. It is our intent in the future, to move from our existing three-building location on East Walnut Street and build a larger, new manufacturing center. Our sincere desire is that we stay in Garland.

1) Micropac Industries, Inc., hereby agrees to purchase the 9.213-acre lot from the City of Garland for the amount of ONE MILLION FOUR HUNDRED NINE THOUSAND DOLLARS ($1,409,000), plus all reasonable closing cost.

2) Name of Purchaser - Micropac Industries, Inc, 905 E. Walnut, Garland, Texas 75040

3) Micropac will pay cash (by wire transfer) from the Company's operating account at Frost Bank

4) Microapac will close on the sale on date selected by the City of Garland

5) It is our intent to build a new manufacturing center on the 9.213-acre lot

6) Micropac has no prior or pending litigation or lawsuits.

7) Micropac affirms that no member of the City of Garland Council is under contract either directly or indirectly with Micropac, its agents, contractors or subcontractors.

8) Micropac affirms that they are duly authorized by the Directors of Micropac to execute this contract and that the BID has not been prepared in collusion with any other proposer, and has not been communicated to any other proposer prior to the official opening of the Bid.

Micropac will comply with all conditions, provisions and rights specified in BID RFB 0575-017 at the price offered.

Sincerely,

Mark W. King
CEO & President
Micropac Industries, Inc.

Patrick S. Cefalu
CFO & Executive Vice President
Micropac Industries, Inc.

DEED WITHOUT WARRANTY

THE STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF DALLAS §

That the **City of Garland**, a Texas home-rule municipality ("Grantor"), for and in consideration of Ten and No/100 Dollars ($10.00) and other good and valuable consideration to Grantor, the receipt and sufficiency of which is hereby acknowledged, paid in hand by **Micropac Industries, Inc.** ("Grantee"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Grantee that certain lot, tract, or parcel of land situated in the City of Garland, County of Dallas, State of Texas, to wit:

> **Being a 401,494-square foot tract of land situated in the John L. Anderson Survey, Abstract No. 26, in the City of Garland, Dallas County, Texas and being part of a called 10.000-acre tract of land described in the deed from the State of Texas to the City of Garland dated the 28th of March, 2016, and recorded as Document No. 201600124634 of the Official Public Records of Dallas County, Texas, said tract being more particularly described on Exhibit 'A,' which is attached hereto and incorporated herein for all purposes (the "Property").**

This Deed Without Warranty is subject to:

(i) any and all visible and apparent easements and encroachments, whether of record or not;

(ii) any and all covenants, conditions, reservations, restrictions, exceptions, easements, rights-of-way, mineral interests, mineral leases, or other instruments of record applicable to the land or any part thereof;

(iii) rights of the public to any portion of the above described property lying within the boundaries of dedicated or existing roadways or which may be used for road or street purposes;

(iv) rights of parties in possession; and

(v) any right of redemption as specified in Chapter 34, Subchapter B, Texas Property Tax Code.

It is understood and agreed that Grantor is not making any warranties or representations of any kind or character, express, implied or statutory, with respect to the Property, its physical condition or any other matter or thing relating to or affecting the Property and that the Property is being conveyed and transferred to Grantee "AS IS, WHERE IS, AND WITH ALL FAULTS." Grantor does not warrant or make any representations, express or implied, as to fitness for a

_____
(initials)

particular purpose, merchantability, design, quantity, physical condition, operation compliance with specifications, absence of latent defects or compliance with laws and regulations (including, without limitation, those relating to zoning, health, safety and the environment) or any other matter affecting the Property.

THIS DEED IS MADE WITHOUT WARRANTY, EXPRESS OR IMPLIED, AND GRANTOR EXPRESSLY DISCLAIMS, EXCEPTS AND EXCLUDES ANY AND ALL WARRANTIES OF TITLE OR OTHERWISE FROM THIS CONVEYANCE, INCLUDING, WITHOUT LIMITATION, ANY WARRANTIES ARISING UNDER COMMON LOAW OR STATUTE.

When the context requires, singular nouns and pronouns include the plural.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto and in anywise belonging unto Grantee, his heirs, successors and assigns forever; **WITHOUT WARRANTY AND SUBJECT IN ALL RESPECTS TO THE DISCLAIMERS SET FORTH ABOVE.**

EXECUTED on the dates set forth in the acknowledgements below, to be EFFECTIVE on the _____day of _____ 2017.

GRANTOR:

CITY OF GARLAND, a Texas home-rule municipality

By: _____

Title:_____

THE STATE OF TEXAS §
§
COUNTY OF DALLAS §

The foregoing instrument was acknowledged before me on the _____ day of _____, 2017, by Douglas Athas, in his capacity as Mayor of the City of Garland.

_____
NOTARY PUBLIC, STATE OF TEXAS

_____
PRINTED NAME OF NOTARY

MY COMMISSION EXPIRES:
_____

_____
(initials)

EXHIBIT A
401,494-SQUARE FOOT TRACT OF LAND
PART OF THE J. L. ANDERSON SURVEY, ABST. No. 26
IN GARLAND, DALLAS COUNTY, TEXAS

9.217–Acre REMAINDER – Original 10–acre tract

BEING a 401,494–square foot tract of land situated in the John L. Anderson Survey, Abstract No. 26, in the City of Garland, Dallas County, Texas and being part of a called 10.000–acre tract of land described in the deed from the State of Texas to the City of Garland dated the 28th of March, 2016 and recorded as Document No. 201600124634 of the Official Public Records of Dallas County, Texas, said tract being more particularly described as follows:

COMMENCING at a point on the northerly right–of–way line of State Highway No. 66 (140–foot right–of–way) for the southeast corner of said 10.000–acre tract, also being the most southerly, southwest corner of a called 62.500 acre tract of land described in the deed from The Baptist Foundation of Texas to the City of Garland dated the 8th day of July, 1996, and recorded in Volume 96134, at Page 3796 of the Deed Records of Dallas County, Texas, from which a capped steel rod with stamped RPLS#5405 bears N 42–1/4°E a distance of 0.3 feet, said POINT OF COMMENCEMENT having grid coordinates of:

X = 2,550,036.64 feet
Y = 7,019,538.03 feet;

THENCE N 89°53'39"W along the north right–of–way line of said State Highway No. 66 with the south line of said called 10.000–acre tract for a distance of 202.60 feet to a 5/8–inch steel rod set with an orange plastic cap stamped "R–DELTA ENGINEERS" for the POINT OF BEGINNING of the herein described tract and having grid coordinates of:
X = 2,549,834.07 feet
Y = 7,019,538.40 feet;

THENCE N 89°53'39"W along the north right–of–way line of said State Highway No. 66 with the south line of said called 10.000–acre tract for a distance of 623.46 feet to the southwest corner of said 10.000–acre tract from which a 1/2–inch steel rod found bears S. 3° E. a distance of 0.7 feet;

THENCE N 00°43'59"W departing the north right–of–way line of said State Highway No. 66 and with the westerly line of said 10.000–acre tract for a distance of 527.31 feet to the northwesterly corner of said 10.000–acre tract from which a 1/2–inch steel rod found bears N 60–3/4° E. a distance of 0.4 feet;

THENCE S 89°55'58"E with the northerly line of said 10.000–acre tract for a distance of 826.12 feet to the northeasterly corner of said 10.000–acre tract the same being an interior ell corner of said 62.5000–acre tract from which a 1/2–inch steel rod found bears S. 74° E. a distance of 0.3 feet;

THENCE S 00°43'32"E for a distance of 306.08 feet a 5/8–inch steel rod set with an orange plastic cap stamped "R–DELTA ENGINEERS";

(continued on sheet 2)

Wayne C. Terry

STATE OF TEXAS
REGISTERED
WAYNE C. TERRY
4184
PROFESSIONAL
LAND SURVEYOR

February 17, 2017

JAN 2017	2452–16	Sheet 1 of 3

r.delta ENGINEERS
618 Main Street
Garland, TX 75040
Ph. (972) 494-5031
Fax (972) 487-2270
www.rdelta.com
TBPE No. F-1515

EXHIBIT A

401,494-SQUARE FOOT TRACT OF LAND
PART OF THE J. L. ANDERSON SURVEY, ABST. No. 26
IN GARLAND, DALLAS COUNTY, TEXAS

9.217–Acre REMAINDER – Original 10–acre tract
(continued from sheet 1)

THENCE S 73°43'27"W for a distance of 47.93 feet to a 5/8–inch steel rod set with an orange plastic cap stamped "R–DELTA ENGINEERS" at the point of curvature of a curve (P.C.) to the left having a radius of 224.00 feet and a central angle of 42°30'07 and whose long chord bears S 52°28'24"W for a distance of 162.38 feet;

THENCE in a southwesterly direction with the arc of said curve for a distance of 166.16 feet to a 5/8–inch steel rod set with an orange plastic cap stamped "R–DELTA ENGINEERS" at the point of compound curve (P.C.C.) having a radius of 172.39 feet and a central angle of 31°06'59" and whose long chord bears S 15°39'51"W for a distance of 92.48 feet;

THENCE in a southwesterly and southerly direction with the arc of said curve for a distance of 93.62 feet to a 5/8–inch steel rod set with an orange plastic cap stamped "R–DELTA ENGINEERS" at the point of tangency (P.T.);

THENCE S 00°06'21"W for a distance of 21.01 feet to the Point of Beginning and containing 401,494 square feet or 9.217 acres more or less.

Wayne C. Terry

STATE OF TEXAS
REGISTERED
WAYNE C. TERRY
4184
PROFESSIONAL
LAND SURVEYOR

February 9, 2017

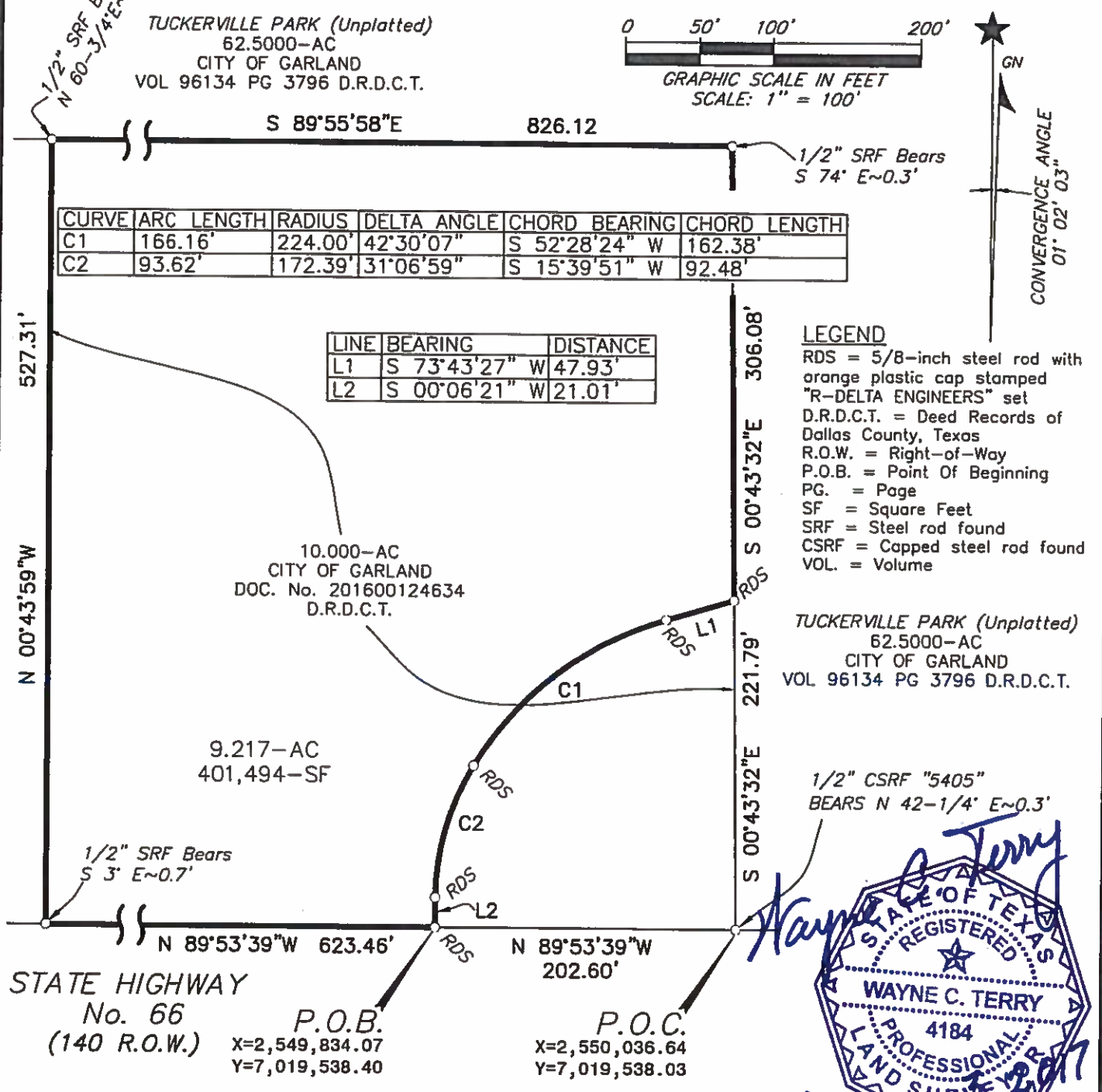
A drawing of even date accompanies this exhibit.

Bearings and coordinates in the above description are based on the North Central Zone of the Texas Coordinate System of 1983, and are tied to the City of Garland control monument No. 31 with its associated azimuth mark. The published coordinates for the control monument are:
X = 2,550,402.80 U. S. Survey Feet
Y = 7,018,344.58 U. S. Survey Feet.
The tie to the published control monuments was made using conventional surveying methods. The convergence angle at the control monument is +1 degree 02 minutes 03 seconds. All distances are reported as horizontal surface measurements.

JAN 2017	2452–16	Sheet 2 of 3

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EXHIBIT A
401,494-SQUARE FOOT TRACT OF LAND
PART OF THE J. L. ANDERSON SURVEY, ABST. No. 26
IN GARLAND, DALLAS COUNTY, TEXAS



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	166.16'	224.00'	42°30'07"	S 52°28'24" W	162.38'
C2	93.62'	172.39'	31°06'59"	S 15°39'51" W	92.48'

LINE	BEARING	DISTANCE
L1	S 73°43'27" W	47.93'
L2	S 00°06'21" W	21.01'

LEGEND

RDS = 5/8-inch steel rod with orange plastic cap stamped "R-DELTA ENGINEERS" set
D.R.D.C.T. = Deed Records of Dallas County, Texas
R.O.W. = Right-of-Way
P.O.B. = Point Of Beginning
PG. = Page
SF = Square Feet
SRF = Steel rod found
CSRF = Capped steel rod found
VOL. = Volume

TUCKERVILLE PARK (Unplatted)
62.5000-AC
CITY OF GARLAND
VOL 96134 PG 3796 D.R.D.C.T.

STATE OF TEXAS
REGISTERED
WAYNE C. TERRY
4184
PROFESSIONAL
LAND SURVEYOR

February 2, 2017

A description of even date accompanies this exhibit.

Bearings and coordinates in the above description are based on the North Central Zone of the Texas Coordinate System of 1983, and are tied to the City of Garland control monument No. 31 with its associated azimuth mark. The published coordinates for the control monument are:
X = 2,550,402.80 U. S. Survey Feet
Y = 7,018,344.58 U. S. Survey Feet.
The tie to the published control monuments was made using conventional surveying methods. The convergence angle at the control monument is +1 degree 02 minutes 03 seconds. All distances are reported as horizontal surface measurements.

JAN 2017	2452-16	Sheet 3 of 3

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TBPE No. F-1515

GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda **8.**

Meeting Date: May 16, 2017

Item Title: Revisions to Code of Ordinances - Chapter 52

Submitted By: Lonnie Banks, Managing Director

Summary of Request/Problem

The current Garland Code of Ordinances - Chapter 52 does not entirely reflect current business practices and programs of the Environmental Waste Services Department. Staff presented to Community Services Committee at their meetings on August 15, 2016 and November 14, 2016 proposed Ordinance revisions to sections regulating service delivery functions for Residential, Recycling, Brush and Bulky Goods and Commercial collections along with Landfill and Transfer Station operations. On November 14, 2016, the Committee unanimously approved the draft revisions to Chapter 52 and recommended that Staff bring them to full Council for Consideration.

At the April 17, 2017 Work Session Meeting City Council received for consideration a Policy Report Written Briefing agenda item for the Proposed Revision to Garland Code of Ordinances - Chapter 52. Staff recommended acceptance of revised Code of Ordinances - Chapter 52.

Recommendation/Action Requested and Justification

Staff recommends adoption of the attached ordinance, amending Chapter 52 of the Code of Ordinances in its entirety.

Attachments

Chapter 52 Ordinance

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 52, "SANITATION", OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS BY REPEALING SECTIONS 52.01 THROUGH SECTION 52.34 THEREOF; ADDING A NEW SECTION 52.01 THROUGH 52.62, 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.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS:

Section 1

That Section 52.01 though 52.34 of Chapter 52, "Sanitation" of the Code of Ordinances of the City of Garland, Texas, is hereby repealed in its entirety.

Section 2

That Chapter 52, "Sanitation" of the Code of Ordinances of the City of Garland, Texas is hereby amended to read as follows:

"ARTICLE I. IN GENERAL

Sec. 52.01 Definitions

When used in this chapter, the following words, terms and phrases shall have the meanings ascribed to them in this section, except when the context clearly indicates a different meaning.

Bulky Waste means solid waste items of such size or quantity that cannot feasibly be collected in a normal solid waste collection container. Bulky waste includes, but is not limited to, furniture, carpet, mattresses, and appliances.

City means the City of Garland, Texas.

Collection means the removal of solid waste, recycling, and brush and bulky waste from curbside, alleyway or designated commercial properties.

Commercial Container means receptacles furnished by the City to commercial customers to store solid waste.

Commercial Solid Waste means all types of solid waste generated by businesses, restaurants, warehouses, and manufacturing facilities.

Commercial Container and Collection Service Agreement means the contract setting forth the terms and conditions for commercial collection services between a commercial customer and the City.

Chlorofluorocarbons (CFCs) means nontoxic, nonflammable chemicals containing carbon, chlorine, and fluorine.

Drop-Off Recycling Center means the facility in the City where residential customers may deliver and deposit recycle materials.

Environmental Waste Services Department (EWS) means the department of the City responsible for environmental waste management, including, but not limited to: collection, transportation and disposal of solid waste, landscape waste, bulky waste, and recycle materials.

Household Appliances means discarded appliances such as refrigerators, stoves, washing machines, or dishwashers.

Household Hazardous Waste (HHW) means any solid waste identified or listed as household hazardous waste by the administrator of the United States Environmental Protection Agency (EPA) pursuant to federal law. HHW includes, but is not limited to, ammonia-based cleaners, drain and oven cleaners, fire extinguishers, floor care products, furniture and metal polishes, insect sprays, aerosol spray paint, antifreeze, automatic transmission and brake fluids, diesel fuel, gasoline, car batteries, automotive cleaning products, kerosene, latex paint, oil-based paint, motor oil, oil filters, paint stripper and thinner, propane tanks, turpentine varnish, wood preservatives, fertilizer, fungicide, herbicide, pesticide, alkaline additives, pool chlorine and cleaners, muriatic acid and pool shock treatment.

Landfill means a facility in the City used for the disposal of solid waste where the principles of engineering are utilized to confine the refuse to the smallest practical area, to reduce it to the smallest practical volume, and to cover it with a layer of earth at the conclusion of each

day’s operation or at more frequent intervals as may be necessary.

Landscape Waste means such items as yard trimmings, brush, clean wood material, tree trimmings, vegetative material, leaves, grass clippings, mixed yard waste, leaf mulch, and shrubbery.

Late Set-Out means a solid waste or single stream recycle container that was not collected because it was set out after the collection vehicle has passed through the area. Containers must be placed out for pick-up no later than 7:00 a.m. on the scheduled collection day.

Managing Director means the person holding the office of Managing Director of the Environmental Waste Services Department for the City.

Recycle Materials shall mean those materials that have been recovered or diverted from the waste stream for purposes of reuse, recycling, or reclamation, a substantial portion of which is consistently used in the manufacture of products that may otherwise be produced using raw or virgin materials.

Single Stream Recycle Container and Bin means receptacles furnished by the City to store recycle materials.

Residential Solid Waste Container means a reusable plastic container furnished by the City to store solid waste.

Scavenging means the removal of any contents from a solid waste or single stream recycle container, recycle bin, and bulky items at a customer location by anyone other than the customer or the City.

Single Stream Recycling means a system in which all recycling commodities, including paper fibers, plastics, metals, and glass are accumulated together in container(s) for collection, instead of being sorted or separated by the customer.

Solid Waste means any and all garbage, trash, refuse and other discarded material held or accumulated in containers, including animal and vegetable waste materials resulting from the preparation, processing or consumption of food;

combustible waste material such as paper, rags, cartons, boxes, plastics; noncombustible waste materials such as glass, crockery and metal cans; provided, however, that solid waste does not include hazardous waste or biomedical waste.

Special Waste means any commercial or residential garbage, trash, rubbish, hazardous waste, infectious waste, or other solid waste that because of its quantity, concentration, physical or chemical characteristics or biological properties is not accepted at the landfill for disposal.

Transfer Station means a facility used for storage of solid waste delivered by collection vehicles, and residential and commercial customers. All waste received at the transfer station is transported to the landfill for disposal.

Wood Recycling Center means the facility in the City where shrubs, tree limbs, tree trunks, and similar woody materials are collected and ground into wood mulch.

Yard Trimmings means grass, weeds, leaves, tree trimmings, plants shrubbery pruning, and such other similar materials which are generated in the maintenance of yards, gardens, or commercial landscaping in the City.

Sec. 52.02 General Duties of Managing Director

The Managing Director shall have primary responsibility for the enforcement and execution of these articles.

Sec. 52.03 Penalty

Violation or noncompliance with any portion of this chapter shall be a misdemeanor punishable in accordance with section 10.05 of this Code.

Secs. 52.04–52.09 Reserved

ARTICLE II. SERVICE DELIVERY

Sec. 52.10 Application and Contract for Solid Waste Services

(A) City solid waste services shall be supplied to premises only after proper application and approval.

(B) Temporary emergency solid waste service may at the discretion of the Managing Director, or designee, be extended to any premises under any reasonable terms, fees, or conditions.

(C) Customers who do not have City water and electric service shall pay a deposit for solid waste service in the amount of three times the applicable monthly service charge. This amount shall be paid to the City prior to the start of solid waste collection service.

Sec. 52.11 Solid Waste Customers to Give Notice of Change of Address

When moving from a premises, a solid waste customer shall notify the City of their move no later than the first regular business day after vacating the premises. Failure to notify the City in this manner may result in the customer remaining responsible for all solid waste billing for services provided at the former address.

Sec. 52.12 Appropriate Containers Required

Unless otherwise provided for in this chapter, all solid waste shall be placed for collection in an automated residential solid waste container, a single stream recycle container, or a commercial container. Any solid waste not placed in accordance with this chapter shall constitute a nuisance within the meaning of Section 32.50 of this Code and shall be subject to such penalties or abatement procedures as provided by Chapter 32.

Sec. 52.13 Placement of Residential Solid Waste for Collection

(A) In General. Unless otherwise provided for in this chapter, solid waste from residential properties which border a paved alley shall be placed for City collection no more than two feet from the paved alley.

Where a residential property does not border a paved alley, solid waste shall be placed for City collection in front of the premises between the sidewalk and curb. This location of collection shall be referred to as the Designated Collection Point.

(B) Placement and Segregation of Landscape Waste and Bulky Waste.

(1) Landscape waste such as brush, tree limbs, and tree trunks, shall be placed for collection in a pile at the designated collection point and shall not be mixed with any other solid waste.

(2) Landscape waste such as leaves and grass clippings, shall be placed for collection in bags in a pile at the designated collection point and shall not be mixed with other solid waste.

(3) Bulky waste not otherwise prohibited by Section 52.30 may be placed for collection in a pile at the designated collection point in front of the resident’s premises not earlier than one day prior to the scheduled collection day and shall not be mixed with any other solid waste.

(4) When a household appliance is left for collection pursuant to this chapter as bulky waste, all household appliance doors shall be removed or otherwise secured for the safety of the public.

(5) Bulky waste items may not be placed out for collection more than one day prior to the scheduled collection day for the residence.

(6) Landscape waste and bulky waste shall not be placed for collection within five feet of mailboxes, cable boxes, sprinkler heads, gas meters or other stationary objects and shall not be placed underneath overhanging limbs, low hanging wire, or similar obstructions that would hinder their safe collection.

(7) No person or vehicle shall block the City’s access to, or hinder, the collection of, landscape waste or bulky waste placed at the designated collection point. A premium

collection service fee may be charged for any blocked items or late setouts and waste may not be collected.

(8) After receiving notice that an item placed for collection cannot be handled by collection crews, the customer shall remove and dispose of such items at the customer's own expense. Such items, if not removed by the customer, may be abated as a nuisance under the provisions of section 32.61 of this Code.

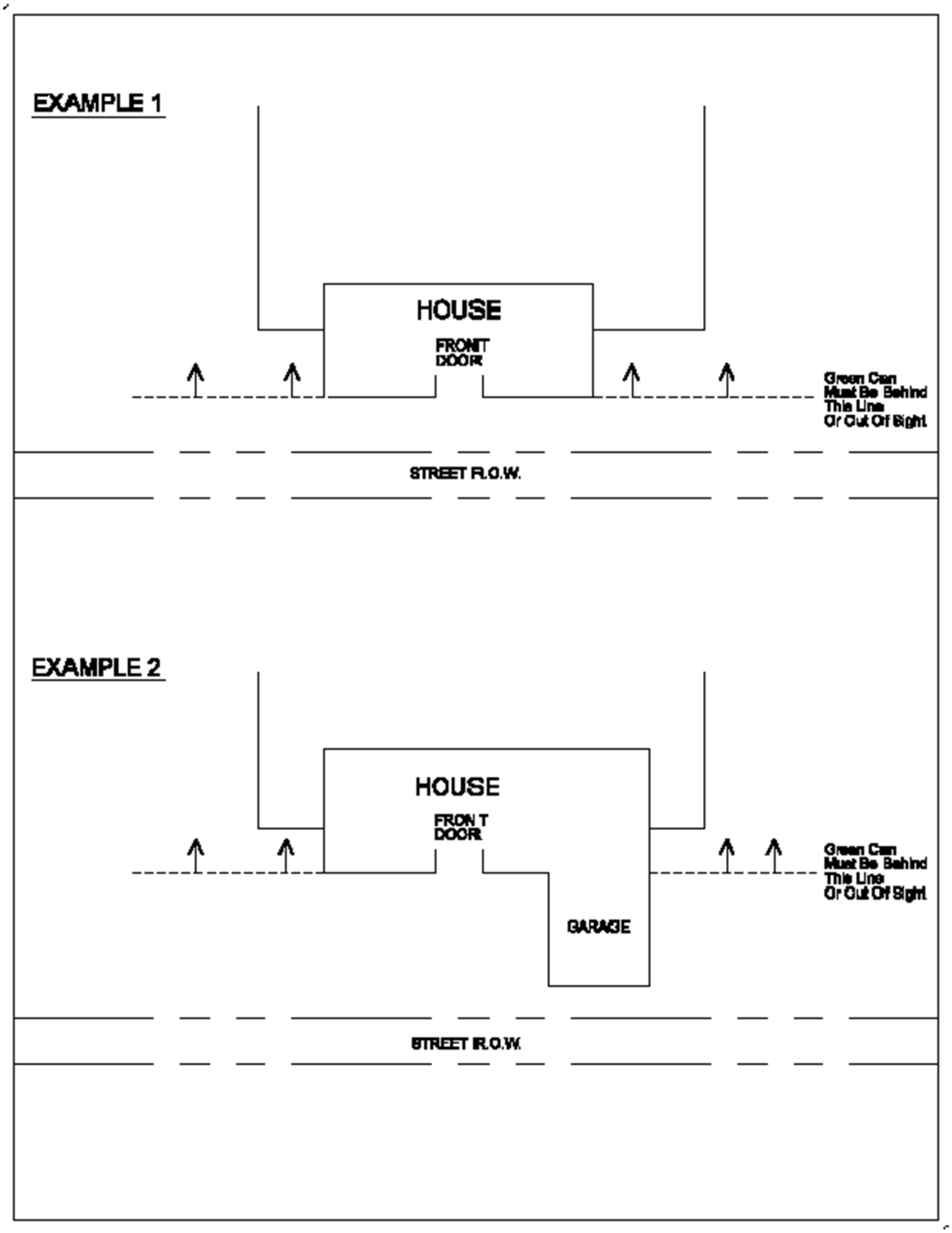
(C) Residential solid waste containers shall be placed for collection at the collection point designated by section 52.13(A) not earlier than 6:00 p.m. on the day before the scheduled collection day. If the collection point is from the front of a dwelling, residential solid waste containers shall be removed from the collection point prior to 11:00 p.m. of the scheduled collection day. Unless provided otherwise in this chapter, if the collection point is from an alley, the residential solid waste container does not need to be removed from the point of collection and may be stored at that location. If a residential solid waste container must be removed from the collection point, the residential solid waste container shall be removed and stored in one of the following locations:

(1) A location out of the view of the public and adjacent to the dwelling;

(2) If the dwelling unit is located on an alley next to a parallel street that does not have a solid screening wall between the alley and the street, then to the side of the main dwelling unit;

(3) If the dwelling unit is on Lawler Road between Plano Road and Jupiter Road, then to the side of the main dwelling unit; or

(4) An area located behind the dotted line as shown in Examples 1 or 2, below.



(D) If a residential solid waste container is not serviced during a scheduled collection time due to improper placement or late placement at the designated collection point, a special collection fee may be assessed if collection is requested by the customer earlier than the next scheduled collection day.

(E) A person may request a reasonable accommodation from the requirement for placement of the residential solid waste container at the designated collection point. The applicant shall file a request for reasonable accommodation with the Managing Director or his designee and the applicant shall not be charged a fee for the application. The application shall contain the following:

(1) A statement that the applicant (or the person on whose behalf the applicant is requesting the accommodation) suffers from a handicap or disability (such as vision or mobility impairment) which substantially interferes with his or her ability to place the residential solid waste container at the designated collection point;

(2) A statement signed by a medical care provider verifying that the applicant suffers from a disability; and

(3) A statement from the applicant that the accommodation is both reasonable and necessary. An accommodation under this section is “necessary” if no member of the applicant’s household is physically able to place the container at the designated collection point and if without the accommodation the applicant will be denied an equal opportunity to obtain the housing of his or her choice.

If the requested accommodation is granted, the applicant’s residential solid waste container and single stream recycle container and bin shall be placed for collection in a location approved by the Director or his designee which is easily accessible and not located within a fenced area, garage, or inside of a residence. A renewal notice may be sent annually to customers receiving collection assistance which shall be promptly returned to the Managing Director or his designee in order to verify the applicant’s continued qualification for the accommodation.

(F) After receiving notice that an item placed for collection cannot be handled by collection crews, the resident shall remove and dispose of such items at the expense of the resident. Such items, if not removed by the resident, may be abated as a nuisance under the provisions of section 32.61 of this Code.

(G) The EWS Managing Director or designee has at his discretion the authority to establish alternate designated collection points for any material collected by EWS in order to preserve property, address safety issues, or ensure efficient operations.

Sec. 52. 14 Commercial Container Service, Use of Containers

(A) It shall be unlawful for any person, other than the lessee or his authorized representative, to deposit or cause to be deposited, any type of waste in a commercial container where said container is posted with a notice prohibiting such action.

(B) There shall be no parking in front of or within ten feet of either side of commercial containers.

(C) Commercial customers shall ensure that no liquid waste of any type is placed in their commercial container and that no solid waste is placed outside the container.

(D) Customers may not relocate a commercial container from its established collection point or alter the appearance of commercial containers without the written approval of the Managing Director or his designee.

(E) No commercial container shall be placed within a public right-of-way unless approved by the Managing Director and the City’s Director of Transportation, or their appointed designees.

Sec. 52.15 Shared Front-Load Containers

(A) Where two or more commercial services customers request to use the same commercial container, the Managing Director or designee may allocate the cost of

the commercial services among the sharing customers. Each customer sharing a commercial container shall be responsible for the payment of their portion of this service.

Example: When a shared commercial container is paid for by three commercial customers, the amount due for the commercial container shall be divided by three. However, should one of the customers discontinue service, the amount due for the commercial container shall be divided between the remaining two customers.

(B) Shared front-load commercial container services shall only be allowed if the commercial business location does not have sufficient space or pavement type to place separate front-load commercial containers for each business location.

Sec. 52.16 Residential Solid Waste Containers

(A) Customers shall be furnished with one residential solid waste container as a part of basic collection service. The City shall retain ownership of the residential solid waste container. Residential solid waste containers shall not be moved from the residence of record to another location.

(1) If requested, up to two additional residential solid waste containers may be provided. An additional monthly fee shall be charged for each additional container as set forth in Chapter 50.

(2) If a customer moves to a location where there is no residential solid waste container, the customer may request delivery of a residential solid waste container to this new address at no charge to the customer.

(3) Solid waste placed in the residential solid waste container shall be contained in either plastic or paper bags to help prevent odors and to prevent the contents from blowing out of the container when the container is emptied.

Sec. 52.17 Replacement of Containers

If a residential solid waste container or single stream recycling container or bin is lost, stolen, or damaged, the customer shall be responsible for notifying Environmental Waste Services to arrange for repair or replacement of the container or bin. If the loss or damage to the container was not due to the customer's misuse or negligence, there will be no charge to the customer. However, if the damage occurred due to the customer's misuse or negligence, the customer shall be liable for the cost to repair or replace the damaged container(s).

Sec. 52.18 Container Usage Regulations

(A) No person shall place a residential solid waste container, single stream recycling container or bin, any landscape waste, or any bulky waste on or touching a stormwater drainage inlet structure, gas meter, water meter, electric transformer or other utility system equipment. Any damage occurring during collection to such surrounding structures due to improper solid waste placement shall be the customer's responsibility.

(B) No person shall ignite a fire or burn material in any residential solid waste container, single stream recycling container or bin, or commercial container. Additionally, no person shall paint, deface, or place any placard or sign upon any type of container furnished by the City. Any customer responsible for damage to a container shall be charged a repair or replacement cost up to the cost of a new container or bin.

(C) No person shall stop, stand, or park a motor vehicle, trailer, or boat on public or private property within fifteen feet of, or in a manner that prevents access to, a residential solid waste container, single stream recycle container or bin, landscape waste, or bulky waste by a collection truck that is attempting to service the solid waste. A premium collection service fee may be charged for any blocked items and waste may not be collected. For the purposes of this section,

it shall be presumed that the owner of record of any violating vehicle or trailer is the person who stopped or parked the vehicle or trailer in the offending location.

(D) Household hazardous waste, liquid and prohibited waste shall not be placed in any residential solid waste container or single stream recycle container or bin.

(E) No person or business shall dispose of or discard any hypodermic needles or other sharp objects unless the sharp objects are placed within in a puncture resistant container such as plastic jugs or detergent containers.

(F) Hot ashes from a fireplace or hot coals from a barbecue grill shall not be placed in a residential solid waste container.

(G) No person shall place in a residential solid waste container items such as brush, lumber, or other materials that may cause damage to a container or City vehicle. In the event such items are placed in the residential solid waste container, the occupant of the premises is responsible for the removal of the items from the container.

(H) No residential solid waste containers, or single stream recycle containers or bins shall be placed within four feet of mailboxes, cable boxes, sprinkler heads, gas meters or other stationary objects, and shall not be placed underneath overhanging limbs, low hanging wires and similar obstructions.

(I) If a customer has more than one residential solid waste container, each container shall be placed at least four feet apart for collection.

(J) Residential solid waste containers and single stream recycle containers and bins shall not be placed closer than four feet from a fence line or gate.

(K) Residential solid waste containers and single stream recycle containers or bins shall be placed at least four feet apart for collection.

Sec. 52.19 Requirements for Service Applications, Agreements and Addenda

(A) All commercial customers shall enter into a commercial container and collection service agreement with the city in order to obtain City-provided solid waste and recycling services.

(B) A written addenda to the commercial container and collection service agreement is required in order for a commercial customer to modify any contracted service level.

Sec. 52.20 Commercial Services Pricing Adjustments

(A) If deemed necessary to obtain a competitive advantage, the EWS Managing Director or his designee may enter into front load or roll off container service agreements with commercial solid waste services customers for contract amounts no more than 35% below the established ordinance rate for such services.

(B) Where the commercial customer is a multi-family property, shopping center, business park, or similar property where multiple containers are utilized, contracts for these types of customers may be adjusted no more than 45% below the established ordinance rate for such services.

(C) The EWS Managing Director or designee may authorize service incentives for commercial customers to obtain their business account or to retain existing business accounts.

Sec. 52.21 Deposits

Prior to providing collection services, the City may collect a deposit equal to the amount normally charged for one haul for roll-off container services or one monthly service charge for front-load container service if a customer does not have an established utility account or if the customer’s payment history with the City is unsatisfactory.

For commercial contractors performing work at construction project sites without an established utility account with the City, a deposit may be required equal to the amount normally charged for two hauls for roll-off container service.

Sec. 52.22 Option to Buy Out of Service Agreement

If it is the desire of a commercial customer to dissolve a commercial container and collection service agreement, the Managing Director or his designee may extend an offer to the commercial customer to ‘buy out’ the service agreement by paying an amount equal to either the full contract amount remaining on the service agreement or a lesser amount agreed to by the Managing Director or his designee.

Sec. 52.23 Automated Container Service for Commercial Businesses

(A) Commercial businesses may obtain a maximum of five plastic 95-gallon solid waste containers if one or more of the following criteria is determined by the Managing Director or his designee to apply:

(1) If the commercial business is a low-waste generating business.

(2) If the commercial business is a small businesses located in close proximity of a residential area.

(3) If the commercial business location does not have sufficient space or pavement type to set a front-load container.

(B) The commercial business customer served by automated commercial container service shall place the container(s) at the designated collection point not earlier than 6:00 p.m. on the day before the scheduled collection and not later than 7:00 a.m. on the scheduled collection day. The customer shall remove the container from the collection point prior to 11:00 p.m. of the scheduled collection day.

Sec. 52.24 Damages to Surfaces while Servicing Containers

The City shall not be liable for any damage to asphalt, concrete, or other paving surfaces which may occur during collection.

Sec. 52.25 Removal of Construction and Demolition Debris

(A) Residents may place construction and demolition debris at the designated collection point for collection. Construction and demolition debris must be bagged, boxed or bundled and cannot exceed 40 pounds. The following are acceptable types of construction and demolition debris:

(1) Fencing material;

(2) Lumber;

(3) Insulation;

(4) Gypsum board that is placed in a disposable container;

(5) Siding;

(6) Paneling;

(7) Floor coverings;

(8) Plastic sheet material;

(9) Plastic laminate;

(10) Piping;

(11) Wire;

(12) Plumbing fixtures;

(13) Glass items, such as broken or unbroken shower doors, windows or door glass panes which are placed in a box or other solid container to prevent injury to collection personnel; and

(14) Other construction and demolition debris not prohibited by this chapter.

(B) Each residential address shall be provided with no more than four separate collections of construction and demolition debris per calendar year. No person shall place construction and demolition debris at designated collection point more than four times per year. After the fourth occurrence, a premium services collection fee will be charged.

Sec. 52.26 Disposal of Animal Carcasses

Except for bagged animal waste material resulting from the preparation, processing or consumption of food, no person shall place any animal carcass in or around any residential solid waste containers, or place an animal carcass in piles of landscape waste or bulky waste placed for collection.

Sec. 52.27 Collection by Persons Other than City, Franchise Agreement

No person may engage in the collection of solid waste, landscape waste, bulky waste, or recycle materials within the City without first entering into a franchise agreement with the City for that purpose.

Sec. 52.28 Title to Solid Waste Placed for Collection

Title to all solid waste placed for collection shall be vested in the City immediately upon placement at the designated collection point by the person disposing of such solid waste. The EWS Managing Director or designee reserves the right to recycle or otherwise salvage materials during any part of the disposal process. This section does not apply to solid waste placed for collection in contradiction with this chapter and solid waste that the City is prohibited by law or permit condition from collecting, handling or disposing. The responsibility for properly disposing of such waste not accepted by the City shall remain with the person placing such waste for disposal.

Sec. 52.29 Premium Solid Waste Service

(A) Premium solid waste services includes:

(1) Residential solid waste collection on a day not scheduled for collection at the residence;

(2) Alley collection of landscape waste or bulky waste from a residence;

(3) Collection of landscape waste or bulky waste from a commercial site or new home construction site; and

(4) Late set-outs or blocked collections.

(B) Premium service is available on request from a customer for a charge of $4.00 per cubic yard of solid waste with a minimum charge of $10.00.

Sec. 52.30 Bulky Waste and Other Prohibited Materials

The following categories of solid waste shall not be placed for collection at any property in the City:

(1) Roofing materials;

(2) Concrete;

(3) Asphalt;

(4) Rocks;

(5) Dirt;

(6) Bricks;

(7) Household hazardous waste (HHW);

(8) Tires;

(9) Tire and wheel combinations;

(10) Paint;

(11) Automotive parts;

(12) Fire damaged material;

(13) Liquid waste of any type;

(14) Oil and oil filters;

(15) Hot ashes or hot charcoal;

(16) Garbage or trash (bagged or unbagged) located outside of a residential solid waste container;

(17) Any solid waste which, in the opinion of the managing director, was generated at a location other than the address where the solid waste has been placed for collection;

(18) Solid waste that, by its nature, weight, or shape may not be readily lifted and loaded by the City’s collection crews; and

(19) Construction and demolition debris generated in connection with a major renovation project. Large amounts of trees, brush, and landscape waste cleared from same property in preparation for construction of a dwelling shall also not be eligible for landscape waste and bulky waste collection. Such items shall be removed by the building contractor, owner or occupant of the premises at their own expense.

Sec. 52.31 Single Stream Recycle Containers and Additional Recycling Capacity

A customer may obtain up to three single stream recycle bins or one single stream recycle container depending upon the customer’s designated collection area. The City shall retain ownership of the recycling receptacles. Single stream recycle containers and bins shall not be moved from the residence of record to another location.

Sec. 52.32 Placement of Recycle Materials for Collection

Single stream recycle containers and single stream recycle bins shall be:

(1) Placed at the point of collection no earlier than 6 p.m. on the day before scheduled collection and no later than 7 a.m. on the scheduled collection day. Containers shall be removed from the collection point prior to 11:00 p.m. of the scheduled collection day;

(2) Placed with at least four feet of space between each recycling bin or container and any residential solid waste container;

(3) Placed with at least in four feet of space from mailboxes, cable boxes, sprinkler heads, gas meters, fences or other similar obstruction; and

(4) Placed with at least four feet of space from any fence line or gate.

Sec. 52.33 Acceptable Recycle Materials for Recycling Collection

The following materials are acceptable for placement inside single stream recycle containers or bins. Residents using bins may use clear white plastic bags if additional recycle material capacity is required:

(1) Plastic containers marked #1 - #7, including water and soda bottles, milk jugs, yogurt cups, and shampoo bottles;

(2) Aluminum, tin and steel cans;

(3) Empty aerosol cans that do not contain chlorofluorocarbons (CFCs);

(4) All colors of glass bottles and jars;

(5) Newspapers;

(6) Magazines and catalogs;

(7) Newspaper inserts;

(8) Store advertisements and junk mail;

(9) Office paper;

(10) Shredded paper tied in clear bags;

(11) Chipboard (cereal and cracker boxes);

(12) Small empty and flattened cardboard boxes that fit inside the single stream recycle container or bin; and

(13) Telephone books.

Sec. 52.34 Prohibited Materials for Recycling Collection

The following materials are not acceptable for placement inside single stream recycle containers and bins for collection:

(1) Household garbage;

(2) Plastic grocery bags;

(3) Aerosol cans that contain chlorofluorocarbons (CFCs);

(4) Automotive fluid containers (motor oil, antifreeze, etc.);

(5) Aluminum foil or disposable aluminum plates and pie tins;

(6) Scrap metal;

(7) Paint cans;

(8) Plastic containers that contained household hazardous waste materials such as bleach;

(9) Light bulbs, plate glass, automotive glass, tempered glass, mirrors, ceramics, and ovenware;

(10) Paper towels and bathroom tissues;

(11) Pizza boxes coated with cheese and grease; and

(12) Wax coated milk, orange juice or food containers.

Sec. 52.35 Recycling Contamination

Recycling contamination occurs when anything is placed in a recycling collection container other than acceptable recycle materials and may include such items as household trash, brush, or hazardous waste. The first time EWS identifies contamination in a recycling collection container, a service tag will be placed on the recycling container identifying the issue. If EWS identifies further contamination from the same location, a second service tag will be placed on the recycling container and a supervisor

will notify the customer of the changes needed. If contamination persists a third time in the same location, the recycling container may be removed in an effort to help keep the City's contamination level below the required threshold established by the material recovery facility (MRF) receiving and processing recycling loads.

Sec. 52.36 Drop-Off Recycling Center - Acceptable Recyclable Materials

The following materials are acceptable for placement at the City's drop-off recycling center:

(1) Newspaper (magazines, advertising inserts, and tabloids);

(2) Tin, steel cans, and empty aerosol cans without chlorofluorocarbons (CFCs);

(3) Aluminum cans;

(4) Glass bottles and jars, all colors;

(5) Plastic containers marked #1 - #7; including water and soda bottles, milk jugs, yogurt cups, and shampoo bottles;

(6) Corrugated cardboard, including large boxes and moving boxes;

(7) Mixed paper (white office paper, computer paper, telephone books, brown paper bags, chipboard);

(8) Automotive and truck batteries;

(9) Used motor oil, used oil filters, and transmission fluid; and

(10) Scrap metal and aluminum, including household appliances.

Sec. 52.37 Drop-Off Recycling Center - Prohibited Recyclable Materials

The following materials are not acceptable for placement at the City's drop-off recycling center:

(1) Household Hazardous Waste, including paint;

(2) Kitchen grease / cooking oil;

(3) Plastic grocery bags;

(4) Foam products such as polystyrene packing peanuts, food clamshells, plates and cups;

(5) Any glass, other than bottles and jars, such as window glass, ovenware glass, ceramics, mirrors, light bulbs, etc.;

(6) Aerosol cans containing chlorofluorocarbons (CFCs); and

(7) Tanks containing hazardous or combustible materials such as freon, propane, etc.

Sec. 52.38 Drop-Off Recycling Center – Wood Mulch

(A) Wood mulch, ground from brush trimmings, is available at the drop-off recycling center to customers free of charge with proof of City residency.

(B) Customers are required to load mulch without assistance from staff, and must bring their own containers and shovels.

(C) Wood mulch is available for sale to retail and wholesale markets.

Secs. 52.39–52.46 Reserved

ARTICLE III. DISPOSAL OPERATIONS: LANDFILL, TRANSFER STATION AND WOOD RECYCLING CENTER

Sec. 52.47 General Regulations

(A) All landfill and transfer station operations, including disposal procedures, disposal sites, and determination of acceptable users, are the responsibility of the Managing Director or his designee.

(B) City residents hauling solid waste from their homes to the landfill, transfer station, or wood recycling center shall present a valid state driver license as proof of residency to the attendant on duty before using these facilities.

(C) A user fee shall be charged to all persons entering the landfill, transfer station, or wood recycling center, except that there shall be no charge to City residents who present a valid state driver license as provided for in subsection (B) above.

(D) All vehicles or trailers hauling solid wastes to the landfill, transfer station, or wood recycling center must have a suitable cover placed over any open load to prevent solid waste from blowing or falling from the vehicle. A suitable cover is one capable of containing the cargo and constructed of canvas mesh, netting, or such other materials as may be deemed appropriate by the Managing Director or his designee.

(E) The operator of any vehicle arriving at the City landfill, transfer station, or wood recycling center which does not have a suitable cover placed over the vehicle’s load, shall pay a surcharge of $20.00, in addition to any other applicable charges.

(F) Users of the landfill, transfer station, and wood recycling center shall only be admitted under the direction of an attendant on duty who shall be responsible for waste screening and safety.

(G) In order to comply with Texas Commission on Environmental Quality (TCEQ) rules and regulations, landfill staff shall perform random solid waste screenings on inbound loads to ensure that the waste material being delivered meets acceptance standards. Landfill attendants may verify load composition on site, and reserve the right to investigate and verify the origination of inbound loads of solid waste.

(H) Scavenging at the landfill, transfer station, and wood recycling center is prohibited.

(I) Persons suspected by a City attendant of being under the influence of alcohol or other illegal substances

will be denied entry or removed from the landfill, transfer station, or wood recycling center.

(J) All users of the landfill, transfer station, and wood recycling center shall adhere to the posted speed limits. Failure to adhere to the posted speed limits is grounds for expulsion from the facility.

(K) Only people actively engaged in the unloading of solid waste from a vehicle or trailer shall be allowed to leave the vehicle once the vehicle enters the offloading area. No vehicles shall be admitted to the offloading areas unless they are disposing of solid waste.

(L) Children under the age of 12 years must remain inside a vehicle at all times while at the landfill, transfer station, and wood recycling center.

(M) Smoking is not permitted anywhere at the landfill, transfer station, and wood recycling center, unless specifically provided for in a designated location.

(N) Only brick and masonry goods that are 100% clean and free of trash is accepted at no charge at the landfill. Unclean brick and masonry goods are charged at gate rate.

Sec. 52.48 Hours of Operation

Hours of operation of the landfill, transfer station, and wood recycling center shall be as determined by the Managing Director or his designee and shall be posted in a conspicuous manner near the entrance to each facility.

Sec. 52.49 Prohibited Articles

Items prohibited in the City’s landfill, transfer station, and wood recycling center shall include household hazardous waste, caustics, acids, chemicals, and any substance which could cause an explosion or is highly flammable. Additionally, the Managing Director or his designee may prohibit any other material if it is determined that acceptance of the material poses a risk of harm the general health and welfare of the citizens of the City or other

human beings. Under no circumstances will liquid wastes be accepted.

Sec. 52.50 Landfill User Fees

(A) Unless otherwise provided for in this section or directed to the landfill by the Managing Director or his designee, all persons delivering solid waste for disposal in cars or pickup trucks without trailers are required to use the transfer station. The charge for haulers using dumping vehicles is thirty-five dollars per ton delivered to the landfill.

(B) The charges for commercial roll-off and recycling customers shall be set by the Managing Director or his designee at a rate which is consistent with the prevailing market conditions, and which provides for the recovery of the costs of commercial solid waste and recycling services.

(C) Haulers using trucks or trailers that do not dump shall be required to pay one and one-half times the current rate as provided for in subsection (A).

(D) Charges for haulers using the transfer station shall be one-and-one-half times the landfill rate.

(E) The minimum charge for haulers at either the landfill or the transfer station is ten dollars.

(F) Major commercial haulers under contract shall be billed on a monthly basis. Payment is due fourteen days after the invoice date. Any balance remaining unpaid more than fourteen days after the date of the invoice shall bear interest at the rate of 10% or the maximum allowed by law (whichever is less) per month until paid.

(G) The City Manager may enter into individual contracts with commercial customers for the deposit of 1,000 tons or more of solid waste per month, at a rate less than otherwise established in this section, as he deems necessary or desirable to maintain the financial integrity and efficiency of the Environmental Waste Services Department.

Sec. 52.51 Immobilized Vehicles

Vehicles becoming immobilized in the City's landfill may be towed clear of landfill operations by City employees, and the owner of the towed vehicle shall be charged a tow fee of ten dollars. The City is not responsible for any damage to vehicles that require towing on landfill sites.

Sec. 52.52 Use of Facilities

A. Customers delivering solid waste for disposal by box trucks, multi-axle trailers, dump trucks, flatbed trucks and similar vehicles shall haul their solid waste to the City's landfill unless directed to the transfer station by the Managing Director or his designee.

B. The offloading of solid waste at the landfill and transfer station shall be done by the customer without assistance from City personnel.

Sec. 52.53 Wood Mulch

A. Wood mulch, which is made from ground tree trimmings and brush, may be obtained by customers free of charge with proof of City residency.

B. Customers seeking to obtain wood mulch shall load the wood mulch without assistance from City staff, and must bring their own containers and shovels.

C. Wood mulch is available for sale to retail and wholesale markets.

Sec. 52.54 Acceptance of Special Waste

A. Acceptance of any type of special waste is at the sole discretion of the Managing Director or his designee and the Managing Director or his designee reserves the right to refuse any special waste as he deems appropriate.

B. Household appliances containing no chlorofluorocarbons (CFCs) are accepted at the landfill, transfer station, and the wood recycling facility and shall be disposed of in scrap metal containers at landfill or drop-off recycling center.

C. Barrels, drums, and containers which were previously used for the shipping or storage of chemicals are acceptable at the landfill, but only after proper cleaning and preparation. This preparation includes triple washing, and removal of the top and bottom of the container. A shipping manifest and certification of triple rinsing are required. These containers are not accepted at the transfer station.

D. Prior to acceptance at the landfill, contaminated soils and dredged soils are required to be properly tested as directed by landfill staff. The customer shall present test report(s) for landfill staff review and approval prior to delivery for disposal. The customer shall present a manifest that states that soils comply with state requirements for regular disposal with each load delivered to the landfill. These soils are not accepted at the transfer station.

Sec. 52.55 Acceptance of Medical Waste

Medical waste that has been autoclaved and shredded may be accepted at the landfill. A manifest stating that the medical waste has been properly autoclaved and meets the definition of solid waste must be presented before disposal in the landfill.

Sec. 52.56 Acceptance of Electronic Equipment

A. The landfill may accept computer equipment and television screens classified as solid waste from residential customers. City residents are allowed to dispose of the aforementioned equipment at no charge.

B. Commercial disposal of electronic equipment is prohibited.

Sec. 52.57 Acceptance of Marine Equipment

A. Watercraft and similar marine equipment shall not be accepted at the landfill unless the owner presents satisfactory proof of the owner's identity and the title to the watercraft. Any equipment on the watercraft such as fuel tanks, batteries, and motors must be removed by the owner prior to delivery to the landfill.

B. Watercraft and similar marine equipment are not accepted at the transfer station.

Sec. 52.58 Prohibited Materials at the Landfill

Unless otherwise provided for in this section or specifically allowed by the Managing Director or his designee, the following items are not allowed at the City's landfill:

A. Motor-driven vehicles;

B. Fuel tanks;

C. Used motor oil, used oil filters or other devices that once contained petroleum-based compounds such as gasoline, fuel oil, hydraulic fluid, lubricants or other chemicals;

D. Liquid or hazardous waste, including paint, pesticides, fertilizer, pool chemicals, etc.;

E. Ammunition;

F. Large appliances such as stoves, dishwashers, refrigerators, air conditioners, etc., unless disposed of in scrap metal containers at the landfill;

G. Debris from non-hazardous chemical spills;

H. Waste containing polychlorinated biphenyl (PCBs), which is a compound used in electrical insulators, flame retardants, and plasticizers;

I. Friable asbestos;

J. Infectious and/or hospital waste including any and all body parts and waste materials which have

been in contact with said body parts, and are considered hazardous as defined by state and/or federal regulations. This includes, but is not limited to all “red bag” waste.;

K. Sandblast grit and non-liquid paint wastes;

L. Spent filter media residue;

M. Septic tank clean-out waste;

N. Lead acid storage batteries;

O. Items containing chlorofluorocarbons (CFC), such as refrigerators, air conditioners, etc.;

P. Whole used or scrap tires;

Q. Commercial loads of electronics, including televisions, office machines, and computer equipment;

R. Closed drums;

S. Unsecured loads; and

T. Any material determined by the Managing Director or his designee to have the potential of causing harm to the general health and welfare of human beings or the environment.

Sec. 52.59 Acceptable Materials at Transfer Station.

Unless otherwise provided for in this section or specifically excluded by the Managing Director or his designee, the following items are allowed at the City’s transfer station:

A. Household solid waste;

B. Bulky waste, such as furniture, carpeting, and mattresses; and

C. Small loads.

Sec. 52.60 Prohibited Materials at Transfer Station

Unless otherwise provided for in this section or specifically allowed by the Managing Director or his designee, the following items are not allowed at the City's transfer station:

A. Barrels, drums, and containers used for shipping or storing chemicals;

B. Contaminated soils or dredged soils;

C. Liquids;

D. Dead animals;

E. Scrap metal;

F. Insulation;

G. Large timbers (such as railroad ties);

H. Light bulbs;

I. Fluorescent tubes;

J. Fuel tanks;

K. Used motor oil, used oil filters or other devices that once contained petroleum-based compounds such as gasoline, fuel oil, hydraulic fluid, lubricants or other chemicals;

L. Debris from non-hazardous chemicals spills;

M. Waste containing polychlorinated biphenyl (PCBs), which is a compound used in electrical insulators, flame retardants, and plasticizers;

N. Friable asbestos;

O. Infectious and/ or hospital waste including any and all body parts and waste materials which have been in contact with said body parts, and are considered hazardous as defined by state and/or federal regulations. This includes, but is not limited to all "red bag" waste.;

P. Sandblast grit and non-liquid paint wastes;

Q. Spent filter media residue;

R. Lead acid storage batteries;

S. Pesticides or other household hazardous waste and chemicals;

T. Items containing chlorofluorocarbons (CFC), such as refrigerators, air conditioners, etc.;

U. Whole used or scrap tires;

V. Commercials loads of electronics, including televisions, office machines, and computer equipment;

W. Closed drums;

X. Unsecured loads; and

Y. Brush and wood waste, dirt, rock, brick, and concrete.

Sec. 52.61 Acceptance of Medical Waste at Transfer Station

Medical waste shall not be accepted at the transfer station.

Sec. 52.62 Acceptance of Electronic Equipment at Transfer Station

The transfer station may accept computer equipment and television screens that are cathode ray tubes (CRTs), from residential customers which are classified as solid waste."

Section 4

That the terms and provisions of this Ordinance are severable and are governed by Sec. 10.06 of the Code of Ordinances of the City of Garland, Texas.

Section 5

That this Ordinance shall be and become effective immediately upon and after its passage and approval.

PASSED AND APPROVED this the _____ day of _____, 2017.

CITY OF GARLAND, TEXAS

_____
Mayor

ATTEST:

_____
City Secretary

GARLAND
POLICY REPORT

City Council Regular Session Agenda **9.**

Meeting Date: May 16, 2017

Item Title: Revision of Civil Service Ordinance to Increase Police Captain by 1 Position & Decrease Police Officers by 1 Position

Submitted By: Mitch Bates, Chief of Police

Council Goal: Consistent Delivery of Reliable City Services
Safe, Family-Friendly Neighborhoods

ISSUE

City Council is requested to approve the revised Civil Service Ordinance to comply with Chief Bates' request for increasing the number of authorized Police Captain positions by one while decreasing the number of sworn Police Officer positions by one. The total number of sworn authorized positions will remain unchanged at 337 positions. This mid-year change can be accomplished without a financial impact to the current 2016-2017 Budget due to salary savings from 10 current sworn Police Officer vacancies (with 2 to 3 more retirements anticipated by the end of the budget year).

OPTIONS

Approve Chief Bates' request for increasing the number of authorized Police Captain positions by one while decreasing the number of sworn Police Officer positions by one by approving the revised Civil Service Ordinance.

Attachments

Civil Service Ordinance Revised

ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NO. 6858 BY AMENDING THE NUMBER OF POSITIONS IN CERTAIN CLASSIFICATIONS OF SERVICE WITHIN THE POLICE DEPARTMENT; RATIFYING ORDINANCE NO. 6858 AS AMENDED; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to Chapter 143 of the Texas Local Government Code the City Council must annually establish classifications within the civil service and prescribe the number of positions in each of those classifications by ordinance;

WHEREAS, the City Council took such action for the fiscal year beginning October 1, 2016 by adopting Ordinance No. 6858, as further amended;

WHEREAS, the City Council determines that it is necessary and desirable to amend the number of positions in certain classifications within the civil service for the police department as more particularly provided below;

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

Section 1

That Ordinance No. 6858 is amended by substituting for Exhibit A-1 in that ordinance “Amended Exhibit A-1” attached hereto.

Section 2

That Ordinance No. 6858, as amended, is hereby ratified and continued in effect for all purposes.

Section 3

That this Ordinance shall take effect immediately upon passage and approval.

PASSED AND APPROVED this the 16th day of May, 2017.

CITY OF GARLAND, TEXAS

_____
Mayor

ATTEST:

_____
City Secretary

AMENDED EXHIBIT A-1
(SUBSTITUTED FOR EXHIBIT A-1 OF ORDINANCE NO. 6858)

CIVIL SERVICE

2016/2017
Budgeted Positions as amended

POLICE → **Total: 337**

Classification	Number of Positions Effective 10-01-2016
Police Officer	286
Police Supervisor	37
Police Captain	9
Assistant Chief	4
Police Chief (Managing Director)	1
Total	337

FIRE → **Total: 254**

Classification	Number of Positions Effective 10-01-2016
Firefighter	118
Driver	72
Lieutenant	14
Captain	37
Battalion Chief	9
Assistant Chief	3
Fire Chief (Managing Director)	1
Total	254

Revision reflects reducing the number of Police Officers from 287 to 286 and increasing the number of Police Captains from 8 to 9 effective May, 16, 2017 resulting in no net change to the total number of Police Civil Service positions (remains at 337). All indicated positions in the Fire Department remain unchanged.

GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda **10.**

Meeting Date: May 16, 2017

Item Title: First Amendment to Electric Utility Loan Agreement

Submitted By: Jeff Janke, Administration

Summary of Request/Problem

In May 2016, the City established an electric utility drawdown note program with Wells Fargo for the funding of its portion of the Houston Import Project (the Limestone to Gibbons Creek transmission line). During its rating review, Standard & Poor's Global Ratings identified an area for alignment with its preferred criteria as it relates to meeting contingent claims. City Staff worked with Wells Fargo and Standard & Poor's to develop the First Amendment to modify the terms of the program to align with Standard & Poor's preferred criteria.

Recommendation/Action Requested and Justification

Council is requested to consider approval of the ordinance for the First Amendment to the Electric Utility System Notes, Series 2016 Loan Agreement.

Attachments

Electric Utility Loan Amendment Ordinance

Electric Utility Loan Amendment

ORDINANCE NO. _____

AN ORDINANCE approving a First Amendment to Loan Agreement between the City of Garland, Texas and Wells Fargo Bank, National Association; and resolving other matters incident and related thereto.

WHEREAS, the City Council of the City of Garland, Texas (the "City"), previously authorized the "City of Garland, Texas, Electric Utility System Notes, Series 2016," dated May 31, 2016, in the principal amount of not to exceed $139,245,000 (collectively, the "Notes") and in connection therewith executed a Loan Agreement dated as of May 31, 2016 (the "Loan Agreement") by and between the City and Wells Fargo Bank, National Association (the "Bank");

WHEREAS, the Bank and the City have agreed to amend the Loan Agreement by entering into that certain First Amendment to Loan Agreement dated as of May 1, 2017, a substantial copy of which is attached hereto as **Exhibit A** (the "First Amendment") by and between the City and the Bank to reflect changes in furtherance of preferred criteria of S&P Global Ratings on agreements similar to the Loan Agreement; now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS:

SECTION 1: The City hereby approves the First Amendment in substantially the form attached hereto as **Exhibit A**, with such changes or additions thereto as may be approved by the Mayor, City Manager, Finance Director of the City or the Chief Financial Officer of Garland Power and Light (upon advice of bond counsel to the City), as evidenced by their execution and delivery thereof, and the City Manager, the Finance Director of the City or the Chief Financial Officer of Garland Power and Light are each hereby authorized and directed, for and on behalf of the City, to execute the First Amendment, and such officers are hereby authorized to deliver the First Amendment to the Bank. Upon execution by the parties thereto and delivery thereof, the First Amendment shall be binding upon the City in accordance with the terms and provisions thereof.

SECTION 2: It is officially found, determined and declared that the meeting at which this Ordinance is adopted was open to the public and public notice of the time, place and subject matter of the public business to be considered at such meeting, including this Ordinance, was given, all as required by Texas Government Code, Chapter 551, as amended.

[*Remainder of page intentionally left blank*]

SECTION 3: This Ordinance shall be in force and effect from and after its passage on the date shown below.

PASSED AND ADOPTED, this _____, 2017.

CITY OF GARLAND, TEXAS

_____
Mayor

ATTEST:

_____
City Secretary

(City Seal)

EXHIBIT A

FIRST AMENDMENT TO LOAN AGREEMENT

Exhibit A

FIRST AMENDMENT TO
LOAN AGREEMENT

THIS **FIRST AMENDMENT TO LOAN AGREEMENT** (this "*First Amendment*") is made and entered as of May 1, 2017 (the "*Amendment Effective Date*"), among the CITY OF GARLAND, TEXAS (the "*City*"), a political subdivision and home rule municipal corporation of the State of Texas (the "*State*"), **WELLS FARGO BANK, NATIONAL ASSOCIATION** (the "*Bank*").

RECITALS

WHEREAS, the Bank agreed to extend credit to the City up to a maximum principal amount of $139,245,000, pursuant to the terms of a Loan Agreement, dated as of May 31, 2016, among the City and the Bank (the "*Original Agreement*");

WHEREAS, pursuant to Section 7.01 of the Original Agreement, the Bank and the City desire to make certain amendments to the Original Agreement as provided herein.

NOW, THEREFORE, in consideration of the mutual agreements of the Bank and the City and for other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and intending to be legally bound hereby, the City and the Bank hereby agree as follows:

Section 1. Amendments.

(a) Clauses (b), (j) and (q) of Section 6.01 of the Original Agreement are hereby amended and restated in their entirety to read as follows:

"(b) The City shall fail to pay or fail to remit or deposit funds in respect of principal and interest or "purchase price" as required by the Note, the Note Ordinance, the Senior Lien Ordinance, any Prior Lien Obligations, any New Series Bonds or this Agreement and such failure shall continue for five (5) Business Days; or"

"(j) (i) Any provision of this Agreement or any other City Document related to (A) payment of principal of or interest on any Loans or Prior Lien Obligations, or (B) the validity or enforceability of the obligation to pay the Loans or Prior Lien Obligations from Net Revenues for any reason ceases to be valid and binding on the Borrower as a result of any legislative or administrative action by a Governmental Authority with competent jurisdiction, or shall be declared, in a final non-appealable judgment by any court of competent jurisdiction, to be null and void, invalid or unenforceable; or

(ii) the validity or enforceability of any material provision of this Agreement or any other City Document related to (A) payment of principal of or interest on the Loans or Prior Lien Obligations, or (B) the validity or enforceability of the obligation to pay the Loans or Prior Lien Obligations from Net Revenues of the Borrower shall be publicly contested by the Borrower; or

(iii) any other material provision of this Agreement or any other City Documents, other than a provision described in clause (i) or (ii) above, (A) shall at any time for any reason cease to be valid and binding on the City, or (B) the validity of enforceability thereof shall be contested by the City, or (C) the City shall deny that it has any or further liability or obligation under the Agreement or any other City Document; or"

"(q) (i) The long term unenhanced rating by S&P of the Senior Bonds or any other indebtedness of the City senior to or on a parity with the Senior Bonds and secured by and payable from the Net Revenues shall be withdrawn or suspended for credit related reasons or is reduced below "BBB-"; or (ii) the long term unenhanced

rating by any of the Rating Agencies then rating the Senior Bonds or any other indebtedness of the City senior to or on a parity with the Senior Bonds and secured by and payable from the Net Revenues shall be withdrawn or suspended for credit related reasons or is reduced below "BBB+" (or its equivalent) by S&P or "BBB+" (or its equivalent) by Fitch; or"

(b) Section 6.02 of the Original Agreement is hereby amended to be Section 6.02A and immediately following such Section 6.02A and before Section 6.03, the following Section 6.02B shall be added to read in its entirety to read as follows:

"Section 6.02B. Special Acceleration Terms for Certain Events of Default.. Notwithstanding the provisions of Section 6.02A(b),

(a) solely in the case of an Event of Default under Sections 6.01(b), (j)(i), (j)(ii), (k), (l), (n), (p) or (q)(i) an acceleration pursuant to Section 6.02A(b) shall not be declared or directed by the Bank until the earlier of (i) seven (7) days after the occurrence of such Event of Default, or (ii) the occurrence of an acceleration of Debt by any other holder, credit enhancer, liquidity provider or insurer of Debt or any counterparty to any hedge agreement related thereto; and

(b) solely in the case of an Event of Default under any other subsection of Section 6.01 other than those specifically enumerated in Section 6.02(B)(a) above, an acceleration pursuant to Section 6.02(A)(b) shall not be declared or directed until the earlier of (i) one hundred eighty (180) days after prior written notice from the Bank to the Borrower has been given, or (ii) the occurrence of an acceleration of Debt by any other holder, credit enhancer, liquidity provider or insurer of Debt or any counterparty to any hedge agreement related thereto.

Notwithstanding the foregoing, (i) if any other holder of Prior Lien Obligations, any other New Series Bonds or any other Debt payable by the City from Net Revenues has the right to cause the obligations of the City under such Prior Lien Obligations, New Series Bonds, or Debt to be immediately due and payable (whether by repurchase, mandatory tender, mandatory redemption, acceleration or otherwise) on a date earlier than or pursuant to a notice period which is shorter than the applicable date or notice period set forth in Section 6.02B(a) or (b), as applicable, in connection with a similar type of default, then the period set forth in Section 6.02(B)(a) or (b), as applicable, shall automatically be changed to reflect such shorter period or earlier date, or (ii) if any other holder, credit enhancer, liquidity provider or insurer of Prior Lien Obligations, any other New Series Bonds or any other Debt payable by the City from Net Revenues causes any such Prior Lien Obligations, New Series Bonds, or Debt of the City to be immediately due and payable or an Event of Default under Section 6.01(f) or (g) occurs, then the Bank may immediately without notice or delay, avail itself of the remedies in Section 6.02A(b) and accelerate all obligations of the Borrower under this Agreement, the Notes and the other Loan Documents.

Section 2. **Amendment Fee**. Simultaneously with the full execution of this First Amendment, the Borrower shall pay to the Bank (i) a "Loan Fee" in the amount of $2,500.00, and (ii) the fees and expenses of counsel to the Bank in connection with this First Amendment.

Section 3. **Full Force and Effect.** The Original Agreement is hereby amended to the extent provided in this First Amendment and, except as specifically provided herein, the Original Agreement shall remain in full force and effect in accordance with its terms.

Section 4. **Governing Law. THE RIGHTS AND OBLIGATIONS OF THE PARTIES UNDER THIS FIRST AMENDMENT SHALL BE GOVERNED AS PROVIDED IN SECTION 7.09 OF THE AGREEMENT.**

Section 5. Headings. Section headings in this First Amendment are included herein for convenience of reference only and shall not have any effect for purposes of interpretation or construction of the terms of this First Amendment.

Section 6. Counterparts. This First Amendment may be signed in any number of counterpart copies, but all such copies shall constitute one and the same instrument.

Section 7. Representations and Warranties. Each party hereto represents and warrants to the other that this First Amendment has been duly authorized and validly executed by it and that the Original Agreement as hereby amended constitutes its valid obligation, enforceable in accordance with its terms, except to the extent that the enforceability thereof may be limited by bankruptcy, insolvency or other laws affecting creditors' rights generally and subject to the application of general principles of equity including but not limited to the right of specific performance.

Section 8. Severability. In case any one or more of the provisions contained herein should be invalid, illegal or unenforceable in any respect, the validity, legality and enforceability of the remaining provisions contained herein shall not in any way be affected or impaired hereby.

Section 9. Definitions. All capitalized terms used herein and not defined shall have the meaning assigned to such terms in the Original Agreement.

Section 10. Electronic Signature; Electronically Signed Document. The parties agree that the electronic signature of a party to this First Amendment (or any amendment or supplement of this First Amendment) shall be as valid as an original signature of such party and shall be effective to bind such party to this First Amendment. The parties agree that any electronically signed document (including this First Amendment) shall be deemed (i) to be "written" or "in writing," (ii) to have been signed, and (iii) to constitute a record established and maintained in the ordinary course of business and an original written record when printed from electronic files. For purposes hereof, "electronic signature" means a manually-signed original signature that is then transmitted by electronic means; "transmitted by electronic means" means sent in the form of a facsimile or sent via the Internet as a pdf (portable document format) or other replicating image attached to an e-mail message; and, "electronically signed document" means a document transmitted by electronic means and containing, or to which there is affixed, an electronic signature. Paper copies or "printouts", if introduced as evidence in any judicial, arbitral, mediation or administrative proceeding, will be admissible as between the parties to the same extent and under the same conditions as other original business records created and maintained in documentary form. Neither party shall contest the admissibility of true and accurate copies of electronically signed documents on the basis of the best evidence rule or as not satisfying the business records exception to the hearsay rule.

[Remainder of page intentionally left blank]

IN WITNESS WHEREOF, the parties hereto have caused this First Amendment to be duly executed and delivered as of the date first above written.

CITY OF GARLAND, TEXAS

By:_____
Name:
Title:

WELLS FARGO BANK, NATIONAL ASSOCIATION

By:_____
Name:
Title:

GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda **11.**

Meeting Date: May 16, 2017

Item Title: Rescheduling Council Meetings in June and July

Submitted By: Rene Dowl, City Secretary

Summary of Request/Problem

Consider a resolution rescheduling the June and July Council sessions and providing an effective date.

At the May 15, 2017 Work Session, Council considered rescheduling the June 5 Work session to June 12, June 6 Regular Meeting to June 13, June 19 Work Session to June 26, June 20 Regular Meeting to June 27, July 3, Work session and Regular Meeting to July 10 and July 11, July 17 Work session to July 24 and July 18 Regular Meeting to July 25.

Recommendation/Action Requested and Justification

Attachments

Resolution Meeting Changes Summer 2017

RESOLUTION NO.

A RESOLUTION RESCHEDULING THE JUNE, 2017 AND JULY, 2017 MEETINGS OF THE CITY COUNCIL; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Sec. 8, Article V of the City Charter requires the City Council to prescribe by ordinance or resolution the time for its regular meetings;

WHEREAS, Sec. 10.14 of the Code of Ordinances provides that regular meetings of the City Council shall be held on the first and third Tuesdays of each month; and

WHEREAS, because of scheduling conflicts including the July 4th celebration of the Nation's founding, the usual schedule for the meetings of the City Council that would be held in June and July is impracticable;

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

Section 1

That the City Council hereby establishes the following schedule for its work session and regular meetings for the months of June, 2017 and July, 2017:

- June 12 - Work Session (in place of the June 5 Work Session)
- June 13 - Regular Meeting (in place of the June 6 Regular Meeting)
- June 26 - Work Session (in place of the June 19 Work Session)
- June 27 - Regular Meeting (in place of the June 20 Regular Meeting)
- July 10 – Work Session (in place of July 3 [combined] Meeting)
- July 11 – Regular Meeting (in place of July 3 [combined] Meeting)
- July 24 - Work Session (in place of the July 17 Work Session)
- July 25 - Regular Meeting (in place of the July 18 Regular Meeting)

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 May, 2017.

CITY OF GARLAND, TEXAS

_____
Mayor

ATTEST:

_____
City Secretary

GARLAND

CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda **12.**

Meeting Date: May 16, 2017

Item Title: Consider an ordinance authorizing the issuance of "City of Garland, Texas, Genera Obligation Refunding Bonds, Series 2017"

Submitted By: Matt Watson, Finance Director

Summary of Request/Problem

At the April 17, 2017 Work Session, Council considered authorizing a refunding of $30,005,000 of General Obligation Refunding Bonds (GO), Series 2008A, $5,420,000 of Certificates of Obligation (CO), Series 2008, and $10,000,000 General Obligation Commercial Paper Notes, Series 2015. The purpose of the refunding transaction is to generate savings in debt service.

Recommendation/Action Requested and Justification

Approve the sale of General Obligation Refunding Bonds, Series 2017.

GARLAND

CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda **13.**

Meeting Date: May 16, 2017

Item Title: Consider an ordinance authorizing the issuance of "City of Garland, Texas, Water and Sewer Utility System Revenue Refunding Bonds, Series 2017"

Submitted By: Matt Watson, Finance Director

Summary of Request/Problem

At the April 17, 2017 Work Session, Council considered authorizing a refunding of $24,010,000 of Water & Sewer Utility System Revenue Bonds, Series 2008. The purpose of this refunding is to generate savings in debt service cost.

Recommendation/Action Requested and Justification

Approve the sale of Water and Sewer System Revenue Refunding Bonds, Series 2017.

GARLAND

CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda **14.**

Meeting Date: May 16, 2017

Item Title: Consider an ordinance approving the sale of Certificates of Obligation, Series 2017 to fund a portion of the approved 2017 CIP

Submitted By: Matt Watson, Finance Director

Summary of Request/Problem

At the March 20, 2017 Work Session, Council considered authorizing a Certificates of Obligation (CO) bond sale in the approximate amount of $20 million to fund a portion of the approved 2017 CIP.

Recommendation/Action Requested and Justification

By Ordinance, approve the sale of Certificates of Obligation, Series 2017 to fund a portion of the approved 2017 CIP.

GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda **15.**

Meeting Date: May 16, 2017

Item Title: Appointment to the NTMWD Board of Directors

Submitted By: Rene Dowl, City Secretary

Summary of Request/Problem

At the May 15, 2017 Work Session, Council interviewed the candidates who submitted applications to serve as a City of Garland representative on the North Texas Municipal Water District Board of Directors for a two-year term.

Recommendation/Action Requested and Justification

Approve a resolution appointing a member to the Board of Directors of the North Texas Municipal Water District.

Attachments

NTMWD Resolution

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS APPOINTING A MEMBER TO SERVE ON THE NORTH TEXAS MUNICIPAL WATER DISTRICT'S BOARD OF DIRECTORS; AND SETTING AN EFFECTIVE DATE.

WHEREAS, the City is entitled to appoint and maintain a representative to the Board of Directors of the North Texas Municipal Water District (the "District");

WHEREAS, the term of the City's current representative to the District's Board of Directors, Mr. Don Gordon, expires on May 31, 2017; and

WHEREAS, the City Council has determined to appoint _____ to a term as a Director of the District.

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

Section 1

That _____ is appointed to serve as a member of the Board of Directors of the District with a term expiring on May 31, 2019 and there and throughout that term to fully represent the best interests of the City of Garland in all matters coming before the Board, reserving to itself the authority to recall and remove that Director as the City Charter and the law may allow.

Section 2

This Resolution shall be and become effective immediately upon its passage and approval.

PASSED AND APPROVED this the ___ day of _____, 2017.

CITY OF GARLAND, TEXAS

_____
Mayor

ATTEST:

_____

City Secretary

GARLAND
PLANNING REPORT

City Council Regular Session Agenda **16.a.**

Meeting Date: May 16, 2017

Item Title: Z 17-04 Skorburg Company (District 1)

Submitted By: Josue De La Vega, Development Planner

REQUEST

Approval of 1) a change of zoning from Planned Development (PD) District 01-03 for Limited Community Retail Uses to a Planned Development (PD) District for Single-Family Attached (Townhouse) Uses, 2) a Detail Plan for Dwelling, Single-Family Attached (Townhouse) and 3) an Alley Waiver.

OWNER

Garland FB LP

PLAN COMMISSION RECOMMENDATION

On April 10, 2017 the Plan Commission, by a vote of six (6) to zero (0), recommended denial of: 1) a change of zoning from Planned Development (PD) District 01-03 for Limited Community Retail Uses to a Planned Development (PD) District for Single-Family Attached (Townhouse) Uses, 2) a Detail Plan for Dwelling, Single-Family Attached (Townhouse) and 3) an Alley Waiver.

STAFF RECOMMENDATION

While staff is generally favorable of a zone change to allow for townhouses under a base zoning of Single-Family Attached (SF-A), as such a change complies with the Envision Garland Plan's Future Land Use Map and may provide an appropriate transition of development types between single-family detached development and arterial commercial development; and while the establishment of a Planned Development (PD) and accompanying Detail Plan through a public hearing process is appropriate to ensure predictability of the proposed design as it relates to the compatibility with the surrounding neighborhoods, staff has presented concerns and has recommended the below changes and conditions to the Detail Plan. The applicant has resubmitted elevations that attempt to address some of the conditions listed including architectural elements and the minimum number of elevations.

- The addition of a Planned Development (PD) condition as detailed in item No. 12 under Considerations regarding architectural elements;

- The application of the development standards in Section 4.84(C)(3)(a) and 4.84(C)(3)(b) of the Garland Development Code regarding architectural relief and the minimum number

of elevations;

- The addition of a Planned Development (PD) condition as detailed in item No. 14 under Considerations regarding roof ridgelines;

- The addition of a Planned Development (PD) condition requiring a masonry screening wall between the proposed townhouse development and the commercial-zoned and commercial-developed properties as detailed in item No. 15 under Considerations; and

- The addition of a Planned Development (PD) condition stating that attached meter boxes shall be placed within side or rear yards.

BACKGROUND

In 2001 City Council approved Planned Development (PD) District 01-03 and a Concept Plan (Exhibit F) to allow the development of a shopping center subject to approval of a subsequent Detail Plan. However, a Detail Plan has not been proposed and the shopping center has not come to fruition. The applicant proposes a change of zoning to a Planned Development (PD) District along with a Detail Plan that would allow the construction of a townhouse development on the subject property.

During the March 13, 2017 Plan Commission meeting, the Commission, by a vote of seven (7) to zero (0) postponed the request to the April 10, 2017 Plan Commission meeting to allow the applicant time to make revisions that would address the Commission's concerns raised during the meeting. During the April 10th meeting, the Commission recommended denial of the application with a six (6) to zero (0) vote.

On May 2, 2017 the City Council, by a vote of nine (9) to zero (0) postponed the request to the May 16, 2017 City Council meeting to allow the applicant time to make revisions that would address the Council's concerns raised during the meeting.

The applicant has submitted six (6) front elevations reflected on Exhibit E.

SITE DATA

Currently the subject property consists of approximately 12 acres. The site has approximately 1,635 linear feet of frontage along Crist Road and approximately 640 linear feet of frontage along Foster Road. The townhouse development would be accessed from two entry points along Crist Road.

USE OF PROPERTY UNDER CURRENT ZONING

Planned Development (PD) District 01-03 limits the list of allowable land uses on the subject property to those land uses permitted in Community Retail District. A townhouse development is not permitted; therefore, a change of zoning is required.

CONSIDERATIONS

Detail Plan (Exhibit C):

1. The proposed development will consist of ninety (90) residential lots and five (5) HOA lots where an open common area, screening fence along Crist Road, and other site features will be located.

2. For the layout reflected on the Detail Plan to work, the Foster Road right-of-way will have to be abandoned as shown on the Detail Plan. In the event that the abandonment of Foster Road right-of-way is not secured, the Detail Plan would need to be revised through a public hearing process.

3. A traffic impact analysis (TIA) was not required by the Transportation Department; however, as part of the proposed townhouse development a forty-foot right-of-way, along that portion of Crist Road fronting the subject property, will be dedicated on a subsequent plat.

4. Table 2-4 of the Garland Development Code establishes minimum standards for the Single-Family Attached (Townhouse) District including density, setbacks, dwelling unit area, lot dimensions, lot coverage and building height. The proposed Planned Development (PD) District and Detail Plan will meet or exceed the minimum standards in Table 2-4.

5. The proposed townhouse development is subject to Special Standards stipulated in the Garland Development Code. The Special Standards include but are not limited to special setbacks, parking, common areas and amenities.The layout reflected on the Detail Plan complies with the Special Standards.

6. The applicant proposes 6 front elevations as reflected on Exhibit E.

7. The proposed landscape layout (Exhibit D) complies with the applicable screening and landscape regulations of the Garland Development Code.

Alley Waiver:

8. The residential lots within the townhouse development would front a 50-foot right-of-way with access to each lot limited to the front. The applicant seeks an alley waiver from City Council for this development. Section 3.80 of the Garland Development Code requires every lot in a residential subdivision with two or more lots to be served by an alley at the rear, or, if a corner lot, at the rear or one side. Alleys are utilized to facilitate drainage for the subdivision development, provide an area for the placement of utilities, and to provide rear access to a single-family lot. As reflected on the Detail Plan, alleys are not proposed for this development, as all lots would have front vehicular access only and utilities and drainage would be provided through easements. The Engineering Department has reviewed the plans and has indicated the layout is conducive to providing adequate drainage while meeting the City's requirements.

Deviations from Development Standards:

9. To mitigate the visual impact of street-facing garages, Section 4.84(C)(2) of the Garland Development Code requires one of the two following designs for front entry properties:

    - "J" drives; or

- Offset front entry with the garage door setback at least five feet behind the front building line.

The applicant proposes a Planned Development (PD) condition to forego both above standards.

10. To prevent unarticulated, monolithic, or broad-flat walls on dwelling units, Section 4.84(C)(3)(a) of the Garland Development Code states that no façade of a dwelling unit facing a public street or any portion of an interior side or rear façade above the first story of a dwelling unit may contain a flat, unarticulated or interrupted wall length of greater than twenty percent of the horizontal length of the façade. Any such façade section must contain an offset of at least two or more feet.

    The applicant proposes a Planned Development (PD) condition to forego the aforesaid design standard.

11. To prevent the “cookie cutter” effect, where each front facade in a subdivision lacks the distinguishing characteristics, Section 4.84(C)(3)(b) of the Garland Development Code stipulates that the front building elevation of a dwelling must not be duplicated on the three adjacent dwelling units on both sides, or on the four dwelling units directly across the street.

    The applicant proposes a Planned Development (PD) condition to forego the above mentioned design standard.

Staff Recommendations:

12. The visual impact and visual dominance of the street-facing garages is even more evident in the proposed townhouse development where most of the residential lots will face towards the front of another residential lot and where residential lots are considerably narrower than the residential lots on a single-family detached subdivision.Therefore, it becomes even more imperative to enhance the aesthetics of the garage facades; towards that objective staff has recommended including the following Planned Development (PD) condition:

    Each garage shall incorporate at least two of the following architectural elements:

    - *sconce lighting*
    - *decorative banding or moldings*
    - *decorative overhangs above garage doors*
    - *windows/openings on garage doors*
    - *eyebrow soldier course over garage doors*
    - *decorative vent covers on gable above garage*

    Additionally, each garage shall incorporate at least two of the following architectural elements:

    - *two-car garage with split single doors*
    - *garage arches*
    - *detailed garage door designs with decorative brackets*
    - *carriage garage door appearance*
    - *columns flanking garage doors*

13. *The provisions in Section 4.84(C)(3)(a) and 4.84(C)(3)(b) of the Garland Development Code (see item #9 and #10 above) were incorporated into the Garland Development Code as minimum standards to prevent the development of poorly designed elevations and monotonous street-facing facades.The applicability of these two sections is essential in ensuring a certain level of architectural value from the proposed development; therefore, staff has recommended upholding Section 4.84(C)(3)(a) and 4.84(C)(3)(b) of the Garland Development Code.*

14. Each townhouse structure will have no fewer than three and no more than six attached units; therefore, attention to the design and articulation of the ridgeline of roofs is important to provide a distinctive architectural character to each dwelling unit and prevent the appearance of an apartment complex.To accomplish a well-articulated ridgeline that offers a distinctive appearance to each unit, staff has recommended a Planned Development (PD) condition that stipulates the following:
    - The ridgeline of the roofs of two adjacent townhouse units shall not have the same height.The ridgeline of two adjacent townhouse units shall be articulated by increasing the height of one of the two ridgelines by at least three (3) feet.

15. The Garland Development Code does not require screening between townhouse developments and commercial developments.However, the proposed Detail Plan presents a layout where Lots 2 through 42 of Block A border the rear of commercial zoned properties that are already developed with commercial buildings or can be developed with commercial buildings.

    The applicant proposes two parallel six-foot tall, board-on-board wood fences with steel posts to screen the residential lots and HOA lots from the adjacent commercial zoned properties and the rear of commercial developments. Although the proposed fences provide a level of screening, staff finds that these fences do not provide significant architectural value or the same durability and quality as masonry screening. Therefore, staff has recommended, in lieu of the proposed board-on-board wood fences, a minimum six-foot tall, and maximum eight-foot tall masonry wall, along the rear property lines of Lots 2 through 42 of Block A. The wall should be constructed of brick or stone, in accordance with the City's Technical Standards, or a simulated product with the appearance of hand-laid brick or stone with the same structural integrity of the City's standard screening wall details.

16. The Shoal Creek townhome development was mentioned during the May 2 City Council meeting. Several pictures of the existing Shoal Creek townhome development in Garland are included as an attachment for the Council's consideration.

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Compact Neighborhoods. Compact Neighborhoods provide areas for moderate increases in residential density, including single-family attached and single-family detached housing. It expands housing options through infill and redevelopment, while continuing walkable development patterns. The Compact Neighborhood development type is primarily characterized as moderate residential (between six and twelve dwelling units per acre).

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the east and to the south of the subject property are zoned for Single-Family Uses; these properties are developed with residential neighborhoods. The properties to the north and to the west of the subject property are zoned for Light Commercial and Community Retail Uses; these properties front Lavon Drive and are developed with a mix of commercial uses that range from restaurants to retail.

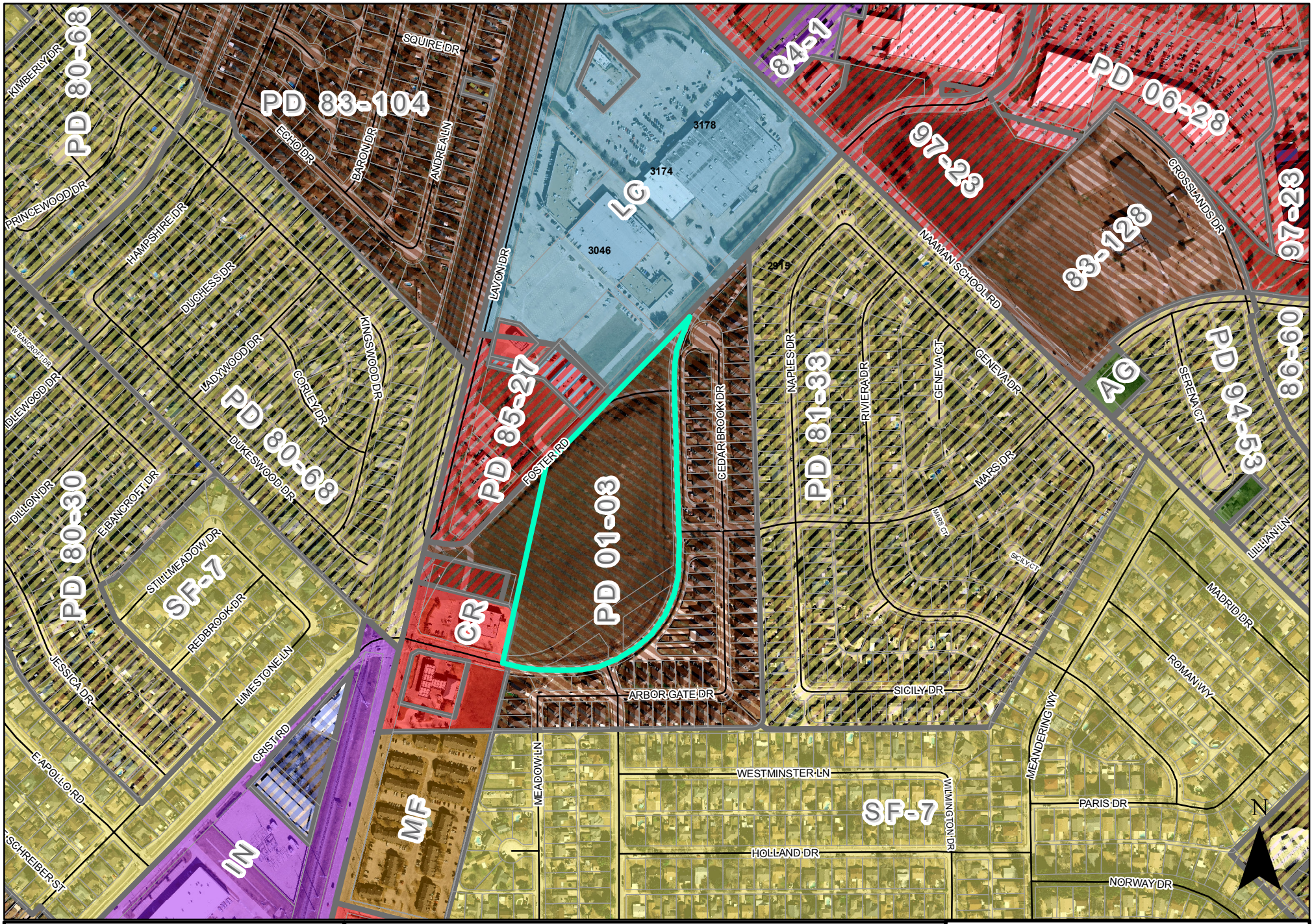
A townhouse development will expand housing options through infill; its location and how it relates to the surrounding land uses position the proposed townhouse development to serve as a logical transition from the single-family residential neighborhoods to the east and the commercial properties along Lavon Drive. Hence, there is significant relevance of this site from a zoning and planning perspective and the plausible impact this development can have on the surrounding properties, which emphasizes the importance of ensuring the proposed townhouse development adds character and value to the surrounding area through distinctive architecture and long-lasting materials.

Attachments

Z 17-04 Skorburg Company Attachments

Z 17-04 Skorburg Company Responses

Z 17-04 Skorburg Company Shoal Creek Photographs



0 200 400 Feet

1 inch = 500 feet

ZONING Z 17-04

INDICATES AREA OF REQUEST

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 17-04

I. Statement of Purpose: The purpose of this Planned Development is to approve a Detail Plan for Dwelling, Single-Family Attached (Townhouse).

II. Statement of Effect: This Planned Development 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 Single-Family Attached (Townhouse) (SF-A) 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.

IV. Development Plans:

Detail Plan: Development shall conform with the Detail Plan set forth in Exhibit C; however, in the event of conflict between the Detail Plan and the written conditions, the written conditions shall apply.

V. Specific Conditions:

A. Permitted Uses: Only Dwelling, Single-Family Attached (Townhouse) is permitted.

B. Minimum Lot Area: The minimum lot area is 2,200 square feet.

C. Minimum Lot Width: The minimum lot width is twenty-five (25) feet for internal lots and thirty (30) feet for end lots.

D. Garages/Alleys: Front-entry garages shall be allowed. Alleys shall not be required with this development.

E. Special Setback:

Front yard: twenty (20) feet.

Rear yard: ten (10) feet.

EXHIBIT B

F. Minimum Dwelling Unit Size: The minimum dwelling unit size shall be 1,400 square feet.

G. Exterior Materials: Building materials on each elevation of the exterior walls and chimneys excluding doors, windows and gables shall be composed of at least eighty (80) percent brick or stone, or a combination of brick and stone.

H. Front Façade Setbacks: Street-facing garages shall not be required to be setback from the main façade. The main façade shall be permitted to be setback a maximum of 5 feet from the face of the garages.

I. Driveways: "J" drives shall not be required for front-entry garages.

J. Additional Architectural Elements: Each garage shall incorporate the following architectural elements:

- Decorative overhangs above garage doors
- Columns flanking garage doors
- Decorative bandings or moldings

K. Architectural Relief: Architectural relief as stipulated in Section 4.84(C)(3)(a) of the Garland Development Code shall not be required in this development.

L. Minimum Number Of Elevations: The front façade variations stipulated in Section 4.84(C)(3)(b) of the Garland Development Code shall not be required in this development.

M. Elevations: Building elevations shall be in general conformance with the elevations set forth in Exhibit E.

N. Screening From Non-Residential Zoned Properties: The side and rear yards of residential lots and HOA lots shall be screened from non-residential zoned properties with two parallel six-foot tall, board-on-board wood fences with steel posts.

O. Screening and Landscaping: Screening and Landscaping shall be in general conformance with the Landscape Plan set forth in Exhibit D.

P. Homeowners Association: A homeowners association

shall be incorporated and each lot/homeowner shall be a mandatory member. The bylaws of the association shall establish a system of payment of dues; a system of enforcement of its rules and regulations; shall establish a clear and distinct definition of the responsibility of each member; and other provisions as deemed appropriate to secure a sound and stable association.

Q. Maintenance Of Open/Common Space, Landscaped Areas, Entry Features, Access Easements, Screening Fences In HOA Lots or Fence Maintenance Easements And Amenities In HOA Lots: Maintenance of open/common space, landscaped areas, entry features, access easements, screening fences in HOA lots or fence maintenance easements and amenities in HOA lots shall be the responsibility of the Homeowners Association.

EXHIBIT B

Exhibit C

SITE SUMMARY

GROSS SITE AREA:	12.777 ACRES
TOTAL LOTS:	90 LOTS
BUILDING HEIGHT:	40' MAX
MEDIAN LOT SIZE:	25'x105'
TOWNHOUSE PARKING:	1 PARKING SPACE PER TOWNHOUSE
90 UNITS/4 * 2 3 SPACES REQUIRED	
39 SPACES PROVIDED	

0 30 60 120
SCALE: 1" = 60'

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1.	15°07'24"	175.00'	46.19'	23.23'	46.06'	N06°44'17"E
2.	90°00'00"	225.00'	353.43'	225.00'	318.20'	N59°17'59"E
3.	80°24'20"	60.00 '	292.79'	----'	77.46'	N25°54'12"W
4.	30°11'30"	250.00'	131.74'	67.44'	130.22'	N29°23'44"E
5.	44°13'11"	125.00'	96.47 '	50.78'	94.10'	N66°36'04"E

LEGEND

B.L.	BUILDING LINE
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
I.R.F.	IRON ROD FOUND
R.O.W.	RIGHT OF WAY.
W.M.E.	WALL MAINTENANCE EASEMENT
F.E.	FENCE MAINTENANCE EASEMENT

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	S 47°19'50" W	29.10'
2.	N 00°49'25" W	33.22'
3.	S 42°26'25" E	26.75'
4.	N 59°17'59" E	21.21'
5.	S 75°42'01" E	40.00'
6.	S 30°42'01" E	21.21'
7.	S 75°42'01" E	35.00'
8.	S 48°32'00" E	20.43'
9.	S 88°42'40" W	40.00'
10.	S 42°18'38" W	21.75'
11.	S 59°17'59" W	14.14'

NOTES:

Proposed paved parking in right of way shall be maintained by the HOA.

Crist Road shall be improved by the developer per the existing executed developer's agreement to the full standard city street cross section. One-half of the road improvements for Foster Road adjacent to the property, not to exceed the developer's proportional share, shall be improved by the developer per the standard city street cross sections.

The 10' between buildings will be maintained by the HOA.

The minimum distance between rear facades of residential structures is 30'.

The minimum 75 percent of a side facade of attached units functioning as common (shared) wall.

The abandonment and purchase of ROW is subject to approval of the City Council. If approved, the property owner northwest of the centerline of Foster R.O.W. abandonment has the right to purchase their half of the abandoned R.O.W. For this Detail Plan to work, the Hidden Oaks Developer will have to purchase the necessary portion from said property owner or purchase from the City of the said property owner declines to purchase the abandoned portion from the City.

The Foster Road R.O.W. will have to be abandoned as shown for this Detail Plan to Work. It is expressly understood that the abandonment approval for Foster Road would also require a real estate appraisal of the proposed abandonment area, consideration for the proposed abandonment, relocation of existing utilities (water, sewer, overhead electric, etc.) dedication of utility easements and possibly other requirement. Furthermore, there are other requirements outlined in the required Abandonment Application and there may also be other requirements not listed or contemplated herein.

STATE HWY NO. 78

LOT 1 BLOCK A
WALGREENS-CRIST ADDITION
VOL. 97102, PG. 02450

GOLDEN CHICK OF GARLAND ADDITION
LOT 1R, BLOCK 1
DOC. NO. 201500188800

GARLAND FB, LTD.
VOL. 2001229, PG. 10037
(NOT APART OF THIS PLAT)
LOT TO BE PLATTED AT FUTURE DATE

N75° 38'09"W
7.32'

N08° 27'48"E
31.86'

Δ= 15°11'18"
R= 425.00'
T= 56.66'
L= 112.66'
C= 112.33'
B= N83°13'47"W

S89° 10'35"W 150.30'

N14° 17'59"E 797.47'

CENTERLINE

FOSTER ROAD (80' R.O.W.)

LOT 5A, BLOCK 1

LOT 4A, BLOCK 1

LOT 4B, BLOCK 1

CONSTRUCT CONC. CUL-DE-SAC

STREET A

STREET B

R.O.W. ABANDONMENT
0.797 AC.

N44° 29'06"E 56.18'

DETENTION POND

OPEN SPACE/DETENTION POND LOT 1R BLOCK 1 & LANDSCAPE EASEMENT 3.099 AC.

OPEN SPACE/UTILITY & DRAINAGE EASEMENT LOT 28 BLOCK A 0.178 AC.

LOT 42 BLOCK B OPEN SPACE 0.197 AC.

60' R

55' UTILITY & DRAINAGE ESMT.

PROPOSED 8' SIDEWALK

PROPOSED 30.5' PAVEMENT

PROPOSED 40' R.O.W.

S01° 17'20"E 719.91'

MARS DRIVE (60' R.O.W.)

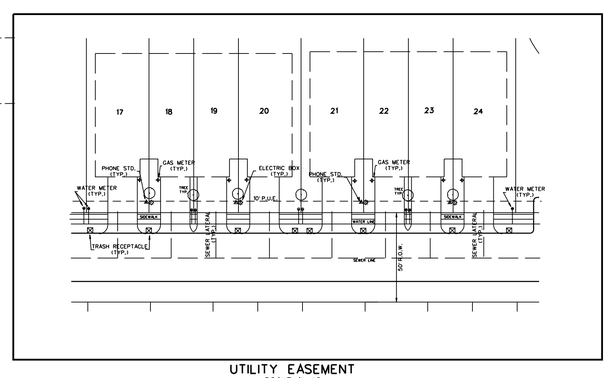
WHISPERING OAKS
VOL. 2002131, PG. 00071

ARBOR GATE DRIVE (50' R.O.W.)

CRIST ROAD (40' R.O.W.)

Δ= 90°27'58"
R= 425.00'
T= 428.47'
L= 671.05'
C= 603.48'
B= S43°56'38"W

Δ= 24°17'00"
R= 425.00'
T= 91.44'
L= 180.13'
C= 178.78'
B= S10°51'10"W



UTILITY EASEMENT
SCALE 1"=40'

OWNER
GARLAND FB, LP.
1129 DILWORTH CRESCENT ROW
CHARLOTTE, NC 28203

PROJECT #161129-3

GARLAND FB, LP.

DETAIL PLAN
OF

HIDDEN OAKS

SITUATED IN THE

THACKER V. GRIFFIN SURVEY ABSTRACT NO. 528

IN THE

CITY OF GARLAND
DALLAS COUNTY, TEXAS

PREPARED BY

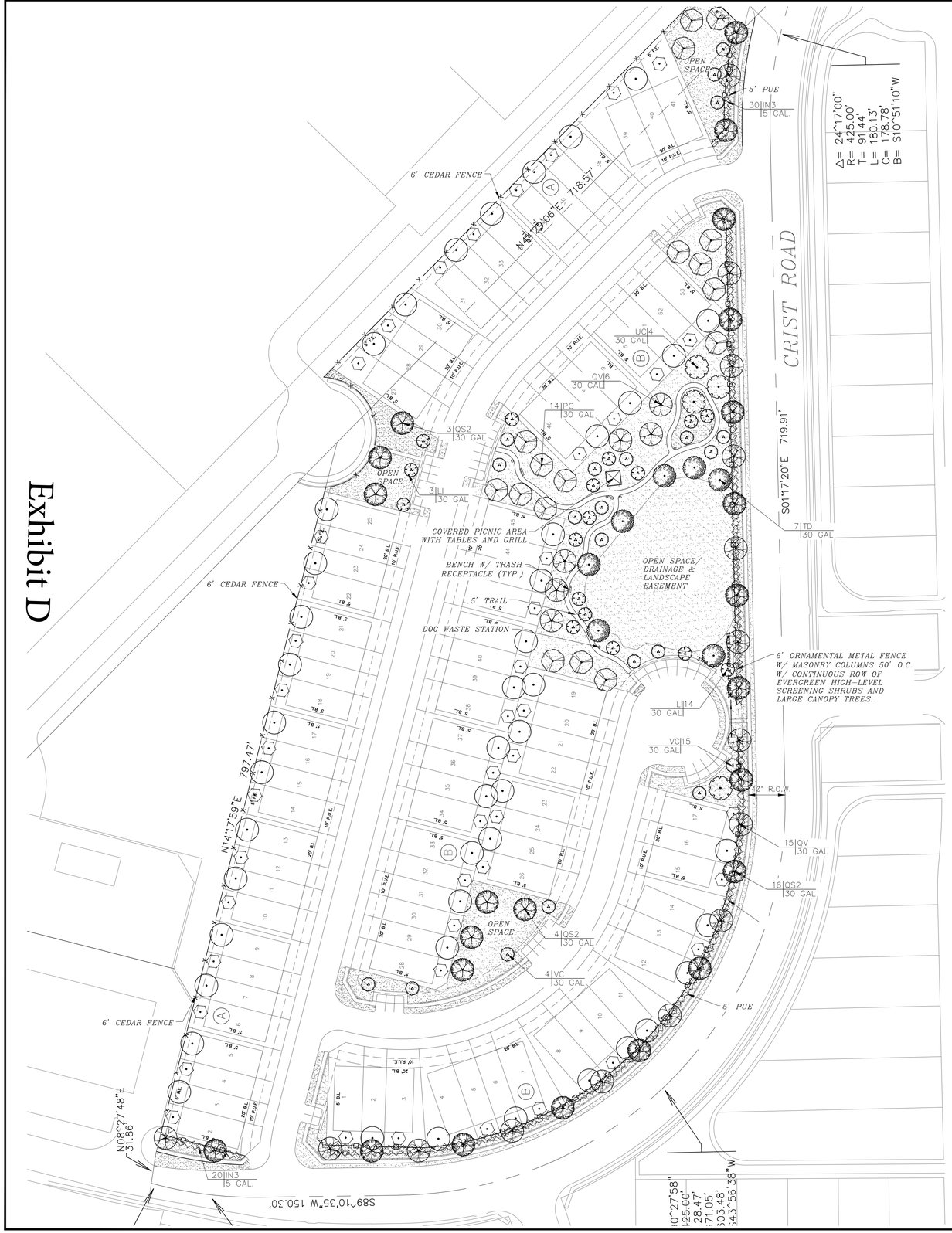
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

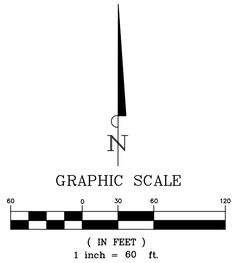
APPLICANT

SKORBURG COMPANY
8214 WESTCHESTER DRIVE, SUITE 710
DALLAS, TEXAS 75225

FEBRUARY 2017 SCALE 1" = 60'

Exhibit D





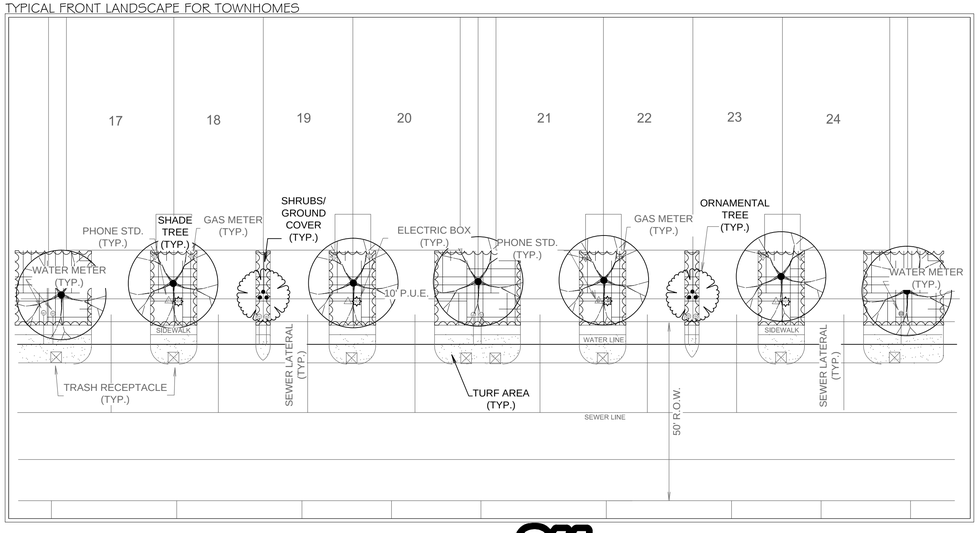
LANDSCAPE TABULATIONS:

1 TREE PER 2,500 SF OPEN SPACE AREAS: 24,625 SF	10 TREES
PROVIDED:	10 SHADE TREES
	10 ORNAMENTAL TREES
PARK TREES REQUIRED 1/1,250 SF: 76,035	61 TREES
PROVIDED:	31 SHADE TREES
	30 ORNAMENTAL TREES
1 TREE PER 50 L.F. OF STREET FRONTAGE: 1,535 L.F.	31 TREES
PROVIDED:	31 SHADE TREES

PLANT_SCHEDULE

TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	NOTES		
	90	One shade tree to be installed per lot by builder	30 GAL	3"	12' HT.	SYMMETRICAL	MATCHING	FULL
	17	Lagerstroemia indica / Crape Myrtle	30 GAL	3"	8' HT.	SYMMETRICAL	MATCHING	FULL
	17	Pistacia chinensis / Chinese Pistache	30 GAL	3"	12' HT.	SYMMETRICAL	MATCHING	FULL
	23	Quercus shumardii / Shumard Red Oak	30 GAL	3"	12' HT.	SYMMETRICAL	MATCHING	FULL
	21	Quercus virginiana / Southern Live Oak	30 GAL	3"	12' HT.	SYMMETRICAL	MATCHING	FULL
	7	Taxodium distichum / Bald Cypress	30 GAL	3"	12' HT.	SYMMETRICAL	MATCHING	FULL
	4	Ulmus crassifolia / Cedar Elm	30 GAL	3"	12' HT.	SYMMETRICAL	MATCHING	FULL
	22	Vitex agnus-castus / Chaste Tree	30 GAL	3"	8' HT.	SYMMETRICAL	MATCHING	FULL
SHRUB AREAS	QTY	BOTANICAL NAME / COMMON NAME	CONT	SPACING				
	340	Ilex x 'Nellie R Stevens' / Nellie Stevens Holly	5 GAL.	60" O.C.				
GROUND COVERS	QTY	BOTANICAL NAME / COMMON NAME	CONT					
	PER PLAN	Cynodon dactylon 'Tif 419' / Bermuda Grass	SOD					

TYPICAL FRONT LANDSCAPE FOR TOWNHOMES



811
Know what's below.
Call before you dig.
(@ least 48 hours prior to digging)

INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.

BANNISTER ENGINEERING
240 N. Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

HIDDEN OAKS TOWN HOMES
GARLAND, TEXAS

LANDSCAPE PLAN

No.	Date	Revision Description

PROJECT NO.: 090-17-03

PRELIMINARY
FOR REVIEW ONLY

THESE DOCUMENTS ARE FOR REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMITTING. THEY HAVE BEEN PREPARED BY OR UNDER THE SUPERVISION OF:

Architect DREW J. DUBOSQ
L.A. No. 3141 Date 03/03/2017

SHEET NO.

L-1.0

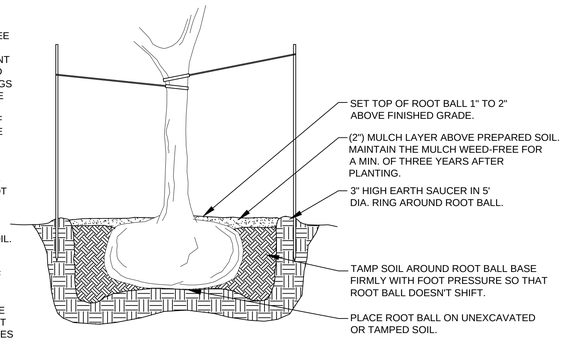
Exhibit D

GENERAL NOTES:

1. Locate all utilities prior to digging. Contractor shall be responsible for all damage incurred by his/her work.
2. Contractor shall advise the Owner and Landscape Architect of any condition found on site which prohibits installation as shown on these plans.
3. If a discrepancy between drawings and plant schedule is found, the drawings shall take precedent over the plant schedule.
4. Plant material shall comply with all sizing and grading standards of the latest edition of 'American Standard for Nursery Stock.'
5. Contractor shall stake out tree locations and bed configuration for approval by Owner prior to installation.
6. Substitutions shall not be made without prior written authorization from the Owner or Landscape Architect.
7. All disturbed areas not indicated as planting beds shall be sodded or seeded by Contractor to provide an established turf area.
8. Contractor shall remove reasonable amount of stones, dead roots, detritus and other undesirable material from existing soil.
9. If rocks are encountered, remove to a depth of 3" and add 3" of friable fertile topsoil to all sodded areas. Contractor to ensure that site is graded according to the Engineer's grading plan.
10. Lawn areas shall have 3" minimum friable topsoil and be treated with fertilizer applied at a rate of 20 pounds per 1,000 square feet.
11. Soil preparation for planting beds shall be as follows:
    - 3" of organic compost
    - 20 pounds of organic fertilizer / 1,000 sf of bed area
    - Till bed to a depth of 6" to 8"
    - Check soil acidity. Soil acidity should range from 5.0 to 7.0 pH. Regulate if necessary.
12. All plant beds shall be top dressed with a minimum 3" of Native Hardwood Mulch.
13. Provide steel edge between all plant beds and lawn areas unless indicated differently on plans.
14. Tree planting pits shall be cleared of undesirable material and backfilled with prepared top soil. Place 1" of compost and 3" of shredded hardwood mulch on top of root ball.
15. The Contractor will be held liable for any damage caused to trees due to improper staking methods, including absence of staking throughout the warranty period.
16. Trees shall be planted at least 2.5 feet from any right-of-way line, curb, walk or fire hydrant, and outside all utility easements.
17. Trees shall be planted at least 8 feet from any public utility line where possible. In the event this is not possible, Contractor shall install a root barrier, per the detail(s) noted on this sheet.
18. Trees overhanging walks and parking areas shall have a clear trunk height of 7 feet from finish surface grade.
19. Contractor shall warranty plant material to remain alive and healthy for a period of one year after the final acceptance. All plant material shall be maintained in a healthy condition in accordance with the season. Dead, damaged or destroyed plant material shall be replaced in kind within thirty days. Warranty shall not include damage for loss of plant material due to natural causes, acts of vandalism or negligence on the part of the owner.
20. Landscape areas shall be kept free of trash, litter and weeds.
21. An automatic irrigation system shall be provided to maintain all landscape areas. Overspray on non-permeable surfaces is prohibited.
22. Installing contractor to maintain landscaping for 30 days from owner occupancy to establish plants and grass, mowing and trimming to be included.
23. All areas disturbed by construction shall be fine graded and re-established by sod. These areas shall be irrigated and maintained until permanent stand of grass is achieved with a minimum of 70% coverage. This is to include all areas to the back of curb around the property.

NOTES:

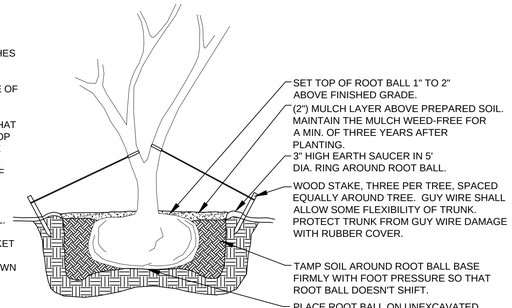
1. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
2. EACH TREE MUST BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
3. REMOVE ALL TWINE, ROPE, WIRE AND BURLAP FROM TOP HALF OF ROOT BALL.
4. IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND ROOT BALL, CUT THE WIRE BASKET IN FOUR PLACES AND FOLD DOWN 8" INTO PLANTING HOLE.



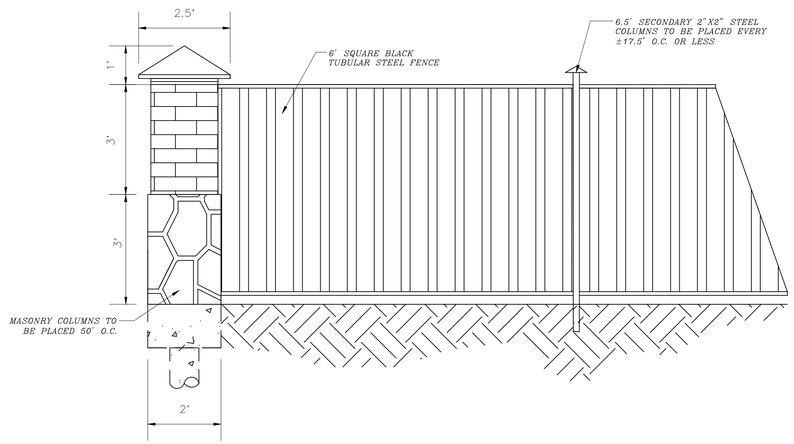
A TREE PLANTING DETAIL
NOT TO SCALE

NOTES:

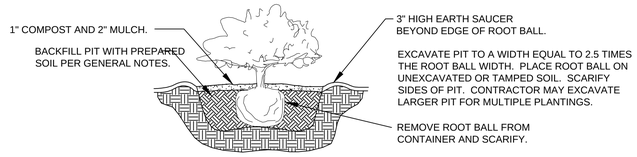
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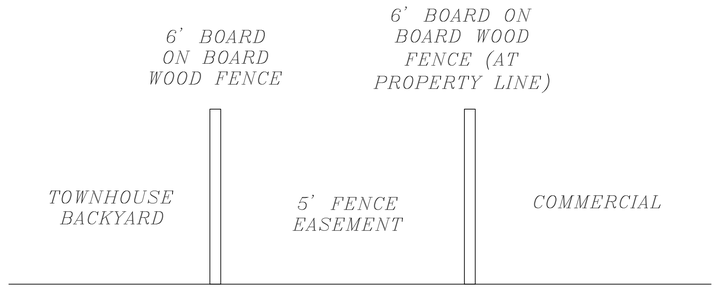
B MULTI-TRUNK TREE PLANTING DETAIL
NOT TO SCALE



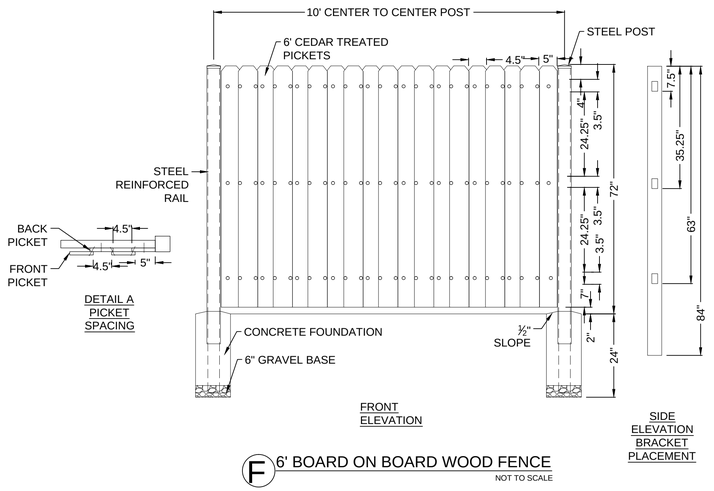
C 6' ORNAMENTAL METAL FENCE W/ MASONRY COLUMNS 50' O.C. W/ A CONTINUOUS ROW OF EVERGREEN HIGH LEVEL SCREENING SHRUBS AND LARGE CANOPY TREES
NOT TO SCALE



D SHRUB PLANTING DETAIL
NOT TO SCALE



E COMMERICAL BUFFER FENCE EXHIBIT
NOT TO SCALE



F 6' BOARD ON BOARD WOOD FENCE
NOT TO SCALE

811
Know what's below.
Call before you dig.
(@ least 48 hours prior to digging)

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REGISTRATION # F-10599 (TEXAS)

HIDDEN OAKS TOWN HOMES
GARLAND, TEXAS

LANDSCAPE NOTES

No.	Date	Revision Description

PROJECT NO.: 090-17-03

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Architect _____ DREW J. DUBOCQ
L.A. No. 3141 Date 03/03/2017

SHEET NO.
L-1.1

Exhibit E



Exhibit E



Exhibit E



Exhibit E



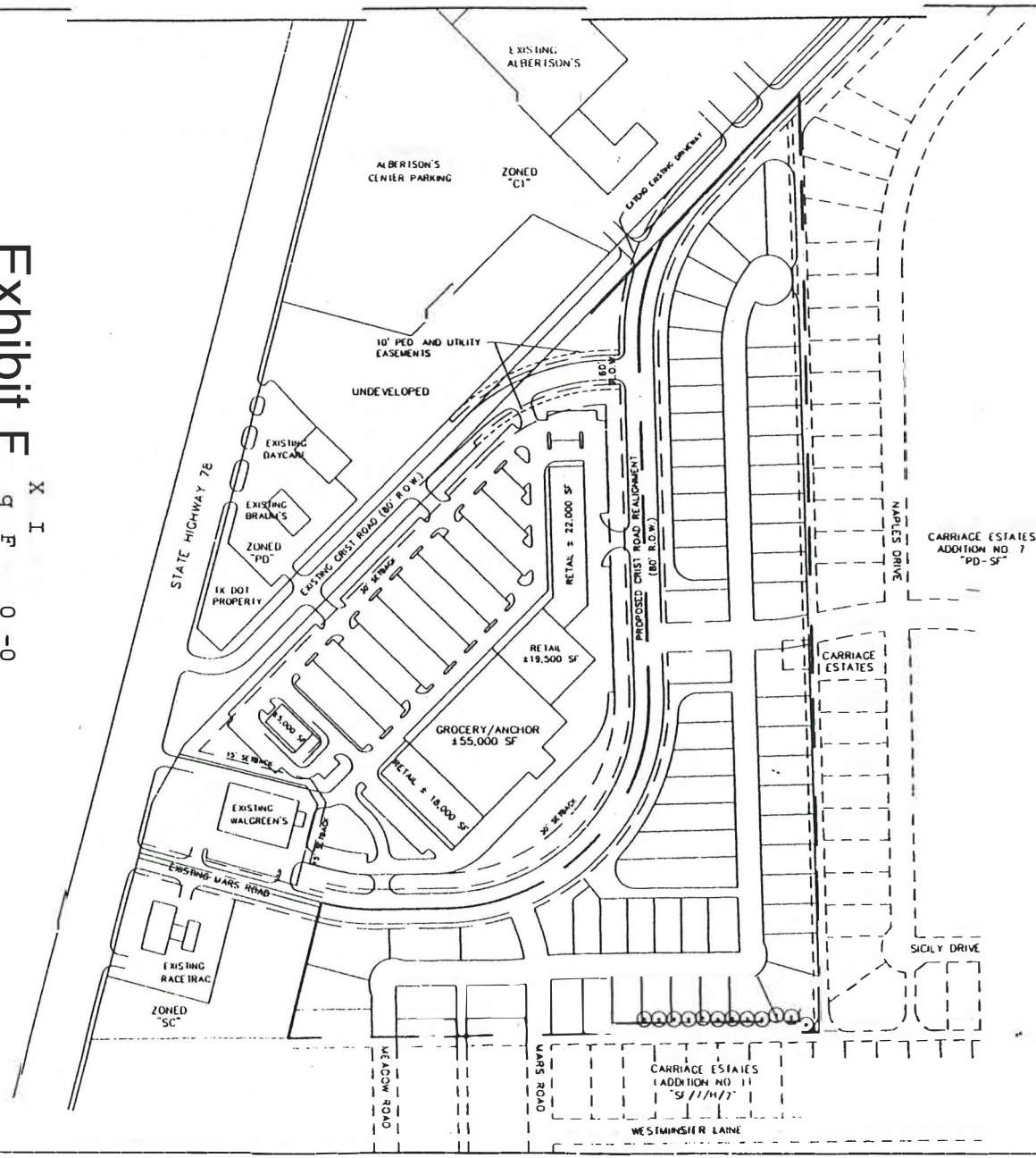
Exhibit E

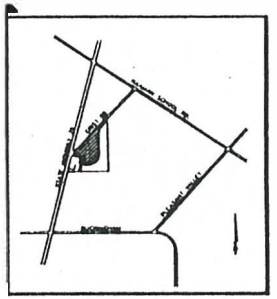


Exhibit E



Exhibit F





VICINITY MAP
NTS

GRAPHIC SCALE

DATA SUMMARY:

TOTAL AREA:	±13.09 ACRES
BUILDING AREA:	
GROCERY:	±55,000 SF
PAD/RESTAURANT:	±5,000 SF
RETAIL:	±59,500 SF
TOTAL:	±119,500 SF
REQUIRED PARKING:	±596 SPACES
~~PROVIDED PARKING:~~	~~±600 SPACES~~

NOTE
1. ALL RETAIL SHALL BE SCREENED PER CITY OF GARLAND REQUIREMENTS

CONCEPT SITE PLAN
for
RETAIL DEVELOPMENT
±13.09 Acres

T.V. GRIFFIN SURVEY, ABST. NO. 528
JACOB REAGER SURVEY, ABST. NO. 1258
CITY OF GARLAND
DALLAS COUNTY, TEXAS

JANUARY 2001
REVISED FEBRUARY 1, 2001
REVISED FEBRUARY 7, 2001

OWNER
MR. FRED BRUNER
c/o MR. HERBERT BRUNER
3704 NORMANDY AVE
DALLAS, TEXAS 75205
214-521-1515
FAX 521-1516

PLANNER/ENGINEER
c/o JEFF LINDER
12700 PARK CENTRAL DRIVE
SUITE 1800
DALLAS, TEXAS 75251
972-770-1300
FAX 239-3820
KIRLEY-HORN AND ASSOCIATES, INC

Kimley-Horn and Associates, Inc.

RBB INVESTMENTS, INC.
GARLAND, TEXAS

CONCEPT SITE PLAN

Scale	1"=100'
Designed By	JML
Drawn By	JML
Checked By	KHA
Date	DECEMBER 2000
Project No.	063492000

SHEET

REPORT & MINUTES

P.C. Meeting, April 10, 2017

Consideration of the application of **Skorburg Company,** requesting approval of 1) a change of zoning from Planned Development (PD) District 01-03 for Limited Community Retail Uses to a Planned Development (PD) District for Single-Family Attached (Townhouse) Uses, 2) a Detail Plan for Dwelling, Single-Family Attached (Townhouse) and 3) an Alley Waiver. This property is located on southwest corner of Foster Road and Crist Drive. (District 1) (File Z 17-04) (The Plan Commission postponed this request from the March 13, 2017 Plan Commission.)

The applicant Noah Flabiano, 8214 Westchester, Suite 710, Dallas, TX, 75225, provided an overview of the request and additional information regarding the abandonment of Foster Road, the proposed Detail Plan and centralized open space.

John Arnold, 8214 Westchester, Suite 710, Dallas, TX 75225 provided additional information regarding the development process and proposed request, the location decision and screening of the utility boxes.

University of Texas at Dallas student Jason Hickman, 6210 Lakecrest Drive, Sachse, TX 75048, spoke in favor of the request.

Commissioner Moore requested additional information regarding the utility location and screening.

Motion was made by Commissioner Moore, seconded by Commissioner Dalton to close the public hearing and open the case for discussion. **Motion carried: 6** Ayes, **0** Nays.

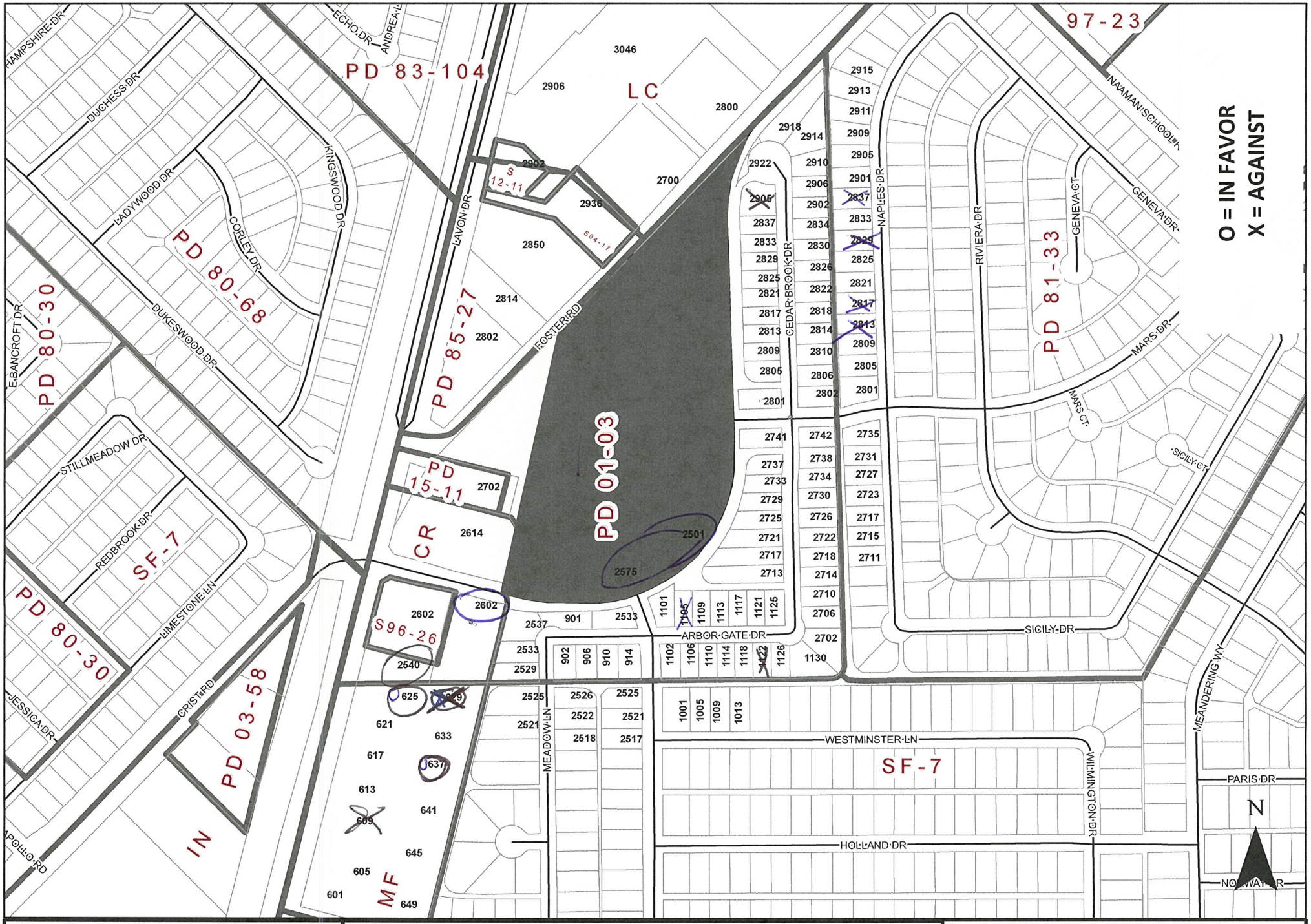
Chairman Roberts raised concerns regarding the full two-story front façade, lack of articulation on the buildings, and front entry drives. He also stated that the road abandonment request has yet to be brought forward.

Commissioner Dalton initially spoke in favor the request; however, he yielded to Chairman Roberts' comments and spoke against the request.

Commissioner Hedrick, Moore and Ott spoke of the need for rear entry garages and concerns regarding the rear fencing.

Commissioner Moore spoke of the difficulty of approval by City Council to the permanent closing of a road.

Motion was made by Commissioner Moore, seconded by Commissioner Welborn to deny the request as presented. **Motion carried: 6** Ayes, **0** Nays. Commissioner Luckie recused himself from this case.


O = IN FAVOR
X = AGAINST
PD 83-104
LC
97-23
PD 80-68
PD 80-30
PD 85-27
PD 01-03
PD 81-33
PD 15-11
CR
SF-7
S96-26
PD 03-58
IN
MF
S 12-11
S04-17
HAMPSHIRE DR
DUCHESS DR
LADYWOOD DR
CORLEY DR
KINGSWOOD DR
ECHO DR
ANDREA LN
LAVON DR
FOSTER RD
DUKESWOOD DR
E BANCROFT DR
STILLMEADOW DR
REDBROOK DR
LIMESTONE LN
CRIST RD
JESSICA DR
APOLLO RD
CEDAR BROOK DR
NAPLES DR
RIVIERA DR
GENEVA CT
GENEVA DR
NAAMAN SCHOOL LN
MARS DR
MARS CT
SICILY CT
SICILY DR
ARBOR GATE DR
MEADOW LN
WESTMINSTER LN
WILMINGTON DR
HOLLAND DR
MEANDERING WY
PARIS DR
NORWAY DR
N
0 200 400 Feet
1 inch = 378 feet
ZONING Z 17-04
INDICATES AREA OF REQUEST

Allmendinger, Tracy

From: Sullivan, Mayra
Sent: Monday, May 08, 2017 7:34 PM
To: Allmendinger, Tracy; Guerin, Will
Subject: FW: Garland Townhome Development
Attachments: 2017.04.27 Ltr. to Councilman Gibbons re Garland Townhome Dev.pdf

From: Council1
Sent: Friday, April 28, 2017 4:10 PM
To: Gibbons, Councilman David <DGibbons@garlandtx.gov>
Subject: FW: Garland Townhome Development

Thank you,

Mayra Sullivan
Assistant to the City Council
200 N. Fifth St.
Garland, TX 75040
P: 972-205-2292
F: 972-205-2504
msullivan@garlandtx.gov
GARLAND
TEXAS MADE HERE

From: Robert B. Bruner [mailto:robertbradleybruner@gmail.com]
Sent: Friday, April 28, 2017 8:14 AM
To: Council1 <council1@garlandtx.gov>
Subject: Garland Townhome Development

Please see attached letter re: agenda for May 2nd meeting

Robert B. Bruner
Garland – FB, Ltd.
Dallas, Texas

April 27, 2017

Councilman David Gibbons
200 North 5th Street
Fourth Floor
Garland, Texas 75040

Re: Hidden Oaks Townhome Development (Zoning Case: Z 17-04)

Dear Councilman Gibbons:

As the owner of the property the Skorburg Company is intending on developing, I want to express my support for the development. My family has owned the property located along Highway 78 and Crist Road for over 50 years. Throughout the years we have maintained a solid relationship with the City of Garland, and we have worked with the City regarding R.O.W. dedication for Foster Road and various easements to help alleviate traffic issues during the widening of highway 78 and the re-routing of Crist Road and Foster Road.

As you may be aware, we have worked very hard with the city planning department to develop high quality townhomes. The re-routing of these roads has left our property with an unusual layout that is not conducive to the newest standard for townhomes in Garland. The townhomes Skorburg Company and Windsor Homes plan on building are similar to those built in garland and the surrounding cities. These homes will complement the area and add value to the surrounding retail and single family homes.

We look forward to gaining your support for the development of this property. If you have any questions or concerns about this issue, please contact me at robertbradleybruner@gmail.com.

Best Regards,

Robert Bruner
Garland FB LP

GARLAND

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

March 1, 2017

HEARING DATE/TIME: Plan Commission: March 13, 2017 – 7:00 PM

APPLICANT: Skorburg Company

File Z 17-04

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, March 13, 2017, in the Council Chambers of City Hall, 200 North Fifth Street, to consider the application of **Skorburg Company**, requesting approval of 1) a change of zoning from Planned Development (PD) District 01-03 for Limited Community Retail Uses to a Planned Development (PD) District for Single-Family Attached (Townhouse) Uses, 2) a Detail Plan for Dwelling, Single-Family Attached (Townhouse) and 3) an Alley Waiver. The property is shown on the enclosed sketch and is described as follows:

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Note: The applicant seeks approval of a zoning change to allow the construction of a townhouse development.

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return that section using any of the following methods: mail to City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002, fax to 972-205-2474, deliver to the Planning Department at 800 East Main Street, Garland TX, or email Planning@Garlandtx.gov. It is important that your response include your property address, your name, and mailing address. 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.

(Please complete the following information)

2602 Your Property Address

Garland FB Ltd
Printed Name

Foster Rd + Crist Road - 14 acres — Garland TX — 75046
Address — City, State — Zip

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

Signature — Manager of G.P.
Title

Date: 03/08/2017

1129 Dilworth Crescent
Charlotte, NC 28203

MAR 14 2017 PM 2:0

GARLAND

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

March 1, 2017

HEARING DATE/TIME: Plan Commission: March 13, 2017 – 7:00 PM

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(Please Check One Below)

X 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 ~~SAM GRIFFIN~~ 2540 LAVON DR

Printed Name SAM M GRIFFIN

Address 3708 WEST WACO DR SUITE 7 City, State WACO ~~TEXAS~~ TX Zip 76710

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

Signature _____ Title V. PRES

Date: 2-7-17

MAR 13 2017 PM 1:21

GARLAND

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

March 1, 2017

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APPLICANT: Skorburg Company

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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

HAO PHAN

Printed Name

637 Carriagehouse Ln # J9 — Garland, TX 75040

Address — City, State — Zip

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

Signature — Title

Date: 03/06/2017

MAR 9 2017 PM 4:(

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

GARLAND

March 1, 2017

HEARING DATE/TIME: Plan Commission: March 13, 2017 – 7:00 PM

APPLICANT: Skorburg Company

File Z 17-04

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(Please Check One Below)

✓ I am in favor of the request. with caveat x

_____ I am opposed to the request.

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

there are none in the area

x with a proposed multi-use residence complex, I would like to see a playground or park

(Please complete the following information)

Your Property Address 625 CARRIAGE HOUSE, G-6, GARLAND 75040

Printed Name Barb Terrine 1937 Elm Creek Dr Garland, TX 75040

Address City, State Zip

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

Barb Terrine

Signature Title

Date: 3/7/2017

MAR 10 2017 PM 1:3

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

GARLAND

March 1, 2017

HEARING DATE/TIME: Plan Commission: March 13, 2017 – 7:00 PM

APPLICANT: Skorburg Company

File Z 17-04

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(Please Check One Below)

_____ I am in favor of the request.

X I am opposed to the request.

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

This effort will involve widening Crist Rd into 4 lanes. There is already too much traffic and too many accidents along this road. We will consider this proposal if the city will agree to build a Brick wall behind the Whispering Oaks sub-division (along Crist Rd).

(Please complete the following information)

Your Property Address

Karen and Jamal Hopkins
Printed Name

2905 Cedar Brook Dr. | Garland, TX | 75040
Address | City, State | Zip

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

Karen Hopk | Whispering Oaks Home owner
Signature | Title

Date: 03-13-2017

Allmendinger, Tracy

From: caustoobh bezboruah <caustoov@yahoo.com>
Sent: Sunday, March 12, 2017 10:10 PM
To: Planning Group
Subject: File Z 17-04 Hearing

Hi Josue De La Vega,

Below is my response regarding the hearing for File Z 17-04 (Applicant: Skorburg Company):

I am opposed to the request.
Property Address:
1122 Arbor Gate Dr, Garland
Name/ Mailing Address:
Caustoobh Bezboruah
1826 Childress Ln, Allen, TX 75013

The above statements reflect my opinion regarding the proposed request.

Regards,
Caustoobh Bezboruah

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

GARLAND

March 1, 2017

HEARING DATE/TIME: Plan Commission: March 13, 2017 – 7:00 PM

APPLICANT: Skorburg Company

File Z 17-04

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(Please Check One Below)

____ I am in favor of the request.

X I am opposed to the request.

Please include any comments you wish to provide supporting your position in the space provided below.
Afraid this will put too much strain on the neighborhood for home owners in the area. This area has maintained reality safe and we would like it to remain so. Too many people in apartm

(Please complete the following information)

Your Property Address
609 Carriagehouse 2-C Garland, TX 75040

Printed Name
Ms. Jimmie B. Roberts 3520 Willowbrook Dr. Richardson, TX 75082
Address City, State Zip

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

Ms. Jimmie B. Roberts Owner
Signature Title

Date: 3/12/17

GARLAND

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

March 1, 2017

HEARING DATE/TIME: Plan Commission: March 13, 2017 – 7:00 PM

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File Z 17-04

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(Please Check One Below)

_____ I am in favor of the request.

X I am opposed to the request.

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

We already have enough traffic in narrow road of Christ road. We are so concern about the peace & order of our neighborhood. We are strongly against the building of town house.

Reyrante & Mylyn Agpawa (Please complete the following information)

Your Property Address 1105 Arbor Gate Dr. Garland Texas 75040

Printed Name

1105 Arbor Gate Dr. Garland TX 75040

Address City, State Zip

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

Signature Title

Date: 3/4/17

MAR 9 2017 PM 4:0

GARLAND

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

March 1, 2017

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(Please Check One Below)

____ I am in favor of the request.

X ____ 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
Victory Place Condos - Ernesto + Edna Rodriguez
Printed Name
629 CHELTENHAM LN #614 Garland Tex 75040
Address City, State Zip

The above statements reflect my (our) opinion regarding the proposed request(s).
Edna Rodriguez Owner - Resident
Signature Title

Date: 3-8-17

Allmendinger, Tracy

From: Sullivan, Mayra
Sent: Monday, May 08, 2017 7:35 PM
To: Guerin, Will; Allmendinger, Tracy
Subject: FW: Townhouses on Crist

From: Council1
Sent: Monday, May 08, 2017 9:58 AM
To: Gibbons, Councilman David <DGibbons@garlandtx.gov>
Subject: FW: Townhouses on Crist

Thank you,

Mayra Sullivan
Assistant to the City Council
200 N. Fifth St.
Garland, TX 75040
P: 972-205-2292
F: 972-205-2504
msullivan@garlandtx.gov



From: Julie Bain [mailto:Julie@bmspccpa.net]
Sent: Monday, May 08, 2017 9:18 AM
To: Council1 <council1@garlandtx.gov>
Subject: Townhouses on Crist

I am **Totally against** the townhouses being built on Crist. Totally do not need more traffic, garbage, people and all that comes with new builds of this type. This will make our property values go down. Would you want all this garbage in your neighborhood? I would rather see business go in before townhomes. It says "Single Family" home, but there will be multiple families living in these townhomes. DO NOT WANT THESE TOWNHOMES BUILT ON CRIST.

Thank you for your consideration and vote against.

Julie A. Bain, 2837 Naples Drive, Garland, TX 75040

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

GARLAND

March 1, 2017

HEARING DATE/TIME: Plan Commission: March 13, 2017 – 7:00 PM

APPLICANT: Skorburg Company

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To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return that section using any of the following methods: mail to City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002, fax to 972-205-2474, deliver to the Planning Department at 800 East Main Street, Garland TX, or email Planning@Garlandtx.gov. It is important that your response include your property address, your name, and mailing address. 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.

X I am opposed to the request.

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

Afraid of kind of Dwelling that will be put on this location

(Please complete the following information)

Your Property Address

Julie A. Bain

Printed Name

2837 Maples	Garland	75040
Address	City, State	Zip

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

Julie A. Bain — Owner

Signature — Title

Date: 3-6-17

GARLAND

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

March 1, 2017

HEARING DATE/TIME: Plan Commission: March 13, 2017 – 7:00 PM

APPLICANT: Skorburg Company

File Z 17-04

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, March 13, 2017, in the Council Chambers of City Hall, 200 North Fifth Street, to consider the application of **Skorburg Company**, requesting approval of 1) a change of zoning from Planned Development (PD) District 01-03 for Limited Community Retail Uses to a Planned Development (PD) District for Single-Family Attached (Townhouse) Uses, 2) a Detail Plan for Dwelling, Single-Family Attached (Townhouse) and 3) an Alley Waiver. The property is shown on the enclosed sketch and is described as follows:

> BEING a 12.777-acre tract of land situated in the Thacker V. Griffin Survey, Abstract No. 528, in the City of Garland, Dallas County, Texas, being part of a 15.501-acre tract, as described in Vol. 2001229 Pg. 10037. in the Deed Records of the Official Public Records, Dallas County, Texas. The property is located to the east of Lavon Drive, between Foster Road and Crist Road. (District 1)

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(Please Check One Below)

____ I am in favor of the request.

X I am opposed to the request.

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

TOO MANY APARTMENTS IN THE AREA

(Please complete the following information)

Your Property Address 2829 NAPLES DR.

Printed Name DAVID GOODSON

Address GARLAND TX 75040

City, State Zip

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

Signature Title

Date 3-13-17

GARLAND

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

March 1, 2017

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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

Cruz Amelia Rodriguez

Printed Name

2813 Naples dr. Garland tx 75040

Address City, State Zip

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

Signature Title

Homeowner.

Date: March 13, 2017

GARLAND

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

March 1, 2017

HEARING DATE/TIME: Plan Commission: March 13, 2017 – 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.

This will lower property values. The city has NOT done any additional planning for the already problematic traffic issues.

(Please complete the following information)

Your Property Address
2817 Naples Drive

Printed Name
Garland Tx 75040

Address City, State Zip

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

Mary Gerula / Keith Gerula (homeowners)

Signature Title

Date: 3-12-2017

Allmendinger, Tracy

From: Wauwie, Kira
Sent: Monday, April 17, 2017 9:14 AM
To: 'M. Martinez'; THuynh@garlandtx.gov; Council1
Cc: Guerin, Will; Allmendinger, Tracy
Subject: RE: Zoning Change for Empty Lot at Crist/Mars

17-04

Thank you for your input Ms. Martinez, it will be placed in the record.

Sincerely,
Kira Wauwie

Kira Wauwie, AICP
Planning & Development Department
City of Garland
800 Main Street
Garland, TX 75040
972-205-2456
kwauwie@garlandTx.gov

From: M. Martinez [mailto:mcmartinez.tx@gmail.com]
Sent: Sunday, April 16, 2017 5:52 PM
To: Wauwie, Kira <KWauwie@garlandtx.gov>; THuynh@garlandtx.gov; Council1 <council1@garlandtx.gov>
Subject: Zoning Change for Empty Lot at Crist/Mars

I am writing in regards to news that the city is considering a zoning change for an empty lot near Crist and Mars in the Firewheel area, allowing for 90 townhomes to be built on the property.

As a resident of the Carriagehouse Estates subdivision, I implore you to deny this zoning change. Crist Rd. is one lane each way east of 78. As a result, current morning and afternoon traffic back up significantly, and vehicles trying to access the Walgreen's and RaceTrac at the corner of Crist and 78 from the Crist driveways exacerbate the situation. Futhermore, the 4-way stop at Crist and Naaman School Rd. has seen its fair share of close calls (and a few accidents) due to drivers who simply do not understand how to navigate a 4-way stop intersection.

Constructing townhomes in this area and adding more drivers on streets that already cannot handle the current traffic flow will NOT serve any benefit to the neighborhood and will only create more and unnecessary challenges for residents.

I appreciate your consideration in this matter. If you have any questions or concerns, please feel free to contact me via this email address or directly at 214-213-8670.

Regards,
Marisa Martinez
1034 Carriagehouse Ln.

Outside the Notification Area

Allmendinger, Tracy

From: Guerin, Will
Sent: Monday, May 01, 2017 8:29 AM
To: Allmendinger, Tracy; De la Vega, Josue
Subject: FW:

Be sure to count this in the # of responses for tomorrow's Council meeting.

From: Council1
Sent: Friday, April 28, 2017 4:12 PM
To: Gibbons, Councilman David <DGibbons@garlandtx.gov>
Cc: Guerin, Will <WGuerin@garlandtx.gov>; Allmendinger, Tracy <TAllmend@garlandtx.gov>
Subject: FW:

Thank you,

Mayra Sullivan
Assistant to the City Council
200 N. Fifth St.
Garland, TX 75040
P: 972-205-2292
F: 972-205-2504
msullivan@garlandtx.gov

GARLAND
TEXAS MADE HERE

From: Dorothy Brooks [mailto:dlbrooks9@verizon.net]
Sent: Friday, April 28, 2017 3:39 PM
To: Council1 <council1@garlandtx.gov>; Mayor <mayor@garlandtx.gov>
Cc: Council2 <council2@garlandtx.gov>; Council3 <council3@garlandtx.gov>; Council4 <council4@garlandtx.gov>; Council5 <council5@garlandtx.gov>; Council6 <Council6@garlandtx.gov>; Council7 <council7@garlandtx.gov>; Council8 <council8@garlandtx.gov>
Subject:

Good Afternoon Mayor and Honorable members of the Garland City Council

I noticed that an item is on the agenda for consideration (see below) and I wanted to express my opinion.

The planned development MAY add additional stress on Mars street that currently has numerous "patches" and temporary fixes. Non area residents who are passing through the area on Lavon... use Mars as a cut-through during times of heavy traffic. As a result this 2 lane neighborhood street bears much more traffic than it used to have. Patching has only been an ugly temporary fix. (and we see a lot of temporary fixes in our neighborhood). If the planned development is 90+ townhomes without any provisions and anticipation on the impact of increased traffic on Mars, **it would be HIGHLY detrimental to this neighborhood.**

We have also asked many times for a park or other green space in this old, but settled area. A large quantity of town homes add both (1) STRESS to the neighborhood but (2) no RELIEF and attractions to preserve housing values. We need help and understanding. Our home values are increasing but certainly do not match the $200,000+ values that are the norm in other areas of District 1. BUT...our area is worth the time and effort to plan thoughfully for both new residents and long time tax payers. Please consider green spaces in the OUTER edges around the development and consideration of upgrades to Mars (both sections of Mars around the development).and other streets impacted by a dense development.

Please also consider regulations on street parking. Older neighborhoods have considerable street parking and this too detracts from the esthetics of the area.

Consider the application of Skorburg Company, requesting approval of 1) a change of zoning from Planned Development (PD) District 01-03 for Limited Community Retail Uses to a Planned Development (PD) District for Single-Family Attached (Townhouse) Uses, 2) a Detail Plan for Dwelling, Single-Family Attached (Townhouse) and 3) an Alley Waiver. This property is located to the east of Lavon Drive, between Foster Road and Crist Road. (File No. Z 17-04, District 1)

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Dorothy Brooks
dlbrooks9@verizon.net

Allmendinger, Tracy

From: Sullivan, Mayra
Sent: Monday, May 08, 2017 7:35 PM
To: Guerin, Will; Allmendinger, Tracy
Subject: FW: townhomes

From: Council1
Sent: Monday, May 08, 2017 8:27 AM
To: Gibbons, Councilman David <DGibbons@garlandtx.gov>
Subject: FW: townhomes

Thank you,

Mayra Sullivan
Assistant to the City Council
200 N. Fifth St.
Garland, TX 75040
P: 972-205-2292
F: 972-205-2504
msullivan@garlandtx.gov

GARLAND
TEXAS MADE HERE

From: Dorothy Brooks [mailto:dlbrooks9@verizon.net]
Sent: Sunday, May 07, 2017 9:39 PM
To: Council1 <council1@garlandtx.gov>; Council2 <council2@garlandtx.gov>; Council3 <council3@garlandtx.gov>; Council4 <council4@garlandtx.gov>; Council5 <council5@garlandtx.gov>; Council6 <Council6@garlandtx.gov>; Council7 <council7@garlandtx.gov>; Council8 <council8@garlandtx.gov>; Mayor <mayor@garlandtx.gov>
Subject: townhomes

Dear Council Members

In the discussion of the 90+ town homes proposed for Crist, the applicant requested a waiver of alleys. This will increase the burden of traffic load on Crist. This is an unacceptable proposal for a working class neighborhood with heavy traffic between 8-10 AM just as Garland trash trucks would be picking up trash. Increased traffic on Mars and Crist will be irritating for home owners and quality of life will be affected for home owners.

Mars and Crist require expansion. Mars requires total rebuilding of the surface. It was not designed for the traffic load it now handles. Increased traffic will cause further deterioration of the surface. I heard that the plan would "help" traffic. That is not a realistic forecast of what will happen with additional housing units.

Added residencies without any consideration of parks or green spaces is almost unconscionable as older neighborhoods strive to attract younger families, too.

I live in Carriage House but did not receive a survey about the tow homes. **I do believe the project is too dense**

I understand that membership in the HOA will be mandatory. If the HOA fails to meet requirements, what are next steps.

I would like to see a fence that would be better maintained that wooden fences. See the examples.https://www.google.com/search?q=masonry+fence&tbm=isch&tbo=u&source=univ&sa=X&ved=0ahUKEwjSiYvHod_TAhWFx4MKHep_CNgQsAQIJQ&biw=1517&bih=735

I am **NOT** against town homes. I am against not considering the impact on Carriage House neighborhood in the design and density of the project.

Dorothy L. Brooks

Allmendinger, Tracy

From: Council1
Sent: Monday, May 08, 2017 7:29 PM
To: Guerin, Will; Allmendinger, Tracy; Gibbons, Councilman David
Subject: FW: Town Homes on Mars

Thank you,

Mayra Sullivan
Assistant to the City Council
200 N. Fifth St.
Garland, TX 75040
P: 972-205-2292
F: 972-205-2504
msullivan@garlandtx.gov

GARLAND

From: Floyd Alexander [mailto:daddydale3@gmail.com]
Sent: Monday, May 08, 2017 4:19 PM
To: Council1 <council1@garlandtx.gov>
Subject: Town Homes on Mars

We all live in Carriage house and we all do not want 90 + Town homes being built in our area this will lead to more traffic ,Noise and Crime for us. You can't stop the crime in this area now what the hell you thinks going to happen with 90+ town Homes going up here. The traffic is horrable now what you think is going to happen with this new addition. I see you waited till the election to let this news out, THANK YOU VERY MUCH. You need to stop this project or you will have a problem being re elected next time we all have made plans for this already.
Floyd Alexander
2727 Riviera ct.
Garland.
I have lived 30 years and loved every moment of it in this area, I and many others will move after we vote you out next election.

Outside the Notification Area

Shoal Creek Examples










EAGLE NEST DR
SHOAL CREEK TR 2000



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda **17.**

Meeting Date: May 16, 2017

Item Title: May 6 General Election Canvass

Submitted By: Rene Dowl, City Secretary

Summary of Request/Problem

Formal canvassing of the returns and declaring results of the May 6, 2017 General Election held for the purpose of electing candidates to the Office of the City Council of the City of Garland for Mayor and Council Member Districts 3, 6, 7, and 8.

Recommendation/Action Requested and Justification

It is recommended that Council adopt the ordinance canvassing the returns of the election.

Attachments

May General Election Canvass

ORDINANCE NO.

AN ORDINANCE CANVASSING THE RESULTS OF THE GENERAL ELECTION HELD FOR THE PURPOSE OF ELECTING CANDIDATES TO THE OFFICE OF CITY COUNCIL OF THE CITY OF GARLAND, TEXAS, FOR AN ELECTION HAVING BEEN HELD ON MAY 6, 2017; DECLARING THE RESULTS OF THAT ELECTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on the 16th of May, 2017, such date being within the time prescribed by law for the canvassing of election results at an election called by a municipality, the City Council canvassed the results of the election held on the 6th of May, 2017 for the purpose of electing candidates to the office of City Council of the City of Garland, Texas, such election having been duly ordered by the City Council under the authority of the Constitution and laws of the State; and

WHEREAS, the City Council has determined that the election officials of the voting districts of the City have, in compliance with the law, made returns to the City Council in the time and manner required; and the City Council having canvassed the votes from each of those districts does find the total number of votes cast for each candidate was as follows:

NAME OF CANDIDATE	TOTAL VOTES	PERCENTAGE OF VOTES
MAYOR		
Douglas Athas	3,094	68.83%
Leala H. Green	1,401	31.17%
	4,495	
COUNCILMEMBER, DISTRICT 3		
Jerry A. Nickerson	435	46.23%
Ed Moore	281	29.86%
Patricia M. Anthony	225	23.91%
	941	

COUNCILMEMBER, DISTRICT 6

Bao Vinh (Nhat-Nam N. Pham)	125	26.37%
Robert Vera	260	54.85%
Eric Elmore	89	18.78%
	474	

COUNCILMEMBER, DISTRICT 7

Scott LeMay	463	100%
	463	

DISTRICT 8

James Scot Sullivan	97	10.97%
Jack Blackshear	222	25.11%
Terry Kaliney	52	5.88%
Robert John Smith	513	58.03%
	884	

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

Section 1

That, having thus canvassed the results of the foregoing election, the City Council determines that: (1) the following candidates were elected to the following positions:

MAYOR

Douglas Athas

COUNCILMEMBER DISTRICT 6

Robert Vera

COUNCILMEMBER DISTRICT 7

Scott LeMay

COUNCILMEMBER DISTRICT 8

Robert John Smith

(2) that those persons are hereby declared elected to office subject to, each of them, taking of the oath of office as provided by the Constitution of the State of Texas; and that (3) as provided in the notice of election and election order for the foregoing election, a run-off election shall be held in District 3 between Jerry A. Nickerson and Ed Moore, there being no candidate in that district who obtained a majority of the votes.

Section 2

That this Ordinance shall become effective immediately upon and after its passage and approval.

PASSED AND APPROVED this 16th day of May, 2017.

CITY OF GARLAND, TEXAS

_____
Mayor

ATTEST:

_____
City Secretary

GARLAND
PLANNING REPORT

City Council Regular Session Agenda **18.a.**

Meeting Date: May 16, 2017

Item Title: BW 17-02 Taco Bodega (District 8)

Submitted By: Kira Wauwie, Principal Development Planner

REQUEST

Variance to reduce the minimum distance requirement between an establishment that sells alcoholic beverages and a school.

OWNER

Peter To

BACKGROUND

The applicant proposes to sell alcoholic beverages at the "Taco Bodega," an existing restaurant located within an existing building at 2334 West Buckingham Road, Suite 370. The "Taco Bodega" provides sit-down dining with a food and drink menu. This proposal would allow for the addition of beer and wine to the restaurant's menu beverage selection.

Chapter 2, Article 5, Section 2.55(A) of the Garland Development Code (GDC) states that an establishment that sells or serves alcoholic beverages may not be located nearer than 300 feet of a church, public school or public hospital.

The North Garland High School is located 236 feet from the Taco Bodega restaurant. The distance was measured according to the GDC measurement guidelines. In order to receive a permit through the TABC, the City of Garland must first give approval.

A restaurant, Siciliano's A Taste of Italy, is located east of Taco Bodega. Siciliano's A Taste of Italy offers wine on its menu.

To serve wine and beer within the aforementioned proximities to schools, the applicant must request a variance to the GDC distance regulations from City Council.

SITE DATA

The subject restaurant is a suite that is located on the east end of a commercial retail center which is on an approximately 9.89 acre-site fronting approximately 568 feet along West Buckingham Road. The subject property is zoned Planned Development (PD) District 96-54 for Shopping Center Uses.

CONSIDERATIONS

1. The subject property is currently developed as a restaurant; the applicant representing the Taco Bodega is in the process of applying for a permit with the Texas Alcoholic Beverage Commission (TABC).

2. As mentioned above, Chapter 2, Article 5, Section 2.55(A) of the Garland Development Code (GDC) states that an establishment that sells or serves alcoholic beverages may not be located nearer than 300 feet to a church, public school or public hospital. The measurement of the distance between the establishment where alcoholic beverages are sold and the church shall be in a direct line from the property line of the public school to the property line of the place of business, and in a direct line across intersections. The measured distance between the school and Taco Bodega business is 236 feet.

3. Chapter 2, Article 5, Section 2.55(C) of the Garland Development Code (GDC) states that "The City Council may grant a variance to the distance regulations provided by this Section if the City Council determines that enforcement of those regulations in a particular instance is not in the best interest of the public, constitutes waste or inefficient use of land or other resources, creates an undue hardship on an applicant for a license or permit, does not serve its intended purpose, is not effective or necessary, or for any other reason the City Council, after consideration of the health, safety and welfare of the public and the equities of the situation, determines is in the best interest of the community."

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

East:

- Planned Development (PD) District 97-32 development with a Retail Store with Community Retail (CR) District standards developed with a commercial center that includes a Wash & Dry Laundromat and a Hollywood Salon Supply store;
- Planned Development (PD) District 01-62 for development with a Restaurant and allowing Community Retail (CR) District uses and standards, developed with the Siciliano's A Taste of Italy restaurant which lists wine on its menu; and
- Planned Development (PD) District 97-38 for Single Family Uses developed with the Creekside Village No. 4 subdivision.

South:

- Planned Development (PD) District 95-46 for Single Family Uses, developed with the Creekside Village No. 1 subdivision.

West:

- Planned Development (PD) District 05-49 for a Car Wash with Minor Automotive Repair with Community Retail (CR) District standards, developed with the Car Spa Garland car wash; and
- Planned Development (PD) District 99-12 for a convenience store with gasoline sales and

Shopping Center Uses with Community Retail District standards, developed with a Racetrac gas station and convenience store.

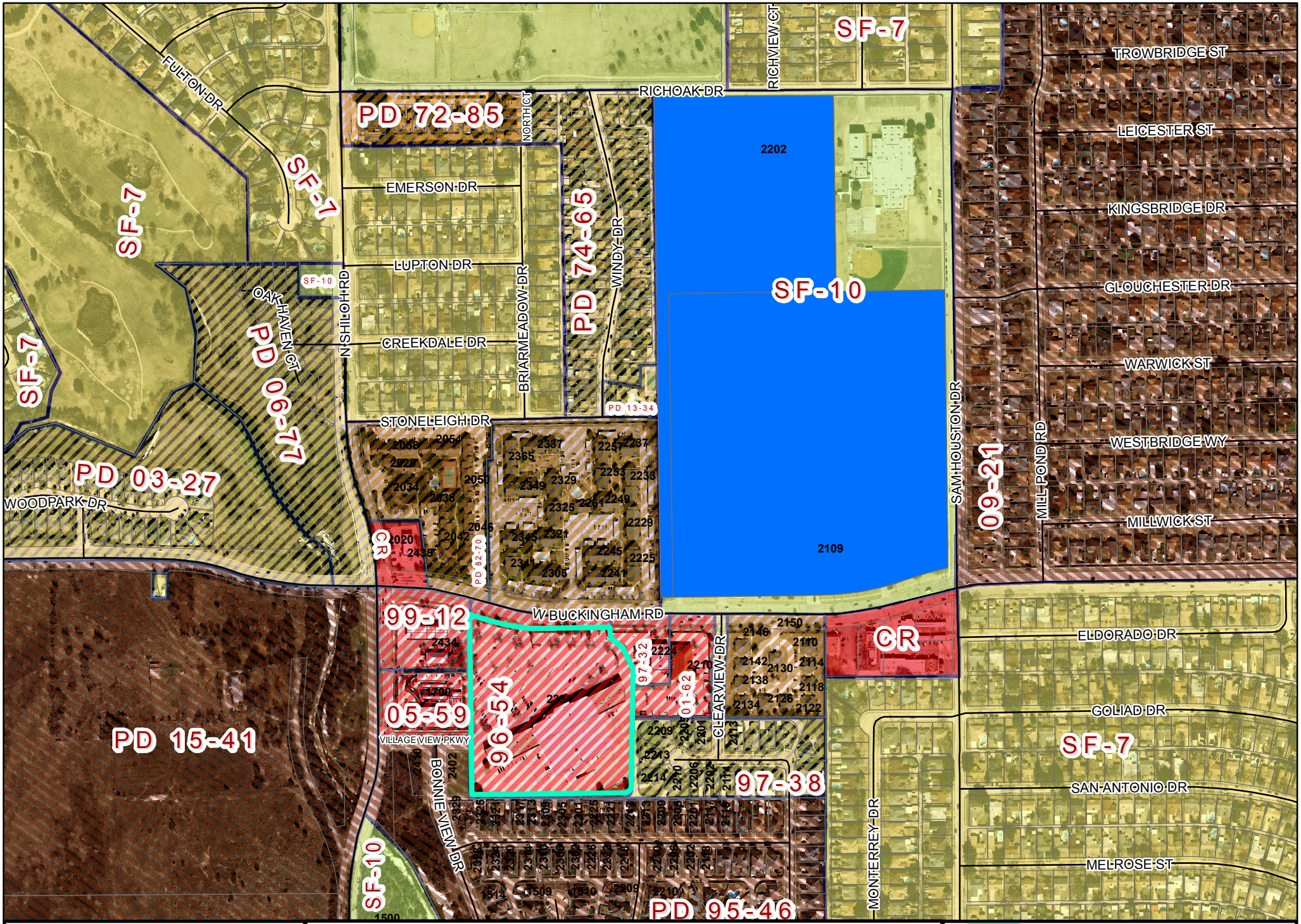
North:

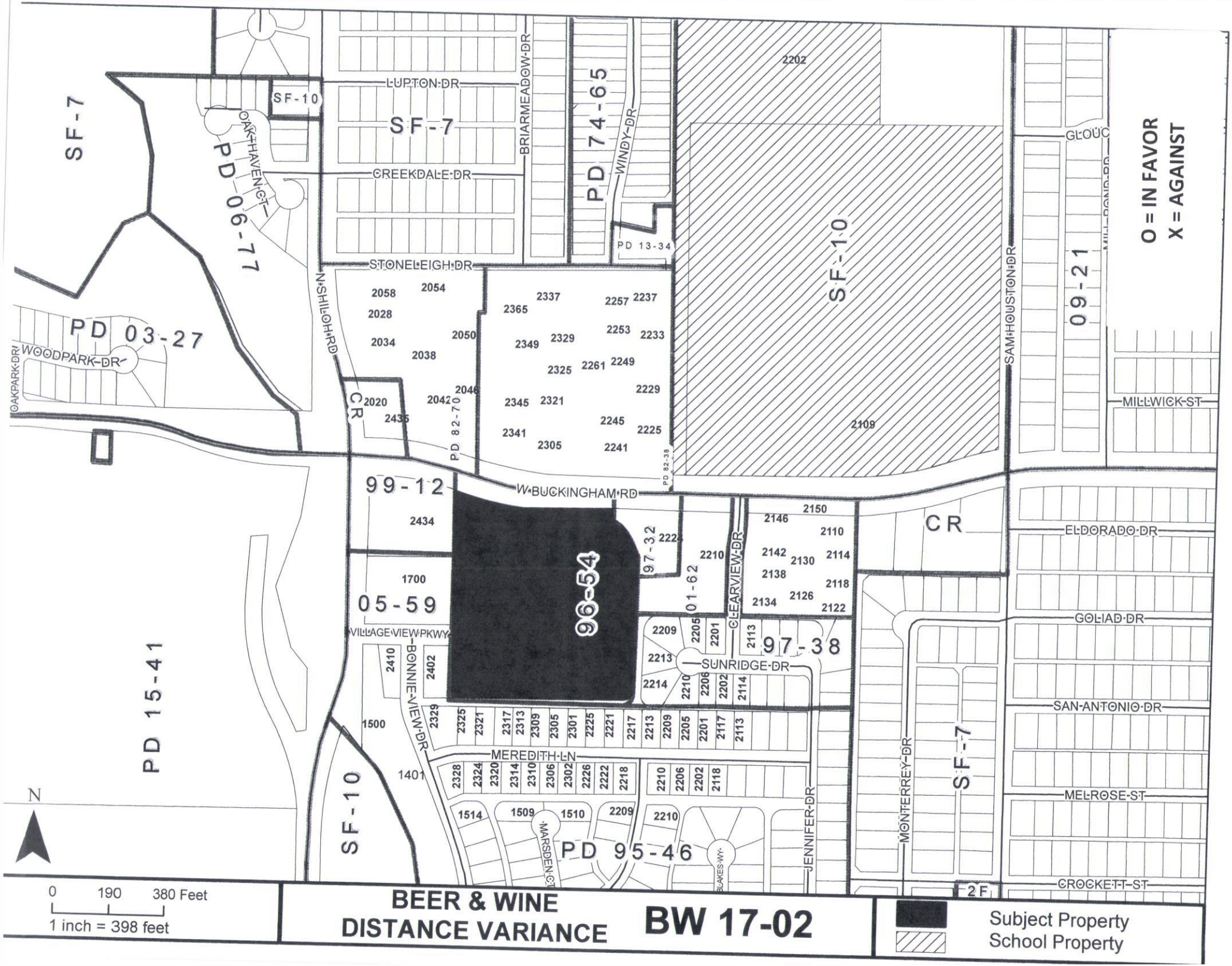
- Planned Development (PD) District 82-70 for Multi-Family Uses with Multi-Family (MF) District standards, developed as an apartment complex (Stoneleigh Place Apartments);
- Planned Development (PD) District 82-38 for Multi-Family Uses with Multi-Family (MF) District standards developed as an apartment complex (Stoneleigh Place Apartments); and
- Single-Family-10 (SF-10) District developed with the North Garland High School.

Attachments

BW 17-02 Taco Bodega Attachment

BW 17-02 Taco Bodega Responses


SF-7
FULTON DR
SF-1
PD 72-85
NORTH CT
RICHOAK DR
RICHVIEW CT
SF-7
TROWBRIDGE ST
LEICESTER ST
KINGSBRIDGE DR
EMERSON DR
PD 74-65
WINDY DR
2202
SF-10
GLOUCHESTER DR
LUPTON DR
SF-10
N SHILOH RD
BRIARMEADOW DR
OAK HAVEN CT
PD 06-77
CREEKDALE DR
WARWICK ST
SF-7
PD 13-34
STONELEIGH DR
SAM HOUSTON DR
09-21
MILL POND RD
WESTBRIDGE WY
PD 03-27
WOODPARK DR
CR
PD 82-70
MILLWICK ST
2109
99-12
W BUCKINGHAM RD
CR
ELDORADO DR
97-32
01-62
CLEARVIEW DR
05-59
VILLAGE VIEW PKWY
96-54
GOLIAD DR
PD 15-41
BONNIE VIEW DR
97-38
SF-7
SAN ANTONIO DR
SF-10
MONTERREY DR
PD 95-46
MELROSE ST
0 240 480 Feet
1 inch = 484 feet
BEER & WINE
DISTANCE VARIANCE
BW 17-02
Subject Property
School Property


O = IN FAVOR
X = AGAINST
SF-7
SF-10
PD 06-77
OAKHAVEN CT
LUPTON DR
CREEKDALE DR
BRIARMEADOW DR
PD 74-65
WINDY DR
PD 13-34
STONELEIGH DR
SHILOH RD
PD 03-27
WOODPARK DR
OAKPARK DR
CR
PD 82-70
PD 82-38
W BUCKINGHAM RD
99-12
2434
96-54
97-32
01-62
CLEARVIEW DR
CR
2150
2146
2110
2142
2130
2114
2138
2118
2134
2126
2122
1700
05-59
VILLAGE VIEW PKWY
BONNIE VIEW DR
2410
2402
1500
1401
PD 15-41
SF-10
97-38
SUNRIDGE DR
MEREDITH LN
PD 95-46
MARSDEN CT
BLAKES WY
JENNIFER DR
MONTERREY DR
SF-7
2202
SF-10
2109
09-21
SAM HOUSTON DR
GLOUC
MILL POND DR
MILLWICK ST
EL DORADO DR
GOLIAD DR
SAN ANTONIO DR
MELROSE ST
CROCKETT ST
2F
N
0 190 380 Feet
1 inch = 398 feet
BEER & WINE
DISTANCE VARIANCE
BW 17-02
Subject Property
School Property

We did not receive any responses for this case.

GARLAND
PLANNING REPORT

City Council Regular Session Agenda **18.b.**

Meeting Date: May 16, 2017

Item Title: Z 17-05 Nexmetro Development (District 7)

Submitted By: Kira Wauwie, Principal Development Planner

REQUEST

Approval of 1) a Change in Zoning from Planned Development (PD) District 85-50 to Planned Development (PD) District for Multi-Family (MF) District Uses; 2) a Concept Plan; and 3) a Detail Plan for Multi-Family (MF) Uses.

OWNER

Outer Loop Ventures

PLAN COMMISSION RECOMMENDATION

On April 24, 2017 the Plan Commission, by a vote of four (4) to three (3), recommended approval of 1) a Change in Zoning from Planned Development (PD) District 85-50 to Planned Development (PD) District for Multi-Family (MF) District Uses; 2) a Concept Plan; and 3) a Detail Plan for Multi-Family (MF) Uses with the following Planned Development (PD) Conditions:

- The monument signs at the entrances to the site shall be no more than ten (10) feet in height.
- Carport support poles shall be brick clad.
- Landscaping:
  - Buffers shall include seven ornamental trees or ornamental grasses for every thirty lineal feet of landscape buffer.
  - Parking lot landscaping if not provided in the parking lot areas shall be provided in other areas of the site.

STAFF RECOMMENDATION

Denial of 1) a Change in Zoning from Planned Development (PD) District 85-50 to Planned Development (PD) District for Multi-Family (MF) District Uses; 2) a Concept Plan; and 3) a Detail Plan for Multi-Family (MF) Uses.

The subject property is generally acceptable for Multi-Family (MF) District zoning, and a variety of other zoning districts for development including the existing retail, potential employment, and other districts supported by the Envision Garland Plan policies and its Urban Neighborhoods Land Use designation. This proposal would offer an alternative type of residential community.

A Planned Development (PD) District should encourage flexible and creative planning, ensure compatible uses, allow for adjustment of changing demands to meet the current needs of the community and to result in higher quality development for the community than would result from the use of standard zoning districts. It is the final portion of the purpose that gives pause to a favorable recommendation. The Multi-Family (MF) District includes in its uses the ability to develop single-family and two-family dwellings as discussed in this report. The number of deviations from development standards creates a highly compact development, though not in an urban style more commonly found today. An example of deviation is the lack of landscaping provided for parking areas due to the need for utility and fit of project elements. The internal streets are lined with parking that includes minimal landscaping and views of garages or side building elevations. While a Planned Development (PD) District seeks to modify standards, those modifications should be embraced with higher levels of quality. Such components, using the parking area as an example, could include internal streets that focus parking to less visible areas, front the buildings along streets creating a boulevard effect and walkable front yards along the dwelling units.

Several recommendations have been stated in the analysis within this report should the request be approved.

BACKGROUND

In 1985 City Council approved Planned Development (PD) District 85-50 and a Concept Plan (Exhibit H) to allow the development of a shopping center on Tract 1, subject to approval of a subsequent Detail Plan. However, a Detail Plan has not been proposed and the shopping center has not been built. The applicant proposes a Change in Zoning to a Planned Development (PD) District along with a Detail Plan that would allow the construction of a multi-family residential development on the subject property.

SITE DATA

Currently the subject property consists of approximately 12.79 gross acres and 11.91 net acres. The site has approximately 955 linear feet of frontage along West Campbell Road and approximately 567 linear feet of frontage along North Shiloh Road. The development would be accessed from both roads.

USE OF PROPERTY UNDER CURRENT ZONING

Planned Development (PD) District 85-50 limits the list of allowable land uses on the subject property to uses similar to those in the Community Retail (CR) District. Residential use is not currently permitted; therefore, a Change of Zoning is required.

CONSIDERATIONS

1. This proposal is for a Multi-Family (MF) District development. The residential dwelling types proposed include single-family detached dwellings and two-family (duplex) dwellings. The Multi-Family (MF) District Section 2.39 (K) of the Garland Development Code includes these residential types as uses permitted. However, the uses are associated to specified district standards. Single-family development must comply with the Single-Family-5 (SF-5) District standards. Two-family (duplex) homes must comply with the Single-Family-2 (SF-2) District standards. The development concept is intended to create a unique community consisting of single-family detached homes and duplex homes in a setting that more closely resembles a Multi-Family (MF) District development, as the proposal is a single-ownership tract and the dwelling units are to be rented.

Therefore, the application requests Multi-Family (MF) District uses and standards with some deviations from the Multi-Family (MF) District standards.

2. The proposed development will consist of one-hundred fourteen (114) residential dwelling units in a gated multi-family dwelling community. In addition to the dwelling units the proposal includes a leasing office, pool, shaded amenity and open common area with a walking path and benches. The dwelling units are not traditional multi-unit buildings but consist of individual buildings containing one (a single-dwelling unit) or two units (a duplex). The unit count includes:
   a. One Bedroom Units (single-dwelling unit) 34
   b. Two Bedroom Units (duplex) 41
   c. Three Bedroom Units (single-dwelling unit) 39
   Total Number of Units 114

3. The development results in a density of 9.57 units per net acre, which is compatible with the surrounding area. The nearby single-family attached townhome and multi-family residential zoned densities include:

a. East Shoal Creek townhomes 7.78 units per acre
b. North Seven Oaks multi-family 16.0 units per acre
c. South Equinox on the Park multi-family 17.0 units per acre

4. A number of development standard deviations are proposed with the Multi-Family (MF) District as the base district. The following is a comparison of the Multi-Family (MF) District standards established by the Garland Development Code (GDC) Table 2-4 Residential District Standards, and the proposed standards (**differences are in bold**):

STANDARD	MULTI-FAMILY (MF) DISTRICT	PROPOSED
Maximum Density	**18 units per acre**	**10 units per acre**
Minimum Yard Setback		
Adjacent to Street		
Front	20-feet	20-feet
Side	20-feet	20-feet
Rear	20-feet	20-feet
Not Adj. to Street		
Side	**12-feet**	**10-feet**
Rear	**12-feet**	**10-feet**
Minimum Dwelling Unit Area		
One Bedroom	650 square feet	650 square feet
Two Bedroom	**800 square feet**	**1,000 square feet**
Three Bedroom	**950 square feet**	**1,200 square feet**
Average	725 square feet	946 square feet
Minimum Lot Width	**75-feet**	**500-feet**
Minimum Lot Depth	**100-feet**	**500-feet**
Maximum Lot Coverage	**60 percent**	**40 percent**

Maximum Building Height **40-feet** **20-feet**

In summary, the site layout results in lower density, less height, larger unit sizes for two and three-bedroom units, larger lot width and depth, and less lot coverage. In addition, non-residential structures will not be higher than 20-feet.

The standards proposed at less than the Multi-Family (MF) District requirement are side and rear setbacks not adjacent to the street. The proposal would reduce those setbacks from twelve (12) feet to ten (10) feet. These setbacks occur along the south property line adjacent to the Equinox on the Park multi-family development which is improved with landscaping and parking along approximately seventy-five percent of the common property line, and the remaining area is improved with landscaping and two large multi-unit buildings. Along this property line the proposed site design places a row of single-dwelling units with a duplex unit at the east and west ends of the row. Except the easternmost duplex, all of the proposed single and duplex unit backyards face towards the Equinox on the Park's side yard landscaping and parking areas.

5. Section 2.34 Regulations Applicable to all Residential Districts. (E) Yard Setbacks in all Residential Districts. (1) Yards Adjacent to Streets. (e) Garage Doors Facing Street or Alley. The application proposes to deviate from this standard. Garage doors facing the project's interior drive would be set at the drive edge, with no setback. However, the GDC requires a minimum setback of twenty (20) feet from the street or alley right-of-way line. The intent of a twenty (20) foot garage setback is to establish a street face with landscaped open areas in front of dwellings and to minimize views of residential service and storage areas. However, this project is proposed as a multi-family residential development; twenty foot setbacks to garage faces are not typical of multi-family developments.

6. Section 2.34 Regulations Applicable to all Residential Districts. (F) Height Limits in all Residential Districts. (2) Height of Non-Occupied Structures. The GDC allows structures a greater height up to fifty feet above the average grade of the building with a setback of an additional one foot for each foot greater than the district's height limit. As discussed above, the proposal would limit all non-occupied structures to no more than 20-feet in height.

7. Section 2.34 Regulations Applicable to all Residential Districts. (G) Parking in all Residential Districts. (1) Required Off-Street Parking, (2) Garages Required, and (3) Minimum Driveway Length. For single-family detached and two-family dwellings (duplex) off-street parking must be located within an enclosed garage. This project offers garage parking as an option with each unit and the overall ratio of garages is 0.34 per dwelling unit. Specifically, there are 226 parking spaces with the following distribution:

Garage spaces*	40	18%
Covered carport spaces	88	39%
Surface spaces uncovered	98	43%
TOTAL	226	100%

*One garage space is dedicated to serve as the site's maintenance garage.

Chapter 4 of the GDC, Article 2 Parking and Loading contains additional off-street parking provisions for multi-family developments. In compliance, this proposal offers fifty percent of the required parking spaces are in either an enclosed garage or a covered parking structure. Chapter 4 requires garage parking to be attached to the dwelling. This proposal deviates from the parking standard of attached garage parking. One-hundred twenty eight parking spaces are covered, meeting the requirement of one covered parking space for each dwelling unit (there are 114 dwelling units). The detached covered parking and detached garage parking are within one hundred (100) feet of the dwelling being served. However, dwelling units in the northeastern portion of the site are further than one hundred (100) feet to a covered or detached garage parking space. According to the GDC, detached covered parking must be within one hundred (100) feet of the dwelling unit served.

The proposed quantity of parking, 226 spaces, exceeds the GDC requirement for multi-family dwelling parking which is 211 spaces. The excess parking is seven percent (7%) greater than the GDC maximum parking allowance.

In addition to parking, the project designates a loading space. This feature is not commonly included in single-family or two-family (duplex) residential developments. The loading area was recommended by staff for inclusion due to the compact site layout and observed deficiencies for loading space in existing multi-family communities.

8. Section 2.38 2F, Two-Family (Duplex) District. The Multi-Family (MF) District allows two family (duplex) dwellings provided the development conforms to the 2F, Two-Family (Duplex) District standards. This proposal would implement the duplex two-family dwelling unit with unique standards as proposed under the Multi-Family (MF) District deviations contained in the project application and described throughout this report.

9. Section 3.39. MF, Multi-Family District (G) Building Placement. The site layout proposes buildings aligned parallel and at ninety (90) degree angles to the street frontages. However, the GDC compels development with fifty (50) percent of the structures located within 100 feet of or visible from a public right-of-way to be positioned with the facades set at an angle of least thirty (30) degrees to the street right-of-way. Angled positioning of multi-story apartment buildings is typically enforced as a means of minimizing the visual impact of towering buildings on the street scape, particularly in suburban areas. This development proposes single-story buildings of no more than twenty (20) feet in height along the streets. In addition, proposed are solid eight-foot high masonry walls, or wood fences and ornamental metal fences, with landscaping separate the right-of-way and the buildings. The dimension between the right-of-way and the buildings along Shiloh Road varies from thirty-six (36) feet to thirty-three (33) feet on the north end of the property to forty-four (44) feet to forty-two (42) feet on the south end of the property, depending upon the placement of patio roof covers,. Along Campbell Road the distance between the right-of-way and the buildings is twenty-four (24) feet at the west end and twenty (20) feet on the east end of the property. The size and height of the buildings, as well as the larger distance to the buildings along Shiloh Road alleviates the angle requirement.

10. Section 3.39. MF, Multi-Family District (G) (2) Building Separation. The GDC requires

buildings be placed twenty (20) feet minimum between each other. This proposal minimizes that to six (6) feet. In review of safety considerations, the residential units will be fire sprinkled. Therefore, the residential units may be placed, for safety considerations, with six (6) foot separations as requested. The spacing between residential units and garages, however, will maintain a separation of ten (10) feet as required by fire safety limitations. In addition to safety considerations, the GDC establishes separations between buildings in order to provide light, air, and open spaces. However, this development conceives a compact community evoking an old-country atmosphere. This development proposes one-story buildings and features alley-like walkways with courtyard landscaping between buildings. Such compact communities typically lack substantial landscaping between buildings, though the one-story construction will allow light and air to penetrate to the ground level.

11. Section 3.39. MF, Multi-Family District (H) Exterior Construction requires exterior design of structures to comply with GDC Chapter 4 Article 6 – Building Design. Due to the proposed Multi-Family (MF) District zoning, it would be expected that the design components of Section 4.83 Nonresidential & Multi-Family Building Materials and Design be implemented. However, the proposal consists of one-story, ranch-style dwellings more characteristic of single and two-family construction. Therefore, the application elects to use Section 4.84 Residential Building Materials & Design which is applicable to non-multi-family dwellings.

    Masonry and Non-Masonry. The masonry construction materials and percentages are satisfied in the proposed application materials. However, the use of hardiboard is proposed for portions of the building facades. Hardiboard is allowed as nonmasonry construction (twenty (20) percent or less of the façade area) for nonresidential and multi-family building materials and design. Further, residential design allows consideration of hardiboard with a Planned Development (PD) zoning.

    Design Standards.
    Garages are not only regulated by the GDC as described in #5 and #7 above, but also are addressed in Chapter 4 Article 6 – Building Design.

- The garage construction is proposed of like and similar materials to that of the primary structures.
- As a result of the proposed development having no driveways or attached garages for the dwelling units, the provisions for garage door at rear entry, “J” drives, “Swing” drives, and offset front entry are not provided.

    Architectural Relief. Architectural requirements for dwellings includes architectural relief for street facing facades to contain offsets. The proposed development is internalized and consists of one-story buildings. The elevations that would be visible to the Shiloh Road frontage will be limited in visibility as a result of landscaping and a six (6) foot high masonry screen wall. The majority of the elevations visible to Campbell Road will be limited from view through placement of landscaping. The dwellings proposed will, however, have more exposure to the Campbell Road frontage. The visible portions of the buildings are the side facades which would be composed of brick walls, windows, pitched roofs, and open porches. The application proposes that the architectural relief not be required for this development and justifies the deviation due to the interior orientation of the buildings, perimeter screening, hardscape and landscaping.

Elevation Variation. The project does propose to meet the minimum number of elevations. However, an Elevation Distribution Plan was submitted which demonstrates deviation from the standard.

In accordance with the Garland Development Code, the applicant has requested a Building Official waiver of the strict reading of the GDC for consideration that the variations of the elevations are satisfactory and the elevation plan is acceptable.

Along Shiloh Road, the elevation distribution plan shows that three (3) variations required by the GDC are not met. However, it should be noted that those street facing elevations are rear elevations of buildings which face the front yard. Further, the solid masonry wall and landscaping along Shiloh Road, combined with the low twenty (20) foot total building height, alleviate some elevation visibility along Shiloh Road.

A similar condition exists along Campbell Road where the side elevations of dwelling units repeats with two (2) elevations rather than three (3) variations. Although along Campbell Road in front of these elevations there is a view (metal ornamental) fence.

The front yard designation for this project is due to the Multi-Family (MF) District development standards. The elevation distribution requirement is contained in the design standards for single-family, two-family, and townhouse residential buildings.

The elevation distribution standards serve to prevent the “cookie cutter” effect, where the facades in a residential development lack distinguishing characteristics. The standards prevent duplication of three adjacent dwelling units on both sides, or on the four dwelling units directly across the street.

In the interior of the development, the primary building view is of the sides of dwelling units, where these are visible between parking garages and structures. Some units have exposure of the dwelling unit front doors and backyards facing onto the interior street

Design Elements. The development concept proposes the use of three (3) design elements per the GDC. These include:

- Multiple pane windows featuring either divided light or simulated divided light
- Split garage doors with separate doors for each vehicle bay
- Front covered porch with a minimum of forty (40) square feet useable space and a minimum depth of five (5) feet.

In addition, the project includes front porches with minimum six (6) inch columns and optional enclosed railing of at least thirty inches of height.

Windows and doors comprise more than twenty-five (25) percent of the wall area of the building front faces.

Carport support columns would deviate from the masonry column standard. The support columns are proposed as metal poles. Other applications for various types of development have implemented the use of various masonry column wrap. It is recommended to maintain the GDC standard and require that the metal poles be finished

with a masonry material.

Patio Covers. In addition to the requisite building design considerations for materials and architectural elements, staff requested that patio covers be incorporated for the backyard porches. Although the backyards are small (at ten (10) and eight (8) feet wide and extending the entire length of the unit), shade is an important consideration contributing to cooling environments for outdoor entertaining and recreation. In response, the applicant is proposing six (6) shaded patios for residential units along Shiloh Road. Plan notes indicate these are optional due to the uncertainty of which units the patio covers will pair with. These shade structures would project into the front yard setback along with the backyard fences which are addressed below; staff recommends a condition that would allow both the backyard fences and the patio covers in the front yard setback. It is recommended that additional patio covers be included throughout the project, preferably for each dwelling unit.

12. The GDC Section 2.39 MF, Multi-Family District (H) (2) Roofscapes requires the implementation of tile or architectural composition shingles. The elevations indicate asphalt roof shingles for the main roofing material on the gable roofs. The lean-to roofs (also identified as shed roof) above the front porches and rear patios are proposed as metal roofs. It is recommended that the roofing material of the lean-to roofs (shed roofs) be composed of asphalt roof shingles to match the main roofing material.

    This section also regulates the placement of rooftop equipment, requiring that it be screened. Mechanical equipment will be contained in building attics, and air conditioner condensers will be ground-mounted and screened with landscaping. Other mechanical equipment and utility units will be ground-mounted throughout the development and screened from view where possible. Due to the compact site layout, these will be placed in areas otherwise intended for landscaping. Please refer to considerations below for parking lot landscaping and general area open space landscaping.

13. Section 3.39. MF, Multi-Family District (I) Other Considerations.
    Storage space will be provided within the individual units as part of the bedroom closet storage and utility room storage; by unit types the areas are:
    Unit Type 1: 33 square feet (includes storage in closet and in utility area)
    Unit Type 2: 72 square feet (includes storage in closet, but no storage in utility area)
    Unit Type 3: 62 square feet (includes storage in closet, but no storage in utility area)

    As a practice, combining utility (water heater, furnace, etc.) and storage spaces has been discouraged. In this proposal, eliminating the calculation of utility room storage from the proposed square feet of storage space would not reduce the area below the standard twenty-five (25) square foot requirement.

    A clubhouse is required to be constructed on-site and available to all residents of the development. Furthermore, a development with a minimum of two-hundred (200) dwelling units or less must have a clubhouse that is a minimum 2,500 square feet in size. This proposal features centralized amenities including a leasing office building which is comprised of two offices, a reception area, and two restrooms access from the exterior of the leasing office building. This building is not intended as a clubhouse and no clubhouse is proposed for the community.

Swimming pool(s) are required for multi-family developments. The swimming pools are required to have a surface water area of at least 800 square feet for projects with less than 250 dwelling units. This proposal includes a 1,000 square-foot surface area pool with a sun deck and spa.

Leisure areas are proposed as depicted on the Detail Plan (Exhibit C). These include a shade structure with seating near the leasing office/restrooms and pool as well as a passive trail that meanders through open space at the center of the project. Stone seating benches are proposed along the trail at intervals of approximately 100 feet. A bicycle rack to accommodate 7 bicycles is provided along the trail near the pool and cedar pergola (arbor) amenity. The leisure area improvements specified by the GDC include:

- 1,000 square-foot area (over 18,000 square feet is proposed),
- Two (2) pieces of play equipment (none proposed), or
- Other outdoor amenities:such as, picnic areas with tables, barbeque pits, arbors, or gazebos (pergola amenity with seating and passive open space area with trail and seating benches are proposed).

14. Street improvements. A Traffic Impact Analysis was not required; however, the Transportation Department requires street improvements including, on Shiloh Road a variable width right-of-way dedication with a maximum width of nineteen (19) feet for the purpose of a right-turn lane at Campbell Road. Also, additional right-of-way dedication with a variable width at a maximum of eight (8) feet along Campbell Road extending east from Shiloh Road is required. In addition, at the site entrance on Campbell Road a new median break would allow left turn movement into the development. The project would implement these requirements. A right-turn lane is not required for the project at either of its entrances.

15. Six (6) foot high wood fences surround the backyards of the dwelling units.Along the south property line the wood backyard fence serves a dual function as a perimeter fence.In addition, along Shiloh Road the six (6) foot high perimeter screening masonry wall functions as the dwelling unit backyard fence with returns to the dwelling unit consisting of six (6) foot high wood fencing. The same condition is proposed for the western seventy-five (75) feet along Campbell Road.Front yard fences are allowed provided they are no more than three and one-half (3 ½) feet in total height.It is reasonable to allow the fences as proposed for two reasons. First, the positioning of the unit faces the dwelling units' backyards towards the overall project's front yard.In addition, the solid masonry wall obscures visibility into the front yard.

    The project perimeter fences constructed of ornamental metal fence at a height of seven (7) feet are also located within the front setback. These fences connect to perimeter fencing required of the project by the GDC Chapter 4 landscape and screening requirements.

16. GDC Chapter 4 Article 3 – Screening & Landscaping, Section 4.34.Exceptions to these GDC provisions are proposed.
    Section 4.34 (A) requires multi-family development with forty (40) percent of the site to be landscaped and the site layout proposes forty (40) percent of the site area in landscape area. A significant portion of the site's landscape area is contained in a creek bed and associated flood plain. The site design places an internal street and the leasing office/amenity area along the open space area offering a view of the undisturbed portion of

the site.

Section 4.34 (B) requires landscape buffers of minimum fifteen (15) feet in depth along major thoroughfares for multi-family developments. These buffers are satisfied along both Campbell Road with a fifteen (15) foot buffer and Shiloh Road is proposed with a twenty-one (21) foot variable width buffer that widens to over thirty (30) feet at its south end.

The plantings in these buffers is required with one large canopy tree for every thirty feet of frontage along with seven shrubs or ornamental grasses. On sites with large frontages of more than one hundred and twenty feet, large canopy trees may be substituted with small ornamental trees at a rate of one large canopy tree equals three small ornamental trees.

The development proposed along Shiloh Road makes use of the equivalency for small ornamental trees. Thus that buffer incorporates twenty-two (22) large canopy trees (including six (6) small ornamental trees). The development landscaping along Campbell Road is required to include 26 large canopy trees and these are provided in total.

However, the buffers are also required to include seven ornamental trees or ornamental grasses for every thirty lineal feet of landscape buffer. The applicant's intent is to comply with the GDC and no deviation is requested of this GDC standard although these plants are not shown on the landscape plans. Staff suggests that a condition be included to assure these planting requirements.

The landscape plan includes supplemental landscaping at the corner of Shiloh Road and Campbell Road and at the site entrances.
Also, the planter zone for the trees is required at six (6) feet in total width. However, there are multiple easements that restrict it, along with the demands of the site layout; therefore, the planter width is reduced. A four (4) foot planter is proposed along Shiloh Road and a five (5) foot planter is proposed along Campbell Road. The development proposal includes this planter zone width as a deviation from standards for the PD District.

17. Parking lot landscaping is required per Chapter 4 Article 3. Though the landscape plans show some landscaping scattered throughout the parking areas, the application proposes to deviate from parking lot landscaping requirements. In compliance, one large canopy tree is provided for every ten (10) parking spaces.

    The deviation is requested for the remainder of the parking lot landscaping requirements contained in Section 4.34 (A) and (B). Except, the requirement of up to thirty-five (35) percent of the required large canopy trees may substitute with small ornamental trees would be modified to up to fifty (50) percent. This is requested due to the compact style of development and associated need for meters, transformers, phone pedestals, sidewalks. The deviation justification indicates that if required, the parking area landscape requirements would be provided in other areas of the site. Landscaping is provided in other areas of the site including in the open spaces, at the entrances, and along the sidewalks between dwelling units.

18. Chapter 4 Article 3 Division 5 Section 4.39 requires screening between multi-family and single-family attached developments. A deviation is proposed for the area of the east property line where a thick tree stand, contained in a flood plain and adjacent to a creek,

provide a natural screen between this property and the adjacent attached townhome development. The trees are proposed to remain in place to provide screening as shown on the Detail Plan.

19. Perimeter Screening Between Residential Development and Thoroughfares is required by GDC Chapter 4 Article 3 Division 5 Section 4.40. The screening is in addition to the above mentioned landscape buffer.Along the north side of the property a six (6) foot high ornamental fence will be installed. At the west end of the north boundary, the ornamental fence transitions to a solid masonry fence also at a height of six (6) feet, placed where dwelling unit backyards face the street. Along the west side of the site a six (6) foot high brick masonry wall extends to the south entrance where a six (6) foot high ornamental fence encloses the site.

    In addition, at the south side of the property the six (6) foot high ornamental fence extends east from the frontage of Shiloh Road to the first dwelling unit along the site's south property line. At that point, the ornamental fence terminates and the dwelling unit backyard's six (6) foot high wood cedar fence provides screening. The backyard fencing continues eastward to the east side of the eastern-most dwelling unit's backyard. From that point the fencing reverts to a six (6) foot high ornamental fence that extends to the west edge of a sanitary sewer line and extends north to join with a proposed retaining wall in the open space at the east side of the property.

    The ornamental view fence is consistent with fencing of property in the area. The solid fencing and masonry wall is also consistent with the character of the general area and the masonry wall serves to screen the backyards of dwelling units along the street.

20. Refuse enclosures are provided throughout the development.The refuse enclosures are to comply with the GDC standards of Chapter 4 Article 3.The materials on the enclosure walls will be consistent with the building exteriors.

21. Three monument signs are proposed for the development.One is placed at the corner of Shiloh Road and Campbell Road integrated with the proposed brick perimeter wall. That sign conforms to the GDC sign requirements. The two other monument signs are located at each of the site's entrances. The project narrative proposes that these signs be allowed a total height of fifteen (15) feet. However, the plans show the signs are monument signs with a proposed height of fourteen (14) feet whereas the maximum GDC height for monument signs is seven (7) feet. The applicant has indicated that the additional one (1) foot of height proposed in the narrative will allow for adjustments if greater height need is discovered during construction. All signs meet the other sign requirements including a five foot minimum setback.

22. The Multi-Family (MF) District accommodates single-family detached dwelling units with development standards per the Single-Family-5 (SF-5) District and two-family (duplex) dwelling units per the 2F, Two-Family (Duplex) District. The resulting character of development of the SF-5 District would consist of a subdivision style development with individual lots being 5,000 square feet or 4,750 square feet on average. These developments would also have street frontages for each lot, five (5) foot setbacks between buildings, ten (10) foot rear yards, minimum dwelling sizes of 1,500 square feet, a maximum fifty (50) percent lot coverage, and a maximum building height of thirty-five (35) feet. The 2F District would exhibit similar characteristics, except with two-family (duplex)

dwellings. Other requirements apply such as building materials and elements. The GDC includes the two-family and single-family as an option to develop a traditional subdivision within a Multi-Family (MF) District.

However, the subject application seeks to deviate from the GDC and proposes single- and two-family dwelling units in a multi-family regime with modified standards of development that include both multi-family and single-family standards. The proposal introduces a concept not included in the GDC which was crafted and adopted in 2015. Deliberative and focused analysis was undertaken to craft the GDC in response to the Envision Garland Plan as well as community values desires and needs. A key area of which is to elevate the quality and aesthetic of Garland development. Consideration should be given as to whether this project achieves this.

In balance, the GDC offers flexible opportunities for deviations from its standards and development requirements. It is recognized that Garland's zoning environment contains multiple Planned Development Districts each with their own unique uses and standards. However, each one stands independent on its own merits.

COMPREHENSIVE PLAN

Located within the Vital Neighborhoods Building Block, the Envision Garland Plan designates the subject property as Urban Neighborhoods.

Urban Neighborhoods are higher density residential developments. This residential option may utilize vertical mixed-use integrated into the surrounding area, reflecting the area's dominant character or, when desired, promoting a new character. This type of development should encourage access to a range of mobility options and is generally located in the vicinity of major intersections and/or secondary arterial streets, with proximity to significant bus or rail amenities.

Urban Neighborhoods are characterized by moderate to high density single-family attached and multifamily residential units, greater than twelve (12) dwelling units per acre. Developments within this category generally are predominantly residential, but may include compatible non-residential uses.

The Vital Neighborhoods Building Block recognizes that neighborhoods are an important asset in creating the community's desired future. The "Urban Neighborhoods" neighborhood type is one of three neighborhood types identified by the Envision Garland plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the east, northeast and to the south of the subject property are zoned and developed for attached residential units including apartments and townhomes. At the northeast corner of Shiloh Road and Campbell Road is a commercial development consisting of a bank, minor automobile repair, and a shopping center anchored by a Kroger grocery store/supermarket. The proposed development's residents would likely bring additional customers to those commercial establishments, though the longer-term effect on the commercial center may depend on how the development ages over time.

The proposal is for single-story, one and two-dwelling units. The nearby and adjacent residential development consists of two-story single-family attached townhomes; and two separate three-story multi-family apartment developments. The densities of the townhome development is slightly less than the proposed development. However, the townhome and proposed development are separated by a creek with substantial tree and under-story growth which visually obscures any potential impacts. The densities of the multi-family apartments are over one and one-half times that of the proposed development. In sum, the proposed height and density characteristic of the proposed development is not incompatible with the existing development.

The Multi-Family (MF) District is intended for attached residential dwellings in livable, sustainable, and compact residential communities at a maximum density of eighteen dwelling units per acre. This district allows low-rise to mid-rise multiple-family dwellings that are renter-occupied or owner occupied (condominiums). The character of the proposed development represents a compact horizontal rather than vertical development; minimizes distances between buildings; and eliminates multiple streets and alleyways between dwelling units. The development is intended to offer dwellings that are renter-occupied

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Attachments

Z 17-05 Nexmetro Development Attachments

Z 17-05 Nexmetro Development Responses

Z 17-05 Nexmetro Development Applicant Presentation



0 200 400 Feet

1 inch = 378 feet

ZONING Z 17-05

INDICATES AREA OF REQUEST

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 17-05

I. Statement of Purpose: The purpose of this Planned Development is to approve an amended Concept Plan and a Detail Plan for Dwelling, Multi-Family.

II. Statement of Effect: This Planned Development 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 Multi-Family (MF) 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.

IV. Development Plans:

Concept Plan: Development shall be in general conformance with the Concept Plan set forth in Exhibit C; however, in the event of conflict between the Concept Plan and the written conditions, the written conditions shall apply.

Detail Plan: Development shall conform to the Detail Plan set forth in Exhibit D; however, in the event of conflict between the Detail Plan and the written conditions, the written conditions shall apply. Approval of a Detail Plan is required prior to any development on any of the tracts reflected on the Concept Plan.

V. Specific Regulations to the Detail Plan:

A. Permitted Uses: All uses are prohibited except Multi-Family Uses as shown on the Detail Plan.

B. Maximum Density: Ten (10) units per net acre.

C. Maximum Building Height: The maximum building height shall be limited to twenty (20) feet.

D. Minimum Yard Setback, Not Adjacent to a Street:

- Side ten (10) feet
- Rear ten (10) feet

EXHIBIT B

E. Minimum Dwelling Unit Type and Area. The following are the specified dwelling unit number of bedrooms and areas. Efficiency units shall not be allowed and the maximum number of bedrooms per dwelling unit shall be three. Each dwelling unit type shall meet the following minimum dwelling unit area, however larger dwelling unit areas are allowed:

- One Bedroom 650 square feet
- Two Bedroom 1,000 square feet
- Three Bedroom 1,200 square feet

F. Minimum Lot Width and Minimum Lot Depth. The development shall be on one lot as shown on the Detail Plan.

G. Maximum Lot Coverage. The maximum lot coverage shall be forty (40) percent.

H. Yard setbacks in all Residential Districts. Yards adjacent to Streets. Garage Doors Facing Street or Alley. Garage doors facing the internal street shall be allowed with no setback from the street.

I. Structures in Front Yards. Backyard fences and patio covers shall be allowed in the front yards. In addition, perimeter fencing shall be allowed in the front yards.

J. Height limits in all Residential Districts. Height of Non-Occupied Structures. Non-occupied structures are allowed to a maximum height of 20-feet.

K. Garage Parking (Enclosed Parking). Garage parking shall be provided as an option for the dwellings and shall be provided at a minimum ratio of 0.3 garage spaces per dwelling unit.

L. Building Placement: Building placement is allowed with the building facades parallel to the adjacent street frontage.

M. Building Separation: Except where greater separation is required for public safety standards, buildings shall be no closer than six (6) feet to one-another.

N. Elevations: Building elevations shall be in general conformance with approved elevations set forth in Exhibit E.

- Architectural relief is not required.
- Elevation variation shall be allowed as shown on the Elevation Distribution Plan (Exhibit F)
- Front porches shall be allowed with the option of an enclosed railing of at least thirty inches of height.
- Carport support columns shall be brick clad.
- Six of the units along Shiloh Road shall include backyard patio covers.

O. Amenities: The property amenities shall be provided as shown on the Detail Plan (Exhibit D) and Landscape Plan (Exhibit G) and shall include:
- A leasing office and two restrooms,
- A swimming pool with a minimum 1,000 square feet of water surface area,
- A leisure area with shade pergola structure, seating, bicycle parking, and
- An open space area with walking path/trail and seating benches.

P. Buffer Planter Zone Width:
- The width of the planter zone along Shiloh Road shall be no less than four (4) feet.
- The width of the planter zone along Campbell Road shall be no less than five (5) feet.

Q. Buffer Landscaping:
- In addition to large canopy trees shown on the Landscape Plan in Exhibit G, the buffers shall include seven ornamental trees or ornamental grasses for every thirty lineal feet of landscape buffer.

R. Parking Lot Landscaping:
- One large canopy tree shall be provided for every ten (10) parking spaces.
- Fifty (50) percent of the required large canopy trees may substitute with small ornamental trees.
- If parking lot landscaping is not provided within parking areas, then that landscaping shall be provided in other areas of the site rather than the parking lot.

S. Screening From Single-Family Attached Residential

District: The existing natural vegetation shall serve as screening between the proposed multi-family development and the single-family attached residential development located to the east of the subject site.

T. Landscaping. Except as provided in these conditions, landscaping shall be in general conformity to the Landscape Plan in Exhibit G.

U. Signs. One monument sign shall be allowed at each entrance to the development. The maximum height of the monument signs shall be ten (10) feet. Signs shall be placed as shown on the Detail Plan Exhibit D.

EXHIBIT B

EXHIBIT C

CAMPBELL ROAD
(VARIABLE WIDTH RIGHT-OF-WAY)

SHILOH ROAD
(VARIABLE WIDTH RIGHT-OF-WAY)

PROPOSED MASONRY WALL

PROPOSED ORNAMENTAL METAL FENCE

PROPOSED MONUMENT SIGN

R.O.W. DEDICATION (±0.06 ACRES)

PROPOSED TURN LANE

PROPOSED TOWER FEATURE

550' VISIBILITY TRIANGLE

PROPOSED MASONRY WALL

R.O.W. DEDICATION (±0.18 ACRES)

OPTIONAL COVERED PATIO

PROPOSED TOWER FEATURE

PROPOSED ORNAMENTAL METAL FENCE

PROPOSED WOOD FENCE

SEWER EASEMENT TO THE CITY OF GARLAND VOL. 96238, PG. 282 D.P.R.D.C.T.

LEASING CENTER

PROPOSED CEDAR PERGOLA

PROPOSED POOL

PROPOSED SPA

OPEN SPACE

EXISTING CREEK

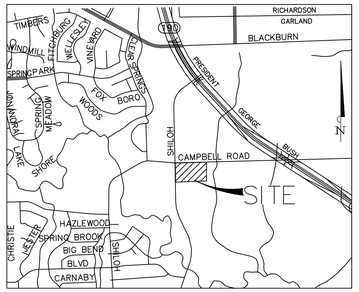
SHOAL CREEK
INST. NO. 20060036113 8
D.R.D.C.T.

100-YR FLOODPLAIN

EXISTING RETAINING WALL

PROPOSED ORNAMENTAL METAL FENCE

LOT 1, BLOCK 1
REPLAT OF EQUINOX APARTMENTS
INST. NO. 20000102030 7
D.R.D.C.T.



VICINITY MAP
(NOT TO SCALE)

1–BEDROOM UNIT

2–BEDROOM UNIT

3–BEDROOM UNIT

4 CAR GARAGE

COVERED PARKING (CARPORT)

DUMPSTER ENCLOSURE
(6' MASONRY SCREENING WALL TO MATCH BUILDING WITH 6' SOLID METAL GATES)

FIRE LANE (CONCRETE)

0' 25' 50' 100'
SCALE: 1"=50'

BENCHMARKS

PRIMARY BENCHMARK

CITY OF GARLAND MONUMENT #60
N: 7044539.63
E: 2527286.32
ELEV.=584.25

ONSITE BENCHMARKS

BM#1:
SANITARY SEWER MANHOLE, APPROX. 350 L.F. N.W. OF S.E. PROPERTY CORNER
N: 7042293.90
E: 2531866.48
ELEV.=538.75

CONCEPT PLAN
for
Avilla Creekside
557,328 s.f. out of P.H. Rice Survey
Abstract Number 1241
City of Garland
Dallas County, Texas

1 of 1

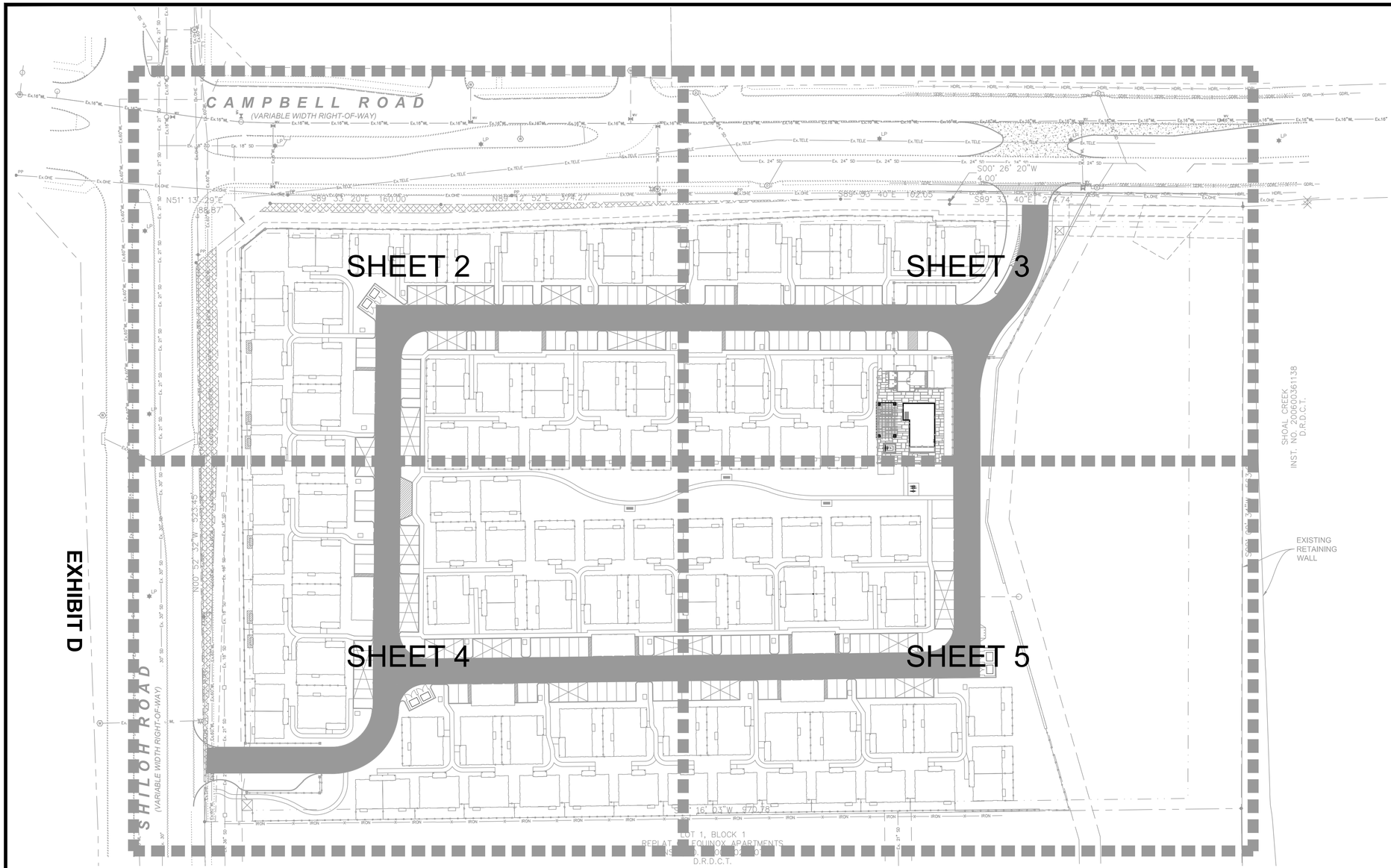
CITY CASE NUMBER: 160920-1
DATE: 04-03-2017

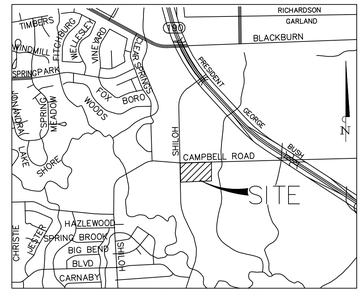
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Tel: 972-887-6130 ● www.bgeinc.com
TBPE Registration No. F-1046
Contact: David Greer
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OWNER
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DALLAS, TX 75213

ENGINEER:
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FORT WORTH, TX 76102
(817) 872-6005
CONTACT: DAVID GREER

DEVELOPER
NEXMETRO COMMUNITIES
THREE ENERGY SQUARE
6688 N. CENTRAL EXPRESSWAY
SUITE, 278
DALLAS, TX 75206
(972) 795-00391





VICINITY MAP
(NOT TO SCALE)

SITE DATA SUMMARY TABLE

GENERAL SITE DATA

ZONING -CURRENT			PD-85-50 (RETAIL)
ZONING - CHANGE			PD WITH MF BASE
LAND USE			RESIDENTIAL
GROSS LOT AREA (SQUARE FEET / ACRES)	557,328	12.79	
NET LOT AREA MINUS ROW DEDICATION (SQUARE FEET / ACRES)	546,874	12.55	
BUILDING FOOTPRINT AREA (SQUARE FEET)	# UNITS	SF/UNIT	TOTAL S.F.
1 BEDROOM	34	664	22,576
2 BEDROOM	41	1,041	42,681
3 BEDROOM	39	1,237	48,243
LEASING CENTER		624	624
TOTAL (UNITS / SQUARE FEET)	114		114,124
BUILDING HEIGHT (STORIES)			
RENTAL UNITS			1
LEASING CENTER			1
BUILDING HEIGHT (FEET - DIST. TO TALLEST BUILDING ELEMENT)			
RENTAL UNITS			20
LEASING CENTER			30
FLOOR AREA RATIO			0.2087:1
SITE COVERAGE (REFERENCE LANDSCAPE PLAN)			

PARKING COUNT

REQUIRED PARKING RATIO (PER MF STANDARDS)	
1.5 SPACES PER 1 BEDROOM UNITS	51 SPACES
2 SPACES PER 2 BEDROOM UNITS OR LARGER	160 SPACES
TOTAL REQUIRED PARKING	211 SPACES
PROVIDED PARKING	
GARAGE SPACES (INCLUDING 1 MAINTENANCE BAY)	40 (18%)
COVERED SPACES	88 (39%)
SURFACE SPACES	96 (43%)
TOTAL PARKING PROVIDED*	224 SPACES
ACCESSIBLE / VAN REQUIRED	1
ACCESSIBLE / VAN PROVIDED	2
LOADING AREA (11'x30') PROVIDED	1

* PROVIDED PARKING SHALL MEET THE MINIMUM REQUIRED. ADDITIONAL SPACES IN EXCESS OF MINIMUM REQUIRED MAY BE CONVERTED TO OPEN SPACE AS NEEDED DURING PERMIT PHASE.

1–BEDROOM UNIT

2–BEDROOM UNIT

3–BEDROOM UNIT

4 CAR GARAGE

COVERED PARKING (CARPORT)

DUMPSTER ENCLOSURE
(6' MASONRY SCREENING WALL TO MATCH BUILDING WITH 6' SOLID METAL GATES)

FIRE LANE (CONCRETE)

R.O.W. DEDICATION

0' 25' 50' 100'
SCALE: 1"=50'

BENCHMARKS

PRIMARY BENCHMARK

CITY OF GARLAND MONUMENT #60
N: 7044539.63
E: 2527286.32
ELEV.=584.25

ONSITE BENCHMARKS

BM#1:
SANITARY SEWER MANHOLE. APPROX. 350 L.F. N.W. OF S.E. PROPERTY CORNER

N: 7042293.90
E: 2531866.48
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DETAIL PLAN
for
Avilla Creekside
557,328 s.f. out of P.H. Rice Survey
Abstract Number 1241
City of Garland
Dallas County, Texas

1 of 5

CITY CASE NUMBER: 160920-1
DATE: 04-03-2017

EXHIBIT D

CAMPBELL ROAD
(VARIABLE WIDTH RIGHT-OF-WAY)

PROP. 6' MASONRY WALL (REF. LANDSCAPE)

PROPOSED 10' PEDESTRIAN & UTILITY EASEMENT

550' VISIBILITY TRIANGLE

EXISTING 6' SIDEWALK

R.O.W. DEDICATION ±0.06 ACRES

S89° 33' 20"E 160.00

N89° 12' 52"E 374.27'

PROP. MONUMENT SIGN REF. LANDSCAPE PLANS

N51° 13' 29"E 88.87'

15'

20' BUILDING LINE

15' LANDSCAPE BUFFER

PROP. 6' ORNAMENTAL METAL FENCE

PROP. 6' MASONRY WALL (REF. LANDSCAPE)

PROPOSED 10' PEDESTRIAN & UTILITY EASEMENT

R.O.W. DEDICATION ±0.18 ACRES

PROP. DUMPSTER ENCLOSURE

PROP. 15' C.U.E.

FIRE HYDRANT MARKER (PER CITY OF GARLAND)

24' (FIRE LANE)

OPTIONAL COVERED PATIO (TYPICAL)

LANDSCAPE BUFFER

PROP. 6' MASONRY WALL (REF. LANDSCAPE)

35' UTILITY ESMT VOL. 839, PG 1025 D.R.D.C.T. (TO REMAIN)

4 CAR GARAGE

PROP. 8" WATER LINE

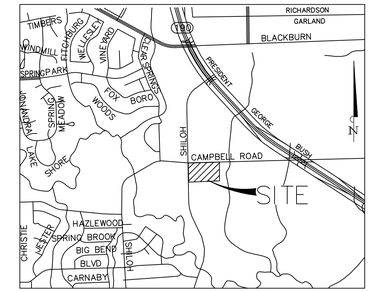
PROP. FIRE HYDRANT

PROP. 4' WALKWAY

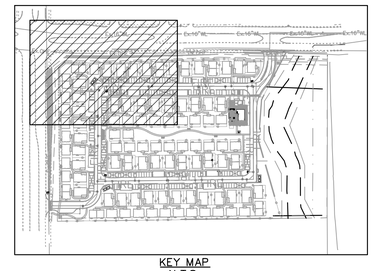
1 BEDROOM UNIT
2 BEDROOM UNIT
3 BEDROOM UNIT

MATCH LINE SHEET 3

MATCH LINE SHEET 4



VICINITY MAP
(NOT TO SCALE)



KEY MAP
N.T.S.

1–BEDROOM UNIT

2–BEDROOM UNIT

3–BEDROOM UNIT

4 CAR GARAGE

COVERED PARKING (CARPORT)

DUMPSTER ENCLOSURE (6' MASONRY SCREENING WALL TO MATCH BUILDING WITH 6' SOLID METAL GATES)

FIRE LANE (CONCRETE)

R.O.W. DEDICATION

OPTIONAL COVERED PATIO

DETAIL PLAN
for
Avilla Creekside
557,328 s.f. out of P.H. Rice Survey
Abstract Number 1241
City of Garland
Dallas County, Texas

2 of 5

CITY CASE NUMBER: 160920–1
DATE: 04–03–2017

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SUITE, 278
DALLAS, TX 75206
(972) 795–00391

0' 10' 20' 40'
SCALE: 1"=20'

BENCHMARKS

PRIMARY BENCHMARK

CITY OF GARLAND MONUMENT #60
N: 7044539.63
E: 2527286.32
ELEV.=584.25

ONSITE BENCHMARKS

BM#1:
SANITARY SEWER MANHOLE, APPROX. 350 L.F. N.W. OF S.E. PROPERTY CORNER

N: 7042293.90
E: 2531866.48
ELEV.=538.75

EXHIBIT D

MATCH LINE SHEET 2

EXISTING LIGHT POLE MAY NEED TO BE RELOCATED AT DEVELOPER'S EXPENSE.

PROPOSED LEFT TURN LANE

60'

100'

100'

MONOLITHIC CONCRETE MEDIAN PER CITY STANDARD

PROPOSED 10' PEDESTRIAN & UTILITY EASEMENT

550' VISIBILITY TRIANGLE

S00° 26' 20"W 4.00'

TEMPORARY CONSTRUCTION EASEMENT TO THE CITY OF GARLAND VOL. 2003236, PG. 12225 O.P.R.D.C.T.

550' VISIBILITY TRIANGLE

EXISTING 6' SIDEWALK

S89° 33' 40"E 102.05'

S89° 33' 40"E 274.74'

15' LANDSCAPE BUFFER

20' BUILDING LINE

PROP. 6' ORNAMENTAL METAL FENCE

1 BEDROOM UNIT

3 BEDROOM UNIT

2 BEDROOM UNIT

SEWER EASEMENT TO THE CITY OF GARLAND VOL. 96238, PG. 182 O.P.R.D.C.T.

PROPOSED SIDEWALK

PROP. RETAINING WALL

PROP. 4' WALKWAY

FIRE HYDRANT MARKER (PER CITY OF GARLAND)

PROP. FIRE HYDRANT

4 CAR GARAGE

SEWER EASEMENT TO THE CITY OF GARLAND VOL. 96238, PG. 182 O.P.R.D.C.T.

DRAINAGE ESMT TO THE CITY OF GARLAND VOL. 96081, PG. 1023 O.P.R.D.C.T.

STREAM 215 X-SECTION B STA. 32+90 BFE = 536.2

PROP. 15' C.U.E.

PROPOSED VARIABLE WIDTH DRAINAGE EASEMENT

SANITARY SEWER MANHOLE RIM: 536.33

PROP. RETAINING WALL

PROPOSED LEASING OFFICE

CEDAR PERGOLA

PROPOSED POOL (1,000 S.F. MINIMUM)

PROPOSED SPA AREA

REF. HARDSCAPE PLANS FOR ENHANCED PAVING

POOL EQUIPMENT ENCLOSURE

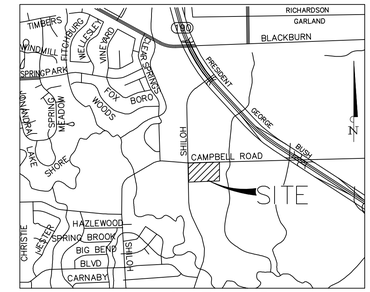
BENCH SEATING

100 YEAR FLOOD PLAIN

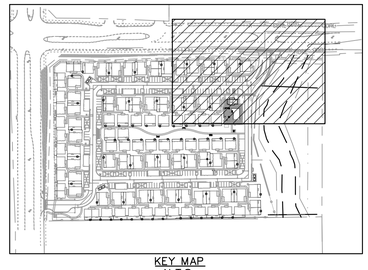
OPEN SPACE

50' BUILDING SETBACK

MATCH LINE SHEET 5



VICINITY MAP
(NOT TO SCALE)



KEY MAP
N.T.S.

1–BEDROOM UNIT

2–BEDROOM UNIT

3–BEDROOM UNIT

4 CAR GARAGE

COVERED PARKING (CARPORT)

DUMPSTER ENCLOSURE (6' MASONRY SCREENING WALL TO MATCH BUILDING WITH 6' SOLID METAL GATES)

FIRE LANE (CONCRETE)

R.O.W. DEDICATION

0' 10' 20' 40'

SCALE: 1"=20'

BENCHMARKS

PRIMARY BENCHMARK

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ONSITE BENCHMARKS

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DETAIL PLAN
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City of Garland
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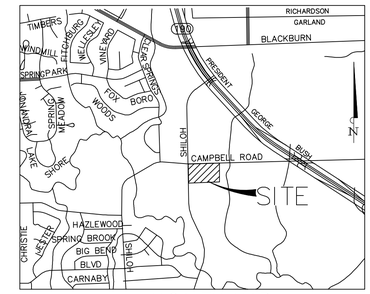
EXHIBIT D

MATCH LINE SHEET 2

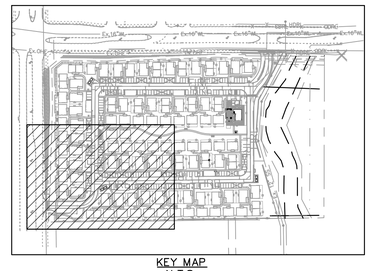
MATCH LINE SHEET 5



LOT 1, BLOCK 1
REPLAT OF EQUINOX APARTMENTS
INST. NO. 200001020307
D.R.D.C.T.



VICINITY MAP
(NOT TO SCALE)



KEY MAP
N.T.S.

- 1–BEDROOM UNIT
- 2–BEDROOM UNIT
- 3–BEDROOM UNIT
- 4 CAR GARAGE
- COVERED PARKING (CARPORT)
- DUMPSTER ENCLOSURE (6' MASONRY SCREENING WALL TO MATCH BUILDING WITH 6' SOLID METAL GATES)
- FIRE LANE (CONCRETE)
- R.O.W. DEDICATION
- OPTIONAL COVERED PATIO

DETAIL PLAN
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BENCHMARKS

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ONSITE BENCHMARKS

BM#1:
SANITARY SEWER MANHOLE. APPROX. 350 L.F. N.W. OF S.E. PROPERTY CORNER

N: 7042293.90
E: 2531866.48
ELEV.=538.75

EXHIBIT D

MATCH LINE SHEET 3

MATCH LINE SHEET 4

OPEN SPACE

BENCH SEATING

PROP. 4' WALKWAY

BICYCLE RACKS

PROP. 8" WATER LINE

MAINTENANCE GARAGE

2 BEDROOM UNIT

3 CAR GARAGE

1 BEDROOM UNIT

3 BEDROOM UNIT

PROP. FIRE HYDRANT

PROPOSED RETAINING WALL

FIRE HYDRANT MARKER (PER CITY OF GARLAND)

MOUNTABLE CURB WITH REMOVEABLE BOLLARDS

CARPORT

4 CAR GARAGE

PROP. 15' C.U.E.

24' (FIRE LANE)

PROP. DUMPSTER ENCLOSURE

PROP. 8" WATER LINE

SANITARY SEWER MANHOLE RIM: 538.75

OPEN SPACE

PROPOSED VARIABLE WIDTH DRAINAGE EASEMENT

50' BUILDING SETBACK

S00° 09' 34"W 563.64'

100 YEAR FLOOD PLAIN

6' ORNAMENTAL METAL FENCE

STREAM 215 STA. 28+20
BFE = 532.3
(INTERPOLATED)

10' BUILDING LINE

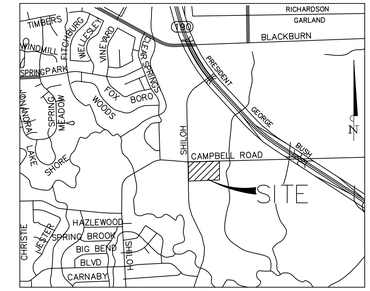
S89° 16' 03"W 378.78'

SANITARY SEWER MANHOLE
RIM: 532.55

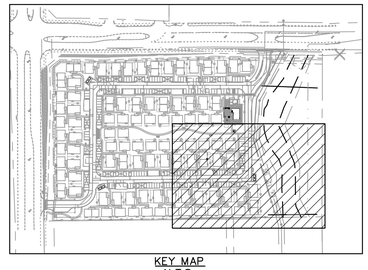
PROP. 6' WOOD FENCE

PROPOSED RETAINING WALL

EXISTING WROUGHT IRON FENCE



VICINITY MAP
(NOT TO SCALE)



KEY MAP
N.T.S.

1–BEDROOM UNIT

2–BEDROOM UNIT

3–BEDROOM UNIT

4 CAR GARAGE

COVERED PARKING (CARPORT)

DUMPSTER ENCLOSURE
(6' MASONRY SCREENING WALL TO MATCH BUILDING WITH 6' SOLID METAL GATES)

FIRE LANE (CONCRETE)

0' 10' 20' 40'
SCALE: 1"=20'

BENCHMARKS

PRIMARY BENCHMARK

CITY OF GARLAND MONUMENT #60
N: 7044539.63
E: 2527286.32
ELEV.=584.25

ONSITE BENCHMARKS

BM#1:
SANITARY SEWER MANHOLE. APPROX. 350 L.F. N.W. OF S.E. PROPERTY CORNER

N: 7042293.90
E: 2531866.48
ELEV.=538.75

DETAIL PLAN
for
Avilla Creekside
557,328 s.f. out of P.H. Rice Survey
Abstract Number 1241
City of Garland
Dallas County, Texas
5 of 5

CITY CASE NUMBER: 160920-1
DATE: 04-03-2017

BGE, Inc.
500 West 7th St., Suite 1800
Forth Worth, TX 76102
Tel: 972-887-6130 ● www.bgeinc.com
TBPE Registration No. F-1046
Contact: David Greer
Tel: 817-872-6005

OWNER
PETER W. BALDWIN
9400 N. CENTRAL EXPRESSWAY
SUITE 320
DALLAS, TX 75213

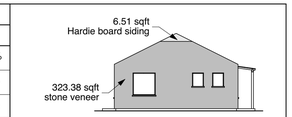
ENGINEER:
BGE, INC.
500 WEST 7TH ST., SUITE 1800
FORT WORTH, TX 76102
(817) 872-6005
CONTACT: DAVID GREER

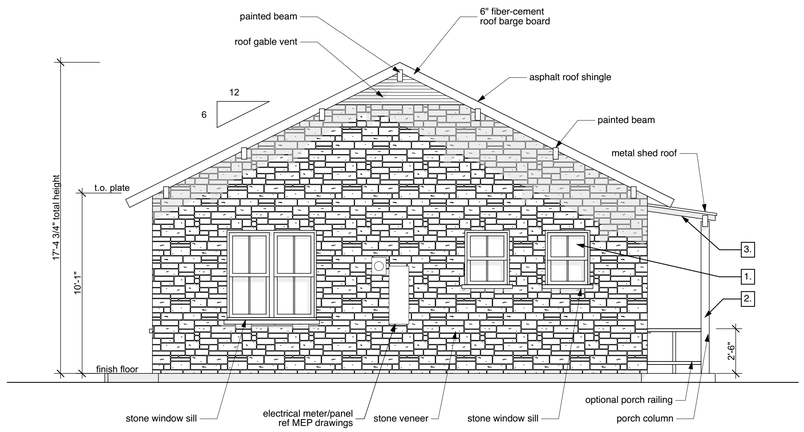
DEVELOPER
NEXMETRO COMMUNITIES
THREE ENERGY SQUARE
6688 N. CENTRAL EXPRESSWAY
SUITE, 278
DALLAS, TX 75206
(972) 795-00391

EXHIBIT E

Architectural Elements Table - 1A	
NUMBER	ELEMENT
1.	Multiple pane windows
2.	Front porch w/ decorative columns & optional railing
3.	Covered front porch, at least 40 sq.ft

Facade Materials Table - 1A			
	MATERIAL TYPE	SQ. FT.	%
masonry	stone veneer	323.38 sqft	98%
masonry	brick veneer	NA	NA
	Hardie board siding	6.51 sqft	2%
	SUM TOTAL	329.89 sqft	100%



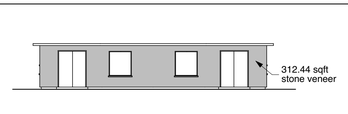


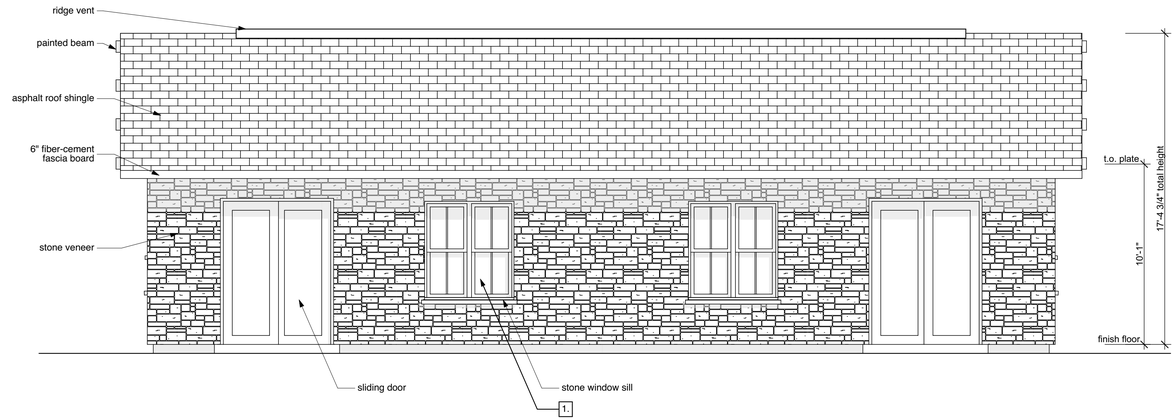
04 Left Elevation - 1A

SCALE: 1/4" = 1'-0"

Architectural Elements Table - 1A	
NUMBER	ELEMENT
1.	Multiple pane windows
2.	Front porch w/ decorative columns & optional railing
3.	Covered front porch, at least 40 sq.ft

Facade Materials Table - 1A			
	MATERIAL TYPE	SQ. FT.	%
masonry	stone veneer	312.44 sqft	100%
masonry	brick veneer	NA	NA
	Hardie board siding	NA	NA
	SUM TOTAL	312.44 sqft	100%



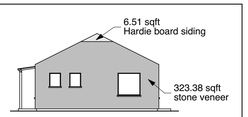


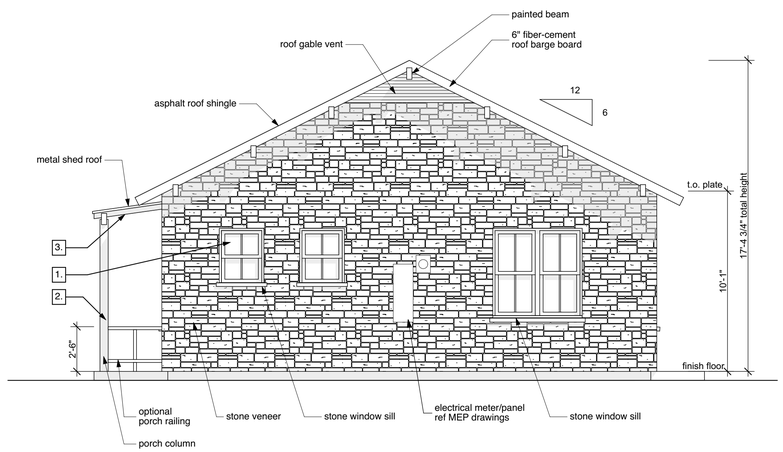
02 Back Elevation - 1A

SCALE: 1/4" = 1'-0"

Architectural Elements Table - 1A	
NUMBER	ELEMENT
1.	Multiple pane windows
2.	Front porch w/ decorative columns & optional railing
3.	Covered front porch, at least 40 sq.ft

Facade Materials Table - 1A			
	MATERIAL TYPE	SQ. FT.	%
masonry	stone veneer	323.38 sqft	98%
masonry	brick veneer	NA	NA
	Hardie board siding	6.51 sqft	2%
	SUM TOTAL	329.89 sqft	100%



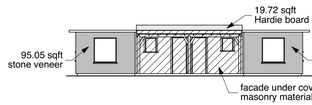


03 Right Elevation - 1A

SCALE: 1/4" = 1'-0"

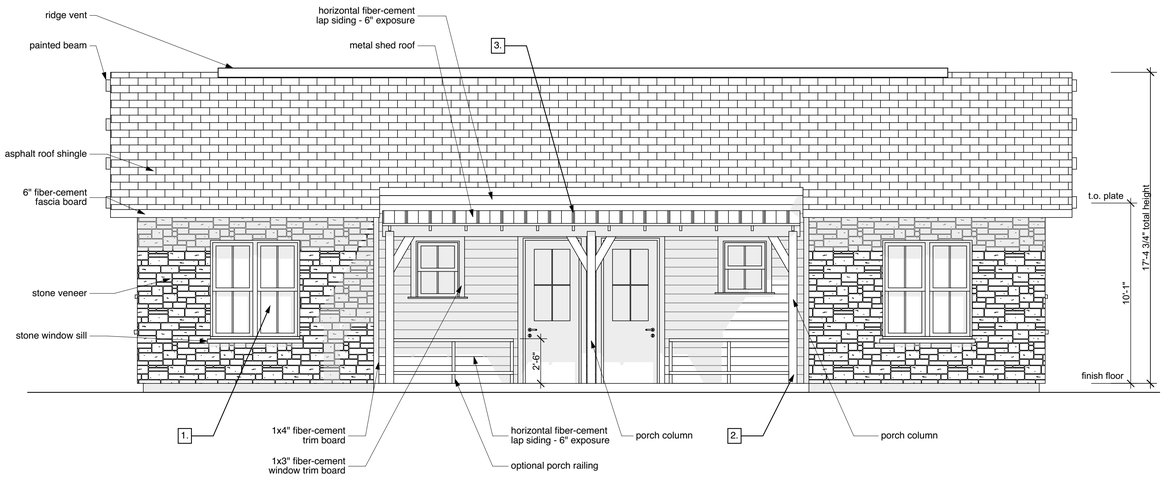
Architectural Elements Table - 1A	
NUMBER	ELEMENT
1.	Multiple pane windows
2.	Front porch w/ decorative columns & optional railing
3.	Covered front porch, at least 40 sq.ft

Facade Materials Table - 1A			
	MATERIAL TYPE	SQ. FT.	%
masonry	stone veneer	190.10 sqft	90%
masonry	brick veneer	NA	NA
	Hardie board siding	19.72 sqft	10%
	SUM TOTAL	209.82 sqft	100%



Front Facade Window/Door Percentage - 1A					
overall facade area	508.17 sq ft	window/ door area	140.04 sq ft	27.6%	window/ door area





01 Front Elevation - 1A

SCALE: 1/4" = 1'-0"

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MEP Consultant
Jordan and Skala Engineers, Inc

Structural Engineer
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General Contractor
BBL Builders, LP

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0 2' 4' 8'

scale = 1/4" = 1'-0"

Avilla - Creekside

Garland, Texas
1611.00

22 Feb 17	Case No: 160920.1
22 Mar 17	Case No: 160920.1
03 Apr 17	Case No: 160920.1

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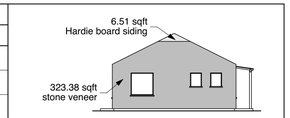
Exterior Elevations
1A - B/W

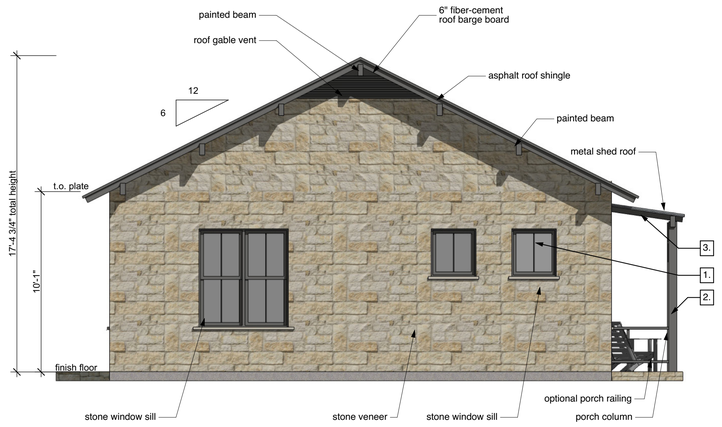
A1.02

EXHIBIT E

Architectural Elements Table - 1A	
NUMBER	ELEMENT
1.	Multiple pane windows
2.	Front porch w/ decorative columns & optional railing
3.	Covered front porch, at least 40 sq.ft

Facade Materials Table - 1A			
	MATERIAL TYPE	SQ. FT.	%
masonry	stone veneer	323.38 sqft	98%
masonry	brick veneer	NA	NA
	Hardie board siding	6.51 sqft	2%
	SUM TOTAL	329.89 sqft	100%





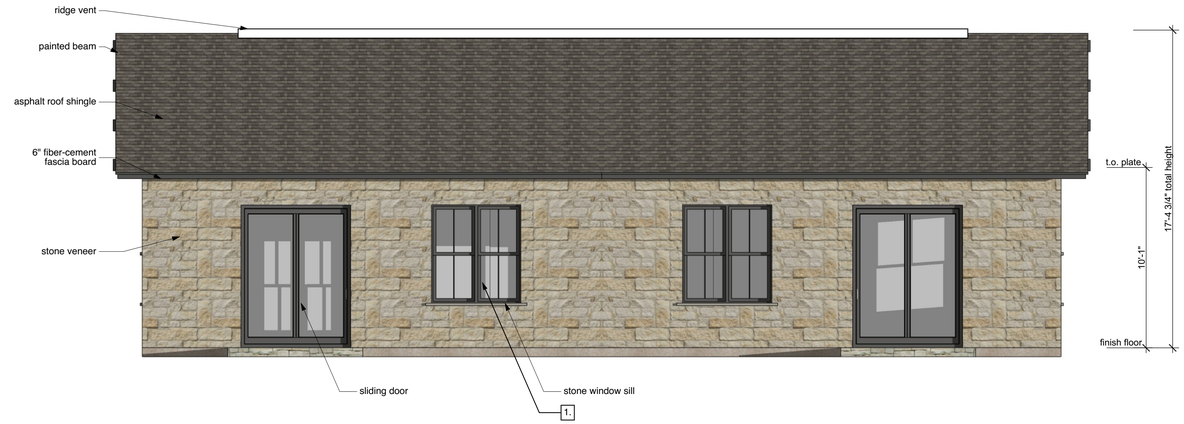
04 Left Elevation - 1A

NOT TO SCALE

Architectural Elements Table - 1A	
NUMBER	ELEMENT
1.	Multiple pane windows
2.	Front porch w/ decorative columns & optional railing
3.	Covered front porch, at least 40 sq.ft

Facade Materials Table - 1A			
	MATERIAL TYPE	SQ. FT.	%
masonry	stone veneer	312.44 sqft	100%
masonry	brick veneer	NA	NA
	Hardie board siding	NA	NA
	SUM TOTAL	312.44 sqft	100%



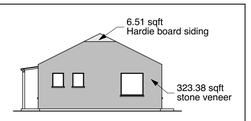


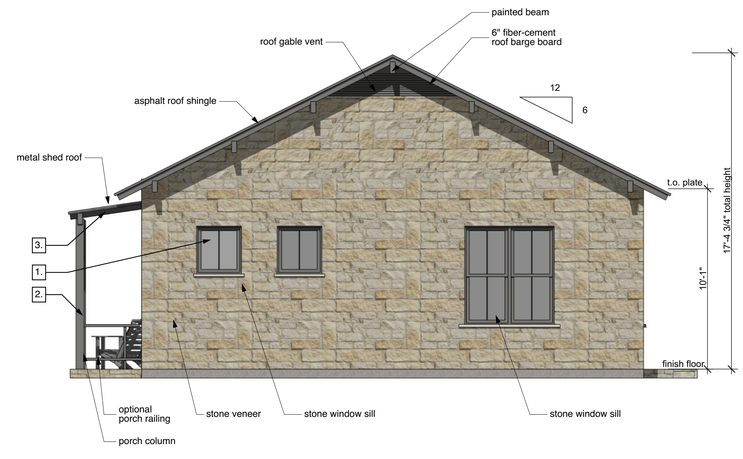
02 Back Elevation - 1A

NOT TO SCALE

Architectural Elements Table - 1A	
NUMBER	ELEMENT
1.	Multiple pane windows
2.	Front porch w/ decorative columns & optional railing
3.	Covered front porch, at least 40 sq.ft

Facade Materials Table - 1A			
	MATERIAL TYPE	SQ. FT.	%
masonry	stone veneer	323.38 sqft	98%
masonry	brick veneer	NA	NA
	Hardie board siding	6.51 sqft	2%
	SUM TOTAL	329.89 sqft	100%



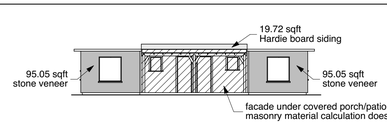


03 Right Elevation - 1A

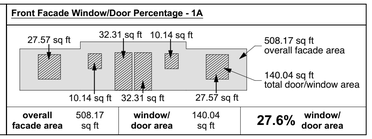
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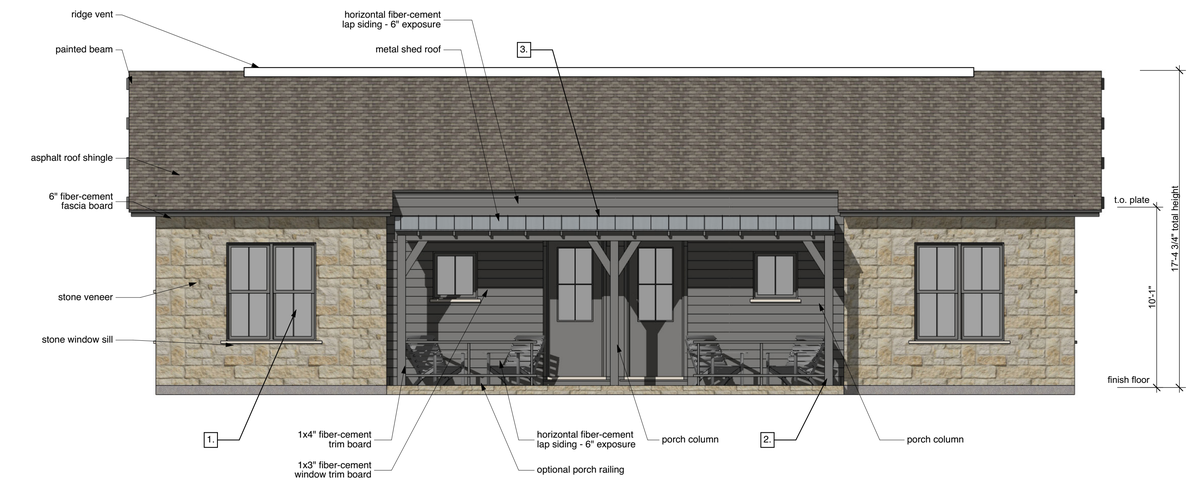
Architectural Elements Table - 1A	
NUMBER	ELEMENT
1.	Multiple pane windows
2.	Front porch w/ decorative columns & optional railing
3.	Covered front porch, at least 40 sq.ft

Facade Materials Table - 1A			
	MATERIAL TYPE	SQ. FT.	%
masonry	stone veneer	190.10 sqft	90%
masonry	brick veneer	NA	NA
	Hardie board siding	19.72 sqft	10%
	SUM TOTAL	209.82 sqft	100%



Front Facade Window/Door Percentage - 1A						
overall facade area	508.17 sq ft	window/ door area	140.04 sq ft	27.6%	window/ door area	





01 Front Elevation - 1A

NOT TO SCALE

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NEXmetro Communities

Owner
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Architect
DSGN Associates, Inc.

MEP Consultant
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Structural Engineer
Childress Engineering Services

General Contractor
BBL Builders, LP

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0 2" 4" 8"

scale = 1/4" = 1'-0"

Avilla - Creekside

Garland, Texas
1611.00

22 Feb 17	Case No: 160920.1
22 Mar 17	Case No: 160920.1
03 Apr 17	Case No: 160920.1

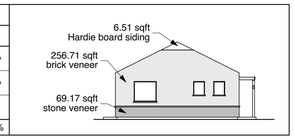
Color Exterior Elevation 1A

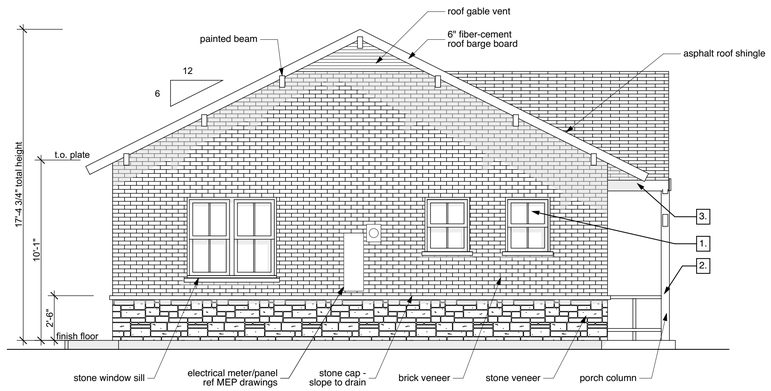
A1.03

EXHIBIT E

Architectural Elements Table - 1B	
NUMBER	ELEMENT
1.	Multiple pane windows
2.	Front porch w/ decorative columns & optional railing
3.	Covered front porch, at least 40 sq.ft

Facade Materials Table - 1B			
	MATERIAL TYPE	SQ. FT.	%
masonry	stone veneer	69.17 sqft	21%
masonry	brick veneer	256.71 sqft	77%
	Hardie board siding	6.51 sqft	2%
	SUM TOTAL	332.39 sqft	100%

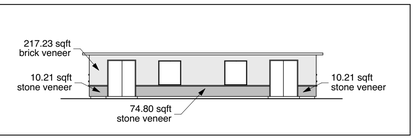


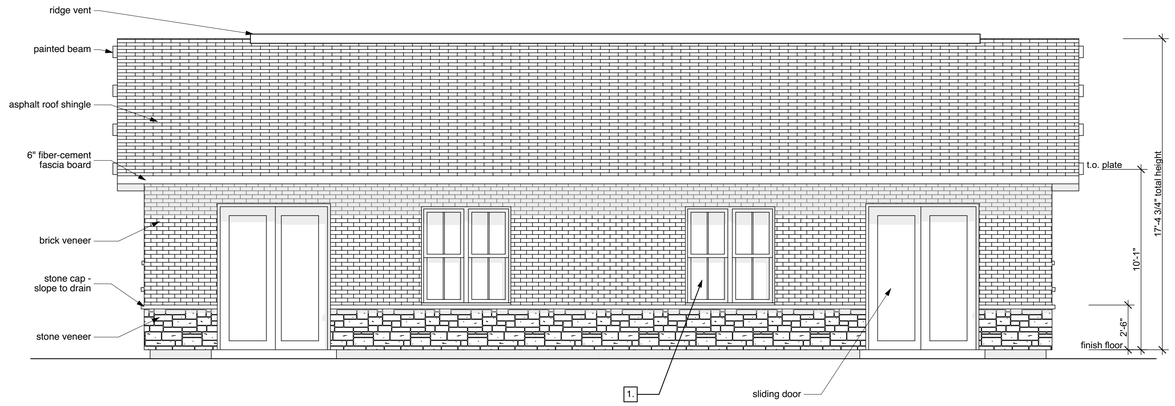


04 Left Elevation - 1B
SCALE: 1/4" = 1'-0"

Architectural Elements Table - 1B	
NUMBER	ELEMENT
1.	Multiple pane windows
2.	Front porch w/ decorative columns & optional railing
3.	Covered front porch, at least 40 sq.ft

Facade Materials Table - 1B			
	MATERIAL TYPE	SQ. FT.	%
masonry	stone veneer	95.22 sqft	31%
masonry	brick veneer	217.23 sqft	69%
	Hardie board siding	NA	NA
	SUM TOTAL	312.45 sqft	100%

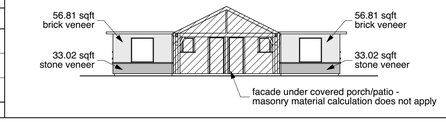




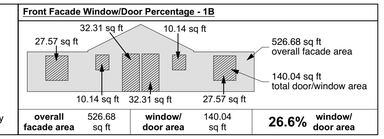
02 Back Elevation - 1B
SCALE: 1/4" = 1'-0"

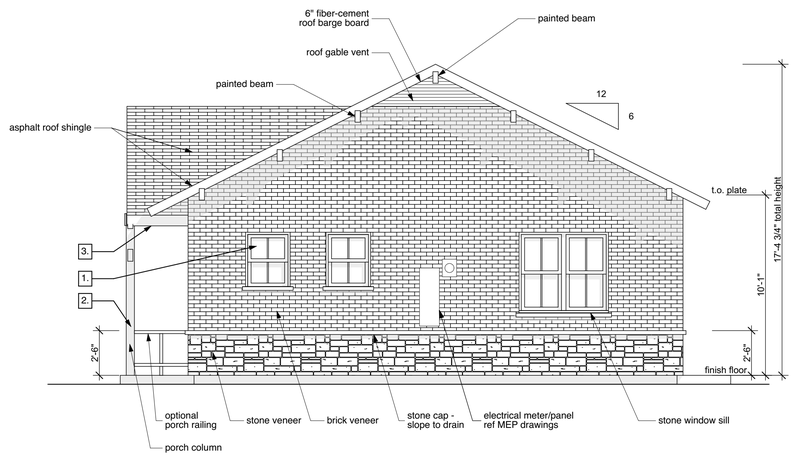
Architectural Elements Table - 1B	
NUMBER	ELEMENT
1.	Multiple pane windows
2.	Front porch w/ decorative columns & optional railing
3.	Covered front porch, at least 40 sq.ft

Facade Materials Table - 1B			
	MATERIAL TYPE	SQ. FT.	%
masonry	stone veneer	66.04 sqft	37%
masonry	brick veneer	113.62 sqft	63%
	Hardie board siding	NA	NA
	SUM TOTAL	179.66 sqft	100%

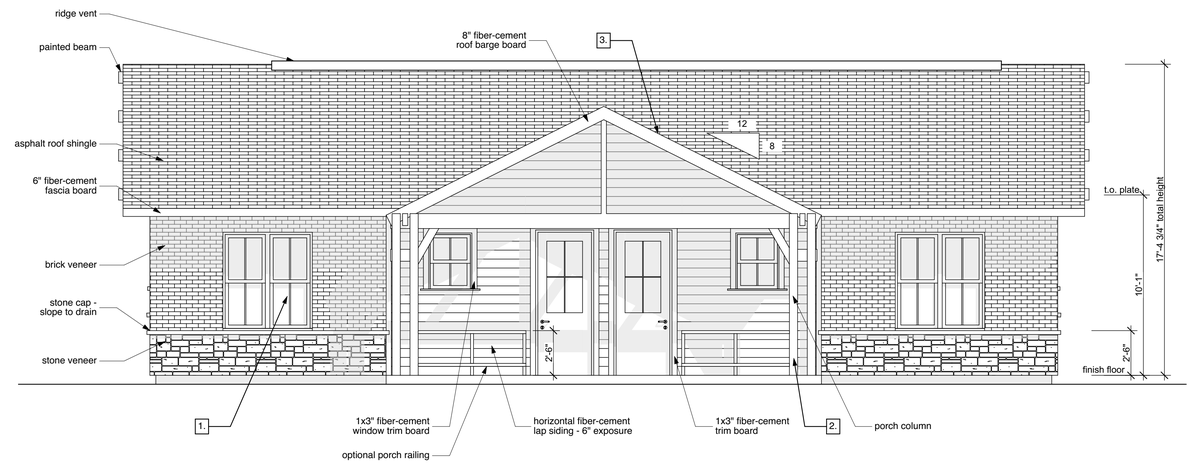


Front Facade Window/Door Percentage - 1B					
overall facade area	526.68 sq ft	window/ door area	140.04 sq ft	26.6%	window/ door area





03 Right Elevation - 1B
SCALE: 1/4" = 1'-0"



01 Front Elevation - 1B
SCALE: 1/4" = 1'-0"

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0 2' 4' 8'

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Avilla - Creekside

Garland, Texas
1611.00

22 Feb 17	Case No: 160920.1
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Exterior Elevations
1B - B/W

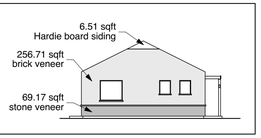
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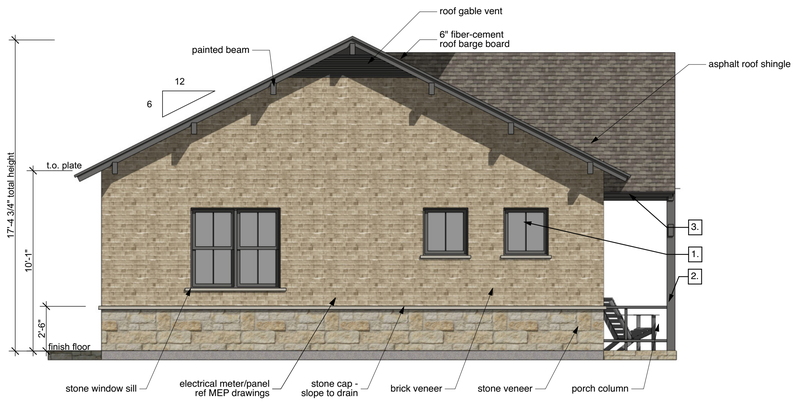
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EXHIBIT E

Architectural Elements Table - 1B	
NUMBER	ELEMENT
1.	Multiple pane windows
2.	Front porch w/ decorative columns & optional railing
3.	Covered front porch, at least 40 sq.ft

Facade Materials Table - 1B			
	MATERIAL TYPE	SQ. FT.	%
masonry	stone veneer	69.17 sqft	21%
masonry	brick veneer	256.71 sqft	77%
	Hardie board siding	6.51 sqft	2%
	SUM TOTAL	332.39 sqft	100%



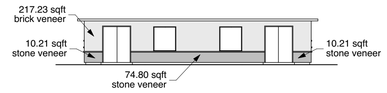


04 Left Elevation - 1B

NOT TO SCALE

Architectural Elements Table - 1B	
NUMBER	ELEMENT
1.	Multiple pane windows
2.	Front porch w/ decorative columns & optional railing
3.	Covered front porch, at least 40 sq.ft

Facade Materials Table - 1B			
	MATERIAL TYPE	SQ. FT.	%
masonry	stone veneer	95.22 sqft	31%
masonry	brick veneer	217.23 sqft	69%
	Hardie board siding	NA	NA
	SUM TOTAL	312.45 sqft	100%



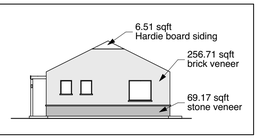


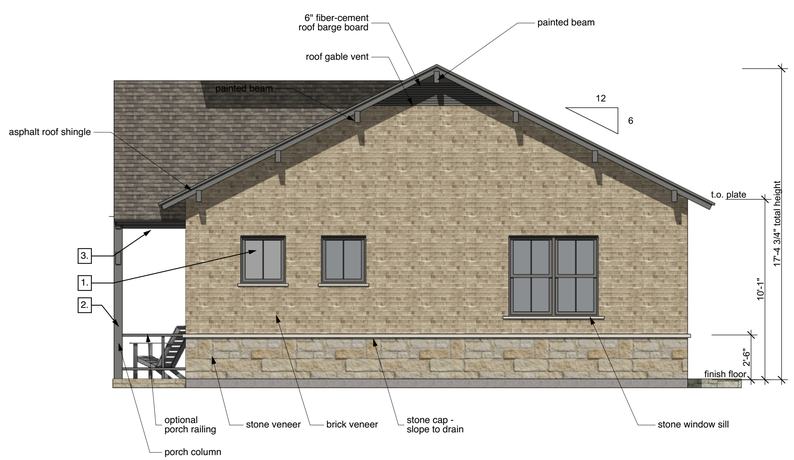
02 Back Elevation - 1B

NOT TO SCALE

Architectural Elements Table - 1B	
NUMBER	ELEMENT
1.	Multiple pane windows
2.	Front porch w/ decorative columns & optional railing
3.	Covered front porch, at least 40 sq.ft

Facade Materials Table - 1B			
	MATERIAL TYPE	SQ. FT.	%
masonry	stone veneer	69.17 sqft	21%
masonry	brick veneer	256.71 sqft	77%
	Hardie board siding	6.51 sqft	2%
	SUM TOTAL	332.39 sqft	100%



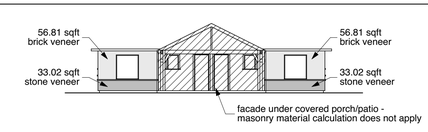


03 Right Elevation - 1B

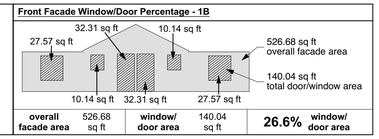
NOT TO SCALE

Architectural Elements Table - 1B	
NUMBER	ELEMENT
1.	Multiple pane windows
2.	Front porch w/ decorative columns & optional railing
3.	Covered front porch, at least 40 sq.ft

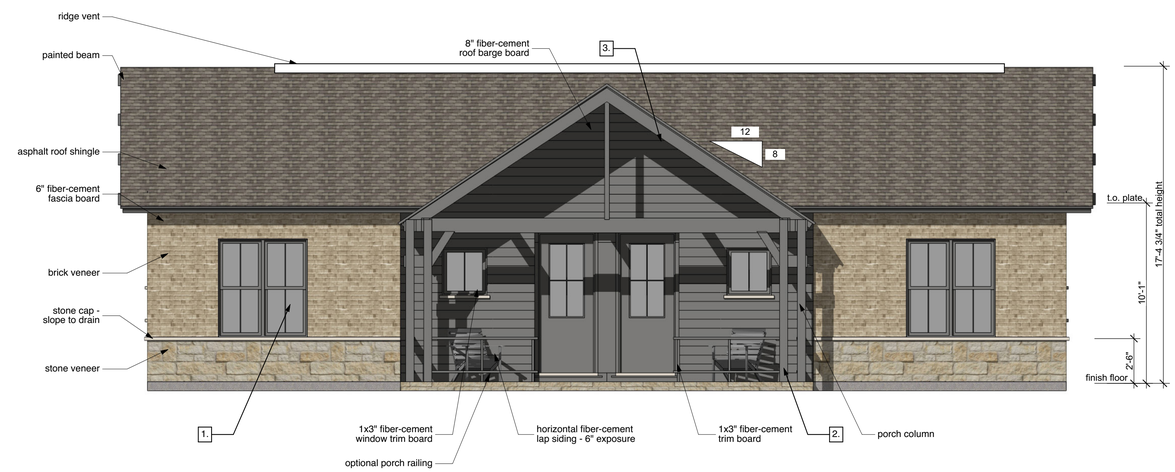
Facade Materials Table - 1B			
	MATERIAL TYPE	SQ. FT.	%
masonry	stone veneer	66.04 sqft	37%
masonry	brick veneer	113.62 sqft	63%
	Hardie board siding	NA	NA
	SUM TOTAL	179.66 sqft	100%



Front Facade Window/Door Percentage - 1B



overall facade area	526.68 sq ft	window/ door area	140.04 sq ft	26.6% window/ door area



01 Front Elevation - 1B

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0 2" 4" 8"

scale = 1/4" = 1'-0"

Avilla - Creekside

Garland, Texas
1611.00

22 Feb 17	Case No: 160920.1
22 Mar 17	Case No: 160920.1
03 Apr 17	Case No: 160920.1

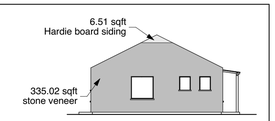
Color Exterior Elevations 1B

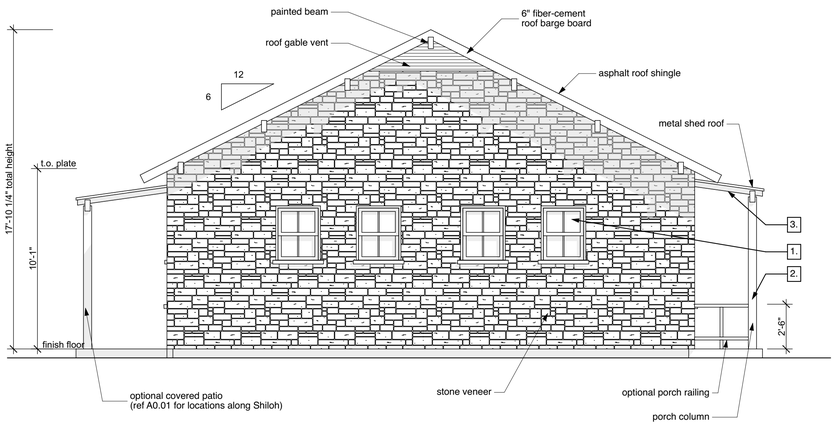
A1.05

EXHIBIT E

Architectural Elements Table - 2A	
NUMBER	ELEMENT
1.	Multiple pane windows
2.	Front porch w/ decorative columns & optional railing
3.	Covered front porch, at least 40 sq.ft

Facade Materials Table - 2A			
	MATERIAL TYPE	SQ. FT.	%
masonry	stone veneer	335.02 sqft	98%
masonry	brick veneer	NA	NA
	Hardie board siding	6.51 sqft	2%
	SUM TOTAL	341.53 sqft	100%

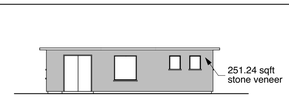


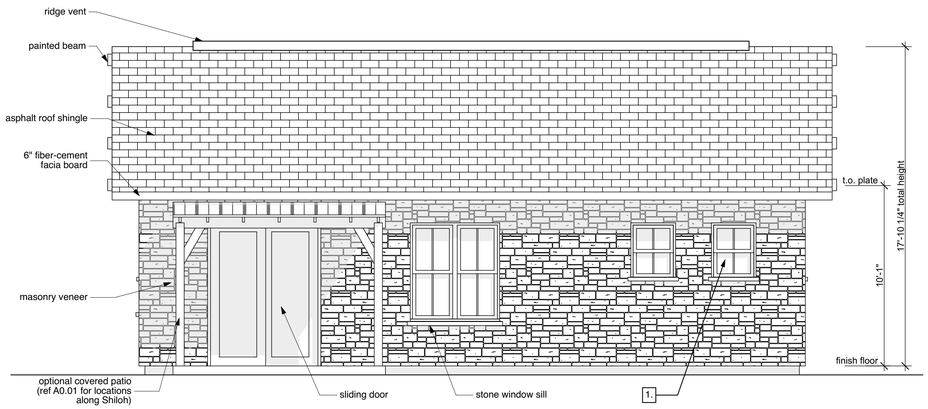


04 Left Elevation - 2A
SCALE: 1/4" = 1'-0"

Architectural Elements Table - 2A	
NUMBER	ELEMENT
1.	Multiple pane windows
2.	Front porch w/ decorative columns & optional railing
3.	Covered front porch, at least 40 sq.ft

Facade Materials Table - 2A			
	MATERIAL TYPE	SQ. FT.	%
masonry	stone veneer	251.24 sqft	100%
masonry	brick veneer	NA	NA
	Hardie board siding	NA	NA
	SUM TOTAL	251.24 sqft	100%

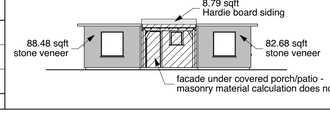




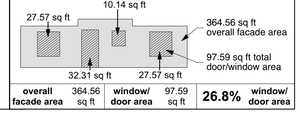
02 Back Elevation - 2A
SCALE: 1/4" = 1'-0"

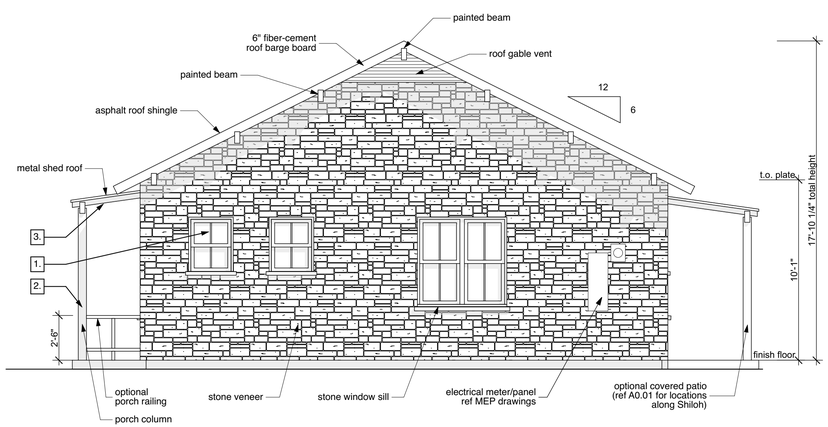
Architectural Elements Table - 2A	
NUMBER	ELEMENT
1.	Multiple pane windows
2.	Front porch w/ decorative columns & optional railing
3.	Covered front porch, at least 40 sq.ft

Facade Materials Table - 2A			
	MATERIAL TYPE	SQ. FT.	%
masonry	stone veneer	171.16 sqft	95%
masonry	brick veneer	NA	NA
	Hardie board siding	8.79 sqft	5%
	SUM TOTAL	179.95 sqft	100%

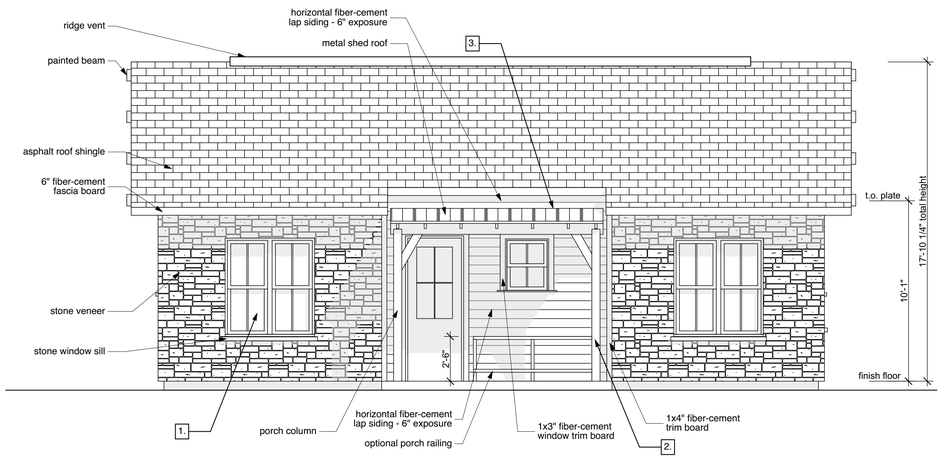


Front Facade Window/Door Percentage - 2A					
overall facade area	364.56 sq ft	window/ door area	97.59 sq ft	26.8%	window/ door area





03 Right Elevation - 2A
SCALE: 1/4" = 1'-0"



01 Front Elevation - 2A
SCALE: 1/4" = 1'-0"

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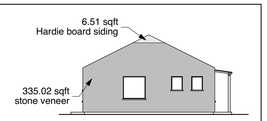
Exterior Elevations
2A - B/W

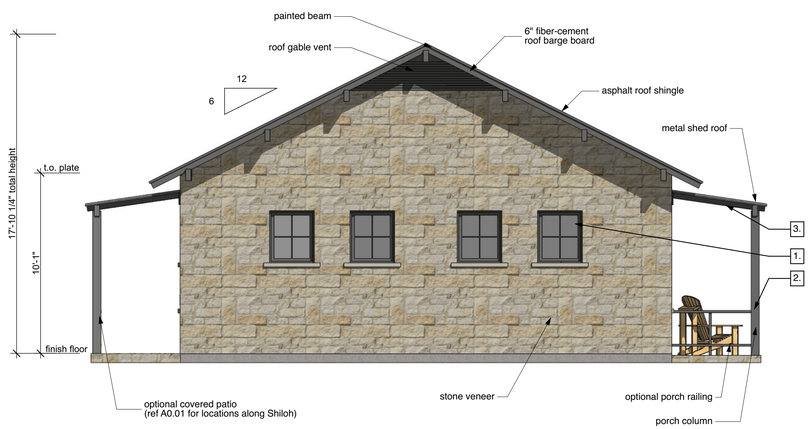
A2.02

EXHIBIT E

Architectural Elements Table - 2A	
NUMBER	ELEMENT
1.	Multiple pane windows
2.	Front porch w/ decorative columns & optional railing
3.	Covered front porch, at least 40 sq.ft

Facade Materials Table - 2A			
	MATERIAL TYPE	SQ. FT.	%
masonry	stone veneer	335.02 sqft	98%
masonry	brick veneer	NA	NA
	Hardie board siding	6.51 sqft	2%
	SUM TOTAL	341.53 sqft	100%



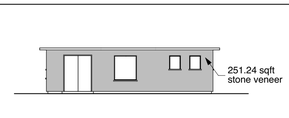


04 Left Elevation - 2A

NOT TO SCALE

Architectural Elements Table - 2A	
NUMBER	ELEMENT
1.	Multiple pane windows
2.	Front porch w/ decorative columns & optional railing
3.	Covered front porch, at least 40 sq.ft

Facade Materials Table - 2A			
	MATERIAL TYPE	SQ. FT.	%
masonry	stone veneer	251.24 sqft	100%
masonry	brick veneer	NA	NA
	Hardie board siding	NA	NA
	SUM TOTAL	251.24 sqft	100%



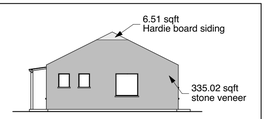


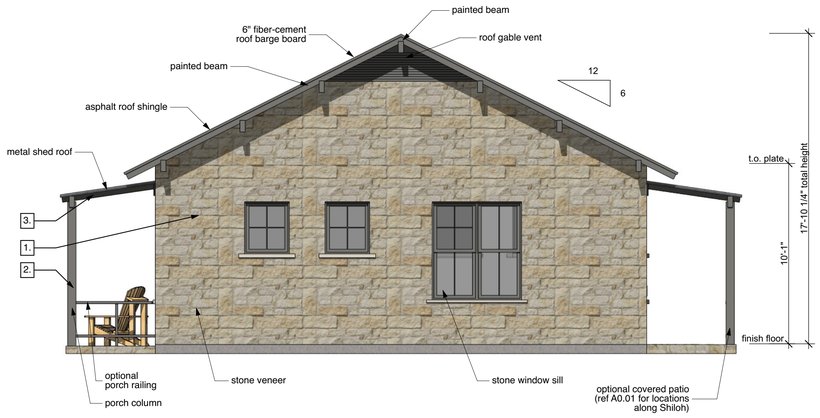
02 Back Elevation - 2A

NOT TO SCALE

Architectural Elements Table - 2A	
NUMBER	ELEMENT
1.	Multiple pane windows
2.	Front porch w/ decorative columns & optional railing
3.	Covered front porch, at least 40 sq.ft

Facade Materials Table - 2A			
	MATERIAL TYPE	SQ. FT.	%
masonry	stone veneer	335.02 sqft	98%
masonry	brick veneer	NA	NA
	Hardie board siding	6.51 sqft	2%
	SUM TOTAL	341.53 sqft	100%



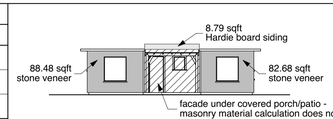


03 Right Elevation - 2A

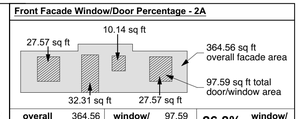
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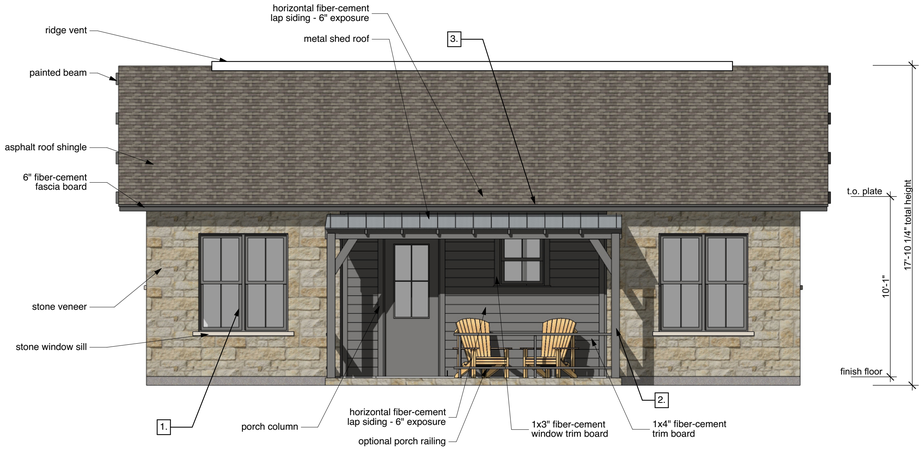
Architectural Elements Table - 2A	
NUMBER	ELEMENT
1.	Multiple pane windows
2.	Front porch w/ decorative columns & optional railing
3.	Covered front porch, at least 40 sq.ft

Facade Materials Table - 2A			
	MATERIAL TYPE	SQ. FT.	%
masonry	stone veneer	171.16 sqft	95%
masonry	brick veneer	NA	NA
	Hardie board siding	8.79 sqft	5%
	SUM TOTAL	179.95 sqft	100%



Front Facade Window/Door Percentage - 2A					
overall facade area	364.56 sq ft	window/ door area	97.59 sq ft	26.8%	window/ door area





01 Front Elevation - 2A

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03 Apr 17	Case No: 160920.1

Color Exterior Elevations 2A

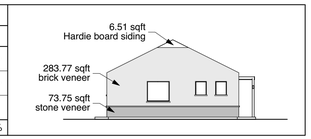
A2.03

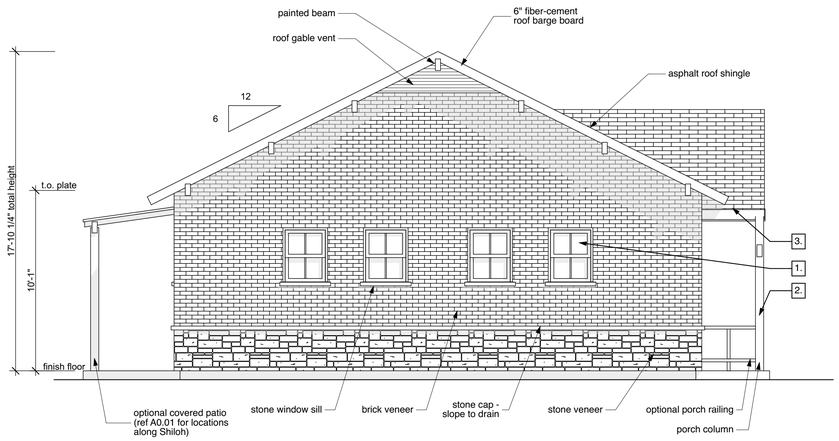
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EXHIBIT E

Architectural Elements Table - 2B	
NUMBER	ELEMENT
1.	Multiple pane windows
2.	Front porch w/ decorative columns & optional railing
3.	Covered front porch, at least 40 sq.ft

Facade Materials Table - 2B			
	MATERIAL TYPE	SQ. FT.	%
masonry	stone veneer	73.75 sqft	20%
masonry	brick veneer	283.77 sqft	78%
	Hardie board siding	6.51 sqft	2%
	SUM TOTAL	364.03 sqft	100%



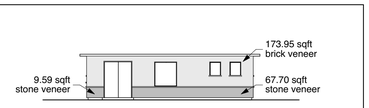


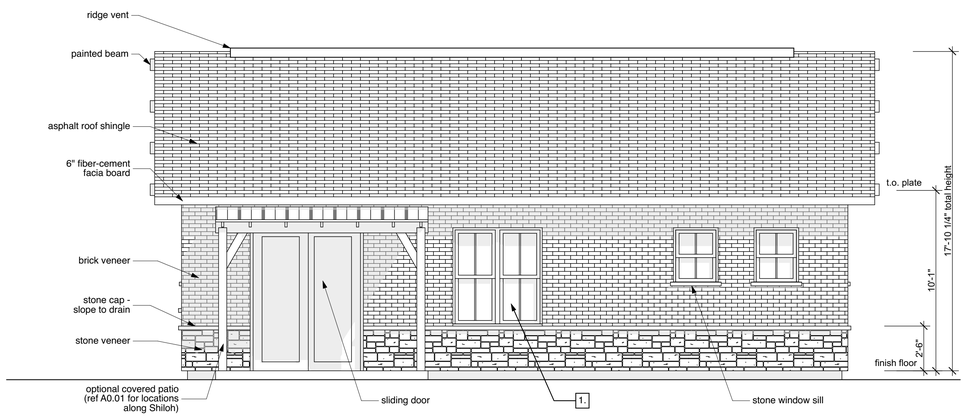
04 Left Elevation - 2B

SCALE: 1/4" = 1'-0"

Architectural Elements Table - 2B	
NUMBER	ELEMENT
1.	Multiple pane windows
2.	Front porch w/ decorative columns & optional railing
3.	Covered front porch, at least 40 sq.ft

Facade Materials Table - 2B			
	MATERIAL TYPE	SQ. FT.	%
masonry	stone veneer	77.29 sqft	31%
masonry	brick veneer	173.95 sqft	69%
	Hardie board siding	NA	NA
	SUM TOTAL	251.24 sqft	100%



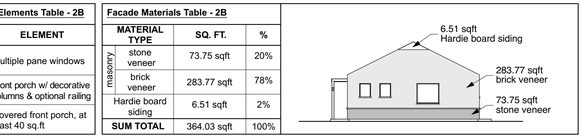


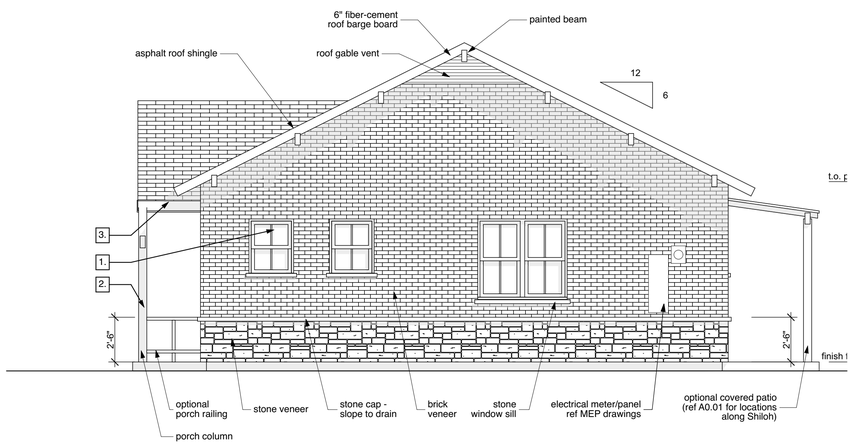
02 Back Elevation - 2B

SCALE: 1/4" = 1'-0"

Architectural Elements Table - 2B	
NUMBER	ELEMENT
1.	Multiple pane windows
2.	Front porch w/ decorative columns & optional railing
3.	Covered front porch, at least 40 sq.ft

Facade Materials Table - 2B			
	MATERIAL TYPE	SQ. FT.	%
masonry	stone veneer	60.94 sqft	35%
masonry	brick veneer	110.22 sqft	65%
	Hardie board siding	NA	NA
	SUM TOTAL	171.16	100%



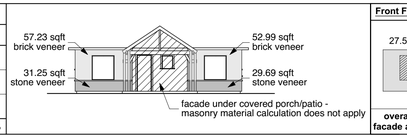


03 Right Elevation - 2B

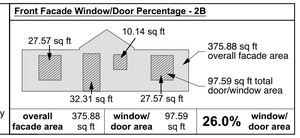
SCALE: 1/4" = 1'-0"

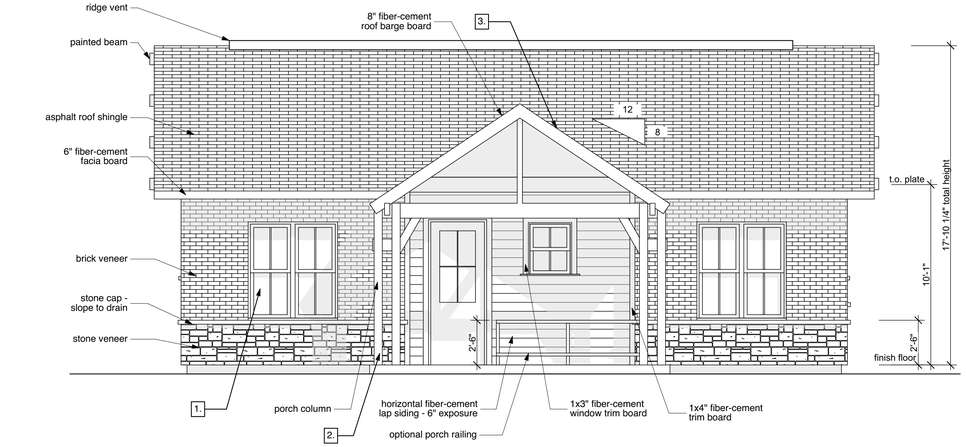
Architectural Elements Table - 2B	
NUMBER	ELEMENT
1.	Multiple pane windows
2.	Front porch w/ decorative columns & optional railing
3.	Covered front porch, at least 40 sq.ft

Facade Materials Table - 2B			
	MATERIAL TYPE	SQ. FT.	%
masonry	stone veneer	73.75 sqft	20%
masonry	brick veneer	283.77 sqft	78%
	Hardie board siding	6.51 sqft	2%
	SUM TOTAL	364.03 sqft	100%



Front Facade Window/Door Percentage - 2B					
overall facade area	375.88 sq ft	window/ door area	97.59 sq ft	26.0%	window/ door area





01 Front Elevation - 2B

SCALE: 1/4" = 1'-0"

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Avilla - Creekside

Garland, Texas
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22 Mar 17	Case No: 160920.1
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Exterior Elevations
2B - B/W

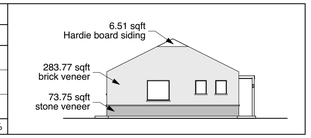
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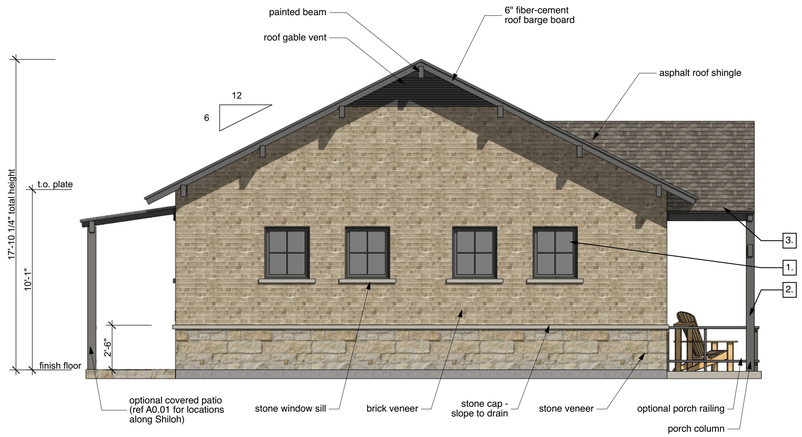
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EXHIBIT E

Architectural Elements Table - 2B	
NUMBER	ELEMENT
1.	Multiple pane windows
2.	Front porch w/ decorative columns & optional railing
3.	Covered front porch, at least 40 sq.ft

Facade Materials Table - 2B			
	MATERIAL TYPE	SQ. FT.	%
masonry	stone veneer	73.75 sqft	20%
masonry	brick veneer	283.77 sqft	78%
	Hardie board siding	6.51 sqft	2%
	SUM TOTAL	364.03 sqft	100%



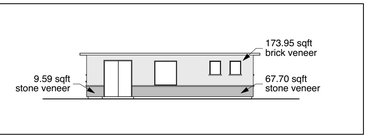


04 Left Elevation - 2B

NOT TO SCALE

Architectural Elements Table - 2B	
NUMBER	ELEMENT
1.	Multiple pane windows
2.	Front porch w/ decorative columns & optional railing
3.	Covered front porch, at least 40 sq.ft

Facade Materials Table - 2B			
	MATERIAL TYPE	SQ. FT.	%
masonry	stone veneer	77.29 sqft	31%
masonry	brick veneer	173.95 sqft	69%
	Hardie board siding	NA	NA
	SUM TOTAL	251.24 sqft	100%



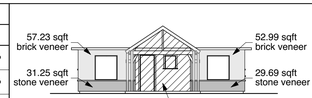


02 Back Elevation - 2B

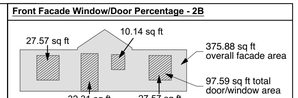
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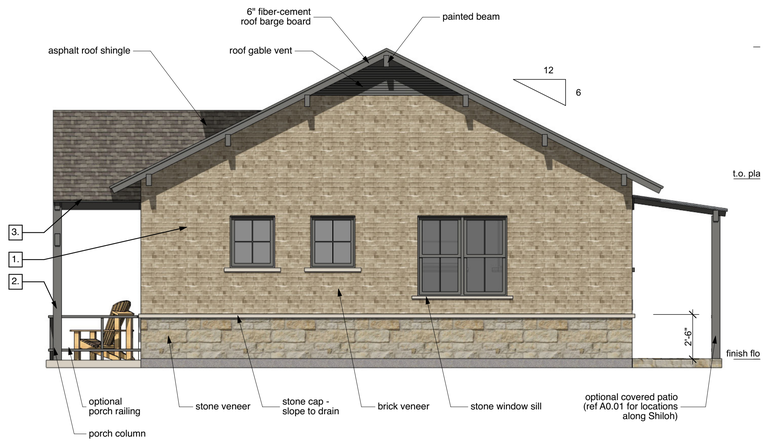
Architectural Elements Table - 2B	
NUMBER	ELEMENT
1.	Multiple pane windows
2.	Front porch w/ decorative columns & optional railing
3.	Covered front porch, at least 40 sq.ft

Facade Materials Table - 2B			
	MATERIAL TYPE	SQ. FT.	%
masonry	stone veneer	60.94 sqft	35%
masonry	brick veneer	110.22 sqft	65%
	Hardie board siding	NA	NA
	SUM TOTAL	171.16	100%



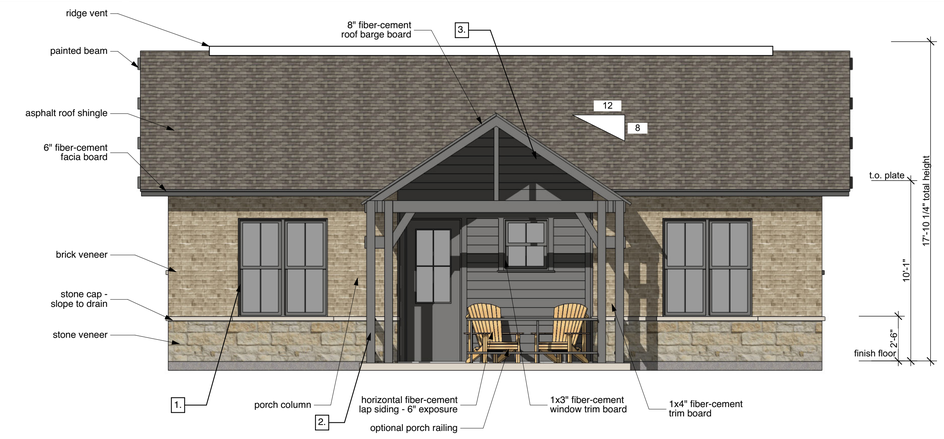
Front Facade Window/Door Percentage - 2B					
overall facade area	375.88 sq ft	window/ door area	97.59 sq ft	26.0%	window/ door area





03 Right Elevation - 2B

NOT TO SCALE



01 Front Elevation - 2B

NOT TO SCALE

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0 2' 4' 8'

scale = 1/4" = 1'-0"

Avilla - Creekside

Garland, Texas
1611.00

22 Feb 17	Case No: 160920.1
22 Mar 17	Case No: 160920.1
03 Apr 17	Case No: 160920.1

Color Exterior Elevations 2B

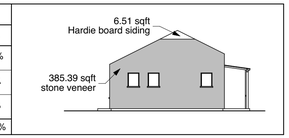
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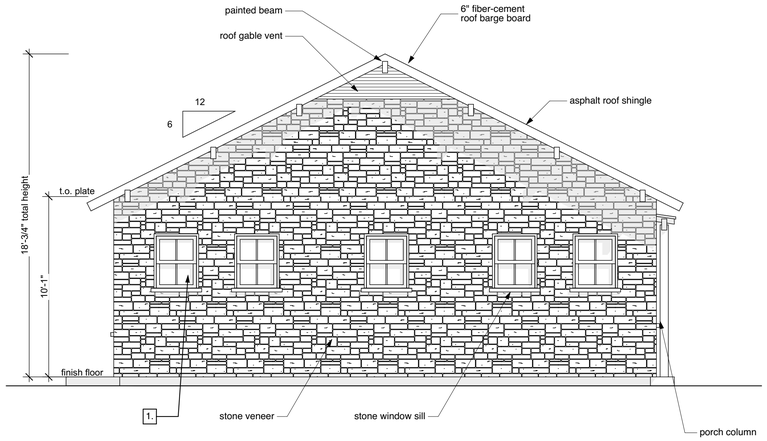
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EXHIBIT E

Architectural Elements Table - 3A	
NUMBER	ELEMENT
1.	Multiple pane windows
2.	Front porch w/ decorative columns & optional railing
3.	Covered front porch, at least 40 sq.ft

Facade Materials Table - 3A			
	MATERIAL TYPE	SQ. FT.	%
masonry	stone veneer	385.39 sqft	98%
masonry	brick veneer	NA	NA
	Hardie board siding	6.51 sqft	2%
	SUM TOTAL	391.90 sqft	100%

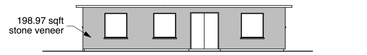


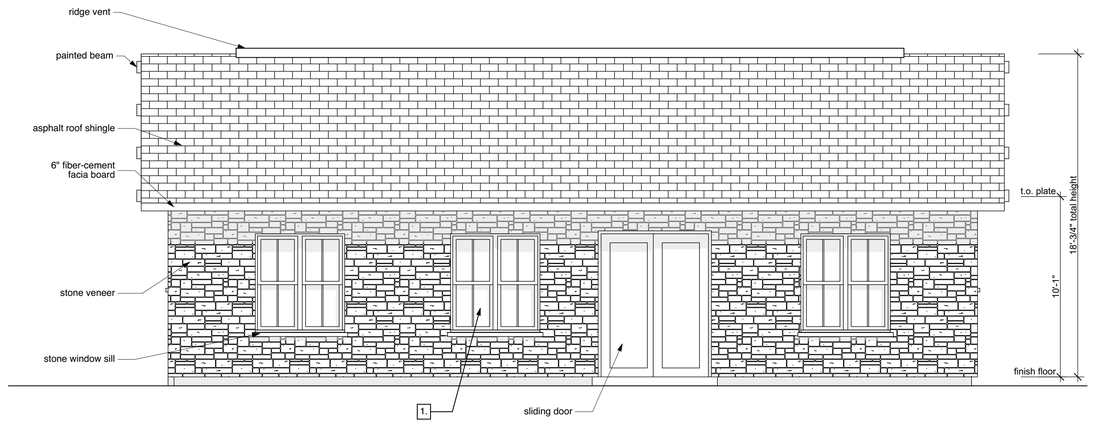


04 Left Elevation - 3A
SCALE: 1/4" = 1'-0"

Architectural Elements Table - 3A	
NUMBER	ELEMENT
1.	Multiple pane windows
2.	Front porch w/ decorative columns & optional railing
3.	Covered front porch, at least 40 sq.ft

Facade Materials Table - 3A			
	MATERIAL TYPE	SQ. FT.	%
masonry	stone veneer	285.63 sqft	100%
masonry	brick veneer	NA	NA
	Hardie board siding	NA	NA
	SUM TOTAL	285.63 sqft	100%

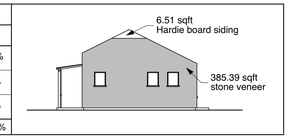


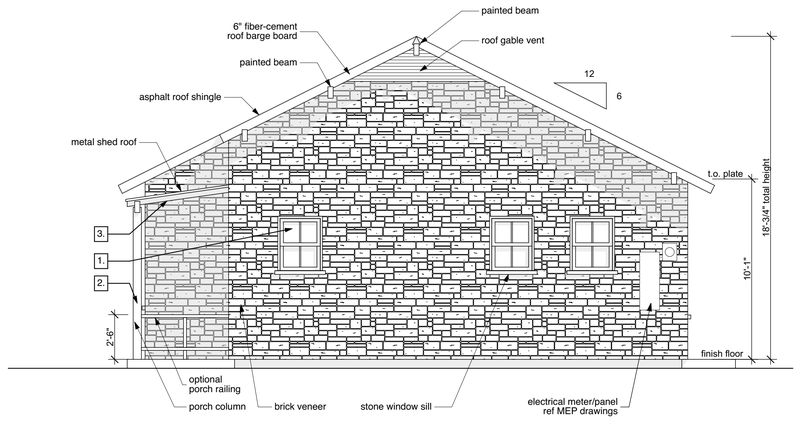


02 Back Elevation - 3A
SCALE: 1/4" = 1'-0"

Architectural Elements Table - 3A	
NUMBER	ELEMENT
1.	Multiple pane windows
2.	Front porch w/ decorative columns & optional railing
3.	Covered front porch, at least 40 sq.ft

Facade Materials Table - 3A			
	MATERIAL TYPE	SQ. FT.	%
masonry	stone veneer	385.39 sqft	98%
masonry	brick veneer	NA	NA
	Hardie board siding	6.51 sqft	2%
	SUM TOTAL	391.90 sqft	100%

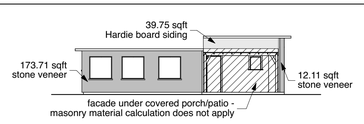




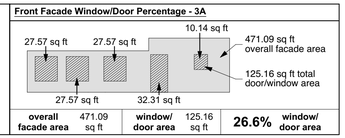
03 Right Elevation - 3A
SCALE: 1/4" = 1'-0"

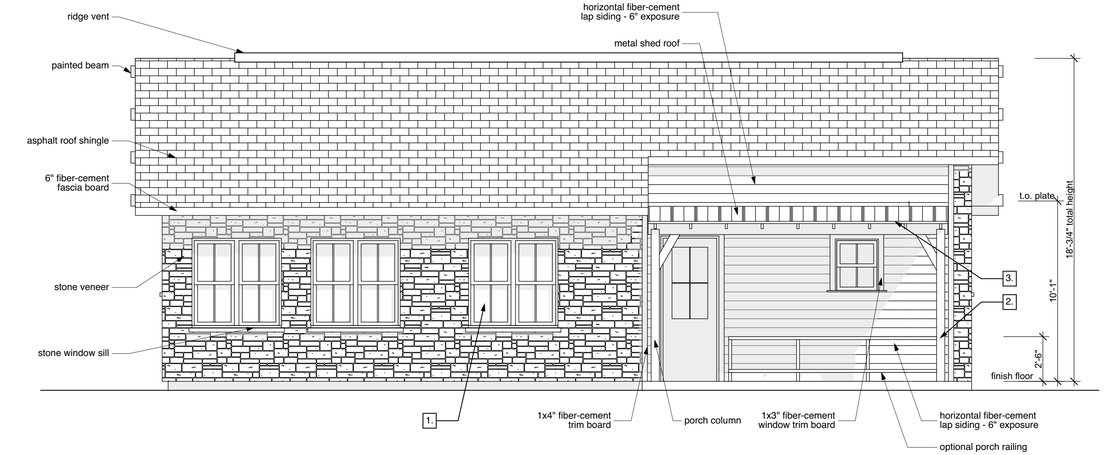
Architectural Elements Table - 3A	
NUMBER	ELEMENT
1.	Multiple pane windows
2.	Front porch w/ decorative columns & optional railing
3.	Covered front porch, at least 40 sq.ft

Facade Materials Table - 3A			
	MATERIAL TYPE	SQ. FT.	%
masonry	stone veneer	185.82 sqft	82%
masonry	brick veneer	NA	NA
	fiber cement siding	39.75 sqft	18%
	SUM TOTAL	225.57 sqft	100%



Front Facade Window/Door Percentage - 3A					
overall facade area	471.09 sq ft	window/ door area	125.16 sq ft	26.6%	window/ door area





01 Front Elevation - 3A
SCALE: 1/4" = 1'-0"

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0 2" 4" 8"
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Avilla - Creekside

Garland, Texas
1611.00

22 Feb 17	Case No: 160920.1
22 Mar 17	Case No: 160920.1
03 Apr 17	Case No: 160920.1

Exterior Elevations
3A - B/W

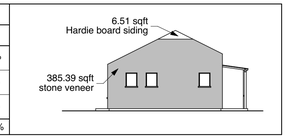
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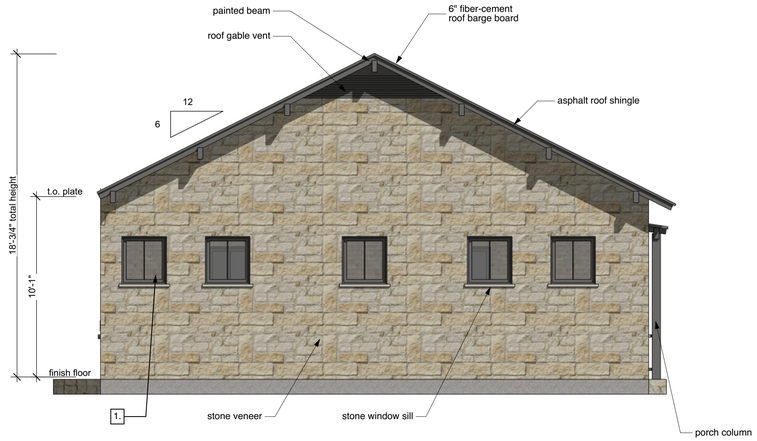
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EXHIBIT E

Architectural Elements Table - 3A	
NUMBER	ELEMENT
1.	Multiple pane windows
2.	Front porch w/ decorative columns & optional railing
3.	Covered front porch, at least 40 sq.ft

Facade Materials Table - 3A			
	MATERIAL TYPE	SQ. FT.	%
masonry	stone veneer	385.39 sqft	98%
masonry	brick veneer	NA	NA
	Hardie board siding	6.51 sqft	2%
	SUM TOTAL	391.90 sqft	100%





04 Left Elevation - 3A
SCALE: 1/4" = 1'-0"

Architectural Elements Table - 3A	
NUMBER	ELEMENT
1.	Multiple pane windows
2.	Front porch w/ decorative columns & optional railing
3.	Covered front porch, at least 40 sq.ft

Facade Materials Table - 3A			
	MATERIAL TYPE	SQ. FT.	%
masonry	stone veneer	285.63 sqft	100%
masonry	brick veneer	NA	NA
	Hardie board siding	NA	NA
	SUM TOTAL	285.63 sqft	100%

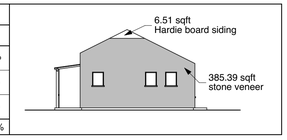


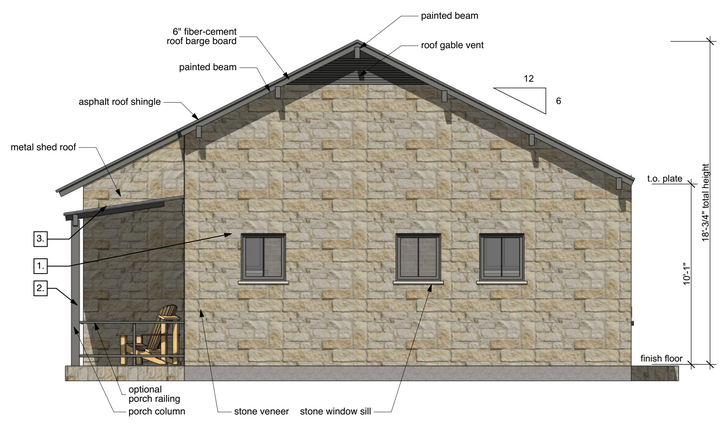


02 Back Elevation - 3A
SCALE: 1/4" = 1'-0"

Architectural Elements Table - 3A	
NUMBER	ELEMENT
1.	Multiple pane windows
2.	Front porch w/ decorative columns & optional railing
3.	Covered front porch, at least 40 sq.ft

Facade Materials Table - 3A			
	MATERIAL TYPE	SQ. FT.	%
masonry	stone veneer	385.39 sqft	98%
masonry	brick veneer	NA	NA
	Hardie board siding	6.51 sqft	2%
	SUM TOTAL	391.90 sqft	100%

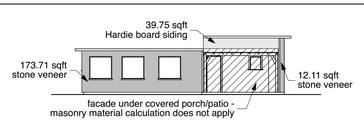




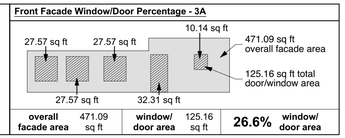
03 Right Elevation - 3A
SCALE: 1/4" = 1'-0"

Architectural Elements Table - 3A	
NUMBER	ELEMENT
1.	Multiple pane windows
2.	Front porch w/ decorative columns & optional railing
3.	Covered front porch, at least 40 sq.ft

Facade Materials Table - 3A			
	MATERIAL TYPE	SQ. FT.	%
masonry	stone veneer	185.82 sqft	82%
masonry	brick veneer	NA	NA
	fiber cement siding	39.75 sqft	18%
	SUM TOTAL	225.57 sqft	100%



Front Facade Window/Door Percentage - 3A					
overall facade area	471.09 sq ft	window/ door area	125.16 sq ft	26.6%	window/ door area





01 Front Elevation - 3A
SCALE: 1/4" = 1'-0"

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22 Feb 17	Case No: 160920.1
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03 Apr 17	Case No: 160920.1

Color Exterior Elevations 3A

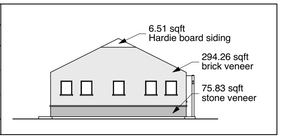
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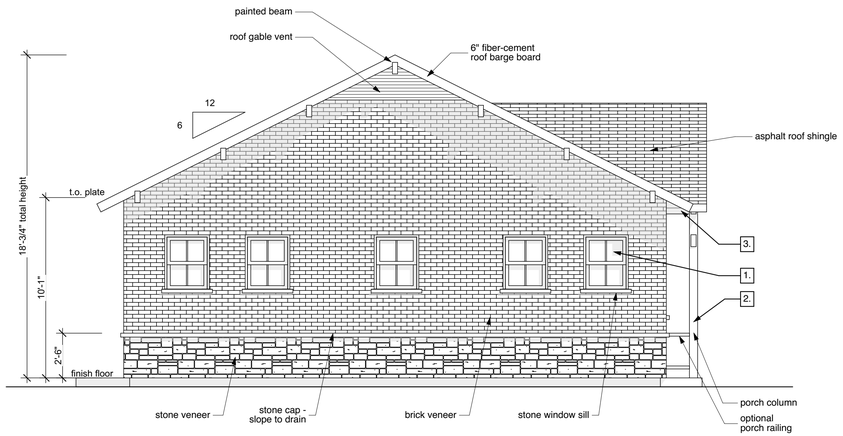
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EXHIBIT E

Architectural Elements Table - 3B	
NUMBER	ELEMENT
1.	Multiple pane windows
2.	Front porch w/ decorative columns & optional railing
3.	Covered front porch, at least 40 sq.ft

Facade Materials Table - 3B			
	MATERIAL TYPE	SQ. FT.	%
masonry	stone veneer	75.83 sqft	20%
masonry	brick veneer	294.26 sqft	78%
	Hardie board siding	6.51 sqft	2%
	SUM TOTAL	376.60 sqft	100%

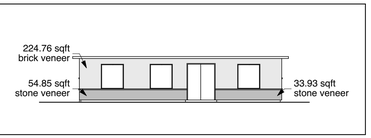


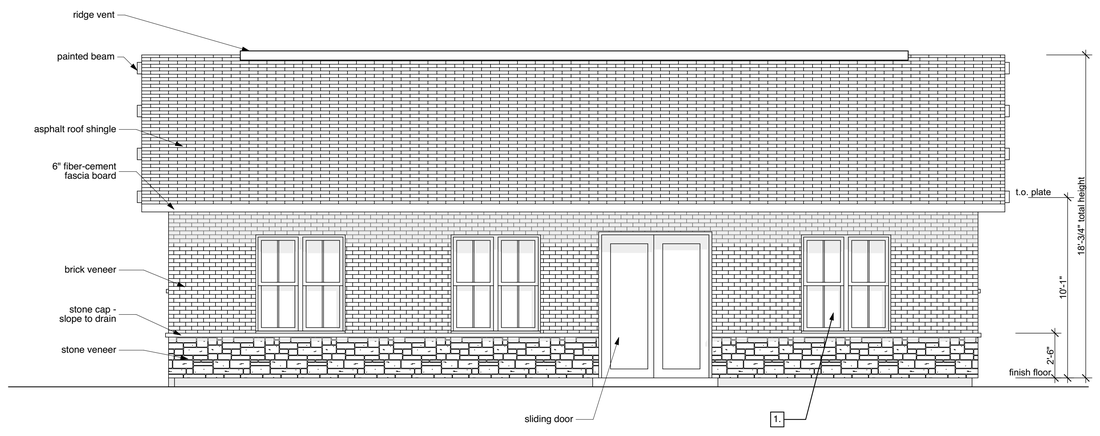


04 Left Elevation - 3B
SCALE: 1/4" = 1'-0"

Architectural Elements Table - 3B	
NUMBER	ELEMENT
1.	Multiple pane windows
2.	Front porch w/ decorative columns & optional railing
3.	Covered front porch, at least 40 sq.ft

Facade Materials Table - 3B			
	MATERIAL TYPE	SQ. FT.	%
masonry	stone veneer	88.78 sqft	37%
masonry	brick veneer	224.76 sqft	63%
	Hardie board siding	NA	NA
	SUM TOTAL	313.54 sqft	100%

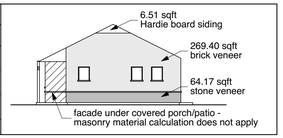


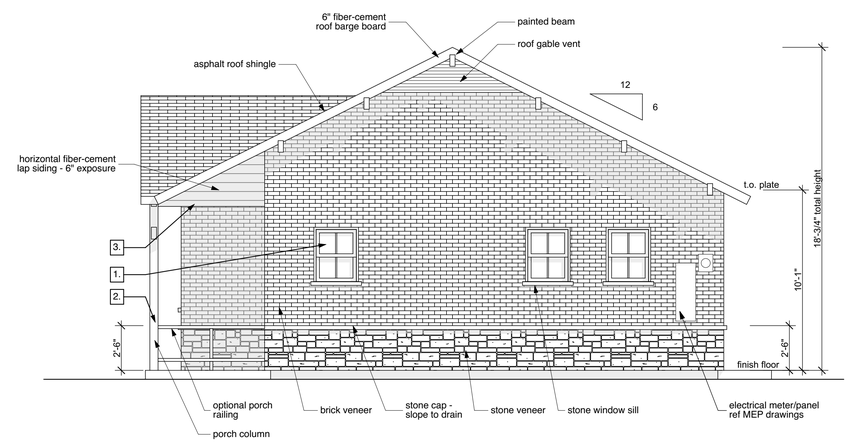


02 Back Elevation - 3B
SCALE: 1/4" = 1'-0"

Architectural Elements Table - 3B	
NUMBER	ELEMENT
1.	Multiple pane windows
2.	Front porch w/ decorative columns & optional railing
3.	Covered front porch, at least 40 sq.ft

Facade Materials Table - 3B			
	MATERIAL TYPE	SQ. FT.	%
masonry	stone veneer	64.17 sqft	19%
masonry	brick veneer	269.40 sqft	79%
	Hardie board siding	6.51 sqft	2%
	SUM TOTAL	340.08 sqft	100%

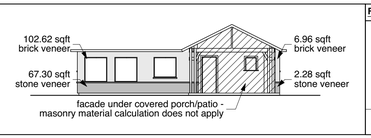




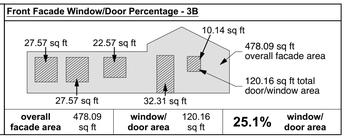
03 Right Elevation - 3B
SCALE: 1/4" = 1'-0"

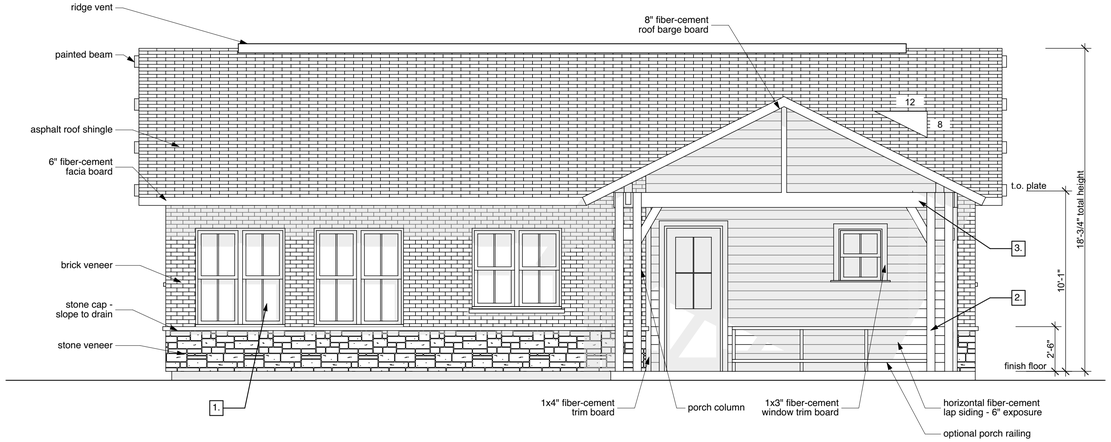
Architectural Elements Table - 3B	
NUMBER	ELEMENT
1.	Multiple pane windows
2.	Front porch w/ decorative columns & optional railing
3.	Covered front porch, at least 40 sq.ft

Facade Materials Table - 3B			
	MATERIAL TYPE	SQ. FT.	%
masonry	stone veneer	69.58 sqft	39%
masonry	brick veneer	109.58 sqft	61%
	Hardie board siding	NA	NA
	SUM TOTAL	179.16 sqft	100%



Front Facade Window/Door Percentage - 3B					
overall facade area	478.09 sq ft	window/ door area	120.16 sq ft	25.1%	window/ door area





01 Front Elevation - 3B
SCALE: 1/4" = 1'-0"

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Garland, Texas
1611.00

22 Feb 17	Case No: 160920.1
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03 Apr 17	Case No: 160920.1

Exterior Elevations
3B - B/W

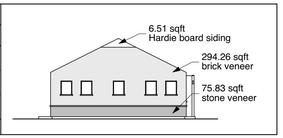
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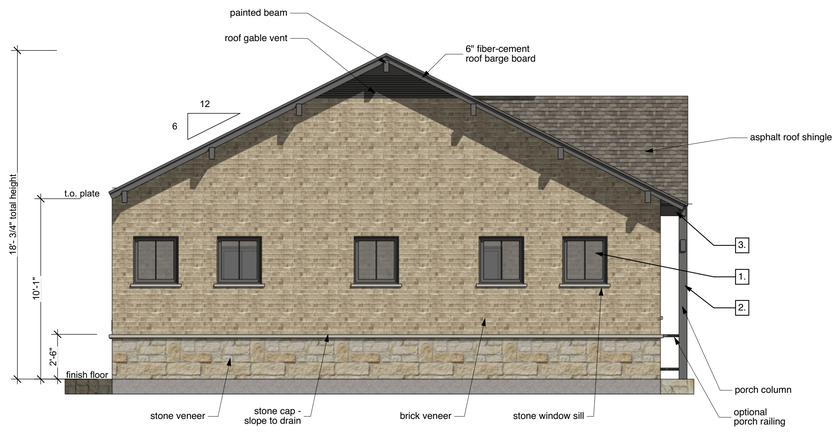
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EXHIBIT E

Architectural Elements Table - 3B	
NUMBER	**ELEMENT**
1.	Multiple pane windows
2.	Front porch w/ decorative columns & optional railing
3.	Covered front porch, at least 40 sq.ft

Facade Materials Table - 3B			
	MATERIAL TYPE	**SQ. FT.**	**%**
masonry	stone veneer	75.83 sqft	20%
masonry	brick veneer	294.26 sqft	78%
	Hardie board siding	6.51 sqft	2%
	SUM TOTAL	376.60 sqft	100%



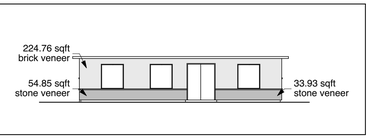


04 Left Elevation - 3B

NOT TO SCALE

Architectural Elements Table - 3B	
NUMBER	**ELEMENT**
1.	Multiple pane windows
2.	Front porch w/ decorative columns & optional railing
3.	Covered front porch, at least 40 sq.ft

Facade Materials Table - 3B			
	MATERIAL TYPE	**SQ. FT.**	**%**
masonry	stone veneer	88.78 sqft	37%
masonry	brick veneer	224.76 sqft	63%
	Hardie board siding	NA	NA
	SUM TOTAL	313.54 sqft	100%



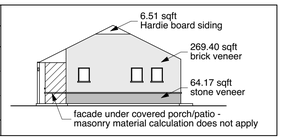


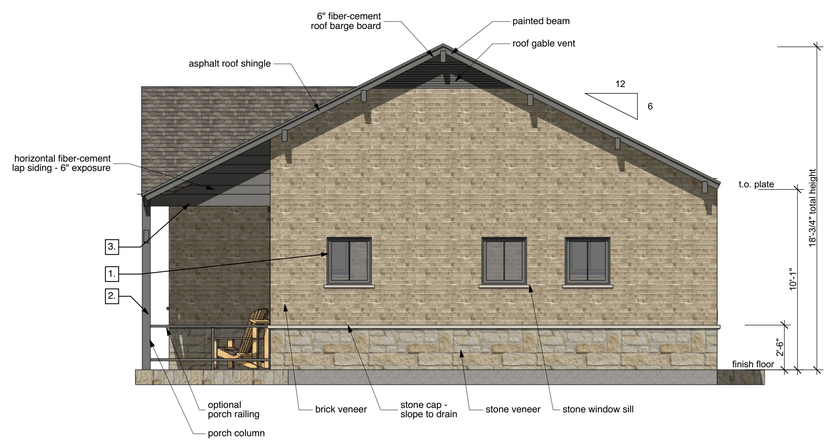
02 Back Elevation - 3B

NOT TO SCALE

Architectural Elements Table - 3B	
NUMBER	**ELEMENT**
1.	Multiple pane windows
2.	Front porch w/ decorative columns & optional railing
3.	Covered front porch, at least 40 sq.ft

Facade Materials Table - 3B			
	MATERIAL TYPE	**SQ. FT.**	**%**
masonry	stone veneer	64.17 sqft	19%
masonry	brick veneer	269.40 sqft	79%
	Hardie board siding	6.51 sqft	2%
	SUM TOTAL	340.08 sqft	100%



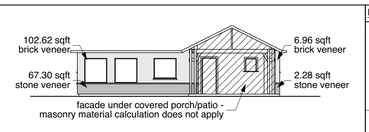


03 Right Elevation - 3B

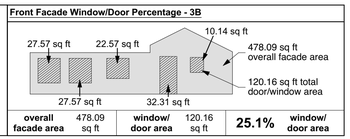
NOT TO SCALE

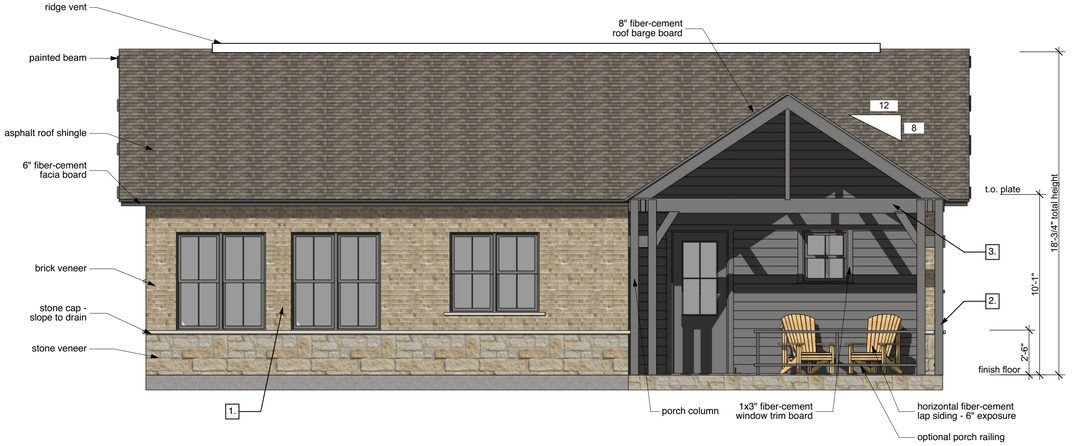
Architectural Elements Table - 3B	
NUMBER	**ELEMENT**
1.	Multiple pane windows
2.	Front porch w/ decorative columns & optional railing
3.	Covered front porch, at least 40 sq.ft

Facade Materials Table - 3B			
	MATERIAL TYPE	**SQ. FT.**	**%**
masonry	stone veneer	69.58 sqft	39%
masonry	brick veneer	109.58 sqft	61%
	Hardie board siding	NA	NA
	SUM TOTAL	179.16 sqft	100%



Front Facade Window/Door Percentage - 3B					
overall facade area	478.09 sq ft	**window/ door area**	120.16 sq ft	**25.1%**	**window/ door area**





01 Front Elevation - 3B

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0 2' 4' 8'

scale = 1/4" = 1'-0"

Avilla - Creekside

Garland, Texas
1611.00

22 Feb 17	Case No: 160920.1
22 Mar 17	Case No: 160920.1
03 Apr 17	Case No: 160920.1

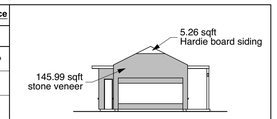
Color Exterior Elevations 3B

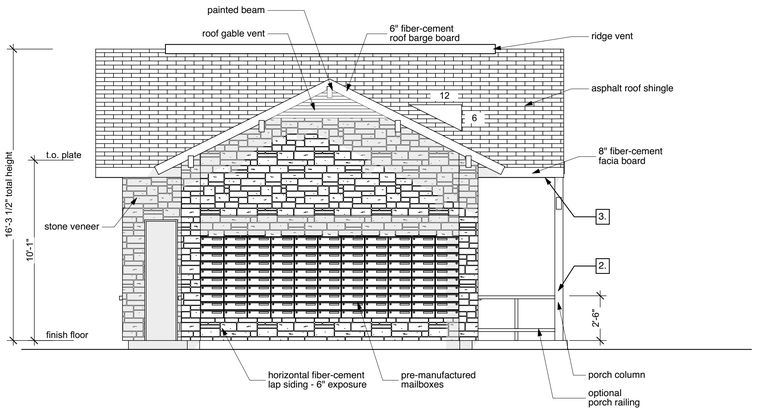
A3.05

EXHIBIT E

Architectural Elements Table - LS	
NUMBER	ELEMENT
1.	Multiple pane windows
2.	Front porch w/ decorative columns & optional railing
3.	Covered front porch, at least 40 sq.ft

Facade Materials Table - Leasing Office			
	MATERIAL TYPE	SQ. FT.	%
masonry	stone veneer	145.99 sqft	96%
masonry	brick veneer	NA	NA
	Hardie board siding	5.26 sqft	4%
	SUM TOTAL	151.25 sqft	100%

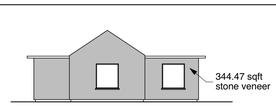


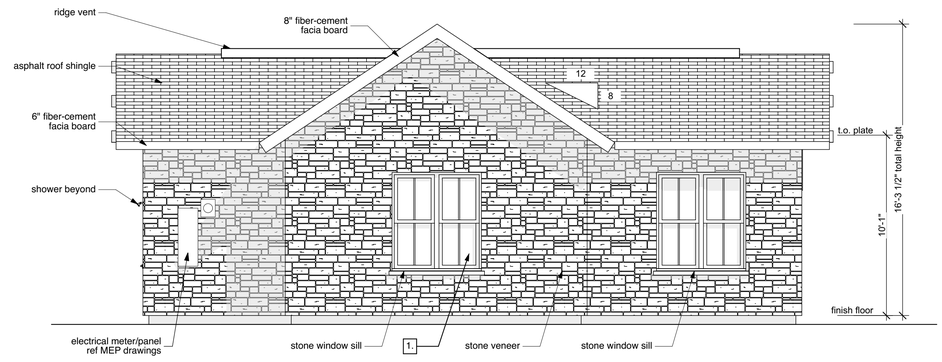


04 Left Elevation - Leasing
SCALE: 1/4" = 1'-0"

Architectural Elements Table - LS	
NUMBER	ELEMENT
1.	Multiple pane windows
2.	Front porch w/ decorative columns & optional railing
3.	Covered front porch, at least 40 sq.ft

Facade Materials Table - Leasing Office			
	MATERIAL TYPE	SQ. FT.	%
masonry	stone veneer	344.47 sqft	100%
masonry	brick veneer	NA	NA
	Hardie board siding	NA	NA
	SUM TOTAL	344.47 sqft	100%

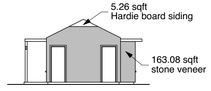


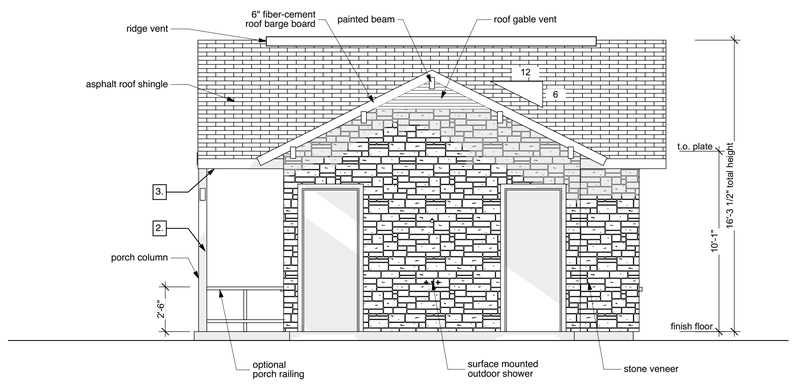


02 Back Elevation - Leasing
SCALE: 1/4" = 1'-0"

Architectural Elements Table - LS	
NUMBER	ELEMENT
1.	Multiple pane windows
2.	Front porch w/ decorative columns & optional railing
3.	Covered front porch, at least 40 sq.ft

Facade Materials Table - Leasing Office			
	MATERIAL TYPE	SQ. FT.	%
masonry	stone veneer	163.08 sqft	96%
masonry	brick veneer	NA	NA
	Hardie board siding	5.26 sqft	4%
	SUM TOTAL	168.34 sqft	100%

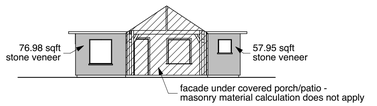




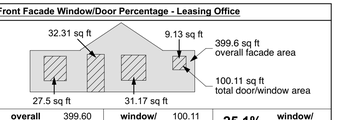
03 Right Elevation - Leasing
SCALE: 1/4" = 1'-0"

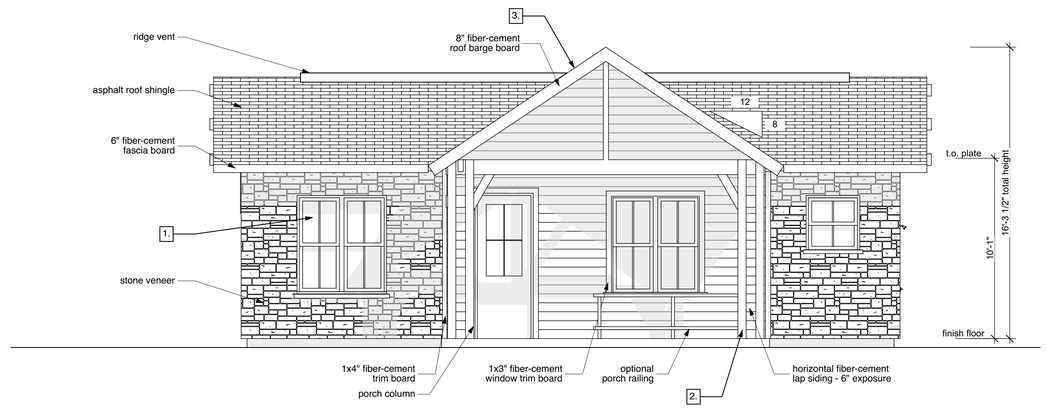
Architectural Elements Table - LS	
NUMBER	ELEMENT
1.	Multiple pane windows
2.	Front porch w/ decorative columns & optional railing
3.	Covered front porch, at least 40 sq.ft

Facade Materials Table - Leasing Office			
	MATERIAL TYPE	SQ. FT.	%
masonry	stone veneer	134.93 sqft	100%
masonry	brick veneer	NA	NA
	Hardie board siding	NA	NA
	SUM TOTAL	134.93 sqft	100%



Front Facade Window/Door Percentage - Leasing Office					
overall facade area	399.60 sq ft	window/ door area	100.11 sq ft	25.1%	window/ door area





01 Front Elevation - Leasing
SCALE: 1/4" = 1'-0"

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scale = 1/4" = 1'-0"

Avilla - Creekside

Garland, Texas
1611.00

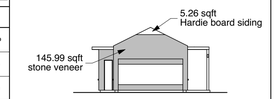
22 Feb 17	Case No: 160920.1
22 Mar 17	Case No: 160920.1
03 Apr 17	Case No: 160920.1

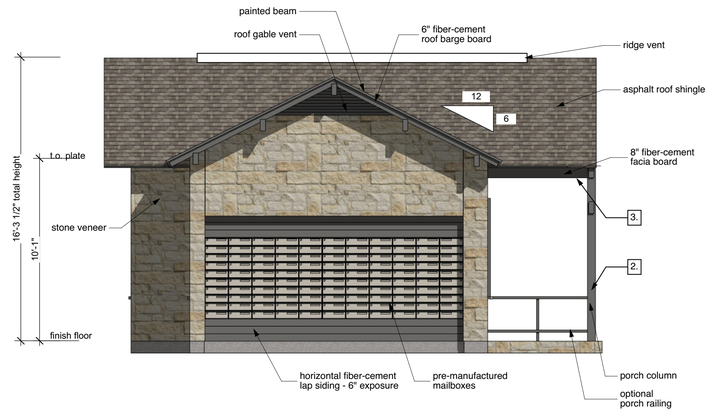
Exterior Elevations - Leasing Office

A4.02

Architectural Elements Table - LS	
NUMBER	ELEMENT
1.	Multiple pane windows
2.	Railing enclosed front porch
3.	Covered front porch, at least 40 sq.ft

Facade Materials Table - Leasing Office			
	MATERIAL TYPE	SQ. FT.	%
masonry	stone veneer	145.99 sqft	96%
masonry	brick veneer	NA	NA
	Hardie board siding	5.26 sqft	4%
	SUM TOTAL	151.25 sqft	100%



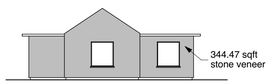


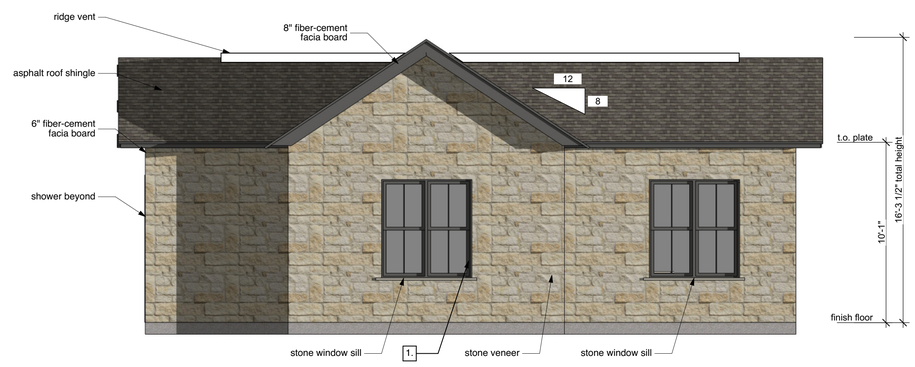
04 Left Elevation - Leasing

NOT TO SCALE

Architectural Elements Table - LS	
NUMBER	ELEMENT
1.	Multiple pane windows
2.	Railing enclosed front porch
3.	Covered front porch, at least 40 sq.ft

Facade Materials Table - Leasing Office			
	MATERIAL TYPE	SQ. FT.	%
masonry	stone veneer	344.47 sqft	100%
masonry	brick veneer	NA	NA
	Hardie board siding	NA	NA
	SUM TOTAL	344.47 sqft	100%



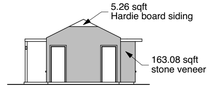


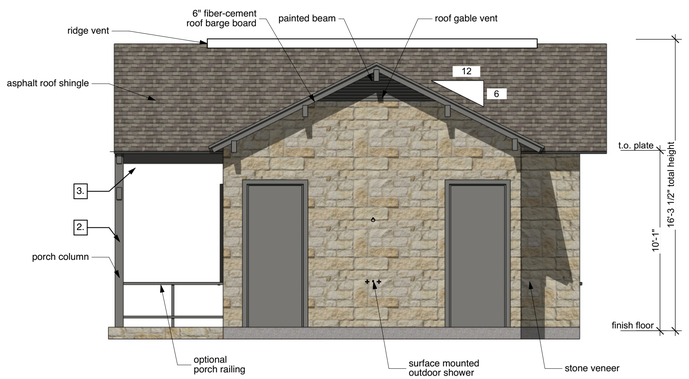
02 Back Elevation - Leasing

NOT TO SCALE

Architectural Elements Table - LS	
NUMBER	ELEMENT
1.	Multiple pane windows
2.	Railing enclosed front porch
3.	Covered front porch, at least 40 sq.ft

Facade Materials Table - Leasing Office			
	MATERIAL TYPE	SQ. FT.	%
masonry	stone veneer	163.08 sqft	96%
masonry	brick veneer	NA	NA
	Hardie board siding	5.26 sqft	4%
	SUM TOTAL	168.34 sqft	100%



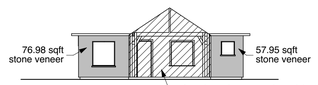


03 Right Elevation - Leasing

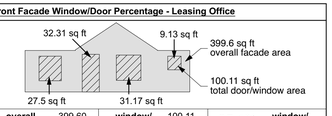
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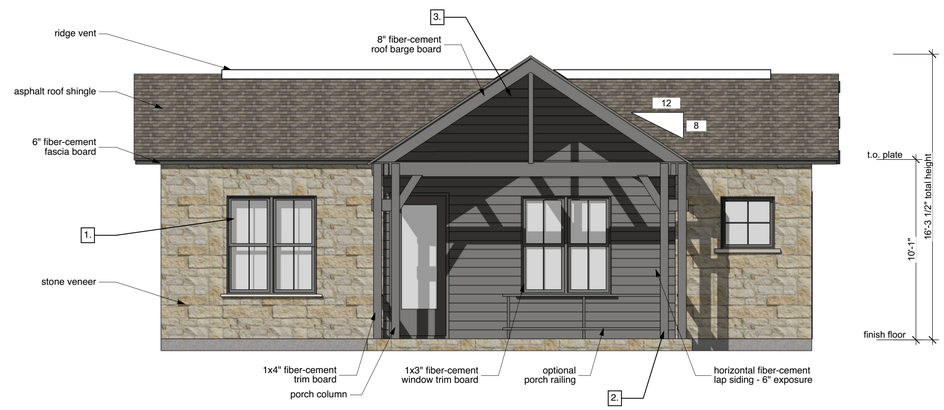
Architectural Elements Table - LS	
NUMBER	ELEMENT
1.	Multiple pane windows
2.	Railing enclosed front porch
3.	Covered front porch, at least 40 sq.ft

Facade Materials Table - Leasing Office			
	MATERIAL TYPE	SQ. FT.	%
masonry	stone veneer	134.93 sqft	100%
masonry	brick veneer	NA	NA
	Hardie board siding	NA	NA
	SUM TOTAL	134.93 sqft	100%



Front Facade Window/Door Percentage - Leasing Office					
overall facade area	399.60 sq ft	window/ door area	100.11 sq ft	25.1%	window/ door area





01 Front Elevation - Leasing

NOT TO SCALE

EXHIBIT E

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0 2' 4' 8'

scale = 1/4" = 1'-0"

Avilla - Creekside

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22 Feb 17	Case No: 160920.1
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03 Apr 17	Case No: 160920.1

Color Exterior Elevations - Leasing Office

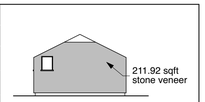
A4.03

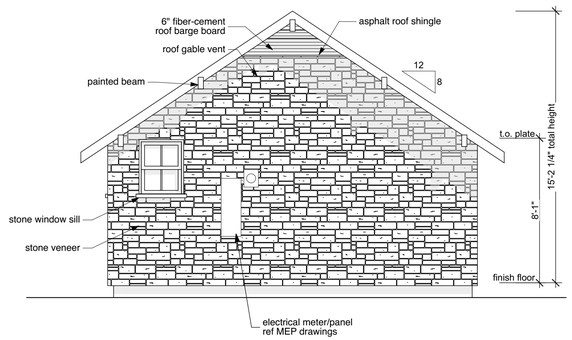
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EXHIBIT E

Architectural Elements Table - G	
NUMBER	ELEMENT
1.	Multiple pane windows
2.	Minimum 8:12 roof pitch
3.	Split garage door with separate door per bay

Facade Materials Table - Garage			
	MATERIAL TYPE	SQ. FT.	%
masonry	stone veneer	211.92 sqft	97%
masonry	brick veneer	NA	NA
	Hardie board siding	6.00 sqft	3%
	SUM TOTAL	217.92 sqft	100%



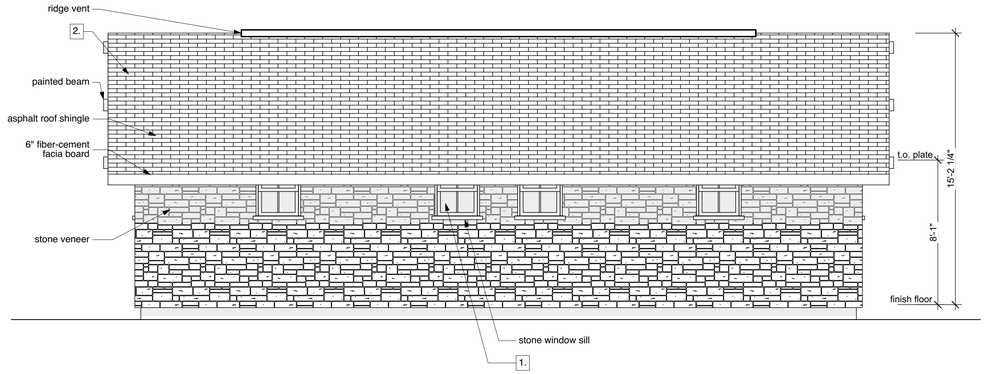


04 Left Elevation
SCALE: 1/4" = 1'-0"

Architectural Elements Table - G	
NUMBER	ELEMENT
1.	Multiple pane windows
2.	Minimum 8:12 roof pitch
3.	Split garage door with separate door per bay

Facade Materials Table - Garage			
	MATERIAL TYPE	SQ. FT.	%
masonry	stone veneer	271.13 sqft	100%
masonry	brick veneer	NA	NA
	Hardie board siding	NA	NA
	SUM TOTAL	271.13 sqft	100%

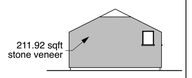


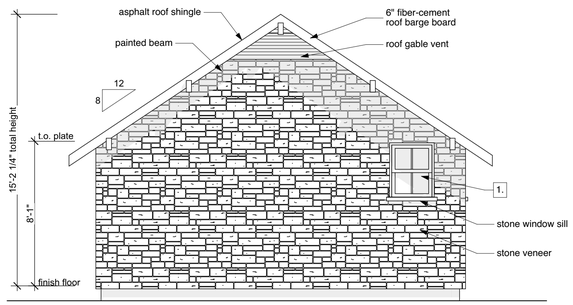


02 Rear Elevation
SCALE: 1/4" = 1'-0"

Architectural Elements Table - G	
NUMBER	ELEMENT
1.	Multiple pane windows
2.	Minimum 8:12 roof pitch
3.	Split garage door with separate door per bay

Facade Materials Table - Garage			
	MATERIAL TYPE	SQ. FT.	%
masonry	stone veneer	211.92 sqft	97%
masonry	brick veneer	NA	NA
	Hardie board siding	6.00 sqft	3%
	SUM TOTAL	217.92 sqft	100%

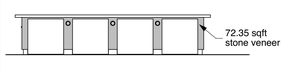




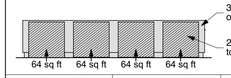
03 Right Elevation
SCALE: 1/4" = 1'-0"

Architectural Elements Table - G	
NUMBER	ELEMENT
1.	Multiple pane windows
2.	Minimum 8:12 roof pitch
3.	Split garage door with separate door per bay

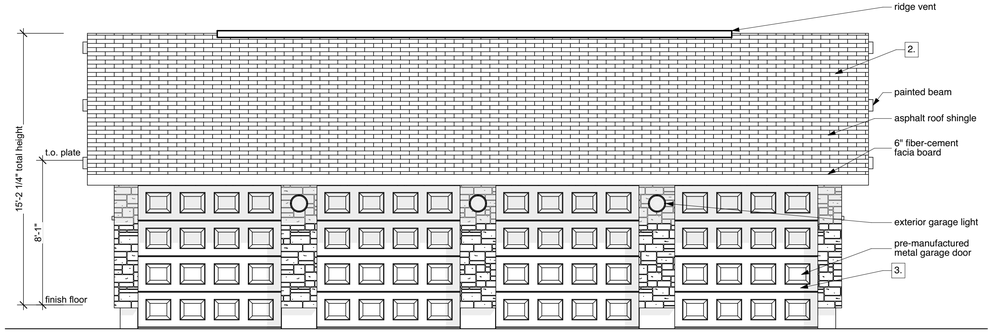
Facade Materials Table - Garage			
	MATERIAL TYPE	SQ. FT.	%
masonry	stone veneer	72.35 sqft	100%
masonry	brick veneer	NA	NA
	Hardie board siding	NA	NA
	SUM TOTAL	72.35 sqft	100%



Front Facade Window/Door Percentage - Garage



overall facade area	338.11 sq ft	**window/ door area**	256.00 sq ft	**75.7%**	**window/ door area**



01 Front Elevation
SCALE: 1/4" = 1'-0"

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0 2" 4" 8"

scale = 1/4" = 1'-0"

Avilla - Creekside

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22 Mar 17	Case No: 160920.1
03 Apr 17	Case No: 160920.1

Exterior Elevations - Garage

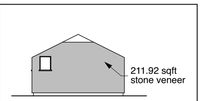
A5.02

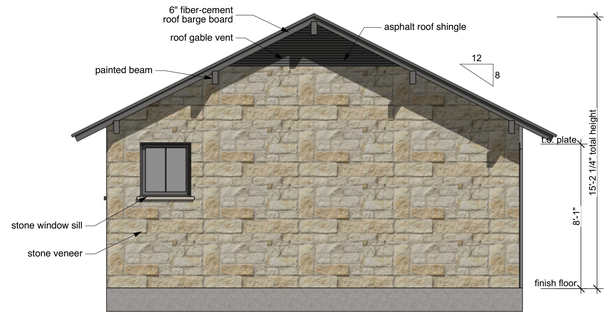
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EXHIBIT E

Architectural Elements Table - G	
NUMBER	ELEMENT
1.	Multiple pane windows
2.	Minimum 8:12 roof pitch
3.	Split garage door with separate door per bay

Facade Materials Table - Garage			
	MATERIAL TYPE	SQ. FT.	%
masonry	stone veneer	211.92 sqft	97%
masonry	brick veneer	NA	NA
	Hardie board siding	6.00 sqft	3%
	SUM TOTAL	217.92 sqft	100%





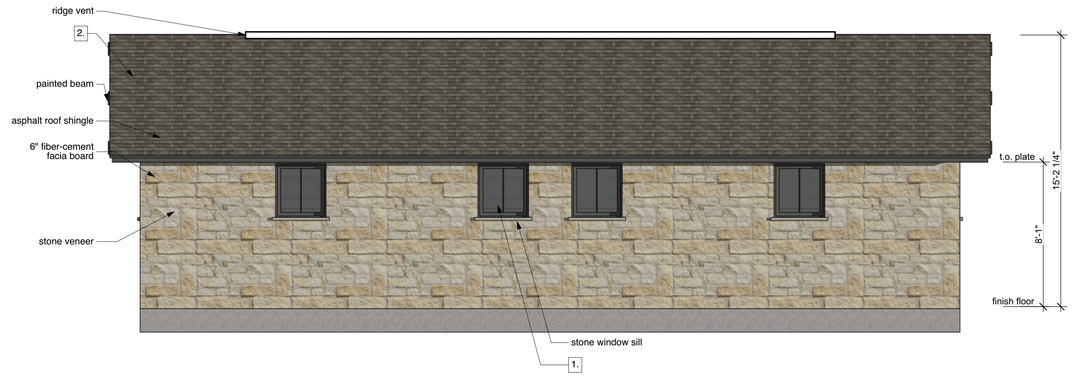
04 Left Elevation

NOT TO SCALE

Architectural Elements Table - G	
NUMBER	ELEMENT
1.	Multiple pane windows
2.	Minimum 8:12 roof pitch
3.	Split garage door with separate door per bay

Facade Materials Table - Garage			
	MATERIAL TYPE	SQ. FT.	%
masonry	stone veneer	271.13 sqft	100%
masonry	brick veneer	NA	NA
	Hardie board siding	NA	NA
	SUM TOTAL	271.13 sqft	100%



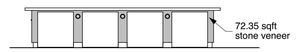


02 Rear Elevation

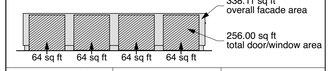
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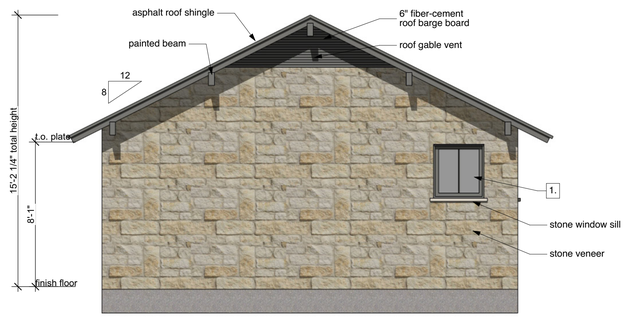
Architectural Elements Table - G	
NUMBER	ELEMENT
1.	Multiple pane windows
2.	Minimum 8:12 roof pitch
3.	Split garage door with separate door per bay

Facade Materials Table - Garage			
	MATERIAL TYPE	SQ. FT.	%
masonry	stone veneer	72.35 sqft	100%
masonry	brick veneer	NA	NA
	Hardie board siding	NA	NA
	SUM TOTAL	72.35 sqft	100%



Front Facade Window/Door Percentage - Garage				
overall facade area	338.11 sq ft	window/ door area	256.00 sq ft	75.7% window/ door area





03 Right Elevation

NOT TO SCALE



01 Front Elevation

NOT TO SCALE

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0 2" 4" 8"

scale = 1/4" = 1'-0"

Avilla - Creekside

Garland, Texas
1611.00

22 Feb 17	Case No: 160920.1
22 Mar 17	Case No: 160920.1
03 Apr 17	Case No: 160920.1

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Color Exterior Elevation - Garage

A5.03

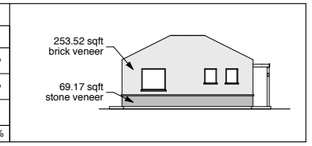
EXHIBIT E

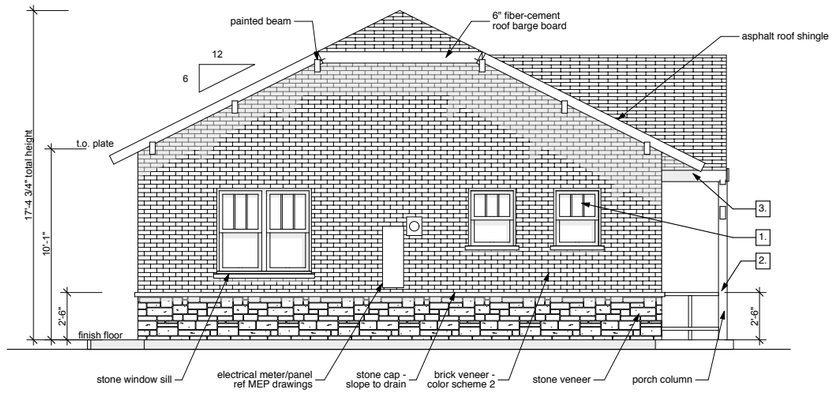
Architectural Elements Table - 1C

NUMBER	ELEMENT
1.	Multiple pane windows
2.	Front porch w/ decorative columns & optional railing
3.	Covered front porch, at least 40 sq.ft

Facade Materials Table - 1C

	MATERIAL TYPE	SQ. FT.	%
masonry	stone veneer	69.17 sqft	22%
masonry	brick veneer	253.52 sqft	78%
	Hardie board siding	NA	NA
	SUM TOTAL	322.69 sqft	100%





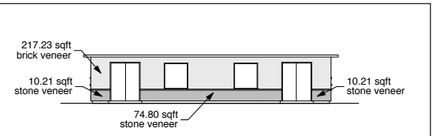
04 Left Elevation - 1C
SCALE: 1/4" = 1'-0"

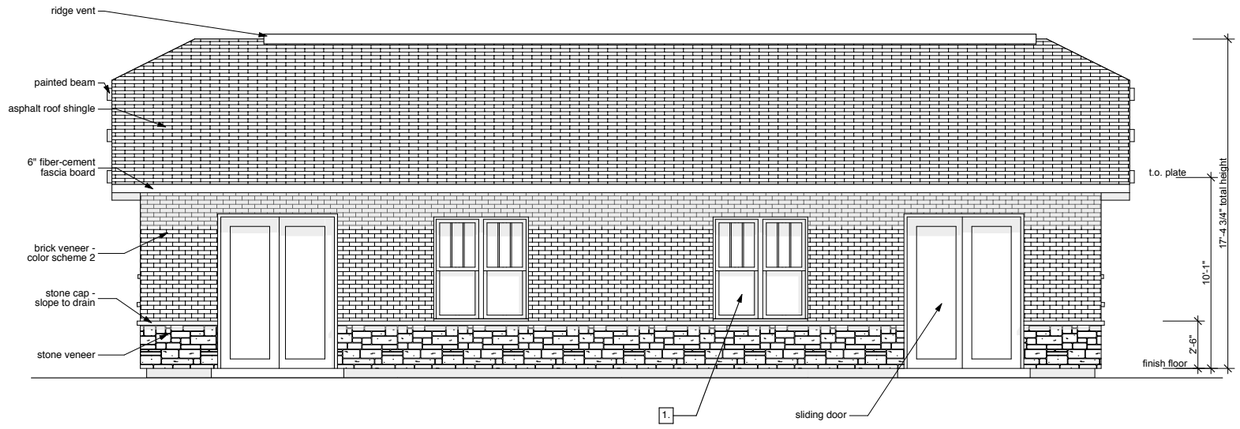
Architectural Elements Table - 1C

NUMBER	ELEMENT
1.	Multiple pane windows
2.	Front porch w/ decorative columns & optional railing
3.	Covered front porch, at least 40 sq.ft

Facade Materials Table - 1C

	MATERIAL TYPE	SQ. FT.	%
masonry	stone veneer	95.22 sqft	31%
masonry	brick veneer	217.23 sqft	69%
	Hardie board siding	NA	NA
	SUM TOTAL	312.45 sqft	100%





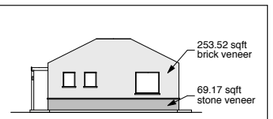
02 Back Elevation - 1C
SCALE: 1/4" = 1'-0"

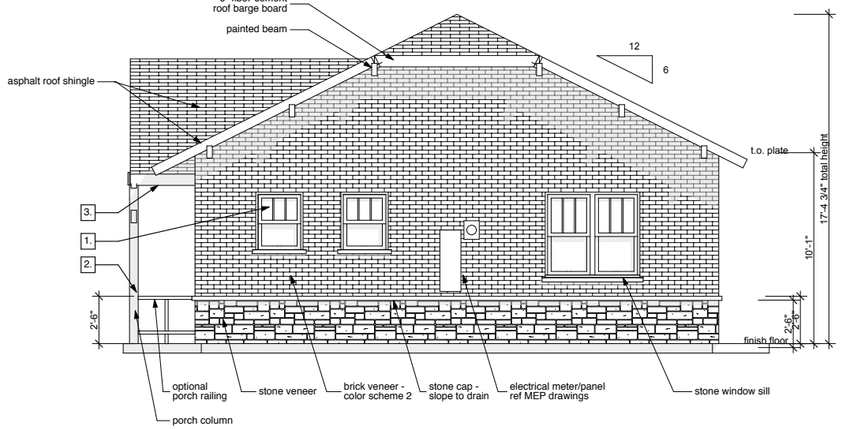
Architectural Elements Table - 1C

NUMBER	ELEMENT
1.	Multiple pane windows
2.	Front porch w/ decorative columns & optional railing
3.	Covered front porch, at least 40 sq.ft

Facade Materials Table - 1C

	MATERIAL TYPE	SQ. FT.	%
masonry	stone veneer	69.17 sqft	22%
masonry	brick veneer	253.52 sqft	78%
	Hardie board siding	NA	NA
	SUM TOTAL	322.69 sqft	100%





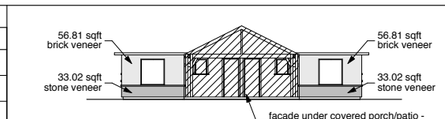
03 Right Elevation - 1C
SCALE: 1/4" = 1'-0"

Architectural Elements Table - 1C

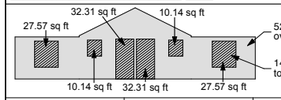
NUMBER	ELEMENT
1.	Multiple pane windows
2.	Front porch w/ decorative columns & optional railing
3.	Covered front porch, at least 40 sq.ft

Facade Materials Table - 1C

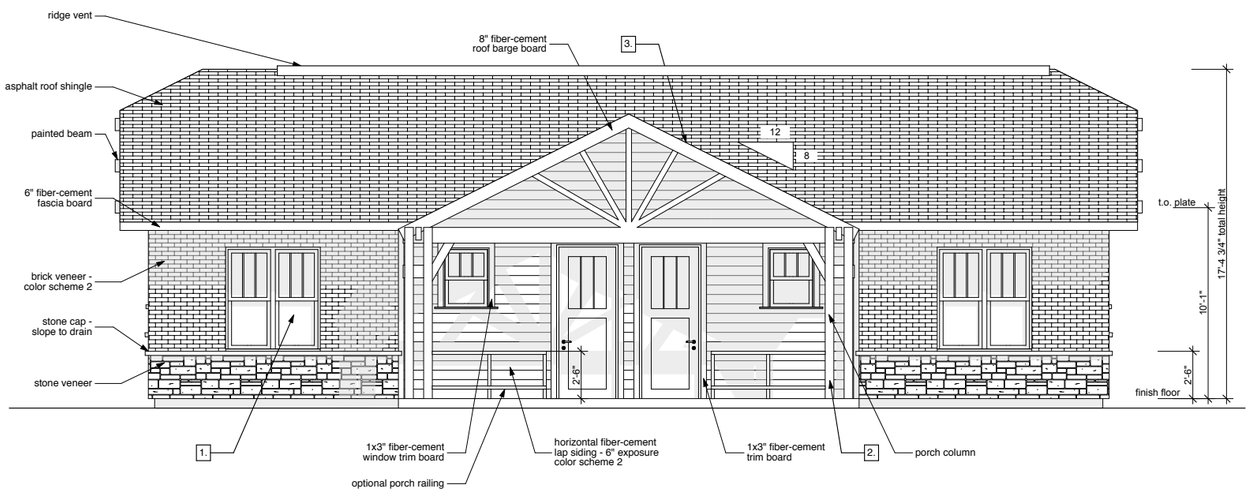
	MATERIAL TYPE	SQ. FT.	%
masonry	stone veneer	66.04 sqft	37%
masonry	brick veneer	113.62 sqft	63%
	Hardie board siding	NA	NA
	SUM TOTAL	179.66 sqft	100%



Front Facade Window/Door Percentage - 1C



overall facade area	526.68 sq ft	**window/ door area**	140.04 sq ft	**26.6%**	**window/ door area**



01 Front Elevation - 1C
SCALE: 1/4" = 1'-0"

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0 2' 4' 8'

scale = 1/4" = 1'-0"

Avilla - Creekside

Garland, Texas
1611.00

22 Feb 17	Case No: 160920.1
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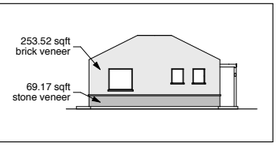
Exterior Elevations
1C - B/W

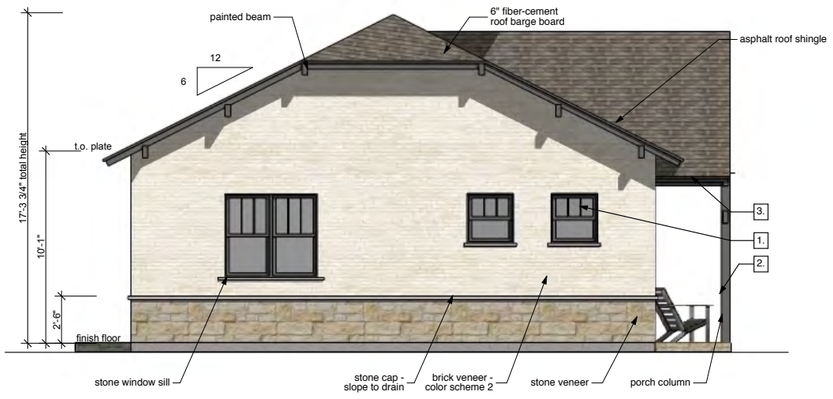
A1.06

EXHIBIT E

Architectural Elements Table - 1C	
NUMBER	ELEMENT
1.	Multiple pane windows
2.	Front porch w/ decorative columns & optional railing
3.	Covered front porch, at least 40 sq.ft

Facade Materials Table - 1C			
	MATERIAL TYPE	SQ. FT.	%
masonry	stone veneer	69.17 sqft	22%
masonry	brick veneer	253.52 sqft	78%
	Hardie board siding	NA	NA
	SUM TOTAL	322.69 sqft	100%



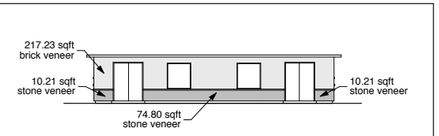


04 Left Elevation - 1C

NOT TO SCALE

Architectural Elements Table - 1C	
NUMBER	ELEMENT
1.	Multiple pane windows
2.	Front porch w/ decorative columns & optional railing
3.	Covered front porch, at least 40 sq.ft

Facade Materials Table - 1C			
	MATERIAL TYPE	SQ. FT.	%
masonry	stone veneer	95.22 sqft	31%
masonry	brick veneer	217.23 sqft	69%
	Hardie board siding	NA	NA
	SUM TOTAL	312.45 sqft	100%



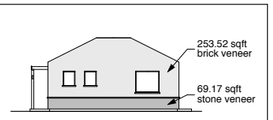


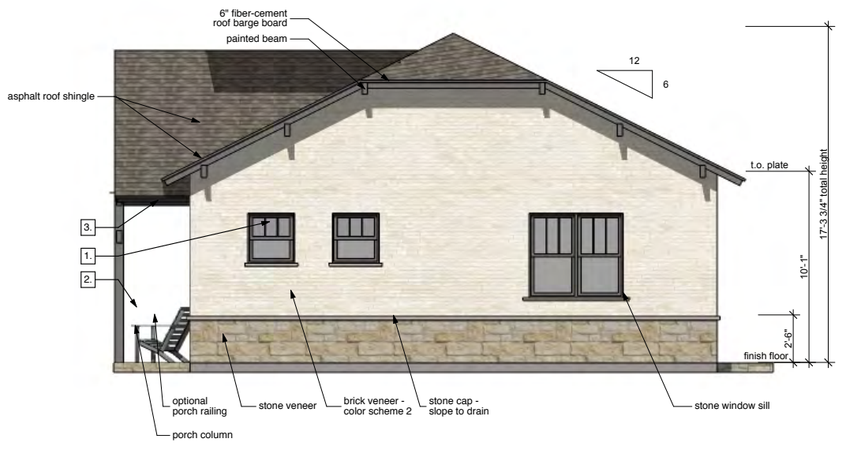
02 Back Elevation - 1C

NOT TO SCALE

Architectural Elements Table - 1C	
NUMBER	ELEMENT
1.	Multiple pane windows
2.	Front porch w/ decorative columns & optional railing
3.	Covered front porch, at least 40 sq.ft

Facade Materials Table - 1C			
	MATERIAL TYPE	SQ. FT.	%
masonry	stone veneer	69.17 sqft	22%
masonry	brick veneer	253.52 sqft	78%
	Hardie board siding	NA	NA
	SUM TOTAL	322.69 sqft	100%



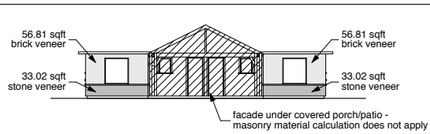


03 Right Elevation - 1C

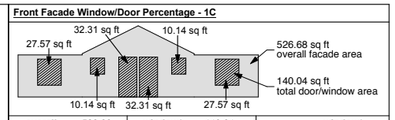
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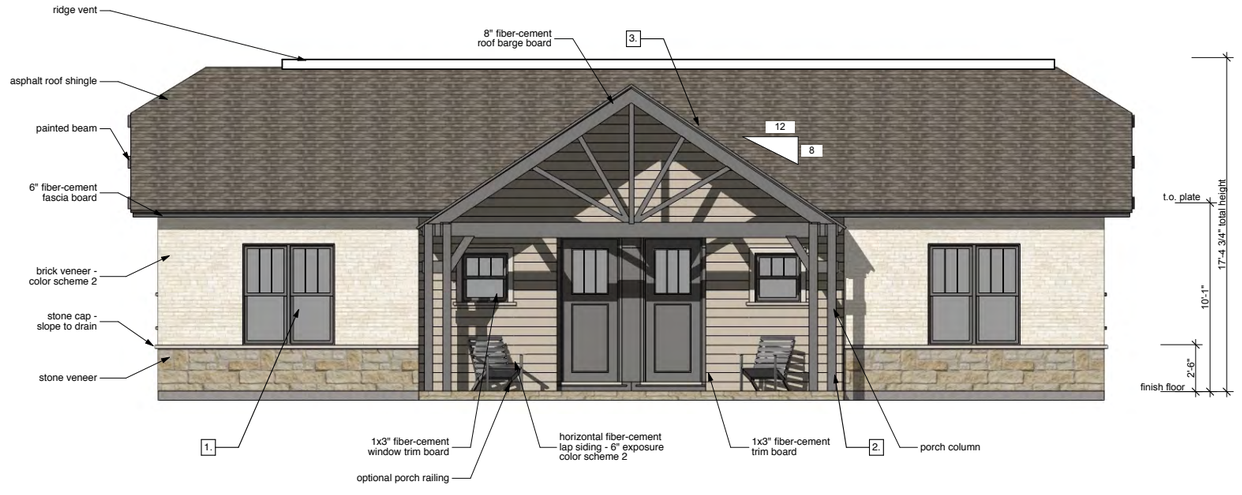
Architectural Elements Table - 1C	
NUMBER	ELEMENT
1.	Multiple pane windows
2.	Front porch w/ decorative columns & optional railing
3.	Covered front porch, at least 40 sq.ft

Facade Materials Table - 1C			
	MATERIAL TYPE	SQ. FT.	%
masonry	stone veneer	66.04 sqft	37%
masonry	brick veneer	113.62 sqft	63%
	Hardie board siding	NA	NA
	SUM TOTAL	179.66 sqft	100%



Front Facade Window/Door Percentage - 1C					
overall facade area	526.68 sq ft	window/ door area	140.04 sq ft	26.6%	window/ door area





01 Front Elevation - 1C

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0 2' 4' 8'
scale = 1/4" = 1'-0"

Avilla - Creekside

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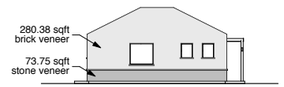
Color Exterior Elevations 1C

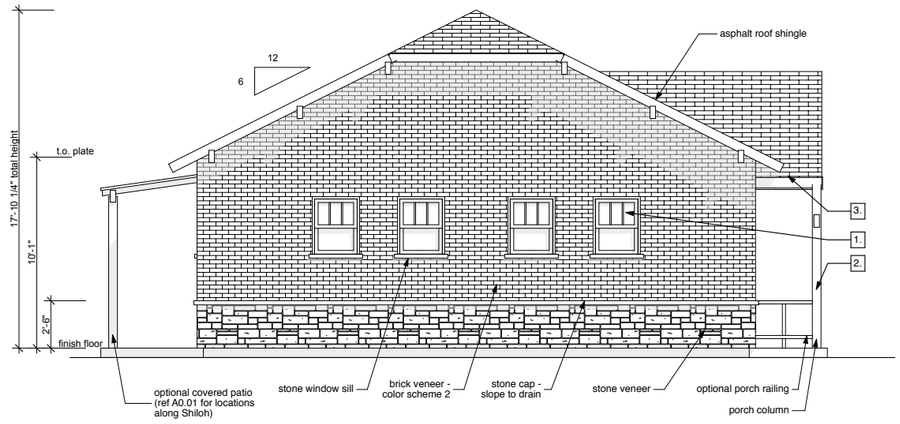
A1.07

EXHIBIT E

Architectural Elements Table - 2B	
NUMBER	ELEMENT
1.	Multiple pane windows
2.	Front porch w/ decorative columns & optional railing
3.	Covered front porch, at least 40 sq.ft

Facade Materials Table - 2B			
	MATERIAL TYPE	SQ. FT.	%
masonry	stone veneer	73.75 sqft	21%
masonry	brick veneer	280.38 sqft	79%
	Hardie board siding	NA	NA
	SUM TOTAL	357.52 sqft	100%

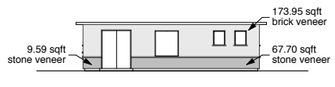


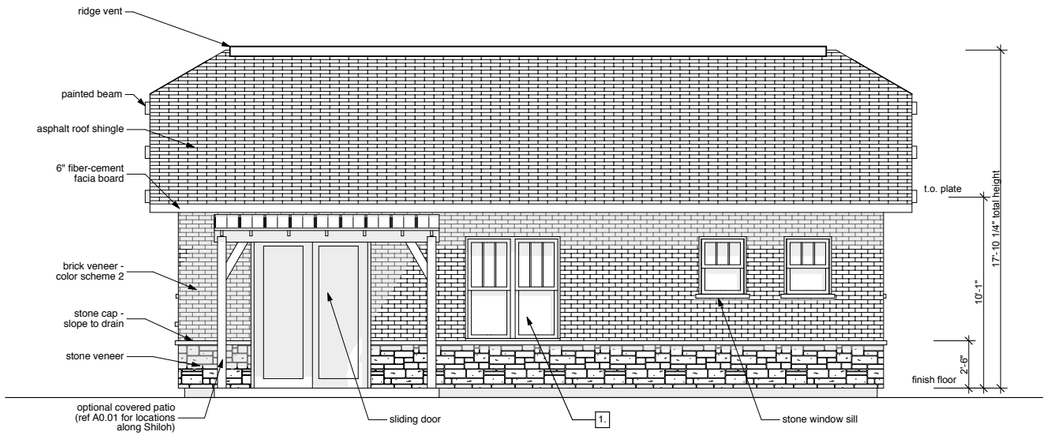


04 Left Elevation - 2C
SCALE: 1/4" = 1'-0"

Architectural Elements Table - 2B	
NUMBER	ELEMENT
1.	Multiple pane windows
2.	Front porch w/ decorative columns & optional railing
3.	Covered front porch, at least 40 sq.ft

Facade Materials Table - 2B			
	MATERIAL TYPE	SQ. FT.	%
masonry	stone veneer	77.29 sqft	31%
masonry	brick veneer	173.95 sqft	69%
	Hardie board siding	NA	NA
	SUM TOTAL	251.24 sqft	100%

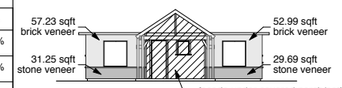




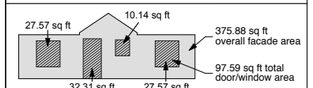
02 Back Elevation - 2C
SCALE: 1/4" = 1'-0"

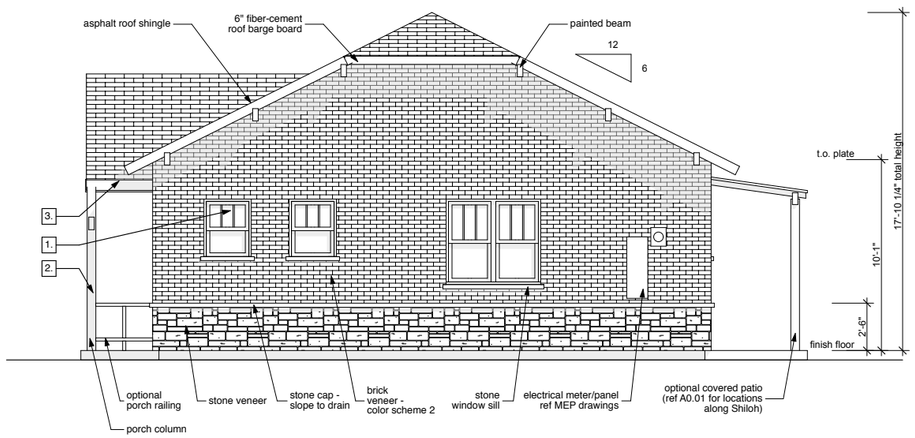
Architectural Elements Table - 2B	
NUMBER	ELEMENT
1.	Multiple pane windows
2.	Front porch w/ decorative columns & optional railing
3.	Covered front porch, at least 40 sq.ft

Facade Materials Table - 2B			
	MATERIAL TYPE	SQ. FT.	%
masonry	stone veneer	60.94 sqft	35%
masonry	brick veneer	110.22 sqft	65%
	Hardie board siding	NA	NA
	SUM TOTAL	171.16	100%

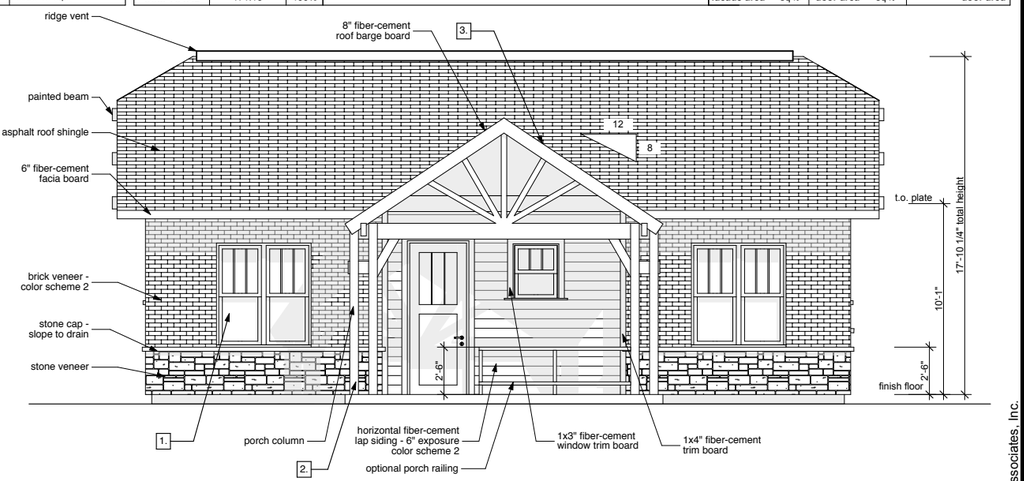


Front Facade Window/Door Percentage - 2B					
overall facade area	375.88 sq ft	window/ door area	97.59 sq ft	26.0%	window/ door area





03 Right Elevation - 2C
SCALE: 1/4" = 1'-0"



01 Front Elevation - 2C
SCALE: 1/4" = 1'-0"

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Exterior Elevations
2C - B/W

A2.06

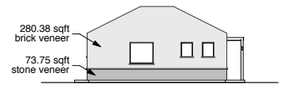
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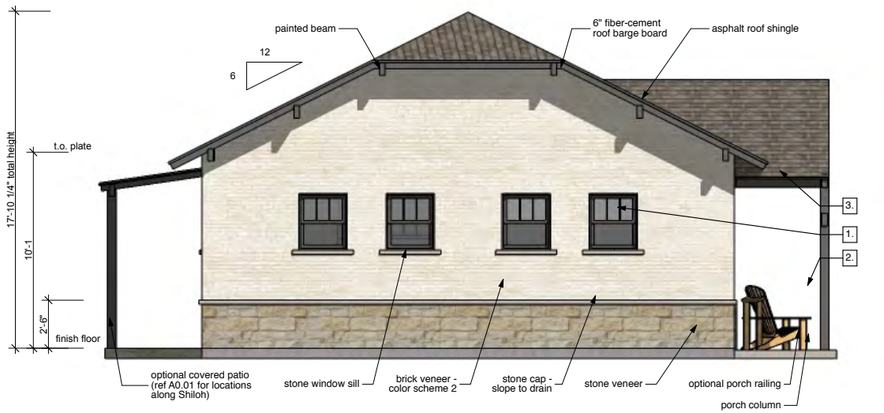
Architectural Elements Table - 2B

NUMBER	ELEMENT
1.	Multiple pane windows
2.	Front porch w/ decorative columns & optional railing
3.	Covered front porch, at least 40 sq.ft

Facade Materials Table - 2B

	MATERIAL TYPE	SQ. FT.	%
masonry	stone veneer	73.75 sqft	21%
masonry	brick veneer	280.38 sqft	79%
	Hardie board siding	NA	NA
	SUM TOTAL	357.52 sqft	100%





04 Left Elevation - 2C

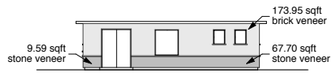
NOT TO SCALE

Architectural Elements Table - 2B

NUMBER	ELEMENT
1.	Multiple pane windows
2.	Front porch w/ decorative columns & optional railing
3.	Covered front porch, at least 40 sq.ft

Facade Materials Table - 2B

	MATERIAL TYPE	SQ. FT.	%
masonry	stone veneer	77.29 sqft	31%
masonry	brick veneer	173.95 sqft	69%
	Hardie board siding	NA	NA
	SUM TOTAL	251.24 sqft	100%





02 Back Elevation - 2C

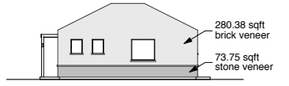
NOT TO SCALE

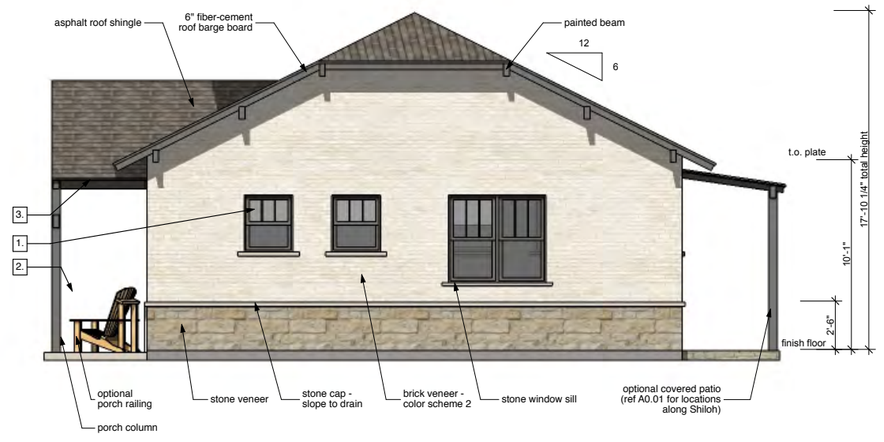
Architectural Elements Table - 2B

NUMBER	ELEMENT
1.	Multiple pane windows
2.	Front porch w/ decorative columns & optional railing
3.	Covered front porch, at least 40 sq.ft

Facade Materials Table - 2B

	MATERIAL TYPE	SQ. FT.	%
masonry	stone veneer	73.75 sqft	21%
masonry	brick veneer	280.38 sqft	79%
	Hardie board siding	6.51 sqft	2%
	SUM TOTAL	357.52 sqft	100%





03 Right Elevation - 2C

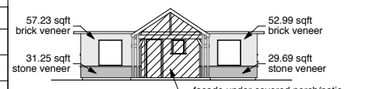
NOT TO SCALE

Architectural Elements Table - 2B

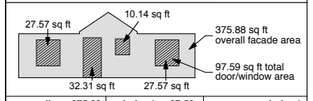
NUMBER	ELEMENT
1.	Multiple pane windows
2.	Front porch w/ decorative columns & optional railing
3.	Covered front porch, at least 40 sq.ft

Facade Materials Table - 2B

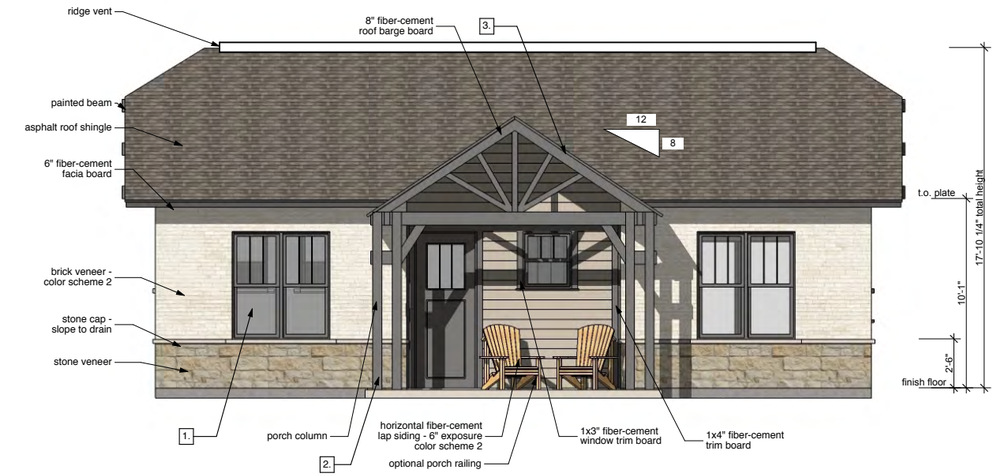
	MATERIAL TYPE	SQ. FT.	%
masonry	stone veneer	60.94 sqft	35%
masonry	brick veneer	110.22 sqft	65%
	Hardie board siding	NA	NA
	SUM TOTAL	171.16	100%



Front Facade Window/Door Percentage - 2B



overall facade area	375.88 sq ft	window/ door area	97.59 sq ft	26.0%	window/ door area



01 Front Elevation - 2C

NOT TO SCALE

EXHIBIT E

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BBL Builders, LP

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0 2' 4' 8'

scale = 1/4" = 1'-0"

Avilla - Creekside

Garland, Texas
1611.00

22 Feb 17	Case No: 160920.1
22 Mar 17	Case No: 160920.1
03 Apr 17	Case No: 160920.1

Color Exterior Elevations 2C

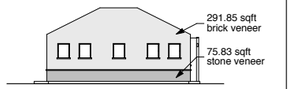
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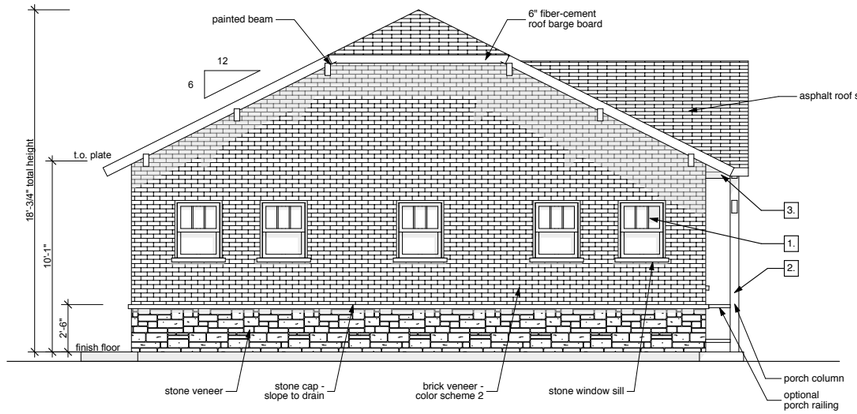
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EXHIBIT E

Architectural Elements Table - 3C	
NUMBER	ELEMENT
1.	Multiple pane windows
2.	Front porch w/ decorative columns & optional railing
3.	Covered front porch, at least 40 sq.ft

Facade Materials Table - 3C			
	MATERIAL TYPE	SQ. FT.	%
masonry	stone veneer	75.83 sqft	21%
masonry	brick veneer	291.85 sqft	79%
	Hardie board siding	NA	NA
	SUM TOTAL	367.68 sqft	100%

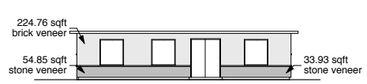


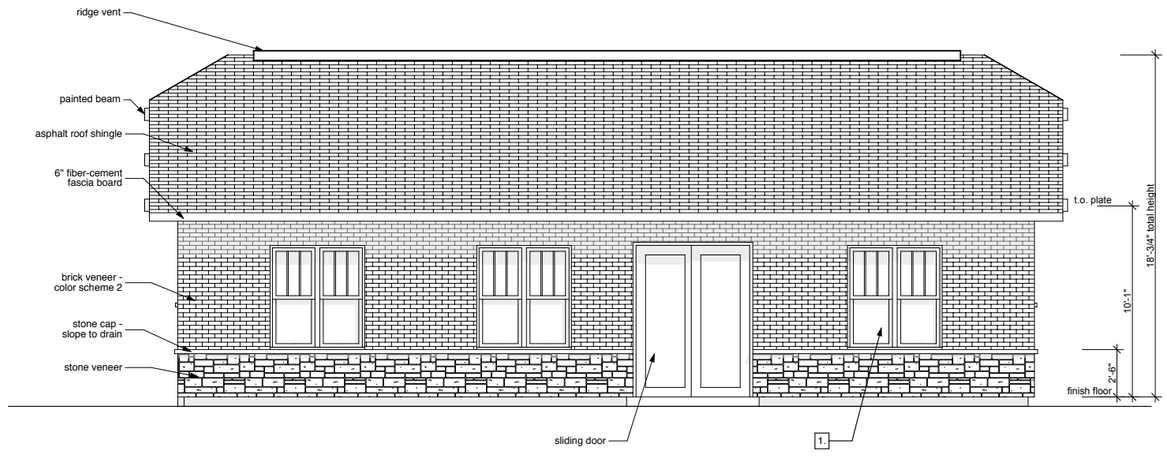


04 Left Elevation - 3C
SCALE: 1/4" = 1'-0"

Architectural Elements Table - 3C	
NUMBER	ELEMENT
1.	Multiple pane windows
2.	Front porch w/ decorative columns & optional railing
3.	Covered front porch, at least 40 sq.ft

Facade Materials Table - 3C			
	MATERIAL TYPE	SQ. FT.	%
masonry	stone veneer	88.78 sqft	37%
masonry	brick veneer	224.76 sqft	63%
	Hardie board siding	NA	NA
	SUM TOTAL	313.54 sqft	100%

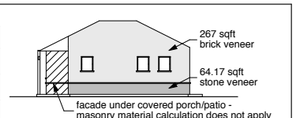


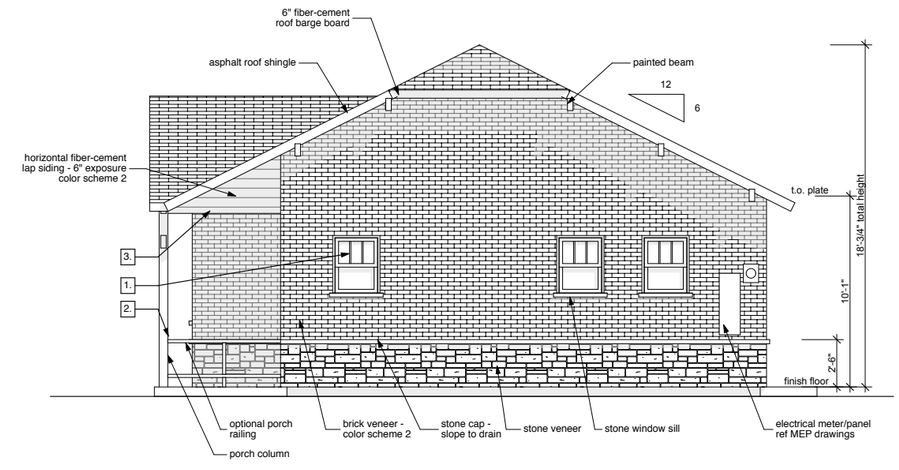


02 Back Elevation - 1C
SCALE: 1/4" = 1'-0"

Architectural Elements Table - 3C	
NUMBER	ELEMENT
1.	Multiple pane windows
2.	Front porch w/ decorative columns & optional railing
3.	Covered front porch, at least 40 sq.ft

Facade Materials Table - 3C			
	MATERIAL TYPE	SQ. FT.	%
masonry	stone veneer	64.17 sqft	20%
masonry	brick veneer	267 sqft	80%
	Hardie board siding	NA	NA
	SUM TOTAL	331.17 sqft	100%

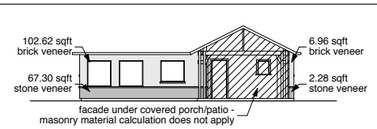




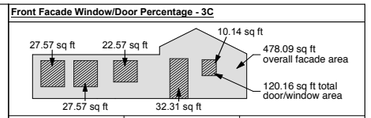
03 Right Elevation - 3C
SCALE: 1/4" = 1'-0"

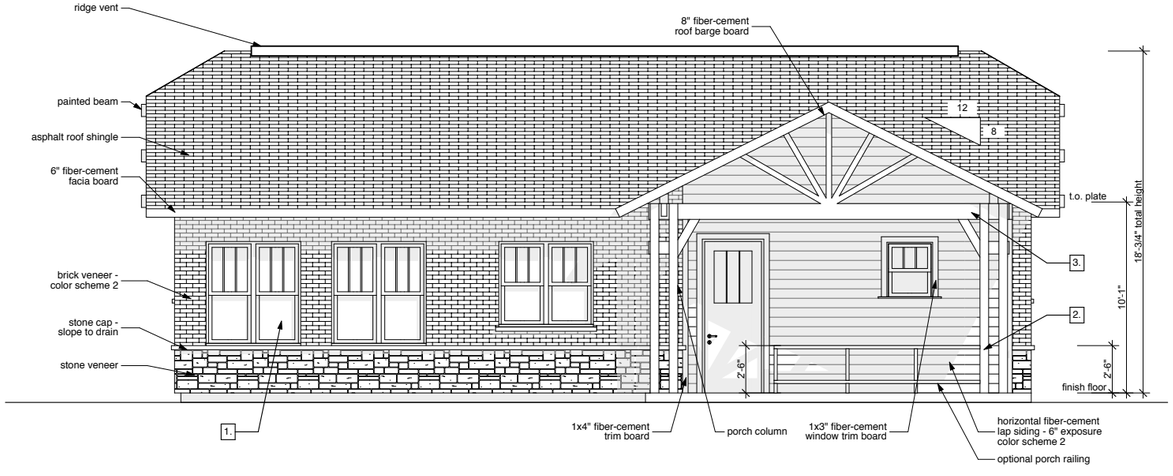
Architectural Elements Table - 3C	
NUMBER	ELEMENT
1.	Multiple pane windows
2.	Front porch w/ decorative columns & optional railing
3.	Covered front porch, at least 40 sq.ft

Facade Materials Table - 3C			
	MATERIAL TYPE	SQ. FT.	%
masonry	stone veneer	69.58 sqft	39%
masonry	brick veneer	109.58 sqft	61%
	Hardie board siding	NA	NA
	SUM TOTAL	179.16 sqft	100%



Front Facade Window/Door Percentage - 3C					
overall facade area	478.09 sq ft	window/ door area	120.16 sq ft	25.1%	window/ door area





01 Front Elevation - 3C
SCALE: 1/4" = 1'-0"

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MEP Consultant
Jordan and Skala Engineers, Inc

Structural Engineer
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General Contractor
BBL Builders, LP

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0 2' 4' 8'
scale = 1/4" = 1'-0"

Avilla - Creekside

Garland, Texas
1611.00

22 Feb 17	Case No: 160920.1
22 Mar 17	Case No: 160920.1
03 Apr 17	Case No: 160920.1

Exterior Elevations
3C - B/W

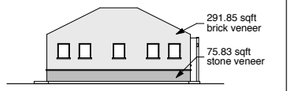
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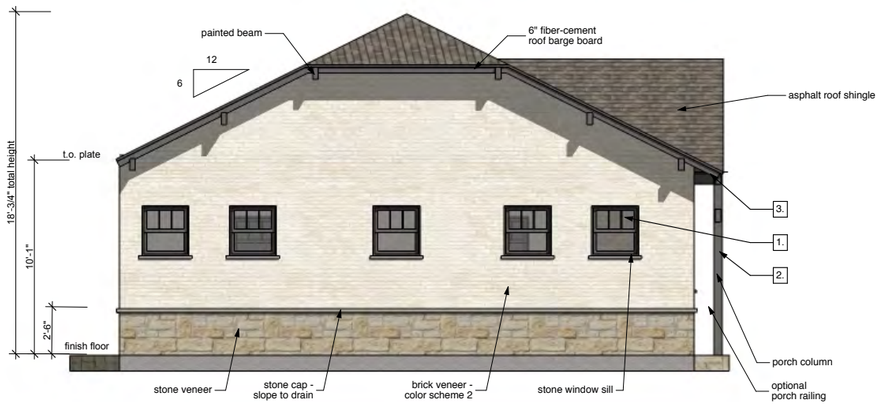
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EXHIBIT E

Architectural Elements Table - 3C	
NUMBER	ELEMENT
1.	Multiple pane windows
2.	Front porch w/ decorative columns & optional railing
3.	Covered front porch, at least 40 sq.ft

Facade Materials Table - 3C			
	MATERIAL TYPE	SQ. FT.	%
masonry	stone veneer	75.83 sqft	21%
masonry	brick veneer	291.85 sqft	79%
	Hardie board siding	NA	NA
	SUM TOTAL	367.68 sqft	100%



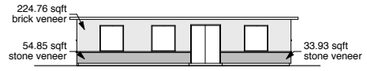


04 Left Elevation - 3C

NOT TO SCALE

Architectural Elements Table - 3C	
NUMBER	ELEMENT
1.	Multiple pane windows
2.	Front porch w/ decorative columns & optional railing
3.	Covered front porch, at least 40 sq.ft

Facade Materials Table - 3C			
	MATERIAL TYPE	SQ. FT.	%
masonry	stone veneer	88.78 sqft	37%
masonry	brick veneer	224.76 sqft	63%
	Hardie board siding	NA	NA
	SUM TOTAL	313.54 sqft	100%



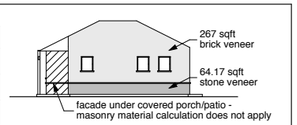


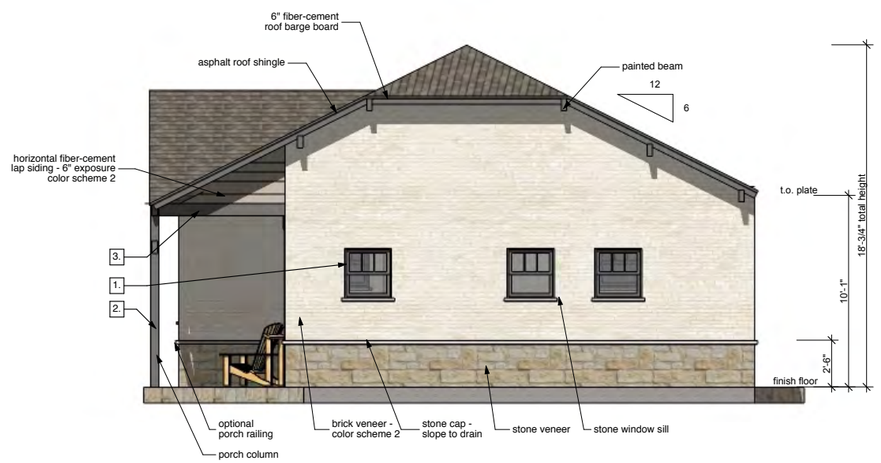
02 Back Elevation - 1C

NOT TO SCALE

Architectural Elements Table - 3C	
NUMBER	ELEMENT
1.	Multiple pane windows
2.	Front porch w/ decorative columns & optional railing
3.	Covered front porch, at least 40 sq.ft

Facade Materials Table - 3C			
	MATERIAL TYPE	SQ. FT.	%
masonry	stone veneer	64.17 sqft	20%
masonry	brick veneer	267 sqft	80%
	Hardie board siding	NA	NA
	SUM TOTAL	331.17 sqft	100%



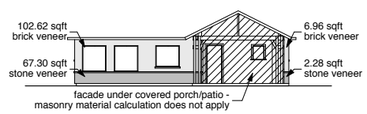


03 Right Elevation - 3C

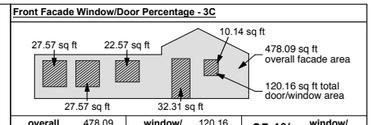
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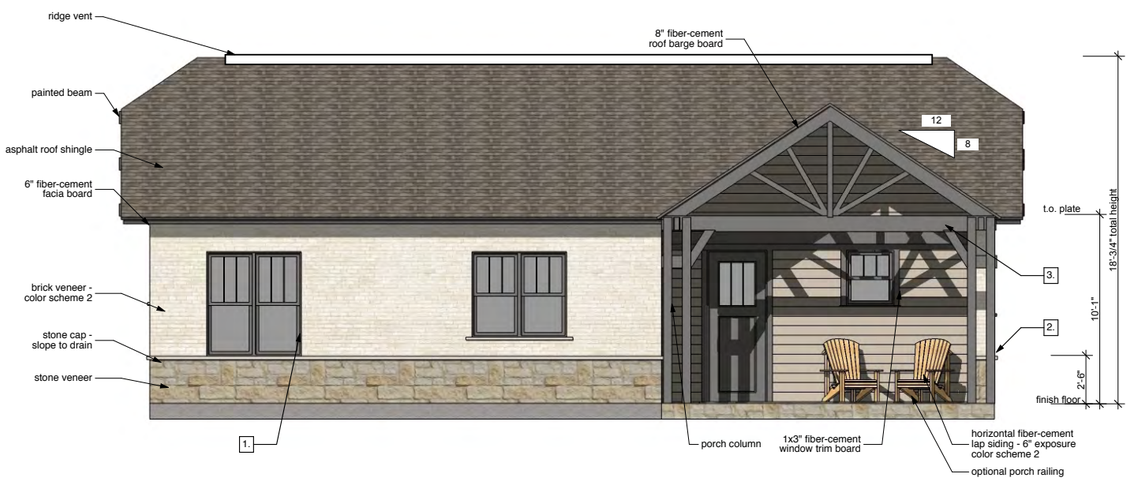
Architectural Elements Table - 3C	
NUMBER	ELEMENT
1.	Multiple pane windows
2.	Front porch w/ decorative columns & optional railing
3.	Covered front porch, at least 40 sq.ft

Facade Materials Table - 3C			
	MATERIAL TYPE	SQ. FT.	%
masonry	stone veneer	69.58 sqft	39%
masonry	brick veneer	109.58 sqft	61%
	Hardie board siding	NA	NA
	SUM TOTAL	179.16 sqft	100%



Front Facade Window/Door Percentage - 3C					
overall facade area	478.09 sq ft	window/ door area	120.16 sq ft	25.1%	window/ door area





01 Front Elevation - 3C

NOT TO SCALE

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0 2' 4' 8'

scale = 1/4" = 1'-0"

Avilla - Creekside

Garland, Texas
1611.00

22 Feb 17	Case No: 160920.1
22 Mar 17	Case No: 160920.1
03 Apr 17	Case No: 160920.1

Color Exterior Elevations 3C

A3.07

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EXHIBIT F

LEGEND

Plan 2 ← floor plan designation
Elev A ← elevation designation

A Elev
B Elev
C Elev

ELEVATION DISTRIBUTION

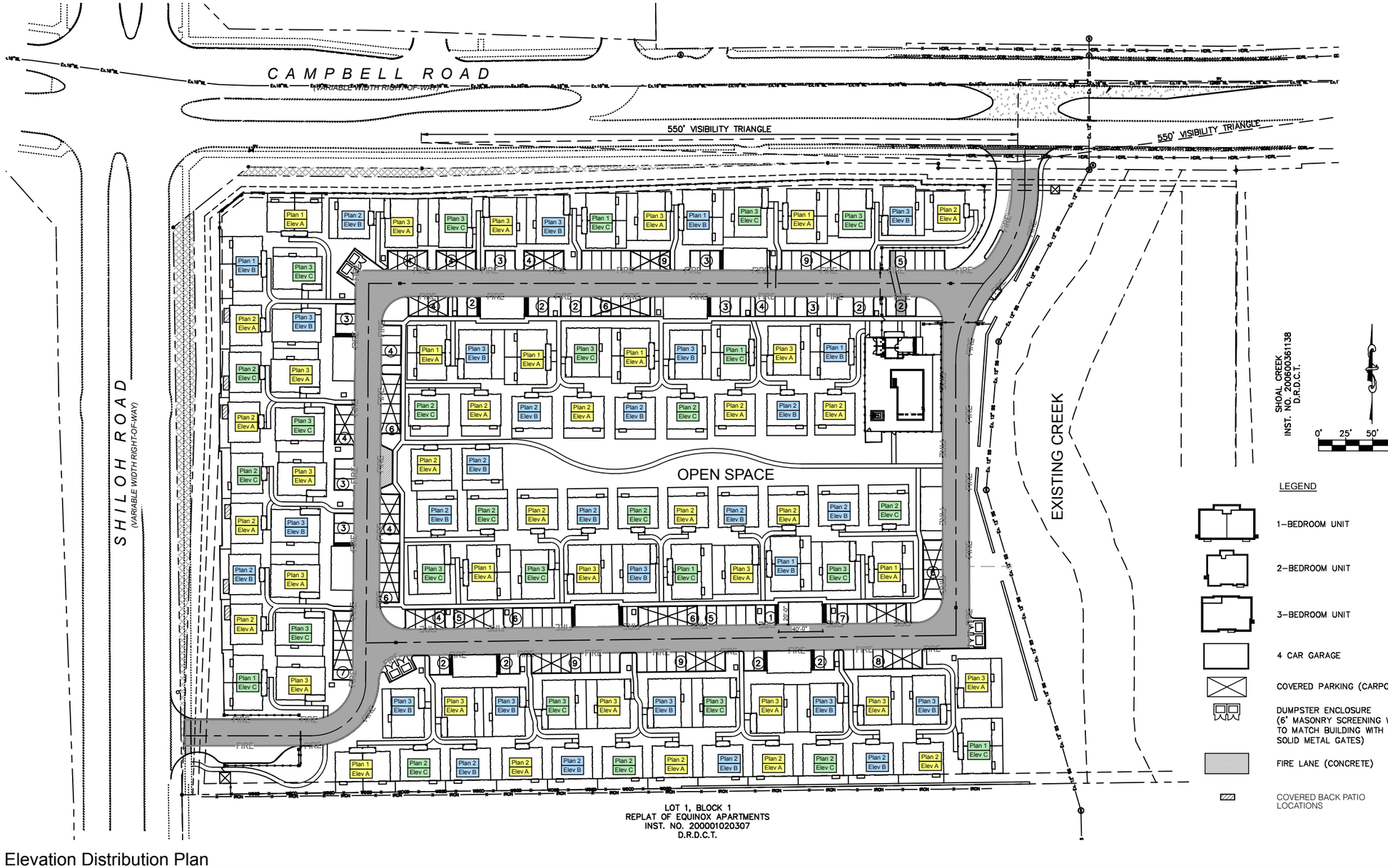
Floor Plan	Elevation			Total
	A	B	C	
1	8	4	5	17
2	17	14	10	41
3	15	12	12	39
				97

Floor Plan	Elevation		Total
	-		
L*	1		1

* Leasing Office

Floor Plan	Elevation		Total
	-	M**	
G*	9	1	10

*Garage
**M = w/ maintenance garage bay



LEGEND

- 1–BEDROOM UNIT
- 2–BEDROOM UNIT
- 3–BEDROOM UNIT
- 4 CAR GARAGE
- COVERED PARKING (CARPORT)
- DUMPSTER ENCLOSURE (6' MASONRY SCREENING WALL TO MATCH BUILDING WITH 6' SOLID METAL GATES)
- FIRE LANE (CONCRETE)
- COVERED BACK PATIO LOCATIONS

0' 25' 50' 100'

01 Elevation Distribution Plan
NOT TO SCALE

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0 2' 4' 8'
scale = 1/4" = 1'-0"

Avilla - Creekside

Garland, Texas
1611.00

22 Feb 17	Case No: 160920.1
22 Mar 17	Case No: 160920.1
03 Apr 17	Case No: 160920.1

Elevation Distribution Plan

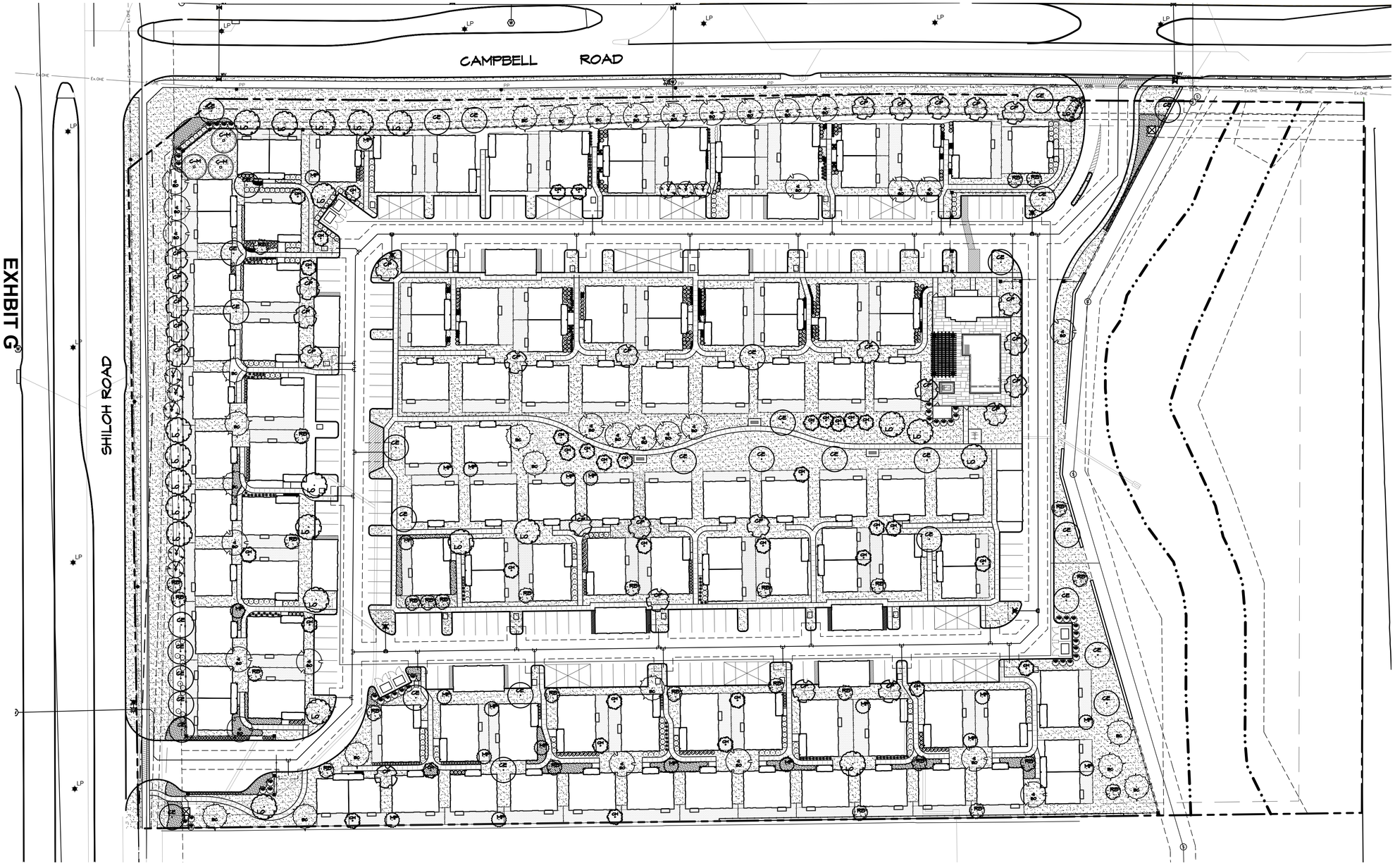
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TREE LEGEND

- BC — BALD CYPRESS / TAXODIUM DISTICHUM (3" CALIPER)
- LO — LIVE OAK / QUERCUS VIRGINIANA 3" CALIPER
- CE — CEDAR ELM / ULMUS CRASSIFOLIA 3" CALIPER
- SO — SHUMARD OAK / QUERCUS SHUMARDII (3" CALIPER)
- CP — CHINESE PISTACHE / PISTACIA CHINENSIS 3" CALIPER
- C-M — CADDO MAPLE / ACER SACCHARUM 'CADDO' (3" CALIPER)
- CM — NATCHEZ CRAPE MYRTLE / LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ' (2" CALIPER)
- RB — TEXAS REDBUD / CERCIS CANADENSIS VAR. TEXENSIS 2" CALIPER
- MP — MEXICAN PLUM / PRUNUS MEXICANA 2" CALIPER
- V — VITEX / VITEX AGNUS-CASTUS (2" CALIPER)
- NS — NELLIE R STEVENS HOLLY / ILEX X 'NELLIE R STEVENS' (45 GALLON)

PLEASE REFER TO PLANT PALETTE BOOKLET FOR ADDITIONAL PROPOSED LANDSCAPE PLANTINGS



STUDIO 13 DESIGN GROUP

Studio 13 Design Group, PLLC.
386 W. Main Street
Lewisville, Texas 75057
469-635-1900

TBAE Firm #BR643

REGISTERED LANDSCAPE ARCHITECT — LEONARD W. REEVES — 1977 — STATE OF TEXAS

March 31, 2017

NORTH

20 10 0 20

1" = 20' - 0"

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

LANDSCAPE AND SCREENING

Overaall Landscape Layout

Avilla Creekside

City of Garland, Dallas County, Texas

#	PLAN REVIEW REVISIONS	BY	DATE
0			

PROJECT
BGE001

SHEET
L6 of 6

Plotted by: ###### Plot Date: 4/3/2017 9:36 AM

Drawing: S:\Projects\BGE001 - Garland Avilla\DWG\BGE001-LS.dwg Saved By: Leonard Save Time: 4/1/2017 12:30 PM

TREE LEGEND

BC — BALD CYPRESS / TAXODIUM DISTICHUM (3" CALIPER)	SO — SHUMARD OAK / QUERCUS SHUMARDII (3" CALIPER)
LO — LIVE OAK / QUERCUS VIRGINIANA 3" CALIPER	CP — CHINESE PISTACHE / PISTACIA CHINENSIS 3" CALIPER
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CM — NATCHEZ CRAPE MYRTLE / LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ' (2" CALIPER)	
RB — TEXAS REDBUD / CERCIS CANADENSIS VAR. TEXENSIS 2" CALIPER	
MP — MEXICAN PLUM / PRUNUS MEXICANA 2" CALIPER	
VITEX / VITEX AGNUS-CASTUS (2" CALIPER)	
NS — NELLIE R STEVENS HOLLY / ILEX X 'NELLIE R STEVENS' (45 GALLON)	

PLEASE REFER TO PLANT PALETTE BOOKLET FOR ADDITIONAL PROPOSED LANDSCAPE PLANTINGS

NOTE: THE REQUIRED LANDSCAPE BUFFER ALONG SHILOH ROAD IS 15'-0". THE OWNER PROVIDED A VARIABLE WIDTH LANDSCAPE BUFFER RANGING FROM 21'-0" TO 35'-0". THE PLANS SHOW DIMENSIONS OF THE LANDSCAPE BUFFER AT VARIOUS LOCATIONS ALONG SHILOH ROAD FOR REFERENCE.

EXHIBIT G

SHILOH ROAD

CAMPBELL ROAD

6'-0" HT. PRIMARY SIGNAGE MONUMENT REFER TO DETAIL 5/S1

6'-0" HT. REAR YARD WOOD FENCE REFER TO DETAIL 3,4&5/S2

EX. 6'-0" CONCRETE SIDEWALK

35'-0" UTILITY EASEMENT

22'-8" LANDSCAPE BUFFER

6'-0" HT. BRICK THINWALL PANEL REFER TO DETAIL 1&4/S1

6'-6" HT. BRICK THINWALL COLUMN REFER TO DETAIL 1,2&3/S1

21'-5" LANDSCAPE BUFFER

10'-0" PEDESTRIAN & UTLIITY EASEMENT

35'-0" UTILITY EASEMENT

EX. 6'-0" CONCRETE SIDEWALK

6'-0" HT. BRICK THINWALL PANEL REFER TO DETAIL 1&4/S1

6'-0" HT. REAR YARD WOOD FENCE REFER TO DETAIL 3,4&5/S2

15'-0" LANDSCAPE BUFFER

6'-0" HT. ORNAMENTAL METAL FENCE REFER TO DETAIL 2/S2

EX. CONCRETE SIDEWALK

10'-0" PEDESTRIAN & UTILITY EASEMENT

6'-0" HT. REAR YARD WOOD FENCE REFER TO DETAIL 3,4&5/S2

4'-0" CONCRETE SIDEWALK

6'-0" HT. BRICK THINWALL FOR TRASH ENCLOSURE REFER TO DETAIL 1/S1

WOODEN GATES FOR TRASH ENCLOSURE REFER TO DETAIL 3/S8

15'-0" UTILITY EASEMNET

15'-0" UTILITY EASEMENT

SAN. SEWER

WATER

STORM

EX. INLET

EX. STORM

INLET

SOLID STONE SEATING BENCH

EX. WATER

MATCHLINE A
SHEET HS2, L1, IR1

MATCHLINE A
SHEET HS4, L3, IR3

MATCHLINE B
SHEET HS3, L2, IR2

MATCHLINE B
SHEET HS2, L1, IR1

NORTH

20 10 0 20

1" = 20' - 0"

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

STUDIO 13 DESIGN GROUP

Studio 13 Design Group, PLLC.
386 W. Main Street
Lewisville, Texas 75057
469-635-1900

TBAE Firm #BR643

REGISTERED LANDSCAPE ARCHITECT — LEONARD W. REEVES — 1977 — STATE OF TEXAS

March 31, 2017

LANDSCAPE AND SCREENING

Landscape Plans

Avilla Creekside

City of Garland, Dallas County, Texas

#	DATE	BY	PLAN REVIEW REVISIONS
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PROJECT
BGE001

SHEET
L1 of 6

Plotted by: ###### Plot Date: 4/3/2017 9:35 AM

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EXHIBIT G

MATCHLINE B
SHEET HS3, L2, IR2

MATCHLINE B
SHEET HS2, L1, IR1

CAMPBELL ROAD

EX. WATER
EX. STORM
EX. INLET
EX. CONCRETE SIDEWALK
EX. WATER
EX. STORM
EX. CONCRETE SIDEWALK
WV
LP
SSMH
GDRL
Ex.OHE
PP

15'-0" LANDSCAPE BUFFER
10'-0" PEDESTRIAN & UTILITY EASEMENT
6'-0" HT. ORNAMENTAL METAL FENCE REFER TO DETAIL 2/S2
15'-0" LANDSCAPE BUFFER
10'-0" PEDESTRIAN & UTILITY EASEMENT
7'-0" HT. PRIMARY COLUMN REFER TO DETAIL 7/S1
SECONDARY MONUMENT REFER TO DETAIL 6/S1
DRAINAGE EASEMENT
20'-0" B.L.
15'-0" LS BUFFER
20'-0" B.L.
6'-0" HT. REAR YARD WOOD FENCE REFER TO DETAIL 3,4&5/S2
6'-0" HT. ORNAMENTAL METAL FENCE REFER TO DETAIL 2/S2
15'-0" UTILITY EASEMENT
WATER
SAN. SEWER
FLOODPLAIN EASEMENT
RETAINING WALL BY OTHERS REFER TO CIVIL PLANS
100-YEAR FLOODPLAIN REFER TO CIVIL PLANS
7'-0" HT. STONE COLUMN REFER TO DETAIL 7/S2
SLIDING ACCESS GATE
4'-0" WIDE PEDESTRIAN ACCESS GATE
RESTROOMS
6'-0" HT. ORNAMENTAL METAL FENCE REFER TO DETAIL 1/S2
LEASING OFFICE
MAIL BOXES
ENHANCED PAVEMENT
SKIMMING POOL (1,000 SQ. FT. MIN.)
CEDAR PERGOLA
SPA POOL
SOLID STONE SEATING BENCH
6'-0" HT. REAR YARD WOOD FENCE REFER TO DETAIL 3,4&5/S2
4'-0" CONCRETE SIDEWALK
WOODEN POOL EQUIPMENT ENCLOSURE
4'-0" WIDE PEDESTRIAN ACCESS GATE
INLET
STORM
BIKE RACK, REFER TO DETAIL 1/S3
15'-0" UTILITY EASEMENT
RETAINING WALL BY OTHERS REFER TO CIVIL PLANS

TREE LEGEND

BC	BALD CYPRESS / TAXODIUM DISTICHUM (3" CALIPER)
LO	LIVE OAK / QUERCUS VIRGINIANA 3" CALIPER
CE	CEDAR ELM / ULMUS CRASSIFOLIA 3" CALIPER
SO	SHUMARD OAK / QUERCUS SHUMARDII (3" CALIPER)
CP	CHINESE PISTACHE / PISTACIA CHINENSIS 3" CALIPER
C-M	CADDO MAPLE / ACER SACCHARUM 'CADDO' (3" CALIPER)
CM	NATCHEZ CRAPE MYRTLE / LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ' (2" CALIPER)
RB	TEXAS REDBUD / CERCIS CANADENSIS VAR. TEXENSIS 2" CALIPER
MP	MEXICAN PLUM / PRUNUS MEXICANA 2" CALIPER
V	VITEX / VITEX AGNUS-CASTUS (2" CALIPER)
NS	NELLIE R STEVENS HOLLY / ILEX X 'NELLIE R STEVENS' (45 GALLON)

PLEASE REFER TO PLANT PALETTE BOOKLET FOR ADDITIONAL PROPOSED LANDSCAPE PLANTINGS

MATCHLINE A
SHEET HS3, L2, IR2

MATCHLINE A
SHEET HS5, L4, IR4

STUDIO 13 DESIGN GROUP
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TBAE Firm #BR643

REGISTERED LANDSCAPE ARCHITECT
LEONARD W. REEVES
1977
STATE OF TEXAS

March 31, 2017

NORTH
20 10 0 20
1" = 20' - 0"
Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.
One Inch

LANDSCAPE AND SCREENING

Landscape Plans

Avilla Creekside

City of Garland, Dallas County, Texas

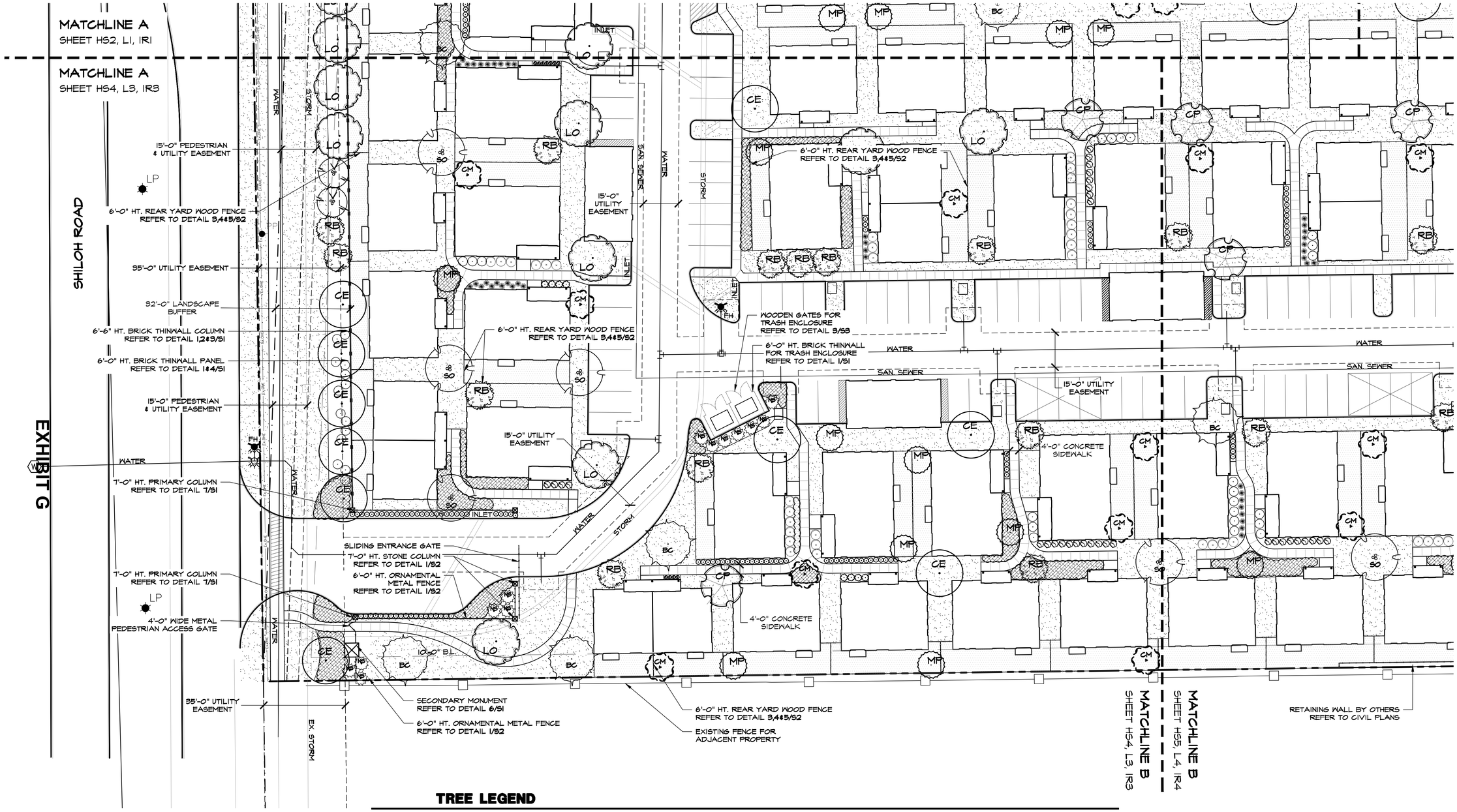
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PROJECT
BGE001

SHEET
L2 of 6

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TREE LEGEND

- BC — BALD CYPRESS / TAXODIUM DISTICHUM (3" CALIPER)
- LO — LIVE OAK / QUERCUS VIRGINIANA 3" CALIPER
- CE — CEDAR ELM / ULMUS CRASSIFOLIA 3" CALIPER
- SO — SHUMARD OAK / QUERCUS SHUMARDII (3" CALIPER)
- CP — CHINESE PISTACHE / PISTACIA CHINENSIS 3" CALIPER
- C-M — CADDO MAPLE / ACER SACCHARUM 'CADDO' (3" CALIPER)
- CM — NATCHEZ CRAPE MYRTLE / LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ' (2" CALIPER)
- RB — TEXAS REDBUD / CERCIS CANADENSIS VAR. TEXENSIS 2" CALIPER
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- V — VITEX / VITEX AGNUS-CASTUS (2" CALIPER)
- NS — NELLIE R STEVENS HOLLY / ILEX X 'NELLIE R STEVENS' (45 GALLON)

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Lewisville, Texas 75057
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REGISTERED LANDSCAPE ARCHITECT LEONARD W. REEVES 1977 STATE OF TEXAS
March 31, 2017

NORTH
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One Inch

LANDSCAPE AND SCREENING

Landscape Plans

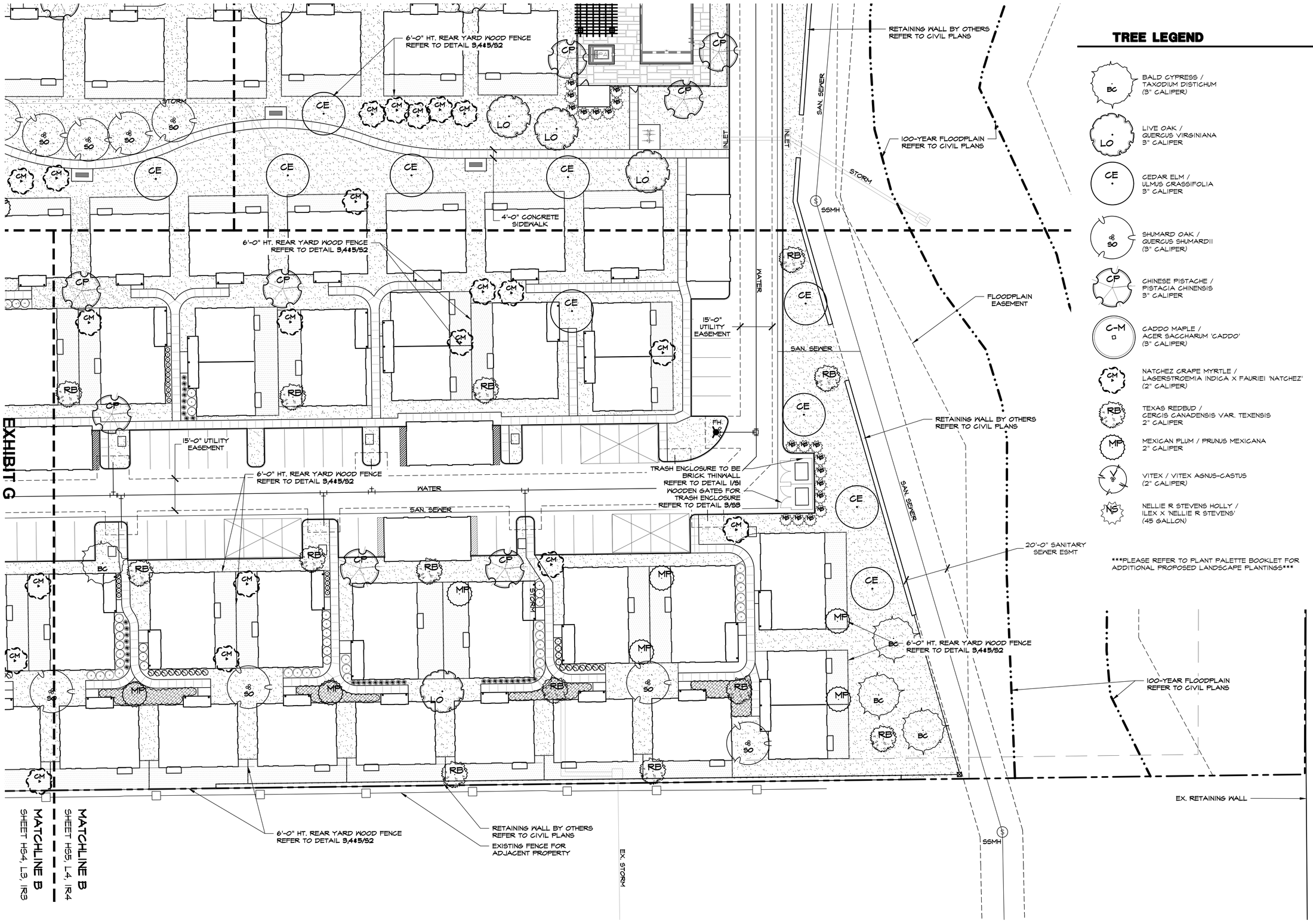
Avilla Creekside

City of Garland, Dallas County, Texas

#	DATE	BY	PLAN REVIEW REVISIONS
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PROJECT
BGE001

SHEET
L3 of 6



TREE LEGEND

BC	BALD CYPRESS / TAXODIUM DISTICHUM (3" CALIPER)
LO	LIVE OAK / QUERCUS VIRGINIANA 3" CALIPER
CE	CEDAR ELM / ULMUS CRASSIFOLIA 3" CALIPER
SO	SHUMARD OAK / QUERCUS SHUMARDII (3" CALIPER)
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MP	MEXICAN PLUM / PRUNUS MEXICANA 2" CALIPER
VX	VITEX / VITEX AGNUS-CASTUS (2" CALIPER)
NS	NELLIE R STEVENS HOLLY / ILEX X 'NELLIE R STEVENS' (45 GALLON)

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REGISTERED LANDSCAPE ARCHITECT
LEONARD W. REEVES
1977
STATE OF TEXAS

March 31, 2017

NORTH

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One Inch

LANDSCAPE AND SCREENING

Landscape Plans

Avilla Creekside

City of Garland, Dallas County, Texas

#	BY	DATE	PLAN REVIEW REVISIONS
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PROJECT
BGE001

SHEET
L4 of 6

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LANDSCAPE NOTES:

1. A TREE PERMIT IS REQUIRED FOR ALL REMOVAL OF ALL TREES, PROTECTED AND UNPROTECTED.
2. PLANT MATERIAL SHALL BE MEASURED AND SIZED ACCORDING TO THE LATEST EDITION OF THE TEXAS NURSERY & LANDSCAPE ASSOCIATION (TNLA) SPECIFICATIONS, GRADES AND STANDARDS.
3. ALL PLANT SUBSTITUTIONS ARE SUBJECT TO **CITY OF GARLAND** APPROVAL AND MUST BE SPECIFIED ON THE APPROVED LANDSCAPE PLAN.
4. GROUND COVERS USED IN LIEU OF TURF GRASS MUST PROVIDE COMPLETE COVERAGE WITHIN ONE (1) YEAR OF PLANTING AND MAINTAIN ADEQUATE COVERAGE AS APPROVED BY THE **CITY OF GARLAND.**
5. TREES MUST BE PLANTED FOUR FEET (4') OR GREATER FROM STREETS OR RIGHT-OF-WAY LINE, AND CANNOT BE CLOSER THAN EIGHT FEET (8') TO A PUBLIC UTILITY LINE (UNLESS NO OTHER ALTERNATIVE IS AVAILABLE). THIS SITE IS NEW CONSTRUCTION, MANY ALTERNATIVES ARE AVAILABLE. THE **CITY OF GARLAND** HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
6. TREE PITS SHALL HAVE ROUGHENED SIDES AND BE TWO TO THREE TIMES WIDER THAN THE ROOT BALL OF THE TREE IN ORDER TO FACILITATE HEALTHY ROOT GROWTH.
7. TREES SHALL NOT BE PLANTED DEEPER THAN THE BASE OF THE "TRUNK FLARE".
8. THE TREE PIT SHALL BE BACKFILLED WITH NATIVE TOPSOIL FREE OF ROCK AND OTHER DEBRIS.
9. BURLAP, TWINE AND WIRE BASKETS SHALL BE LOOSENED AND PULLED BACK FROM THE TRUNK OF TREE AS MUCH AS POSSIBLE.
10. TREES SHALL NOT BE WATERED TO EXCESS THAT RESULTS IN SOIL SATURATION. IF SOIL BECOMES SATURATED, THE WATERING SCHEDULE SHALL BE ADJUSTED TO ALLOW FOR DRAINAGE AND ABSORPTION OF THE EXCESS WATER.
11. A 3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
12. NO PERSON(S) OR ENTITY MAY USE IMPROPER OR MALICIOUS MAINTENANCE OR PRUNING TECHNIQUES WHICH WOULD LIKELY LEAD TO THE DEATH OF THE TREE. IMPROPER OR MALICIOUS TECHNIQUES INCLUDE, BUT ARE NOT LIMITED TO, TOPPING OR OTHER UNSYMMETRICAL TRIMMING OF TREES, TRIMMING TREES WITH A BACKHOE, OR USE OF FIRE OR POISON TO CAUSE THE DEATH OF A TREE.
13. ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL TO A DEPTH OF 8" MINIMUM.
14. ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD OR OTHER MULCH.
15. TREES MUST ALLOW A CLEAR HEIGHT OF 8-FEET OVER SIDEWALKS AND PEDESTRIAN PATH WAYS, AND A CLEAR HEIGHT OF AT LEAST 14-FEET OVER STREETS, DRIVE AISLES, AND OTHER VEHICULAR TRAFFIC WAYS.
16. A VISIBILITY TRIANGLE MUST BE PROVIDED AT ALL INTERSECTIONS. SHRUBS ARE NOT TO EXCEED 30 INCHES IN HEIGHT. TREES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 7 FEET AT TIME OF PLANTING.
17. TREES PLANTED ON A SLOPE SHALL HAVE THE SOIL STAIN AT THE AVERAGE GRADE OF SLOPE.
18. NO SHRUBS SHALL BE PERMITTED WITHIN AREAS LESS THAN 3 FEET IN WIDTH. ALL BEDS LESS THAN 3 FEET IN WIDTH SHALL BE GRASS, GROUNDCOVER OR SOME TYPE OF FIXED PAVING.
19. THE OWNER, TENANT, AND/OR THEIR AGENTS, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE, ESTABLISHMENT, AND PERMANENCE OF PLANT MATERIAL. ALL LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE, BUT NOT LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, AND OTHER ACTIVITIES NECESSARY FOR THE MAINTENANCE OF LANDSCAPED AREAS.
20. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT IS DAMAGED, DESTROYED, OR REMOVED SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR SIZE AND VARIETY WITHIN 30 DAYS UNLESS OTHERWISE APPROVED IN WRITING BY THE **CITY OF GARLAND.**
21. LANDSCAPE AND OPEN AREAS SHALL BE KEPT FREE OFF TRASH, LITTER AND WEEDS.
22. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO IRRIGATE ALL LANDSCAPE AREAS. OVERSPRAY ON STREETS AND WALKS IS PROHIBITED. A PERMIT FROM THE BUILDING INSPECTION DEPARTMENT IS REQUIRED FOR EACH IRRIGATION SYSTEM.
23. NO PLANT MATERIAL SHALL BE ALLOWED TO ENCROACH ON RIGHT-OF-WAY, SIDEWALKS OR EASEMENTS TO THE EXTENT THAT THE VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
24. NO PLANTING AREAS SHALL EXCEED 3:1 SLOPE. 3' HORIZONTAL TO 1' VERTICAL.
25. EARTHEN BERMS SHALL NOT INCLUDE CONSTRUCTION DEBRIS. CONTRACTOR MUST CORRECT SLIPPAGE OR DAMAGE TO THE SMOOTH FINISH GRADE OF THE BERM PRIOR TO ACCEPTANCE.
26. ALL WALKWAYS SHALL MEET A.D.A. AND T.A.S. REQUIREMENTS.
27. CONTACT **CITY OF GARLAND'S** PLANNING DEPARTMENT AT FOR LANDSCAPE INSPECTION. NOTE LANDSCAPE INSTALLATION MUST COMPLY WITH APPROVED LANDSCAPE PLANS PRIOR FINAL ACCEPTANCE BY THE **CITY OF GARLAND** AND/OR OBTAINING A CERTIFICATE OF OCCUPANCY.
28. FINAL INSPECTION AND APPROVAL OF SCREENING WALLS, IRRIGATION AND LANDSCAPE IS SUBJECT TO ALL PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO MANHOLES, VALVES, WATER METERS, CLEANOUTS AND OTHER APPURTENANCES, TO BE ACCESSIBLE, ADJUSTED TO GRADE AND TO THE **CITY OF GARLAND'S** PUBLIC WORKS DEPARTMENT STANDARDS.
29. PRIOR TO CALLING FOR A LANDSCAPE INSPECTION, CONTRACTOR IS RESPONSIBLE FOR MARKING ALL MANHOLES, VALVES, WATER METERS, CLEANOUTS AND OTHER UTILITY APPURTENANCES WITH FLAGGING FOR FIELD VERIFICATION BY THE PUBLIC WORKS DEPARTMENT.

EXHIBIT G

TREE LIST

SYMBOL	COMMON/BOTANICAL NAME	SIZE	SPACING	QUANTITY	REMARKS
BC	BALD CYPRESS / TAXODIUM DISTICHUM	3" CALIPER	AS SHOWN	X	6' MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL ROUNDED HEAD 6' MINIMUM BRANCHING HEIGHT; NURSERY GROWN,
LO	LIVE OAK / QUERCUS VIRGINIANA	3" CALIPER	AS SHOWN	X	6' MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL ROUNDED HEAD 6' MINIMUM BRANCHING HEIGHT; NURSERY GROWN,
CE	CEDAR ELM / ULMUS CRASSIFOLIA	3" CALIPER	AS SHOWN	X	6' MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL ROUNDED HEAD 6' MINIMUM BRANCHING HEIGHT; NURSERY GROWN,
SO	SHUMARD OAK / QUERCUS SHUMARDII	3" CALIPER	AS SHOWN	X	6' MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL ROUNDED HEAD 6' MINIMUM BRANCHING HEIGHT; NURSERY GROWN
CP	CHINESE PISTACHE / PISTACIA CHINENSIS	3" CALIPER	AS SHOWN	X	6' MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL ROUNDED HEAD 6' MINIMUM BRANCHING HEIGHT; NURSERY GROWN,
C-M	CADDO MAPLE / ACER SACCHARUM 'CADDO'	3" CALIPER	AS SHOWN	X	6' MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL ROUNDED HEAD 6' MINIMUM BRANCHING HEIGHT; NURSERY GROWN,
CM	NATCHEZ CRAPE MYRTLE / LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ'	2" CALIPER	AS SHOWN	X	5' MINIMUM SPREAD; MINIMUM 8' HEIGHT; 2" MIN. CAL.; FULL HEAD NURSERY GROWN
NRS	NELLIE R STEVENS HOLLY / ILEX x 'NELLIE R STEVENS'	6'-8' HT.	AS SHOWN	X	5' MINIMUM SPREAD; MINIMUM 9-10' HEIGHT; TREE FORM; FULL HEAD NURSERY GROWN
RB	TEXAS REDBUD / CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN	X	5' MINIMUM SPREAD; MINIMUM 8' HEIGHT; 2" MIN. CAL.; FULL HEAD NURSERY GROWN
MP	MEXICAN PLUM / PRUNUS MEXICANA	2" CALIPER	AS SHOWN	X	5' MINIMUM SPREAD; MINIMUM 8' HEIGHT; 2" MIN. CAL.; FULL HEAD NURSERY GROWN
V	VITEX / AGNUS-CASTUS	2" CALIPER	AS SHOWN	X	5' MINIMUM SPREAD; MINIMUM 8' HEIGHT; 2" MIN. CAL.; FULL HEAD NURSERY GROWN

PLEASE REFER TO PLANT PALETTE BOOKLET FOR ADDITIONAL PROPOSED LANDSCAPE PLANTINGS

LANDSCAPE PROVIDED

SHILOH ROAD

A. MINIMUM TWENTY-ONE (21) FOOT TO MAXIMUM THIRTY-FIVE (35) FOOT LANDSCAPE EDGE PROVIDED

B. 6' HT. MASONRY SCREENING WALL PROVIDED.

C. 1-3" CAL. CANOPY TREE / 30 LF OF LANDSCAPE EDGE
584 LF OF FRONTAGE / 30 LF = 29 - 3" CAL. TREES REQUIRED.
PROVIDED: 22 - 3" CALIPER AND GREATER CANOPY TREES PROVIDED
7 - 2" CALIPER ORNAMENTAL TREES PROVIDED

D. 25% OF THE LINEAR FOOTAGE OF SCREENING WALL SHALL HAVE SHRUB AND GROUNDCOVER BEDS.
GREATER THAN 50% OR SHRUB BED HAS BEEN PROVIDED.

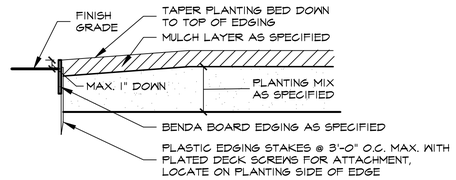
CAMPBELL ROAD

A. MINIMUM FIFTEEN (15) FOOT LANDSCAPE EDGE PROVIDED

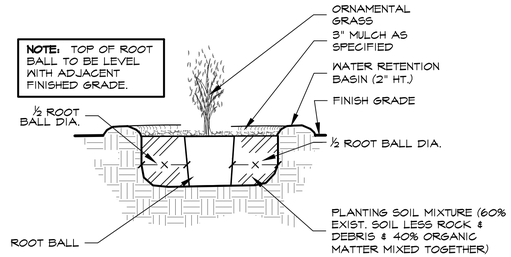
B. 6' HT. MASONRY SCREENING WALL AND 6' HT. ORNAMENTAL METAL FENCE PROVIDED.

C. 1-3" CAL. CANOPY TREE / 30 LF OF LANDSCAPE EDGE
800 LF OF FRONTAGE / 30 LF = 26 - 3" CAL. TREES REQUIRED.
PROVIDED: 26 - 3" CALIPER CANOPY TREES PROVIDED

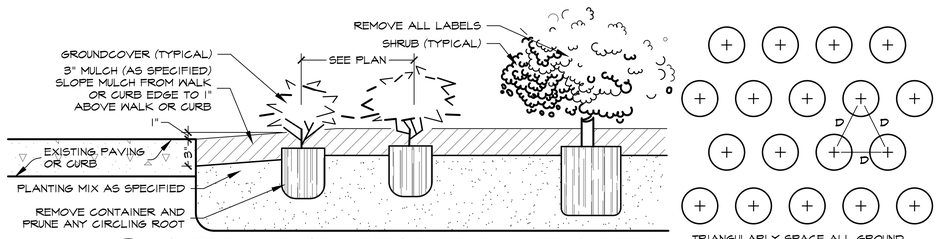
D. 25% OF THE LINEAR FOOTAGE OF SCREENING WALL SHALL HAVE SHRUB AND GROUNDCOVER BEDS.
GREATER THAN 35% OR SHRUB BED HAS BEEN PROVIDED.



3 / L5 TYPICAL BED EDGING DETAIL
NOT TO SCALE

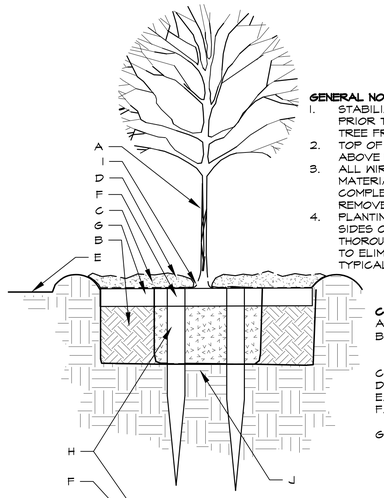


1 / L5 POCKET PLANTING ORNAMENTAL GRASS DETAIL
NOT TO SCALE



2 / L5 SHRUB AND GROUNDCOVER PLANTING DETAIL
NOT TO SCALE

TRIANGULARLY SPACE ALL GROUND COVERS. D = GROUNDCOVER OR SHRUB SPACING AS NOTED.



SECTION

PLAN VIEW

GENERAL NOTES:
1. STABILIZE SOIL BELOW ROOT BALL PRIOR TO PLANTING TO PREVENT TREE FROM SETTLING.
2. TOP OF ROOTBALL SHALL 1" TO 2" ABOVE FINISHED GRADE.
3. ALL WIRE ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED COMPLETELY FROM ROOTBALL AND REMOVE TOP 1/3 OF BURLAP
4. PLANTING PITS SHALL BE SQUARE, SIDES OF PITS SHALL BE THOROUGHLY SCARIFIED/ROUGHENED TO ELIMINATE FLARED AS SHOWN IN TYPICAL DETAIL

CONSTRUCTION NOTES:
- A. TREE
- B. LOOSEN NATIVE BACKFILL (NO SOIL AMENDMENTS IN CONTRACT)
- C. WATER RETENTION BASIN
- D. 3" DEPTH MULCH AS SPECIFIED
- E. FINISH GRADE
- F. 2 1/2 DRYWALL SCREW (UNFINISHED)
- G. 2" X 2" X 4" CROSS MEMBER (UNTREATED LUMBER). **NOTE:** CROSS MEMBERS TO BE ORIENTED PARALLEL TO NORTH / SOUTH BEARING AND SHALL BE PROPORTIONAL IN LENGTH TO ROOT BALL (4' MIN).
- H. 2" X 2" X 4' STAKE WITH 18" MIN. TAPER (UNTREATED LUMBER)
- I. REMOVE TOP 1/3 OF BURLAP SURROUNDING ROOTBALL AFTER INSTALLATION (TO PREVENT "WICKING" OF MOISTURE) X. DIMENSION EQUAL TO "Y" Y. DIMENSION EQUAL TO "X"
- J. ROOTBALL TO SET ON UNDISRSTURBED NATIVE SOIL.

4 / L5 TREE PLANTING
NOT TO SCALE

STUDIO 13 DESIGN GROUP
Studio 13 Design Group, PLLC.
386 W. Main Street
Lewisville, Texas 75057
469-635-1900
TBAE Firm #BR643

REGISTERED LANDSCAPE ARCHITECT LEONARD W. REEVES 1971 STATE OF TEXAS

March 31, 2017

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

LANDSCAPE AND SCREENING

Landscape Details

Avilla Creekside

City of Garland, Dallas County, Texas

#	BY	DATE	PLAN REVIEW REVISIONS
0			

PROJECT
BGE001

SHEET
L5 of 6

Plotted by: ###### Plot Date: 4/3/2017 9:36 AM
Drawing: S:\Projects\BGE001 - Garland Avilla\DWG\BGE001-LS.dwg Saved By: Leonard Save Time: 4/1/2017 12:30 PM

REPORT & MINUTES

P.C. Meeting, April 24, 2017

Consideration of the application of Nexmetro Development, requesting approval of 1) a Change in Zoning from Planned Development (PD) District 85-50 to Planned Development (PD) District for Multi-Family (MF) District Uses; 2) a Concept Plan; and 3) a Detail Plan for Multi-Family (MF) Uses. This property is located at the southeast corner of West Campbell Road and North Shiloh Road. (District 7) (File Z 17-05) (This item was postponed from the April 10, 2017 Plan Commission meeting).

The applicant Jon VanDeVoorde, 6688 North Central Expressway, Suite 275, Dallas, TX highlighted components of their request that coincides with the Envision Garland 2030 Comprehensive Plan. Mr. VanDevoorde further provided additional information regarding mass grading, project viability, the distance between each unit, and proposed amenities.

Commissioner Luckie asked the applicant if there were any additional locations in Plano they explored other than the location where they built and requested clarification on the proposed elevations and excavation process.

Commissioner Moore asked the applicant on the viability of the proposed project.

Commissioner Ott questioned the distance between each unit.

Commissioner Dalton questioned the amenities available for families with children and expressed his objection to the project.

Commissioner Hedrick expressed his support of this project.

Representing the applicant, Bill Dahlstrom, 2323 Ross Avenue, Ste. 600, Dallas, TX spoke of the land use in relation to the Envision Garland 2030 Comprehensive Plan.

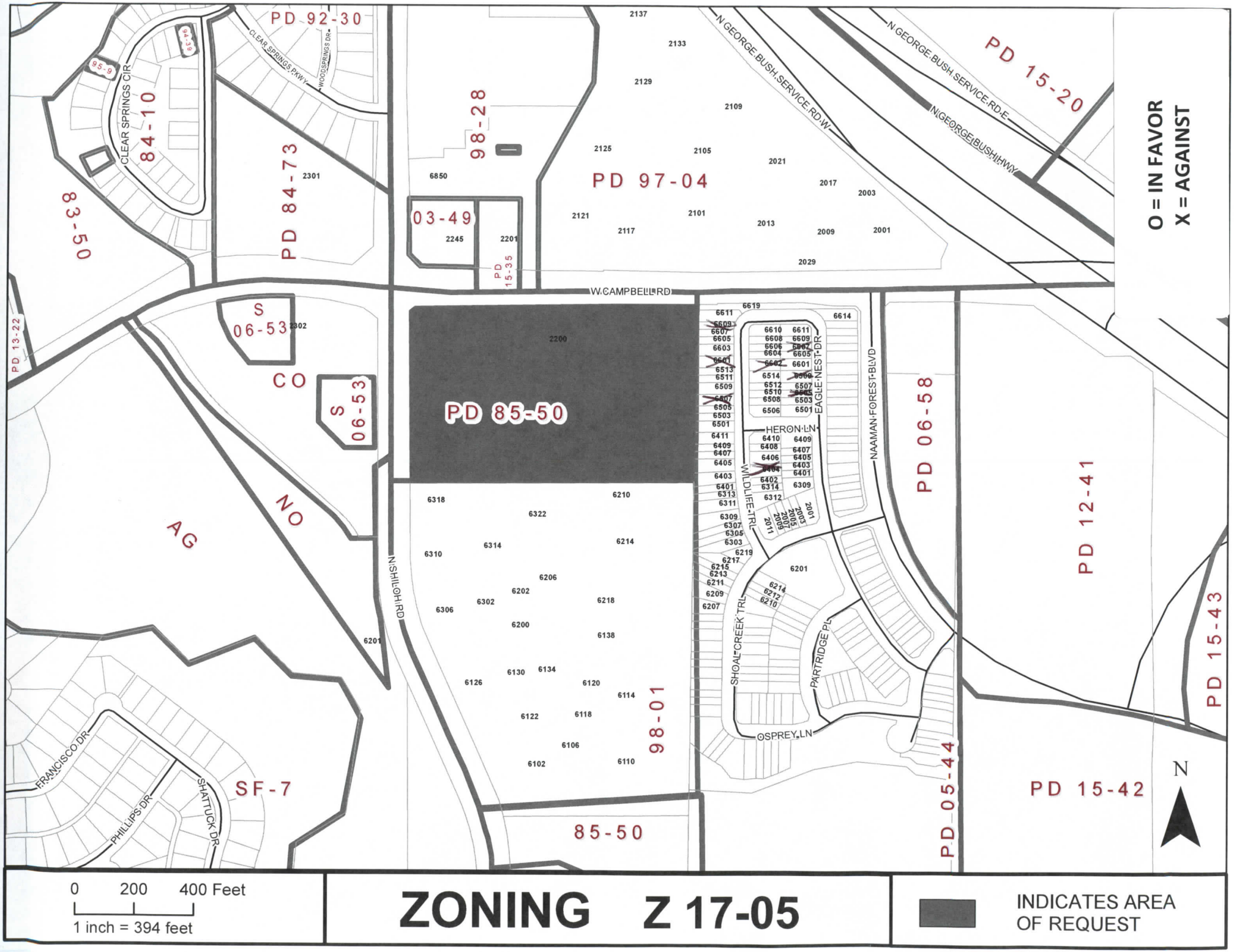
Chairman Roberts questioned the age of the company and if the applicant will be retaining the properties to build their portfolio or sell them off.

Motion was made by Commissioner Hedrick, seconded by Commissioner Moore to close the public hearing and open the case for discussion. **Motion carried: 6** Ayes, **1** Nay from Commissioner Welborn.

Commissioner Moore, Luckie and Ott spoke of long term viability, demographics, affordable housing and support of the project.

Chairman Roberts spoke of the orientation and elevation of the homes and spoke of reservations of the location of the proposed project.

Motion was made by Commissioner Hedrick, seconded by Commissioner Moore to approve the request with the inclusion of a ten foot sign, brick adoring the posts of the carports and landscaping per staff recommendation. **Motion carried:** 4 Ayes, 3 Nays by Chairman Roberts and Commissioners Dalton and Welborn.


PD 92-30
CLEAR SPRINGS PKWY
WOODSPRINGS DR
CLEAR SPRINGS CIR
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95-9
94-56
83-50
PD 84-73
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98-28
6850
03-49
2245
2201
PD 15-35
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PD 97-04
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N GEORGE BUSH SERVICE RD E
N GEORGE BUSH HWY
PD 15-20
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X = AGAINST
W CAMPBELL RD
PD 13-22
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PD 85-50
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WILDLIFE TRL
NAAMAN FOREST BLVD
SHOAL CREEK TRL
PARTRIDGE PL
OSPREY LN
PD 06-58
PD 12-41
PD 15-43
PD 05-44
PD 15-42
85-50
FRANCISCO DR
PHILLIPS DR
SHATTUCK DR
SF-7
N
0 200 400 Feet
1 inch = 394 feet
ZONING Z 17-05
INDICATES AREA OF REQUEST

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

GARLAND

February 15, 2017

HEARING DATE/TIME: Plan Commission: February 27, 2017 – 7:00 PM

APPLICANT: Nexmetro Development

File: Z 17-05

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, February 27, 2017, in the Council Chambers of City Hall, 200 North Fifth Street, to consider the application of **Nexmetro Development**, requesting approval of 1) a Change in Zoning from Planned Development (PD) District 85-50 to Planned Development (PD) District for Multi-Family (MF) District Uses and 2) a Detail Plan for Multi-Family (MF) Uses. The property is shown on the enclosed sketch and is described as follows:

Being 12.794-acre tract or parcel of land, situated in the P.H. Rice Survey, Abstract Number 1241, Dallas County, Texas, being part of a called 95.14-acre tract of land conveyed to Peter W. Baldwin, Trustee by Deed thereof recorded in Volume 69079, Page 483, Deed Records, Dallas County, Texas. This property is located at the southeast corner of North Shiloh Road and West Campbell Road in Garland, Texas. (District 7).

Note: Approval of the request will allow for a multi-family development consisting of approximately 115 units.

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return that section using any of the following methods: mail to **City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002,** fax to 972-205-2474, deliver to the Planning Department at 800 Main Street, Garland TX, or email Planning@Garlandtx.gov. It is important that your response include your property address, your name, and mailing address. Should you have any questions, please contact Kira Wauwie at 972-205-2445.

(Please Check One Below)

_____ I am in favor of the request.

__X__ I am opposed to the request.

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

There are too many multi-family apartments in the immediate area.

(Please complete the following information)

Your Property Address: 6607 Eagle Nest Drive Garland. Tx 75044

BEVERLY NGHE
Printed Name

6607 EAGLE NEST DRIVE GARLAND, TX 75044
Address City, State Zip

The above statements reflect my (our) opinion regarding the proposed zoning change.

[signature] HOME OWNER
Signature Title

Date: 3/09/2017

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

GARLAND

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(Please Check One Below)

_____ I am in favor of the request.

X 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: 6505 EAGLE NEST DRIVE

DEAN KENYON
Printed Name

6505 EAGLE NEST DRIVE GARLAND, TX 75044
Address City, State Zip

The above statements reflect my (our) opinion regarding the proposed zoning change.

Dean Kenyon MR. HOME OWNER
Signature Title

Date: 2/20/17

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

GARLAND

February 15, 2017

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File: Z 17-05

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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: 6509 EAGLE NEST DR.
GARLAND TX 75044 JOHN CREWS
Printed Name
6509 EAGLE NEST DR. GARLAND TX 75044
Address City, State Zip

The above statements reflect my (our) opinion regarding the proposed zoning change.

John Crews
Signature Title

Date: 2/24/17

Allmendinger, Tracy

From: John Pearce <john@dpctx.com>
Sent: Wednesday, February 22, 2017 10:02 AM
To: Planning Group
Subject: Reply to potential zoning change File- 17-05
Attachments: scanner@dpctx.com_20170222_102452.pdf

Attached is my response to the proposed zoning change for the property located at the southeast corner of North Shiloh Road and West Campbell Road in Garland, TX.

It is my opinion that too many multi-family buildings already exist in the area. A large multi-family development is under construction just north of this location on Campbell Road. Land should be used zoned commercial.

John W. Pearce
6404 Wildlife Trail
Garland, TX 75044

-----Original Message-----
From: scanner@dpctx.com [mailto:scanner@dpctx.com] On Behalf Of scanner@
Sent: Wednesday, February 22, 2017 9:58 AM
To: John Pearce
Subject: Scanned image from MX-M365N

Reply to: scanner@dpctx.com <scanner@dpctx.com> Device Name: Not Set Device Model: MX-M365N
Location: Not Set

File Format: PDF (Medium)
Resolution: 200dpi x 200dpi

Attached file is scanned image in PDF format.
Use Acrobat(R)Reader(R) or Adobe(R)Reader(R) of Adobe Systems Incorporated to view the document.
Adobe(R)Reader(R) can be downloaded from the following URL:
Adobe, the Adobe logo, Acrobat, the Adobe PDF logo, and Reader are registered trademarks or trademarks of Adobe Systems Incorporated in the United States and other countries.

http://www.adobe.com/

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

GARLAND

February 15, 2017

HEARING DATE/TIME: Plan Commission: February 27, 2017 – 7:00 PM

APPLICANT: Nexmetro Development

File: Z 17-05

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Note: Approval of the request will allow for a multi-family development consisting of approximately 115 units.

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(Please Check One Below)

_____ I am in favor of the request.

X I am opposed to the request.

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

Too many multi family complexes already exist. A new large complex is under construction across George Bush on Campbell. Property s/b commercial or single family

(Please complete the following information)

Your Property Address: 6404 Wildlife Trail

John W. Pearce
Printed Name

6404 Wildlife Trail | Garland | TX | 75044
Address | City, State | Zip

The above statements reflect my (our) opinion regarding the proposed zoning change.

John W. Pearce | Owner
Signature | Title

Date: 2/22/2017

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

GARLAND

February 15, 2017

HEARING DATE/TIME: Plan Commission: February 27, 2017 – 7:00 PM

APPLICANT: Nexmetro Development

File: Z 17-05

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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: 6509 Wildlife Trail / Garland TX 75044

Daria & Harold Wood
Printed Name

Address City, State Zip

The above statements reflect my (our) opinion regarding the proposed zoning change.

Daria A. Wood
Signature Title

FEB 27 2017 PM 1:42

Date: 2/18/17

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

GARLAND

February 15, 2017

HEARING DATE/TIME: Plan Commission: February 27, 2017 – 7:00 PM

APPLICANT: Nexmetro Development

File: Z 17-05

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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.

There are already too many bees/bugs in the area. We are being surrounded by apartments. I would be greatly disappointed and would want to see it would lower the value of my townhome, which backs directly to the greenbelt. Traffic would be greatly increased.

(Please complete the following information)

Your Property Address: 6601 WILDLIFE TRAIL

Printed Name

ROXANNE SVEIVEN | GARLAND | TX | 75044

Address | City, State | Zip

The above statements reflect my (our) opinion regarding the proposed zoning change.

Roxanne Sveiven | Homeowner / Townhomes | Shoal Creek

Signature | Title

Date: 2/19/17

FEB 23 2017 PM 1:56

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

GARLAND

February 15, 2017

HEARING DATE/TIME: Plan Commission: February 27, 2017 – 7:00 PM

APPLICANT: Nexmetro Development

File: Z 17-05

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(Please Check One Below)

____ I am in favor of the request.

X I am opposed to the request. (4) No public transit to mitigate congestion.

Please include any comments you wish to provide supporting your position in the space provided below.
(1) Further environmental damage to the Shoal Creek watershed.
(2) Traffic congestion. Its impossible to turn onto Campbell during peak hrs now. These units will make traffic worse. (3) Degradation of property values.

(Please complete the following information)

Your Property Address: 6602 Wildlife Trail, Garland, 75044

Scott & Priscilla Dickson
Printed Name

6602 Wildlife Trail, Garland, TX 75044
Address City, State Zip

The above statements reflect my (our) opinion regarding the proposed zoning change.

Scott Dickson Priscilla Dickson Homeowners
Signature Title

FEB 24 2017 PM 2:00

Date: 2-21-17

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

GARLAND

February 15, 2017

HEARING DATE/TIME: Plan Commission: February 27, 2017 – 7:00 PM

APPLICANT: Nexmetro Development

File: Z 17-05

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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.

Our property looks out over the proposed land which sits higher than the surrounding area. A multi-family unit(s) would lower the value because the view/landscape of the original development (our property) would be compromised.

(Please complete the following information)

Your Property Address: 6609 Wildlife Trail, Garland, TX 75044

Darian Mock
Printed Name

6609 Wildlife Trail — Garland, TX — 75044
Address — City, State — Zip

The above statements reflect my (our) opinion regarding the proposed zoning change.

Darian Mock — Owner
Signature — Title

Date: 2-20-17

FEB 27 2017 PM 1:42

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

GARLAND

February 15, 2017

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APPLICANT: Nexmetro Development

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Being 12.794-acre tract or parcel of land, situated in the P.H. Rice Survey, Abstract Number 1241, Dallas County, Texas, being part of a called 95.14-acre tract of land conveyed to Peter W. Baldwin, Trustee by Deed thereof recorded in Volume 69079, Page 483, Deed Records, Dallas County, Texas. This property is located at the southeast corner of North Shiloh Road and West Campbell Road in Garland, Texas. (District 7).

Note: Approval of the request will allow for a multi-family development consisting of approximately 115 units.

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return that section using any of the following methods: mail to **City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002,** fax to 972-205-2474, deliver to the Planning Department at 800 Main Street, Garland TX, or email Planning@Garlandtx.gov. It is important that your response include your property address, your name, and mailing address. Should you have any questions, please contact Kira Wauwie 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.

THE TRAFFIC IS ALREADY CONGESTED IN THIS AREA. IF I WANT TO SPEND MORE TIME SITTING IN TRAFFIC, I CAN MOVE TO RICHARDSON OR PLANO.

(Please complete the following information)

Your Property Address: 7409 SOUTHWICK

MARK BUETTNER
Printed Name

7409 SOUTHWICK — Address
GARLAND, TX — City, State
75044 — Zip

The above statements reflect my (our) opinion regarding the proposed zoning change.

Mark Buettner
Signature

HOME OWNER
Title

Date: 2/23/17

Outside the Notification Area

FEB 27 2017 PM 1

AVILLA CREEKSIDE

GARLAND, TEXAS

A HOUSING OPTION FOR A NEW FUTURE

AVILLA

Creekside



NEXmetro Communities

THE HYBRID HOUSING OPTION

The Best of Single Family and Apartment Living

- Leased vs. Owned
- Single Story Detached Homes
- Private Rear Yard
- Maintenance Free Living
- Luxury Features
- Gated Neighborhood
- Pool & Spa Amenity
- Professionally Managed

ACHIEVING THE NEW AMERICAN DREAM

Giving Consumers What They Want *

- Privacy
- Flexibility
- Affordable Luxury
- Individuality
- Hassle-free and Maintenance-free
- Indoor /Outdoor Living

*350 Residents Surveyed

Our Residents

A Lifestyle Choice for Todays Renter

- Single Professionals
- Two Income Couples
- Empty Nesters
- Pre-Seniors/Seniors
- Pet Owners / Few Kids
- Longer Term Resident

OUR RESIDENTS

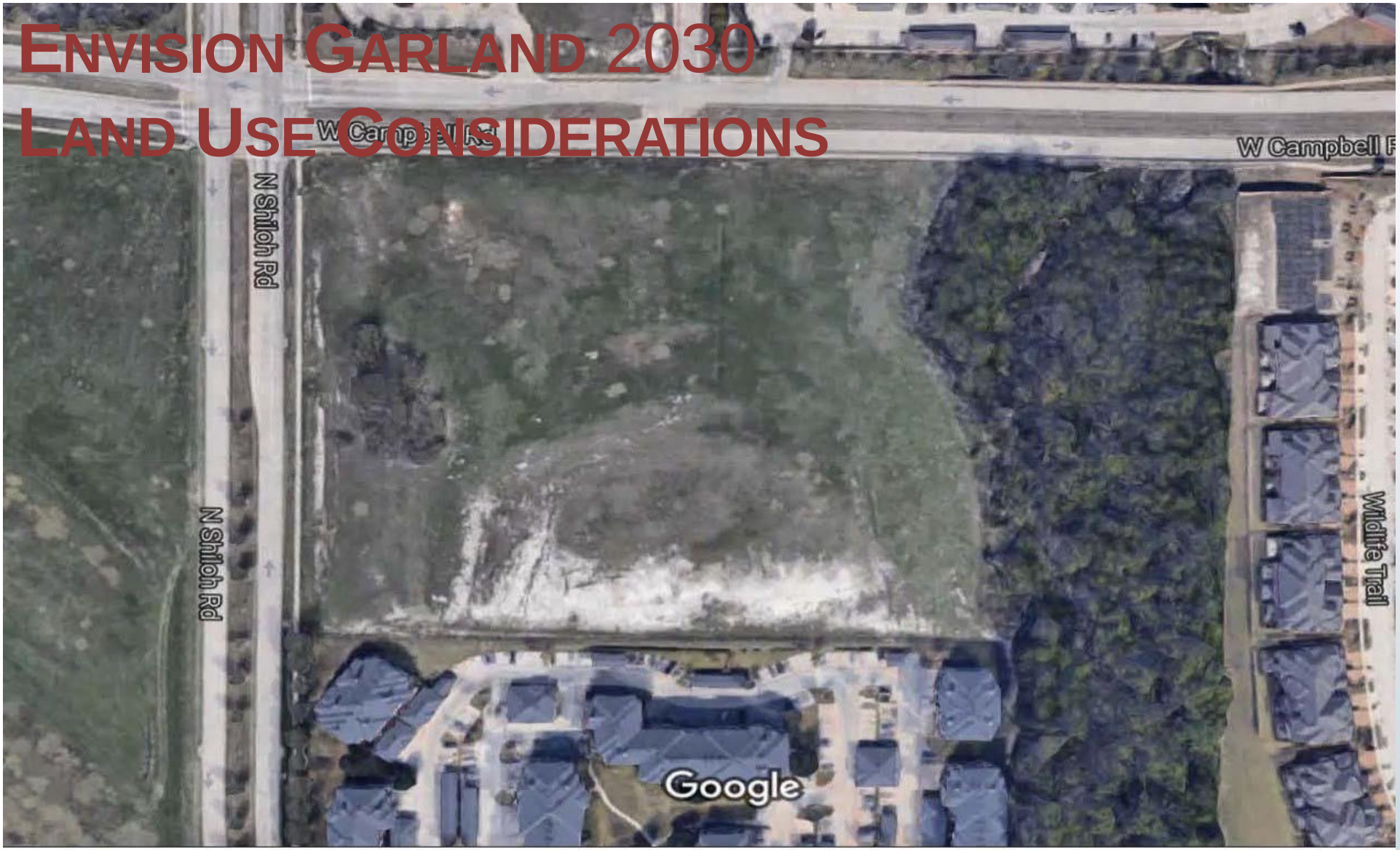
Resident Demographic Considerations

- Affluent young singles and older couples comprise almost 70% of the residents.
- Average income of our residents is $70,000
- Residents contribute only 0.2 children per unit meaning little demand on area schools.
- Average age of 38 years old.
- 40% over 40 year old
- 30% over 50 years old
- Nearly 50% of residents previously lived in single-family homes.
- Long term residents preferring long term lease conditions-12 to 24 month terms

ENVISION GARLAND 2030
LAND USE CONSIDERATIONS

- Provides a diverse housing option outside the traditional neighborhood.
- Provides an urban neighborhood: An attractive, inclusive and cohesive residential housing opportunity.
- Provides a land use strategy that reflects changing regional and local trends and conditions.
- Enhances the transition between adjacent uses and is compatible with surrounding development patterns and types.
- Ensures a healthy neighborhood and provides the City with an additional housing opportunity within an identified catalyst area.

Envision Garland 2030
Land Use Considerations



AVILLA Creekside

Community Economic Benefits

- Economic Impact
  - Project Costs……$25,000,000

- Fiscal Impact (Estimated 2020)
  - Market Value……..……..$32,000,000**
  - City Revenue……$175,000
  - GISD……$365,000

- Value Per Square Foot (Annual Average Through 2020)
  - Avilla Units……..$280/SF
  - Area SF Residential……..$110/SF

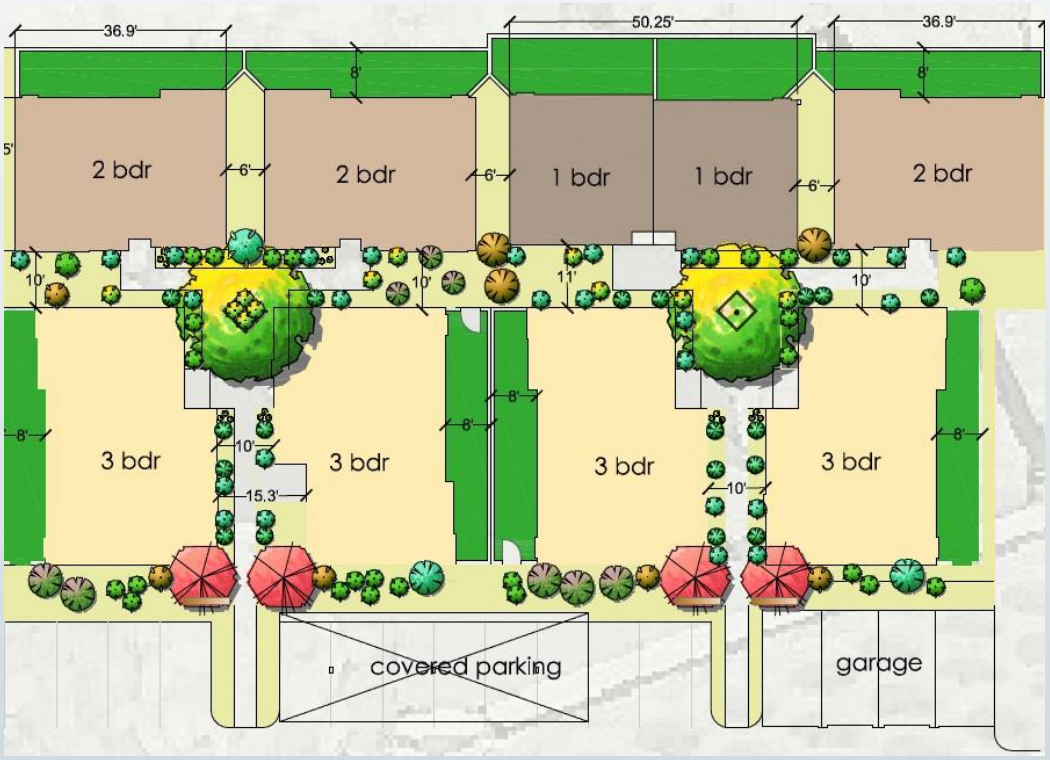


Neighborhood Plan

- Gated Neighborhood
- Single Story Homes
- 1,2,3 Bedroom Plans
- Detached Homes
- Private Yards
- Neighborhood Pool
- Pedestrian Linkages
- Internal Parking
- Private Garages

AVILLA

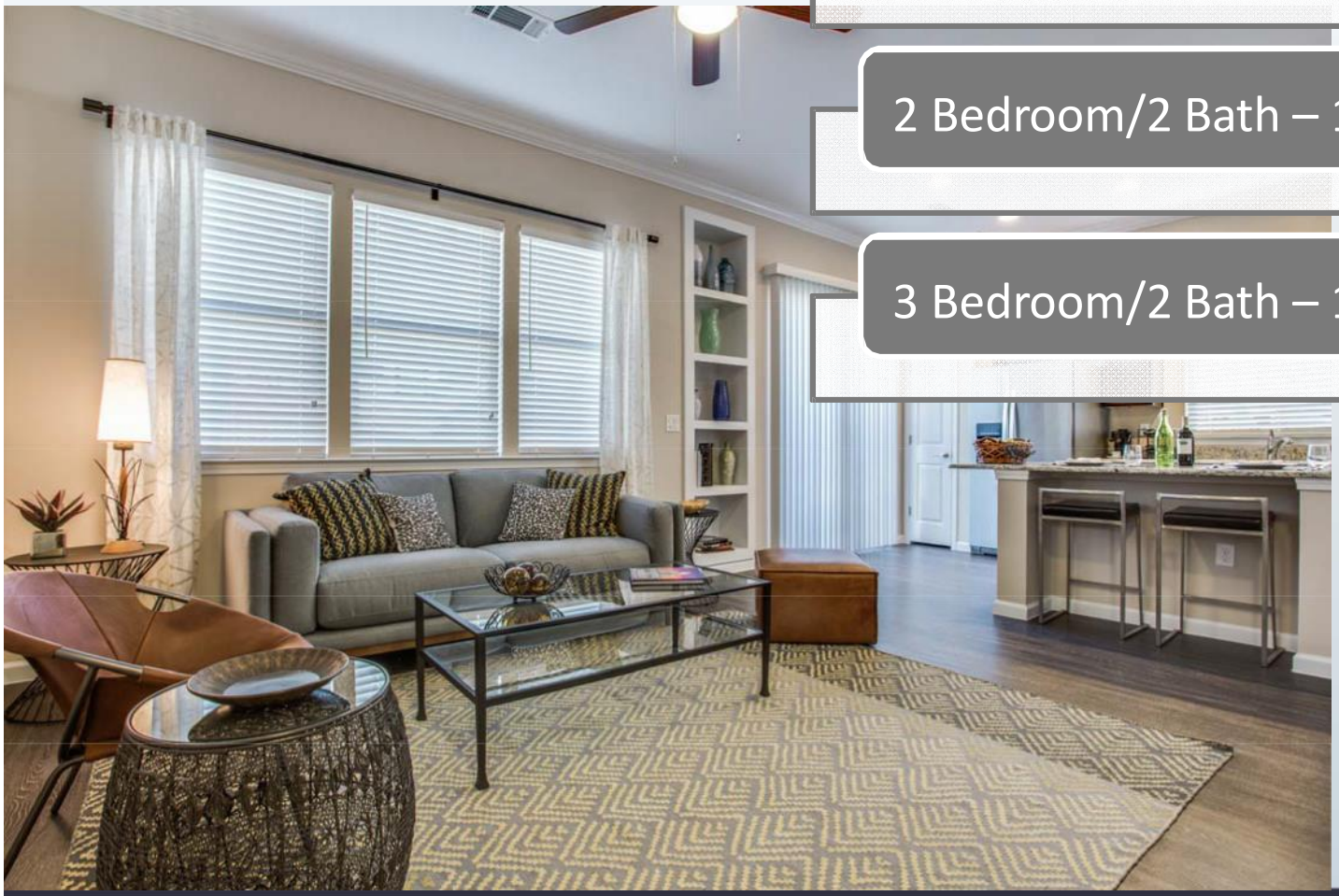
Creekside



Courtyard Homes

- Private Entries
- Defined Entry Portal
- Sense of Place
- Central Focal Point
- Close to Parking
- Defensible Space
- Courtyard Architecture

AVILLA Creekside



- 1 Bedroom/1 Bath – 664 sf
- 2 Bedroom/2 Bath – 1041 sf
- 3 Bedroom/2 Bath – 1,237 sf

NEXmetro Communities

STANDARD FEATURES

- Energy Efficient Appliances
- Full Size Microwave
- Granite Countertops
- Walk-In Closets
- Ten Foot Ceilings
- Fully Fire Sprinkled
- Ceiling Fans
- Upgraded Cabinets
- Upgraded Flooring
- Stainless Steel Appliances
- Full Size Washer & Dryer
- Low-E Glass Windows
- Private Backyards
- Intrusion Alarm
- Pre-Wired for Cable/Internet
- Clearstory Windows
- Split Master
- Private WC











NEXmetro Communities



NEXmetro Communities





NEXmetro Communities



AVILLA

Creekside

CONCEPT ELEVATIONS

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Exhibit B

AVILLA







Zoning Exhibit - Architectural Concepts

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Front Elevation - 1B

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Front Elevation - 28

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Front Elevation - 38

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Front Elevation – 4B

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AVILLA

Bayside

THANK YOU

NEXmetro Communities