

AGENDA

REGULAR MEETING OF THE CITY COUNCIL

City of Garland

Council Chambers, City Hall

200 North Fifth Street, Garland, Texas

April 19, 2011

7:00 p.m.

The City Council extends to each visitor a sincere welcome. We value your interest in your community and your participation in the meetings of this governing body. Regular meetings of the City Council are held the 1st and 3rd Tuesdays of each month, beginning at 7:00 p.m.; the City Council meets regularly in work sessions at 6:00 p.m. the Monday preceding each regular meeting.

The Garland City Hall and Council Chambers are wheelchair accessible. Special parking is available on the north side of City Hall and the building may be accessed by a sloped ramp from the parking area to the door facing Fifth Street. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services must contact the City Secretary's Office at (972) 205-2403 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**

CONSENT AGENDA

All items under this section are recommended for approval by a single motion of Council, without discussion. Council has been briefed on these items at a previous work session and approval of the consent agenda authorizes the City Manager to implement each item. The Mayor will announce the agenda and provide an opportunity for members of the audience and the City Council to request that an item be removed and considered separately.

1. Consider approval of the minutes of the April 5, 2011 Regular Meeting.

2. Consider approval of the following bids:

a. **Garland Solid Waste Transfer Station** **Bid No. 2015-11**
Structural Repairs

Cates, Courtney & Roebuck, Inc.	\$105,310.00
Cates, Courtney & Roebuck, Inc.	9,225.00
Contingency Funding – 15%	<u>17,180.25</u>
TOTAL	<u>\$131,715.25</u>

This request is for material, labor, and equipment to remove and replace steel solid waste hopper at the Transfer Station facility and for replacement of safety railings adjacent to dump pit clam shell equipment at this facility.

b. **Switchgear for New Shiloh Substation** **Bid No. 2073-11**
Project Nos. 1 and 2

Powell Electrical Systems, Inc.	\$645,396.00
Powell Electrical Systems, Inc.	<u>349,623.00</u>
TOTAL	<u>\$995,019.00</u>

This request is to provide all material complete with appurtenances necessary to replace and upgrade the switchgears at the Shiloh Road Substation.

c. **2011 Replacement of Water Mains (Phase I)** **Bid No. 2198-11**

Tri-Con Services, Inc.

\$312,512.50

This request is for the purchase and installation of new water lines to precede the reconstruction of streets by the Street Department.

**d. Dell Desktop Computers with
Microsoft Office License**

Bid No. 2257-11

Dell Marketing LP

\$265,423.20

This request is for a contract to support the scheduled replacement of desktop computers in various City departments.

- 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.**

Zoning File No. 11-09, Paradigm Consulting

Consider an ordinance amending the zoning laws of the City of Garland by approving amendments to Planned Development Districts 84-31 and 08-10 for General Business Uses, a Concept Plan and a Detail Plan for Office on a 3.81-acre tract of land located at 4555 West Walnut Street and 513 North Plano Road, north of West Walnut Street and west of Plano Road.

- 4. Consider by minute action approval of the 2011 update of the Library's Assessment and Strategic Plan for Information Technology, Services and Facilities.**

At the April 4, 2011 Work Session, Council considered approving the five-year update to the Library's long range plan as approved by the Library Board. The Library's Assessment and Strategic Plan for Information Technology Services and Facilities was originally approved by Council in 2006 and must be revised every five years as required by the Texas State Library and Archives Commission to maintain membership in the Texas Public Library System.

5. **Consider an ordinance amending Chapter 33, "Transportation," of the Code of Ordinances of the City of Garland, Texas; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland.**

At the April 5, 2011 Work Session, Council considered an ordinance amending Chapter 33, "Transportation," of the Code of Ordinances to provide a new article relating to parking regulations for City-owned facilities in the downtown area. At this time, the only parking regulations at issue are those pertaining to City-owned facilities, in particular, City Hall, the Duckworth Building, the Granville Performing Arts Center, the Garland Utility Services Drive-through Facility, and the parking garage at 5th Street Crossing. No other parking regulations for the downtown area are yet being proposed.

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 located at the entrance to the Council Chambers). The Mayor will recognize speakers; he may impose a time limit and may provide for rebuttal. All comments and testimony are to be presented from the podium.

6. **Consider by minute action authorizing the Mayor to enter into an incentive agreement for the development of a Holiday Inn Express on I-30 within the Harbor Point Development.**

At the February 28, 2011 Work Session, Council considered a recommendation by the Garland Economic Development Partnership Steering Committee to provide an economic incentive agreement for the development of a Holiday Inn Express on I-30 within the Harbor Point Development. The agreement would provide an abatement of hotel occupancy tax generated by the development not to exceed \$120,000 per year for a period of five years.

7. **Hold public hearings on the following zoning cases:**

- a. **Consider the application of Applebee's of Texas requesting approval of a Detail Plan for a restaurant on property zoned Planned Development (PD) District 06-37 for Freeway Uses. The property is located at 1540 Eastgate Drive, north of Eastgate Drive and west of Saturn Road. (11-08)**

The proposal is for approval of a Detail Plan for an Applebee's Restaurant on the subject property. At the March 28, 2011 meeting, the Plan Commission (by a 9 to 0 vote) recommended approval of the request.

- b. **Consider the application of Joseph L. Hanna requesting approval of an amendment to Planned Development (PD) District 84-10 for Single Family Uses regarding the following conditions pertaining to a residential building expansion: 1) increase the maximum allowable lot coverage (buildable area), and 2) decrease the side and rear yard building setback requirements. The property is located at 6805 Clear Springs Circle. (File 11-10)**

The proposal is for approval of an amendment to a Planned Development District 84-10 for a residential building expansion regarding lot coverage and side and rear yard setback requirements on the subject property. At the March 28, 2011 meeting, the Plan Commission (by a 9 to 0 vote) recommended approval of the request as recommended by staff.

- c. **Consider the application of Nexeo Solutions requesting approval of a Specific Use Permit for a High Risk Use (Chemical Distributor) on property zoned Industrial-1 (I-1) District. The property is located at 3101 Wood Drive. (File 11-11)**

The proposal is for approval of a Specific Use Permit for a High Risk Use on the subject property. At the March 28, 2011 meeting, the Plan Commission (by a 9 to 0 vote) recommended approval of the Specific Use Permit tied to Nexeo Solutions for a period of 30 years as recommended by staff.

- d. **Consider the application of Winkelmann & Associates requesting approval of 1) a change of zoning from Single Family-16 (SF/16/E/1) District to a Planned Development (PD) District for Single Family-10 Uses, 2) a Concept Plan with conditions, and 3) a waiver of**

Section 31.27 of the City of Garland Code of Ordinances regarding the requirement for alleys. The property is located at 1080 East Campbell Road. (File 10-31)

The proposal is for approval of 1) a change of zoning from Single Family-16 to a Planned Development for Single Family-10 uses, 2) a Concept Plan, and 3) a waiver regarding the requirement for alleys. The applicant requests approval of the change of zoning and Concept Plan to subdivide one lot into six lots for six single family houses. At the March 14, 2011 meeting, the Plan Commission (by a 4 to 3 vote) recommended denial of the request.

8. Consider appointments to Boards and Commissions.

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

9. 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.

10. Adjourn.

All Regular Council meetings are broadcast live on CGTV, Time Warner Cable Channel 16, and Verizon FIOS TV 44. Meetings are rebroadcast at 9:00 a.m. and 7:00 p.m. on Wednesday-Sunday and at 7:30 p.m. on Thursday. Live streaming and on-demand videos of the meetings are also available online at www.garlandtx.gov. Copies of the meetings can be purchased through the City Secretary's Office – audio CD's are \$1 each and DVD's are \$3 each.