



# GARLAND

## AGENDA

### REGULAR MEETING OF THE CITY COUNCIL City of Garland

#### REMOTE MEETING

Tuesday, June 16, 2020  
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.

**NOTICE:** Due to the COVID-19 emergency and, pursuant to Section 551.125 of the Texas Government Code and the executive orders of Governor Greg Abbott suspending provisions of the Texas Government Code and other applicable laws of the State regarding normal open meetings, the City Council will hold this meeting by internet/telephonic remote means.

The meeting will be broadcast by webinar or telephone at the following URL:

[https://garlandtx.zoom.us/webinar/register/WN\\_fJzgVxbXT32WV4s7TR8nHQ](https://garlandtx.zoom.us/webinar/register/WN_fJzgVxbXT32WV4s7TR8nHQ)

Registration for the online meeting is required. The meeting will be recorded and will be available for viewing the next day at [www.garlandtx.gov](http://www.garlandtx.gov).

For those without internet access to the meeting, a dial-in option is available. The toll-free numbers are:

877-853-5247  
888-788-0099

Additionally, the meeting may be accessed by phone at the following number:

346-248-7799  
470-250-9358  
470-381-2552

The Meeting ID is: 957 8401 2765

For participants (online and by phone) who wish to speak on an item on the agenda, you must use the "raise hand" feature in order to be recognized. Similarly, if you wish to provide a comment at the end of the agenda during the open public comments portion of the meeting, you must use the "raise hand" feature.

You are invited to offer a comment or make a statement on any item on the agenda as that item is called. Your comments must relate to an item on this agenda - non-germane comments are not in order. Time limits will be imposed by the Mayor as appropriate to the nature of the agenda item. Generally, public speakers are given three minutes. Due to legal restrictions, the City Council is not able to answer questions during the public comments portion of the agenda.

If the City Council adjourns into Executive Session during this meeting, the Executive Session will be conducted by teleconference between and among the members of the City Council and relevant City staff. Public access to that call is prohibited by State law.



## 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 26 Special Session and June 2 Regular Meeting.
2. Consider approval of the following bids:
  - a. **Cleaning and Closed Circuit Television Review of Wastewater Pipelines** **Bid No. 0810-20**  
  
**Acme Utility Inspection Services, Inc.** **\$300,000.00**  
  
*This request is to provide cleaning and closed circuit television inspection to evaluate sanitary sewer lines throughout the city, providing a detailed report on the pipe condition.*
  - b. **Valve and Fire Hydrant Maintenance** **Bid No. 0270-20**  
  
**Hydromax USA** **\$250,000.00**  
  
*This request is to provide maintenance, inspections, adjustments, and minor repair of water valves and fire hydrants throughout the city.*
  - c. **GP&L Dent Road to Shelby 138kV Transmission Line Construction** **Bid No. 0821-19**  
  
**Maslonka Powerline Services** **\$400,000.00**  
  
*This request is to approve Change Order #2 for the GP&L Dent Road to Shelby 138kV Transmission Line Construction. The Change Order is necessary because of construction delays that were experienced due to right-of-way acquisitions, delayed material delivery, and inclement weather.*
  - d. **Medical District Area Plan** **Bid No. 0371-20**

**Ninigret Partners**

**\$136,740.00**

*This request is for the development of a Medical District Area Plan. The plan will establish a revitalization/redevelopment concept incorporating physical analysis, a market assessment, and stakeholder engagement for a proposed Medical District anchored by the Garland VA Medical Center, including connections to the Forest/Jupiter DART station.*

**e. GP&L 138kV Disconnect Switches**

**Bid No. 5870-15**

**Pascor Atlantic, Inc.**

**\$623,566.00**

*This request is to approve Change Order #1 to BL 7775 for additional switches needed for the GP&L Nevill Road Switch.*

**f. Carroll Drive & Mayfield Avenue Pavement Replacement Design Project**

**Bid No. 0929-20**

**Lam Consulting Engineering**

**\$349,770.00**

*This request is to obtain professional engineering design and surveying services, including detailed construction plans, for replacing the existing concrete pavement on Carroll Drive (Douglas Drive to S. Glenbrook Drive) and Mayfield Avenue (Saturn Road to W. Centerville Road). The estimated construction cost for the project is \$3,776,641.63.*

**g. Shiloh Road Alignment Study**

**Bid No. 0956-20**

**CP&Y, Inc.**

**\$1,664,008.000**

**Optional Contingency**

65,000.00

**TOTAL:**

**\$1,729,008.00**

*This request is to obtain professional services for the development of an Alignment Study for Shiloh Road between Kingsley Road and Westwood Drive. The original scope of the project, which was approved as part of the 2019 Bond Program, was to perform an Alignment Study from Kingsley Road to Miller Road.*

**h. Heavy Equipment for Hinton Landfill**

**Bid No. 0951-20**

**Caterpillar, Inc.**

**\$2,248,207.00**

*This request is to purchase replacement heavy equipment to be used by the Hinton Landfill.*

i. **West Miller Paving, Drainage, Water and Wastewater Improvements and Nash Water Improvements** **Bid No. 0791-20**

|                               |                       |
|-------------------------------|-----------------------|
| <b>Tri-Con Services, Inc.</b> | <b>\$2,815,715.10</b> |
| Optional Contingency          | <u>\$281,571.51</u>   |
| <b>TOTAL:</b>                 | <b>\$3,097,286.61</b> |

*The purpose of this request is to provide pavement, drainage, water, and wastewater improvements on West Miller Road and water improvements on Nash Street. West Miller Road consists of approximately 920 linear feet of 8-inch to 24-inch water by open cut; 300 linear feet of 24-inch water by bore; 4,170 linear feet of 6-inch and 8-inch wastewater line; 10,000 square yards of street, driveway, alley, and sidewalk replacement; and 630 linear feet of 18-inch to 42-inch RCP storm sewer including all incidentals.*

j. **Major Thoroughfare Median Maintenance** **Bid No. 0682-20**

|                                              |                     |
|----------------------------------------------|---------------------|
| <b>Carruthers Landscape Management, Inc.</b> | <b>\$158,400.00</b> |
|----------------------------------------------|---------------------|

*This request is to provide grounds maintenance including mowing, edging, removal of grass clippings, and litter control for 126.21 acres of medians along major thoroughfares throughout the city.*

k. **MGR Bikeway (Duck Creek Trail Connections)** **Bid No. 0733-20**

|                                     |                       |
|-------------------------------------|-----------------------|
| <b>North Rock Construction, LLC</b> | <b>\$2,794,025.54</b> |
| Optional Contingency                | <u>270,000.00</u>     |
| <b>TOTAL:</b>                       | <b>\$3,064,025.54</b> |

*This request is to provide for the construction of two (2) trail connectors. The first connector is the construction of 2,700 LF of a 12-foot-wide concrete trail at Glenbrook Drive & Centerville Road and a 3-span steel truss pedestrian bridge across Duck Creek.*

3. **2020-2021 CDBG, HOME and ESG federal grant allocations**

*This item has been previously discussed by Council during the May 18th, June 1st and June 15th Work Sessions as well as a Public Hearing that was held on May 19, 2020 to obtain any comments on the grant allocations.*

**4. 2019-20 Budget Amendment No. 3**

*At the June 1, 2020, Work Session, the City Council reviewed a Policy Report recommending an amendment to the 2019-20 Adopted Budget. For City Council's consideration is an Ordinance amending the 2019-20 Adopted Budget to appropriate funds in the amount of \$1,600,000 for the maintenance and repair of generating units at the GP&L Olinger facility.*

*Budget Amendment No. 3 proposes to increase the Electric Utility Fund's FY 2019-20 operating appropriation by \$1,600,000. Funding will come from fund balance reserves in the Electric Utility Fund.*

**5. No Parking on Garvon Street**

*Local businesses have noted that on street parking has made travel along Garvon Street difficult. The current ordinance prohibits parking on this street however the ordinance needs slight modification to be enforceable. Council is requested to approve an ordinance to make parking restrictions enforceable.*

**6. Amend Authorized TexPool Representatives**

*Each entity that participates in the TexPool investment pool must appoint authorized representatives. Only authorized representatives have the ability to conduct transactions with TexPool and inquire on TexPool transactions. For security purposes, TexPool requires the governing body approve a resolution to amend existing authorized representatives. Due to staff changes, the Financial Services Department is requesting that authorized representatives to TexPool be amended.*

**ITEMS FOR INDIVIDUAL CONSIDERATION**

**Speaker Regulations:**

**Anyone wishing to speak for, against, or on agenda items must fill out a speaker card and give it to the City Secretary before speaking (cards are located at the entrance to the Council Chambers). The Mayor will recognize speakers; he may impose a time limit and may provide for rebuttal. All comments and testimony are to be presented from the podium.**

**7. Consider by minute action the City of Garland representatives to the Dallas Area Rapid Transit Board of Directors**

*At the June 15, 2020 Work Session, Council interviewed candidates interested in being appointed as the City of Garland's representative to the Dallas Area Rapid Transit Board for a two-year term beginning July 1, 2020.*

- 8. Consider a resolution authorizing the use of eminent domain for the acquisition of ROW for the Nevill Road to Greasewood 345kV transmission line**

*Council is requested to approve a resolution authorizing the acquisition of the property rights described in the proposed resolution. At present there is only one property owner against whom proceedings in eminent domain may need to be instituted. A single resolution may be adopted for all of the units of property to be potentially condemned if: (1) the motion to approve is made in a manner specified in the Texas Government Code; and (2) the minutes of the meeting reflect that the vote applies to all of the units of property to be condemned.*

- 9. Consider a ordinance relating to certain property tax exemptions and directing a designated employee to calculate the voter-approval tax rate of the City of Garland in the manner provided for a special taxing unit.**

*At the June 1, 2020, Work Session staff provided information related to the preliminary FY 2021 budget forecast and the impacts of increasing certain City of Garland property tax exemptions. In addition, the impacts of adjusting the property tax rates beyond the 3.5% threshold for new revenue as authorized under Chapter 26 of Texas Tax Code was presented.*

- 10. Hold public hearings on:**

- a. Consider the application of Garland Senior Living, Ltd., requesting approval of an Amendment to Planned Development (PD) District 07-33 for Single-Family-7 (SF-7) Uses to add Multi-Family Dwelling Uses [Elder Care – Independent Living Use]. This property is located at 502 Belt Line Road, 301 Tina Drive and 2222 Monarch Drive. (File No. Z 20-07, District 8) (This request was postponed from the June 2, 2020 Regular City Council meeting.)**

*The applicant proposes to build a Senior Living Apartment community on an unimproved portion of a property that is developed with a church. This item serves as the applicant's Planned Development (PD) amendment request.*

- b. Consider the application of Garland Senior Living, Ltd., requesting approval of an Amended Detail Plan for Elder Care – Independent Living Use. This property is located at 502 Belt Line Road, 301 Tina Drive and 2222 Monarch Drive. (File No. Z 20-07, District 8) (This request was postponed from the June 2, 2020 Regular City Council meeting.)**

*The applicant proposes to build a Senior Living Apartment community on an unimproved portion of a property that is developed with a church. This item serves as the applicant's Detail Plan request.*

- c. **Consider the application of Pulte Group, requesting approval of a Change in Zoning from Planned Development (PD) District 18-05 for Community Retail (CR) Uses to a Planned Development (PD) District for Single-Family-5 (SF-5) Uses. This property is located at 5001 Zion Road. (File No. Z 20-04, District 3) (This request was postponed from the June 2, 2020 Regular City Council meeting.)**

*The applicant proposes to build a subdivision consisting of detached single-family homes. The previous development proposed was for a church. This item serves as the applicant's Planned Development (PD) amendment request.*

- d. **Consider the application of Pulte Group, requesting approval of a Detail Plan for Single-Family-5 (SF-5) Uses. This property is located at 5001 Zion Road. (File No. Z 20-04, District 3) (This request was postponed from the June 2, 2020 Regular City Council meeting.)**

*The applicant proposes to build a subdivision consisting of detached single-family homes. The previous development proposed was for a church. This item serves as the applicant's Detail Plan request.*

- e. **Consider a Development Agreement regarding Zoning File No. Z 20-04. (This request was postponed from the June 2, 2020 Regular City Council meeting.)**

*Consider a Development Agreement between Pulte Group and the City of Garland. This Development Agreement relates to Zoning Case Z 20-04 for a proposed single-family development at 5001 Zion Road. It is recommended that a development agreement accompany Zoning Case Z 20-04 regarding specific standards to the building elevations and materials of the homes as presented by the applicant.*

**11. 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.*

**12. 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](http://www.garlandtx.gov). Copies of the meetings can be purchased through the City Secretary's Office – audio CD's are \$1 each and DVD's are \$3 each.*





**GARLAND**

**City Council Regular Session Agenda**

**1.**

**Meeting Date:** 06/16/2020

**Item Title:** Minutes May 26 and June 2

**Submitted By:** Rene Dowl, City Secretary, City Secretary

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**Summary:**

**Consider approval of the minutes of the May 26 Special Session and June 2 Regular Meeting.**

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**Attachments**

Minutes May 26

Minutes June 2

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# GARLAND

## MINUTES

The City Council of the City of Garland convened in regular session at 7:00 p.m. on Tuesday, May 26, pursuant to Section 551.045, by telephone or internet in Garland, Texas, with the following members present:

Present: Mayor Scott LeMay  
Mayor Pro Tem Robert John Smith  
Deputy Mayor Pro Tem Robert Vera  
Council Member David Gibbons  
Council Member Deborah Morris  
Council Member Jerry A. Nickerson  
Council Member Jim Bookhout  
Council Member Rich Aubin  
Council Member Dylan Hedrick

Staff Present: City Manager Bryan Bradford  
Deputy City Manager Mitch Bates  
Assistant City Manager John Baker  
City Attorney Brad Neighbor  
City Secretary Eloyce René Dowl

**1. CITIZEN COMMENTS:** There were no speakers on this item.

Persons who desire to address the City Council on the following item will be allowed three minutes to speak. Speakers must limit comments to the posted item. Citizen comments will not be accepted after the City Council begins discussion of the item.

**2. COVID-19 RESPONSE UPDATE AND FURTHER ACTIONS**

The City continues to respond to the COVID-19 emergency consistent with Council direction and good health practices. The situation remains quite fluid, not only as to containing the spread of the COVID-19 virus, but as to how the City may best direct its efforts to mitigate the effects on City operations and the public.

The City Council will be briefed on what measures have been put in place by the Governor and other local governments in response to the emergency, what effect the emergency is having on the City and its citizens, and what response measures, if any, should be added, modified or discontinued.

**a. Overview - Bryan Bradford, City Manager**

City Manager Bradford explained the plans before the Council at this meeting will align more with the Governor's Order. This meeting will require the Council to focus on larger outdoor events and provide guidance. He said the City will reopen on June 1 at 25% capacity, unless the Governor increases workforce capacity to 50% before that time. He also stated that trends show some movement in the right direction.

**b. Health Department - Jason Chessher, Director**

Mr. Chessher provided the Garland statistics: as of 2 p.m., May 26, there were 247 confirmed cases in the City of Garland, with 18 fatalities. Dallas County has 9,188 confirmed cases, with 213 deaths. Garland has 307 cases per capita for 100K residents and Dallas County has 348 per capita for 100k residents; of the 747 Garland cases, 464 (60%) of these are recoveries and 283 cases are still active.

Mr. Chessher reviewed the personal mitigation precautions to close his presentation. He mentioned the Center for Disease Control's new information that transmission on surfaces is not as easy as originally stated.

**c. Emergency Management - Mistie Gardner, Director**

Ms. Gardner presented two areas of relevant statistics: current hospitalizations of 311, 327 from seven days prior and 328 over the past 14-day period. These numbers, do not represent a daily decrease but, an average of 5.1%. She provided the positivity rating (number of positives over total number of tests) of 10% or less is considered sufficient testing capacity by the World Health Organization, currently, Dallas County has a 11.53% rating and the State has a 6.79% rating. The current daily rate as of May 22 is 12.99% for Dallas County and 3.73% for the State. She stated that testing sites did not report for May 24 and 25, which impacts the data.

Ms. Gardner reviewed the testing sites available: Parkland Outpatient Garland (802 Hopkins) MD Family Clinic (Walnut St.), Urgent Care for Kids (PGBT), Exception Urgent Care (Walnut St.), Walmart (5302 N. Garland Ave.) and Parkland Hospital.

She referred to the Governor's most recent order on May 21, terminating air travel restrictions / quarantines related to COVID-19 from: CA, MI, CT, NY, NJ, WA and Miami FL. She provided information on services allowed to open under Governor's Order 23, which begins the second phase of Texas reopening and took effect on May 18. She provided the list of services allowed to reopen on May 29 and 31. She mentioned that masks are encouraged as a good faith effort; there are no civil or criminal penalties for not wearing a face covering. Visitors are still prohibited from Long Term Care Facilities. On June 1 in-person summer school and graduations can occur with minimum protocols in line with the Texas Education Association.

Council Member Bookhout asked if she could confirm how Cultural Arts are regulated? Ms. Garner replied that she is checking daily for information on this.

Mayor LeMay asked for additional questions and received none. He informed Ms. Gardner that Tom and Jennifer Nguyen are providing additional masks to the City.

**d. City Operations - Mitch Bates, Deputy City Manager**

**• COVID-19 Calendar for Discussion Purposes**

Deputy City Manager Bates presented information on the revised Governor's Order GA-23, allowing reopening of water parks, adult recreational sports practices / competitions and driver's education programs can begin immediately.

Mr. Bates gave the staff presentation on the COVID-19 calendar for city operations, reviewing previous decisions made on operations that have reopened. He stated decision-making points from a management perspective and Council policy decisions will be reviewed.

He presented highlights from the Governor's Order beginning April 27 through June 15. He also reviewed previous decision points from May 1 through May 18, when discussion / actions occurred at the Work Session(s).

He discussed the timeline for City operations for the period June 1 through July 6, anticipating employees returning at 50% on June 1, if the Governor's Order increases capacity, if not, 25% of employees will return on June 1. Internal / External facing lobbies could tentatively open on June 15. Enforcement operations will tentatively return on July 6. The Senior Citizen Centers reopen date is to be determined.

Council Member Bookhout asked about status on meals at senior centers? Mr. Bates confirmed meals will continue and there will be a summer nutrition program as well.

### **Special Events, Cultural Arts, Summer Programs (Currently Scheduled)**

He provided a snapshot of currently scheduled or pending events and explained these events require a policy decision in compliance with the Governor's Order; establishing a maximum level for attendance, which is the policy decision. He specified that Sounds of Summer, Asian Festival at Saigon Mall and Family Night Out are the largest events in July. He explained that the Governor's Order does not specify a number for social gatherings, but they are discouraged, except those specified in the order; a decision making point is coming up on these events.

He detailed plans for all summer programs from June 8 to August 11. He mentioned that game rooms and recreation center activities are pending because of Governor's Order. Mr. Bates and the staff do not feel that pools can open, but swim lessons can be offered at Holford and Wynn. As of May 26 North Garland Little League, GBI, Winters and South Garland Little League are interested in playing. Carter Softball, Volley Ball, Football, Soccer and Buddy League are not interested in having a season.

Council Member Gibbons asked if the Asian Festival at the Cali Saigon Mail is a City or private event? Mr. Bates explained, although not a City facility, it goes through the permitting process and does receive some City assistance, i.e. police officers, security measures and/or barricades.

Mayor LeMay provided some insight on the event from last year and believes the event this year should be smaller because the soccer tournament is canceled.

Council Member Bookhout asked for the cost to prepare pools for swimming lessons only. Mr. Bates explained swim lessons are planned for this summer, he did not have the data, but will provide that information to Council Member Bookhout.

Deputy Mayor Pro Tem Vera asked if the Garland Amateur Radio event will take place? Mr. Bates said it is scheduled for June 27 and this would require a policy decision tonight. Deputy Mayor Pro Tem Vera added, there are 75 attendees present over a period of two days, not at one time. Mr. Bates further stated that this applies to Urban Flea and other events, which occur over a period multiple days.

Council Member Morris mentioned Urban Flea's motivation to hold their event; she has researched other farmers' market events and supports them, Garland Amateur Radio and Hero Hustle 5k moving forward. She does not support large crowd gatherings outside.

Council Member Hedrick concurred with Council Member Morris on having smaller events, not larger and asked for a final date for a decision on the Summer Concert Series, asking if the decision could be pushed off for a week or two? Mr. Bates believes those that are in July can wait. Andy Hesser, Parks Director, explained there is a 30-day notice requirement to cancel or forfeit deposits(s) inside the 30-days. Council Member Hedrick expressed that he would like more information from the Governor on large outdoor events.

Mayor LeMay agrees with moving forward on Urban Flea and smaller events, he is not comfortable with larger events; he asked for clarification on the Asian event. The Mayor asked about the number of Summer Nutrition locations and if we have lost any? D'Lee Williams, Recreation Director, confirmed there are four City sites open to the public, one more than last year; churches and others coordinate individually with City Square.

Mayor LeMay mentioned the survey he received from South Garland Little League and their desire to have a shortened season, approximately 60% of respondents (SGLL) favored a revised season, 30% were unsure. Mayor LeMay will have the report sent to the full Council. He wanted information on the services we would provide for them to play. Mr. Hesser mentioned his conversation with Mr. Don Koerner regarding the details for dugouts, handwashing, crowds remaining in cars and restroom facilities. Mayor LeMay said, based on the Governor's Order, practices can begin on May 31, with games by June 15. Mr. Hesser explained he is still reading through the feedback from the survey and believes Parks can accomplish the goals / needs of the group. Mayor LeMay asked if responses for other leagues are the same? Mr. Hesser said he has not heard from the other leagues, but assumes varying responses on willingness to play.

Council Member Bookhout asked for locations of the four Summer Nutrition sites are. Ms. Williams confirmed they are: Gale Fields, Bradfield, Granger and Hollabaugh Recreation Centers. He asked if there are no locations in South Garland? Ms. Williams explained that a mobile unit could be requested from City Square, the partnering agency, but may require additional funding. He asked if the South Garland Library or the County Road and Bridge Office on Rowlett Road could serve as a location? Ms. Williams will check on this request and reevaluate the funding for current locations, if an additional site is added. Mayor LeMay mentioned there could be church or apartment locations nearby. Council Member Bookhout expressed his concern that students in South Garland may not have meals available. Ms. Williams explained there is a link on the City Square website that provides information on additional sites and she will send it to Council Member Bookhout.

Council Member Bookhout asked if preparations are being considered for the Labor Day Parade? Mr. Hesser and Mr. Bates did not have specifics at this time, but will contact the Noon Exchange Club.

Mayor Pro Tem Smith requested increased oversight of bathrooms (soap, sanitizers, hand dryers and washing stations) for little leagues. Mr. Hesser confirmed it will be done. Mayor LeMay stated this was mentioned in the survey results.

Mayor LeMay recapped the Council consensus to move forward with all special events, with the exception of Sounds of Summer, Asian Festival and Family Night Out. Staff will provide the lead time on Sounds of Summer Concert Series and reach out to Cali Saigon Mall for additional information. He stated there are no issues on the Summer Nutrition Program, except clarifying sites, athletic associations appear to want to restart.

Council Member Morris mentioned athletic associations, by the Governor's Order, can begin activities on May 31, which is before the next council meeting and she would want bathrooms opened on or before practices. Mr. Hesser confirmed restrooms can be opened on or before practices. Council Member Morris referenced the CDC's latest information on the virus not spreading on surfaces as easily as originally thought. Deputy City Manager Bates said the Parks team will work with the leagues to have restrooms ready for the practices. Mr. Hesser emailed the survey to the full Council during the meeting.

A vote was cast to move forward, with the exception of items pending more information on large events or Governor's Orders. Council Member Bookhout requested to pull the swim lessons until costs are provided. Mr. Hesser explained Holford pool is not empty and no costs are incurred; other costs are recovered through revenue and will be cost neutral. He also explained that social distancing, would be a problem if pools were open, but is not an issue with swim lessons, because classes can be managed. Council Member Bookhout agreed with opening for swim lessons because the effect is cost neutral. The calendar was approved with a vote of **9 ayes and 0 nays**.

### **Performing Arts**

Deputy City Manager Bates opened the discussion on summer events (June 6 through August 1) for The Atrium, Performing and Cultural Arts. The Garland Summer Musicals decided to cancel its season. He provided venue capacities for all sites at 25 and 50% of maximums. The Governor's Order is currently at 25%, and will be modified if the order capacity is increased.

Council Member Gibbons asked if Governor Abbott has authorized use of performance theatres? Ms. Gardner confirmed he has not authorized it. Council Member Gibbons cited a Dallas Morning News article on performing arts not being allowed to open. He asked these events be on hold until the Governor makes a decision. He says The Atrium should be able to move forward with 25% capacity, social distancing and proper protocols.

Council Member Aubin remains concerned about large groups and the number of increased cases in Garland, to include having events at The Atrium. He asked City Attorney Neighbor about the City's liability as a vendor for event space; can the City ask for a waiver? Mr. Neighbor mentioned other cities' actions on list serve responses on this issue, including waivers and/or general notices. He will take Council direction on the policy decision.

Mayor LeMay asked if the waiver for an event applies to the group or are individuals required to sign? Mr. Neighbor explained that the event sponsor would sign the waiver; it is better if everyone signs, but the hybrid would include the sponsor signing the waiver, along with social distancing efforts. Mr. Neighbor said the City would have its own signage and the sponsor would provide notice to the attendees.

Council Member Morris stated she is comfortable proceeding with the Governor's Order of no more than 125 occupancy for The Atrium and opined on staying in compliance with GA-23. She said she has not seen any approval from the Governor on the performing arts and feels the Council should not either.

Council Member Gibbons asked about the capacity for City fitness centers? D'Lee Williams, Recreation Director, stated the number will be 5-6 persons at a time to accommodate six-foot spacing; meeting room capacity will initially be 25 persons. Council Member Gibbons asked if this can be stated in the standard contract language? Mr. Neighbor believes there is a general provision to abide by all rules. The City can limit occupancy levels and the indemnity is already in the contract.

Council Member Bookhout supports a limit of 125 for The Atrium.

Council Member Nickerson mentioned recreation center capacity for gyms could be slightly more than 25%, which is approximately three persons. He mentioned seeing the established sterilization process, which is already good. He wants to move forward on all recreation facilities at the Governor's level.

Mayor LeMay mentioned speaking with Mr. Lucky, Garland Summer Musical Board, and explained the reason(s) GSM decided to cancel the season. He acknowledged the Council's comfort level to move forward with The Atrium plans and holding off on the performing arts theatres. He mentioned the current Atrium contracts have a hold harmless provision and is not sure if a second waiver is needed.

Council Member Aubin opined, from an attorney's perspective, regarding liability under the current contract; he stated the City does not have the same immunity in this situation.

Mayor Pro Tem Smith is not opposed to adding a waiver-type clause in the contract, making it a part of the standard contract language, keeping it succinct and applying it to future pandemics.

Mayor LeMay called for a vote to move forward with The Atrium plans, holding off on performing arts theatre openings and adding waiver language to the existing contract. A vote was cast to approve with **8 ayes and 1 nay (Council Member Aubin)**.

Mayor LeMay announced the next update will be at the June 1 Work Session.

3. **Adjourn:** There being no additional business to come before the City Council, Mayor LeMay adjourned the meeting at 6:46 p.m.

**Submitted By:**

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**Scott LeMay, Mayor**

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**Eloyce René Dowl, City Secretary**



# GARLAND

## MINUTES

The City Council of the City of Garland convened in regular session at 7 p.m. on Tuesday, June 2, pursuant to Section 551.045, by telephone or internet in Garland, Texas, with the following members present:

Present: Mayor Scott LeMay  
Mayor Pro Tem Robert John Smith  
Deputy Mayor Pro Tem Robert Vera  
Council Member David Gibbons  
Council Member Deborah Morris  
Council Member Jerry A. Nickerson  
Council Member Jim Bookhout  
Council Member Rich Aubin  
Council Member Dylan Hedrick

Staff Present: City Manager Bryan Bradford  
Deputy City Manager Mitch Bates  
City Attorney Brad Neighbor  
Assistant City Manager John Baker  
City Secretary Eloyce René Dowl

### **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.**

**Vote: 9 - 0**

- This request is for the purchase of six heavy duty replacement trucks for the EWS and Water Departments.

**d. APPROVED Construction of Garland Pedestrian Path** **Bid No. 0634-20**

|                               |                         |
|-------------------------------|-------------------------|
| <b>Tri-Con Services, Inc.</b> | <b>\$866,000.00</b>     |
| <b>Optional Contingency</b>   | <b><u>87,000.00</u></b> |
| <b>TOTAL:</b>                 | <b>\$953,000.00</b>     |

This request is to provide for the construction of approximately 1.66 miles of 6-foot-wide sidewalk, pedestrian curb ramps, driveways, bus stop pads, road marking and related utility improvements. An Optional Contingency is included for any additional work that may be required.

**e. APPROVED Wastewater Improvements in Nine Alleys** **Bid No. 1117-19**

|                                      |                    |
|--------------------------------------|--------------------|
| <b>Grantham and Associates, Inc.</b> | <b>\$91,050.00</b> |
|--------------------------------------|--------------------|

This request is to approve Change Order No. 1 for additional engineering design services for water and wastewater line design at four (4) of the locations and the replacement of 1,000 linear feet of water line.

**f. APPROVED Streetscape Design Standards Professional Services** **Bid No. 0923-20**

|                            |                     |
|----------------------------|---------------------|
| <b>JB I Partners, Inc.</b> | <b>\$110,000.00</b> |
|----------------------------|---------------------|

This request is to provide professional services to develop design specifications, standard construction details and typical sections for landscape, hardscape, irrigation, lighting, multiuse paths and various associated accessories.

**g. APPROVED GP&L Nevill Road Switch Station Construction Materials** **Bid No. 0845-20**

|                                          |                         |
|------------------------------------------|-------------------------|
| <b>KBS Electrical Distributors, Inc.</b> | <b>\$987,165.05</b>     |
| <b>Optional Contingency</b>              | <b><u>98,716.00</u></b> |
| <b>TOTAL:</b>                            | <b>\$1,085,881.05</b>   |

This request is for the purchase of construction materials for the Nevill Road Switch Station as part of the approved GP&L Nevill Road Switch CIP project. An Optional Contingency is included for any additional materials that may be required.

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

**a. APPROVED Zoning File Z 20-03 4B2D - DFW Tea Co, LLC (District 6)**

**Ordinance No. 7147** amending the Garland Development Code of the City of Garland, Texas, by approving 1) a Specific Use Provision for a restaurant, drive-through and 2) a Detail Plan for a restaurant, drive-through on a 0.598-acre tract of land zoned Planned Development (PD) District 17-18 for Community Retail (CR) District uses and located at 3428 West Buckingham 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.

**4. APPROVED Minute action approving the appointment of a City of Garland representative to the North Texas Municipal Water District Board**

Council appointed Mr. Jack May as a representative to the North Texas Municipal Water District Board for a two-year term beginning June 1, 2020.

**5. APPROVED Minute action approving the TMPA office lease agreement for GP&L crews in Bryan, Texas.**

At the May 18, 2020 Work Session, staff presented a proposal for an office lease agreement for TMPA. With the closure of the TMPA Gibbons Creek generation plant and the pending decommissioning of the generation facilities, office space and covered storage will need to be leased for the GPL crews in Bryan, Texas.

**6. APPROVED Resolution No. 10439 authorizing the City Manager to execute an Interlocal Agreement with Dallas County relating to the Dallas County CARES Act Funding; and providing an effective date.**

At the June 1, 2020 Work Session, Council considered the federal CARES Act funding the City is receiving through Dallas County and the options for potential COVID related programs.

**ITEMS FOR INDIVIDUAL CONSIDERATION**

**Speaker Regulations:**

**Anyone wishing to speak for, against, or on agenda items must fill out a speaker card and give it to the City Secretary before speaking (cards are located at the entrance to the Council Chambers). The Mayor will recognize speakers; he may impose a time limit and may provide for rebuttal. All comments and testimony are to be presented from the podium.**

**7. APPROVED Council directed the City Manager and the City Attorney to Negotiate Definitive Settlement Documents Relating to the North Texas Municipal Water District Rate Appeals Litigation**

Council authorized and directed the City Manager and the City Attorney to negotiate final, definitive forms of settlement documents relating to the City's participation in the appeal of water rates charged by the North Texas Municipal Water District.

Motion was made by Council Member Nickerson and seconded by Council Member Aubin to authorize and direct the City Manager and our City Attorney to negotiate definitive agreements, including a settlement agreement and an amendment to our current Amendatory Contract with the North Texas Municipal Water District, to be presented to this Council at a later date for final approval as discussed in closed session. Motion carried:

**Vote:** 9 - 0

**8. Hold public hearings on:**

- a. Consider the application of Pulte Group, requesting approval of a Change in Zoning from Planned Development (PD) District 18-05 for Community Retail (CR) Uses to a Planned Development (PD) District for Single-Family-5 (SF-5) Uses. This property is located at 5001 Zion Road. (File No. Z 20-04, District 3) (The applicant requests postponement to the June 16, 2020 Regular City Council meeting.)**

The applicant proposes to build a subdivision consisting of detached single-family homes. The previous development proposed was for a church. This item serves as the applicant's Planned Development (PD) amendment request.

Motion was made by Council Member Jerry A. Nickerson, and seconded by Mayor Pro Tem Robert John Smith to approve the request to postpone to June 16. Motion carried:

**Vote:** 9 - 0

- b. Consider the application of Pulte Group, requesting approval of a Detail Plan for Single-Family-5 (SF-5) Uses. This property is located at 5001 Zion Road. (File No. Z 20-04, District 3) (The applicant requests postponement to the June 16, 2020 Regular City Council meeting.)**

The applicant proposes to build a subdivision consisting of detached single-family homes. The previous development proposed was for a church. This item serves as the applicant's Detail Plan request.

Motion was made by Council Member Jerry A. Nickerson, and seconded by Mayor Pro Tem Robert John Smith to approve the request to postpone the case to June 16. Motion carried:

**Vote:** 9 - 0

- c. **Consider a Development Agreement regarding Zoning File No. Z 20-04. (The applicant requests postponement to the June 16, 2020 Regular City Council meeting.)**

Consider a Development Agreement between Pulte Group and the City of Garland. This Development Agreement relates to Zoning Case Z 20-04 for a proposed single-family development at 5001 Zion Road. It is recommended that a development agreement accompany Zoning Case Z 20-04 regarding specific standards to the building elevations and materials of the homes as presented by the applicant.

Motion was made by Council Member Jerry A. Nickerson, and seconded by Mayor Pro Tem Robert John Smith to approve the request to postpone the case to June 16.

Motion carried:

**Vote: 9 - 0**

- d. **Consider the application of Garland Senior Living, Ltd., requesting approval of an Amendment to Planned Development (PD) District 07-33 for Single-Family-7 (SF-7) Uses to add Multi-Family Dwelling Uses [Elder Care – Independent Living Use]. This property is located at 502 Belt Line Road, 301 Tina Drive and 2222 Monarch Drive. (File No. Z 20-07, District 8)**

The applicant proposes to build a Senior Living Apartment community on an unimproved portion of a property that is developed with a church. This item serves as the applicant's Planned Development (PD) amendment request.

The staff report was presented by Kira Wauwie, Principal Planner. Speakers on this item were: Avis Chaisson, applicant, Kim Parker Schwimmer, applicant, Scott Johnson, applicant and Erik Earnshaw, architect. There was discussion by the Council.

Motion was made by Mayor Pro Tem Robert John Smith, and seconded by Council Member David Gibbons to postpone this case to June 16. Motion carried:

**Vote: 9 - 0**

- e. **Consider the application of Garland Senior Living, Ltd., requesting approval of an Amended Detail Plan for Elder Care – Independent Living Use. This property is located at 502 Belt Line Road, 301 Tina Drive and 2222 Monarch Drive. (File No. Z 20-07, District 8)**

The applicant proposes to build a Senior Living Apartment community on an unimproved portion of a property that is developed with a church. This item serves as the applicant's Detail Plan request.

Motion was made by Mayor Pro Tem Robert John Smith, and seconded by Council Member David Gibbons to postpone this case to June 16. Motion carried:

**Vote: 9 - 0**

**9. Citizen comments:** Lisa Dribben

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:** There being no further business to come before the City Council, Mayor LeMay adjourned the meeting at 9:13 p.m.

**Submitted By:**

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**Scott LeMay, Mayor**

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**Eloyce René Dowl, City Secretary**



**GARLAND  
PURCHASING REPORT**

**City Council Regular Session Agenda**

**2. a.**

**Meeting Date:** 06/16/2020

**Item Title:** Cleaning and Closed Circuit Television Review of Wastewater Pipelines

**Submitted By:** Wes Kucera, Managing Director

**Bid Number:** 0810-20

---

**Purchase Justification:**

This request is to provide cleaning and closed circuit television inspection to evaluate sanitary sewer lines throughout the city, providing a detailed report on the pipe condition. This approval is for a Term Agreement with four (4) optional renewals.

**Evaluation:**

A request for bids was issued in accordance with Purchasing procedures. Three (3) bids were received and evaluated with Acme Utility Inspection Services, Inc., submitting the Straight Low Bid.

**Award Recommendation:**

| <u>Vendor</u>                          | <u>Item</u>   | <u>Amount</u>       |
|----------------------------------------|---------------|---------------------|
| Acme Utility Inspection Services, Inc. | All           | \$300,000.00        |
|                                        |               |                     |
|                                        |               |                     |
|                                        | <b>TOTAL:</b> | <b>\$300,000.00</b> |

**Basis for Award:** Straight Low Bid

**Purchase Requisition #:** 43418

---

**Fiscal Impact**

**Total Project/Account:** N/A  
**Expended/Encumbered to Date:** N/A  
**Balance:** N/A  
**This Item:** \$300,000  
**Proposed Balance:** N/A  
**Account #:** 451-6999

**Fund/Dept/Project – Description and Comments:**

Term Contract sets price but does not commit funds. Expenses will be charged to the Wastewater Utility Fund as incurred.

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**Attachments**

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**Bid Recap**

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Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2019-20

Document Location: Page 245

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Budget Director Approval: Ron Young

Approval Date: 06/04/2020

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 06/03/2020



[illegible]



**GARLAND  
PURCHASING REPORT**

**City Council Regular Session Agenda**

**2. b.**

**Meeting Date:** 06/16/2020

**Item Title:** Valve and Fire Hydrant Maintenance

**Submitted By:** Wes Kucera, Managing Director

**Bid Number:** 0270-20

---

**Purchase Justification:**

This request is to provide maintenance, inspections, adjustments, and minor repair of water valves and fire hydrants throughout the city. This approval is for a Term Agreement with four (4) optional renewals.

**Evaluation:**

A request for bids was issued in accordance with Purchasing procedures. Five (5) bids were received and evaluated based on the estimated number of valves and fire hydrants to be maintained. Based on those projections, Hydromax USA submitted the Lowest Responsible Bid.

**Award Recommendation:**

| <u><i>Vendor</i></u> | <u><i>Item</i></u> | <u><i>Amount</i></u> |
|----------------------|--------------------|----------------------|
| Hydromax USA         | All                | \$250,000.00         |
|                      |                    |                      |
|                      |                    |                      |
|                      | <b>TOTAL:</b>      | <b>\$250,000.00</b>  |

**Basis for Award:** Lowest Responsible Bid

**Purchase Requisition #:** 42762

---

**Fiscal Impact**

**Total Project/Account:** N/A

**Expended/Encumbered to Date:** N/A

**Balance:** N/A

**This Item:** \$250,000

**Proposed Balance:** N/A

**Account #:** 451-6999

**Fund/Dept/Project – Description and Comments:**

Term Contract sets price but does not commit funds. Invoices will be charged to the Water Utility Fund as incurred.

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## Attachments

### Bid Recap

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Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2019-20

Document Location: Page 239

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Budget Director Approval: Ron Young

Approval Date: 06/02/2020

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 06/01/2020

[illegible]



**GARLAND  
PURCHASING REPORT**

**City Council Regular Session Agenda**

**2. c.**

**Meeting Date:** 06/16/2020

**Item Title:** GP&L Dent Road to Shelby 138kV Transmission Line Construction

**Submitted By:** Steve Martin, Transmission Director

**Bid Number:** 0821-19

---

**Purchase Justification:**

This request is to approve Change Order #2 for the GP&L Dent Road to Shelby 138kV Transmission Line Construction. The Change Order is necessary because of construction delays that were experienced due to right-of-way acquisitions, delayed material delivery, and inclement weather. Frequent rains not only extended the length of the project, but also required additional track equipment and labor for site access due to muddy conditions. Additionally, transitioning pull locations were necessary to accommodate delays of Shelby terminal and easement acquisition.

**Evaluation:**

Maslonka Powerline Services was awarded the original PO 28870 in the amount of \$3,875,126.00 at the July 2, 2019, City Council Meeting.

**Award Recommendation:**

| <u>Vendor</u>               | <u>Item</u>   | <u>Amount</u>       |
|-----------------------------|---------------|---------------------|
| Maslonka Powerline Services | All           | \$400,000.00        |
|                             |               |                     |
|                             |               |                     |
|                             | <b>TOTAL:</b> | <b>\$400,000.00</b> |

**Basis for Award:** Change Order

**Purchase Requisition #:** 43574

---

**Fiscal Impact**

**Total Project/Account:** \$5,131,296  
**Expended/Encumbered to Date:** 4,727,402  
**Balance:** \$403,894  
**This Item:** 400,000  
**Proposed Balance:** \$3,894  
**Account #:** 210-3599-3143401-7111

**Fund/Dept/Project – Description and Comments:**  
Electric CIP / Transmission Lines Program

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**Attachments**

Bid Recap

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Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2020

Document Location: CIP - Page 264

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Budget Director Approval: Ron Young

Approval Date: 06/04/2020

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 06/03/2020





**GARLAND  
PURCHASING REPORT**

**City Council Regular Session Agenda**

**2. d.**

**Meeting Date:** 06/16/2020

**Item Title:** Medical District Area Plan

**Submitted By:** Angela Self, Comprehensive Planning Administrator

**Bid Number:** 0371-20

---

**Purchase Justification:**

This request is for the development of a Medical District Area Plan. The plan will establish a revitalization/redevelopment concept incorporating physical analysis, a market assessment, and stakeholder engagement for a proposed Medical District anchored by the Garland VA Medical Center, including connections to the Forest/Jupiter DART station. This project will engage key stakeholders to confirm priorities and assess partnership opportunities. In addition, the project will identify infrastructure and mobility improvements providing added value to the area.

**Evaluation:**

A Request for Proposals was issued in accordance with Purchasing procedures. One (1) proposal was received and evaluated with Ninigret Partners offering the Best Value for the City.

**Award Recommendation:**

| <u>Vendor</u>     | <u>Item</u>   | <u>Amount</u>       |
|-------------------|---------------|---------------------|
| Ninigret Partners | All           | \$136,740.00        |
|                   |               |                     |
|                   |               |                     |
|                   | <b>TOTAL:</b> | <b>\$136,740.00</b> |

**Basis for Award:** Best Value

**Purchase Requisition #:** 43622

---

**Fiscal Impact**

**Total Project/Account:** \$686,163  
**Expended/Encumbered to Date:** 86,353  
**Balance:** \$599,810  
**This Item:** 136,740  
**Proposed Balance:** \$463,070  
**Account #:** 104-1521-7101



## Economic Development Fund / Operations

## Bid Recap

Document Location: Page 208

Approval Date: 06/04/2020





**GARLAND  
PURCHASING REPORT**

**City Council Regular Session Agenda**

**2. e.**

**Meeting Date:** 06/16/2020

**Item Title:** GP&L 138kV Disconnect Switches

**Submitted By:** Steve Martin, Transmission Director

**Bid Number:** 5870-15

---

**Purchase Justification:**

This request is to approve Change Order #1 to BL 7775 for additional switches needed for the GP&L Nevill Road Switch. This is part of the approved Nevill Road Switch Station CIP project.

**Evaluation:**

Pascor Atlantic, Inc., was awarded the original BL 6194 in the amount of \$500,000.00 at the November 17, 2015, City Council Meeting.

**Award Recommendation:**

| <u><i>Vendor</i></u>  | <u><i>Item</i></u> | <u><i>Amount</i></u> |
|-----------------------|--------------------|----------------------|
| Pascor Atlantic, Inc. | All                | \$623,566.00         |
|                       |                    |                      |
|                       |                    |                      |
|                       | <b>TOTAL:</b>      | <b>\$623,566.00</b>  |

**Basis for Award:** Change Order

**Purchase Requisition #:** 43571

---

**Fiscal Impact**

**Total Project/Account:** \$17,483,740  
**Expended/Encumbered to Date:** 16,617,151  
**Balance:** \$866,589  
**This Item:** 623,566  
**Proposed Balance:** \$243,023  
**Account #:** 210-3799-3178201-6051  
**Fund/Dept/Project – Description and Comments:**  
Electric CIP / Substations Upgrades Program

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## Attachments

Bid recap

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Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2020

Document Location: CIP - Page 270

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Budget Director Approval: Ron Young

Approval Date: 06/04/2020

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 06/03/2020





**GARLAND  
PURCHASING REPORT**

**City Council Regular Session Agenda**

**2. f.**

**Meeting Date:** 06/16/2020

**Item Title:** Carroll Drive & Mayfield Avenue Pavement Replacement Design Project

**Submitted By:** Steve Oliver, Streets Director

**Bid Number:** 0929-20

---

**Purchase Justification:**

This request is to obtain professional engineering design and surveying services, including detailed construction plans, for replacing the existing concrete pavement on Carroll Drive (Douglas Drive to S. Glenbrook Drive) and Mayfield Avenue (Saturn Road to W. Centerville Road). The estimated construction cost for the project is \$3,776,641.63.

**Evaluation:**

Lam Consulting Engineering was selected as the Most Qualified firm for this project from RFQ 0960-19.

**Award Recommendation:**

| <u><i>Vendor</i></u>       | <u><i>Item</i></u> | <u><i>Amount</i></u> |
|----------------------------|--------------------|----------------------|
| Lam Consulting Engineering | All                | \$349,770.00         |
|                            |                    |                      |
|                            |                    |                      |
|                            | <b>TOTAL:</b>      | <b>\$349,770.00</b>  |

**Basis for Award:** Most Qualified

**Purchase Requisition #:** 43584

---

**Fiscal Impact**

**Total Project/Account:** \$25,492,998  
**Expended/Encumbered to Date:** 13,281,347  
**Balance:** \$12,211,651  
**This Item:** 349,770  
**Proposed Balance:** \$11,861,881  
**Account #:** 831-4693-7101

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**Attachments**

## Bid Recap

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Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2019-20

Document Location: Oper. Budget - Page 213

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Budget Director Approval:

Approval Date:

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 06/04/2020







**GARLAND  
PURCHASING REPORT**

**City Council Regular Session Agenda**

**2. g.**

**Meeting Date:** 06/16/2020

**Item Title:** Shiloh Road Alignment Study

**Submitted By:** Rick Galceran, Capital Project Management Director

**Bid Number:** 0956-20

---

**Purchase Justification:**

This request is to obtain professional services for the development of an Alignment Study for Shiloh Road between Kingsley Road and Westwood Drive. The original scope of the project, which was approved as part of the 2019 Bond Program, was to perform an Alignment Study from Kingsley Road to Miller Road. The limits of the Alignment Study will extend to include Shiloh Road from Miller Road to Westwood Drive to allow for future roadway expansion, federal funding opportunities, and electric utility relocations.

The purpose of the Alignment Study is to develop and analyze up to three (3) alternative alignments and typical sections for the road, including analysis of right-of-way constraints, utility constraints, traffic, hydraulics and hydrology, etc. The information and analysis will be used to establish a preferred alignment and conceptual design for the roadway. An Optional Contingency is included for any additional services that may be required.

**Evaluation:**

CP&Y, Inc., was selected as the Most Qualified firm for this project from RFQ 0212-19.

**Award Recommendation:**

| <u><i>Vendor</i></u> | <u><i>Item</i></u> | <u><i>Amount</i></u>  |
|----------------------|--------------------|-----------------------|
| CP&Y, Inc.           | All                | \$1,664,008.00        |
| Optional Contingency |                    | 65,000.00             |
|                      |                    |                       |
|                      | <b>TOTAL:</b>      | <b>\$1,729,008.00</b> |

**Basis for Award:** Most Qualified

**Purchase Requisition #:** 43628

---

**Fiscal Impact**

|                                     |              |
|-------------------------------------|--------------|
| <b>Total Project/Account:</b>       | \$1,613,279* |
| <b>Expended/Encumbered to Date:</b> | 13,750       |
| <b>Balance:</b>                     | \$1,599,529  |

**This Item:** 1,729,008  
**Proposed Balance:** \$(129,479)\*\*  
**Account #:** Various

**Fund/Dept/Project – Description and Comments:**

**Shiloh Road Alignment Study**

|                                                                   |                    |                                                   |
|-------------------------------------------------------------------|--------------------|---------------------------------------------------|
| Segment 1: Shiloh Road from Kingsley to Miller <sup>(2)</sup>     | \$ 711,210         | 650-1429-1431719-710120<br>2019 Bond Program      |
| Segment 2: Shiloh Road from Miller to Forest <sup>(1) (2)</sup>   | 544,551            | 624-1429-1449104-710121<br>Undesignated 2004 Bond |
| Segment 3: Shiloh Road from Forest to Westwood <sup>(1) (2)</sup> | 473,247            | 624-1429-1449204-710121<br>Undesignated 2004 Bond |
| <b>Total Contract Amount</b>                                      | <b>\$1,729,008</b> |                                                   |

- (1) The expansion of Shiloh Road - Kingsley Road to Miller Road project was approved as part of the 2019 Bond Program. The Project Management Office briefed City Council on May 18, 2020, regarding the need to extend the Alignment Study to include Shiloh Road from Miller Road to Westwood Drive because it is necessary for future roadway expansion, there are federal funding opportunities, and it is needed for electric utility relocations. Staff has identified undesignated 2004 Bond Funds for the additional segment. A Budget Amendment to the Capital Improvement Program will be brought to City Council for consideration at a future date to appropriate \$829,580 in 2020 for the Alignment Study of Shiloh Road - Miller Road to Forest Lane and Shiloh Road - Forest Lane to Westwood Drive.

The City will issue Commercial Paper as expenditures are incurred, and at a future date, General Obligation Bonds will be issued to refinance the outstanding Commercial Paper.

- (2) The Alignment Study will continue into 2021, and the remaining amount is funded within the 2021 CIP for Shiloh Road - Kingsley to Miller and additional 2004 Undesignated Bond funding will be requested for the Shiloh Road - Miller to Forest and Shiloh Road - Forest to Westwood segments.

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**Attachments**

**Bid Recap**

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**Fiscal Reference:**

Budget Type: CIP  
Fiscal Year: 2020  
Document Location: CIP - Page 91

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Budget Director Approval: Ron Young Approval Date: 06/04/2020  
Purchasing Director Approval: Gary L. Holcomb Approval Date: 06/04/2020





**GARLAND  
PURCHASING REPORT**

**City Council Regular Session Agenda**

2. h.

**Meeting Date:** 06/16/2020

**Item Title:** Heavy Equipment for Hinton Landfill

**Submitted By:** Terry Anglin, Fleet Services Director

**Bid Number:** 0951-20

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**Purchase Justification:**

This request is to purchase replacement heavy equipment to be used by the Hinton Landfill.

**Evaluation:**

This equipment is available from Caterpillar, Inc., through the Sourcewell Cooperative Purchasing Contract 032119.

**Award Recommendation:**

| <u><i>Vendor</i></u> | <u><i>Item</i></u> | <u><i>Amount</i></u>  |
|----------------------|--------------------|-----------------------|
| Caterpillar, Inc.    | All                | \$2,248,207.00        |
|                      |                    |                       |
|                      |                    |                       |
|                      | <b>TOTAL:</b>      | <b>\$2,248,207.00</b> |

**Basis for Award:** Cooperative Purchase

**Purchase Requisition #:** 43621

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**Fiscal Impact**

**Total Project/Account:** \$8,122,718  
**Expended/Encumbered to Date:** 5,342,144  
**Balance:** \$2,780,574  
**This Item:** 2,248,207  
**Proposed Balance:** \$532,367  
**Account #:** 692-1609-1715420-9007  
**Fund/Dept/Project – Description and Comments:**

EWS - Disposal / Replacement of Landfill Equipment

|                                                |          |                    |
|------------------------------------------------|----------|--------------------|
| New Mini-Excavator                             | =        | \$ 31,861          |
| New Backhoe Loader                             | =        | 163,520            |
| New 963K Track Loader                          | =        | 490,794            |
| Replacement 973K Track Loader (Unit #160-0209) | =        | 609,050            |
| Replacement 836K Compactor (Unit #160-1620)    | =        | <u>952,982</u>     |
| <b>Total</b>                                   | <b>=</b> | <b>\$2,248,207</b> |

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**Attachments**

Bid Recap

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Fiscal Reference:

|                    |                |
|--------------------|----------------|
| Budget Type:       | CIP            |
| Fiscal Year:       | 2020           |
| Document Location: | CIP - Page 201 |

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Budget Director Approval: Ron Young

Approval Date: 06/03/2020

Purchasing Director Approval: Gary L. Holcomb

Approval Date: 06/03/2020





**GARLAND  
PURCHASING REPORT**

**City Council Regular Session Agenda**

**2. i.**

**Meeting Date:** 06/16/2020

**Item Title:** West Miller Paving, Drainage, Water and Wastewater Improvements and Nash Water Improvements

**Submitted By:** Michael Polocek, Engineering Director

**Bid Number:** 0791-20

---

**Purchase Justification:**

The purpose of this request is to provide pavement, drainage, water, and wastewater improvements on West Miller Road and water improvements on Nash Street. West Miller Road consists of approximately 920 linear feet of 8-inch to 24-inch water by open cut; 300 linear feet of 24-inch water by bore; 4,170 linear feet of 6-inch and 8-inch wastewater line; 10,000 square yards of street, driveway, alley, and sidewalk replacement; and 630 linear feet of 18-inch to 42-inch RCP storm sewer including all incidentals. Nash Street consists of construction of approximately 1,200 linear feet of 8-inch water by open cut and 800 square yards of street, driveway, and sidewalk replacement including all incidentals. A location map is included for reference. An Optional Contingency is included for any additional work that may be required.

**Evaluation:**

A request for bids was issued in accordance with Purchasing procedures. Four (4) bids were received with Tri-Con Services, Inc., submitting the Straight Low Bid.

**Award Recommendation:**

| <u><i>Vendor</i></u>   | <u><i>Item</i></u> | <u><i>Amount</i></u>  |
|------------------------|--------------------|-----------------------|
| Tri-Con Services, Inc. | All                | \$2,815,715.10        |
| Optional Contingency   |                    | 281,571.51            |
|                        |                    | -----                 |
|                        | <b>TOTAL:</b>      | <b>\$3,097,286.61</b> |

**Basis for Award:** Straight Low Bid

**Purchase Requisition #:** 43629

---

**Fiscal Impact**

|                                     |              |
|-------------------------------------|--------------|
| <b>Total Project/Account:</b>       | \$30,311,008 |
| <b>Expended/Encumbered to Date:</b> | 17,472,056   |
| <b>Balance:</b>                     | \$12,838,952 |

**This Item:** 3,097,287  
**Proposed Balance:** \$9,741,665  
**Account #:** Various

**Fund/Dept/Project – Description and Comments:**

|                       |                                                                  |                    |
|-----------------------|------------------------------------------------------------------|--------------------|
| 220-4049-3019000-9213 | Water CIP - Transmission Mains                                   | \$ 763,132         |
| 220-4049-3020700-9129 | Water CIP - Upgrade Undersized Water Mains                       | 212,356            |
| 230-4149-3215700-9305 | Wastewater CIP - Relocation of Mains Prior to Paving             | 1,272,522          |
| 692-1409-1423001-9011 | Drainage CIP - Local Flooding Program (CO)                       | 133,668            |
| 831-4693-7111         | Infrastructure Repair & Replacement Fund - Street Reconstruction | 715,609            |
|                       | <b>Total</b>                                                     | <b>\$3,097,287</b> |

---

**Attachments**

Bid Recap  
Nash-Miller Location Map

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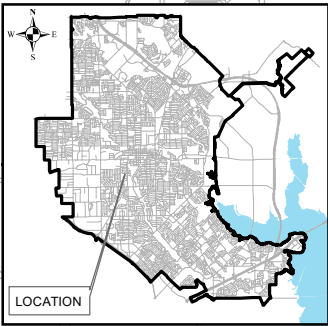
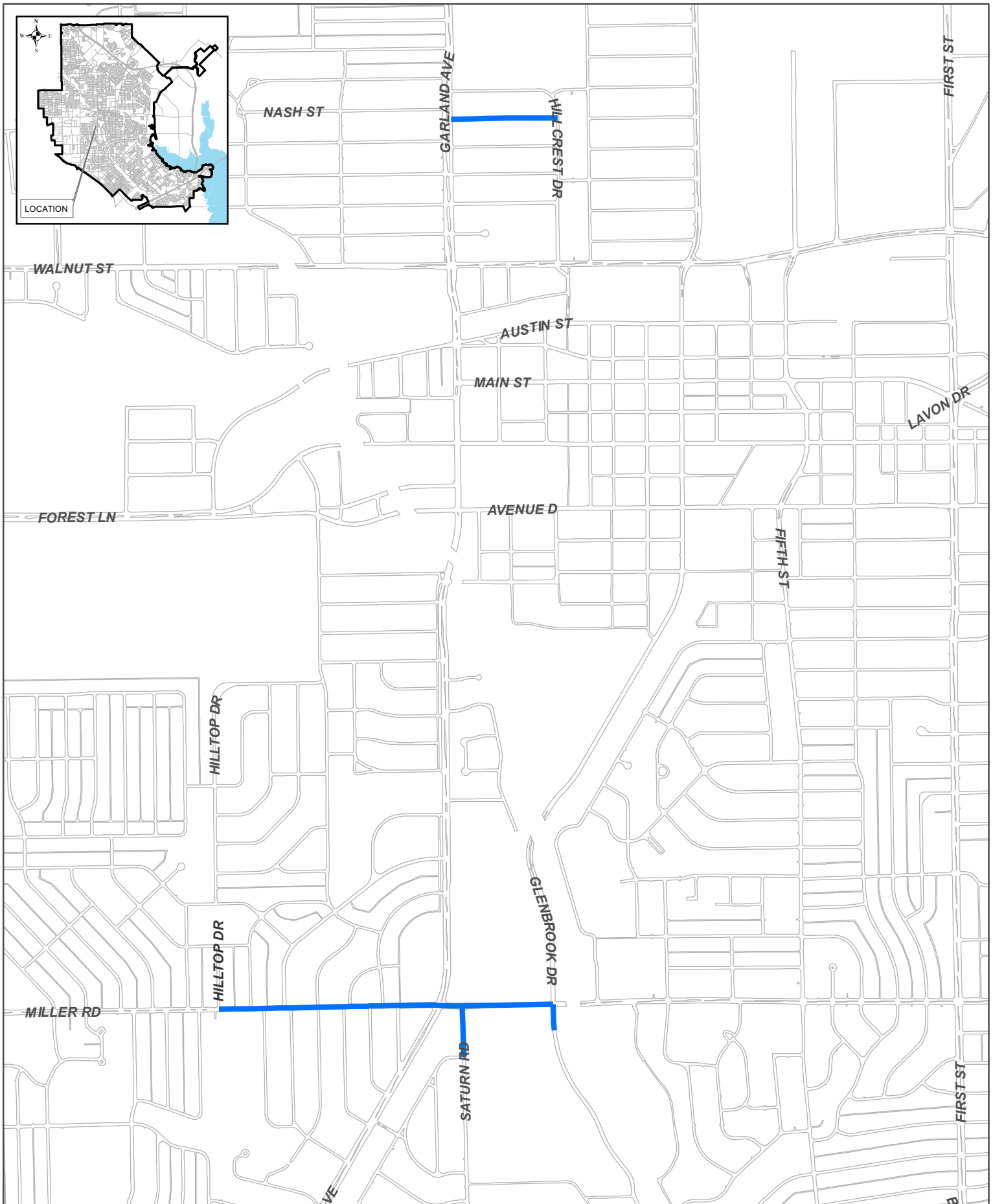
Fiscal Reference:  
Budget Type: Operating Budget  
CIP  
Fiscal Year: 2020  
Document Location: CIP - Pages 126, 209, 216, & 239; Oper. Budget - Page 213

---

Budget Director Approval: Ron Young Approval Date: 06/10/2020  
Purchasing Director Approval: Gary L. Holcomb Approval Date: 06/04/2020







MILLER RD & NASH ST  
WATER & WASTEWATER  
IMPROVEMENTS

Scale: NTS  
Date: 6/2/2020  
Drawn: JW

File: NASH&MILLER.mxd

Sheet  
1  
of  
1



Not to Scale



**GARLAND  
PURCHASING REPORT**

**City Council Regular Session Agenda**

2. j.

**Meeting Date:** 06/16/2020

**Item Title:** Major Thoroughfare Median Maintenance

**Submitted By:** Andy Hesser, Managing Director

**Bid Number:** 0682-20

---

**Purchase Justification:**

This request is to provide grounds maintenance including mowing, edging, removal of grass clippings, and litter control for 126.21 acres of medians along major thoroughfares throughout the city. This approval is for a Term Agreement with four (4) optional renewals.

**Evaluation:**

A request for bids was issued in accordance with Purchasing procedures. Two (2) bids were received and evaluated based on the published criteria. Carruthers Landscape Management, Inc., received the highest evaluated score, offering the Best Value for the City.

**Award Recommendation:**

| <u><i>Vendor</i></u>                  | <u><i>Item</i></u> | <u><i>Amount</i></u> |
|---------------------------------------|--------------------|----------------------|
| Carruthers Landscape Management, Inc. | All                | \$158,400.00         |
|                                       |                    |                      |
|                                       |                    |                      |
|                                       | <b>TOTAL:</b>      | <b>\$158,400.00</b>  |

**Basis for Award:** Best Value

**Purchase Requisition #:** 42901

---

**Fiscal Impact**

**Total Project/Account:** N/A

**Expended/Encumbered to Date:** N/A

**Balance:** N/A

**This Item:** \$158,400

**Proposed Balance:** N/A

**Account #:** 451-6999

**Fund/Dept/Project – Description and Comments:**

Term Contract sets price but does not commit funds. Expenses will be charged to Parks, Recreation and Cultural Arts Department accounts as incurred.

---

**Attachments**

Bid Recap

---

Fiscal Reference:

Budget Type: Operating Budget

Fiscal Year: 2019-20

Document Location: Page 135

---

Budget Director Approval: Ron Young Approval Date: 06/04/2020

Purchasing Director Approval: Gary L. Holcomb Approval Date: 06/03/2020





**GARLAND  
PURCHASING REPORT**

**City Council Regular Session Agenda**

**2. k.**

**Meeting Date:** 06/16/2020

**Item Title:** MGR Bikeway (Duck Creek Trail Connections)

**Submitted By:** Michael Polocek, Engineering Director

**Bid Number:** 0733-20

---

**Purchase Justification:**

This request is to provide for the construction of two (2) trail connectors. The first connector is the construction of 2,700 LF of a 12-foot-wide concrete trail at Glenbrook Drive & Centerville Road and a 3-span steel truss pedestrian bridge across Duck Creek. The second connector is the construction of 2,400 LF of a 12-foot-wide concrete trail at the northwest corner of westbound I.H. 30 Frontage Road and Greenbelt Parkway and a 1-span steel truss pedestrian bridge across Duck Creek for connection to Mesquite trail. The project also includes associated drainage, retaining walls, R-Rap slope protection, and all incidentals. An Optional Contingency is included for any additional work that may be required.

**Evaluation:**

A request for bids was issued in accordance with Purchasing procedures. Ten (10) bids were received and evaluated with North Rock Construction, LLC, submitting the Straight Low Bid.

**Award Recommendation:**

| <u><b>Vendor</b></u>         | <u><b>Item</b></u> | <u><b>Amount</b></u>  |
|------------------------------|--------------------|-----------------------|
| North Rock Construction, LLC | All                | \$2,794,025.54        |
| Optional Contingency         |                    | 270,000.00            |
|                              |                    |                       |
|                              | <b>TOTAL:</b>      | <b>\$3,064,025.54</b> |

**Basis for Award:** Straight Low Bid

**Purchase Requisition #:** 43615

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**Fiscal Impact**

**Total Project/Account:** \$3,709,000

**Expended/Encumbered to Date:** 343,804

**Balance:** \$3,365,196

**This Item:** 3,064,026

**Proposed Balance:** \$301,170

**Account #:** 692-1799-1559601-9011, 622-1799-1559600-9011

**Fund/Dept/Project – Description and Comments:**

Street/Transportation CIP / North-South Bikeway

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**Attachments**

Bid Recap 1 of 2

Bid Recap 2 of 2

MGR Bikeway Location Map

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Fiscal Reference:

Budget Type: CIP

Fiscal Year: 2020

Document Location: CIP - Page 100

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Budget Director Approval: Ron Young

Approval Date: 06/04/2020

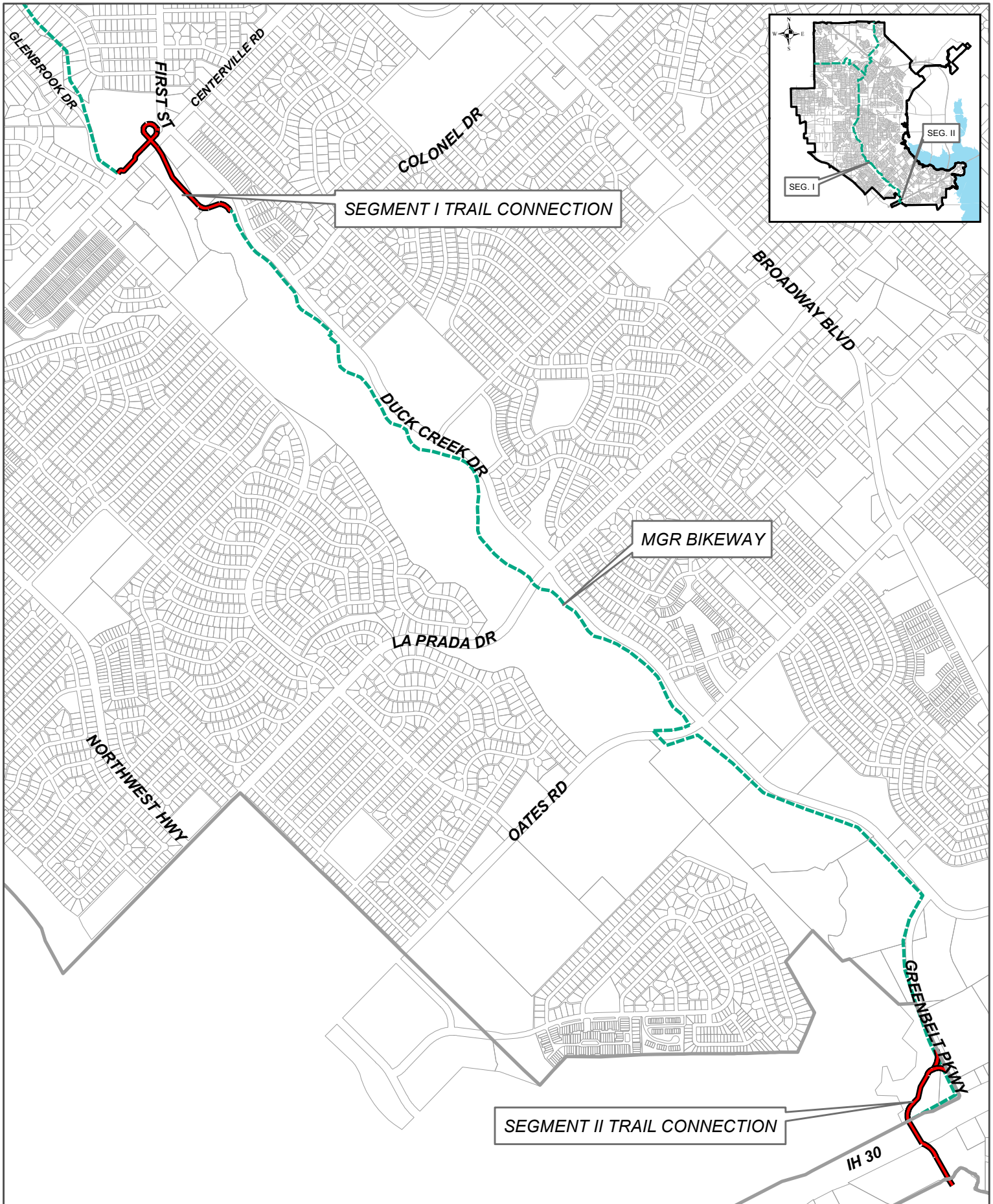
Purchasing Director Approval: Gary L. Holcomb

Approval Date: 06/03/2020





[illegible]





**GARLAND  
CITY COUNCIL ITEM SUMMARY SHEET**

**City Council Regular Session Agenda**

**3.**

**Meeting Date:** 06/16/2020

**Item Title:** 2020-2021 Approval of the CDBG, HOME and ESG Federal Grant Allocations

**Submitted By:** Mona Woodard, Neighborhood Services Administrator

---

**Summary of Request/Problem**

Formal approval of the 2020-2021 CDBG, HOME and ESG federal grant allocations. This item has been previously discussed by Council during the May 18th, June 1st and June 15th Work Sessions as well as a Public Hearing being held on May 19, 2020 to obtain any comments on the grant allocations.

**Recommendation/Action Requested and Justification**

Staff recommends approval of the 2020-2021 CDBG, HOME and ESG Federal grant allocations.

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**Attachments**

2020-21 Federal Grant Resolution

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RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION ADOPTING AND APPROVING THE ONE YEAR PLAN OF ACTION FOR THE 2020/2021 COMMUNITY DEVELOPMENT GRANT, HOME INVESTMENT PARTNERSHIP AND EMERGENCY SOLUTIONS GRANT PROGRAMS; AND APPROVING THE 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 2020-2021 Community Development Block Grant, HOME Investment Partnership Program, and Emergency Solutions Grant Program, 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 16<sup>th</sup> day of June 2020.**

**THE CITY OF GARLAND, TEXAS**

**BY: \_\_\_\_\_**  
**Mayor**

**ATTEST:**

\_\_\_\_\_  
**City Secretary**



**GARLAND  
CITY COUNCIL ITEM SUMMARY SHEET**

**City Council Regular Session Agenda**

**4.**

**Meeting Date:** 06/16/2020

**Item Title:** 2019-20 Budget Amendment No. 3

**Submitted By:** Ron Young, Budget Director

---

**Summary of Request/Problem**

At the June 1, 2020, Work Session, the City Council reviewed a Policy Report recommending an amendment to the 2019-20 Adopted Budget. For City Council's consideration is an Ordinance amending the 2019-20 Adopted Budget to appropriate funds in the amount of \$1,600,000 for the maintenance and repair of generating units at the GP&L Olinger facility.

Budget Amendment No. 3 proposes to increase the Electric Utility Fund's FY 2019-20 operating appropriation by \$1,600,000. Funding will come from fund balance reserves in the Electric Utility Fund.

**Recommendation/Action Requested and Justification**

Consider approval of the Ordinance amending the 2019-20 Adopted Budget.

---

**Attachments**

Exhibit A - Policy Report

Ordinance - 2019-20 Budget Amendment No. 3

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## **GARLAND POLICY REPORT**

### **City Council Work Session Agenda**

### **Work Session Item 3. d.**

**Meeting Date:** June 1, 2020  
**Item Title:** 2019-2020 Budget Amendment No. 3  
**Submitted By:** Ron Young, Budget Director  
**Strategic Focus Areas:** Sound Governance and Finances

---

### **ISSUE**

Amend the 2019-20 Adopted Budget to appropriate funds in the amount of \$1,600,000 for the GP&L Olinger Plant to cover extensive repair costs on the Olinger 1 and Olinger 3 units and additional funding needed for compliance with Texas Railroad Commission mandates regarding the GP&L natural gas pipeline.

### **OPTIONS**

- A. Approve 2019-2020 Budget Amendment No. 3 as proposed.
- B. Do not approve 2019-2020 Budget Amendment No. 3.

### **RECOMMENDATION**

Option (A) – Approve 2019-2020 Budget Amendment No. 3 as proposed. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the June 16, 2020 Regular Meeting.

### **BACKGROUND**

During last summer's operations, a number of equipment failures occurred on Olinger Generating Units #1 and #3. In addressing these failures during the units' planned outage maintenance period, the repairs needed were more extensive and additional equipment problems were discovered. The equipment failures included a large amount of boiler tube ruptures, failure of the boiler air preheater, and electrical cable faults. Olinger Unit #3 sustained failures of the circulator water pumps and the boiler expansion joint.

Contributing to the projected budgetary shortfall are additional costs due to Texas Railroad Commission mandates. GP&L owns and manages 6 miles of natural gas pipeline as a secondary backup source of fuel for Olinger Units #1, #2, #3, and #4. The Texas Railroad Commission requires pipeline inspection gauging every 5 years. This inspection was budgeted in FY 2018-19, but due to risks associated with unit availability during the proposed pipeline inspection process, the decision was made to defer the job to FY 2019-2020.

### **CONSIDERATION**

Staff seeks the Council's concurrence for approving the proposed amendment to the 2019-2020 Adopted Budget.

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**Attachments**

Ordinance - 2019-20 Budget Amendment No. 3

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ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AUTHORIZING AN AMENDMENT TO THE 2019-20 OPERATING BUDGET (BUDGET AMENDMENT NO. 3); PROVIDING FOR SUPPLEMENTAL APPROPRIATION OF FUNDS IN THE ELECTRIC OPERATING FUND; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City Council approved the 2019-20 Operating Budget and appropriated the necessary funds for the maintenance and operation of various activities and improvements of the electric system; and

**WHEREAS**, the City Charter provides that the City Council may approve any amendments and supplements to the Budget as deemed necessary; and

**WHEREAS**, the City Council has reviewed and concurred with a Policy Report that establishes the need for changes to appropriations in the Electric Utility Fund for the 2019-20 fiscal year;

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

**Section 1**

The City Council of the City of Garland, Texas, hereby authorizes and approves an amendment to the 2019-20 Operating Budget (Budget Amendment No. 3) for the purposes and amounts as shown in Exhibit A (Policy Report), attached hereto and incorporated herein by reference.

**Section 2**

The City Council of the City of Garland, Texas, hereby amends Ordinance No. 7084, Section A, adjusting operating appropriations in the Electric Utility Fund in the amounts for the purposes specified in Exhibit A (Policy Report), attached hereto.

**Section 3**

This ordinance shall be and become effective immediately upon and after its adoption and approval.



**PASSED AND APPROVED** this the 16<sup>th</sup> day of June, 2020.

**THE CITY OF GARLAND, TEXAS**

By: \_\_\_\_\_  
Mayor

**Attest:**

\_\_\_\_\_  
City Secretary



**GARLAND**  
**CITY COUNCIL ITEM SUMMARY SHEET**

**City Council Regular Session Agenda**

**5.**

**Meeting Date:** 06/16/2020

**Item Title:** No Parking on Garvon Street

**Submitted By:** Paul Luedtke, Transportation Director

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**Summary of Request/Problem**

Local businesses have noted that on street parking has made travel along Garvon Street difficult. The current ordinance prohibits parking on this street however the ordinance needs slight modification to be enforceable.

**Recommendation/Action Requested and Justification**

Approve the attached ordinance change making the parking restrictions enforceable.

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**GARLAND  
CITY COUNCIL ITEM SUMMARY SHEET**

**City Council Regular Session Agenda**

**6.**

**Meeting Date:** 06/16/2020

**Item Title:** Amend Authorized TexPool Representatives

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**Summary of Request/Problem**

Each entity that participates in the TexPool investment pool must appoint authorized representatives. Only authorized representatives have the ability to conduct transactions with TexPool and inquire on TexPool transactions. For security purposes, TexPool requires the governing body approve a resolution to amend existing authorized representatives. Due to staff changes, the Financial Services Department is requesting that authorized representatives to TexPool be amended.

**Recommendation/Action Requested and Justification**

Approve Resolution amending authorized TexPool Representatives.

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**Attachments**

TexPool Resolution

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**RESOLUTION NO.**

**A RESOLUTION AMENDING THE CITY'S AUTHORIZED REPRESENTATIVES FOR PURPOSES OF PARTICIPATION IN THE TEXAS LOCAL GOVERNMENT INVESTMENT POOL; DESIGNATING A PERSON WITH PRIMARY RESPONSIBILITY; PROVIDING AN ADDITIONAL BUT LIMITED REPRESENTATIVE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City of Garland, Texas is a local government of the State of Texas and is empowered to delegate to a public funds investment pool the authority to invest funds and to act as custodian of investments purchased with local investment funds; and

**WHEREAS**, it is in the best interest of the City of Garland, Texas to invest local funds in investments that provide for the preservation and safety of principal, liquidity, and yield consistent with the Public Funds Investment Act; and

**WHEREAS**, TexPool and Texpool Prime are public funds investment pools overseen by the Texas Comptroller of Public Accounts and managed conservatively to provide a safe, efficient, and liquid investment alternative to Texas governments;

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

**Section 1**

The individuals whose signatures appear in this Resolution are hereby declared to be authorized representatives of the City of Garland, Texas (each an "Authorized Representative") and are each hereby authorized to transmit funds for investment in TexPool/TexPool Prime, to withdraw funds from time to time, to issue letters of instruction, and to take all other actions deemed necessary or appropriate for the investment of local funds on behalf of the City.

An Authorized Representative may be deleted and deauthorized by a written instrument signed by two remaining Authorized Representatives if the deleted Authorized Representative (1) is assigned job duties that no longer require access to the City's TexPool/TexPool Prime account, or (2) is no longer employed by the City; and

1. Name: Matt Watson  
Title: Managing Director  
Phone/Fax: (972) 205-2355 / (972) 205-2810  
Email: [mwatson@garlandtx.gov](mailto:mwatson@garlandtx.gov)

---

Signature

2. Name: Kathryn Ritchie  
Title: Controller  
Phone/Fax: (972) 205-2367 / (972) 205-2810  
Email: [kritchie@garlandtx.gov](mailto:kritchie@garlandtx.gov)

---

Signature

3. Name: Cameron Thatcher  
Title: Cash & Debt Manager  
Phone/Fax: (972) 205-2469 / (972) 205-2810  
Email: [cthatcher@garlandtx.gov](mailto:cthatcher@garlandtx.gov)

---

Signature

## **Section 2**

That Matt Watson will have primary responsibility for performing transactions and receiving confirmations and monthly statements under the agreement(s) that governs the City's participation in Texpool/Texpool Prime.

## **Section 3**

That the following person is designated an additional Authorized Representative only to make inquiries of selected information and may not perform transactions.

1. Name: John Corley  
Title: Accountant  
Phone/Fax: (972) 205-2352 / (972) 205-2810  
Email: [jcorley@garlandtx.gov](mailto:jcorley@garlandtx.gov)

## **Section 4**

That this Resolution and its authorization shall remain in full force and effect until amended or revoked by the City of Garland, Texas, and until TexPool Participant Services receives a copy of any such amendment or revocation.

**Section 5**

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

**PASSED AND APPROVED** this the 16th day of June, 2020.

**CITY OF GARLAND, TEXAS**

\_\_\_\_\_  
Mayor

**ATTEST:**

\_\_\_\_\_  
City Secretary



**GARLAND**  
**CITY COUNCIL ITEM SUMMARY SHEET**

**City Council Regular Session Agenda**

**7.**

**Meeting Date:** 06/16/2020

**Item Title:** Appointment to the Dallas Area Rapid Transit Board

**Submitted By:** Rene Dowl, City Secretary

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**Summary of Request/Problem**

At the June 15, 2020 Work Session, Council interviewed candidates interested in being appointed as the City of Garland's representative to the Dallas Area Rapid Transit Board for a two-year term beginning July 1, 2020. Information was posted on the City's website for 21 days regarding the qualifications of a DART Board Member in order to provide an opportunity for citizens to apply for the position.

**Recommendation/Action Requested and Justification**

Minute action to appoint two members to the DART Board.

---



**GARLAND  
CITY COUNCIL ITEM SUMMARY SHEET**

**City Council Regular Session Agenda**

**8.**

**Meeting Date:** 06/16/2020

**Item Title:** Consider a resolution authorizing the use of eminent domain for the acquisition of ROW for the Nevill Road to Greasewood 345kV transmission line

**Submitted By:** Brad Neighbor, City Attorney

---

**Summary of Request/Problem**

Council is requested to approve a resolution authorizing the acquisition of property rights in and to the following-described properties by purchase or by condemnation through the exercise of eminent domain for use as electric transmission right of way and related purposes.

Garland Power & Light was authorized and directed by the Texas Public Utility Commission to construct a single-circuit 345kV transmission line in Pecos County, Texas to interconnect a new solar power generation facility. It is believed that, ultimately, the necessary property interests will be acquired through negotiation, but time is of the essence due to the requirements of the CCN that authorizes GP&L to build this transmission line. If the necessary easements cannot be purchased, the City will need to use its powers of eminent domain to acquire the easements. Public convenience and necessity require the acquisition of property rights necessary to build this electric transmission project, which will provide GP&L the ability to purchase power from the solar power generation facility and provide greater reliability for the ERCOT electric grid.

**Recommendation/Action Requested and Justification**

Approve a resolution authorizing the acquisition of the property rights described in the proposed resolution. At present there is only one property owner against whom proceedings in eminent domain may need to be instituted. A single resolution may be adopted for all of the units of property to be potentially condemned if: (1) the motion to approve is made in a manner specified in the Texas Government Code; and (2) the minutes of the meeting reflect that the vote applies to all of the units of property to be condemned. State law requires particular wording to be used in a motion to adopt a resolution authorizing the initiation of condemnation proceedings. The City Attorney will provide in written form the appropriate wording of the motion.

The following information is provided pursuant to State law:

THIS ITEM WILL INCLUDE DISCUSSION AND ACTION REGARDING ADOPTION OF A RESOLUTION OF THE CITY OF GARLAND, TEXAS, FINDING AND DETERMINING THAT THE PUBLIC NECESSITY AND CONVENIENCE REQUIRE THE ACQUISITION OF PROPERTY RIGHTS FOR THE CONSTRUCTION AND OPERATION OF A HIGH VOLTAGE TRANSMISSION LINE IN PECOS COUNTY, TEXAS FOR THE NEVILL ROAD TO GREASEWOOD 345KV TRANSMISSION LINE PROJECT (TRACTS 1, 2, AND 3); PROVIDING AUTHORIZATIONS TO ACQUIRE SUCH PROPERTY RIGHTS BY PURCHASE OR CONDEMNATION AND MAKING CERTAIN FINDINGS PERTAINING THERETO; PROVIDING FURTHER AUTHORIZATIONS AS MAY BE NECESSARY TO CARRY OUT



## THE PURPOSES OF THE RESOLUTION; AND PROVIDING AN EFFECTIVE DATE

A public necessity exists for the City of Garland, Texas to acquire certain parcels, easements and/or related property interests from real estate in Pecos County, Texas in connection with developing, constructing, owning, operating, and maintaining a 345-kV electric transmission line to interconnect the new Concho Bluff solar generation facility in Pecos County, Texas, as approved by the Public Utility Commission of Texas ("PUC") in its order dated October 15, 2019 in PUC Docket No. 49513.

If, for any reason, a negotiation to acquire a parcel reaches an impasse, Garland intends to use its power of eminent domain to condemn the following property:

- Tracts 1 and 2: 44.172 acres, more or less, for a permanent easement, located in sections 51, 44, and 37, Block 11, H&GN RR Co. Survey, Abstract Nos. 553, 6966, and 546, Pecos County, Texas, and owned by Margaret McDonald Woodward a/k/a Margaret Ballew; and
- Tract 3: 25.303 acres, more or less, for a permanent easement, located in sections 37 and 39, Block 12, H&GN RR Co. Survey, Abstract Nos. 307 and 308, Pecos County, Texas, and owned by Margaret McDonald Woodward a/k/a Margaret Ballew.

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### Attachments

Resolution authorizing use of eminent domain  
Form of Motion

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**- DRAFT -**  
**For Discussion Purposes Only**

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE CITY OF GARLAND, TEXAS FINDING AND DETERMINING THAT THE PUBLIC NECESSITY AND CONVENIENCE REQUIRE THE ACQUISITION OF PROPERTY RIGHTS FOR THE CONSTRUCTION AND OPERATION OF A HIGH VOLTAGE TRANSMISSION LINE IN PECOS COUNTY, TEXAS FOR THE NEVILL ROAD TO GREASEWOOD 345KV TRANSMISSION LINE PROJECT (TRACTS 1, 2, AND 3); PROVIDING AUTHORIZATIONS TO ACQUIRE SUCH PROPERTY RIGHTS BY PURCHASE OR CONDEMNATION AND MAKING CERTAIN FINDINGS PERTAINING THERETO; PROVIDING FURTHER AUTHORIZATIONS AS MAY BE NECESSARY TO CARRY OUT THE PURPOSES OF THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, the City of Garland, by and through its municipally owned utility, Garland Power & Light ("Garland"), has found and determined the need to acquire property rights necessary to develop, construct, own, operate, and maintain a 345-kV electric transmission line to interconnect the new Concho Bluff solar generation facility in Pecos County, Texas (the "Project");

**WHEREAS**, the Public Utility Commission of Texas (the "PUC") approved the "Application of the City of Garland to Amend its Certificate of Convenience and Necessity for the Nevill Road-To-Greasewood Single Circuit 345-kV Transmission Line in Pecos County" in its order dated October 15, 2019 in PUC Docket No. 49513;

**WHEREAS**, public convenience and necessity requires acquisition of easement rights over the properties described and depicted in Exhibits 1 through 2 (referred to collectively as the "Easement Properties"), which exhibits are attached hereto and incorporated herein by reference, for the construction, operation, and maintenance of the Project;

**WHEREAS**, the fee owner(s) of the Easement Properties are as follows:

- Exhibit 1 (Tracts 1 and 2): 44.172 acres, more or less, located in sections 51, 44, and 37, Block 11, H&GN RR Co. Survey, Abstract Nos. 553, 6966, and 546, Pecos County, Texas, and owned by Margaret McDonald Woodward a/k/a Margaret Ballew;
- Exhibit 2 (Tract 3): 25.303 acres, more or less, located in sections 37 and 39, Block 12, H&GN RR Co. Survey, Abstract Nos. 307 and 308, Pecos County, Texas, and owned by Margaret McDonald Woodward a/k/a Margaret Ballew; and

**- DRAFT -**  
**For Discussion Purposes Only**

**WHEREAS**, Garland, through agents or representatives employed by or contracted with Garland, has entered into good faith negotiations with the owner(s) of the Easement Properties in order to acquire necessary property rights on the Easement Properties for the Project, and has been unsuccessful in acquiring the necessary property rights on the Easement Properties; and

**WHEREAS**, in conjunction with the enactment of this Resolution, Garland authorized the initiation of eminent domain proceedings to acquire easement rights on the Easement Properties at a public meeting by a record vote, and the notice for the public meeting included all required information, including the consideration of the use of eminent domain to condemn property as an agenda item;

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

**Section 1**

That Garland, its staff, and its attorneys are specifically authorized to purchase easement rights on the Easement Properties; that the public convenience and necessity requires the acquisition of easement rights on the Easement Properties for the public purpose of the Project; that Garland has made a good faith effort to negotiate a voluntary acquisition of easement rights on the Easement Properties; that it appears to Garland that further negotiations to purchase easement rights on the Easement Properties voluntarily would be futile; that the public necessity requires the condemnation of easement rights on the Easement Properties for the Project; and that Garland, its staff, and its attorneys are hereby authorized and directed to institute proceedings in eminent domain against the owners of the Easement Properties, and against all other owners, lienholders, or holders of an interest in the Easement Properties, in order to acquire easement rights on the Easement Properties

**Section 2**

That Garland, its staff, and its attorneys are hereby authorized to do all things necessary and proper to carry out the intent and purpose of this Resolution, including determination of the property rights that are proper and necessary for the Project.

**Section 3**

That this Resolution shall take effect immediately from and after its adoption.

- DRAFT -  
For Discussion Purposes Only

**PASSED AND APPROVED** this the \_\_\_\_\_ day of June, 2020.

**CITY OF GARLAND, TEXAS**

\_\_\_\_\_  
Mayor

**ATTEST:**

\_\_\_\_\_  
City Secretary

- DRAFT -  
For Discussion Purposes Only

# Exhibit 1

- DRAFT -  
For Discussion Purposes Only

# Exhibit 2

# Motion to Approve the Use of Eminent Domain

NOTE: The following form of motion must be used in exactly the manner specified by Sec. 2206.053 of the Texas Government Code:

\* \* \* \* \*

"I move that the City Council of the City of Garland, Texas, acting by and through Garland Power and Light, authorize the use of the power of eminent domain to acquire easement interests in the following properties located in the Pecos County, Texas:

- Tracts 1 and 2: 44.172 acres, more or less, located in sections 51, 44, and 37, Block 11, H&GN RR Co. Survey, Abstract Nos. 553, 6966, and 546, Pecos County, Texas, and owned by Margaret McDonald Woodward a/k/a Margaret Ballew; and
- Tract 3: 25.303 acres, more or less, located in sections 37 and 39, Block 12, H&GN RR Co. Survey, Abstract Nos. 307 and 308, Pecos County, Texas, and owned by Margaret McDonald Woodward a/k/a Margaret Ballew;

With each of those tracts being necessary to develop, construct, own, operate, and maintain a 345-kV electric transmission line to interconnect the new Concho Bluff solar generation facility in Pecos County, Texas, as approved by the Public Utility Commission of Texas in its order dated October 15, 2019 in PUC Docket No. 49513, related to the "Application of the City of Garland to Amend its Certificate of Convenience and Necessity for the Nevill Road-To-Greasewood Single Circuit 345-kV Transmission Line in Pecos County".

My motion includes approval of the proposed resolution and intends that the record vote on this matter applies to all units of property to be condemned."





**GARLAND  
CITY COUNCIL ITEM SUMMARY SHEET**

**City Council Regular Session Agenda**

**9.**

**Meeting Date:** 06/16/2020

**Item Title:** Consider a ordinance relating to certain property tax exemptions and directing a designated employee to calculate the voter-approval tax rate of the City of Garland in the manner provided for a special taxing unit

**Submitted By:** Matt Watson, Finance Director

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**Summary of Request/Problem**

At the June 1, 2020, Work Session staff provided information related to the preliminary FY 2021 budget forecast and the impacts of increasing certain City of Garland property tax exemptions. In addition, the impacts of adjusting the property tax rates beyond the 3.5% threshold for new revenue as authorized under Chapter 26 of Texas Tax Code was presented. Staff was asked to provide additional information for further consideration or approval. An item is included on the June 15, 2020 Work Session to continue this discussion, to the extent any changes are approved at that meeting, they will be reflected in the final ordinance to be approved under this agenda item.

**Recommendation/Action Requested and Justification**

Approve an ordinance relating to certain City of Garland property tax exemptions and directing the Tax Administrator to calculate the voter-approval tax rate in the manner provided for a special taxing unit, inclusive of any changes made by the City Council at the June 15, 2020 Work Session. A draft of this ordinance is attached.

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**Attachments**

Draft Ordinance

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ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING SECTIONS 40.01 AND 40.07 OF CHAPTER 40 "TAXATION" OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS RELATING TO CERTAIN EXEMPTIONS FROM REAL PROPERTY TAXES; DIRECTING A DESIGNATED EMPLOYEE TO CALCULATE THE VOTER-APPROVAL TAX RATE OF THE CITY OF GARLAND, TEXAS IN THE MANNER PROVIDED FOR A SPECIAL TAXING UNIT; 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 Sec. 40.01 of Chapter 40, "Taxation" of the Code of Ordinances of the City of Garland, Texas, is hereby amended to read as follows:

**"Sec. 40.01     Residence homestead tax exemption for persons over 65 and for disabled persons**

There is hereby granted, beginning with the tax year 2020, an exemption from taxation in the amount of \$56,000 of the appraised value of the residential homestead of persons 65 years of age or older and of the residential homestead of disabled persons. The qualifications, conditions, and limitations governing the availability and applicability of the exemption granted by this section shall be those contained in Section 11.13 and other applicable provisions of the Texas Tax Code."

**Section 2**

That Sec. 40.07 of Chapter 40, "Taxation" of the Code of Ordinances of the City of Garland, Texas, is hereby amended to read as follows:

**Sec. 40.07     Residence homestead exemption**

There is hereby granted, beginning in the tax year 2020, an exemption from taxation of a percentage of the appraised value of a residence homestead in the amount of ten percent (10%). The qualifications, conditions, and limitations governing the availability and applicability of the exemption granted by this section shall be those contained in Section 11.13 and other applicable provisions of the Texas Tax Code."

### **Section 3**

That the City of Garland, Texas, being located in an area declared a disaster area during the current tax year by the Governor of Texas, the City Council hereby directs the Tax Administrator to calculate the voter-approval tax rate of the City in the manner provided for a special taxing unit under Chapter 26 of the Texas Tax Code.

### **Section 4**

That Chapter 40, "Taxation" of the Code of Ordinances of the City of Garland, Texas, 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 the 16th day of June, 2020.

**CITY OF GARLAND, TEXAS**

\_\_\_\_\_  
Mayor

**ATTEST:**

\_\_\_\_\_  
City Secretary



## **GARLAND PLANNING REPORT**

### **City Council Regular Session Agenda**

**10. a.**

**Meeting Date:** 06/16/2020

**Item Title:** Z 20-07 Garland Senior Living, Ltd. - Zoning (District 8)

---

#### **REQUEST**

Approval of 1) an Amendment to Planned Development (PD) District 07-33 for Single-Family-7 (SF-7) Uses to add Multi-Family Uses (Elder Care – Independent Living Use).

Approval of an Amended Detail Plan.

#### **LOCATION**

502 Belt Line Road, 301 Tina Drive and 2222 Monarch Drive

#### **OWNER**

First United Pentecostal Church of Garland

#### **PLAN COMMISSION RECOMMENDATION**

On May 11, 2020 the Plan Commission, by a vote of nine (9) to zero (0), recommended approval of 1) an Amendment to Planned Development (PD) District 07-33 for Single-Family-7 (SF-7) Uses to add Multi-Family Uses (Elder Care – Independent Living Use).

The Plan Commission, by a vote of nine (9) to zero (0), also recommended approval of an Amended Detail Plan for Multi-Family Uses (Elder Care-Independent Living Use).

Additionally, the Plan Commission recommended that the development be restricted to residents sixty-two (62) years or older.

The Plan Commission also recommended that the developer and staff work towards inclusion of a path to Yarborough Park from Belt Line Road, either through the proposed Independent Living site or through the church property to the head of Monarch Drive.

#### **STAFF RECOMMENDATION**

Approval of 1) an Amendment to Planned Development (PD) District 07-33 for Single-Family-7 (SF-7) Uses to add Multi-Family Uses (Elder Care – Independent Living Use).

Approval of an Amended Detail Plan for Multi-Family Uses (Elder Care – Independent Living Use).

#### **BACKGROUND**

In 2007, City Council approved Planned Development (PD) 07-33 District and a Detail Plan to allow the development of a church on the overall subject tract located south of Kingsbridge Drive and west of Belt Line Road.

The applicant requests the development of a Senior (Independent) Living Facility on the undeveloped tract near the existing church. The development will consist of one hundred twenty two (122) units on the unimproved 6.675-acre site.

At the June 2, 2020 City Council meeting, the application was postponed to the June 16, 2020 City Council meeting by a vote of 9-0, in consideration of the following:

1. The number of overall parking spaces
2. Covered parking spaces
3. Interior amenity floor area
4. Mechanical screening
5. Affordability mix

Additionally, City Council directed staff to review the proposed interior storage provisions as it relates to the Garland Development Code. The applicant has submitted revised detail plans, landscape plans, elevations for carports, and floor plans as shown in revised Exhibits C, D, E, and F. The following is a summary of the revisions:

| Item                 | GDC                                                                                                                                             | June 2nd                                               | June 16th                                                                                                                                                                                    | Result                                                                                                                                                                                   |
|----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces       | 1 Space/DU<br>122 Spaces                                                                                                                        | 1.5 Spaces/du<br>183 du spaces & 10 guest<br>Total 193 | 1.4 spaces/du<br>171 du spaces & 11 guest<br>Total 182                                                                                                                                       | Decrease of 11 parking spaces                                                                                                                                                            |
| Covered Parking      | 61 Spaces<br><br>Not in setback<br><br>Max 10 spaces/carport<br><br>No closer than 18-ft post-to-post with landscape island & large canopy tree | None                                                   | 87 covered<br><br>29 inside yard (west) setback<br><br>Two carports with 15 spaces in one carport<br><br>3 feet, 2 inches between posts, and without a landscape island or large canopy tree | 26 more than required<br><br>29 with 36ft. setback (56.25 ft required)<br><br>Two carports with 15 spaces under one carport.<br><br>Without separation and without landscape island/tree |
| Interior Amenities   | 12,200 sf indoor                                                                                                                                | 4,000 sf indoor                                        | 6,014 sf indoor                                                                                                                                                                              | Increased of 2,014sf. Total 6,186 sf less than GDC                                                                                                                                       |
| Mechanical Screening | Screen from Street& residential districts                                                                                                       | See Note*                                              | See Note*                                                                                                                                                                                    | Screening provided                                                                                                                                                                       |

|                      |                                                                                                                                                                                                                                        |                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                    |
|----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Storage Space        | <p>All Unit types 25 sf 175 cubic feet in and enclosed storage space with direct access from unit</p> <p>Full GDC language provided below following this table.</p>                                                                    | <p>1-bedroom A1 floor plan</p> <ul style="list-style-type: none"> <li>• 9 sf</li> <li>• 81 cubic feet</li> </ul> <p>2-bedroom</p> <ul style="list-style-type: none"> <li>• 15 sf</li> <li>• 136 cubic feet</li> </ul> | <p>All unit types 25 sf 175 cubic feet met via enclosed patio storage closets, internal storage spaces within units</p> <p>1-bedroom A1 floor plan</p> <ul style="list-style-type: none"> <li>• 58 sf</li> <li>• 508 cubic feet</li> </ul> <p>2-bedroom B1 floor plan</p> <ul style="list-style-type: none"> <li>• 113 sf</li> <li>• 989 cubic feet</li> </ul> <p>2-bedroom B2 floor plan</p> <ul style="list-style-type: none"> <li>• 98 sf</li> <li>• 856 cubic feet</li> </ul> | <p>Adequate storage space is provided via multiple spaces including patio storage closets, walk-in bedroom closets, linen closets, coat closets, and pantries.</p> |
| Affordability Matrix | Applicant is preparing a response                                                                                                                                                                                                      |                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                    |
| Park Connection      | Due to the uncertainty with respect to the City's future plans for the land and the security issues, the applicant is not moving forward with a proposed park connection. The proposed gate and path have been removed from the plans. |                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                    |

\*June 2nd. The bulk of roof mounted condenser units will be screened and will be on the "back" side of the roof ridgeline away from the public view. Further, the rooftop mechanical will face the courtyard and be screened. Ground level condensers will be screened with plants/shrubs where visible from Belt Line Road. Pool equipment will be fully screened and not in public view. The ground mounted condensers at the front of the building will be screened; the remainder will not.

\*\* June 16th. Reduce number of condensers on the ground by moving 42 to the roof and keeping 35 on the ground. The only mechanical left without screening will be the electrical and transformers where access is required. Otherwise, all mechanical will be screened in accordance with the GDC.

GDC internal storage requirement for Elder Care (Senior Living) facilities:

"Except for Nursing/Convalescent Care facilities, an enclosed storage space must be provided for each dwelling unit within an Elder Care living facility with direct access provided from the dwelling unit. Each storage space must be a minimum of twenty-five square feet in floor area, and must be a minimum of one hundred and seventy-five cubic feet. A garage may not count as a storage space."

After the City Council meeting, the applicant submitted plans showing the maintenance building moved from the southeast corner of the dog park to the south entrance of the courtyard. The placement of the maintenance building south of the courtyard meets the building and fire requirements.

## SITE DATA

The overall site consists of approximately 15 acres with frontage along Belt Line Road. A church exists along the northern portion of the site with access to its parking area from Belt Line Road. The remainder of the property is unimproved.

## USE OF PROPERTY UNDER CURRENT ZONING

The site is zoned PD 07-33 District for Single-Family Uses. A Detail Plan was approved with PD 07-33 which shows the entire site with improvements for use with a church and youth center. A Detail Plan is required for the unimproved tract through a public hearing process.

The applicant proposes to build a Senior Independent Living apartment community on an unimproved portion of the property that is developed with a church. This use requires an amendment to the existing PD 07-33 to add Elder Care – Independent Living Use and an amended Detail Plan.

## CONSIDERATIONS

### Development and Site Plan

1. The applicant requests the development of a Senior Living Facility on the undeveloped tract near the church. The development will consist of one hundred twenty-two (122) units on the unimproved 6.675-acre site. The resulting density is eighteen and two-tenths (18.2) units per acre whereas the Garland Development Code maximum density is eighteen (18) units per acre.
2. The submittal materials indicate compliance with the required unit size and mix. More specifically:

Average minimum dwelling unit size.

Required: 600 square feet

Required: 832 square feet

Minimum dwelling unit size.

Required one- bedroom: 475 square feet

Proposed: 695 square feet

Required two-bedroom: 725 square feet

Proposed: 1,005 square feet

Independent Living facilities generally follow the standards outlined in the Multi-Family (MF) District. The applicant requests to deviate from the required Multi-Family (MF) District development standards per Section 2.34 (Table 2-3), Section 4.47, and Section 4.45 of the GDC. The table below indicated the deviations are as proposed.

| Development Standards | Required                                                                          | Proposed                         |
|-----------------------|-----------------------------------------------------------------------------------|----------------------------------|
| Building Height       | 40 feet*                                                                          | 45 feet                          |
| Storage Site          | 25 square feet and 175 cubic feet in an enclosed storage space with direct access | Updated as shown in table above. |

|                                                 |                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                            |
|-------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Covered Parking                                 | 50% of required parking must be covered parking and not in a setback; a maximum cover of 10 spaces, no closer than eighteen (18) feet measured post-to-post to another parking structure and required to have a landscape island and at least one large canopy tree between structures | Updated: Over 50% provided with 87 covered spaces of which 29 are located with 36 ft. setback (56.25 ft. required); a maximum cover of 15 spaces, with 3 feet, 2 inches between posts, and without a landscape island or large canopy tree |
| Setbacks along the south and west property line | 1.25 times the height of the building                                                                                                                                                                                                                                                  | South 35 feet                                                                                                                                                                                                                              |
| Mechanical Screening                            | Screening required                                                                                                                                                                                                                                                                     | See note**                                                                                                                                                                                                                                 |
| Refuse Enclosure                                | Outside of setbacks at residential boundaries                                                                                                                                                                                                                                          | Setback 34 feet, seven inches                                                                                                                                                                                                              |

\*It should be noted that the existing PD 07-33 has a maximum height of fifty (50) feet for the sanctuary building, and fifty-six (56) feet for the top of the parapet.

\*\* Updated: The applicant reduced the number of condensers on the ground by moving 42 to the roof and keeping 35 on the ground. The only mechanical left without screening will be the electrical and transformers where access is required. Otherwise, all mechanical will be screened in accordance with the GDC.

4. With the exception of placing required landscaping behind the required fifteen (15) foot landscape buffer along Belt Line Road, the proposed landscape layout (Exhibit D) complies with the applicable screening and landscape regulations of the GDC.
5. The site plan (Exhibit C) shows the proposed parking spaces on site with 182 parking spaces provided, a reduction by the applicant from the 193 spaces shown during the June 2 City Council meeting. The update also includes 87 spaces with covered carports. Additionally, two carports cover fifteen (15) parking spaces whereas the GDC allows ten (10) maximum. Furthermore, the GDC requires the carports not be located closer than eighteen (18) feet, measured post-to-post, to another parking structure without a landscape island and at least one large canopy tree between structures. The applicant proposes three (3) carports with a separation of 3-feet 2-inches between posts and no landscape island or large canopy tree.

Parking for the existing church will continue to be provided with 331 existing parking spaces which meets GDC parking requirements. The PD 07-33 Detail Plan is proposed to be amended with this application to reconfigure the parking southeast of the church for 102 parking spaces to be added in the future.

#### Carport Design

6. The proposed carport design is consistent with the GDC.

#### Building Design

7. The building design complies with the architecture elements and articulation requirements of the GDC.
  - At least six (6) architectural elements must be incorporated into the design of the building. The north, south, east and west facades meet the GDC requirement.
  - Street-facing elevations should be horizontally and vertically articulated on street-facing facades. The articulation of the building meets the GDC standards.



## Amenities

8. The applicant has increased the square footage of indoor common or recreational areas from 4,000 to 6,014 square feet. The GDC requires indoor common or recreational areas at a ratio of at least one hundred square feet of gross floor area per dwelling unit, or 12,200 square feet for this development. Examples of common areas are: common living and sitting rooms, dining rooms, libraries, game rooms, exercise rooms, dance floors, arts and crafts rooms, music rooms, and other age appropriate indoor recreational facilities. The proposed indoor spaces include a multi-purpose room, computer/cyber lounge, fitness, theater, club, library, hospitality room, laundry room (units will have their own washer/dryer hookups), and lounge in the large leasing waiting area.

The development will also provide 12,649 square feet of outdoor common and recreational areas including: pool, butterfly garden, and garden area with raised planters. Additionally, a dog park will be provided. The amenities will have trellis shade, seating, trash cans, grill, and tables along with walking paths throughout the development.

9. Per the GDC, Elder Care – Independent Living facilities may provide a limited number of support services such as meals, laundry, housekeeping, transportation, social/recreational activities, and hairdressing. The application indicates that the amenities would include social/recreational activities and services.

## Signage

10. No deviations were requested regarding signage.

## 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

Property to the north, across Belt Line Road, is zoned Planned Development (PD) District 80-30 for Single-Family Uses and is developed with single-family homes. Property to the east is zoned Planned Development (PD) District 05-04 for a Senior Living Facility and is developed with the Primrose Senior Living facility. Property to the south and west are zoned Single-Family-7 (SF-7) District and are developed with single-family homes.

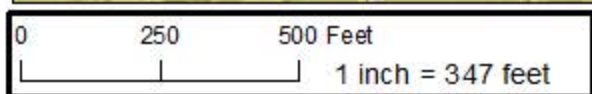
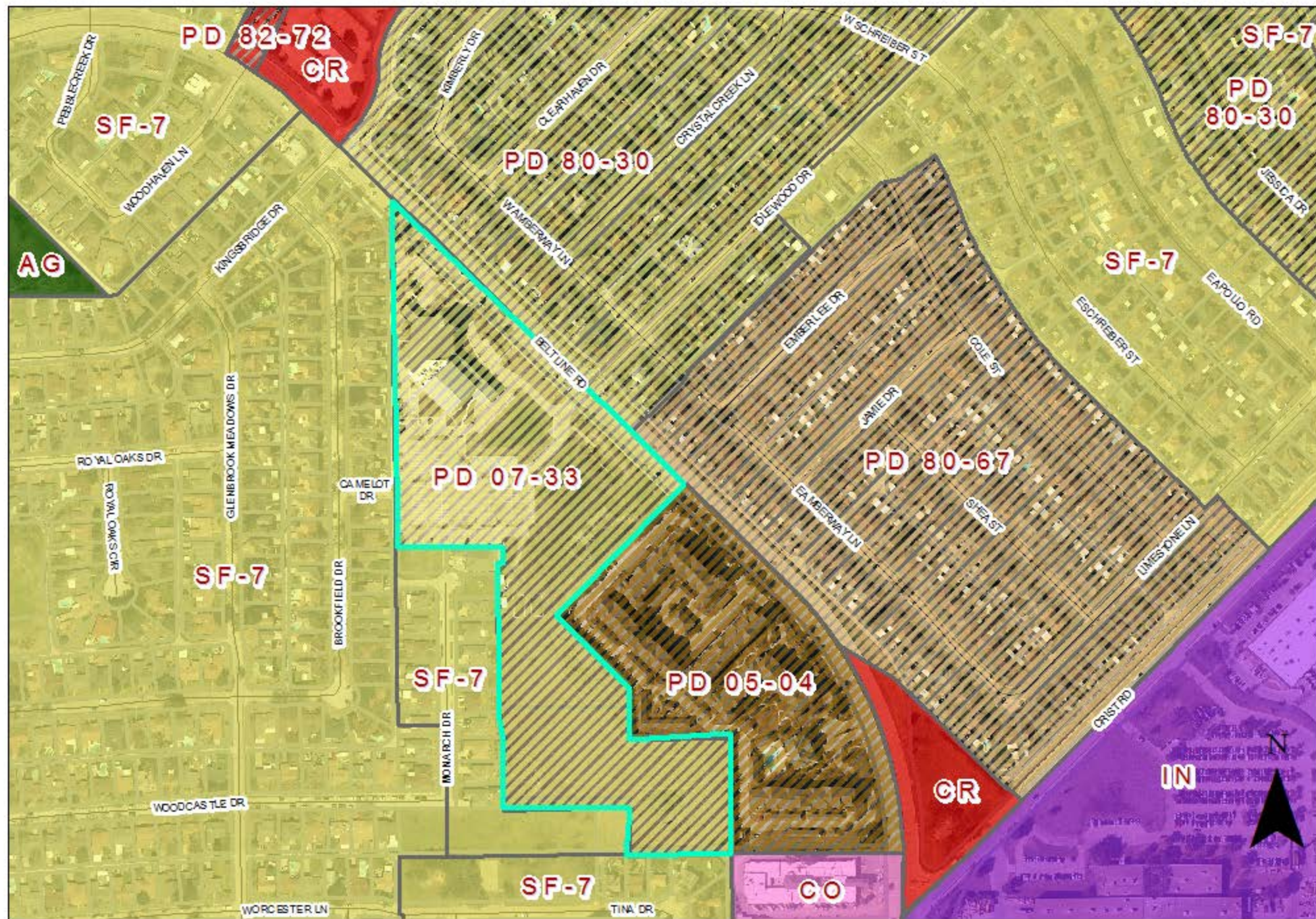
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## Attachments

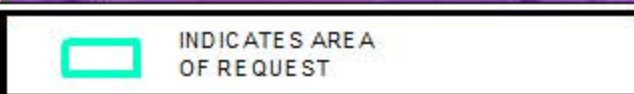
Z 20-07 Garland Senior Living, Ltd. - Zoning Attachments and Exhibits  
Z 20-07 Responses  
Z 20-07 Staff Presentation

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# **Zoning Map Z 20-07**





## **PLANNED DEVELOPMENT CONDITIONS**

### **ZONING FILE Z 20-07**

**502 Belt Line Road, 301 Tina Drive, and 2222 Monarch Drive**

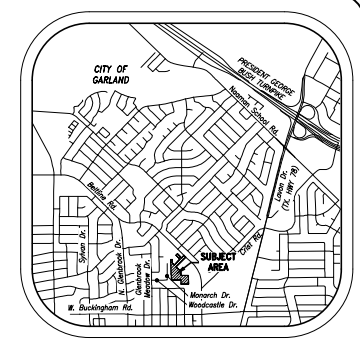
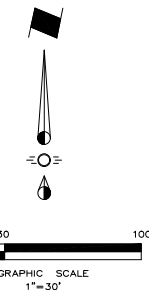
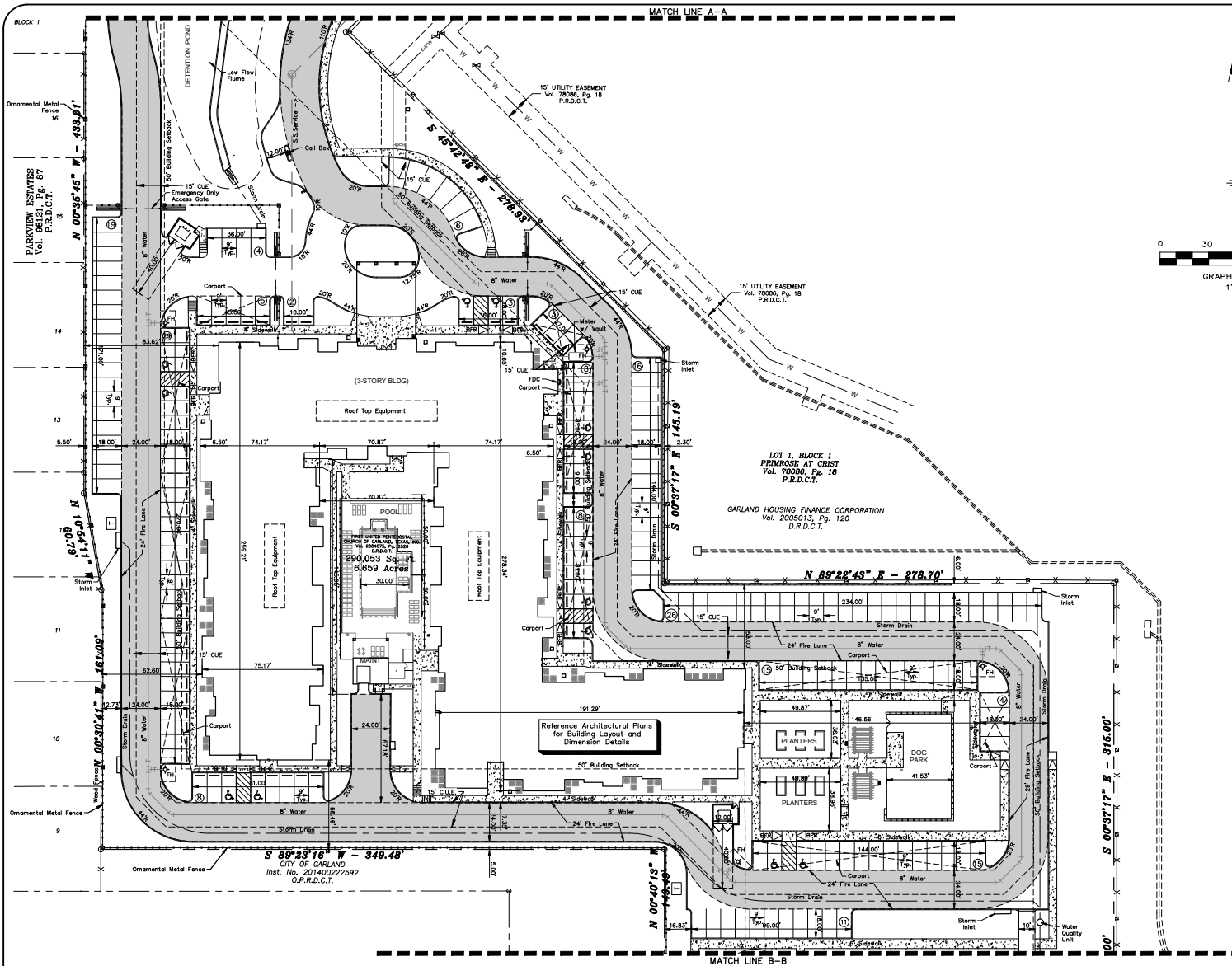
- I. Statement of Purpose:** The purpose of this Planned Development is to amend Planned Development (PD) District 07-33 to add Multi-Family Dwelling Uses (Elder Care - Independent Living Use) and for an Amended Detail Plan for Elder Care - Independent Living Use.
- II. Statement of Effect:** This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, and Planned Development (PD) 07-33, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations set forth in Planned Development (PD) 07-33 shall apply, except the 6.675 acre portion of the site noted on Exhibit C which shall be regulated by the Multi-Family (MF) District only for the purpose of the proposed Elder Care - Independent Living Use and any other type of development shall be regulated by the Planned Development (PD) 07-33 including the Special Standards of the Elder Care Living Facilities as set forth in Chapter 2 and Site Development Standards as set forth in Chapter of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**  
Detail Plan: Development shall conform to the Site Plan, Landscape Plan, and Elevations set forth in Exhibit C, Exhibit D, Exhibit E and Exhibit F; however, in the event of conflict between the Detail Plan and the written conditions contained in this ordinance, the written conditions shall control.
- V. Specific Conditions:**
  - A. Permitted Uses:** All uses of the Single Family-7 (SF-7) District shall be permitted. In addition, Elder Care - Independent Living Facility use is a permitted use on the 6.675-acre portion of the subject property as indicated in Exhibit C.
  - B. Age Restriction:** The age restriction for residents of this development shall be no less than sixty-two (62) years of age.

- C. Density: The density is allowed at 18.2 dwelling units per acre.
- D. Maximum Number of Dwelling Units: The maximum number of dwelling units shall be 122 distributed as follows:
- 1) One Bedrooms = maximum number of 68 units, and
  - 2) Two Bedrooms = maximum number of 54 units.
- E. Minimum Dwelling Unit Types and Area: The unit types shall be one (1) and two (2) bedroom unit types. The minimum floor area of a dwelling unit shall be as follows:
- 1) One-Bedroom Unit - 695 square feet, and
  - 2) Two-Bedroom Unit - 1,005 Square feet.
- F. Storage Area Per Unit: Storage areas shall not be less than the amounts as shown on Exhibit F.
- G. Indoor and Outdoor Common Areas/Amenities: Indoor and Outdoor Common Areas/Amenities shall be provided as shown on Exhibit D and Exhibit F.
- H. Site Layout and Parking: The site development and parking shall be in conformance to the layout reflected on Exhibit C.
- I. Covered Parking: Covered parking shall be required as shown on Exhibit C, Exhibit D, and Exhibit E.
- J. Refuse Enclosure: The refuse enclosure setback is allowed as shown on Exhibit C.
- K. Setbacks: Setbacks are allowed as shown on Exhibit C.
- L. Building Height: Buildings shall not exceed a maximum of forty-five (45) feet in height reflected in Exhibit E.
- M. Building and Carport Elevations: Building and Carport elevations shall be in general conformance with Exhibit E.
- N. Screening and Landscaping: Screening and landscaping shall be in conformance as shown on Exhibit D.
- O. Mechanical Screening: Mechanical equipment shall be screened in compliance with the Garland Development Code, except electrical panels and transformers where access is required.









VICINITY MAP  
NTS

LEGEND

- Firelane
- Proposed Sidewalk
- Ex. Concrete
- Proposed Retaining Wall
- Proposed Wheel Stop Typical
- Existing Fire Hydrant
- Proposed Fire Hydrant
- Barrier Free Ramp
- Carport

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | N 01°18'41" W | 70.38    |
| L2   | N 89°23'16" E | 349.48   |
| L3   | S 45°48'12" E | 64.58    |
| L4   | S 00°37'17" E | 315.00   |
| L5   | S 45°48'12" E | 64.58    |
| L6   | N 00°44'00" W | 14.83    |
| L7   | N 44°12'10" E | 30.00    |
| L8   | N 89°13'29" E | 13.97    |
| L9   | N 44°18'36" E | 33.44    |
| L10  | N 34°59'27" E | 44.86    |
| L11  | N 44°18'36" E | 17.41    |
| L12  | N 01°57'54" W | 21.66    |
| L13  | S 45°48'12" E | 64.58    |

**Note:**  
Existing Utilities Shown Per As-Built Documents. Contractor to Field Verify Location and Depth of All Utilities Prior to Construction and Notify Engineer of any Discrepancies.

NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT.  
THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY.

CASE NUMBER: 200109-2

| Issue Dates: | Revisions:   | Date: |
|--------------|--------------|-------|
| 1            | (02/21/2020) | 1     |
| 2            | (04/16/2020) | 2     |
| 3            | (04/28/2020) | 3     |
| 4            | (06/14/2020) | 4     |
| 5            |              | 5     |
| 6            |              | 6     |

**CROSS ENGINEERING CONSULTANTS**  
1720 W. Virginia Street  
McKinney, Texas 75069  
972.562.4499

McKinney, Texas 75069  
Texas P.E. License 8-3058

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JONATHAN D. HAKE, P.E. NO. 94738 ON 6/5/20. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

Drawn By: CECL      Checked By: CECL      Scale: 1" = 30'

|                                                                                                                                                                         |  |                                                                |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|----------------------------------------------------------------|
| <p>PRELIMINARY DEVELOPMENT PLAN</p> <p>GARLAND SENIOR LIVING<br/>PROPOSED FIRST UNIT PLANNING LOT 1R, BLOCK 1</p> <p>GARLAND SENIOR LIVING, LTD.<br/>GARLAND, TEXAS</p> |  | <p>Sheet No.<br/><b>PSP#2</b></p> <p>Project No.<br/>19136</p> |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|----------------------------------------------------------------|

EXHIBIT C

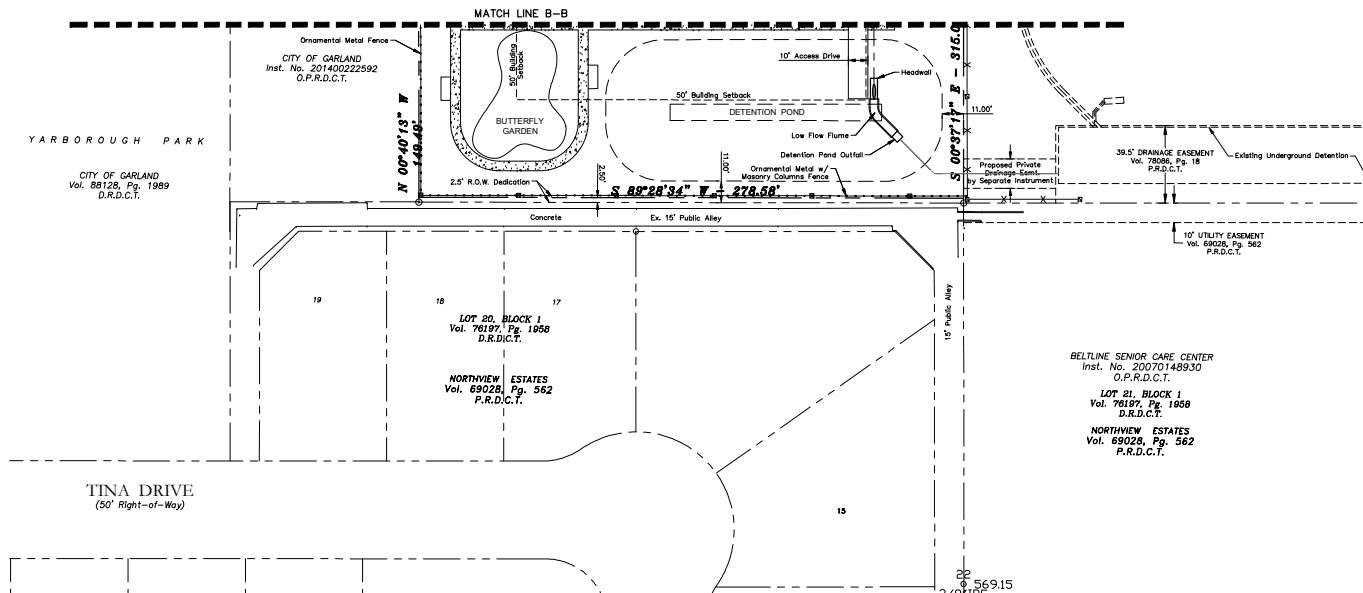
**DEVELOPER:**  
Garland Senior Living, Ltd.  
13455 Noel Road, Suite 400  
Dallas, Texas 75240  
Phone (972) 774-4435  
Fax (972) 774-4495

**ENGINEER:**  
Cross Engineering Consultants, Inc.  
131 S. Tennessee St.  
McKinney, Texas 75069  
Phone (972) 562-4409  
Fax (972) 562-4471  
Contact: Jonathan D. Hake, P.E.

**ARCHITECT:**  
HECK Architects  
4202 Bellway Drive,  
Addison, Texas 75001  
Phone (214) 520-8878  
Contact: Lester Young

**SURVEYOR:**  
Ringley & Associates, Inc.  
701 S. Tennessee Street  
McKinney, Texas 75069  
Phone (972) 542-1266  
Fax (972) 542-8682  
Contact: Lawrence Ringley, RPLS

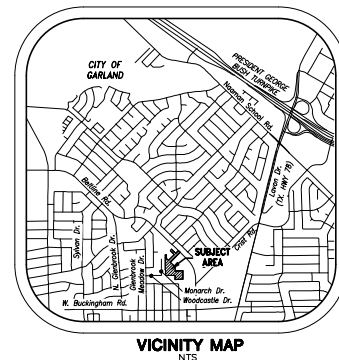
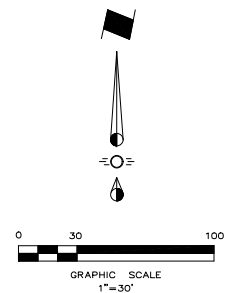
GARLAND SENIOR LIVING



#### LEGEND

- Firelane
- Proposed Sidewalk
- Ex. Concrete
- Proposed Retaining Wall
- Proposed Wheel Stop Typical
- Existing Fire Hydrant
- Proposed Fire Hydrant
- Barrier Free Ramp
- Carport

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | N 01°18'41" W | 70.38'   |
| L2   | N 89°27'04" E | 53.76'   |
| L3   | S 42°44'41" W | 27.34'   |
| L4   | S 00°38'58" E | 84.50'   |
| L5   | S 45°42'48" E | 119.72'  |
| L6   | N 00°44'00" W | 14.82'   |
| L7   | N 44°12'10" E | 30.00'   |
| L8   | N 89°13'25" E | 13.97'   |
| L9   | N 44°18'38" E | 33.44'   |
| L10  | N 34°02'47" E | 44.88'   |
| L11  | N 44°18'38" E | 17.41'   |
| L12  | N 01°57'54" W | 21.66'   |
| L13  | S 45°48'12" E | 64.08'   |



|                                                                                |                                                                                                                             |
|--------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|
| <b>SITE DATA TABLE</b>                                                         |                                                                                                                             |
| Address:                                                                       | 2222 Monarch Dr. & 301 Tina Dr.                                                                                             |
| Zoning:                                                                        | PDO7-33                                                                                                                     |
| Proposed Use:                                                                  | Elder-Care - Independent Living Facility                                                                                    |
| Gross lot Area:                                                                | 6.675 Acres ± 290,749 SF                                                                                                    |
| 2.5' ROW Dedication:                                                           | 0.016 Acres ± 699 SF                                                                                                        |
| Net Lot Area:                                                                  | 6.659 Acres ± 290,050 SF                                                                                                    |
| Total Units:                                                                   | 122                                                                                                                         |
| Density:                                                                       | 18.277 Units/Acre                                                                                                           |
| <b>Unit Information:</b>                                                       |                                                                                                                             |
| Unit Type A1                                                                   | Floor Area (SF) 695 # Units 68 Bedrooms 475 Size (SF) 695 Storage Required (SF) 25 % of Units 55.74% Total Area (SF) 47,260 |
| Unit Type B1                                                                   | 1,005 48 2-Bedroom 725 1,005 25 113 39.34% 48,240                                                                           |
| Unit Type B2                                                                   | 1,005 46 2-Bedroom 725 1,005 25 98 4.92% 47,260                                                                             |
| Total:                                                                         | 122                                                                                                                         |
| <b>Building Information:</b>                                                   |                                                                                                                             |
| Building Type A                                                                | Allowable Height 40'-0" Building Area (SF) 31,160 # of Floors 3 Total Building Area (SF) 93,480                             |
| Unit Storage Space                                                             | 9,956 3 9,956                                                                                                               |
| Clubhouse                                                                      | 6,014 2 6,014                                                                                                               |
| Maintenance Building                                                           | 441 1 441                                                                                                                   |
| Total Area:                                                                    | (95,891)                                                                                                                    |
| <b>Leisure Area Information:</b>                                               |                                                                                                                             |
| Pool Area                                                                      | Area (SF) 1,575                                                                                                             |
| Surface Water                                                                  | 2,935                                                                                                                       |
| Pool Deck                                                                      | Total: 4,490                                                                                                                |
| Picnic/BQ Areas                                                                | Area (SF) 150 # of 2 Total Area (SF) 300                                                                                    |
| Garden Planter Area:                                                           | Area (SF) 4,000                                                                                                             |
| Butterfly Garden Area:                                                         | Area (SF) 4,000                                                                                                             |
| Lot Coverage:                                                                  | 37.88%                                                                                                                      |
| Floor to Area Ratio (FAR):                                                     | 0.38 1                                                                                                                      |
| Impervious Area:                                                               | 172,018 SF                                                                                                                  |
| Open/Recreational Area:                                                        | 59.31%                                                                                                                      |
| Open/Recreational Area Percentage:                                             | 2.71 Ac                                                                                                                     |
| Open/Recreational Area Percentage:                                             | 40.70%                                                                                                                      |
| <b>Parking Requirement:</b>                                                    |                                                                                                                             |
| Required                                                                       | # of Units 122 Required Parking 122                                                                                         |
| 1 Space per Unit                                                               |                                                                                                                             |
| <b>Parking Provided:</b>                                                       |                                                                                                                             |
| 182 Spaces - includes 12 ADA Spaces (14 per unit + 11 Employee/Leasing Spaces) |                                                                                                                             |
| <b>Covered Parking Required:</b>                                               |                                                                                                                             |
| 61                                                                             | : 50% of the Total Required Parking                                                                                         |
| <b>Covered Parking Provided:</b>                                               |                                                                                                                             |
| 87                                                                             | : 71.3% of the Required Parking Spaces                                                                                      |

**ENGINEER:** Cross Engineering Consultants, Inc. 131 S. Tennessee St. McKinney, Texas 75069 Phone (972) 562-4409 Fax (972) 562-4471 Contact: Jonathan D. Hake, P.E.

**ARCHITECT:** HEDK Architects 4202 Beltway Drive, Addison, Texas 75001 Phone (972) 520-8878 Fax (972) 542-8682 Contact: Lester Young

**DEVELOPER:** Garland Senior Living, Ltd. 13455 Noel Road, Suite 400 Dallas, Texas 75240 Phone (972) 774-4435 Fax (972) 774-4495 Contact: Lawrence Ringley, RPLS

**SURVEYOR:** Ringley & Associates, Inc. 701 S. Tennessee Street McKinney, Texas 75069 Phone (972) 542-1266 Fax (972) 542-8682 Contact: Lawrence Ringley, RPLS

CASE NUMBER: 200109-2

NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT.

THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY.

| Issue Dates:   | Revisions: | Date: |
|----------------|------------|-------|
| 1 (02/21/2020) | 1          |       |
| 2 (04/08/2020) | 2          |       |
| 3 (04/28/2020) | 3          |       |
| 4 (06/04/2020) | 4          |       |
| 5              | 5          |       |
| 6              | 6          |       |

**CROSS ENGINEERING CONSULTANTS**

1720 W. Virginia Street McKinney, Texas 75069 972.562.4409

McKinney, Texas 75069 Texas PE: 006 No. 9-905

Drawn By: \_\_\_\_\_ Scale: \_\_\_\_\_

Checked By: \_\_\_\_\_

1" = 30'

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JONATHAN D. HAKE, P.E. NO. 94738 ON 6/10/20. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

**PRELIMINARY DEVELOPMENT PLAN**

Garland Senior Living PROPOSED FIRST UNIT DEVELOPMENT PLAN LOT 1R, BLOCK 1

**GARLAND SENIOR LIVING, LTD.**

**GARLAND, TEXAS**

Sheet No. **PSP#3**

Project No. 19136

**Note:**  
Existing Utilities Shown Per As-Built Documents. Contractor to Field Verify Location and Depth of All Utilities Prior to Construction and Notify Engineer of any Discrepancies.

GARLAND SENIOR LIVING



LANDSCAPE CALCULATIONS

SITE INFORMATION:

ZONING: MF DISTRICT  
TOTAL LOT AREA: 290,053 S.F. (6.659 ACRES)  
PROPOSED USE: MULTIFAMILY APARTMENTS

LANDSCAPE AREA:

REQUIRED: MINIMUM OF 40% OF GROSS PLATTED SITE MUST BE DEVOTED TO LANDSCAPING,  
OPEN SPACE AREAS, POOLS, AND SIMILAR OUTDOOR ACTIVITY USE  
290,053 S.F. X 40% = 116,021 S.F. LANDSCAPE AREA

PROVIDED: 118,178 + S.F. (41%) LANDSCAPE AREA

PROPERTY LINE ADJACENT TO SINGLE FAMILY RESIDENTIAL (943 L.F.):

WEST PROPERTY LINE (665 L.F.):

REQUIRED: 5' WIDE LANDSCAPE BUFFER WITH:  
6' HT. ORNAMENTAL METAL FENCE WITH MASONRY COLUMNS (50' O.C.) AND  
CONTINUOUS ROW OF EVERGREEN HIGH-LEVEL SCREENING SHRUBS

PROVIDED: 6' HT. ORNAMENTAL METAL FENCE WITH MASONRY COLUMNS (50' O.C.) AND  
CONTINUOUS ROW OF EVERGREEN HIGH-LEVEL SCREENING SHRUBS

SOUTH PROPERTY LINE (278 L.F.):

REQUIRED: 5' WIDE LANDSCAPE BUFFER WITH:  
6' HT. ORNAMENTAL METAL FENCE WITH MASONRY COLUMNS (50' O.C.) AND  
CONTINUOUS ROW OF EVERGREEN HIGH-LEVEL SCREENING SHRUBS

PROVIDED: 6' HT. ORNAMENTAL METAL FENCE WITH MASONRY COLUMNS (50' O.C.) AND  
CONTINUOUS ROW OF EVERGREEN HIGH-LEVEL SCREENING SHRUBS

BELTLINE ROAD FRONTAGE (25 L.F. WITHOUT ENTRY DRIVES):

REQUIRED: 15' WIDE LANDSCAPE BUFFER WITH:  
(1) CANOPY TREE PER 30 LINEAR FEET (25/30 = 1 TREE)  
(7) SHRUBS PER 30 LINEAR FEET (25/30 = 1 X 7 = 7 SHRUBS)

PROVIDED: 15' WIDE LANDSCAPE BUFFER + (1) CANOPY TREE & (7) SHRUBS

REQUIRED: MAXIMUM 75% OF LANDSCAPE BUFFER IN TURF (225 S.F. X 75% = 168 S.F.)  
MINIMUM 25% OF LANDSCAPE BUFFER IN PLANTING (225 S.F. X 25% = 56 S.F.)

PROVIDED: 100 S.F. TURF (44%), 108 S.F. GROUNDCOVER & SHRUBS (48%)

PARKING LOT:

REQUIRED: (1) CANOPY TREE PER 10 PARKING SPACES (182 SPACES / 10 = 19 TREES)  
(1) CANOPY TREE AT THE TERMINUS OF EVERY PARKING ROW  
EVERY PARKING SPACE WITHIN 65' OF A CANOPY TREE  
LANDSCAPING TO ACCOUNT FOR 5% OF THE PARKING AREA (93,051 X 5% = 4,652 S.F.)

PROVIDED: (29) SHADE TREES + 8,600 S.F. LANDSCAPE AREA

GENERAL NOTE:

NO LANDSCAPING SUCH AS TREES, HEDGES, OR STRUCTURES ABOVE AND UNDERGROUND SHALL  
BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHT OF WAYS.

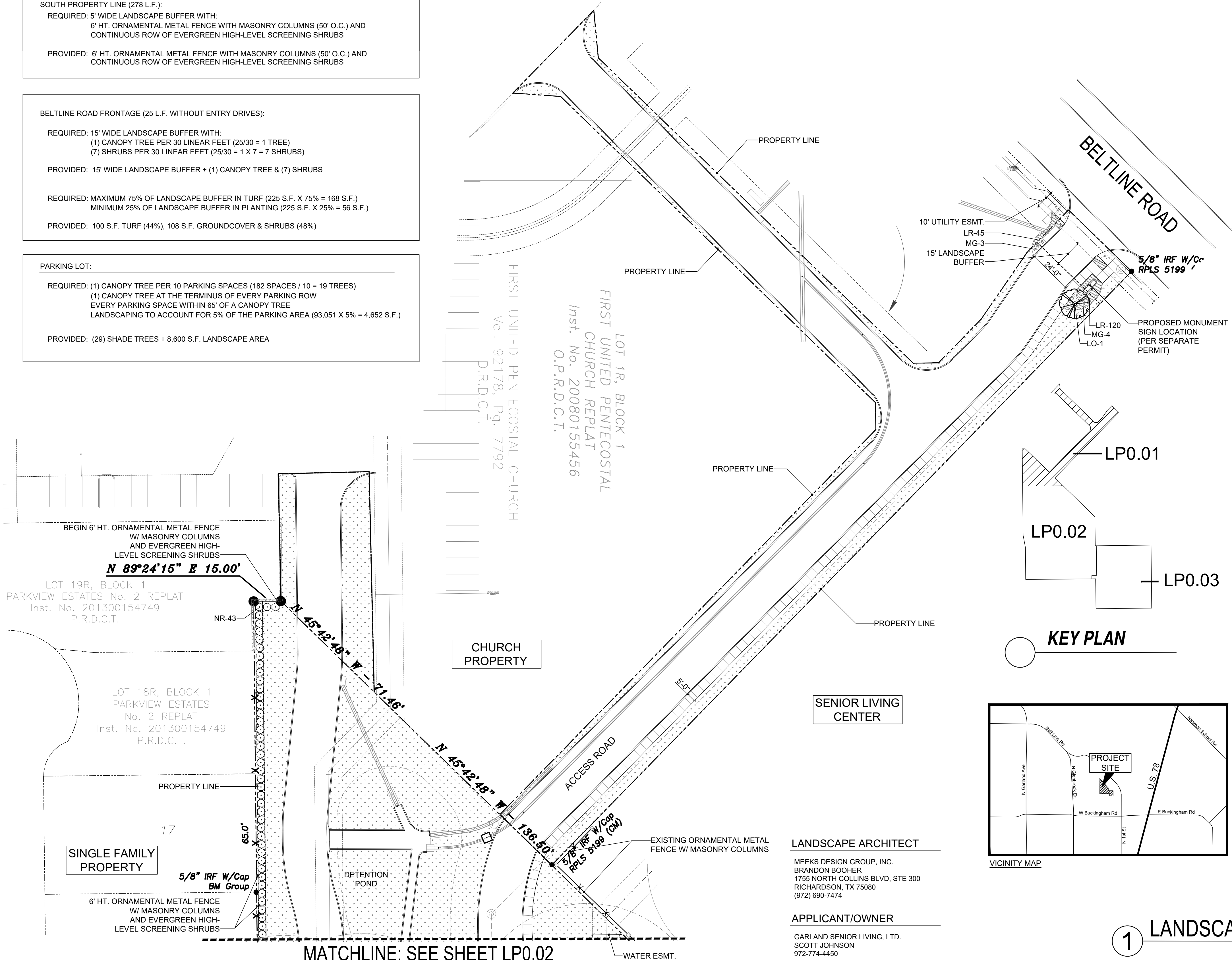
IRRIGATION NOTES:

ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND  
IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPO-TRANSPIRATION (ET)  
WEATHER BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A  
QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.

A FULL SET OF IRRIGATION PLANS SHALL BE SUBMITTED TO THE CITY FOR APPROVAL / PERMIT  
PRIOR TO INSTALLATION.

INSTALLATION & MAINTENANCE NOTE:

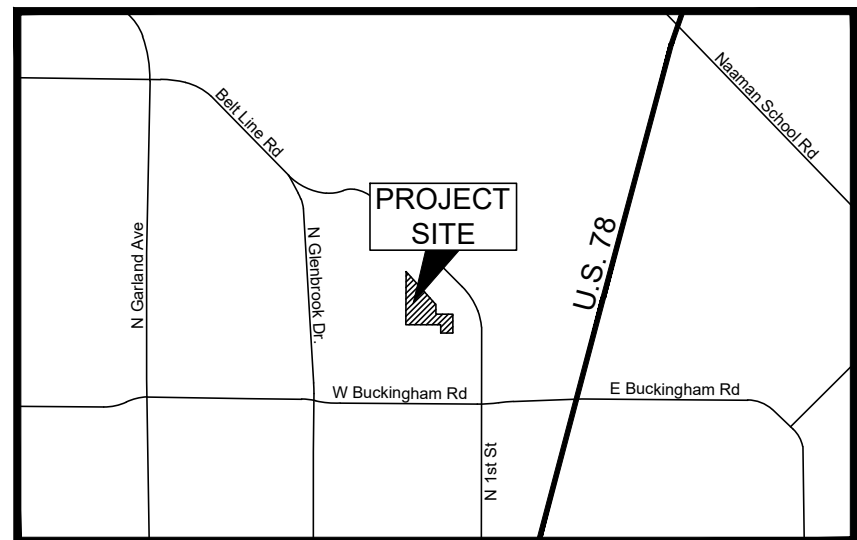
- A. INSTALLATION - THE INSTALLATION OF ALL MATERIALS SHOWN ON THE APPROVED SCREENING AND LANDSCAPING PLANS MUST BE INSPECTED AND  
APPROVED BY THE BUILDING INSPECTION DEPARTMENT PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- B. IF A PERSON APPLIES FOR A CERTIFICATE OF OCCUPANCY DURING A SEASON OF THE YEAR IN WHICH THE CITY DETERMINES THAT IT WOULD BE  
IMPRACTICAL TO PLANT TREES, SHRUBS, GROUNDCOVER OR GRASS, THE CITY MAY ISSUE A TEMPORARY CERTIFICATE OF OCCUPANCY CONDITIONED ON  
THE OWNER'S COMPLIANCE WITH ALL LANDSCAPING REQUIREMENTS. THE TEMPORARY CERTIFICATE OF OCCUPANCY MAY BE REVOKED ON A DATE THE  
CITY DETERMINES IS REASONABLE, TAKING INTO CONSIDERATION THE TIME OF YEAR, WEATHER, AND PROBABLE SURVIVABILITY OF THE PLANTS AND  
LANDSCAPING.
- C. MAINTENANCE - THE PROPERTY OWNER IS RESPONSIBLE FOR THE MAINTENANCE OF ALL REQUIRED LANDSCAPING, INCLUDING, BUT NOT LIMITED TO, THE  
FOLLOWING:
1. PLANT MATERIAL MUST BE PERPETUALLY MAINTAINED IN A HEALTHY, VIGOROUS, LIVING, AND GROWING CONDITION AS IS APPROPRIATE FOR THE  
SEASON OF THE YEAR; AND
  2. PLANT MATERIALS THAT DIE MUST BE REPLACED BY THE PROPERTY OWNER WITH THE SAME PLANT VARIETY (OR AN APPROVED ALTERNATIVE) AT  
THE INITIAL PLANTING SIZE WITHIN THIRTY CALENDAR DAYS FOLLOWING NOTIFICATION BY THE CITY, OR WITHIN AN ALTERNATIVE TIME PERIOD, NOT TO  
EXCEED ONE HUNDRED AND TWENTY CALENDAR DAYS, IF SUCH IS APPROVED BY THE PLANNING DIRECTOR.



| PLANT LEGEND                    |                                     |                            |                     |           |                                                 |
|---------------------------------|-------------------------------------|----------------------------|---------------------|-----------|-------------------------------------------------|
| SYM                             | BOTANICAL NAME                      | COMMON NAME                | QUAN                | SIZE      | REMARKS                                         |
| LARGE CANOPY TREES              |                                     |                            |                     |           |                                                 |
| CE                              | Ulmus crassifolia                   | Cedar Elm                  | 7                   | 3" Cal.   | 12'-14' Ht.                                     |
| CP                              | Pistacia chinensis                  | Chinese Pistache           | 2                   | 3" Cal.   | 12'-14' Ht.                                     |
| LO                              | Quercus virginia                    | Live Oak                   | 16                  | 3" Cal.   | 12'-14' Ht.                                     |
| RO                              | Quercus shumardii                   | Shumard Oak                | 11                  | 3" Cal.   | 12'-14' Ht.                                     |
| SMALL ORNAMENTAL TREES          |                                     |                            |                     |           |                                                 |
| JM                              | Acer palmatum 'Bloodgood'           | Japanese Red Maple         | 1                   | 1.5" Cal. | 8' to 10' Ht., 4" - 5' spread, 30 gal.          |
| YH                              | Ilex vomitoria                      | Yaupon Holly               | 2                   | 1.5" Cal. | 8' to 10' Ht., 4" - 5' spread, 30 gal.          |
| HIGH LEVEL SCREENING SHRUBS     |                                     |                            |                     |           |                                                 |
| NR                              | Ilex x 'Nellie R. Stevens'          | Nellie R. Stevens Holly    | 218                 | 15 gal.   | 6' ht. min. Full to ground, sheared, uniform    |
| LOW LEVEL SCREENING SHRUBS      |                                     |                            |                     |           |                                                 |
| AB                              | Abelia grandiflora 'Edward Goucher' | Abelia                     | 72                  | 5 gal.    | 24" min. ht, 18" min. spread, Plant 36" O.C.    |
| CZ                              | Leucophyllum frutescens             | Cenzio (Texas Sage)        | 18                  | 5 gal.    | 24" min. ht, 18" min. spread, Plant 36" O.C.    |
| DB                              | Ilex cornuta 'Burfordii'            | Dwarf Burford Holly        | 109                 | 5 gal.    | 24" min. ht, 18" min. spread, Plant 36" O.C.    |
| DY                              | Ilex vomitoria 'nana'               | Dwarf Yaupon Holly         | 70                  | 3 gal.    | 24" O.C. Spacing                                |
| MG                              | Miscanthus sinensis 'Gracillimus'   | Maiden Grass               | 26                  | 5 gal.    | 36" O.C. Spacing                                |
| NA                              | Nandina domestica                   | Nandina 'Heavenly Bamboo'  | 31                  | 5 gal.    | 36" O.C. Spacing                                |
| PD                              | Loropetalum chinense                | Loropetalum 'Plum Delight' | 123                 | 5 gal.    | 24" min. ht, 18" min. spread, Plant 36" O.C.    |
| PERENNIALS & ORNAMENTAL GRASSES |                                     |                            |                     |           |                                                 |
| AS                              | Salvia greggi                       | Autumn Sage                | 6                   | 3 gal.    | 24" O.C. Spacing                                |
| AW                              | Spiraea bumalda 'Anthony Waterer'   | Anthony Waterer Spiraea    | 6                   | 3 gal.    | 24" O.C. Spacing                                |
| DI                              | Raphiolepis indica 'nana'           | Dwarf Indian Hawthorn      | 32                  | 3 gal.    | 24" O.C. Spacing                                |
| GC                              | Muhlenbergia capillaris             | Gulf Coast Muhly           | 59                  | 2 gal.    | 18"-24" O.C. Spacing                            |
| GS                              | Nandina domestica 'Gulf Stream'     | Nandina 'Gulf Stream'      | 20                  | 3 gal.    | 24" O.C. Spacing                                |
| MU                              | Muhlenbergia lindheimeri            | Lindheimer Muhly           | 2                   | 5 gal.    | 36" O.C. Spacing                                |
| GROUNDCOVERS                    |                                     |                            |                     |           |                                                 |
| OP                              | Ophiopogon japonicus                | Ophiopogon                 | 276                 | 4" pots   | 12" O.C. Spacing                                |
| LR                              | Liriope muscari                     | Liriope 'Big Blue'         | 771                 | 4" pots   | 12" O.C. Spacing                                |
| SC                              |                                     | Seasonal Color             | 130                 | 4" pots   | 9" O.C. Spacing                                 |
| SS                              | Cynodon spp.                        | Common Bermuda             | 83,585              | S.F.      | Solid sod                                       |
| MC                              |                                     | Hardwood Mulch             | (ALL PLANTING BEDS) |           | Min. 3" Depth.                                  |
| DG                              |                                     | Earth tone/tan color       | Decomposed Granite  | 1,775     | S.F. Install over filter fabric. Min. 3" Depth. |
| BM                              | See spec. below                     | Butterfly Mix              | 1,620               | S.F.      | Seed or Hydromulch                              |
| P                               | PARKING LOT TREE                    | 1/10 SPACES; QTY: 21       |                     |           |                                                 |

BUTTERFLY RETREAT MIX  
ITEM #: 4501  
CATEGORY: NATIVE SEED MIXES  
HABIT: ANNUAL & PERENNIAL  
MANUFACTURER:  
NATIVE AMERICAN SEED  
JUNCTION, TX  
1-800-728-4043  
info@seedsources.com

KEY PLAN



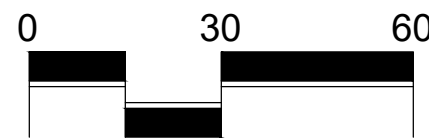
VICINITY MAP

CASE # 200109-2

EXHIBIT D

1 LANDSCAPE ORDINANCE PLAN

SCALE: 1"=30'-0"



GRAPHIC SCALE IN FEET

ISSUES:

02-21-20 SITE PLAN SUBMITTAL

REVISIONS:

04-08-20 PER CITY COMMENTS

04-29-20 PER CITY COMMENTS

06-05-20 PER CITY COMMENTS

CLIENT:

PALLADIUM GARLAND

GARLAND, TEXAS



MECKS DESIGN GROUP, INC.  
1755 N. COLLINS BLVD., SUITE 300  
RICHARDSON, TX 75080  
PH (972) 690-7474  
F (972) 690-7878



SITE PLAN  
SUBMITTAL

PALLADIUM GARLAND

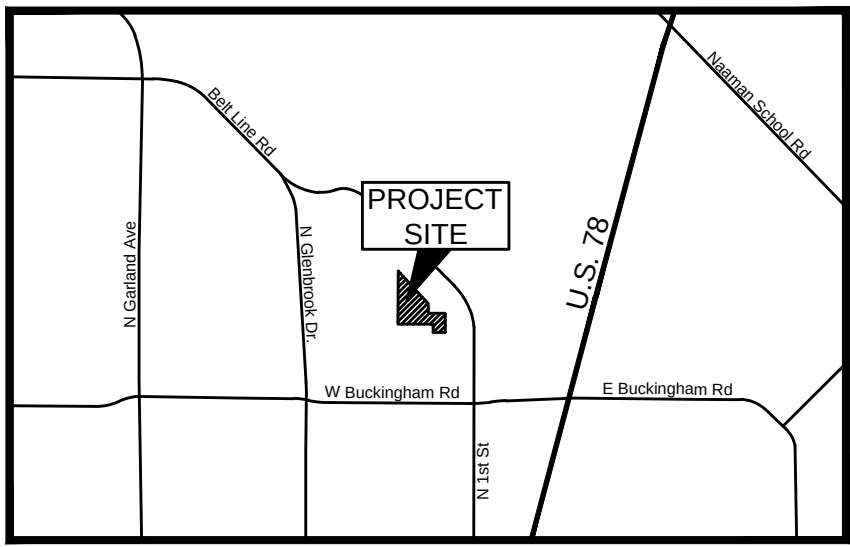
GARLAND, TEXAS

JOB NUMBER: HED-2005

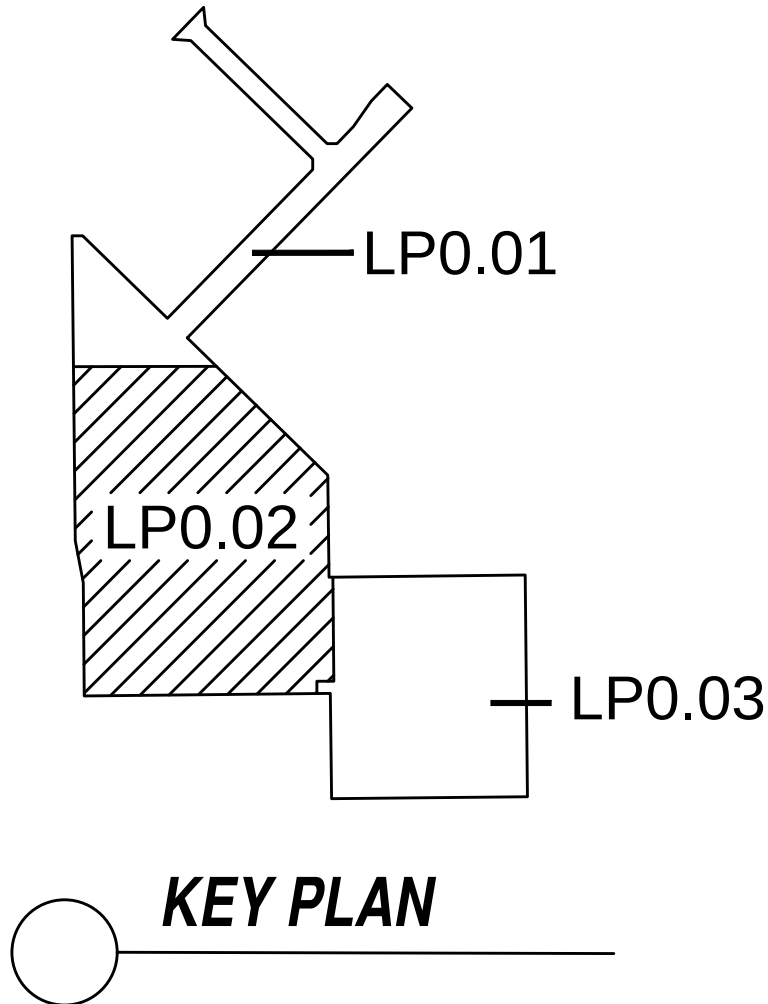
LANDSCAPE  
ORDINANCE PLAN

LP0.01

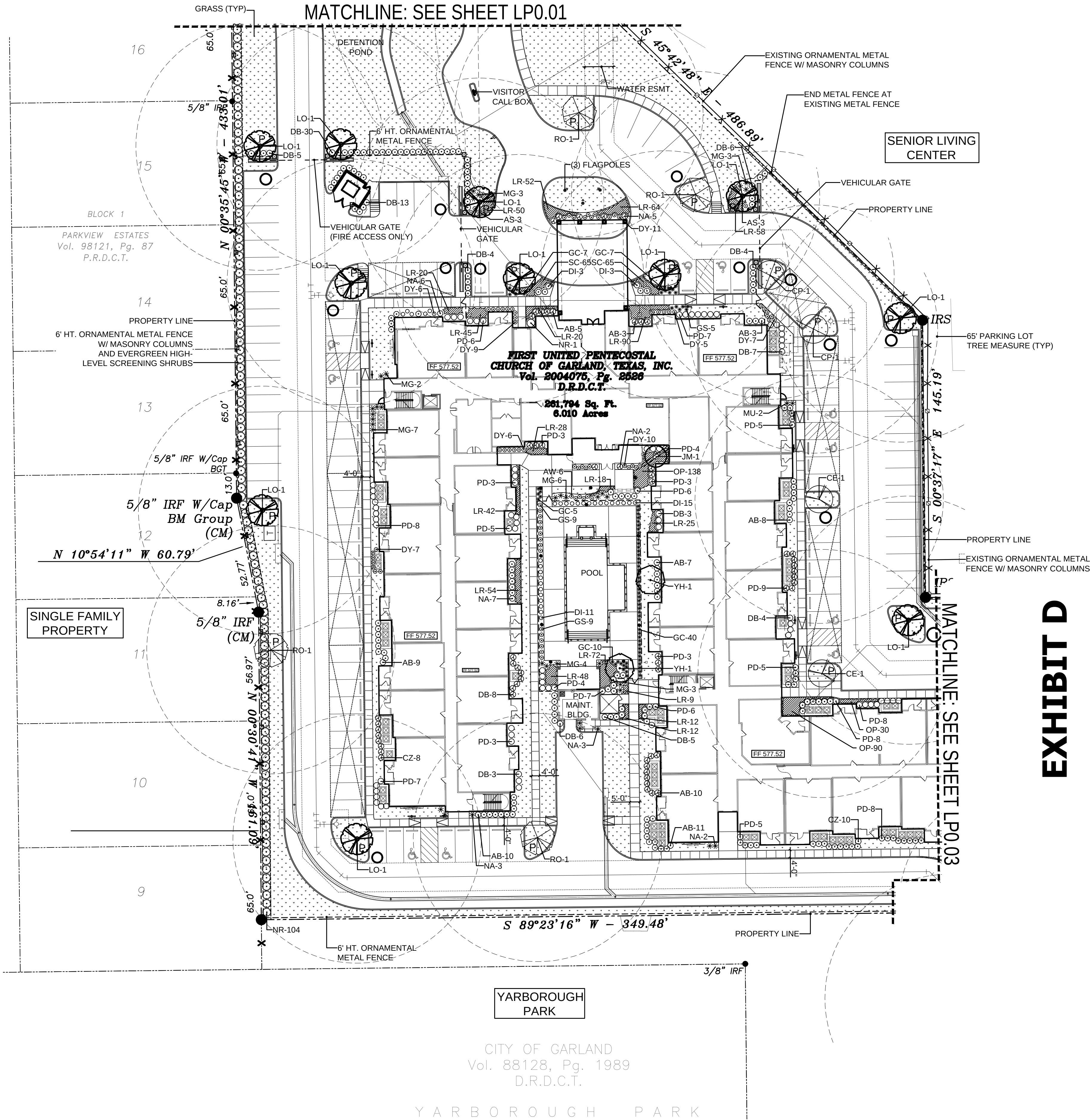




VICINITY MAP



MONARCH DRIVE  
(50' Right-of-Way)



LANDSCAPE ARCHITECT

MECKS DESIGN GROUP, INC.  
BRANDON BOOHER  
1755 NORTH COLLINS BLVD., STE 300  
RICHARDSON, TX 75080  
(972) 690-7474

APPLICANT/OWNER

GARLAND SENIOR LIVING, LTD.  
SCOTT JOHNSON  
972-774-4450

LANDSCAPE ORDINANCE PLAN

SCALE: 1"=30'-0"

CASE # 200109-2

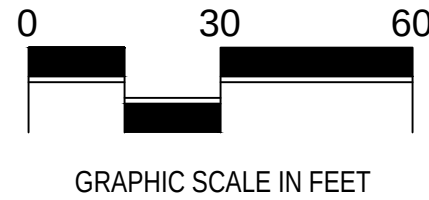


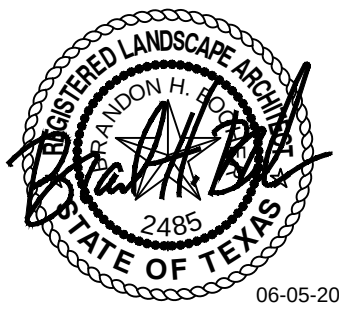
EXHIBIT D

| ISSUES:    |                     |
|------------|---------------------|
| 02-21-20   | SITE PLAN SUBMITTAL |
| REVISIONS: |                     |
| 04-08-20   | PER CITY COMMENTS   |
| 04-29-20   | PER CITY COMMENTS   |
| 06-05-20   | PER CITY COMMENTS   |

CLIENT:

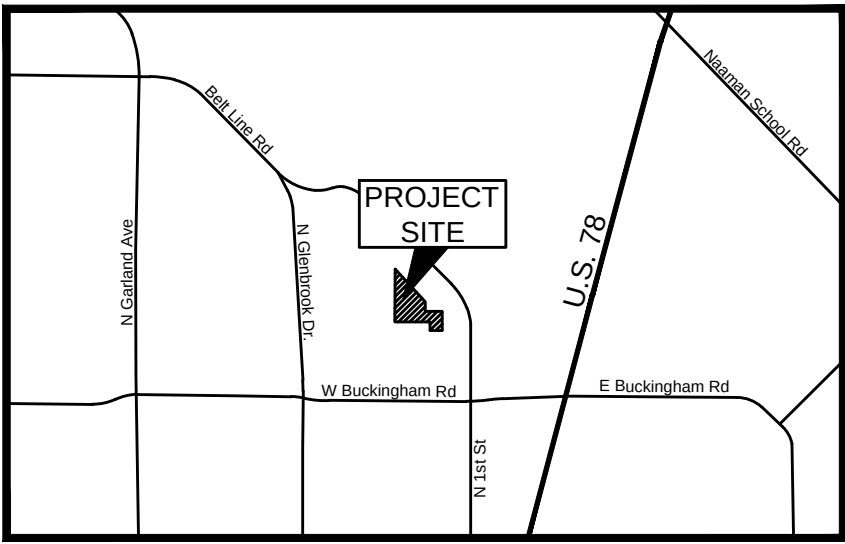
PALLADIUM GARLAND  
GARLAND, TEXAS

**mgb**  
landscape architects  
MECKS DESIGN GROUP, INC.  
1755 N. COLLINS BLVD., SUITE 300  
RICHARDSON, TX 75080  
PH (972) 690-7474  
F (972) 690-7878

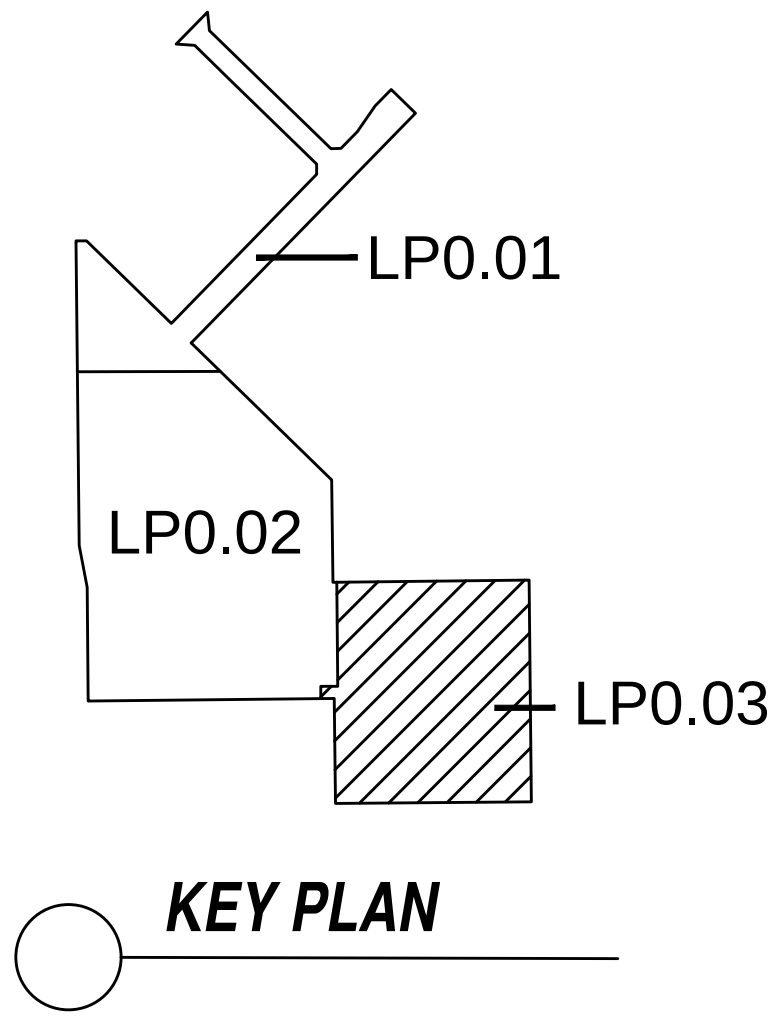


| SITE PLAN SUBMITTAL      |  |
|--------------------------|--|
| PALLADIUM GARLAND        |  |
| GARLAND, TEXAS           |  |
| JOB NUMBER: HED-2005     |  |
| LANDSCAPE ORDINANCE PLAN |  |
| LP0.02                   |  |

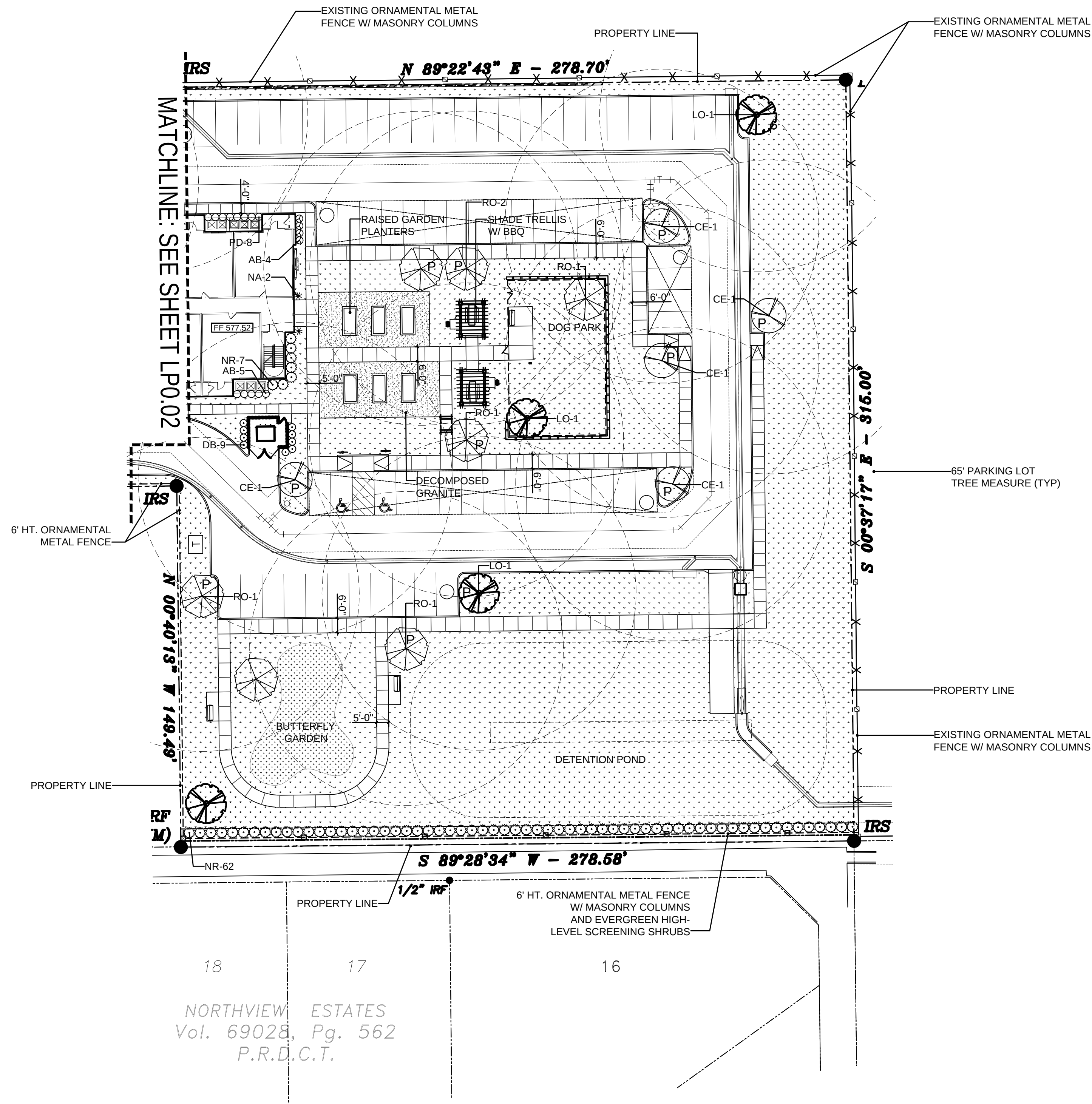




VICINITY MAP



KEY PLAN



LANDSCAPE ARCHITECT  
MEEKS DESIGN GROUP, INC.  
BRANDON BOOHER  
1755 NORTH COLLINS BLVD, STE 300  
RICHARDSON, TX 75080  
(972) 690-7474

APPLICANT/OWNER  
GARLAND SENIOR LIVING, LTD.  
SCOTT JOHNSON  
972-774-4450

1 LANDSCAPE ORDINANCE PLAN

SCALE: 1"=30'-0"

CASE # 200109-2

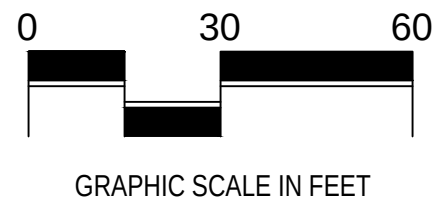
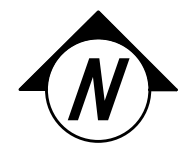


EXHIBIT D

| ISSUES:    |                     |
|------------|---------------------|
| 02-21-20   | SITE PLAN SUBMITTAL |
|            |                     |
|            |                     |
| REVISIONS: |                     |
| 04-08-20   | PER CITY COMMENTS   |
| 04-29-20   | PER CITY COMMENTS   |
| 06-05-20   | PER CITY COMMENTS   |
|            |                     |
|            |                     |
|            |                     |
|            |                     |
|            |                     |

CLIENT:

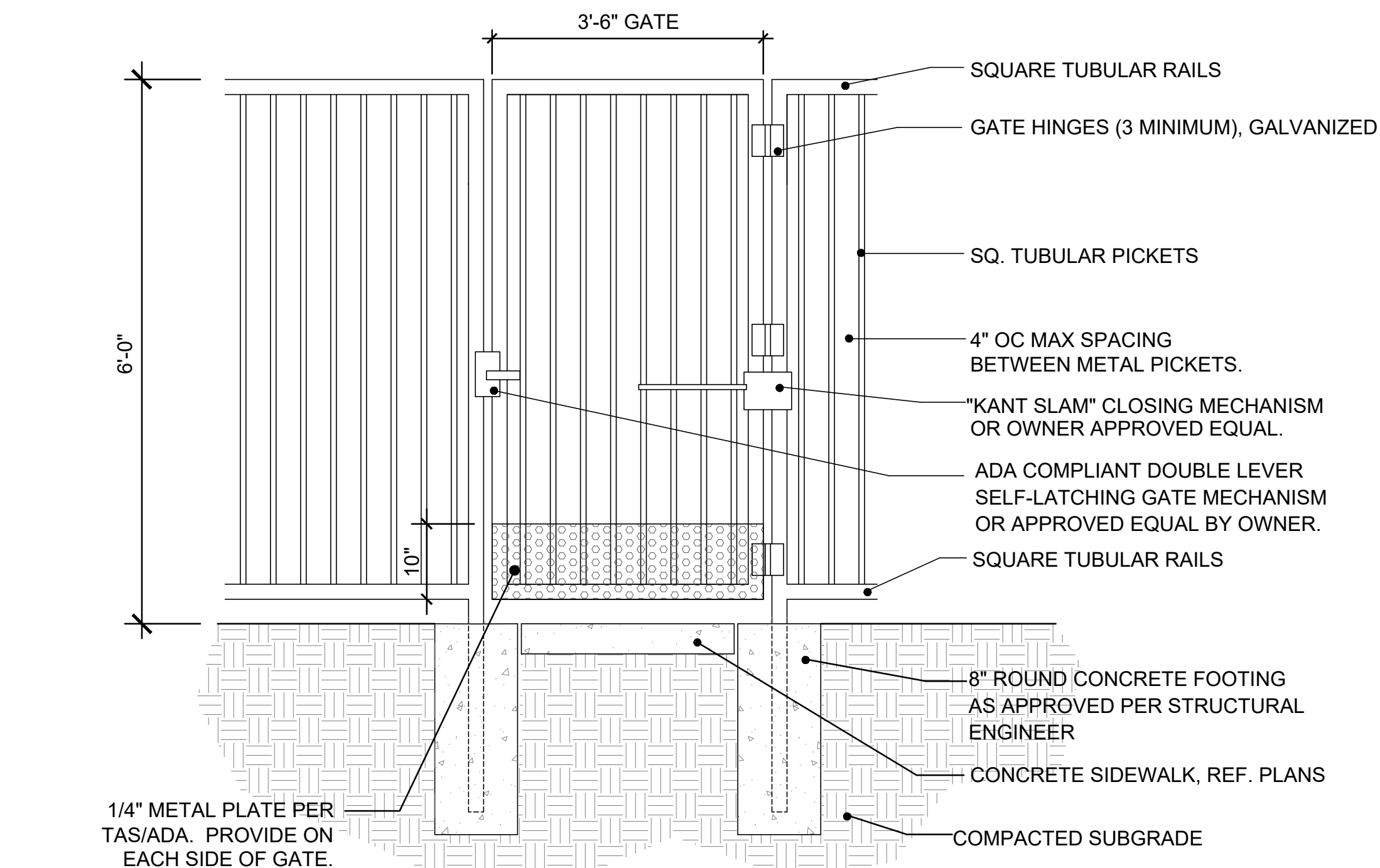
PALLADIUM GARLAND  
GARLAND, TEXAS

**mga**  
landscape architects  
MEEKS DESIGN GROUP, INC.  
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RICHARDSON, TX 75080  
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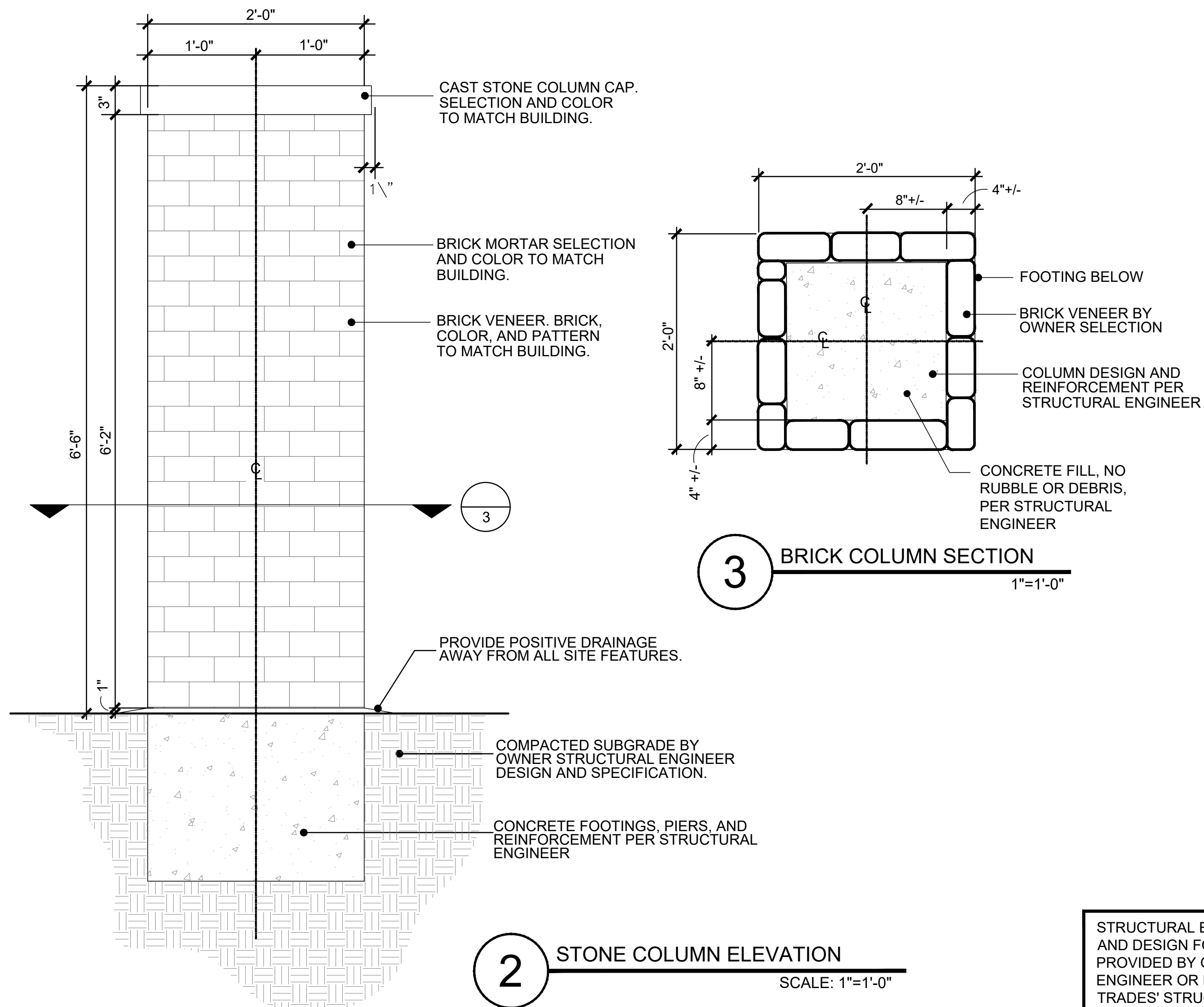
| SITE PLAN SUBMITTAL      |  |
|--------------------------|--|
| PALLADIUM GARLAND        |  |
| GARLAND, TEXAS           |  |
| JOB NUMBER: HED-2005     |  |
| LANDSCAPE ORDINANCE PLAN |  |
| LP0.03                   |  |



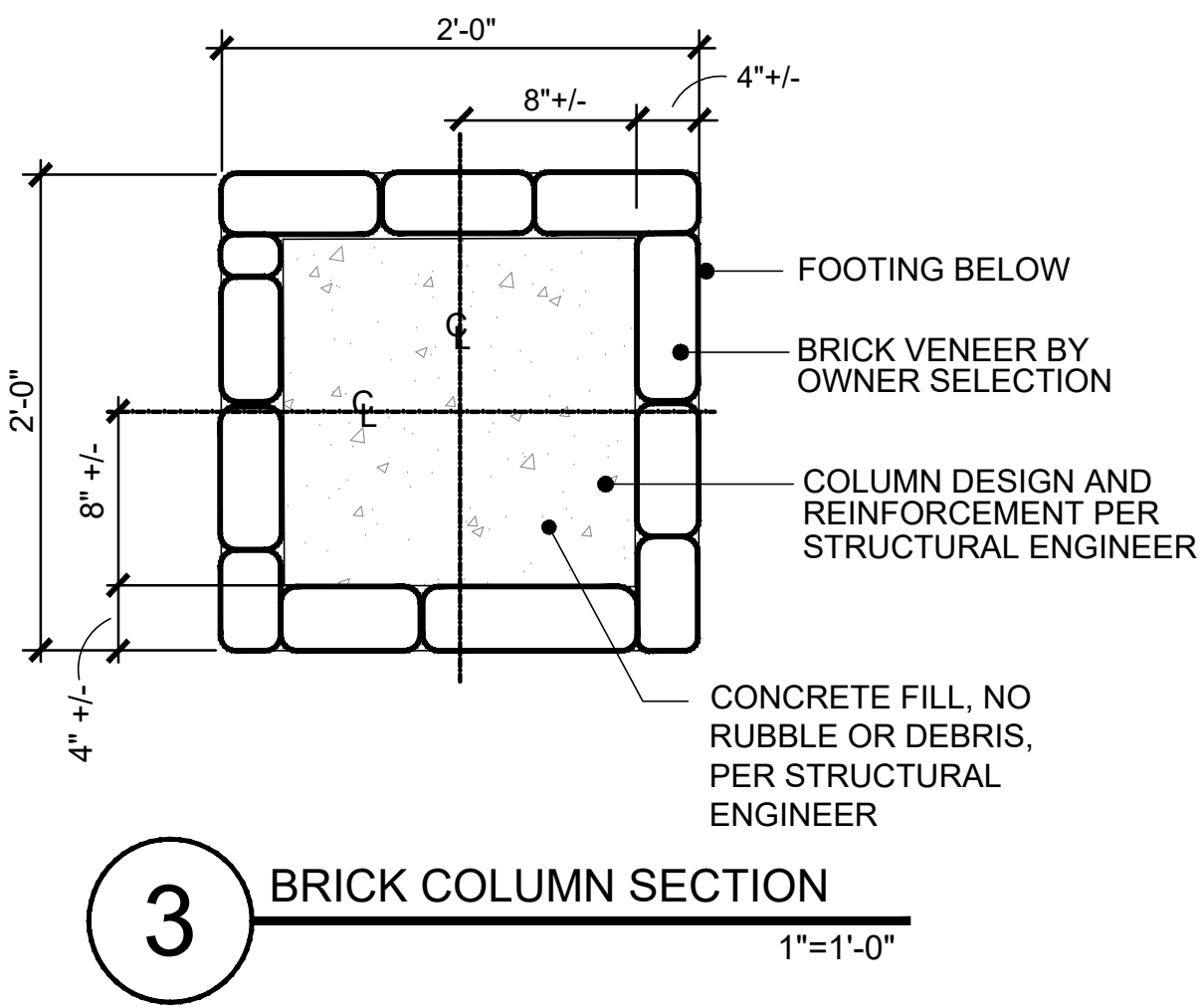


6 6' HT. METAL GATE DETAIL  
SCALE: 3/4"=1'-0"

NOTE: GATE TO HAVE MAX. 5LB. PRESSURE OPENING REQUIREMENT  
& 3 SECOND RETURN TIME (FROM 70° OPENING ANGLE)

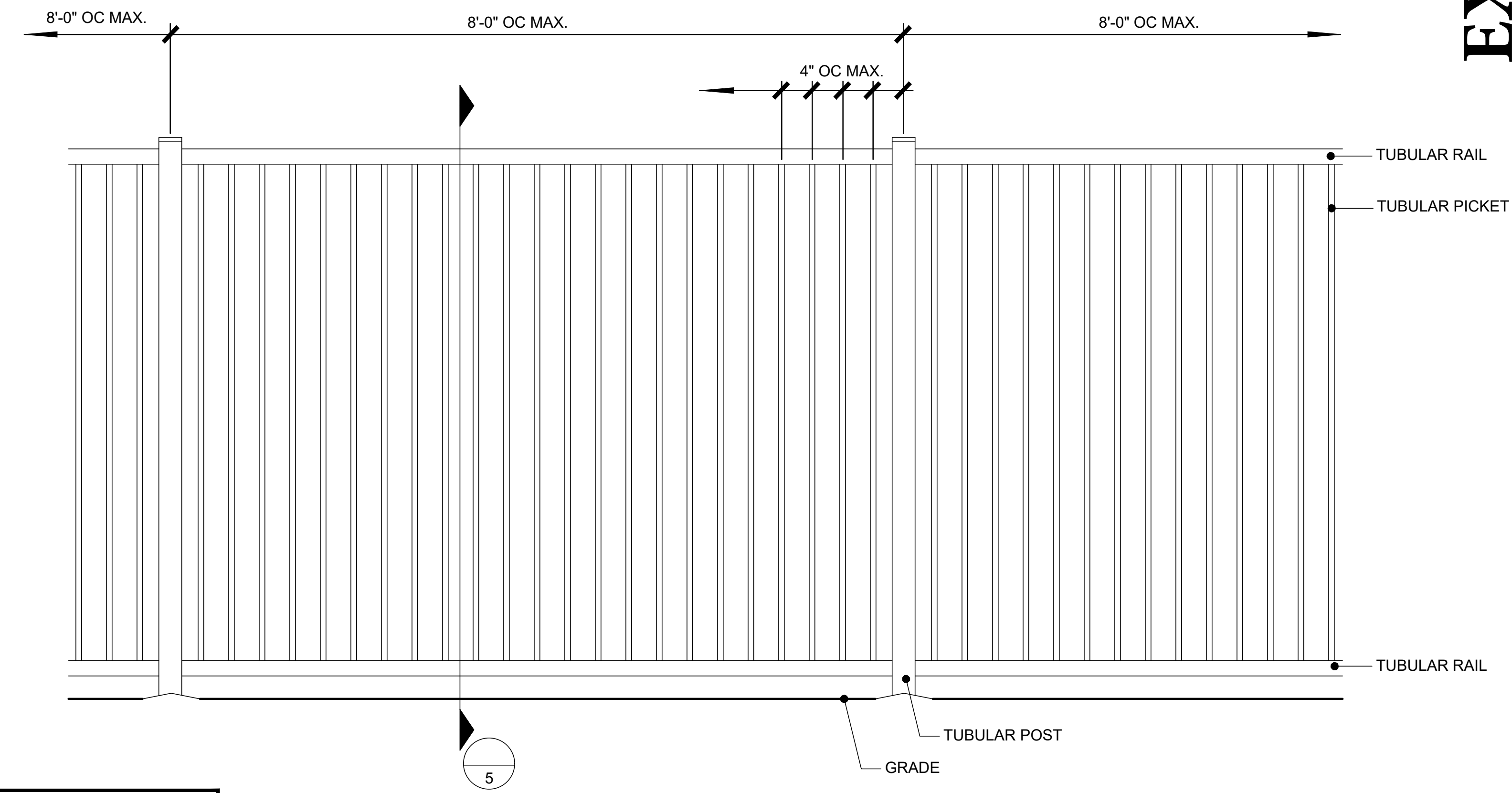


2 STONE COLUMN ELEVATION  
SCALE: 1"=1'-0"



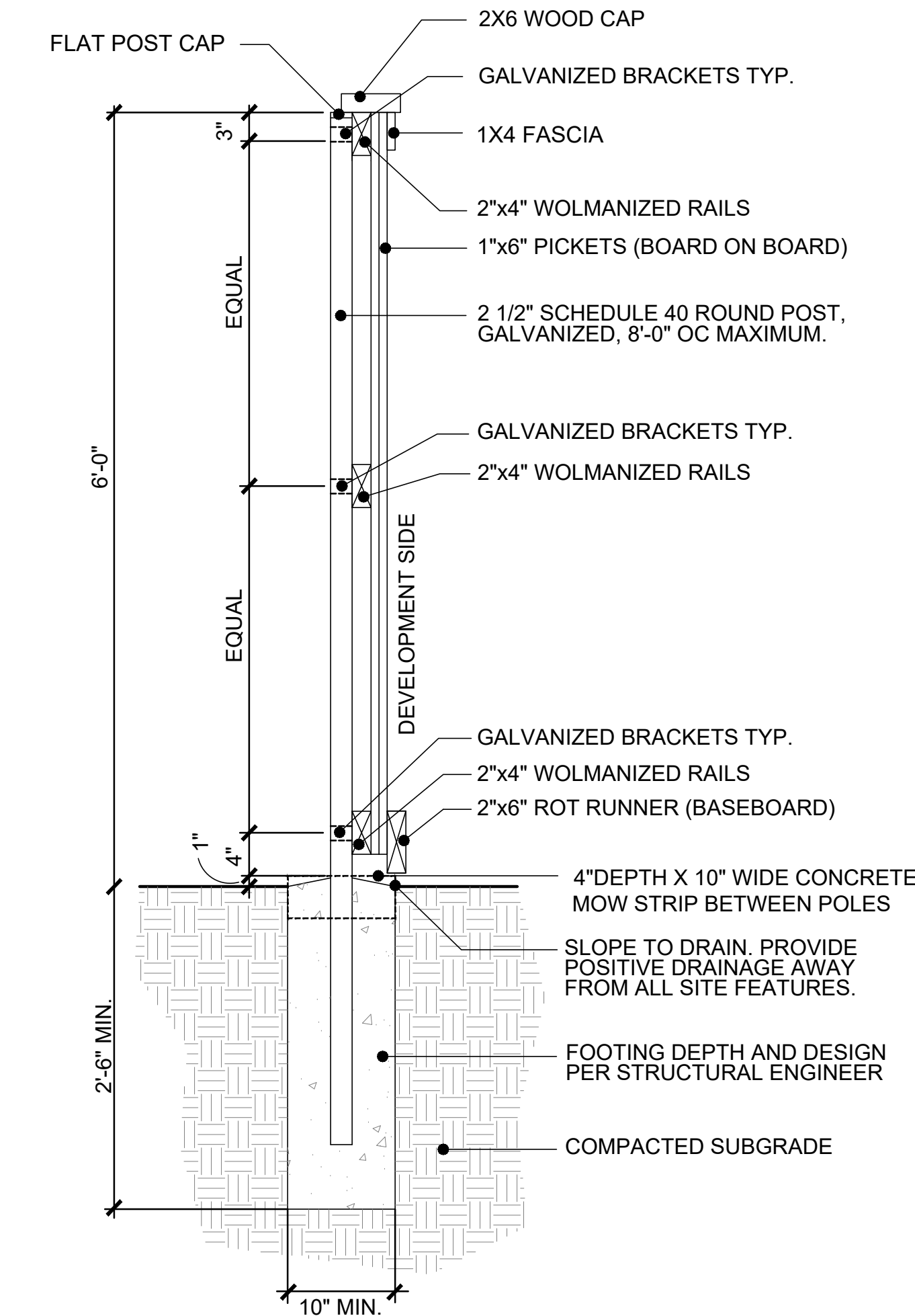
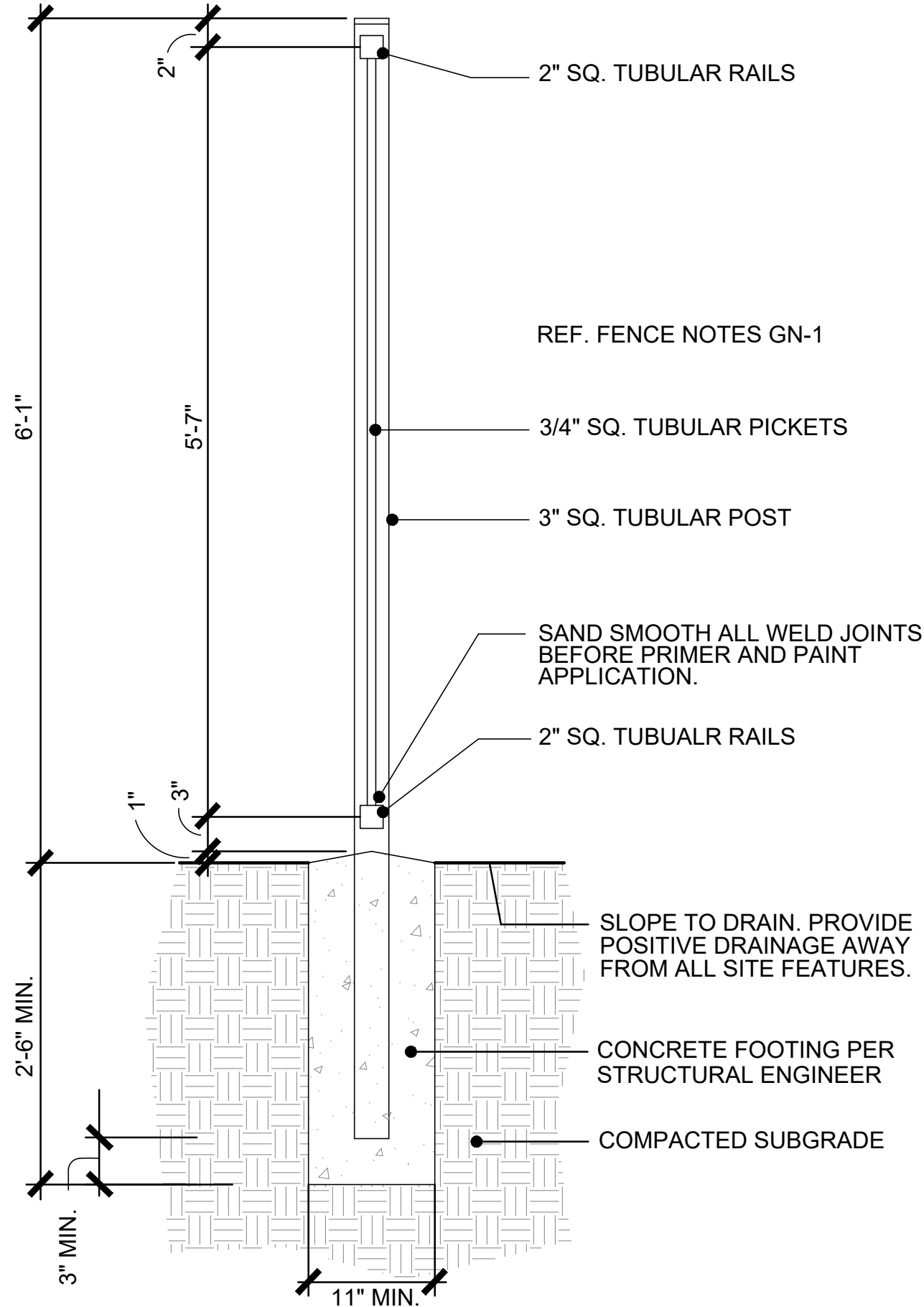
3 BRICK COLUMN SECTION  
1"=1'-0"

STRUCTURAL ENGINEERING REQUIREMENTS  
AND DESIGN FOR ALL DETAILS, SHALL BE  
PROVIDED BY OWNER'S STRUCTURAL  
ENGINEER OR PROVIDED BY PARTICULAR  
TRADES' STRUCTURAL ENGINEER, WITH  
SEALED STRUCTURAL ENGINEERING  
DRAWINGS SUBMITTED FOR REVIEW.



1 6'-0" HT. METAL PERIMETER FENCE ELEVATION  
SCALE: 1"=1'-0"

5 6'-0" HT. METAL PERIMETER FENCE SECTION  
SCALE: 1"=1'-0"



4 6' HT. WOOD FENCE  
SCALE: 1"=1'-0"

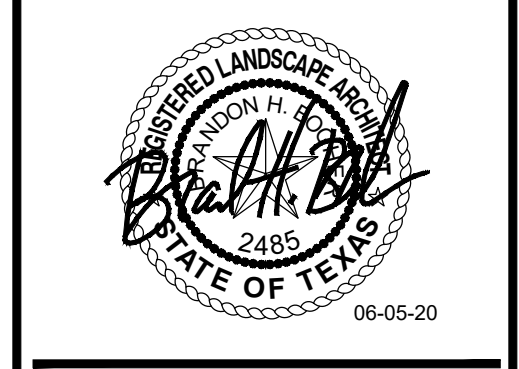
## EXHIBIT D

| ISSUES:  |                     |
|----------|---------------------|
| 02-21-20 | SITE PLAN SUBMITTAL |
| 04-08-20 | PER CITY COMMENTS   |
| 04-29-20 | PER CITY COMMENTS   |
| 06-05-20 | PER CITY COMMENTS   |

CLIENT:

PALLADIUM GARLAND  
GARLAND, TEXAS

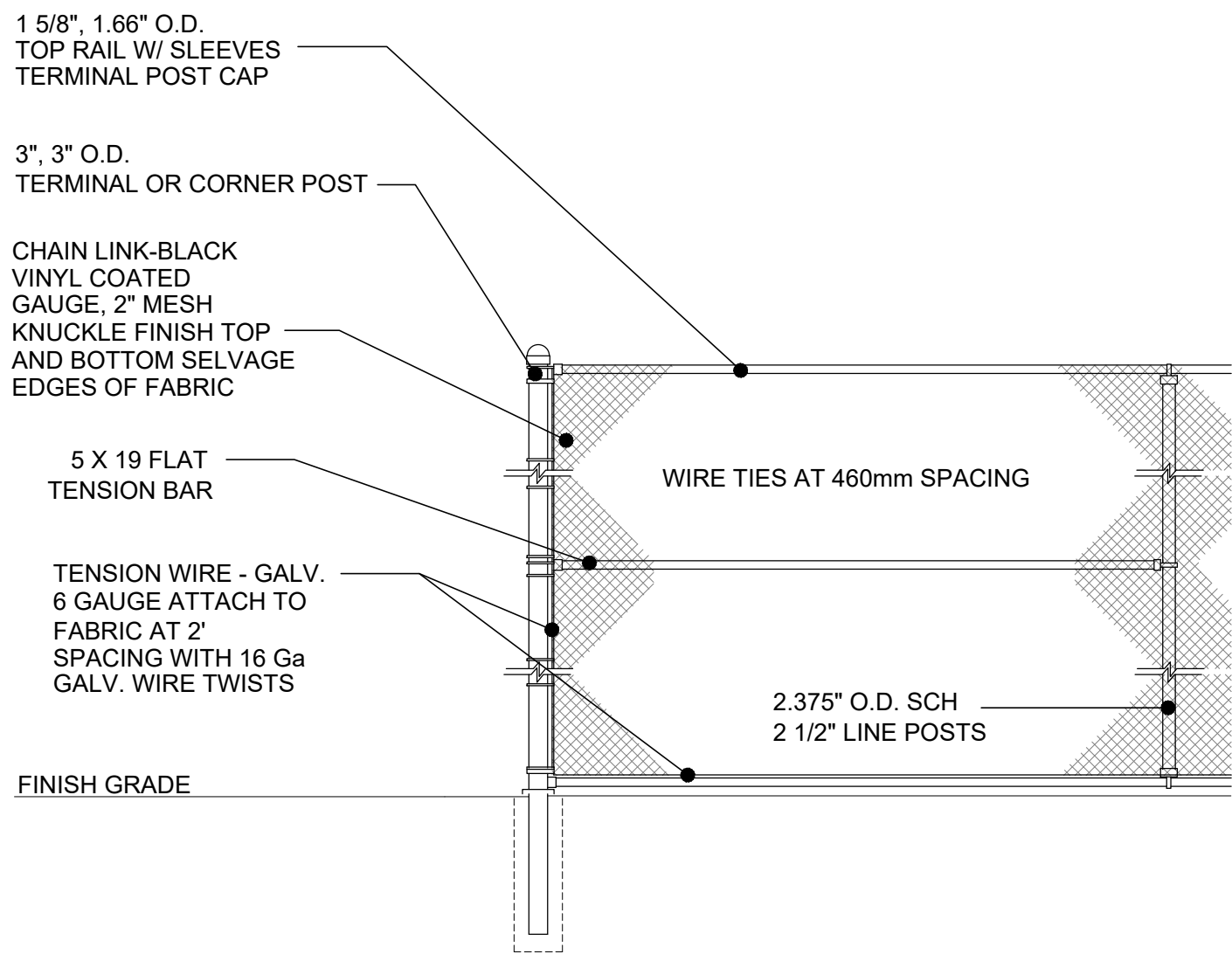
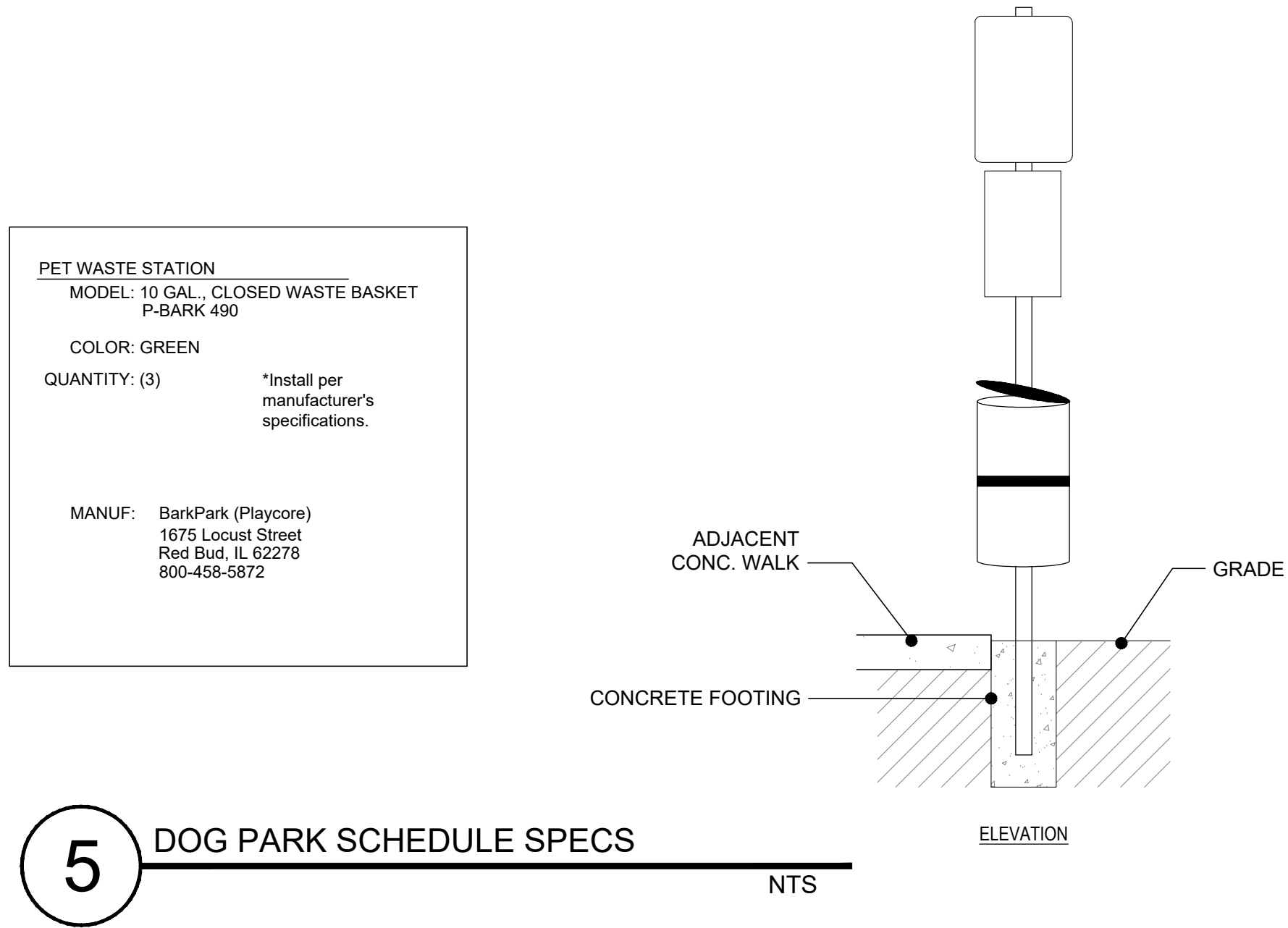
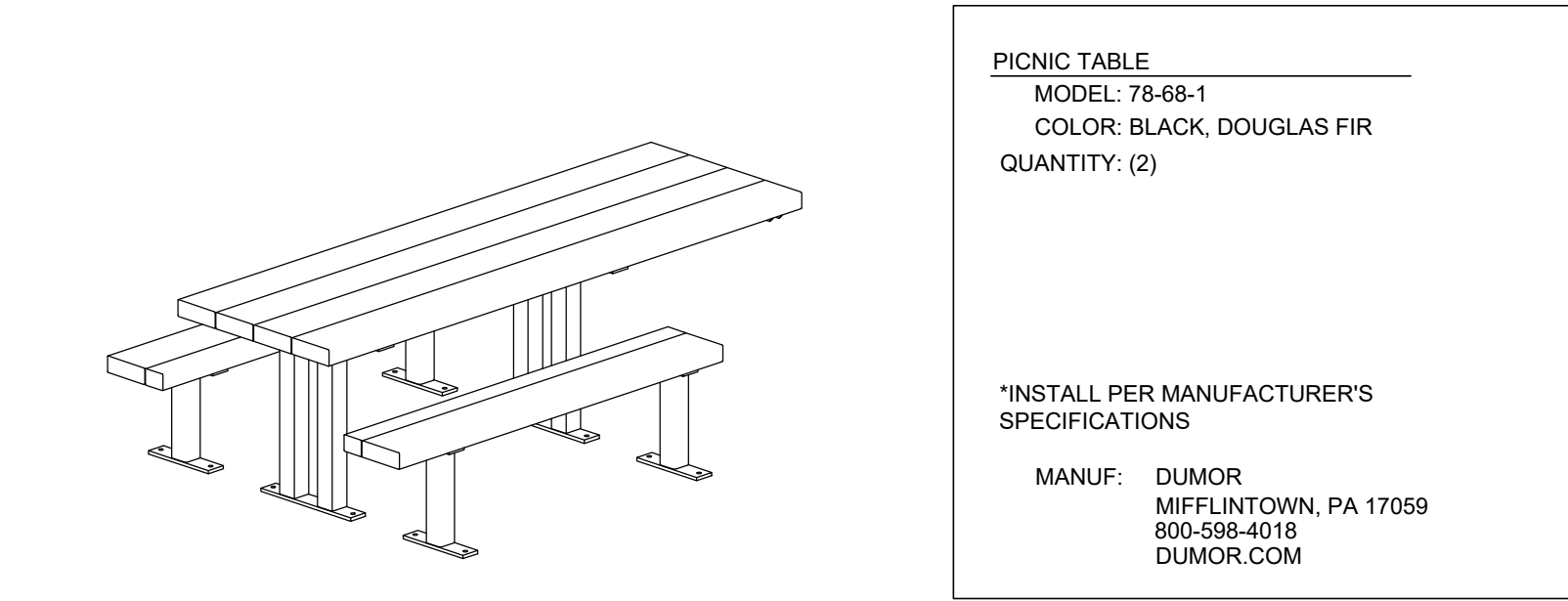
**mbg**  
landscape  
architects  
MEEKS DESIGN GROUP, INC.  
1755 N. COLLINS BLVD., SUITE 300  
RICHARDSON, TX 75080  
PH (972) 690-7474  
F (972) 690-7878



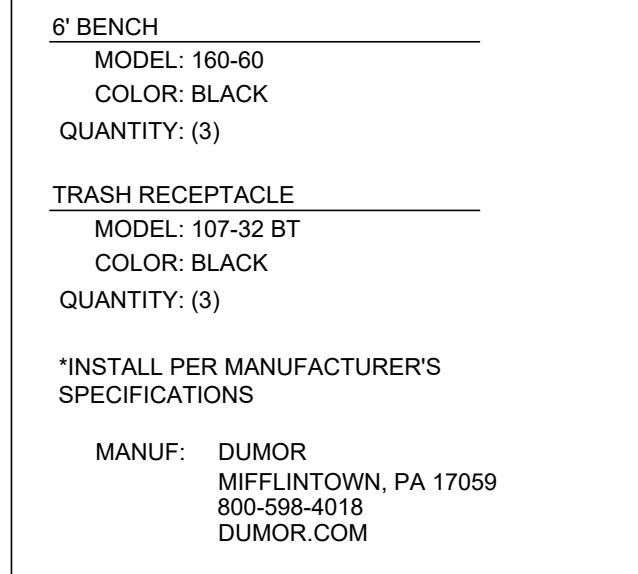
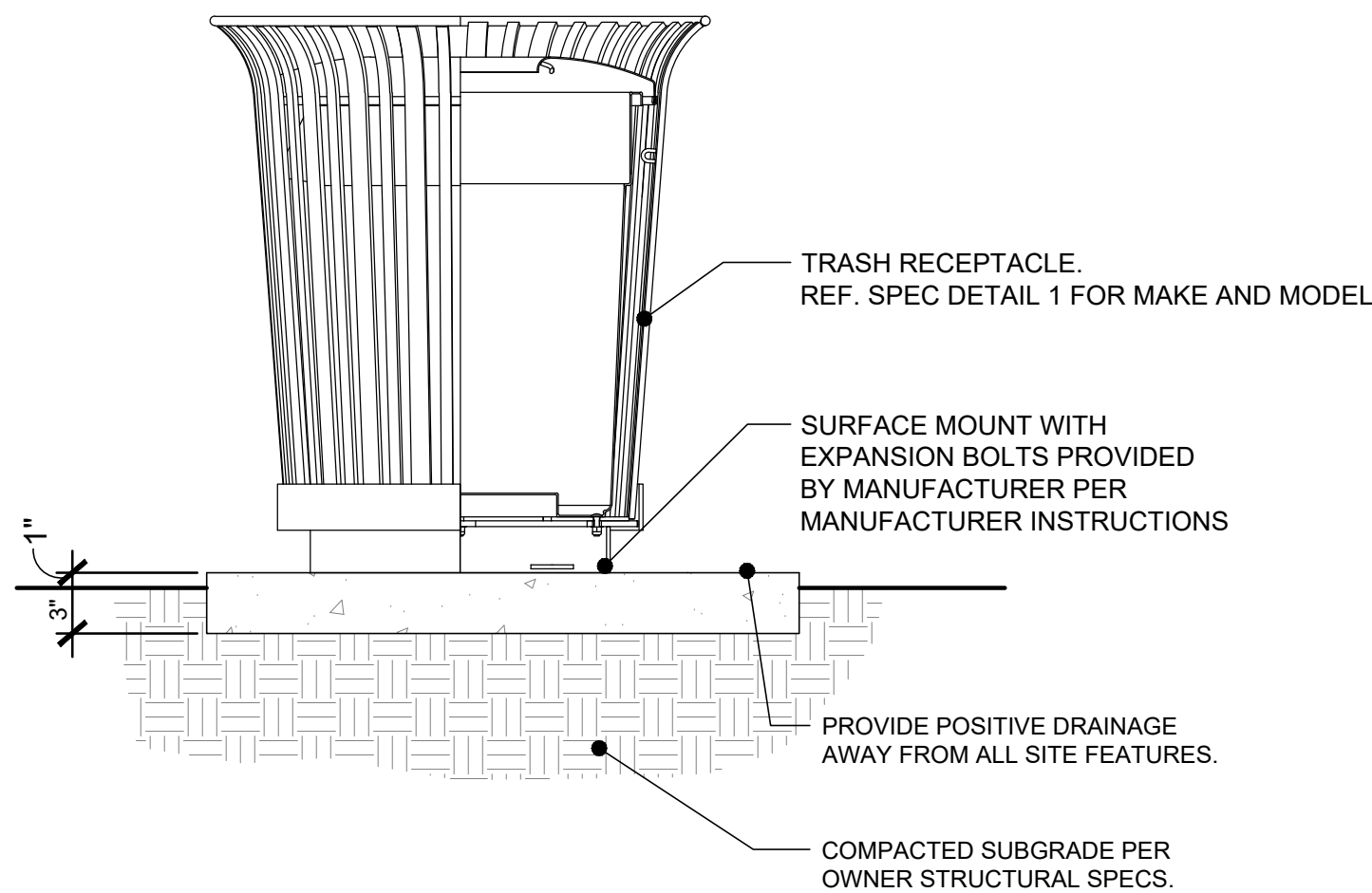
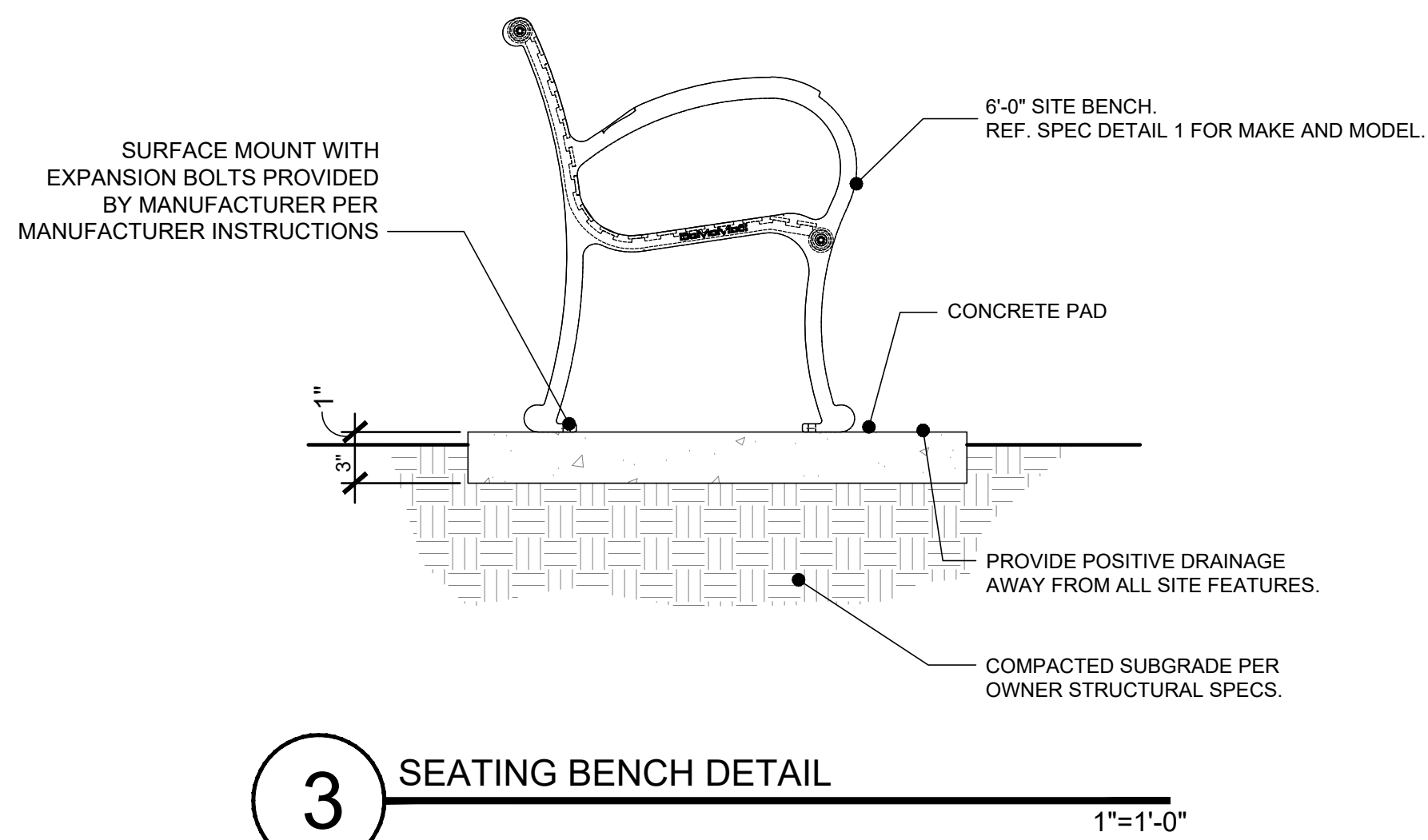
| SITE PLAN<br>SUBMITTAL |  |
|------------------------|--|
| PALLADIUM GARLAND      |  |
| GARLAND, TEXAS         |  |
| JOB NUMBER: HED-2005   |  |
| DETAILS                |  |
| LP0.04                 |  |



6 PICNIC TABLE  
1"=1'-0"



NOTE:  
THIS PLAN SHEET HAS BEEN INCLUDED IN THE SITE PERMIT CONSTRUCTION PLANS FOR INFORMATIONAL PURPOSES ONLY. PRIOR TO CONSTRUCTION, A SEPARATE SUBMITTAL, REVIEW AND PERMIT MAY BE REQUIRED FROM THE BUILDING INSPECTION DEPARTMENT AT 972-205-2300 FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

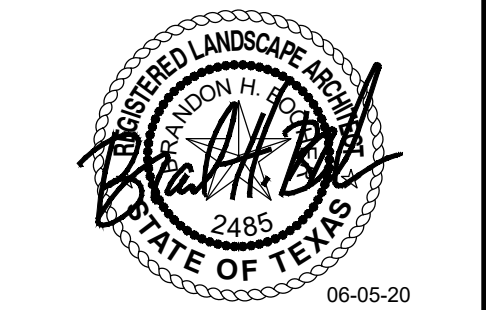


## EXHIBIT D

|                   |                              |
|-------------------|------------------------------|
| <b>ISSUES:</b>    |                              |
| ①                 | 02-21-20 SITE PLAN SUBMITTAL |
| ○                 |                              |
| ○                 |                              |
| <b>REVISIONS:</b> |                              |
| △                 | 04-08-20 PER CITY COMMENTS   |
| △                 | 04-29-20 PER CITY COMMENTS   |
| △                 | 06-05-20 PER CITY COMMENTS   |
| △                 |                              |
| △                 |                              |
| △                 |                              |
| △                 |                              |
| △                 |                              |

CLIENT:

PALLADIUM GARLAND  
GARLAND, TEXAS



|                            |
|----------------------------|
| <b>SITE PLAN SUBMITTAL</b> |
| PALLADIUM GARLAND          |
| GARLAND, TEXAS             |
| JOB NUMBER: HED-2005       |
| <b>DETAILS</b>             |
| LP0.05                     |





1'-0"

2"X4" @ 8" O.C.

2"X6" @ 18" O.C.

2"X10" BEAM (BOTH SIDES OF POSTS)

2"X10" COLLAR (MITER ALL EDGES)

2"X4" COLLAR (MITER ALL EDGES)

8"X8" CEDAR POSTS

2'-0"

1'-8"

1'-6"

2"X6" COLLAR (MITER ALL EDGES)

2" STONE CAP

STONE (TO MATCH BUILDING)

2'-4"

1'-6"

POOL DECK

FOOTING DESIGNED BY STRUCTURAL ENGINEER

2'-0"

STRUCTURAL ENGINEER TO APPROVE ALL TRELLIS DESIGN  
ALL WOOD TO BE ROUGH CEDAR

1

TRELLIS

STRUCTURAL ENGINEER  
TO APPROVE ALL  
TRELLIS DESIGN

ALL WOOD TO BE  
ROUGH CEDAR

STRUCTURAL ENGINEERING REQUIREMENTS AND DESIGN FOR ALL DETAILS, SHALL BE PROVIDED BY OWNER'S STRUCTURAL ENGINEER OR PROVIDED BY PARTICULAR TRADES' STRUCTURAL ENGINEER, WITH SEALED STRUCTURAL ENGINEERING DRAWINGS SUBMITTED FOR REVIEW.

STRUCTURAL ENGINEER  
TO APPROVE ALL  
TRELLIS DESIGN  
ALL WOOD TO BE  
ROUGH CEDAR

SCALE: 1"=1'-0"

# EXHIBIT D

**ISSUES:**

|   |          |                     |
|---|----------|---------------------|
| ① | 02-21-20 | SITE PLAN SUBMITTAL |
| ② |          |                     |
| ③ |          |                     |

**REVISIONS:**

|   |          |                   |
|---|----------|-------------------|
| ① | 04-08-20 | PER CITY COMMENTS |
| ② | 04-29-20 | PER CITY COMMENTS |
| ③ | 06-05-20 | PER CITY COMMENTS |
| ④ |          |                   |
| ⑤ |          |                   |
| ⑥ |          |                   |
| ⑦ |          |                   |

**CLIENT:**

PALLADIUM GARLAND  
GARLAND, TEXAS



***SITE PLAN  
SUBMITTAL***

---

PALLADIUM GARLAND

---

GARLAND, TEXAS

---

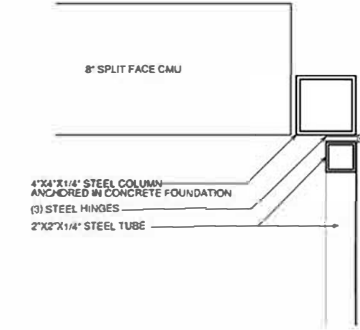
JOB NUMBER: HED-2005

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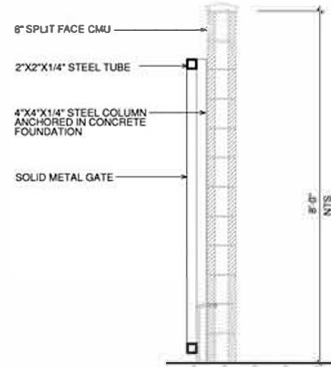
**DETAILS**

LP0.06

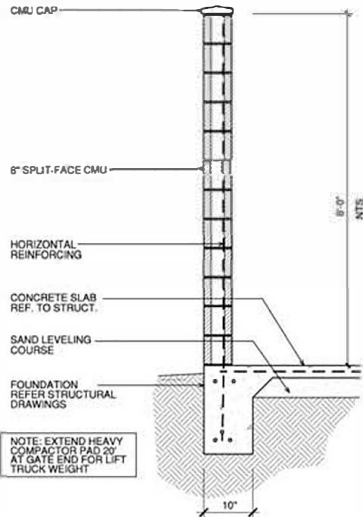
| ESTIMATED % OF BUILDING MATERIALS: |      |
|------------------------------------|------|
| BRICK                              | 100% |



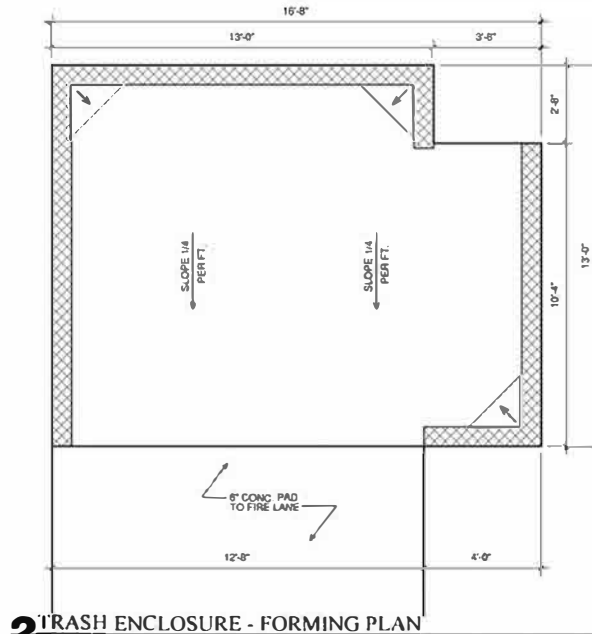
**7 GATE HINGE DETAIL**  
SCALE 3\"/>



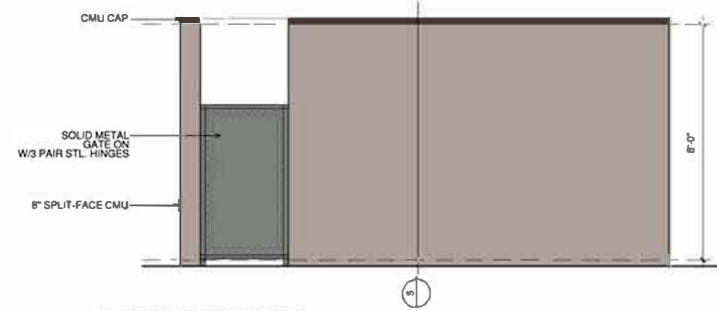
**6 GATE**  
SCALE 1\"/>



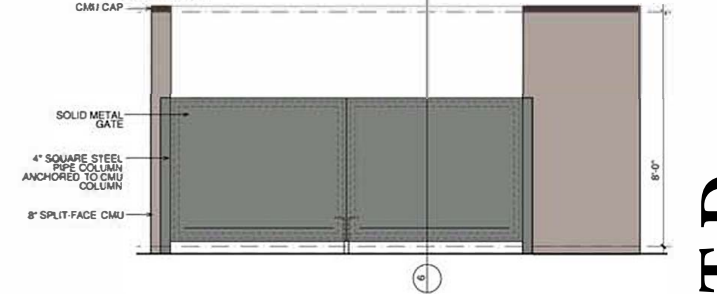
**5 SCREEN WALL**  
SCALE 1\"/>



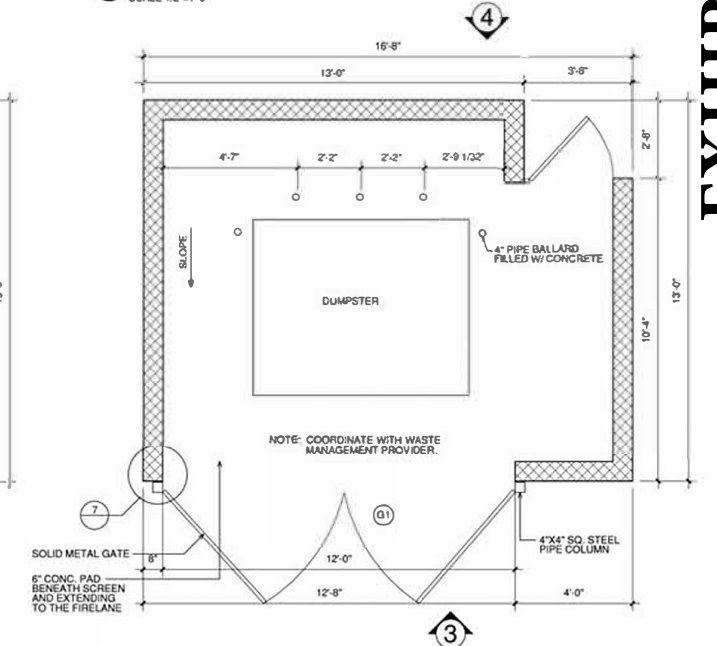
**2 TRASH ENCLOSURE - FORMING PLAN**  
SCALE 1\"/>



**4 END ELEVATION**  
SCALE 1\"/>



**3 FRONT ELEVATION**  
SCALE 1\"/>



**1 TRASH ENCLOSURE**  
SCALE 1\"/>

# EXHIBIT D



REVISIONS

GARLAND SENIOR LIVING

GARLAND, TEXAS

CITY RESUBMITTAL  
03-08-2020



DATE  
02-20-2020  
PROJECT  
20110  
SHEET NUMBER

A2-30  
TRASH ENCLOSURE

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**1a** BUILDING - NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



**1b** BUILDING - NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

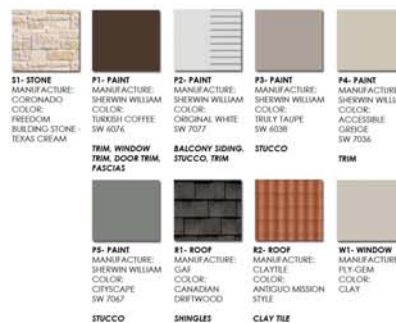
NAME OF OWNER: GARLAND SENIOR LIVING LTD  
NAME OF ARCHITECT: JONATHAN HARRIS, DESIGN ENGINEERING  
PLANNING: ERIC EARNHAM, HEDK ARCHITECTS  
4202 BELTWAY ROAD  
ADDISON, TEXAS 75001  
214.520.8878

| BUILDING ARTICULATION - ELEVATION #1                                                   |  |        |                                                                                               |         |
|----------------------------------------------------------------------------------------|--|--------|-----------------------------------------------------------------------------------------------|---------|
| A. HORIZONTAL ARTICULATION FOR ELEVATION                                               |  | STATUS | B. VERTICAL ARTICULATION FOR ELEVATION                                                        | STATUS  |
| BUILDING FACADE LENGTH 328.8 FT X 20% = 65.3 FT MINIMUM PERPENDICULAR OFFSET OF 2 FEET |  | NA     | BUILDING FACADE LENGTH 328.8 FT X 20% = 65.3 FT MINIMUM VERTICAL ELEVATION CHANGE             | OK      |
| BUILDING FACADE LENGTH 328.8 FT X 30% = 98.6 FT MINIMUM PERPENDICULAR OFFSET OF 4 FEET |  | OK     | MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 30 FEET VERTICAL ELEVATION CHANGE (FLAT ROOFS) | OK      |
| MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET                             |  | OK     | AVERAGE NON-ARTICULATED BUILDING HEIGHT                                                       | 31.4 FT |

| BUILDING MATERIAL CALCULATION - ELEVATION #1                                      |     |                           |              |
|-----------------------------------------------------------------------------------|-----|---------------------------|--------------|
| MATERIAL                                                                          |     | MATERIAL                  |              |
| STONE                                                                             | 28% | STONE                     | 2,480 SF 30% |
| STUCCO                                                                            | 38% | STUCCO                    | 3,968 SF 51% |
| SIDING                                                                            | 10% | SIDING                    | 877 SF 14%   |
| GLAZING                                                                           | 24% |                           |              |
| BUILDING FACADES COMPLY WITH:<br>GDC CHAPTER 4 (ARTICLE 6 DIVISION 01, SEC. 4.83) |     |                           |              |
| MINIMUM OF 8 ARCHITECTURAL ELEMENTS                                               |     |                           |              |
| ELEMENT                                                                           |     | ELEMENT                   |              |
| 1 DORMERS                                                                         |     | 4 ORNAMENTAL WINDOW HEADS |              |
| 2 RECESSED ENTRY                                                                  |     | 5 DIVIDED LIGHT WINDOWS   |              |
| 3 VARED ROOF HEIGHTS                                                              |     | 6 ORNAMENTAL FACADE       |              |

MINIMUM OF 8 ARCHITECTURAL ELEMENTS

| ELEMENT               | ELEMENT                     |
|-----------------------|-----------------------------|
| 1 CORNERS             | 4 COMMERCIAL WINDOW HEADERS |
| 2 RECESSED ENTRY      | 5 DIVIDED LIGHT WINDOWS     |
| 3 VARIED ROOF HEIGHTS | 6 ORNAMENTAL FACADE TRIMS   |



| ELEVATION LEGEND           |  |
|----------------------------|--|
| T.O.H. = TOP OF HILL       |  |
| T.O.S. = TOP OF SLOPE      |  |
| T.O.P. = TOP OF PLATE      |  |
| T.O.F. = TOP OF FOUNDATION |  |

| MATERIALS KEY                      |  |
|------------------------------------|--|
| COMPOSITION SHINGLES               |  |
| FIBER CEMENT PANEL                 |  |
| FIBER CEMENT LAP SIDING 4" EXP.    |  |
| FIBER CEMENT LAP SIDING 6" EXP.    |  |
| FIBER CEMENT BOARD & BATTEN SIDING |  |

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|  |               |                                                |                                |                                                                                         |                    |                                                       |
|--|---------------|------------------------------------------------|--------------------------------|-----------------------------------------------------------------------------------------|--------------------|-------------------------------------------------------|
|  | REVISIONS<br> | <b>GARLAND SENIOR LIVING</b><br>GARLAND, TEXAS | CITY RESUBMITTAL<br>03-08-2020 | <b>HEDK ARCHITECTS</b><br>4202 BELTWAY DRIVE ADDISON, TX 75001<br>214.520.8878 hedk.com | DATE<br>03-08-2020 | SHEET NUMBER<br>A4-00<br>BUILDING EXTERIOR ELEVATIONS |
|  |               |                                                |                                |                                                                                         | PROJECT<br>20110   |                                                       |





**2a BUILDING WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



**2b BUILDING WEST ELEVATION**  
SCALE: 1/8" = 1'-0"

| BUILDING ARTICULATION - ELEVATION #2                                                     |     |                                                                                               |          |
|------------------------------------------------------------------------------------------|-----|-----------------------------------------------------------------------------------------------|----------|
| A. HORIZONTAL ARTICULATION FOR FOOTPRINT                                                 |     | B. VERTICAL ARTICULATION FOR ELEVATION                                                        |          |
| STATUS                                                                                   | N/A | STATUS                                                                                        | OK       |
| BUILDING FACADE LENGTH 256.0 FT. X 20% = 51.2 FT. MINIMUM PERPENDICULAR OFFSET OF 3 FEET |     | BUILDING FACADE LENGTH 196.0 FT. X 20% = 39.2 FT. MINIMUM VERTICAL ELEVATION CHANGE           |          |
| BUILDING FACADE LENGTH 256.0 FT. X 30% = 76.8 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET |     | MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 30 FEET VERTICAL ELEVATION CHANGE (FLAT ROOFS) | OK       |
| MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET                               | OK  | AVERAGE NON-ARTICULATED BUILDING HEIGHT                                                       | 31.4 FT. |

NAME OF OWNER: GARLAND SENIOR LIVING LTD.  
NAME OF APPLICANT: JONATHAN HANE, CROSS ENGINEERS  
PLANNING/DESIGN: LORRAINE HANE, CROSS ENGINEERS  
4303 BELTWAY ROAD  
ADDISON, TEXAS 75001  
214.520.8878

PROJECT ADDRESS: 2022 MONARCH DRIVE, 381 TINA DRIVE  
EXISTING ZONING: PD 07 03 55.7  
PROPOSED ZONING: PD 07 03 55.7  
SIGNAGE TO COMPLY WITH CITY STANDARDS  
CASE NUMBER: 202109-2

| BUILDING MATERIAL CALCULATION - ELEVATION #2                                   |                  |                        |                          |
|--------------------------------------------------------------------------------|------------------|------------------------|--------------------------|
| MATERIAL                                                                       | PERCENT          | QUANTITY               | PERCENT                  |
| STONE                                                                          | 27%              | 1,778 SF               | 31%                      |
| STUCCO                                                                         | 73%              | 5,415 SF               | 89%                      |
| BLANK                                                                          | 0%               | 0 SF                   | 0%                       |
| BUILDING FACADES COMPLY WITH: SDC CHAPTER 4, ARTICLE 6, DIVISION 6, SEC. 4.8.0 |                  |                        |                          |
| MINIMUM OF 8 ARCHITECTURAL ELEMENTS                                            |                  |                        |                          |
| ELEMENT                                                                        | ELEMENT          |                        |                          |
| 1 CORNER                                                                       | 4 CORNER         | 5 DIVIDED LIGHT WINDOW | 6 ORNAMENTAL FACADE TRIM |
| 2 RECESSED ENTRY                                                               | 3 BALCONY Siding | 4 BALCONY Siding       | 5 DIVIDED LIGHT WINDOW   |

EXHIBIT E



| ELEVATION LEGEND                                                    |  |
|---------------------------------------------------------------------|--|
| 1.0M - TOP OF ROOF                                                  |  |
| 1.0D - TOP OF DECK                                                  |  |
| 1.0P - TOP OF PLATE                                                 |  |
| 1.0F - TOP OF FOUNDATION                                            |  |
| MATERIALS KEY                                                       |  |
| COMPOSITION SHINGLES                                                |  |
| FIBER CEMENT LAP SIDING 4" EXP.                                     |  |
| FIBER CEMENT LAP SIDING 6" EXP.                                     |  |
| FIBER CEMENT BOARD & BATTEN SIDING                                  |  |
| NOTE: CONTRACTOR TO VERIFY ELECTRICAL METRIC BOX SIZES AND FOOTINGS |  |

REVISIONS

**GARLAND SENIOR LIVING**

GARLAND, TEXAS

CITY RESUBMITTAL  
03-08-2020

**HECK ARCHITECTS**

4203 BELTWAY DRIVE ADDISON, TX 75001  
214.520.8878 heck.com

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DATE  
03-08-2020

PROJECT  
20110

SHEET NUMBER  
**A4-01**  
BUILDING  
EXTERIOR ELEVATIONS



**4a** BUILDING - COURTYARD WEST ELEVATION  
SCALE: 1/8" = 1'-0"



| BUILDING ARTICULATION - ELEVATION #4                                                     |    |        |                                                                                               |
|------------------------------------------------------------------------------------------|----|--------|-----------------------------------------------------------------------------------------------|
| A. HORIZONTAL ARTICULATION FOR POSTERIOR                                                 |    | STATUS | B. VERTICAL ARTICULATION FOR ELEVATION                                                        |
| BUILDING FACADE LENGTH 208.5 FT. X 20% = 41.7 FT. MINIMUM PERPENDICULAR OFFSET OF 2 FEET | OK | NA     | BUILDING FACADE LENGTH 208.5 FT. X 20% = 41.7 FT. MINIMUM VERTICAL ELEVATION CHANGE           |
| BUILDING FACADE LENGTH 208.5 FT. X 20% = 41.7 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET | OK | OK     | MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET VERTICAL ELEVATION CHANGE (FLAT ROOFS) |
| MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET                               | OK | OK     | AVERAGE NONARTICULATED BUILDING HEIGHT                                                        |
|                                                                                          |    |        | 31.4 FT.                                                                                      |

| BUILDING MATERIAL CALCULATION - ELEVATION #4                                   |           |
|--------------------------------------------------------------------------------|-----------|
| MATERIAL                                                                       | MATERIAL  |
| STONE                                                                          | STONE     |
| STUCCO                                                                         | STUCCO    |
| SHINGLES                                                                       | SHINGLES  |
| CLAY TILE                                                                      | CLAY TILE |
| TRIM                                                                           | TRIM      |
| BUILDING FACADES COMPLY WITH SSC CHAPTER 4 (ARTICLE 8 DIVISION 01, SEC. 4.8.8) |           |



| ELEVATION LEGEND           |  |
|----------------------------|--|
| T.O.H. = TOP OF HILL       |  |
| T.O.D. = TOP OF DECK       |  |
| T.O.P. = TOP OF PLATE      |  |
| T.O.F. = TOP OF FOUNDATION |  |

**4b** BUILDING - COURTYARD WEST ELEVATION  
SCALE: 1/8" = 1'-0"

REVISIONS

**GARLAND SENIOR LIVING**

GARLAND, TEXAS

CITY RESUBMITTAL  
03-08-2020

**HEDK ARCHITECTS**

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214.520.8878 hedk.com

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DATE  
03-08-2020

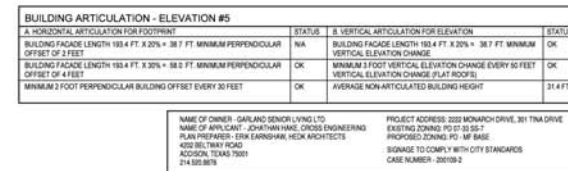
PROJECT  
20110

SHEET NUMBER  
**A4-03**  
BUILDING EXTERIOR ELEVATIONS





**5a** BUILDING - COURTYARD EAST ELEVATION  
SCALE: 1/8" = 1'-0"



| BUILDING MATERIAL CALCULATION - ELEVATION #5                                       |     |                             |              |
|------------------------------------------------------------------------------------|-----|-----------------------------|--------------|
| MATERIAL                                                                           |     | MATERIAL                    |              |
| STONE                                                                              | 25% | STONE                       | 1,475 SF 36% |
| STUCCO                                                                             | 41% | STUCCO                      | 2,349 SF 57% |
| SIDING                                                                             |     | SIDING                      | 278 SF 7%    |
| GLAZING                                                                            | 20% |                             |              |
| BUILDING FACADES COMPLY WITH:<br>GCC CHAPTER 4 (ARTICLE 4; DIVISION 01, SEC. 4.82) |     |                             |              |
| MINIMUM OF 8 ARCHITECTURAL ELEMENTS                                                |     |                             |              |
| ELEMENT                                                                            |     | ELEMENT                     |              |
| 1. CORNERS                                                                         |     | 4. ORNAMENTAL WINDOW HEADER |              |
| 2. RECESSED ENTRY                                                                  |     | 5. DIVIDED LIGHT WINDOWS    |              |
| 3. VARIOUS ROOF HEIGHTS                                                            |     | 6. ORNAMENTAL FACADE TRIM   |              |

| ELEVATION LEGEND |                   |
|------------------|-------------------|
| TOH =            | TOP OF HEBL       |
| TOD =            | TOP OF DECK       |
| TOP =            | TOP OF PLATE      |
| TDF =            | TOP OF FOUNDATION |

| MATERIALS KEY                                                                         |                                     |
|---------------------------------------------------------------------------------------|-------------------------------------|
|  | COMPOSITION SHINGLES                |
|  | FIBER CEMENT PANEL                  |
|  | FIBER CEMENT LAP SIDING 4" EXP.     |
|  | FIBER CEMENT LAP SIDING 6" EXP.     |
|  | FIBER CEMENT BOARD & BATTENS SIDING |

NOTE: CONTRACTOR TO VERIFY ELECTRICAL METER BOX SIZE AND COORDINATE SURROUNDING SIDING FEATURE.



**5a** BUILDING - COURTYARD EAST ELEVATION  
SCALE: 1/8" = 1'-0"



REVISIONS

03-08-2020

## GARLAND SENIOR LIVING

GARLAND, TEXAS

CITY RESUBMITTAL  
03-08-2020

**HEDK**  
ARCHITECTS

4202 BELTWAY DRIVE ADDISON, TX 75001  
972.343.9000

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DATE  
03-08-2020

PROJECT  
20110

SHEET NUMBER

**A4-04**  
BUILDING  
EXTERIOR ELEVATIONS

# EXHIBIT E



**3a** BUILDING - SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



**3b** BUILDING - SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



**3c** BUILDING - SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

EXHIBIT E

| BUILDING ARTICULATION - ELEVATION #3a                                                  |  |        |                                                                                               |         |
|----------------------------------------------------------------------------------------|--|--------|-----------------------------------------------------------------------------------------------|---------|
| A. HORIZONTAL ARTICULATION FOR FOOTPRINT                                               |  | STATUS | B. VERTICAL ARTICULATION FOR ELEVATION                                                        | STATUS  |
| BUILDING FACADE LENGTH: 85.1 FT X 30% = 13.5 FT MINIMUM PERPENDICULAR OFFSET OF 3 FEET |  | NA     | BUILDING FACADE LENGTH: 85.1 FT X 30% = 13.5 FT MINIMUM VERTICAL ELEVATION CHANGE             | OK      |
| BUILDING FACADE LENGTH: 85.1 FT X 30% = 13.5 FT MINIMUM PERPENDICULAR OFFSET OF 4 FEET |  | OK     | MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 30 FEET VERTICAL ELEVATION CHANGE (FLAT ROOFS) | OK      |
| MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET                             |  | OK     | AVERAGE NON-ARTICULATED BUILDING HEIGHT:                                                      | 31.4 FT |

| BUILDING ARTICULATION - ELEVATION #3b                                                  |    |                                                                                               |         |
|----------------------------------------------------------------------------------------|----|-----------------------------------------------------------------------------------------------|---------|
| A. HORIZONTAL ARTICULATION FOR FOOTPRINT                                               |    | B. VERTICAL ARTICULATION FOR ELEVATION                                                        |         |
| BUILDING FACADE LENGTH: 71.1 FT X 30% = 14.2 FT MINIMUM PERPENDICULAR OFFSET OF 3 FEET | OK | BUILDING FACADE LENGTH: 71.1 FT X 30% = 14.2 FT MINIMUM VERTICAL ELEVATION CHANGE             | OK      |
| BUILDING FACADE LENGTH: 71.1 FT X 30% = 14.2 FT MINIMUM PERPENDICULAR OFFSET OF 4 FEET | NA | MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 30 FEET VERTICAL ELEVATION CHANGE (FLAT ROOFS) | OK      |
| MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET                             | OK | AVERAGE NON-ARTICULATED BUILDING HEIGHT                                                       | 31.4 FT |

| BUILDING ARTICULATION - ELEVATION #3c                                                  |  |        |                                                                                               |         |
|----------------------------------------------------------------------------------------|--|--------|-----------------------------------------------------------------------------------------------|---------|
| A. HORIZONTAL ARTICULATION FOR FOOTPRINT                                               |  | STATUS | B. VERTICAL ARTICULATION FOR ELEVATION                                                        | STATUS  |
| BUILDING FACADE LENGTH 187.8 FT X 30% = 37.5 FT MINIMUM PERPENDICULAR OFFSET OF 3 FEET |  | OK     | BUILDING FACADE LENGTH 187.8 FT X 30% = 37.5 FT MINIMUM VERTICAL ELEVATION CHANGE             | OK      |
| BUILDING FACADE LENGTH 187.8 FT X 30% = 37.5 FT MINIMUM PERPENDICULAR OFFSET OF 4 FEET |  | NA     | MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 30 FEET VERTICAL ELEVATION CHANGE (FLAT ROOFS) | OK      |
| MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET                             |  | OK     | AVERAGE NON-ARTICULATED BUILDING HEIGHT                                                       | 34.1 FT |

|                                                                                                                                                                                                                 |                                                                                                                                                                                       |                                                                                                                                                                                                                                                |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| NAME OF OWNER: GARLAND SENIOR LIVING LTD<br>NAME OF APPLICANT: JAVATHAN NAG, CROSS ENGINEERING<br>PLAN PREPARED BY: DRK KARRISHVAL HEDK ARCHITECTS<br>4202 BELTWAY ROAD<br>ADDISON, TEXAS 75001<br>214.520.8878 | PROJECT ADDRESS: 2222 MONARCH DRIVE, SUITE 170A DRIVE<br>EXISTING ZONING: PD 01-30-5.7<br>PROPOSED ZONING: PD 1P BASE<br>SIGNAGE TO COMPLY WITH CITY STANDARDS<br>CASE NUMBER: 201109 | BUILDING MATERIAL CALCULATION - ELEVATION #3<br>MATERIAL: STONE 25% STONE 2,500 SF 30%<br>STUCCO 30% STUCCO 4,500 SF 40%<br>SIDING 45% SIDING 4,500 SF 40%<br>BUILDING FACADES COMPLY WITH:<br>SDC CHAPTER 4 (ARTICLE 6 DIVISION 01, SEC. 4.0) |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

| MINIMUM OF 8 ARCHITECTURAL ELEMENTS |                             |
|-------------------------------------|-----------------------------|
| ELEMENT                             | ELEMENT                     |
| 1 CORNERS                           | 4 ORNAMENTAL WINDOW HEADERS |
| 2 RECESSED ENTRY                    | 5 DIVIDED LIGHT WINDOW      |
| 3 VARIED ROOF HEIGHTS               | 6 ORNAMENTAL FACADE TRIMS   |
| 7-10 CORNERS                        | 11-15 WINDOW                |
| 16-20 CORNERS                       | 21-25 WINDOW                |
| 26-30 CORNERS                       | 31-35 WINDOW                |
| 36-40 CORNERS                       | 41-45 WINDOW                |
| 46-50 CORNERS                       | 51-55 WINDOW                |
| 56-60 CORNERS                       | 61-65 WINDOW                |
| 66-70 CORNERS                       | 71-75 WINDOW                |
| 76-80 CORNERS                       | 81-85 WINDOW                |
| 86-90 CORNERS                       | 91-95 WINDOW                |
| 96-100 CORNERS                      | 101-105 WINDOW              |
| 106-110 CORNERS                     | 111-115 WINDOW              |
| 116-120 CORNERS                     | 121-125 WINDOW              |
| 126-130 CORNERS                     | 131-135 WINDOW              |
| 136-140 CORNERS                     | 141-145 WINDOW              |
| 146-150 CORNERS                     | 151-155 WINDOW              |
| 156-160 CORNERS                     | 161-165 WINDOW              |
| 166-170 CORNERS                     | 171-175 WINDOW              |
| 176-180 CORNERS                     | 181-185 WINDOW              |
| 186-190 CORNERS                     | 191-195 WINDOW              |
| 196-200 CORNERS                     | 201-205 WINDOW              |
| 206-210 CORNERS                     | 211-215 WINDOW              |
| 216-220 CORNERS                     | 221-225 WINDOW              |
| 226-230 CORNERS                     | 231-235 WINDOW              |
| 236-240 CORNERS                     | 241-245 WINDOW              |
| 246-250 CORNERS                     | 251-255 WINDOW              |
| 256-260 CORNERS                     | 261-265 WINDOW              |
| 266-270 CORNERS                     | 271-275 WINDOW              |
| 276-280 CORNERS                     | 281-285 WINDOW              |
| 286-290 CORNERS                     | 291-295 WINDOW              |
| 296-300 CORNERS                     | 301-305 WINDOW              |
| 306-310 CORNERS                     | 311-315 WINDOW              |
| 316-320 CORNERS                     | 321-325 WINDOW              |
| 326-330 CORNERS                     | 331-335 WINDOW              |
| 336-340 CORNERS                     | 341-345 WINDOW              |
| 346-350 CORNERS                     | 351-355 WINDOW              |
| 356-360 CORNERS                     | 361-365 WINDOW              |
| 366-370 CORNERS                     | 371-375 WINDOW              |
| 376-380 CORNERS                     | 381-385 WINDOW              |
| 386-390 CORNERS                     | 391-395 WINDOW              |
| 396-400 CORNERS                     | 401-405 WINDOW              |
| 406-410 CORNERS                     | 411-415 WINDOW              |
| 416-420 CORNERS                     | 421-425 WINDOW              |
| 426-430 CORNERS                     | 431-435 WINDOW              |
| 436-440 CORNERS                     | 441-445 WINDOW              |
| 446-450 CORNERS                     | 451-455 WINDOW              |
| 456-460 CORNERS                     | 461-465 WINDOW              |
| 466-470 CORNERS                     | 471-475 WINDOW              |
| 476-480 CORNERS                     | 481-485 WINDOW              |
| 486-490 CORNERS                     | 491-495 WINDOW              |
| 496-500 CORNERS                     | 501-505 WINDOW              |
| 506-510 CORNERS                     | 511-515 WINDOW              |
| 516-520 CORNERS                     | 521-525 WINDOW              |
| 526-530 CORNERS                     | 531-535 WINDOW              |
| 536-540 CORNERS                     | 541-545 WINDOW              |
| 546-550 CORNERS                     | 551-555 WINDOW              |
| 556-560 CORNERS                     | 561-565 WINDOW              |
| 566-570 CORNERS                     | 571-575 WINDOW              |
| 576-580 CORNERS                     | 581-585 WINDOW              |
| 586-590 CORNERS                     | 591-595 WINDOW              |
| 596-600 CORNERS                     | 601-605 WINDOW              |
| 606-610 CORNERS                     | 611-615 WINDOW              |
| 616-620 CORNERS                     | 621-625 WINDOW              |
| 626-630 CORNERS                     | 631-635 WINDOW              |
| 636-640 CORNERS                     | 641-645 WINDOW              |
| 646-650 CORNERS                     | 651-655 WINDOW              |
| 656-660 CORNERS                     | 661-665 WINDOW              |
| 666-670 CORNERS                     | 671-675 WINDOW              |
| 676-680 CORNERS                     | 681-685 WINDOW              |
| 686-690 CORNERS                     | 691-695 WINDOW              |
| 696-700 CORNERS                     | 701-705 WINDOW              |
| 706-710 CORNERS                     | 711-715 WINDOW              |
| 716-720 CORNERS                     | 721-725 WINDOW              |
| 726-730 CORNERS                     | 731-735 WINDOW              |
| 736-740 CORNERS                     | 741-745 WINDOW              |
| 746-750 CORNERS                     | 751-755 WINDOW              |
| 756-760 CORNERS                     | 761-765 WINDOW              |
| 766-770 CORNERS                     | 771-775 WINDOW              |
| 776-780 CORNERS                     | 781-785 WINDOW              |
| 786-790 CORNERS                     | 791-795 WINDOW              |
| 796-800 CORNERS                     | 801-805 WINDOW              |
| 806-810 CORNERS                     | 811-815 WINDOW              |
| 816-820 CORNERS                     | 821-825 WINDOW              |
| 826-830 CORNERS                     | 831-835 WINDOW              |
| 836-840 CORNERS                     | 841-845 WINDOW              |
| 846-850 CORNERS                     | 851-855 WINDOW              |
| 856-860 CORNERS                     | 861-865 WINDOW              |
| 866-870 CORNERS                     | 871-875 WINDOW              |
| 876-880 CORNERS                     | 881-885 WINDOW              |
| 886-890 CORNERS                     | 891-895 WINDOW              |
| 896-900 CORNERS                     | 901-905 WINDOW              |
| 906-910 CORNERS                     | 911-915 WINDOW              |
| 916-920 CORNERS                     | 921-925 WINDOW              |
| 926-930 CORNERS                     | 931-935 WINDOW              |
| 936-940 CORNERS                     | 941-945 WINDOW              |
| 946-950 CORNERS                     | 951-955 WINDOW              |
| 956-960 CORNERS                     | 961-965 WINDOW              |
| 966-970 CORNERS                     | 971-975 WINDOW              |
| 976-980 CORNERS                     | 981-985 WINDOW              |
| 986-990 CORNERS                     | 991-995 WINDOW              |
| 996-1000 CORNERS                    | 1001-1005 WINDOW            |



| ELEVATION LEGEND                                                                              |                                     |
|-----------------------------------------------------------------------------------------------|-------------------------------------|
| 104" = TOP OF FLOOR                                                                           | 105" = TOP OF DECK                  |
| 106" = TOP OF DECK                                                                            | 107" = TOP OF PLATE                 |
| 108" = TOP OF PLATE                                                                           | 109" = TOP OF FOUNDATION            |
| MATERIALS KEY                                                                                 |                                     |
| COMPOSITION SHINGLES                                                                          | FIBER CEMENT LAP SIDING 4" EXP.     |
| FIBER CEMENT PANEL                                                                            | FIBER CEMENT LAP SIDING 4" EXP.     |
| FIBER CEMENT LAP SIDING 4" EXP.                                                               | FIBER CEMENT BOARD & BATTION SIDING |
| NOTE: CONTRACTOR TO VERIFY ELECTRICAL METER BOX SIZES AND COORDINATE WITH ELECTRICAL ENGINEER |                                     |

|  |                   |                                                    |                                |                                                                                         |                    |                                                       |
|--|-------------------|----------------------------------------------------|--------------------------------|-----------------------------------------------------------------------------------------|--------------------|-------------------------------------------------------|
|  | REVISIONS<br><br> | <b>GARLAND SENIOR LIVING</b><br><br>GARLAND, TEXAS | CITY RESUBMITTAL<br>03-08-2020 | <b>HEDK ARCHITECTS</b><br>4202 BELTWAY DRIVE ADDISON, TX 75001<br>214.520.8878 hedk.com | DATE<br>03-08-2020 | SHEET NUMBER<br>A4-02<br>BUILDING EXTERIOR ELEVATIONS |
|  |                   |                                                    |                                |                                                                                         | PROJECT<br>20110   |                                                       |

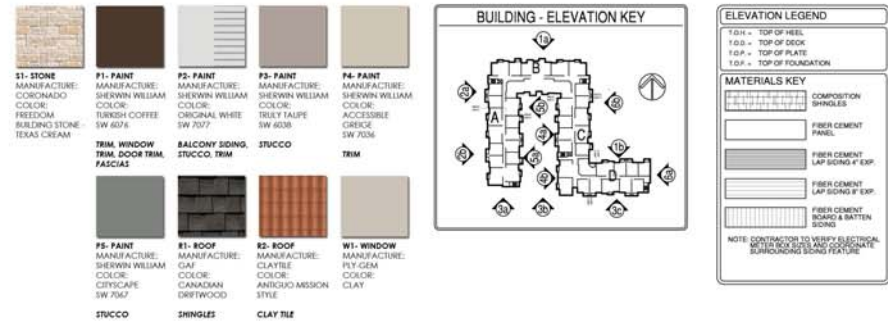




**6a** BUILDING - EAST ELEVATION  
SCALE: 1/8" = 1'-0"

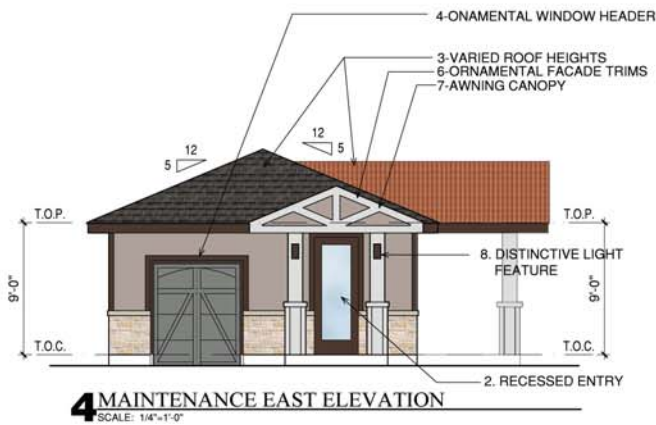


**6b** BUILDING - EAST ELEVATION  
SCALE: 1/8" = 1'-0"



**GENERAL NOTES:**

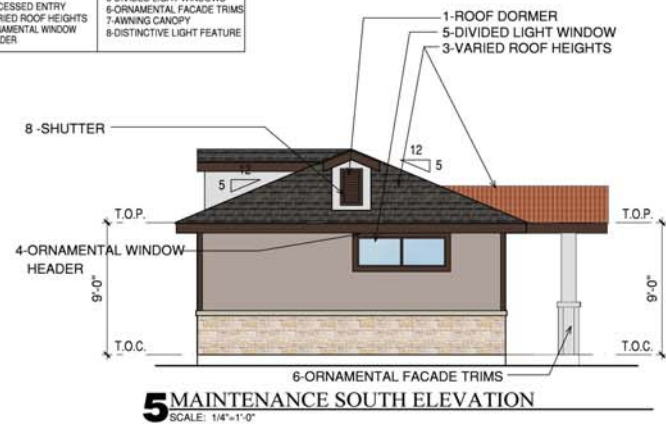
- ROOF TRUSLS, RAFTERS, PROFILES AND DESIGN ARE TO BE PROVIDED BY THE ARCHITECT. TRUSLS BY WAY OF BROOM DRAWINGS, ARE TO BE SHOWN RETAINING WALLS, SEWERLAYS AND INDIVIDUAL BUILDING
- ROOFING LOCATION AND MATERIALS TO BE DETERMINED AND MUST BE COORDINATED BY THE CONTRACTOR ON SITE WITH THE LANDSCAPING, FACTORY AND LOCAL COUNCILS. THE CONTRACTOR MUST BE ADVISED OF THE ORIENTATION AND GRADIENT TO INSURE THAT OUTFLOW FROM THE ROOFING IS NOT INTO THE LANDSCAPING OR ON TO THE ROAD. (IT IS THE INTENT OF THE ARCHITECT THAT GUTTER DROPSHEDS BE INSTALLED IN ALL ROOFING AND DOWN PIPES AND CARRIED AWAY FROM THE ROOFING AND ALL FINISHED SURFACES WHERE POSSIBLE.
- REFER TO ELEVATIONS FOR ROOFING MATERIALS.
- ROOF VENT CALCULATIONS HAVE BEEN PROVIDED TO SHOW THE REQUIRED VENTS.
- REFER TO 13x47-20 FOR ATTIC ACCESS DOOR DETAILS.
- GUTTER PENETRATIONS PROHIBITED WITHIN 4'0" E.A. SIDE OF 2 HOUR FIRE WALL.
- ALL ATTICS TO BE SPRINKLERED PER C-2000 AMENDMENTS



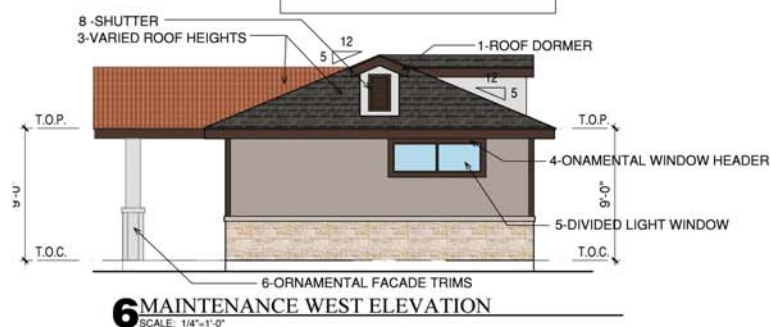
| BUILDING MATERIAL CALCULATION - ELEVATION #4                                       |     |                             |           |
|------------------------------------------------------------------------------------|-----|-----------------------------|-----------|
| MATERIAL                                                                           |     | MATERIAL                    |           |
| STONE                                                                              | 28% | STONE                       | 22 SF 28% |
| STUCCO                                                                             | 72% | STUCCO                      | 58 SF 72% |
| GLAZING                                                                            | 0%  |                             |           |
| BUILDING FACADES COMPLY WITH:<br>GDC CHAPTER 4 (ARTICLE 6; DIVISION 01, SEC. 4.83) |     |                             |           |
| MINIMUM OF 6 ARCHITECTURAL ELEMENTS                                                |     |                             |           |
| ELEMENT                                                                            |     | ELEMENT                     |           |
| 1-DORMERS                                                                          |     | 5-DIVIDED LIGHT WINDOWS     |           |
| 2-RECESSED ENTRY                                                                   |     | 6-ORNAMENTAL FACADE TRIMS   |           |
| 3-VARIED ROOF HEIGHTS                                                              |     | 7-AWNING CANOPY             |           |
| 4-ORNAMENTAL WINDOW HEADER                                                         |     | 8-DISTINCTIVE LIGHT FEATURE |           |

| BUILDING MATERIAL CALCULATION - ELEVATION #5 |     |          |           |
|----------------------------------------------|-----|----------|-----------|
| MATERIAL                                     |     | MATERIAL |           |
| STONE                                        | 34% | STONE    | 54 SF 37% |
| STUCCO                                       | 58% | STUCCO   | 93 SF 63% |
| GLAZING                                      | 8%  |          |           |

BUILDING FACADES COMPLY WITH:  
GDC CHAPTER 4 (ARTICLE 6: DIVISION 01, SEC. 4.83)

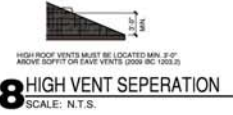
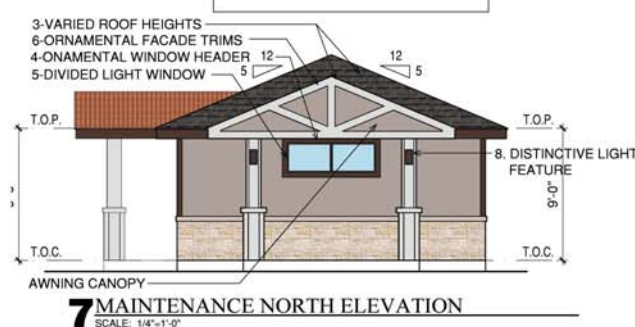


| BUILDING MATERIAL CALCULATION - ELEVATION #7                                       |     |          |            |
|------------------------------------------------------------------------------------|-----|----------|------------|
| MATERIAL                                                                           |     | MATERIAL |            |
| STONE                                                                              | 33% | STONE    | 54 SF 33%  |
| STUCCO                                                                             | 67% | STUCCO   | 110 SF 67% |
| GLAZING                                                                            | 0%  |          |            |
| BUILDING FACADES COMPLY WITH:<br>GDC CHAPTER 4 (ARTICLE 6: DIVISION 01, SEC. 4.83) |     |          |            |

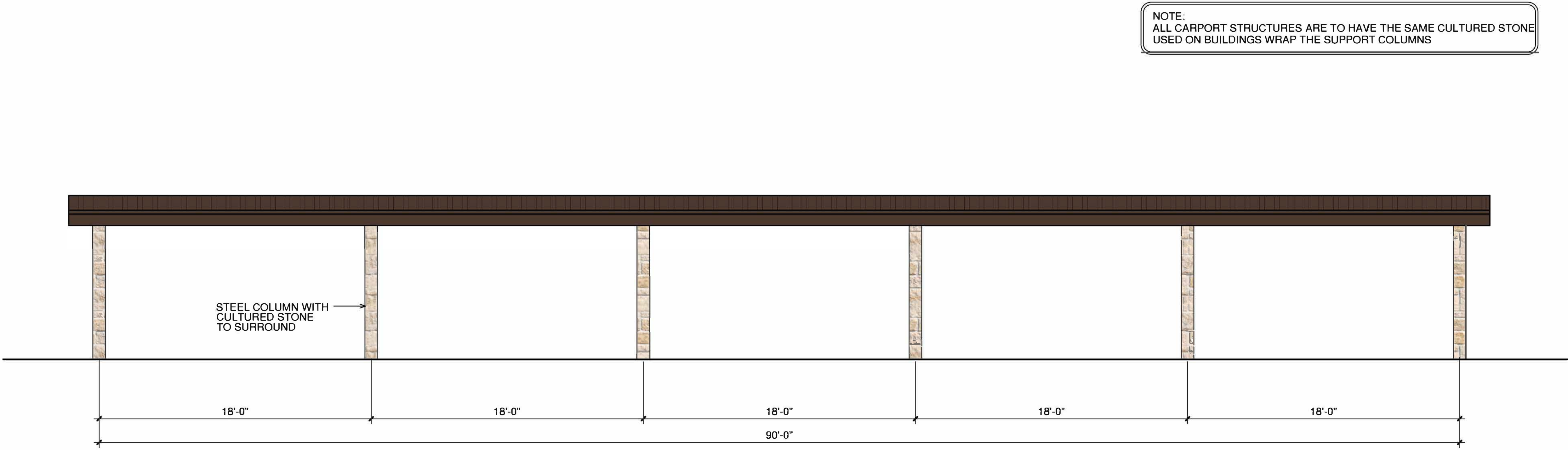


| BUILDING MATERIAL CALCULATION - ELEVATION #8 |     |          |            |
|----------------------------------------------|-----|----------|------------|
| MATERIAL                                     |     | MATERIAL |            |
| STONE                                        | 30% | STONE    | 110 SF 30% |
| STUCCO                                       | 70% | STUCCO   | 58 SF 70%  |
| GLAZING                                      | 0%  |          |            |

BUILDING FACADES COMPLY WITH:  
GDC CHAPTER 4 (ARTICLE 6: DIVISION 01, SEC. 4.83)





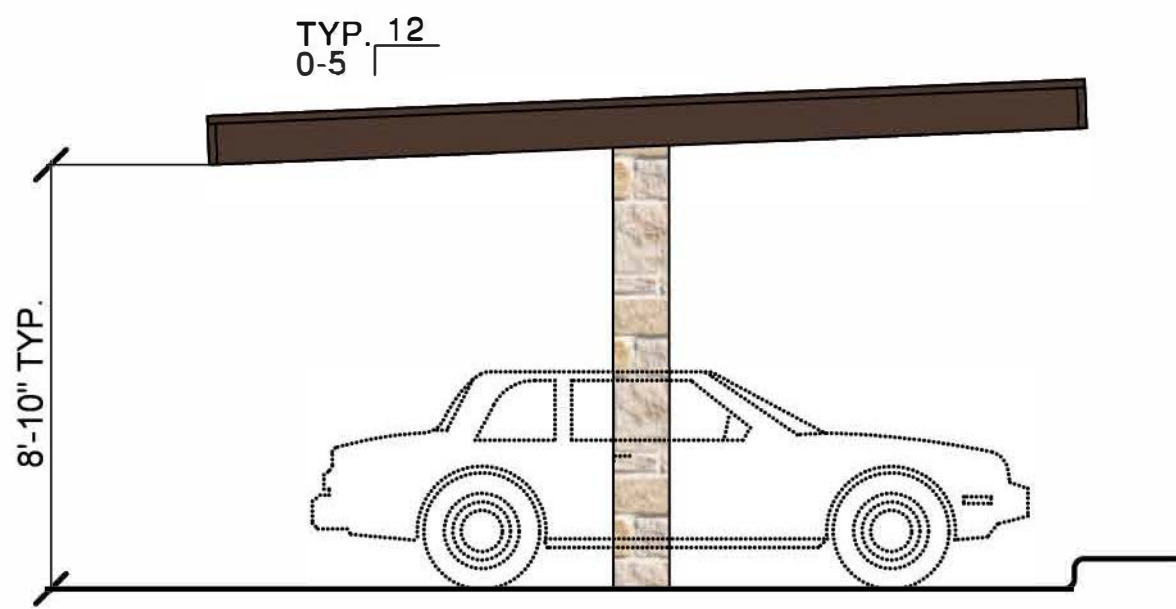


**1** CARPORT ELEVATION - 10 EVEN SPACES  
SCALE 1/4"=1'-0"

REFER TO CARPORT MANUFACTUER  
FOR ENGINNERING AND INSTALLATION

CARPORT NOTES

- 1. CARPORT TO HAVE A GALVANIZED METAL STRUCTURE
- 2. CARPORT TO HAVE GALVALUMED METAL ROOF PANELS
- 3. CARPORT DESIGN TO BE ENGINEERED BY CARPORT MFR. SHALL BE SUBMITTED AS A DEFERRED SUBMITTAL.



**2** CARPORT ELEVATION (TYPICAL)  
SCALE 1/4"=1'-0"  
REFER TO CARPORT MANUFACTUER  
FOR ENGINNERING AND INSTALLATION

EXHIBIT E

REVISIONS

GARLAND SENIOR LIVING

GARLAND, TEXAS

**HEDK**  
ARCHITECTS

4202 BELTWAY DRIVE ADDISON, TX 75001  
214.520.8878  
hedk.com

DATE

05-15-2020

PROJECT

20110

SHEET NUMBER

A2-50

CARPORT

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UNIT PLANS:

STG. STORAGE / CLOSET SPACES

NOT FOR  
REGULATORY APPROVAL,  
PERMITTING,  
OR CONSTRUCTION

REVISIONS

GARLAND SENIOR LIVING  
GARLAND, TEXAS

60% PROGRESS SET  
REVIEW PRINTS ONLY  
NOT FOR PERMITTING,  
REGULATORY APPROVAL,  
PERMIT OR CONSTRUCTION

FEDK  
ARCHITECTS

4302 BELLEVUE DRIVE ADDISON, TX 75001  
972.350.0100

DATE  
05-15-2020

PROJECT  
20110

SHEET NUMBER  
A2-19  
UNIT PLANS

B2 TWO BEDROOM/TWO BATH

1005 S.F.

SCALE 1/4"=1'-0"

| B2 AREA CALCULATIONS  |      |      |  |
|-----------------------|------|------|--|
| ENTRY                 | 14   | S.F. |  |
| BEDROOM               | 297  | S.F. |  |
| BATH/CLOSET           | 226  | S.F. |  |
| LIVING                | 178  | S.F. |  |
| KITCHEN CLOSET PANTRY | 237  | S.F. |  |
| DINING                | 46   | S.F. |  |
| UTILITY               | 23   | S.F. |  |
| MECHANICAL            | 14   | S.F. |  |
| NET TOTAL             | 1005 | S.F. |  |

| B2 - STORAGE SPACES "PAINT TO PAINT" |    |          |     |
|--------------------------------------|----|----------|-----|
| CLOSET                               | 66 | SQ. FEET | 594 |
| STORAGE                              | 17 | SQ. FEET | 153 |
| LINEN                                | 4  | SQ. FEET | 32  |
| LINEN CABINET                        | 4  | SQ. FEET | 14  |
| COAT                                 | 4  | SQ. FEET | 36  |
| PANTRY                               | 3  | SQ. FEET | 27  |
| NET TOTAL                            | 98 | SQ. FEET | 856 |

B1 TWO BEDROOM/TWO BATH

1005 S.F.

SCALE 1/4"=1'-0"

| B1 AREA CALCULATIONS |      |      |  |
|----------------------|------|------|--|
| ENTRY                | 30   | S.F. |  |
| BEDROOM              | 287  | S.F. |  |
| BATH / CLOSET        | 282  | S.F. |  |
| LIVING               | 190  | S.F. |  |
| KITCHEN / PANTRY     | 141  | S.F. |  |
| DINING / CLOSET      | 81   | S.F. |  |
| UTILITY              | 22   | S.F. |  |
| MECHANICAL           | 12   | S.F. |  |
| NET TOTAL            | 1005 | S.F. |  |

| B1 - STORAGE SPACES "PAINT TO PAINT" |     |          |     |
|--------------------------------------|-----|----------|-----|
| CLOSET                               | 13  | SQ. FEET | 747 |
| STORAGE                              | 10  | SQ. FEET | 90  |
| LINEN                                | 3   | SQ. FEET | 48  |
| LINEN CABINET                        | 1   | SQ. FEET | 14  |
| COAT                                 | 3   | SQ. FEET | 54  |
| PANTRY                               | 1   | SQ. FEET | 35  |
| NET TOTAL                            | 113 | SQ. FEET | 969 |

A1 ONE BEDROOM/ONE BATH

695 S.F.

SCALE 1/4"=1'-0"

| A1 AREA CALCULATIONS  |     |      |  |
|-----------------------|-----|------|--|
| ENTRY                 | 18  | S.F. |  |
| BEDROOM               | 142 | S.F. |  |
| BATH / CLOSET         | 132 | S.F. |  |
| LIVING                | 157 | S.F. |  |
| KITCHEN CLOSET PANTRY | 210 | S.F. |  |
| UTILITY               | 22  | S.F. |  |
| MECHANICAL            | 14  | S.F. |  |
| NET TOTAL             | 695 | S.F. |  |

| A1 - STORAGE SPACES "PAINT TO PAINT" |    |          |     |
|--------------------------------------|----|----------|-----|
| CLOSET                               | 33 | SQ. FEET | 297 |
| STORAGE                              | 12 | SQ. FEET | 108 |
| LINEN                                | 3  | SQ. FEET | 24  |
| LINEN CABINET                        | 2  | SQ. FEET | 7   |
| COAT                                 | 5  | SQ. FEET | 45  |
| PANTRY                               | 3  | SQ. FEET | 27  |
| NET TOTAL                            | 58 | SQ. FEET | 508 |



CONDITIONED SPACES  
ACCESSIBLE TO TENANTS

|                    |       |      |
|--------------------|-------|------|
| MULTI-PURPOSE      | 798   | S.F. |
| COMPI/CYBER LOUNGE | 500   | S.F. |
| FITNESS            | 592   | S.F. |
| THEATRE            | 633   | S.F. |
| CLUB               | 1,517 | S.F. |
| LIBRARY            | 397   | S.F. |
| LEASING AREA       | 263   | S.F. |
| BATHROOM           | 323   | S.F. |
| HOSPITALITY ROOM   | 532   | S.F. |
| LOUNGE             | 976   | S.F. |
| LAUNDRY            | 69    | S.F. |
| NETTOTAL           | 6,800 | S.F. |

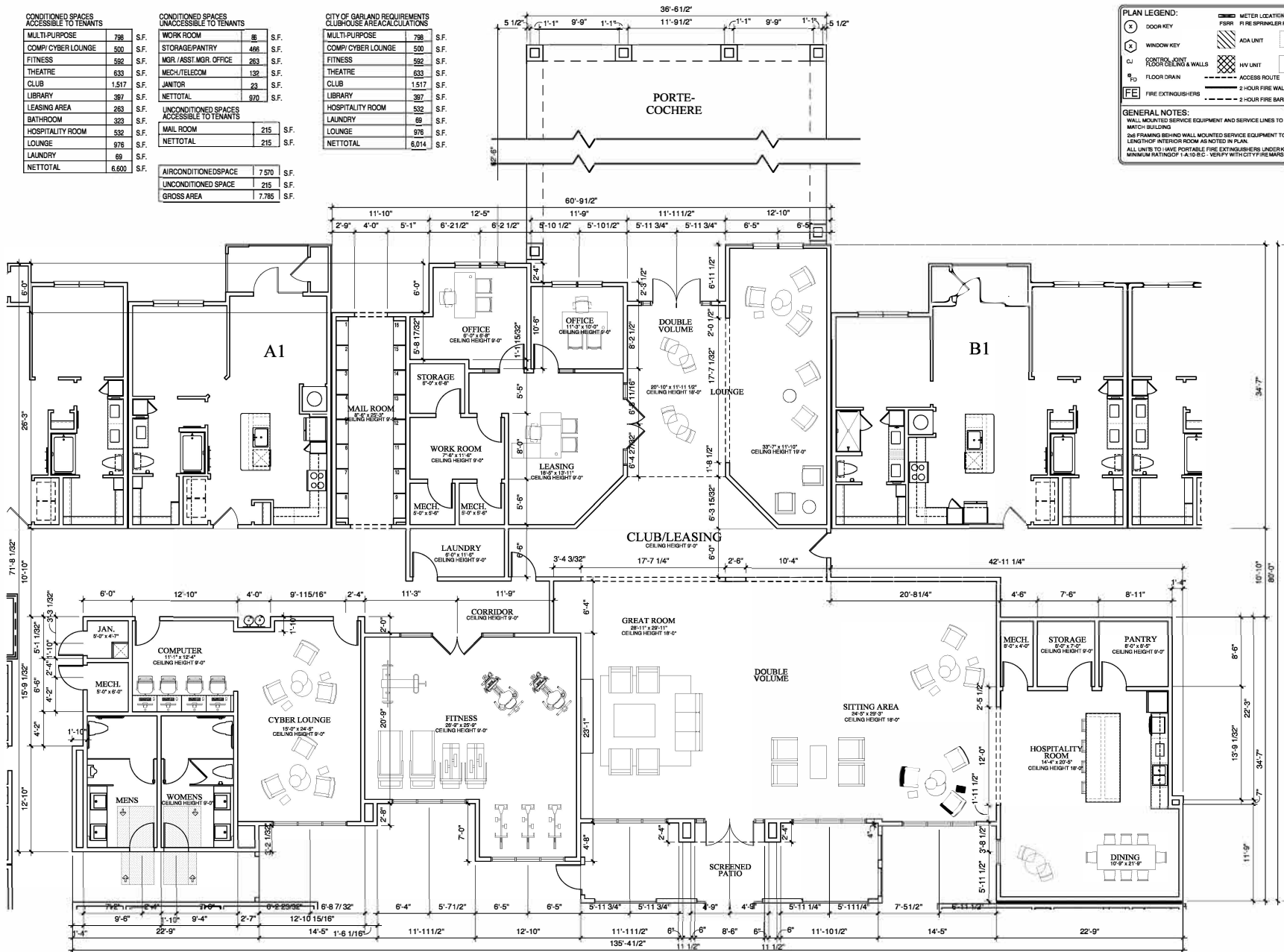
CONDITIONED SPACES  
UNACCESSIBLE TO TENANTS

|                        |     |      |
|------------------------|-----|------|
| WORK ROOM              | 86  | S.F. |
| STORAGE/PANTRY         | 466 | S.F. |
| MGR./ASST. MGR. OFFICE | 263 | S.F. |
| MECH./TELECOM          | 132 | S.F. |
| JANITOR                | 23  | S.F. |
| NETTOTAL               | 930 | S.F. |

|                     |       |      |
|---------------------|-------|------|
| AIRCONDITIONEDSPACE | 7,570 | S.F. |
| UNCONDITIONED SPACE | 215   | S.F. |
| GROSS AREA          | 7,785 | S.F. |

CITY OF GARLAND REQUIREMENTS  
CLUBHOUSE AREACALCULATIONS

|                    |       |      |
|--------------------|-------|------|
| MULTI-PURPOSE      | 798   | S.F. |
| COMPI/CYBER LOUNGE | 500   | S.F. |
| FITNESS            | 592   | S.F. |
| THEATRE            | 633   | S.F. |
| CLUB               | 1,517 | S.F. |
| LIBRARY            | 397   | S.F. |
| HOSPITALITY ROOM   | 532   | S.F. |
| LAUNDRY            | 69    | S.F. |
| LOUNGE             | 976   | S.F. |
| NETTOTAL           | 6,014 | S.F. |



**PLAN LEGEND:**

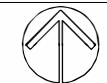
- DOOR KEY
- WINDOW KEY
- CONTROL POINT
- FLOOR DRAIN
- FIRE EXTINGUISHERS
- METER LOCATIONS
- FI RE SPRINKLER RISER ROOM
- ADA UNIT
- RV UNIT
- RADON VENT
- WET AREA
- ACCESS ROUTE
- 1 HOUR FIRE WALL
- 2 HOUR FIRE BARRIER WALL

**GENERAL NOTES:**

- WALL MOUNTED SERVICE EQUIPMENT AND SERVICE LINES TO BE PAINTED TO MATCH BUILDING
- 2ND FRAMING BEHIND WALL MOUNTED SERVICE EQUIPMENT TO EXTEND ENTIRE LENGTH OF INTERIOR ROOM AS NOTED IN PLAN
- ALL UNITS TO HAVE PORTABLE FIRE EXTINGUISHERS UNDOCKED IN BAY WITH MINIMUM RATING OF 1-A 10-B-C. VERIFY WITH CITY FIRE MARSHAL

**1 CLUB AND LEASING FIRST FLOOR PLAN**  
SCALE: 3/16" = 1'-0"

6,243 GROSS S.F.  
4,068 CLUB S.F. 6,028 NET S.F.



**EXHIBIT F**

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

REVISIONS

GARLAND SENIOR LIVING  
GARLAND, TEXAS

60% PROGRESS SET  
REVIEW POINTS ONLY FOR  
ARCHITECTURAL REVIEW  
REGULATORY APPROVAL  
PERMIT OR CONSTRUCTION

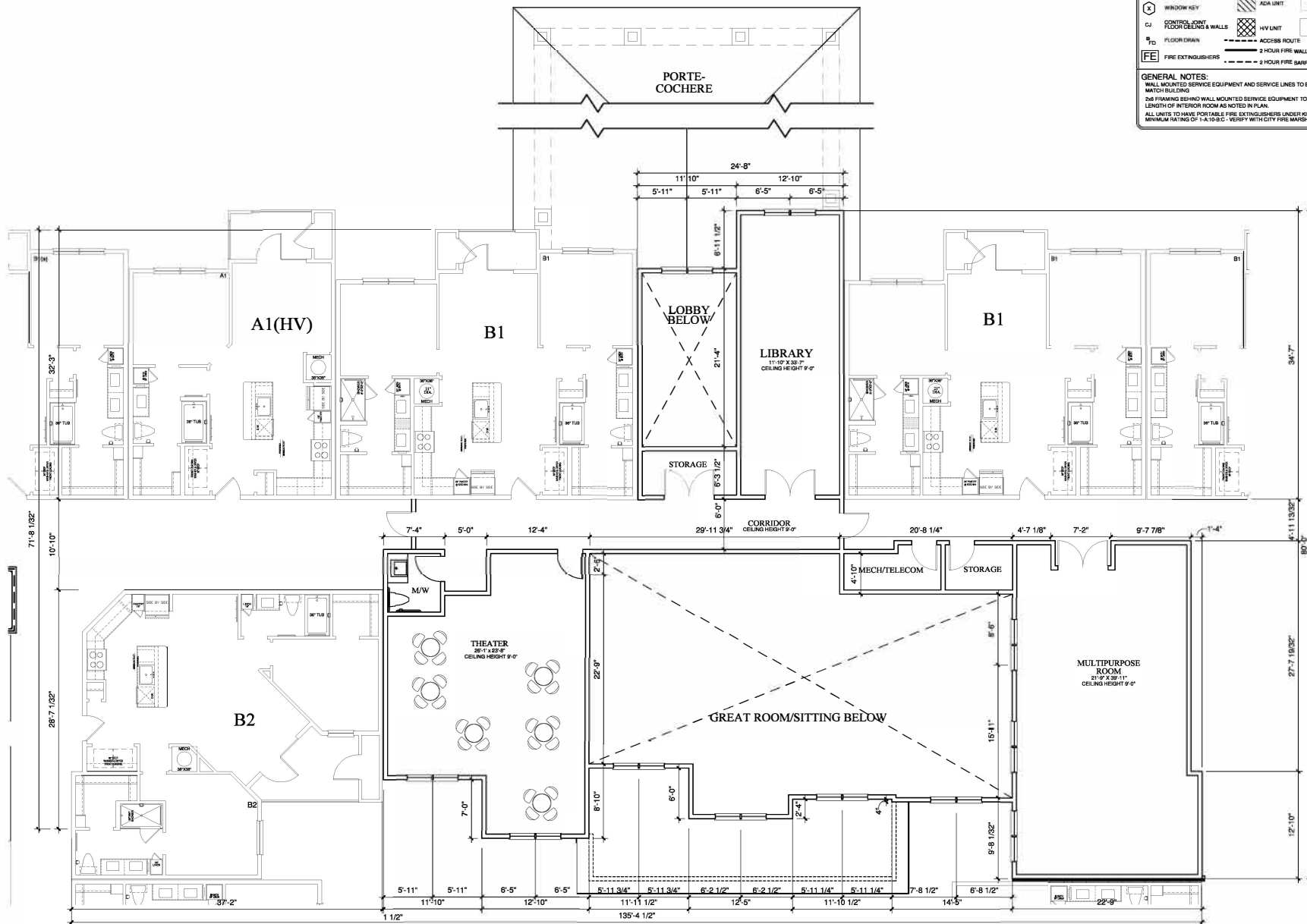
**HECK ARCHITECTS**  
2405 W. DRIVE ADDISON, TX 75001  
214.525.3800  
www.heckarchitects.com

DATE  
05-15-2020

PROJECT  
20110

SHEET NUMBER  
A2-20  
CLUB/LEASING  
FIRST FLOOR

COPYRIGHT © HECK ARCHITECTS. ALL RIGHTS RESERVED.



**1 CLUB AND LEASING SECOND FLOOR PLAN**  
SCALE: 3/16" = 1'-0"

911 GROSS S.F.  
804 NET S.F.



# EXHIBIT F

NOT FOR  
REGULATORY APPROVAL,  
PERMITTING,  
OR CONSTRUCTION

REVISIONS

GARLAND SENIOR LIVING

GARLAND, TEXAS

60% PROGRESS SET  
THIS DRAWING IS NOT TO BE USED FOR  
REGULATORY APPROVAL,  
PERMIT OR CONSTRUCTION

**FEDK**  
ARCHITECTS  
4242 BELLEVUE DRIVE ADDISON, TX 75001  
214.565.8878

DATE  
05-15-2020  
PROJECT  
20110  
SHEET NUMBER

**A2-21**  
CLUB/LEASING  
SECOND FLOOR

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## REPORT & MINUTES

### P.C. Meeting, May 11, 2020

Consideration of the application of **Garland Senior Living, Ltd.**, requesting approval of an Amendment to Planned Development (PD) District 07-33 for Single-Family-7 (SF-7) Uses to add Multi-Family Uses (Elder Care – Independent Living Use). This property is located at 502 Belt Line Road, 301 Tina Drive and 2222 Monarch Drive. (District 8) (File Z 20-07)

Kira Wauwie, Principal Planner, presented the staff report.

Commissioner Ott inquired as to the circulation from Belt Line Road for pedestrians and if the developer would be creating access to Yarborough Park.

Ms. Wauwie stated there is possible access and referred to the developer.

Chairman Roberts raised concerns regarding the proposed parking, inquired as to whether elevators would be provided in the development and the third floor balconies in view of the neighboring subdivision.

Commissioner Rose raised concerns regarding the lack of covered parking.

Steve Schobert, 412 Azalea Drive, Josephine, Texas, spoke in support of the request.

The applicant, Avis Chaisson, 13455 Noel Road, Suite 400, Dallas, Texas 75240 provided an overview of the request.

Commissioner Ott spoke in support of the request and inquired of the results of the community outreach.

Kim Parker Schwimmer, 2626 Cole Avenue, Dallas, Texas 75204 also representing the applicant, provided the results for the community outreach. The citizens had concerns regarding lighting and parking. Ms. Parker Schwimmer also provided information regarding the distance/buffer from the neighboring subdivision.

Commissioner Ott requested additional information regarding the

trail and the public passing through the development.

Ms. Parker Schwimmer stated the development would be gated and inaccessible to the general public.

Also working with the applicant, Eric Earnshaw, provided information with security concerns in creating a connection to Yarborough Park.

Ms. Chaisson provided additional information regarding parking and the enforcement of the age restriction.

Chairman Roberts inquired as to whether elevators will be a part of the development.

Ms. Chaisson confirmed elevators will be a part of the development.

**Motion** was made by Commissioner Ott to close the public hearing and open for discussion, seconded by Commissioner Williams.

**Motion carried: 9 Ayes, 0 Nays**

Commissioner Ott spoke in support of the request. Commissioner Ott also suggested the age restriction be a part of the recommendation and a pathway be part of the development.

Commissioner Rose inquired as to how the age would be restricted regarding individuals younger than 62 years of age.

Ms. Chaisson stated there are requirements regarding the length individuals under the age of 62 are permitted stay.

**Motion** was made by Commissioner Ott to **approve** the request with the provision residents be 62 years of age or older and that the applicant and staff work together to find a mechanism to access the park, seconded by Commissioner Edwards. **Motion carried: 9 Ayes, 0 Nays.**





April 29, 2020

Z 20-07

Page 2 of 2

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 to the Planning Department c/o City Marshall at the William E. Dollar Municipal Building (City Hall), 200 North Fifth 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 972-205-2456.

Para Español, por favor contactar a Josue De La Vega 972-205-2833.

(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.

GARLAND HAS TOO MANY OF THESE  
KIND OF BUILDINGS. CHEAPEN'S THE AREA  
AND HOME VALUES ARE AFFECTED GREATLY;

(Please complete the following information)

525 BROOKFIELD DR.

Your Property Address

Don Deonys C. Smio

Printed Name

525 BROOKFIELD DR. GARLAND TX. 75040

Address

City, State

Zip

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

Don Smio

Signature

Title

Date:

5/2/20

MAY 8 '20 PM 2:59



April 29, 2020

Z 20-07

Page 2 of 2

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 to the Planning Department c/o City Marshall at the William E. Dollar Municipal Building (City Hall), 200 North Fifth 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 972-205-2456.

Para Español, por favor contactar a Josue De La Vega 972-205-2833.

(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 apartments in our neighborhood, several complexes have been built over the last two years we DO NOT NEED ANYMORE!

(Please complete the following information)

2206 Idlewood Dr

Your Property Address

Dalinda Lehman and Clay Rutledge

Printed Name

2206 Idlewood Dr

Garland TX 75040

Address

City, State

Zip

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

Signature

Title

Date:

5/3/20

OWNER



**Z 20-07**

**Approval of 1) an Amendment to Planned Development (PD) District 07-33 for Single-Family-7 (SF-7) Uses to add Multi-Family Uses (Elder Care – Independent Living Use).**

**Approval of an Amended Detail Plan.**

**City Council Meeting  
June 16, 2020**



**GARLAND**

**TEXAS MADE HERE**



# Case Information

Location: 502 Belt Line Road, 301 Tina Drive, and 222 Monarch Drive

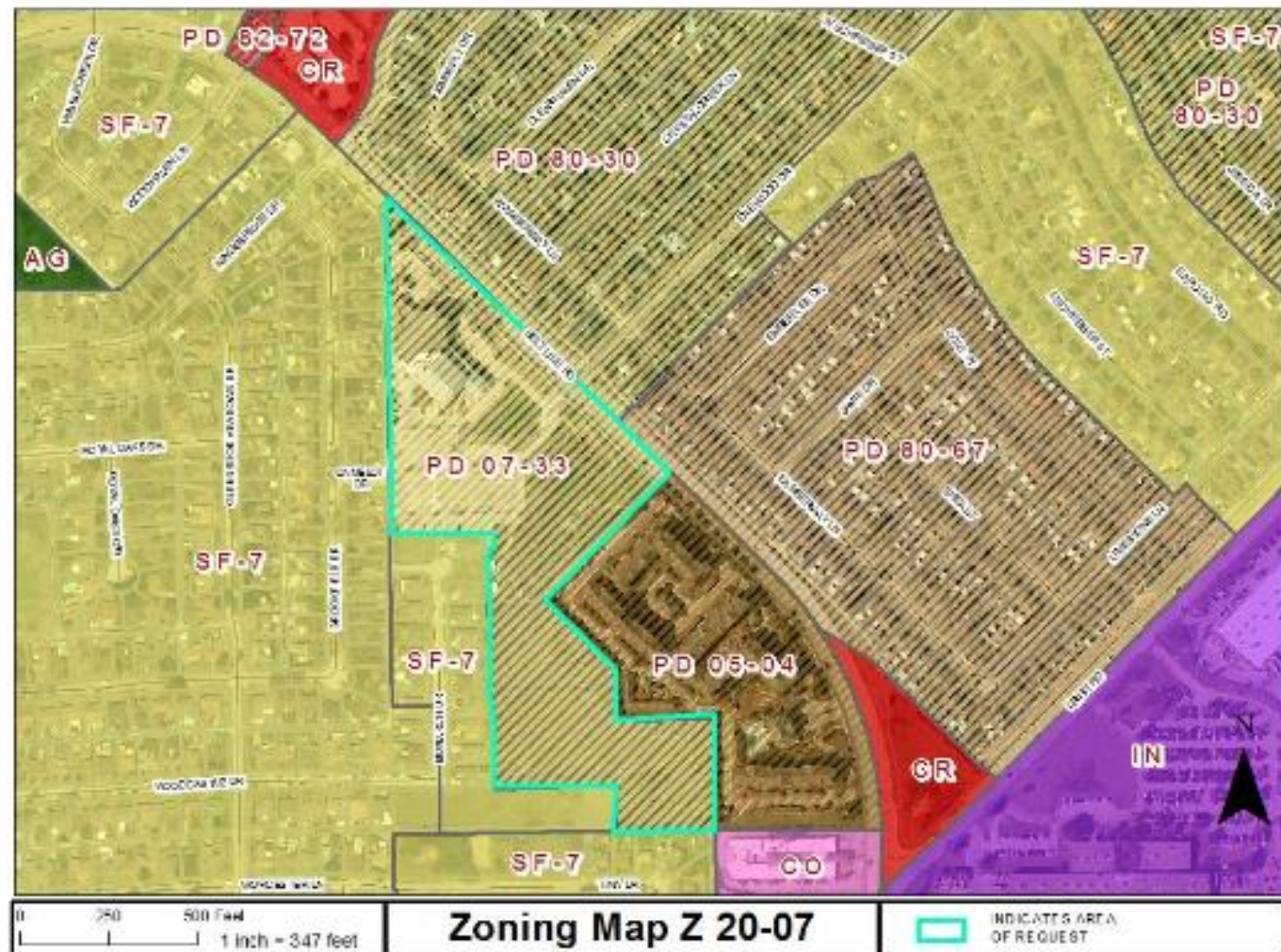
Applicant: Garland Senior Living, Ltd.

Owner: First United Pentecostal Church of Garland

Acreage: 15.565 acres

Zoning: Planned Development (PD) 07-33 District

# Location Map





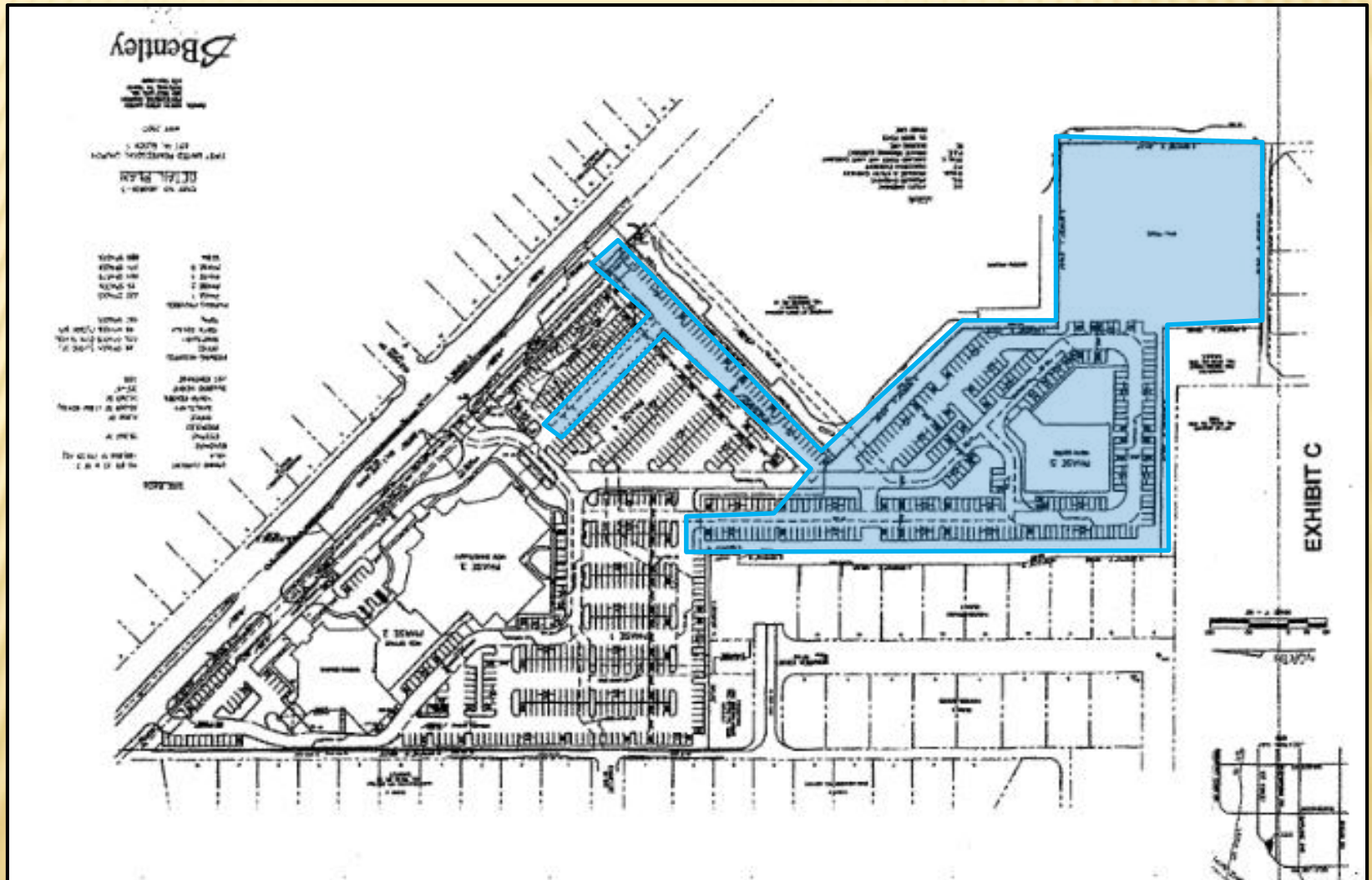


**GARLAND**  
TEXAS MADE HERE

# Summary of Changes

| Item                        | GDC                                                                                                                                                                       | June 2 <sup>nd</sup> CC                                                                                                                                                                   | June 16 <sup>th</sup> CC                                                                                                                                                          | Result                                                                                                                                                            |
|-----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Parking Spaces</b>       | 1 space/du<br>122 spaces                                                                                                                                                  | 1.5 spaces/du<br>183 du spaces & 10 guest<br>Total 193                                                                                                                                    | 1.4 spaces/du<br>171 du spaces & 11 guest<br>Total 182                                                                                                                            | Decrease of 11 overall parking spaces                                                                                                                             |
| <b>Covered Parking</b>      | 61 covered spaces<br><br>Not in setback<br><br>10 spaces per carport maximum<br><br>18-ft post-to-post, landscape island & large canopy tree                              | None                                                                                                                                                                                      | 87 covered<br><br>29 in setback<br><br>Largest 15 spaces/carport<br><br>3 feet, 2 inch separation with no landscape island or tree                                                | Meets GDC number covered spaces (26 excess)<br>29 spaces with 36 ft setback (56.25 ft required)<br>2 carports with 15 spaces<br><br>Without landscape island/tree |
| <b>Interior Amenities</b>   | 12,200 sf indoor                                                                                                                                                          | 4,000 sf indoor                                                                                                                                                                           | 6,014 sf indoor                                                                                                                                                                   | Increase of 2,014 square feet. Deviation of 6,186 sf less than GDC                                                                                                |
| <b>Mechanical Screening</b> | Screen from street & residential districts                                                                                                                                | Screen roof mechanical from public view; & ground from street                                                                                                                             | Screen all except electrical and transformers where access is needed                                                                                                              | Screening provided                                                                                                                                                |
| <b>Storage Space</b>        | All unit types <ul style="list-style-type: none"> <li>• 25 sf</li> <li>• 175 cubic feet in an enclosed storage space with direct access from unit</li> </ul>              | 1-bedroom <ul style="list-style-type: none"> <li>• 9 sf</li> <li>• 81 cubic feet</li> </ul> 2-bedroom <ul style="list-style-type: none"> <li>• 15 sf</li> <li>• 136 cubic feet</li> </ul> | 1-bedroom – A1 <ul style="list-style-type: none"> <li>• 58 sf</li> <li>• 508 cubic feet</li> </ul> 2-bedroom – B1 & B2<br>B1 113 sf / 989 cubic feet<br>B2 98 sf / 856 cubic feet | Adequate storage amounts provided via multiple spaces including patio storage closets, walk-in bedroom closets, linen closets, coat closets, and pantries.        |
| <b>Affordability Mix</b>    | Applicant is preparing a response.                                                                                                                                        |                                                                                                                                                                                           |                                                                                                                                                                                   |                                                                                                                                                                   |
| <b>Park Connection</b>      | Due to the uncertainty with respect to the City's future plans for the land and the security issues, the applicant is not moving forward with a proposed park connection. |                                                                                                                                                                                           |                                                                                                                                                                                   |                                                                                                                                                                   |

# Background





## EXHIBIT C















## EXHIBIT E



| MATERIAL     | QTY | UNIT PRICE | TOTAL           |
|--------------|-----|------------|-----------------|
| STEEL        | 100 | \$1.00     | \$100.00        |
| CEMENT       | 50  | \$2.00     | \$100.00        |
| SAND         | 200 | \$0.50     | \$100.00        |
| LABOR        | 10  | \$10.00    | \$100.00        |
| <b>TOTAL</b> |     |            | <b>\$400.00</b> |

|                                                                                                                                                                                                   |                                                                                                                                                                                                   |                                                                                                                                                                                                   |                                                                                                                                                                                                   |                                                                                                                                                                                                   |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  <p><b>ST-STONE</b><br/>MATERIAL ACTIVES<br/>STONE<br/>COLORS<br/>BOLD<br/>BUILDING STONE<br/>TILING CREAS</p> |  <p><b>F1-FABE</b><br/>MATERIAL ACTIVES<br/>BOLD<br/>COLORS<br/>BOLD<br/>BUILDING STONE<br/>TILING CREAS</p>   |  <p><b>F2-FABE</b><br/>MATERIAL ACTIVES<br/>BOLD<br/>COLORS<br/>BOLD<br/>BUILDING STONE<br/>TILING CREAS</p>   |  <p><b>F3-FABE</b><br/>MATERIAL ACTIVES<br/>BOLD<br/>COLORS<br/>BOLD<br/>BUILDING STONE<br/>TILING CREAS</p>   |  <p><b>F4-FABE</b><br/>MATERIAL ACTIVES<br/>BOLD<br/>COLORS<br/>BOLD<br/>BUILDING STONE<br/>TILING CREAS</p>   |
|  <p><b>F5-FABE</b><br/>MATERIAL ACTIVES<br/>BOLD<br/>COLORS<br/>BOLD<br/>BUILDING STONE<br/>TILING CREAS</p> |  <p><b>F6-FABE</b><br/>MATERIAL ACTIVES<br/>BOLD<br/>COLORS<br/>BOLD<br/>BUILDING STONE<br/>TILING CREAS</p> |  <p><b>F7-FABE</b><br/>MATERIAL ACTIVES<br/>BOLD<br/>COLORS<br/>BOLD<br/>BUILDING STONE<br/>TILING CREAS</p> |  <p><b>F8-FABE</b><br/>MATERIAL ACTIVES<br/>BOLD<br/>COLORS<br/>BOLD<br/>BUILDING STONE<br/>TILING CREAS</p> |  <p><b>F9-FABE</b><br/>MATERIAL ACTIVES<br/>BOLD<br/>COLORS<br/>BOLD<br/>BUILDING STONE<br/>TILING CREAS</p> |



**ELEVATION LEGEND**

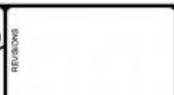
100K = TOP OF 20'S  
150K = TOP OF 60'S  
100K = TOP OF PLATE  
TOP = TOP OF FOUNDATION

**MATERIALS KEY**

|  |                             |
|--|-----------------------------|
|  | CONCRETE<br>BULKHEAD        |
|  | PRECAST<br>PANEL            |
|  | PRECAST<br>CAP BEAM (P)     |
|  | PRECAST<br>PANEL            |
|  | PRECAST<br>CAP BEAM (P)     |
|  | PRECAST<br>BULKHEAD & PLATE |

NOTE: CONSTRUCTION SEQUENCE SELECTED  
WITH LOWEST AND MOST  
DISBURSING POINTS FEATURE

SCALE: 1" = 1'-0"

CITY RESUBMITTAL  
03-00-2020

SHEET NUMBER  
**A4-00**  
BUILDING  
EXTERIOR ELEVATION





# Storage Areas

*GDC Section 2.52 (A) 12(e)(ii)(b)*

*Storage Space.* Except for Nursing/Convalescent Care facilities, an enclosed storage space must be provided for each dwelling unit within an Elder Care living facility with direct access provided from the dwelling unit. Each storage space must be a minimum of twenty-five square feet in floor area, and must be a minimum of one hundred and seventy-five cubic feet. A garage may not count as a storage space.





**GARLAND**  
TEXAS MADE HERE

# Storage Areas



**B2 TWO BEDROOM/TWO BATH** 1005 S.F.  
SCALE 1/4"=1'-0"

| B2 AREA CALCULATIONS  |      | B2 STORAGE SPACES |         | SQUARE CUBIC |         |
|-----------------------|------|-------------------|---------|--------------|---------|
| ENTRY                 | S.F. | PAINT TO PAINT    | SQ. FT. | NET          | CU. FT. |
| BEDROOM               | 37   |                   |         |              |         |
| BATH/CLOSET           | 28   |                   |         |              |         |
| LIVING                | 178  |                   |         |              |         |
| KITCHEN/CLOSET/PANTRY | 207  |                   |         |              |         |
| DINING                | 46   |                   |         |              |         |
| UTILITY               | 22   |                   |         |              |         |
| MICROCL.              | 14   |                   |         |              |         |
| NET TOTAL             | 135  |                   |         |              |         |



**B1 TWO BEDROOM/TWO BATH** 1005 S.F.  
SCALE 1/4"=1'-0"

| B1 AREA CALCULATIONS |      | B1 STORAGE SPACES |         | SQUARE CUBIC |         |
|----------------------|------|-------------------|---------|--------------|---------|
| ENTRY                | S.F. | PAINT TO PAINT    | SQ. FT. | NET          | CU. FT. |
| BEDROOM              | 37   |                   |         |              |         |
| BATH/CLOSET          | 28   |                   |         |              |         |
| LIVING               | 178  |                   |         |              |         |
| KITCHEN/PANTRY       | 141  |                   |         |              |         |
| DINING/CLOSET        | 31   |                   |         |              |         |
| UTILITY              | 22   |                   |         |              |         |
| MICROCL.             | 14   |                   |         |              |         |
| NET TOTAL            | 135  |                   |         |              |         |



**A1 ONE BEDROOM/ONE BATH** 695 S.F.  
SCALE 1/4"=1'-0"

| A1 AREA CALCULATIONS  |      | A1 STORAGE SPACES |         | SQUARE CUBIC |         |
|-----------------------|------|-------------------|---------|--------------|---------|
| ENTRY                 | S.F. | PAINT TO PAINT    | SQ. FT. | NET          | CU. FT. |
| BEDROOM               | 16   |                   |         |              |         |
| BATH/CLOSET           | 28   |                   |         |              |         |
| LIVING                | 178  |                   |         |              |         |
| KITCHEN/CLOSET/PANTRY | 207  |                   |         |              |         |
| UTILITY               | 22   |                   |         |              |         |
| MICROCL.              | 14   |                   |         |              |         |
| NET TOTAL             | 69   |                   |         |              |         |



**EXHIBIT F**

UNIT PLANS  
NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

REVISIONS

GARLAND SENIOR LIVING  
GARLAND, TEXAS

ARCHITECTS  
DATE 05-15-2020  
PROJECT 20110  
SHEET NUMBER A2-19  
UNIT PLANS



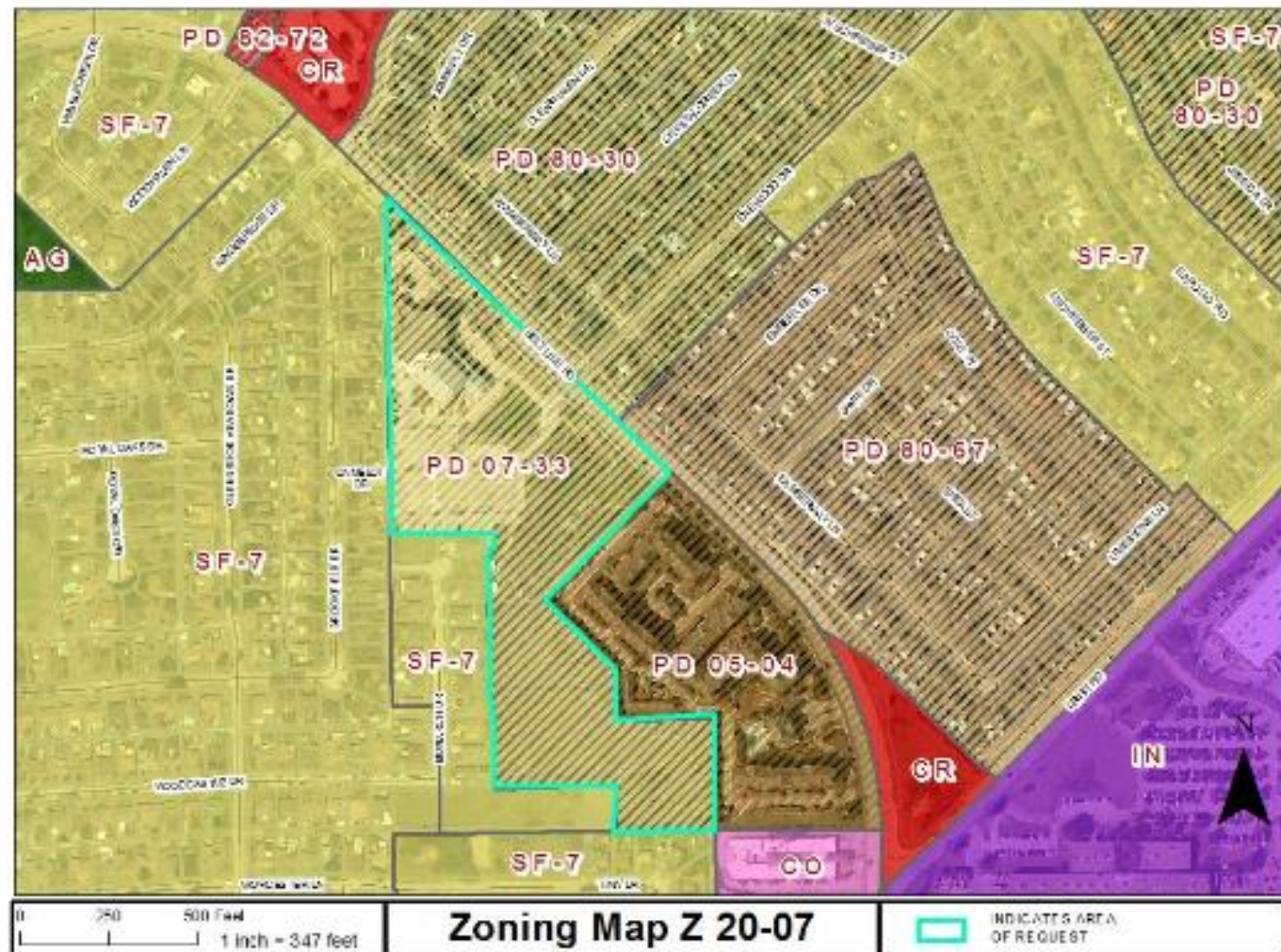


**GARLAND**  
TEXAS MADE HERE

# Summary of Changes

| Item                        | GDC                                                                                                                                                                       | June 2 <sup>nd</sup> CC                                                                                                                                                                   | June 16 <sup>th</sup> CC                                                                                                                                                          | Result                                                                                                                                                            |
|-----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Parking Spaces</b>       | 1 space/du<br>122 spaces                                                                                                                                                  | 1.5 spaces/du<br>183 du spaces & 10 guest<br>Total 193                                                                                                                                    | 1.4 spaces/du<br>171 du spaces & 11 guest<br>Total 182                                                                                                                            | Decrease of 11 overall parking spaces                                                                                                                             |
| <b>Covered Parking</b>      | 61 covered spaces<br><br>Not in setback<br><br>10 spaces per carport maximum<br><br>18-ft post-to-post, landscape island & large canopy tree                              | None                                                                                                                                                                                      | 87 covered<br><br>29 in setback<br><br>Largest 15 spaces/carport<br><br>3 feet, 2 inch separation with no landscape island or tree                                                | Meets GDC number covered spaces (26 excess)<br>29 spaces with 36 ft setback (56.25 ft required)<br>2 carports with 15 spaces<br><br>Without landscape island/tree |
| <b>Interior Amenities</b>   | 12,200 sf indoor                                                                                                                                                          | 4,000 sf indoor                                                                                                                                                                           | 6,014 sf indoor                                                                                                                                                                   | Increase of 2,014 square feet. Deviation of 6,186 sf less than GDC                                                                                                |
| <b>Mechanical Screening</b> | Screen from street & residential districts                                                                                                                                | Screen roof mechanical from public view; & ground from street                                                                                                                             | Screen all except electrical and transformers where access is needed                                                                                                              | Screening provided                                                                                                                                                |
| <b>Storage Space</b>        | All unit types <ul style="list-style-type: none"> <li>• 25 sf</li> <li>• 175 cubic feet in an enclosed storage space with direct access from unit</li> </ul>              | 1-bedroom <ul style="list-style-type: none"> <li>• 9 sf</li> <li>• 81 cubic feet</li> </ul> 2-bedroom <ul style="list-style-type: none"> <li>• 15 sf</li> <li>• 136 cubic feet</li> </ul> | 1-bedroom – A1 <ul style="list-style-type: none"> <li>• 58 sf</li> <li>• 508 cubic feet</li> </ul> 2-bedroom – B1 & B2<br>B1 113 sf / 989 cubic feet<br>B2 98 sf / 856 cubic feet | Adequate storage amounts provided via multiple spaces including patio storage closets, walk-in bedroom closets, linen closets, coat closets, and pantries.        |
| <b>Affordability Mix</b>    | Applicant is preparing a response.                                                                                                                                        |                                                                                                                                                                                           |                                                                                                                                                                                   |                                                                                                                                                                   |
| <b>Park Connection</b>      | Due to the uncertainty with respect to the City's future plans for the land and the security issues, the applicant is not moving forward with a proposed park connection. |                                                                                                                                                                                           |                                                                                                                                                                                   |                                                                                                                                                                   |

# Location Map



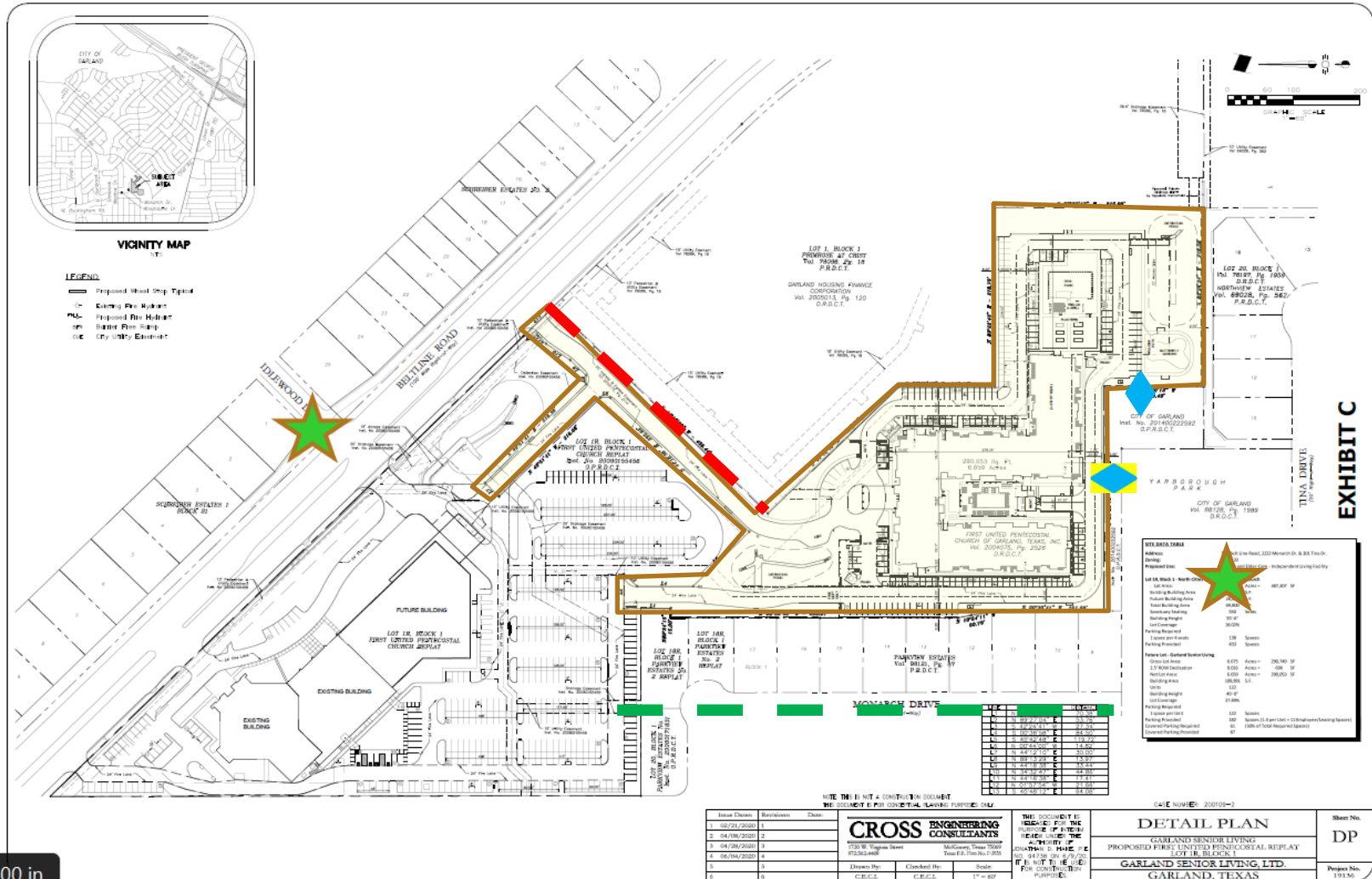






**GARLAND**  
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# Detail Plan

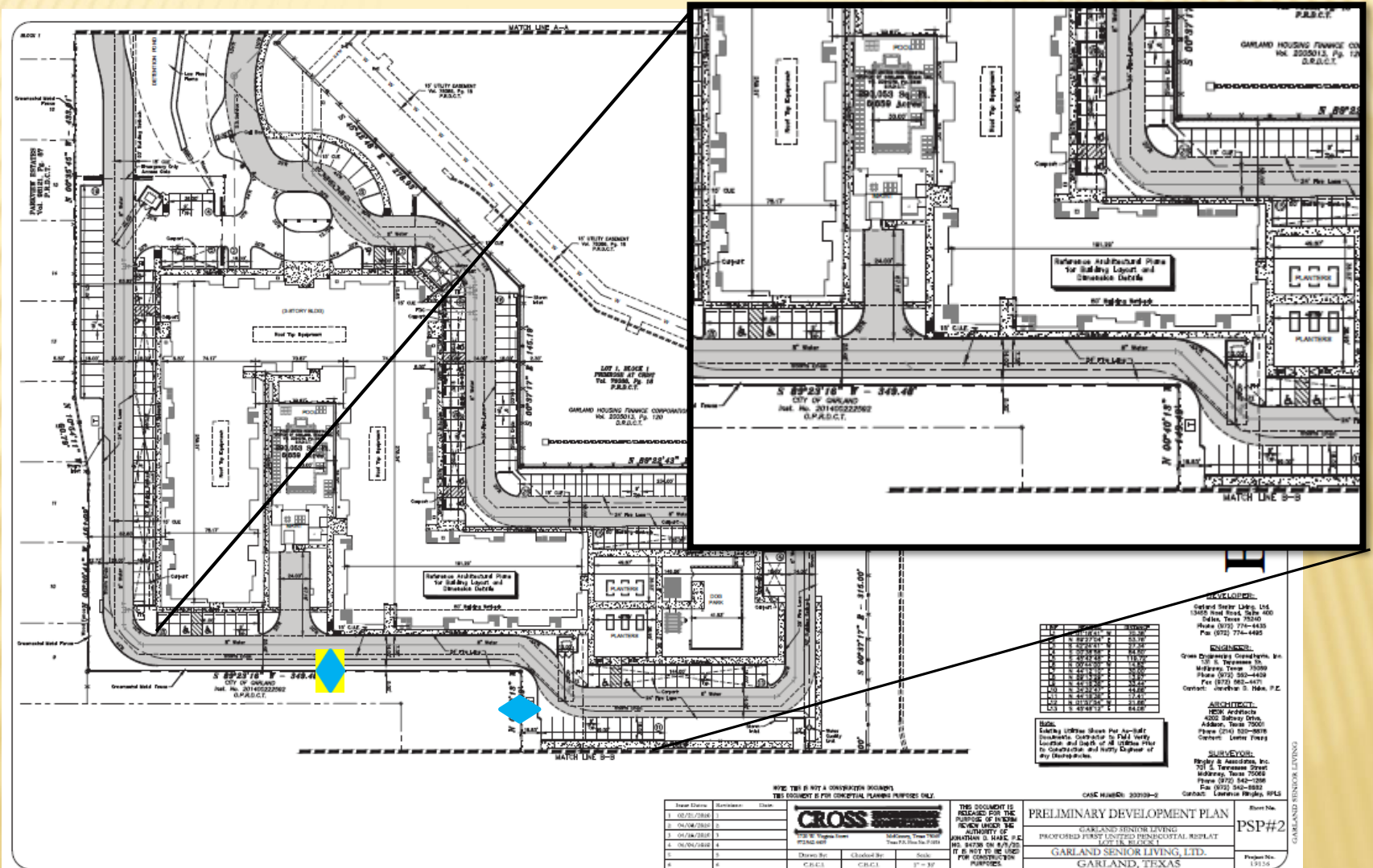


24.00 in

Z 20-07



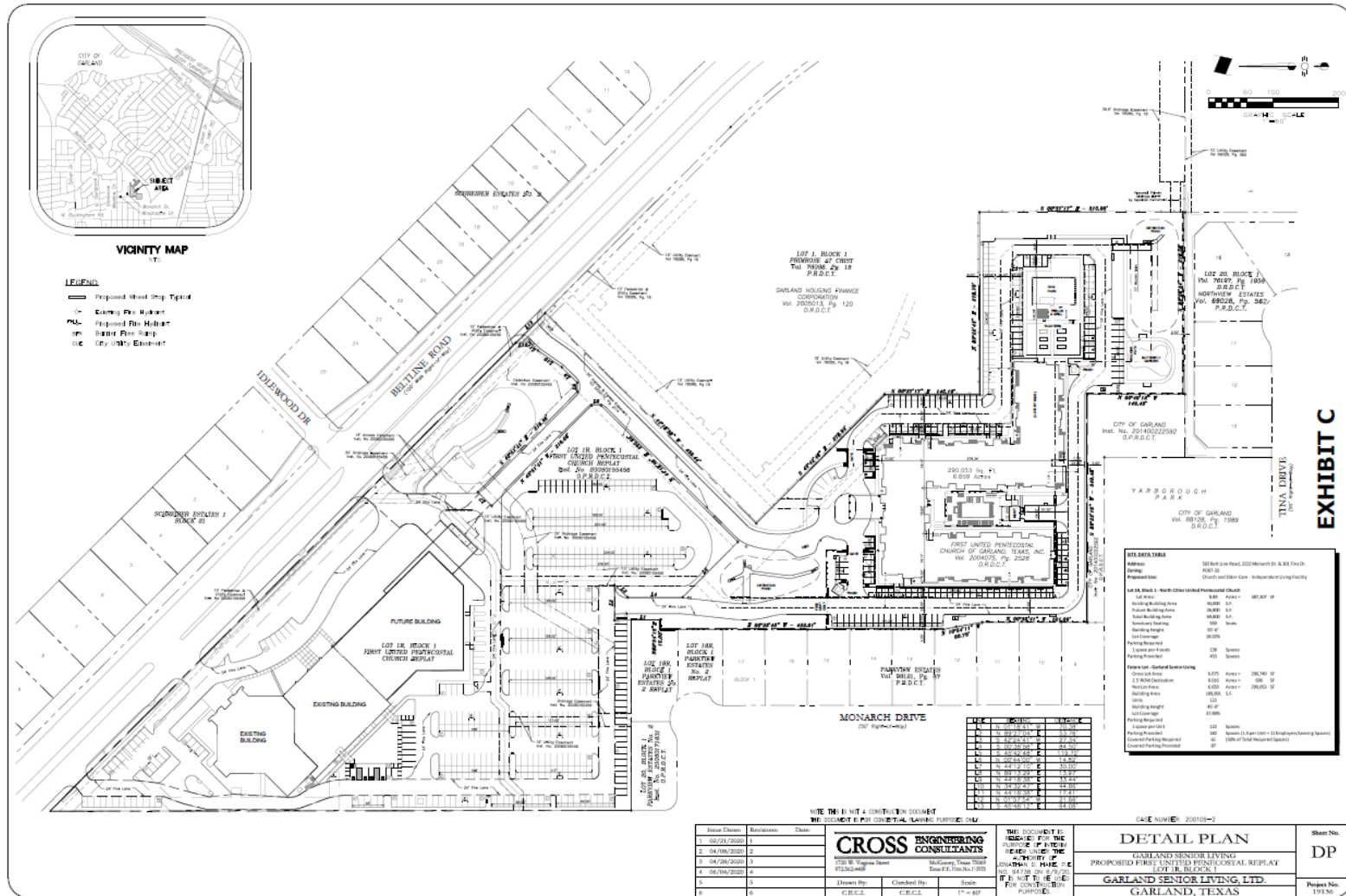
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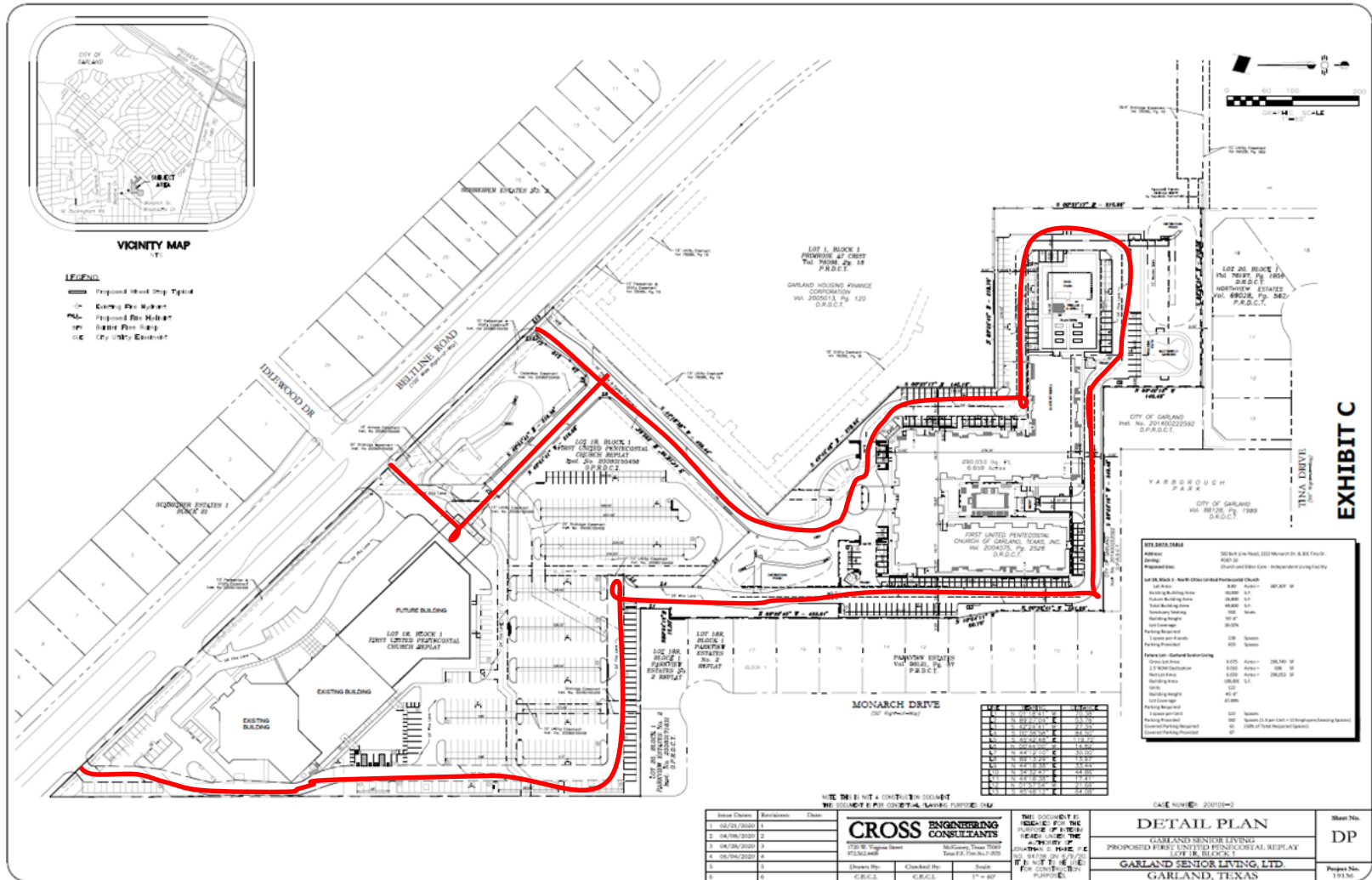
# Z 20-07







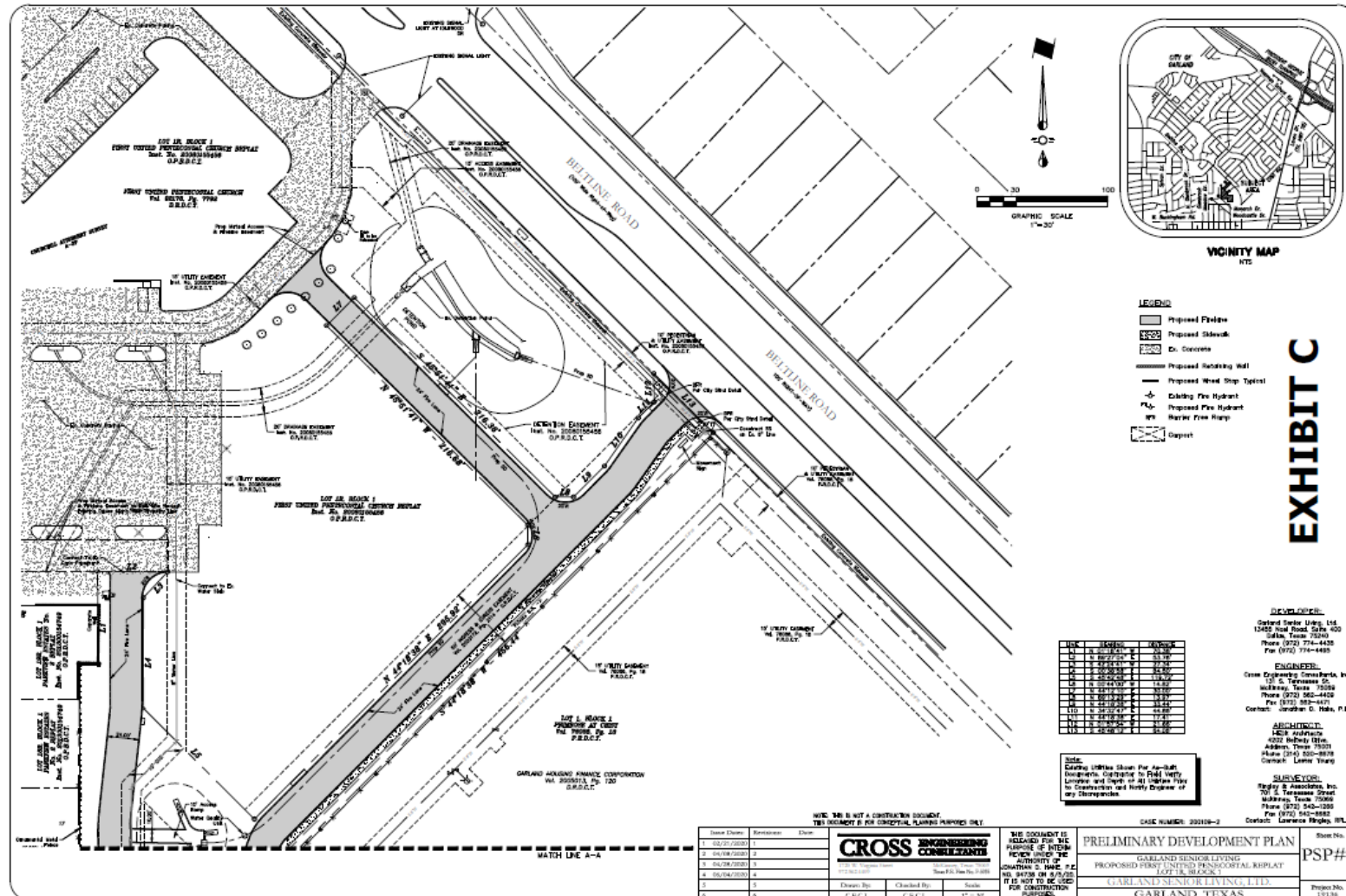
**Z 20-07**





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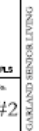
# Detail Plan







# EXHIBIT C







**Z 20-07**







**GARLAND**  
TEXAS MADE HERE

# Landscape Plan - North

## LANDSCAPE CALCULATIONS

### SITE INFORMATION

ZONING: MFD DISTRICT  
TOTAL LOT AREA: 360,000 S.F. (8.26 ACRES)  
PROPOSED USE: MULTIFAMILY APARTMENTS

### LANDSCAPE AREA

REQUIRED: MINIMUM OF 40% OF GROSS PLATTED SITE MUST BE DEVOTED TO LANDSCAPING, OPEN SPACE AREAS, TROILS, AND SIMILAR OUTDOOR ACTIVITY USE  
360,000 S.F. X .40% = 144,000 S.F. LANDSCAPE AREA  
PROVIDED: 115,170 S.F. (41%) LANDSCAPE AREA

### PROPERTY LINE ADJACENT TO SINGLE FAMILY RESIDENTIAL (S40 L.F.)

REQUIRED: 8' WIDE LANDSCAPE BUFFER WITH:  
8' FT. ORNAMENTAL METAL FENCE WITH MASONRY COLUMNS (80' O.C.) AND  
CONTINUOUS ROW OF EVERGREEN-HIGH LEVEL SCREENING SHRUBS  
PROVIDED: 8' FT. ORNAMENTAL METAL FENCE WITH MASONRY COLUMNS (80' O.C.) AND  
CONTINUOUS ROW OF EVERGREEN-HIGH LEVEL SCREENING SHRUBS  
SOUTH PROPERTY LINE (278 L.F.)  
REQUIRED: 8' WIDE LANDSCAPE BUFFER WITH:  
8' FT. ORNAMENTAL METAL FENCE WITH MASONRY COLUMNS (80' O.C.) AND  
CONTINUOUS ROW OF EVERGREEN-HIGH LEVEL SCREENING SHRUBS  
PROVIDED: 8' FT. ORNAMENTAL METAL FENCE WITH MASONRY COLUMNS (80' O.C.) AND  
CONTINUOUS ROW OF EVERGREEN-HIGH LEVEL SCREENING SHRUBS

### BELTLINE ROAD FRONTAGE (28 L.F. WITHOUT ENTRY DRIVE)

REQUIRED: 10' WIDE LANDSCAPE BUFFER WITH:  
(1) CANOPY TREE 10' IN LINEAR FEET (200' X 1' X 7' 5" SHRUBS)  
PROVIDED: 10' WIDE LANDSCAPE BUFFER + (1) CANOPY TREE + (7) 5" SHRUBS  
REQUIRED: MAXIMUM 75% OF LANDSCAPE BUFFER TURF (225 S.F. X 75% = 169 S.F.)  
MINIMUM 25% OF LANDSCAPE BUFFER PLANTING (225 S.F. X 25% = 56 S.F.)  
PROVIDED: 100 S.F. TURF (44%), 126 S.F. GROUNDCOVER + SHRUBS (46%)

### PARKING LOT:

REQUIRED: (1) CANOPY TREE PER 10 PARKING SPACES (100 SPACES / 10 = 10 TREES)  
(1) CANOPY TREE AT THE TERMINUS OF EVERY PARKING ROW  
EVERY PARKING SPACE WITHIN 40' OF A CANOPY TREE  
LANDSCAPING TO ACCOMMODATE ROWS OF THE PARKING AREA (500' X 50' = 4,500 S.F.)  
PROVIDED: (28) SHADE TREES + 4,500 S.F. LANDSCAPE AREA

### GENERAL NOTE:

NO LANDSCAPING SHALL BE TREES, MEDICAL OR STRUCTURAL AREAS AND UNDERGROUND SHALL BE LOCATED BY THE DISTRICT OR PROPOSED UTILITY SUBMITTALS AND DEPT. OF WATER

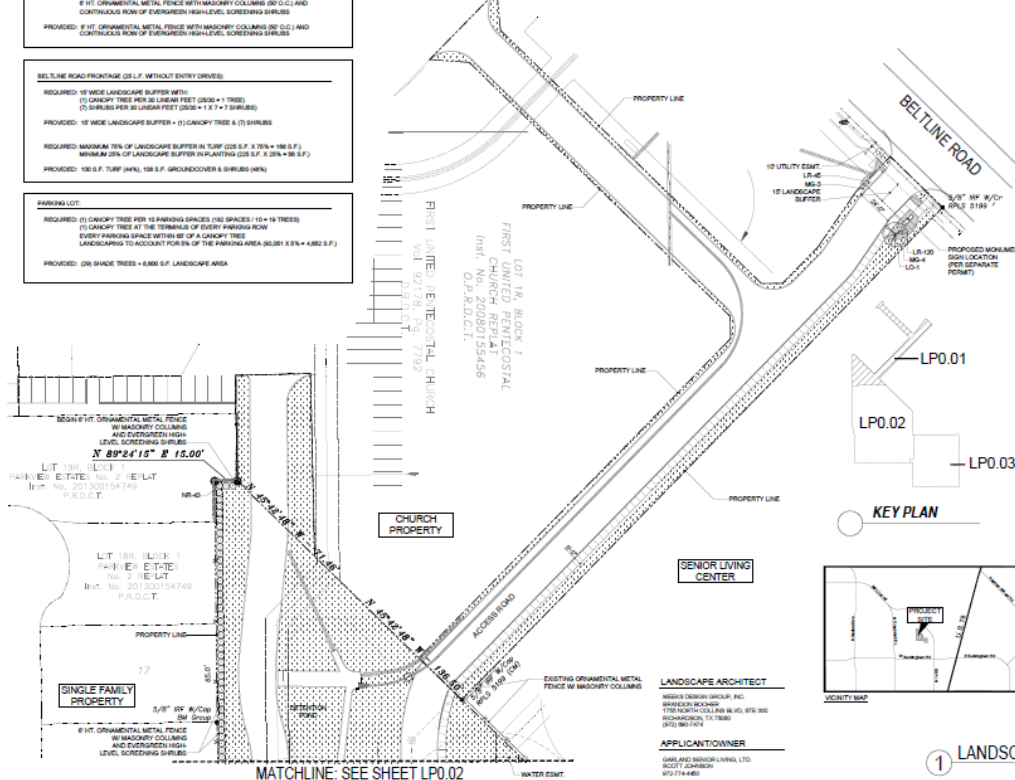
### IRRIGATION NOTES:

ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH MAIN AND TRUNK LINES AND ZONE VALVES (TEMPORARY LOCATIONS)  
MAIN TRUNK LINES SHALL BE 1" POLYETHYLENE GLASS REINFORCED PIPE (PEGR) AND ZONE VALVES SHALL BE 1" POLYETHYLENE GLASS REINFORCED PIPE (PEGR) AND ZONE VALVES SHALL BE 1" POLYETHYLENE GLASS REINFORCED PIPE (PEGR)

A FULL SET OF IRRIGATION PLANS SHALL BE SUBMITTED TO THE CITY FOR APPROVAL PRIOR TO INSTALLATION

### INSTALLATION & MAINTENANCE NOTE:

A. INSTALLATION: THE INSTALLATION OF ALL MATERIALS SHOWN ON THE APPROVED SCREENING AND LANDSCAPING PLAN MUST BE INSPECTED AND APPROVED BY THE BELLEVUE INSPECTOR BEFORE FINAL PRICES TO BE PAID TO THE CITY OR THE CITY OF GARLAND.  
B. A PERSON APPLICABLE FOR A CERTIFICATE OF OCCUPANCY DURING A PERIOD OF THE YEAR IN WHICH THE CITY DETERMINES THAT IT SHOULD BE INSPECTED, TO ALL THE TREES, SHRUBS, AND GROUNDCOVER OF THE CITY MUST BE A TEMPORARY CERTIFICATE OF OCCUPANCY DURING THE PERIOD OF THE YEAR IN WHICH THE CITY DETERMINES THAT IT SHOULD BE INSPECTED.  
C. LANDSCAPING: THE PROPERTY OWNER IS RESPONSIBLE FOR THE MAINTENANCE OF ALL REQUIRED LANDSCAPING, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:  
1. PLANT MATERIAL MUST BE PERPETUALLY MAINTAINED IN A HEALTHY, VIGOROUS, LIVING AND GROWING CONDITION AS APPROPRIATE FOR THE SEASON OF THE YEAR AND  
2. PLANT MATERIALS THAT ARE NOT MAINTAINED BY THE PROPERTY OWNER WITHIN THE SINGLE PLANT VARIETY OR AS APPROVED ALTERNATES AT THE BELLEVUE INSPECTOR'S OFFICE SHALL BE REPLACED BY THE CITY, AND THE CITY SHALL ADVISE THE PROPERTY OWNER BY MAIL TO REPLACE THE REQUIRED AND/OR TRIMMED VARIETY OF PLANT MATERIALS BY THE BELLEVUE INSPECTOR'S OFFICE.



## PLANT LEGEND

| SYMBOL                        | PLANT NAME     | COMMON NAME    | SIZE     | REMARKS  |
|-------------------------------|----------------|----------------|----------|----------|
| <b>LARGE CANOPY TREES</b>     |                |                |          |          |
| 01                            | Shorea robusta | Shorea Robusta | 12" Cal. | 12" Cal. |
| 02                            | Palmetto       | Palmetto       | 12" Cal. | 12" Cal. |
| 03                            | Quercus nigra  | Live Oak       | 12" Cal. | 12" Cal. |
| 04                            | Quercus nigra  | Live Oak       | 12" Cal. | 12" Cal. |
| <b>SMALL ORNAMENTAL TREES</b> |                |                |          |          |
| 05                            | Quercus nigra  | Live Oak       | 12" Cal. | 12" Cal. |
| 06                            | Quercus nigra  | Live Oak       | 12" Cal. | 12" Cal. |
| <b>SHRUBS</b>                 |                |                |          |          |
| 07                            | Quercus nigra  | Live Oak       | 12" Cal. | 12" Cal. |
| 08                            | Quercus nigra  | Live Oak       | 12" Cal. | 12" Cal. |
| <b>GROUNDCOVERS</b>           |                |                |          |          |
| 09                            | Quercus nigra  | Live Oak       | 12" Cal. | 12" Cal. |
| 10                            | Quercus nigra  | Live Oak       | 12" Cal. | 12" Cal. |

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| 11  | Quercus nigra | Live Oak | 12" Cal. | 12" Cal. |
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|                             |    |                             |                         |     |           |                                                  |
|-----------------------------|----|-----------------------------|-------------------------|-----|-----------|--------------------------------------------------|
| 151                         | JM | IMM. CRIMINAL/INTEL. THREAT | Japanese Red Maple      | 1   | 1.2" Cal. | 4' to 10', 4" - 6" spread, 30 gal.               |
| 152                         | TH | See penetration, burglar    | Japanese Holly          | 2   | 1.2" Cal. | 4' to 10', 4" - 6" spread, 30 gal.               |
| HIGH LEVEL, BOMBING/SUSPECT |    |                             |                         |     |           |                                                  |
| 153                         | MR | See a Thistle R. Shaver     | Thistle R. Shaver Holly | 2/3 | 1.5 gal.  | 4' to 10', 4" to ground, 4" - 6" spread, 30 gal. |

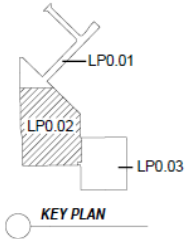


**GARLAND**  
TEXAS MADE HERE

# Landscape Plan - Middle

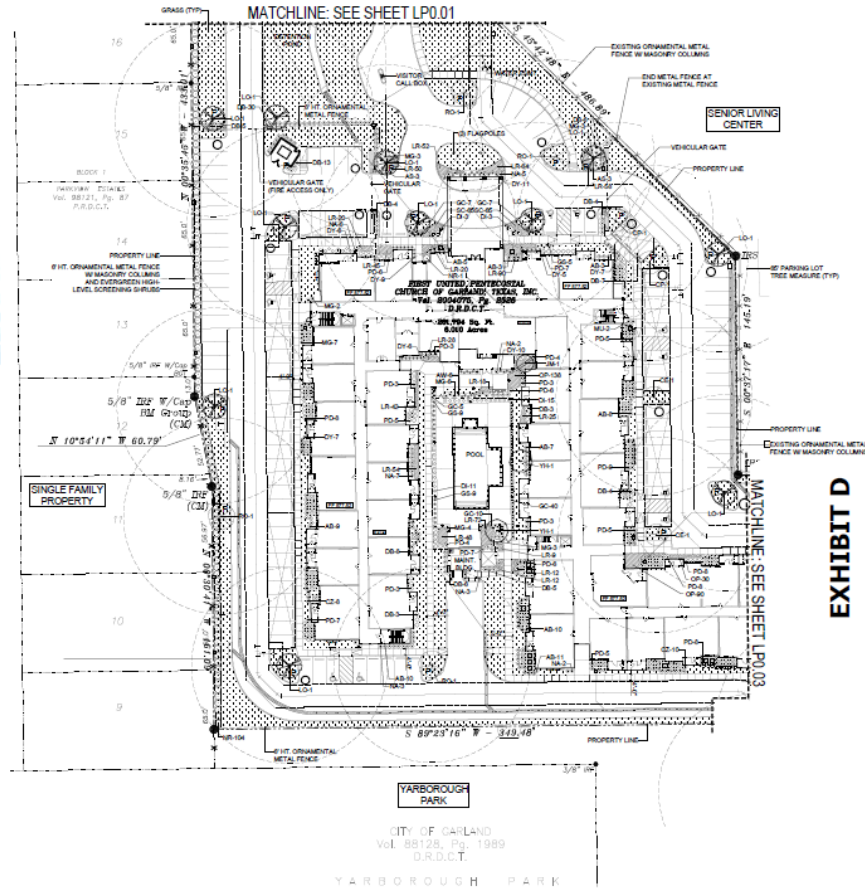


PROJECT SITE



KEY PLAN

MONARCH DRIVE  
(City Right-of-Way)



#### LANDSCAPE ARCHITECT

MORRIS DESIGN GROUP, INC.  
1702 NORTH COLLINS BLVD., SUITE 300  
RICHMOND, TX 77406  
(972) 863-7474

#### APPLICANT/OWNER

GARLAND SENIOR LIVING, LTD.  
30201 JENNIFER  
972-774-4400

① LANDSCAPE ORDINANCE PLAN  
SCALE: 1"=20'-0"

CASE # 200109-2



| REVISION | DATE     | BY            | DESCRIPTION        |
|----------|----------|---------------|--------------------|
| 1        | 01/11/10 | W. G. GARDNER | ISSUED FOR PERMIT  |
| 2        | 01/11/10 | W. G. GARDNER | REVISED FOR PERMIT |
| 3        | 01/11/10 | W. G. GARDNER | REVISED FOR PERMIT |
| 4        | 01/11/10 | W. G. GARDNER | REVISED FOR PERMIT |
| 5        | 01/11/10 | W. G. GARDNER | REVISED FOR PERMIT |
| 6        | 01/11/10 | W. G. GARDNER | REVISED FOR PERMIT |
| 7        | 01/11/10 | W. G. GARDNER | REVISED FOR PERMIT |
| 8        | 01/11/10 | W. G. GARDNER | REVISED FOR PERMIT |
| 9        | 01/11/10 | W. G. GARDNER | REVISED FOR PERMIT |
| 10       | 01/11/10 | W. G. GARDNER | REVISED FOR PERMIT |

CLIENT:

PALLADIUM GARLAND

GARLAND, TEXAS

EXHIBIT D



SITE PLAN  
SUBMITTAL

PALLADIUM GARLAND

DESIGNED: T. GARDNER

DATE: 01/11/10

LANDSCAPE

ORDINANCE PLAN

LP0.02

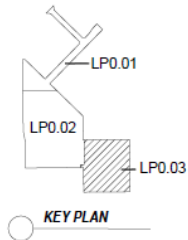


**GARLAND**  
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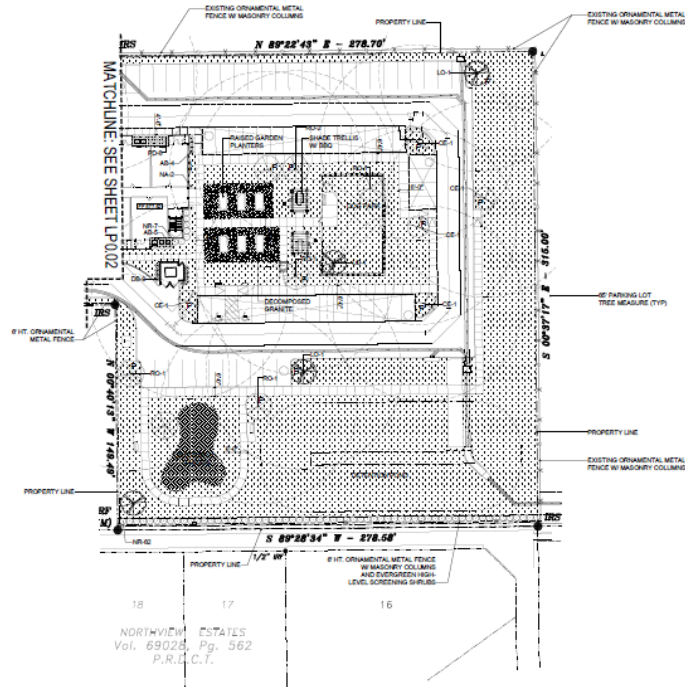
# Landscape Plan - Southeast



VICINITY MAP



KEY PLAN



**LANDSCAPE ARCHITECT**

MORRIS DESIGN GROUP, INC.  
10000 DALLAS AVENUE, SUITE 100  
DALLAS, TEXAS 75243  
(214) 343-1474

**APPLICANT/OWNER**

GARLAND SENIOR LIVING, LTD.  
10000 DALLAS AVENUE  
DALLAS, TEXAS 75243

CASE # 200109-2

1 LANDSCAPE ORDINANCE PLAN  
SCALE: 1"=40'



**EXHIBIT D**

**PALLADIUM GARLAND**  
GARLAND, TEXAS



**SITE PLAN  
SUBMITTAL**

PALLADIUM GARLAND

10000 DALLAS AVENUE

JOB NUMBER: 200109-2

LANDSCAPE  
ORDINANCE PLAN

LP0.03

Z 20-07





**Z 20-07**

# Elevations



**4a** BUILDING - COURTYARD WEST ELEVATION  
SCALE: 1/8" = 1'-0"



**4b** BUILDING - COURTYARD WEST ELEVATION  
SCALE: 1/8" = 1'-0"

| BUILDING ARTICULATION - ELEVATION #4 |               |                      |               |
|--------------------------------------|---------------|----------------------|---------------|
| ARTICULATION                         | LOCATION      | ARTICULATION         | LOCATION      |
| 1. BUILDING FACADE                   | ENTIRE FACADE | 2. BUILDING FACADE   | ENTIRE FACADE |
| 3. BUILDING FACADE                   | ENTIRE FACADE | 4. BUILDING FACADE   | ENTIRE FACADE |
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| 99. BUILDING FACADE                  | ENTIRE FACADE | 100. BUILDING FACADE | ENTIRE FACADE |



| ELEVATION LEGEND |                  |
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| 1. TOP OF ROOF   | 2. TOP OF ROOF   |
| 3. TOP OF ROOF   | 4. TOP OF ROOF   |
| 5. TOP OF ROOF   | 6. TOP OF ROOF   |
| 7. TOP OF ROOF   | 8. TOP OF ROOF   |
| 9. TOP OF ROOF   | 10. TOP OF ROOF  |
| 11. TOP OF ROOF  | 12. TOP OF ROOF  |
| 13. TOP OF ROOF  | 14. TOP OF ROOF  |
| 15. TOP OF ROOF  | 16. TOP OF ROOF  |
| 17. TOP OF ROOF  | 18. TOP OF ROOF  |
| 19. TOP OF ROOF  | 20. TOP OF ROOF  |
| 21. TOP OF ROOF  | 22. TOP OF ROOF  |
| 23. TOP OF ROOF  | 24. TOP OF ROOF  |
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| 45. TOP OF ROOF  | 46. TOP OF ROOF  |
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| 67. TOP OF ROOF  | 68. TOP OF ROOF  |
| 69. TOP OF ROOF  | 70. TOP OF ROOF  |
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| 85. TOP OF ROOF  | 86. TOP OF ROOF  |
| 87. TOP OF ROOF  | 88. TOP OF ROOF  |
| 89. TOP OF ROOF  | 90. TOP OF ROOF  |
| 91. TOP OF ROOF  | 92. TOP OF ROOF  |
| 93. TOP OF ROOF  | 94. TOP OF ROOF  |
| 95. TOP OF ROOF  | 96. TOP OF ROOF  |
| 97. TOP OF ROOF  | 98. TOP OF ROOF  |
| 99. TOP OF ROOF  | 100. TOP OF ROOF |



REVISIONS

**GARLAND SENIOR LIVING**  
GARLAND, TEXAS

CITY RESIDENTIAL  
03-08-2020

**HECK**  
ARCHITECTS

DATE  
03-08-2020

SHEET NUMBER  
A4-03  
BUILDING  
EXTERIOR ELEVATIONS



[illegible]

**EXHIBIT E**

[illegible][illegible]

| BUILDING MATERIAL CALCULATION - ELEVATION #6 |     |                 |              |
|----------------------------------------------|-----|-----------------|--------------|
| MATERIAL                                     |     | AMOUNT          |              |
| STONE                                        | 20% | STONE           | 1,414.00 20% |
| BRICK                                        | 44% | BRICK           | 2,544.00 44% |
| CONCRETE                                     | 3%  | CONCRETE        | 219.00 3%    |
| GLAZING                                      | 20% |                 |              |
| TOTAL BUILDING COSTS: \$170,748              |     |                 |              |
| GROSS CHARGES & PROFIT: \$10,000.00          |     |                 |              |
| TOTAL PROJECT COST: \$180,748                |     |                 |              |
| MINIMUM OF 5% BIDDING FEE: \$9,037.40        |     |                 |              |
| ELEMENT                                      |     | ELEMENT         |              |
| FOUNDATION                                   |     | FOUNDATION      |              |
| WALLS/ROOF/DECK                              |     | WALLS/ROOF/DECK |              |
| WALLS/ROOF/DECK                              |     | WALLS/ROOF/DECK |              |

**ELEVATION LEGEND**

1.000 = TOP OF REEL  
 1.040 = TOP OF BENCH  
 1.050 = TOP OF PLUMB  
 1.010 = TOP OF WELDRIGION

**MATERIALS KEY**

|  |                                         |
|--|-----------------------------------------|
|  | COMPOSITE SHINGLES                      |
|  | FIBER CEMENT PANEL                      |
|  | FIBER CEMENT LAY 30-NG 1" UP            |
|  | FIBER CEMENT LAY 30-NG 1" UP            |
|  | FIBER CEMENT BOARD 1/2" BATTEN SHINGLES |

NOTE: CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2015 IBC, THE 2015 IRC, AND THE 2015 INTERNATIONAL RESIDENTIAL CODES FOR CATHOLIC



REVISIONS

**GARLAND SENIOR LIVING**  
GARLAND, TEXAS

CITY RESUBMITT  
09-08-2020

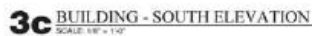
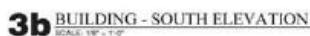
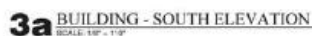
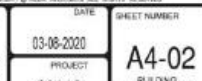
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03-08-2020

SHEET NUMBER  
**A4-04**  
BUILDING  
EXTERIOR ELEVATIONS



## EXHIBIT E

[illegible]



# Elevations



|                                                                              |                                                                                  |                                                                                  |                                                                                  |                                                                                  |
|------------------------------------------------------------------------------|----------------------------------------------------------------------------------|----------------------------------------------------------------------------------|----------------------------------------------------------------------------------|----------------------------------------------------------------------------------|
| <b>ST. GONE</b><br>MATERIAL: ST. GONE<br>COLOR: ST. GONE<br>FINISH: ST. GONE | <b>F1. PAINT</b><br>MATERIAL: F1. PAINT<br>COLOR: F1. PAINT<br>FINISH: F1. PAINT | <b>F2. PAINT</b><br>MATERIAL: F2. PAINT<br>COLOR: F2. PAINT<br>FINISH: F2. PAINT | <b>F3. PAINT</b><br>MATERIAL: F3. PAINT<br>COLOR: F3. PAINT<br>FINISH: F3. PAINT | <b>F4. PAINT</b><br>MATERIAL: F4. PAINT<br>COLOR: F4. PAINT<br>FINISH: F4. PAINT |
| <b>ST. GONE</b><br>MATERIAL: ST. GONE<br>COLOR: ST. GONE<br>FINISH: ST. GONE | <b>F1. PAINT</b><br>MATERIAL: F1. PAINT<br>COLOR: F1. PAINT<br>FINISH: F1. PAINT | <b>F2. PAINT</b><br>MATERIAL: F2. PAINT<br>COLOR: F2. PAINT<br>FINISH: F2. PAINT | <b>F3. PAINT</b><br>MATERIAL: F3. PAINT<br>COLOR: F3. PAINT<br>FINISH: F3. PAINT | <b>F4. PAINT</b><br>MATERIAL: F4. PAINT<br>COLOR: F4. PAINT<br>FINISH: F4. PAINT |



| ELEVATION LEGEND |                   |
|------------------|-------------------|
| TEXT             | TOP OF ROOF       |
| TEXT             | TOP OF FLOOR      |
| TEXT             | TOP OF FOUNDATION |

| BUILDING MATERIALS - ELEVATION 6a |           |
|-----------------------------------|-----------|
| ST. GONE                          | ST. GONE  |
| F1. PAINT                         | F1. PAINT |
| F2. PAINT                         | F2. PAINT |
| F3. PAINT                         | F3. PAINT |
| F4. PAINT                         | F4. PAINT |
| ST. GONE                          | ST. GONE  |
| F1. PAINT                         | F1. PAINT |
| F2. PAINT                         | F2. PAINT |
| F3. PAINT                         | F3. PAINT |
| F4. PAINT                         | F4. PAINT |

**6a** BUILDING - EAST ELEVATION  
SCALE: 1/8" = 1'-0"



**6b** BUILDING - EAST ELEVATION  
SCALE: 1/8" = 1'-0"

EXHIBIT E

|  |                                                |                                                                           |                                |                       |
|--|------------------------------------------------|---------------------------------------------------------------------------|--------------------------------|-----------------------|
|  | <b>GARLAND SENIOR LIVING</b><br>GARLAND, TEXAS | <b>HECK ARCHITECTS</b><br>4701 BELLEVUE DR. STE. 200<br>GARLAND, TX 75042 | DATE<br>03-08-2020             | SHEET NUMBER<br>A4-05 |
|  |                                                |                                                                           | CITY REB. MITTAL<br>03-08-2020 | PROJECT<br>20110      |



**EXHIBIT E**

**4 MAINTENANCE EAST ELEVATION**  
SCALE: 1/4" = 1'-0"

**5 MAINTENANCE SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"

**6 MAINTENANCE WEST ELEVATION**  
SCALE: 1/4" = 1'-0"

**7 MAINTENANCE NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"

**8 HIGH VENT SEPERATION**  
SCALE: 1/4" = 1'-0"

**MAINTENANCE EAST ELEVATION MATERIAL CALCULATION**

| MATERIAL                 | QUANTITY | UNIT    | PRICE     | TOTAL     |
|--------------------------|----------|---------|-----------|-----------|
| WOOD SHINGLES            | 1200     | SQ. FT. | \$3.50    | \$4200.00 |
| CEMENT SIDING            | 1200     | SQ. FT. | \$2.50    | \$3000.00 |
| BRICK                    | 1200     | SQ. FT. | \$4.00    | \$4800.00 |
| GLASS                    | 1200     | SQ. FT. | \$5.00    | \$6000.00 |
| ROOF DORMER              | 1        | UNIT    | \$1000.00 | \$1000.00 |
| ORNAMENTAL WINDOW HEADER | 1        | UNIT    | \$500.00  | \$500.00  |
| SHUTTER                  | 1        | UNIT    | \$200.00  | \$200.00  |
| ROOF DORMER              | 1        | UNIT    | \$1000.00 | \$1000.00 |
| ORNAMENTAL WINDOW HEADER | 1        | UNIT    | \$500.00  | \$500.00  |
| SHUTTER                  | 1        | UNIT    | \$200.00  | \$200.00  |
| ROOF DORMER              | 1        | UNIT    | \$1000.00 | \$1000.00 |
| ORNAMENTAL WINDOW HEADER | 1        | UNIT    | \$500.00  | \$500.00  |
| SHUTTER                  | 1        | UNIT    | \$200.00  | \$200.00  |
| ROOF DORMER              | 1        | UNIT    | \$1000.00 | \$1000.00 |
| ORNAMENTAL WINDOW HEADER | 1        | UNIT    | \$500.00  | \$500.00  |
| SHUTTER                  | 1        | UNIT    | \$200.00  | \$200.00  |
| ROOF DORMER              | 1        | UNIT    | \$1000.00 | \$1000.00 |
| ORNAMENTAL WINDOW HEADER | 1        | UNIT    | \$500.00  | \$500.00  |
| SHUTTER                  | 1        | UNIT    | \$200.00  | \$200.00  |
| ROOF DORMER              | 1        | UNIT    | \$1000.00 | \$1000.00 |
| ORNAMENTAL WINDOW HEADER | 1        | UNIT    | \$500.00  | \$500.00  |
| SHUTTER                  | 1        | UNIT    | \$200.00  | \$200.00  |
| ROOF DORMER              | 1        | UNIT    | \$1000.00 | \$1000.00 |
| ORNAMENTAL WINDOW HEADER | 1        | UNIT    | \$500.00  | \$500.00  |
| SHUTTER                  | 1        | UNIT    | \$200.00  | \$200.00  |
| ROOF DORMER              | 1        | UNIT    | \$1000.00 | \$1000.00 |
| ORNAMENTAL WINDOW HEADER | 1        | UNIT    | \$500.00  | \$500.00  |
| SHUTTER                  | 1        | UNIT    | \$200.00  | \$200.00  |
| ROOF DORMER              | 1        | UNIT    | \$1000.00 | \$1000.00 |
| ORNAMENTAL WINDOW HEADER | 1        | UNIT    | \$500.00  | \$500.00  |
| SHUTTER                  | 1        | UNIT    | \$200.00  | \$200.00  |
| ROOF DORMER              | 1        | UNIT    | \$1000.00 | \$1000.00 |
| ORNAMENTAL WINDOW HEADER | 1        | UNIT    | \$500.00  | \$500.00  |
| SHUTTER                  | 1        | UNIT    | \$200.00  | \$200.00  |
| ROOF DORMER              | 1        | UNIT    | \$1000.00 | \$1000.00 |
| ORNAMENTAL WINDOW HEADER | 1        | UNIT    | \$500.00  | \$500.00  |
| SHUTTER                  | 1        | UNIT    | \$200.00  | \$200.00  |
| ROOF DORMER              | 1        | UNIT    | \$1000.00 | \$1000.00 |
| ORNAMENTAL WINDOW HEADER | 1        | UNIT    | \$500.00  | \$500.00  |
| SHUTTER                  | 1        | UNIT    | \$200.00  | \$200.00  |
| ROOF DORMER              | 1        | UNIT    | \$1000.00 | \$1000.00 |
| ORNAMENTAL WINDOW HEADER | 1        | UNIT    | \$500.00  | \$500.00  |
| SHUTTER                  | 1        | UNIT    | \$200.00  | \$200.00  |
| ROOF DORMER              | 1        | UNIT    | \$1000.00 | \$1000.00 |
| ORNAMENTAL WINDOW HEADER | 1        | UNIT    | \$500.00  | \$500.00  |
| SHUTTER                  | 1        | UNIT    | \$200.00  | \$200.00  |
| ROOF DORMER              | 1        | UNIT    | \$1000.00 | \$1000.00 |
| ORNAMENTAL WINDOW HEADER | 1        | UNIT    | \$500.00  | \$500.00  |
| SHUTTER                  | 1        | UNIT    | \$200.00  | \$200.00  |
| ROOF DORMER              | 1        | UNIT    | \$1000.00 | \$1000.00 |
| ORNAMENTAL WINDOW HEADER | 1        | UNIT    | \$500.00  | \$500.00  |
| SHUTTER                  | 1        | UNIT    | \$200.00  | \$200.00  |
| ROOF DORMER              | 1        | UNIT    | \$1000.00 | \$1000.00 |
| ORNAMENTAL WINDOW HEADER | 1        | UNIT    | \$500.00  | \$500.00  |
| SHUTTER                  | 1        | UNIT    | \$200.00  | \$200.00  |
| ROOF DORMER              | 1        | UNIT    | \$1000.00 | \$1000.00 |
| ORNAMENTAL WINDOW HEADER | 1        | UNIT    | \$500.00  | \$500.00  |
| SHUTTER                  | 1        | UNIT    | \$200.00  | \$200.00  |
| ROOF DORMER              | 1        | UNIT    | \$1000.00 | \$1000.00 |
| ORNAMENTAL WINDOW HEADER | 1        | UNIT    | \$500.00  | \$500.00  |
| SHUTTER                  | 1        | UNIT    | \$200.00  | \$200.00  |
| ROOF DORMER              | 1        | UNIT    | \$1000.00 | \$1000.00 |
| ORNAMENTAL WINDOW HEADER | 1        | UNIT    | \$500.00  | \$500.00  |
| SHUTTER                  | 1        | UNIT    | \$200.00  | \$200.00  |
| ROOF DORMER              | 1        | UNIT    | \$1000.00 | \$1000.00 |
| ORNAMENTAL WINDOW HEADER | 1        | UNIT    | \$500.00  | \$500.00  |
| SHUTTER                  | 1        | UNIT    | \$200.00  | \$200.00  |
| ROOF DORMER              | 1        | UNIT    | \$1000.00 | \$100     |

GARLAND SENIOR LIVING

THE BOSTON PUBLIC LIBRARY



CHITB

02-20-2015

20110

A2-4

NAME \_\_\_\_\_  
NO. \_\_\_\_\_



# Photos





# Photos







## **GARLAND PLANNING REPORT**

### **City Council Regular Session Agenda**

**10. b.**

**Meeting Date:** 06/16/2020

**Item Title:** Z 20-07 Garland Senior Living, Ltd. - Detail Plan (District 8)

---

#### **REQUEST**

Approval of 1) an Amendment to Planned Development (PD) District 07-33 for Single-Family-7 (SF-7) Uses to add Multi-Family Uses (Elder Care – Independent Living Use).

Approval of an Amended Detail Plan.

#### **LOCATION**

502 Belt Line Road, 301 Tina Drive and 2222 Monarch Drive

#### **OWNER**

First United Pentecostal Church of Garland

#### **PLAN COMMISSION RECOMMENDATION**

On May 11, 2020 the Plan Commission, by a vote of nine (9) to zero (0), recommended approval of 1) an Amendment to Planned Development (PD) District 07-33 for Single-Family-7 (SF-7) Uses to add Multi-Family Uses (Elder Care – Independent Living Use).

The Plan Commission, by a vote of nine (9) to zero (0), also recommended approval of an Amended Detail Plan for Multi-Family Uses (Elder Care-Independent Living Use).

Additionally, the Plan Commission recommended that the development be restricted to residents sixty-two (62) years or older.

The Plan Commission also recommended that the developer and staff work towards inclusion of a path to Yarborough Park from Belt Line Road, either through the proposed Independent Living site or through the church property to the head of Monarch Drive.

#### **STAFF RECOMMENDATION**

Approval of 1) an Amendment to Planned Development (PD) District 07-33 for Single-Family-7 (SF-7) Uses to add Multi-Family Uses (Elder Care – Independent Living Use).

Approval of an Amended Detail Plan for Multi-Family Uses (Elder Care – Independent Living Use).

#### **BACKGROUND**

In 2007, City Council approved Planned Development (PD) 07-33 District and a Detail Plan to allow the development of a church on the subject tract located south of Kingsbridge Drive and west of Belt Line Road.

The applicant requests the development of a Senior (Independent) Living Facility on the undeveloped tract near the existing church. The development will consist of one hundred twenty two (122) units on the unimproved 6.675-acre site.

At the June 2, 2020 City Council meeting, the application was postponed to the June 16, 2020 City Council meeting by a vote of 9-0, in consideration of the following:

1. The number of overall parking spaces
2. Covered parking spaces
3. Interior amenity floor area
4. Mechanical screening
5. Affordability mix

Additionally, City Council directed staff to review the proposed interior storage provisions as it relates to the Garland Development Code. The applicant has submitted revised detail plans, landscape plans, elevations for carports, and floor plans as shown in revised Exhibits C, D, E, and F. The following is a summary of the revisions:

| Item                 | GDC                                                                                                                                             | June 2nd                                               | June 16th                                                                                                                                                                                    | Result                                                                                                                                                                                   |
|----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces       | 1 Space/DU<br>122 Spaces                                                                                                                        | 1.5 Spaces/du<br>183 du spaces & 10 guest<br>Total 193 | 1.4 spaces/du<br>171 du spaces & 11 guest<br>Total 182                                                                                                                                       | Decrease of 11 parking spaces                                                                                                                                                            |
| Covered Parking      | 61 Spaces<br><br>Not in setback<br><br>Max 10 spaces/carport<br><br>No closer that 18-ft post-to-post with landscape island & large canopy tree | None                                                   | 87 covered<br><br>29 inside yard (west) setback<br><br>Two carports with 15 spaces in one carport<br><br>3 feet, 2 inches between posts, and without a landscape island or large canopy tree | 26 more than required<br><br>29 with 36ft. setback (56.25 ft required)<br><br>Two carports with 15 spaces under one carport.<br><br>Without separation and without landscape island/tree |
| Interior Amenities   | 12,200 sf indoor                                                                                                                                | 4,000 sf indoor                                        | 6,014 sf indoor                                                                                                                                                                              | Increased of 2,014sf. Total 6,186 sf less than GDC                                                                                                                                       |
| Mechanical Screening | Screen from Street& residential districts                                                                                                       | See Noe*                                               | See Note*                                                                                                                                                                                    | Screening provided                                                                                                                                                                       |

|                      |                                                                                                                                                                                                                                        |                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                    |
|----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Storage Space        | <p>All Unit types 25 sf 175 cubic feet in and enclosed storage space with direct access from unit</p> <p>Full GDC language provided below following this table.</p>                                                                    | <p>1-bedroom A1 floor plan</p> <ul style="list-style-type: none"> <li>• 9 sf</li> <li>• 81 cubic feet</li> </ul> <p>2-bedroom</p> <ul style="list-style-type: none"> <li>• 15 sf</li> <li>• 136 cubic feet</li> </ul> | <p>All unit types 25 sf 175 cubic feet met via enclosed patio storage closets, internal storage spaces within units</p> <p>1-bedroom A1 floor plan</p> <ul style="list-style-type: none"> <li>• 58 sf</li> <li>• 508 cubic feet</li> </ul> <p>2-bedroom B1 floor plan</p> <ul style="list-style-type: none"> <li>• 113 sf</li> <li>• 989 cubic feet</li> </ul> <p>2-bedroom B2 floor plan</p> <ul style="list-style-type: none"> <li>• 98 sf</li> <li>• 856 cubic feet</li> </ul> | <p>Adequate storage space is provided via multiple spaces including patio storage closets, walk-in bedroom closets, linen closets, coat closets, and pantries.</p> |
| Affordability Matrix | Applicant is preparing a response                                                                                                                                                                                                      |                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                    |
| Park Connection      | Due to the uncertainty with respect to the City's future plans for the land and the security issues, the applicant is not moving forward with a proposed park connection. The proposed gate and path have been removed from the plans. |                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                    |

\*June 2nd. The bulk of roof mounted condenser units will be screened and will be on the "back" side of the roof ridgeline away from the public view. Further, the rooftop mechanical will face the courtyard and be screened. Ground level condensers will be screened with plants/shrubs where visible from Belt Line Road. Pool equipment will be fully screened and not in public view. The ground mounted condensers at the front of the building will be screened; the remainder will not.

\*\* June 16<sup>th</sup>. Reduce number of condensers on the ground by moving 42 to the roof and keeping 35 on the ground. The only mechanical left without screening will be the electrical and transformers where access is required. Otherwise, all mechanical will be screened in accordance with the GDC.

GDC internal storage requirement for Elder Care (Senior Living) facilities:

"Except for Nursing/Convalescent Care facilities, an enclosed storage space must be provided for each dwelling unit within an Elder Care living facility with direct access provided from the dwelling unit. Each storage space must be a minimum of twenty-five square feet in floor area, and must be a minimum of one hundred and seventy-five cubic feet. A garage may not count as a storage space."

After the City Council meeting, the applicant submitted plans showing the maintenance building moved from the southeast corner of the dog park to the south entrance of the courtyard. The placement of the maintenance building south of the courtyard meets the building and fire requirements.



## SITE DATA

The overall site consists of approximately 15 acres with frontage along Belt Line Road. A church exists along the northern portion of the site with access to its parking area from Belt Line Road. The remainder of the property is unimproved.

## USE OF PROPERTY UNDER CURRENT ZONING

The site is zoned PD 07-33 District for Single-Family Uses. A Detail Plan was approved with PD 07-33 which shows the entire site with improvements for use with a church and youth center. A Detail Plan is required for the unimproved tract through a public hearing process.

The applicant proposes to build a Senior Independent Living apartment community on an unimproved portion of the property that is developed with a church. This use requires an amendment to the existing PD 07-33 to add Elder Care – Independent Living Use and an amended Detail Plan.

## CONSIDERATIONS

### Development and Site Plan

1. The applicant requests the development of a Senior Living Facility on the undeveloped tract near the church. The development will consist of one hundred twenty-two (122) units on the unimproved 6.675-acre site. The resulting density is eighteen and two-tenths (18.2) units per acre whereas the Garland Development Code maximum density is eighteen (18) units per acre.
2. The submittal materials indicate compliance with the required unit size and mix. More specifically:

Average minimum dwelling unit size.

|           |                 |
|-----------|-----------------|
| Required: | 600 square feet |
| Proposed: | 832 square feet |

Minimum dwelling unit size.

|                        |                 |
|------------------------|-----------------|
| Required one- bedroom: | 475 square feet |
| Proposed:              | 832 square feet |

|                       |                   |
|-----------------------|-------------------|
| Required two-bedroom: | 725 square feet   |
| Proposed:             | 1,005 square feet |

3. Independent Living facilities generally follow the standards outlined in the Multi-Family (MF) District. The applicant requests to deviate from the required Multi-Family (MF) District development standards per Section 2.34 (Table 2-3), Section 4.47, and Section 4.45 of the GDC. The table below indicated the deviations are as proposed.

| Development Standards | Required                                                                          | Proposed                         |
|-----------------------|-----------------------------------------------------------------------------------|----------------------------------|
| Building Height       | 40 feet *                                                                         | 45 feet                          |
| Storage Space         | 25 square feet and 175 cubic feet in an enclosed storage space with direct access | Updated as shown in table above. |

|                                                 |                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                            |
|-------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Covered Parking                                 | 50% of required parking must be covered parking and not in a setback; a maximum cover of 10 spaces, no closer than eighteen (18) feet measured post-to-post to another parking structure and required to have a landscape island and at least one large canopy tree between structures. | Updated: Over 50% provided with 87 covered spaces of which 29 are located with 36 ft. setback (56.25 ft. required); a maximum cover of 15 spaces, with 3 feet, 2 inches between posts, and without a landscape island or large canopy tree |
| Setbacks along the south and west property line | 1.25 times the height of the building                                                                                                                                                                                                                                                   | South 35 feet                                                                                                                                                                                                                              |
| Mechanical Screening                            | Screening required                                                                                                                                                                                                                                                                      | See note**                                                                                                                                                                                                                                 |
| Refuse Enclosure                                | Outside of setbacks at residential boundaries                                                                                                                                                                                                                                           | Setback 34 feet, seven inches                                                                                                                                                                                                              |

\*It should be noted that the existing PD 07-33 has a maximum height of fifty (50) feet for the sanctuary building, and fifty-six (56) feet for the top of the parapet.

\*\* Updated: The applicant reduced the number of condensers on the ground by moving 42 to the roof and keeping 35 on the ground. The only mechanical left without screening will be the electrical and transformers where access is required. Otherwise, all mechanical will be screened in accordance with the GDC.

4. With the exception of placing required landscaping behind the required fifteen (15) foot landscape buffer along Belt Line Road, the proposed landscape layout (Exhibit D) complies with the applicable screening and landscape regulations of the GDC.
5. The site plan (Exhibit C) shows the proposed parking spaces on site with 182 parking spaces provided, a reduction by the applicant from the 193 spaces shown during the June 2 City Council meeting. The update also includes 87 spaces with covered carports. Additionally, two carports cover fifteen (15) parking spaces whereas the GDC allows ten (10) maximum. Furthermore, the GDC requires the carports not be located closer than eighteen (18) feet, measured post-to-post, to another parking structure without a landscape island and at least one large canopy tree between structures. The applicant proposes three (3) carports with a separation of 3-feet 2-inches between posts and no landscape island or large canopy tree.

Parking for the existing church will continue to be provided with 331 existing parking spaces which meets GDC parking requirements. The PD 07-33 Detail Plan is proposed to be amended with this application to reconfigure the parking southeast of the church for 102 parking spaces to be added in the future.

#### Carport Design

6. The proposed carport design is consistent with the GDC.

#### Building Design

7. The building design complies with the architecture elements and articulation requirements of the GDC.
  - At least six (6) architectural elements must be incorporated into the design of the building. The north, south, east and west facades meet the GDC requirement.
  - Street-facing elevations should be horizontally and vertically articulated on street-facing facades.

The articulation of the building meets the GDC standards.

### Amenities

8. The applicant has increased the square footage of indoor common or recreational areas from 4,000 to 6,014 square feet. The GDC requires indoor common or recreational areas at a ratio of at least one hundred square feet of gross floor area per dwelling unit, or 12,200 square feet for this development. Examples of common areas are: common living and sitting rooms, dining rooms, libraries, game rooms, exercise rooms, dance floors, arts and crafts rooms, music rooms, and other age appropriate indoor recreational facilities. The proposed indoor spaces include a multi-purpose room, computer/cyber lounge, fitness, theater, club, library, hospitality room, laundry room (units will have their own washer/dryer hookups), and lounge in the large leasing waiting area.

The development will also provide 12,649 square feet of outdoor common and recreational areas including: pool, butterfly garden, and garden area with raised planters. Additionally, a dog park will be provided. The amenities will have trellis shade, seating, trash cans, grill, and tables along with walking paths throughout the development.

9. Per the GDC, Elder Care – Independent Living facilities may provide a limited number of support services such as meals, laundry, housekeeping, transportation, social/recreational activities, and hairdressing. The application indicates that the amenities would include social/recreational activities and services.

### Signage

10. No deviations were requested regarding signage.

## **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**

Property to the north, across Belt Line Road, is zoned Planned Development (PD) District 80-30 for Single-Family Uses and is developed with single-family homes. Property to the east is zoned Planned Development (PD) District 05-04 for a Senior Living Facility and is developed with the Primrose Senior Living facility. Property to the south and west are zoned Single-Family-7 (SF-7) District and are developed with single-family homes.

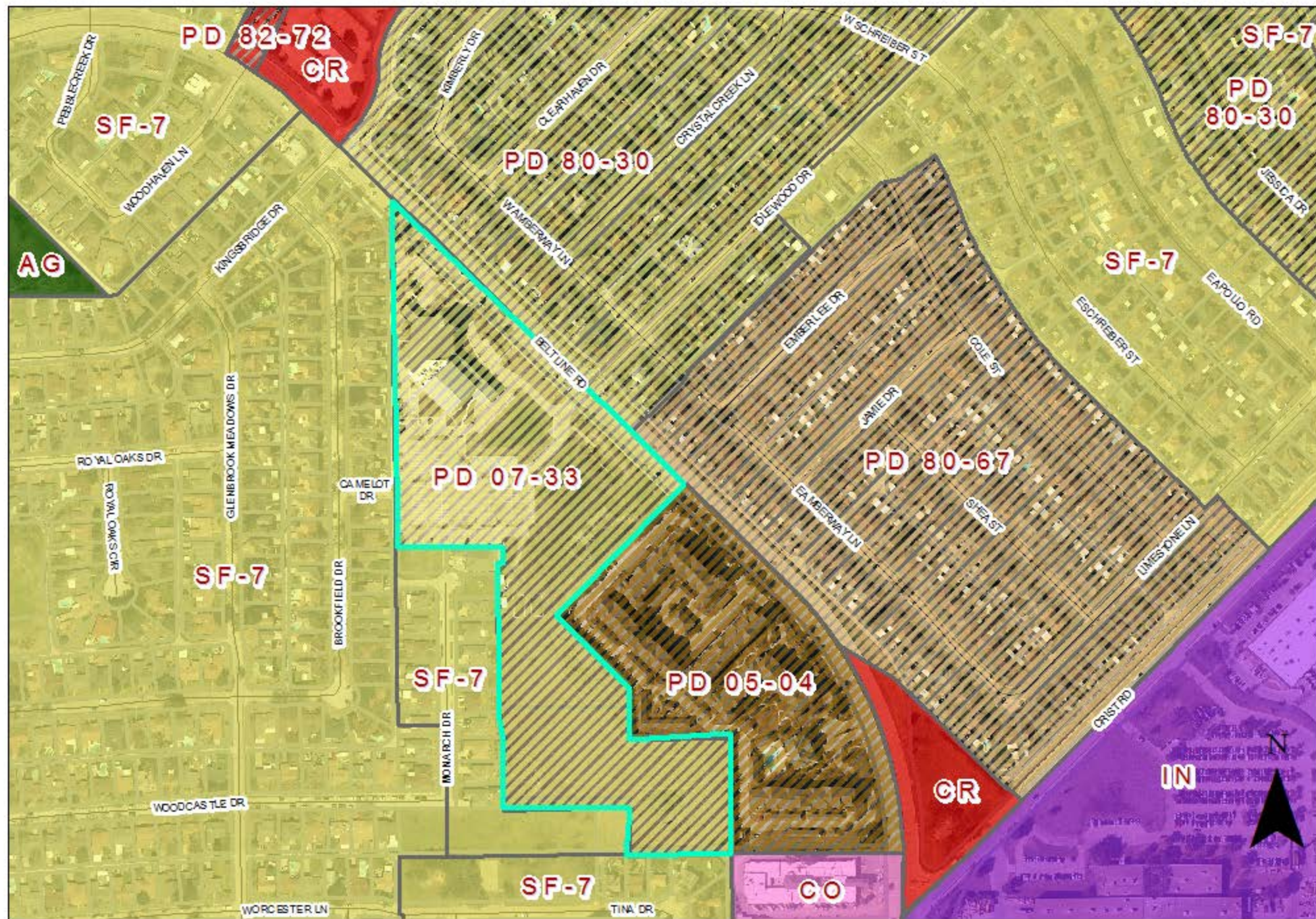
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### **Attachments**

Z 20-07 Garland Senior Living, Ltd. - Detail Plan Attachments and Exhibits  
Z 20-07 Garland Senior Living, Ltd. Responses  
Z 20-07 Staff Presentation

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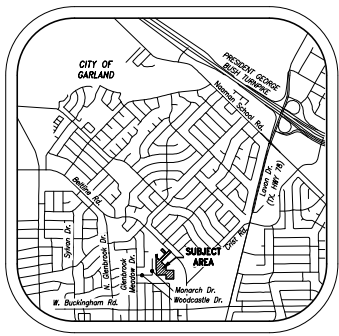
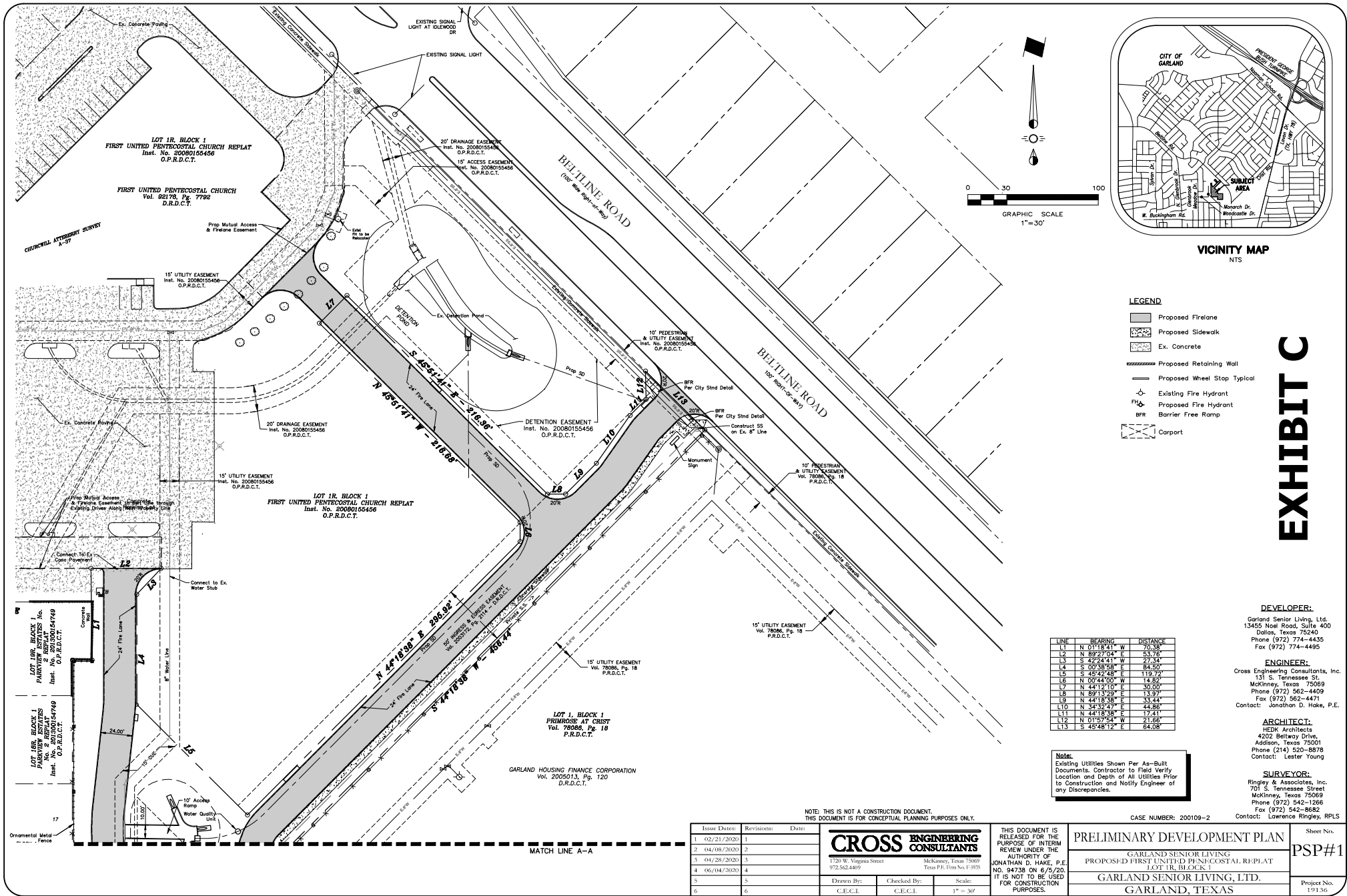












- LEGEND**
- Proposed Firelane
  - Proposed Sidewalk
  - Ex. Concrete
  - Proposed Retaining Wall
  - Proposed Wheel Stop Typical
  - Existing Fire Hydrant
  - Proposed Fire Hydrant
  - BFR Barrier Free Ramp
  - Carport

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | N 01°18'41" W | 70.18'   |
| L2   | N 82°27'04" E | 53.78'   |
| L3   | S 42°24'41" W | 27.44'   |
| L4   | S 00°38'58" E | 84.50'   |
| L5   | S 02°40'48" E | 119.72'  |
| L6   | N 00°44'00" W | 14.82'   |
| L7   | N 44°12'10" E | 30.00'   |
| L8   | N 89°13'55" E | 13.97'   |
| L9   | N 44°18'38" E | 33.44'   |
| L10  | N 44°18'38" E | 44.88'   |
| L11  | N 44°18'38" E | 17.41'   |
| L12  | N 01°57'54" W | 21.66'   |
| L13  | S 45°48'12" E | 64.08'   |

**Notes:**  
Existing Utilities Shown Per As-Built Documents. Contractor to Field Verify Location and Depth of All Utilities Prior to Construction and Notify Engineer of any Discrepancies.

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THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY.

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| 3            | (04/28/2020) | 3     |
| 4            | (06/04/2020) | 4     |
| 5            |              | 5     |
| 6            |              | 6     |

**CROSS ENGINEERING CONSULTANTS**  
1720 W. Virginia Street  
972.562.4409  
McKinney, Texas 75069  
Texas P.E. Item No. 5-2025

Drawn By: C.E.C.L. Checked By: C.E.C.L. Scale: 1" = 30'

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**PRELIMINARY DEVELOPMENT PLAN**  
GARLAND SENIOR LIVING  
PROPOSED FIRST UNITED PENTECOSTAL RE-PLAT  
LOT 1R, BLOCK 1  
GARLAND SENIOR LIVING, LTD.  
GARLAND, TEXAS

**DEVELOPER:**  
Garland Senior Living, Ltd.  
13455 Noel Road, Suite 400  
Dallas, Texas 75240  
Phone (972) 774-4435  
Fax (972) 774-4495

**ENGINEER:**  
Cross Engineering Consultants, Inc.  
131 S. Tennessee St.  
McKinney, Texas 75069  
Phone (972) 562-4409  
Fax (972) 562-4471  
Contact: Jonathan D. Hake, P.E.

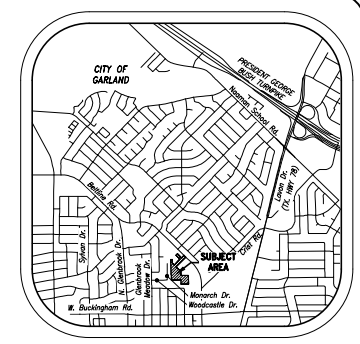
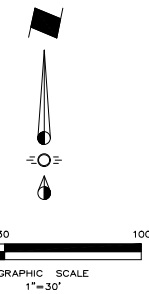
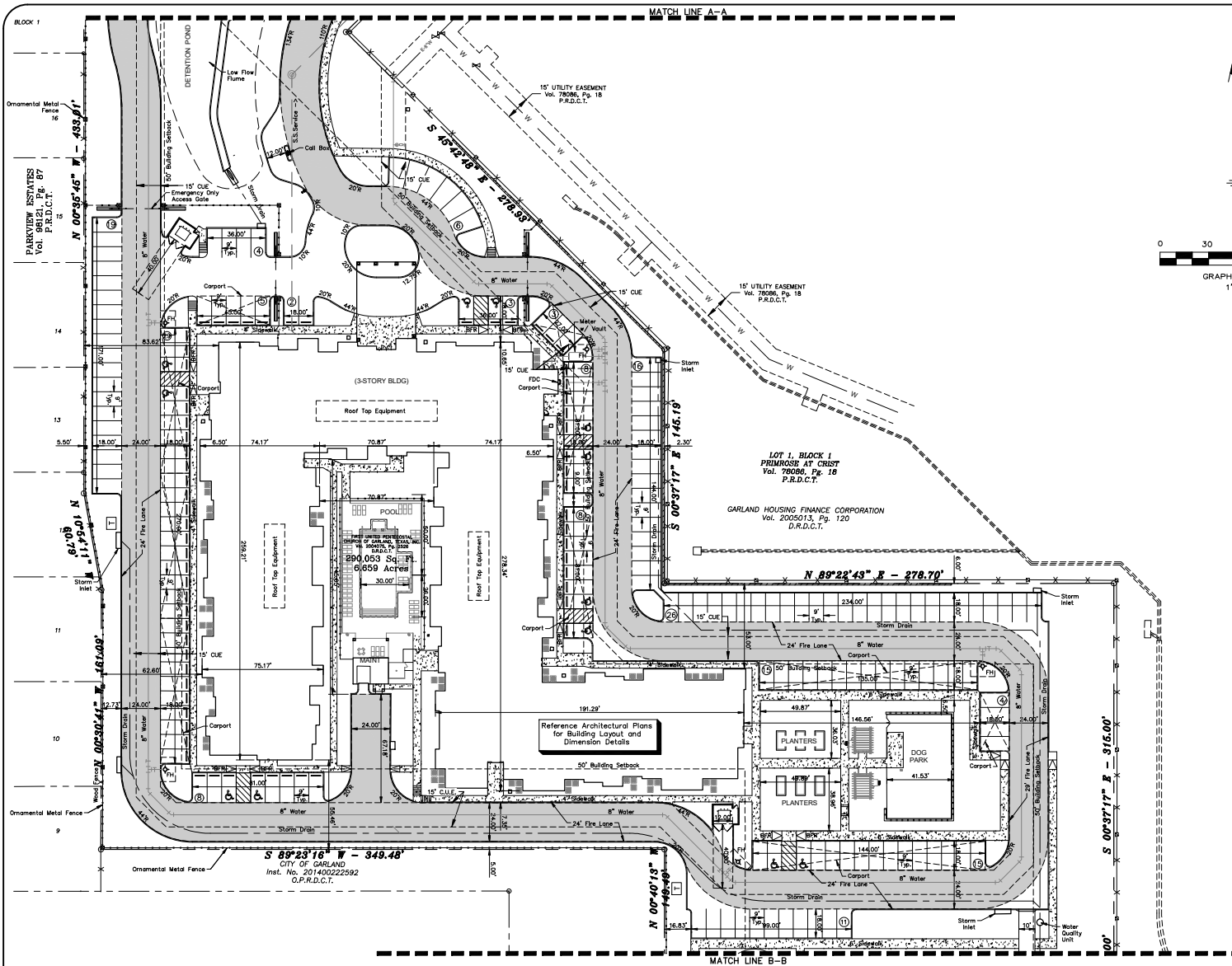
**ARCHITECT:**  
HEDK Architects  
4202 Beltway Drive  
Addicks, Texas 75001  
Phone (214) 520-8878  
Contact: Lester Young

**SURVEYOR:**  
Ringley & Associates, Inc.  
701 S. Tennessee Street  
McKinney, Texas 75069  
Phone (972) 542-1266  
Fax (972) 542-8682  
Contact: Lawrence Ringley, RPLS

**EXHIBIT C**

GARLAND SENIOR LIVING

Sheet No.  
**PSP#1**  
Project No.  
19136



- LEGEND**
- Firelane
  - Proposed Sidewalk
  - Ex. Concrete
  - Proposed Retaining Wall
  - Proposed Wheel Stop Typical
  - Existing Fire Hydrant
  - Proposed Fire Hydrant
  - Barrier Free Ramp
  - Carport

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | N 01°18'41" W | 70.38    |
| L2   | N 89°23'16" E | 33.75    |
| L3   | S 49°24'41" W | 53.45    |
| L4   | S 00°38'58" E | 84.50    |
| L5   | S 45°42'12" E | 119.77   |
| L6   | N 00°44'00" W | 14.89    |
| L7   | N 44°12'10" E | 30.00    |
| L8   | N 89°13'29" E | 13.97    |
| L9   | N 44°18'36" E | 33.44    |
| L10  | N 34°59'27" E | 44.86    |
| L11  | N 44°18'36" E | 17.41    |
| L12  | N 01°57'54" W | 21.66    |
| L13  | S 45°48'12" E | 64.58    |

**Note:**  
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CASE NUMBER: 200109-2

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| 3            | (04/28/2020) | 3     |
| 4            | (06/14/2020) | 4     |
| 5            |              | 5     |
| 6            |              | 6     |

**CROSS ENGINEERING CONSULTANTS**

1720 W. Virginia Street  
75242-4409

Mckinney, Texas 75069  
Texas P.E. License 8-9058

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Drawn By: CECL

Checked By: CECL

Scale: 1" = 30'

|                                                                                                                                                                                                  |  |                                                                      |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|----------------------------------------------------------------------|
| <p><b>PRELIMINARY DEVELOPMENT PLAN</b></p> <p>GARLAND SENIOR LIVING<br/>PROPOSED FIRST UNITED PHASE-COSTAL RE-PLAT<br/>LOT 1R, BLOCK 1</p> <p>GARLAND SENIOR LIVING, LTD.<br/>GARLAND, TEXAS</p> |  | <p>Sheet No.</p> <p><b>PSP#2</b></p> <p>Project No.</p> <p>19136</p> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|----------------------------------------------------------------------|

**EXHIBIT C**

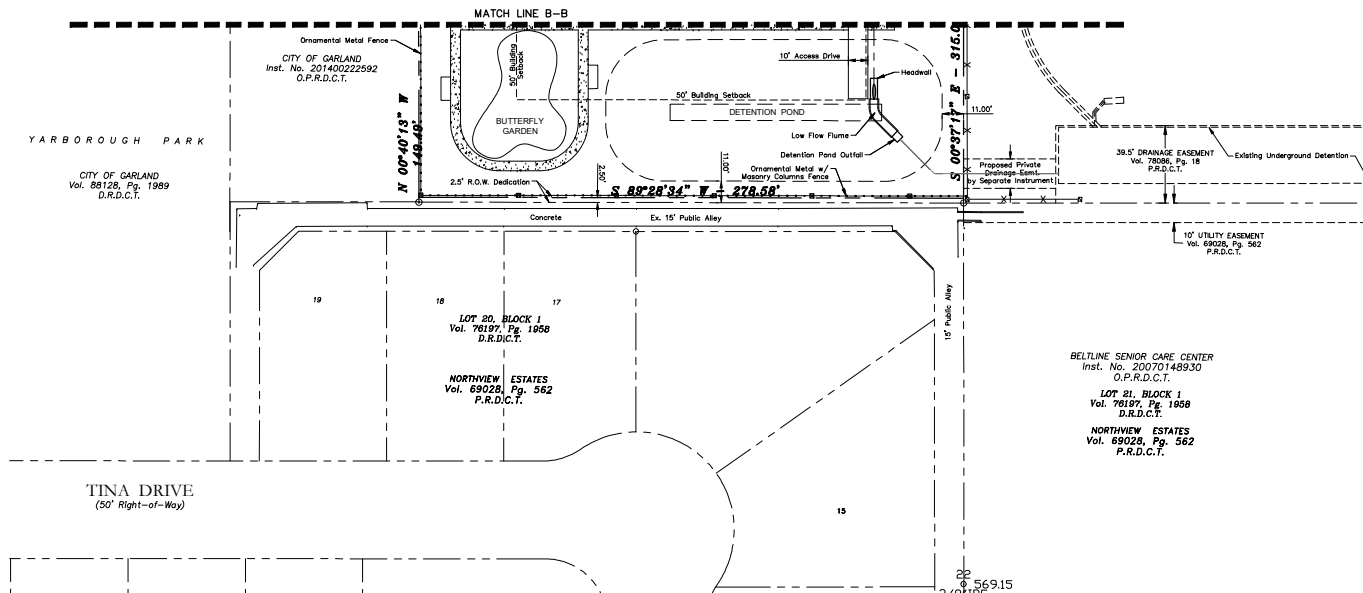
**DEVELOPER:**  
Garland Senior Living, Ltd.  
13455 Noel Road, Suite 400  
Dallas, Texas 75240  
Phone (972) 774-4435  
Fax (972) 774-4495

**ENGINEER:**  
Cross Engineering Consultants, Inc.  
131 S. Tennessee St.  
McKinney, Texas 75069  
Phone (972) 562-4409  
Fax (972) 562-4471  
Contact: Jonathan D. Hake, P.E.

**ARCHITECT:**  
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4202 Bellway Drive,  
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Phone (214) 520-8878  
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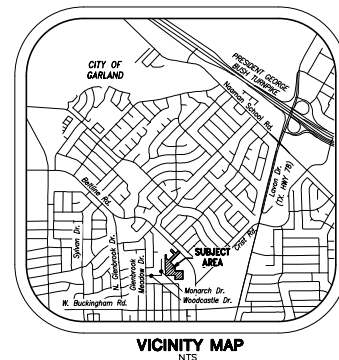
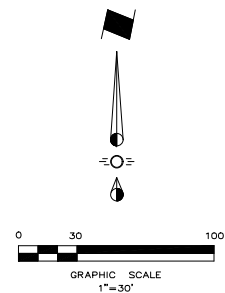
GARLAND SENIOR LIVING



# LEGEND

- Firelane
- Proposed Sidewalk
- Ex. Concrete
- Proposed Retaining Wall
- Proposed Wheel Stop Typical
- Existing Fire Hydrant
- Proposed Fire Hydrant
- Barrier Free Ramp
- Carport

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | N 01°18'41" W | 70.38'   |
| L2   | N 89°27'04" E | 53.76'   |
| L3   | S 42°44'41" W | 27.54'   |
| L4   | S 00°38'58" E | 84.50'   |
| L5   | S 45°42'48" E | 119.72'  |
| L6   | N 00°44'00" W | 14.82'   |
| L7   | N 44°12'10" E | 30.00'   |
| L8   | N 89°13'25" E | 13.97'   |
| L9   | N 44°18'38" E | 33.44'   |
| L10  | N 34°02'47" E | 44.88'   |
| L11  | N 44°18'38" E | 17.41'   |
| L12  | N 01°57'54" W | 21.66'   |
| L13  | S 45°48'12" E | 64.08'   |



**SITE DATA TABLE**

|                              |                                                                             |                                      |                 |                        |                          |                      |                       |            |                 |  |
|------------------------------|-----------------------------------------------------------------------------|--------------------------------------|-----------------|------------------------|--------------------------|----------------------|-----------------------|------------|-----------------|--|
| Address:                     | 2222 Monarch Dr. & 301 Tina Dr.                                             |                                      |                 |                        |                          |                      |                       |            |                 |  |
| Zoning:                      | PD07-33                                                                     |                                      |                 |                        |                          |                      |                       |            |                 |  |
| Proposed Use:                | Elder-Care - Independent Living Facility                                    |                                      |                 |                        |                          |                      |                       |            |                 |  |
| Gross lot Area:              | 6.675                                                                       | Acres ±                              | 290,749 SF      |                        |                          |                      |                       |            |                 |  |
| 2.5' ROW Dedication          | 0.016                                                                       | Acres ±                              | 699 SF          |                        |                          |                      |                       |            |                 |  |
| Net Lot Area:                | 6.659                                                                       | Acres ±                              | 290,059 SF      |                        |                          |                      |                       |            |                 |  |
| Total Units:                 | 122                                                                         | Units                                |                 |                        |                          |                      |                       |            |                 |  |
| Density:                     | 18.277                                                                      | Units/Acre                           |                 |                        |                          |                      |                       |            |                 |  |
| Unit Information:            |                                                                             |                                      |                 |                        |                          |                      |                       |            |                 |  |
|                              | Floor Area (SF)                                                             | # Units                              | Bedrooms        | Minimum Unit Size (SF) | Provided Unit Size (SF)  | Storage Required(SF) | Storage Provided (SF) | % of Units | Total Area (SF) |  |
| Unit Type A1                 | 695                                                                         | 68                                   | 1-Bedroom       | 475                    | 695                      | 25                   | 58                    | 55.74%     | 47,260          |  |
| Unit Type B1                 | 1,005                                                                       | 48                                   | 2-Bedroom       | 725                    | 1,005                    | 25                   | 113                   | 39.34%     | 48,240          |  |
| Unit Type B2                 | 1,005                                                                       | 6                                    | 2-Bedroom       | 725                    | 1,005                    | 25                   | 98                    | 4.92%      | 6,030           |  |
|                              | Total:                                                                      | 122                                  |                 |                        |                          |                      |                       |            | 47,260          |  |
| Building Information:        |                                                                             |                                      |                 |                        |                          |                      |                       |            |                 |  |
|                              | Allowable Height                                                            | Building Height                      | Floor Area (SF) | # of Floors            | Total Building Area (SF) |                      |                       |            |                 |  |
| Building Type A              | 40'-0"                                                                      | 45'-0"                               | 31,160          | 3                      | 93,480                   |                      |                       |            |                 |  |
| Unit Storage Space           |                                                                             |                                      | 9,956           | 3                      | 9,956                    |                      |                       |            |                 |  |
| Clubhouse                    |                                                                             |                                      | 6,014           | 2                      | 6,014                    |                      |                       |            |                 |  |
| Maintenance Building         |                                                                             |                                      | 441             | 1                      | 441                      |                      |                       |            |                 |  |
|                              |                                                                             |                                      | Total Area:     |                        | 109,891                  |                      |                       |            |                 |  |
| Leisure Area Information:    |                                                                             |                                      |                 |                        |                          |                      |                       |            |                 |  |
|                              | Floor Area (SF)                                                             | # of                                 | Total Area (SF) |                        |                          |                      |                       |            |                 |  |
| Pool Area                    | 1,575                                                                       |                                      |                 |                        |                          |                      |                       |            |                 |  |
| Surface Water                | 2,935                                                                       |                                      |                 |                        |                          |                      |                       |            |                 |  |
| Pool Deck                    |                                                                             |                                      |                 |                        |                          |                      |                       |            |                 |  |
| Total:                       | 4,510                                                                       |                                      |                 |                        |                          |                      |                       |            |                 |  |
| Picnic/BQ Areas              | Floor Area (SF)                                                             | # of                                 | Total Area (SF) |                        |                          |                      |                       |            |                 |  |
| Share Trellis/Charcoal BBQ   | 150                                                                         | 2                                    | 300             |                        |                          |                      |                       |            |                 |  |
| Garden Planter Area:         | Floor Area (SF)                                                             | # of                                 | Total Area (SF) |                        |                          |                      |                       |            |                 |  |
| (6) Raised Planters          | 4,000                                                                       |                                      |                 |                        |                          |                      |                       |            |                 |  |
| Butterfly Garden Area:       | Floor Area (SF)                                                             | # of                                 | Total Area (SF) |                        |                          |                      |                       |            |                 |  |
| Garden & 200' L.R. Sidewalk  | 4,000                                                                       |                                      |                 |                        |                          |                      |                       |            |                 |  |
| Lot Coverage:                | 37.88%                                                                      |                                      |                 |                        |                          |                      |                       |            |                 |  |
| Floor to Area Ratio (FAR):   | 0.38                                                                        | 1                                    |                 |                        |                          |                      |                       |            |                 |  |
| Imperious Area:              | 172,018 SF                                                                  |                                      |                 |                        |                          |                      |                       |            |                 |  |
| Imperious Percentage:        | 59.31%                                                                      |                                      |                 |                        |                          |                      |                       |            |                 |  |
| Open/Recreational Area       | 2.71 Ac                                                                     |                                      |                 |                        |                          |                      |                       |            |                 |  |
| Open/Recreational Percentage | 40.70%                                                                      |                                      |                 |                        |                          |                      |                       |            |                 |  |
| Parking Requirement:         | Required                                                                    | # of Units                           | Required        |                        |                          |                      |                       |            |                 |  |
|                              | 1 Space per Unit                                                            | 122                                  | 122             |                        |                          |                      |                       |            |                 |  |
| Parking Provided:            | 182 Spaces -includes 12 ADA Spaces (14per unit +11 Employee/Leasing Spaces) |                                      |                 |                        |                          |                      |                       |            |                 |  |
| Covered Parking Required:    | 61                                                                          | 50% of the Total Required Parking    |                 |                        |                          |                      |                       |            |                 |  |
| Covered Parking Provided:    | 87                                                                          | 71.3% of the Required Parking Spaces |                 |                        |                          |                      |                       |            |                 |  |

EXHIBIT C

**ENGINEER:** Cross Engineering Consultants, Inc. 131 S. Tennessee St. McKinney, Texas 75069 Phone (972) 562-4409 Fax (972) 562-4471 Contact: Jonathan D. Hoke, P.E.

**ARCHITECT:** HEDK Architects 4202 Beltway Drive, Addison, Texas 75001 Phone (972) 520-8878 Fax (972) 542-8682 Contact: Lester Young

**DEVELOPER:** Garland Senior Living, Ltd. 13455 Noel Road, Suite 400 Dallas, Texas 75240 Phone (972) 774-4435 Fax (972) 774-4495 Contact: Lawrence Ringley, RPLS

**SURVEYOR:** Ringley & Associates, Inc. 701 S. Tennessee Street McKinney, Texas 75069 Phone (972) 542-1266 Fax (972) 542-8682 Contact: Lawrence Ringley, RPLS

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| 3 (04/28/2020) | 3          |       |
| 4 (06/04/2020) | 4          |       |
| 5              | 5          |       |
| 6              | 6          |       |

**CROSS ENGINEERING CONSULTANTS**  
1720 W. Virginia Street McKinney, Texas 75069 Phone (972) 562-4409 Fax (972) 562-4471

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**PRELIMINARY DEVELOPMENT PLAN**  
GARLAND SENIOR LIVING PROPOSED FIRST UNIT DEVELOPMENT PLAN LOT 19, BLOCK 1  
GARLAND SENIOR LIVING, LTD. GARLAND, TEXAS

Sheet No. **PSP#3**  
Project No. 19136

**Note:**  
Existing Utilities Shown Per As-Built Documents. Contractor to Field Verify Location and Depth of All Utilities Prior to Construction and Notify Engineer of any Discrepancies.

GARLAND SENIOR LIVING

LANDSCAPE CALCULATIONS

SITE INFORMATION:

ZONING: MF DISTRICT  
TOTAL LOT AREA: 290,053 S.F. (6.659 ACRES)  
PROPOSED USE: MULTIFAMILY APARTMENTS

LANDSCAPE AREA:

REQUIRED: MINIMUM OF 40% OF GROSS PLATTED SITE MUST BE DEVOTED TO LANDSCAPING,  
OPEN SPACE AREAS, POOLS, AND SIMILAR OUTDOOR ACTIVITY USE  
290,053 S.F. X 40% = 116,021 S.F. LANDSCAPE AREA

PROVIDED: 118,178 + S.F. (41%) LANDSCAPE AREA

PROPERTY LINE ADJACENT TO SINGLE FAMILY RESIDENTIAL (943 L.F.):

WEST PROPERTY LINE (665 L.F.):

REQUIRED: 5' WIDE LANDSCAPE BUFFER WITH:  
6' HT. ORNAMENTAL METAL FENCE WITH MASONRY COLUMNS (50' O.C.) AND  
CONTINUOUS ROW OF EVERGREEN HIGH-LEVEL SCREENING SHRUBS

PROVIDED: 6' HT. ORNAMENTAL METAL FENCE WITH MASONRY COLUMNS (50' O.C.) AND  
CONTINUOUS ROW OF EVERGREEN HIGH-LEVEL SCREENING SHRUBS

SOUTH PROPERTY LINE (278 L.F.):

REQUIRED: 5' WIDE LANDSCAPE BUFFER WITH:  
6' HT. ORNAMENTAL METAL FENCE WITH MASONRY COLUMNS (50' O.C.) AND  
CONTINUOUS ROW OF EVERGREEN HIGH-LEVEL SCREENING SHRUBS

PROVIDED: 6' HT. ORNAMENTAL METAL FENCE WITH MASONRY COLUMNS (50' O.C.) AND  
CONTINUOUS ROW OF EVERGREEN HIGH-LEVEL SCREENING SHRUBS

BELTLINE ROAD FRONTAGE (25 L.F. WITHOUT ENTRY DRIVES):

REQUIRED: 15' WIDE LANDSCAPE BUFFER WITH:  
(1) CANOPY TREE PER 30 LINEAR FEET (25/30 = 1 TREE)  
(7) SHRUBS PER 30 LINEAR FEET (25/30 = 1 X 7 = 7 SHRUBS)

PROVIDED: 15' WIDE LANDSCAPE BUFFER + (1) CANOPY TREE & (7) SHRUBS

REQUIRED: MAXIMUM 75% OF LANDSCAPE BUFFER IN TURF (225 S.F. X 75% = 168 S.F.)  
MINIMUM 25% OF LANDSCAPE BUFFER IN PLANTING (225 S.F. X 25% = 56 S.F.)

PROVIDED: 100 S.F. TURF (44%), 108 S.F. GROUNDCOVER & SHRUBS (48%)

PARKING LOT:

REQUIRED: (1) CANOPY TREE PER 10 PARKING SPACES (182 SPACES / 10 = 19 TREES)  
(1) CANOPY TREE AT THE TERMINUS OF EVERY PARKING ROW  
EVERY PARKING SPACE WITHIN 65' OF A CANOPY TREE  
LANDSCAPING TO ACCOUNT FOR 5% OF THE PARKING AREA (93,051 X 5% = 4,652 S.F.)

PROVIDED: (29) SHADE TREES + 8,600 S.F. LANDSCAPE AREA

GENERAL NOTE:

NO LANDSCAPING SUCH AS TREES, HEDGES, OR STRUCTURES ABOVE AND UNDERGROUND SHALL  
BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHT OF WAYS.

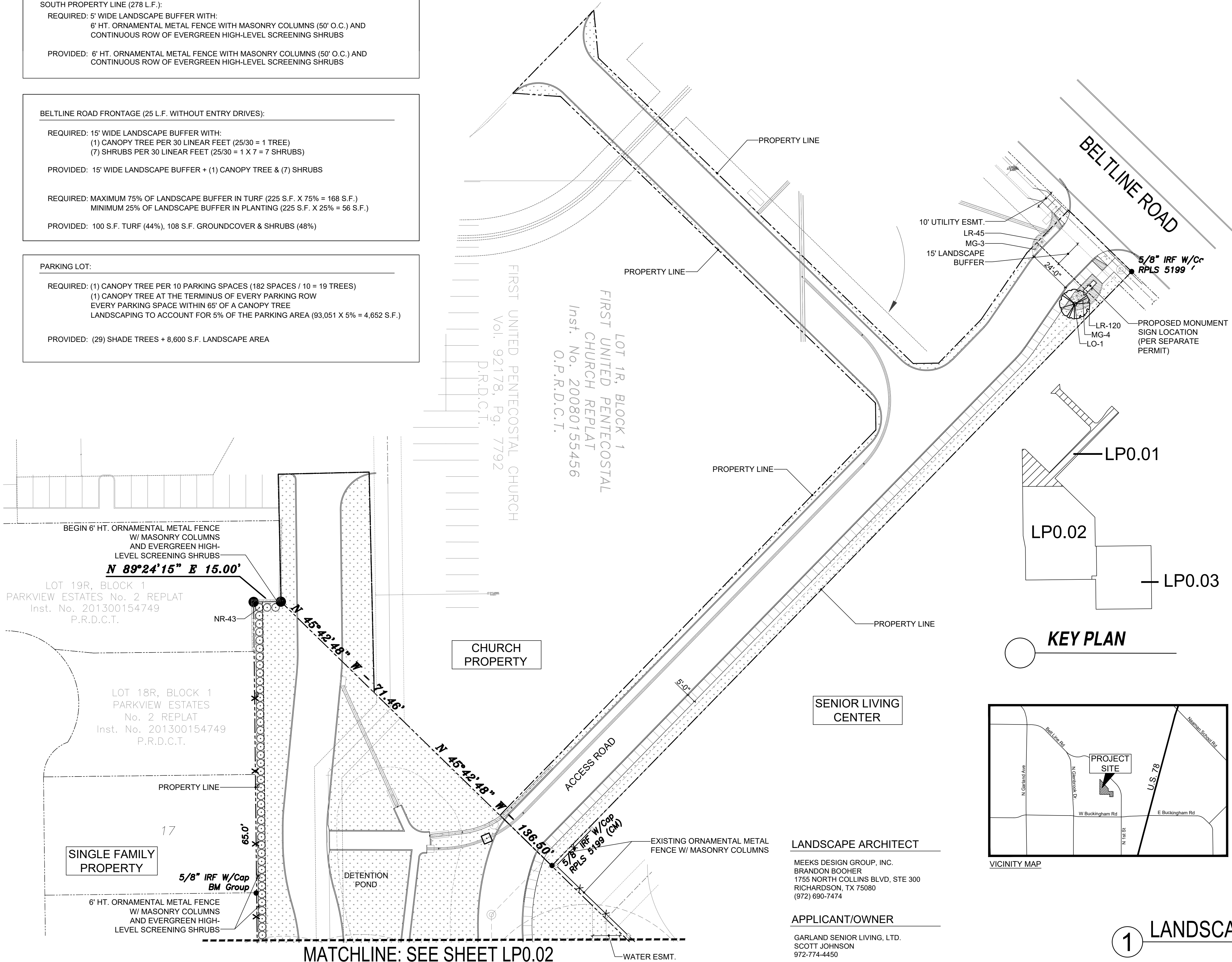
IRRIGATION NOTES:

ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND  
IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPO-TRANSPIRATION (ET)  
WEATHER BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A  
QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.

A FULL SET OF IRRIGATION PLANS SHALL BE SUBMITTED TO THE CITY FOR APPROVAL / PERMIT  
PRIOR TO INSTALLATION.

INSTALLATION & MAINTENANCE NOTE:

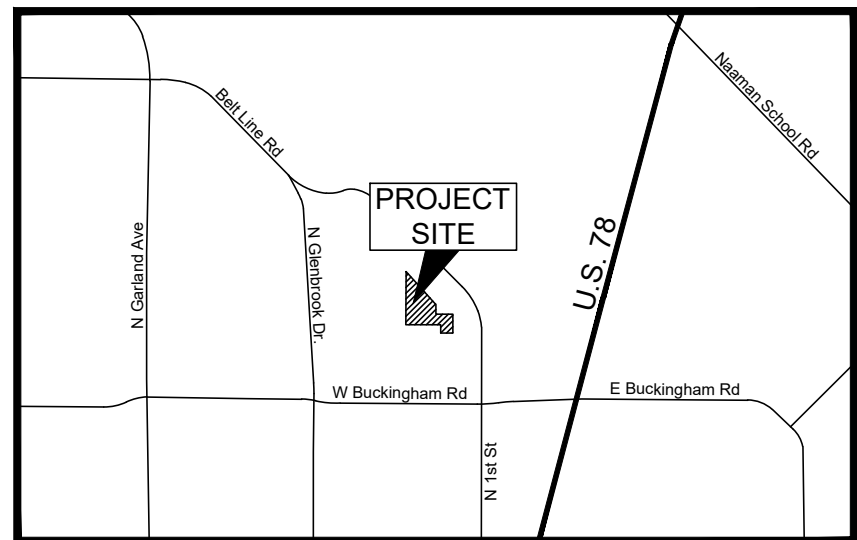
- A. INSTALLATION - THE INSTALLATION OF ALL MATERIALS SHOWN ON THE APPROVED SCREENING AND LANDSCAPING PLANS MUST BE INSPECTED AND  
APPROVED BY THE BUILDING INSPECTION DEPARTMENT PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- B. IF A PERSON APPLIES FOR A CERTIFICATE OF OCCUPANCY DURING A SEASON OF THE YEAR IN WHICH THE CITY DETERMINES THAT IT WOULD BE  
IMPRACTICAL TO PLANT TREES, SHRUBS, GROUNDCOVER OR GRASS, THE CITY MAY ISSUE A TEMPORARY CERTIFICATE OF OCCUPANCY CONDITIONED ON  
THE OWNER'S COMPLIANCE WITH ALL LANDSCAPING REQUIREMENTS. THE TEMPORARY CERTIFICATE OF OCCUPANCY MAY BE REVOKED ON A DATE THE  
CITY DETERMINES IS REASONABLE, TAKING INTO CONSIDERATION THE TIME OF YEAR, WEATHER, AND PROBABLE SURVIVABILITY OF THE PLANTS AND  
LANDSCAPING.
- C. MAINTENANCE - THE PROPERTY OWNER IS RESPONSIBLE FOR THE MAINTENANCE OF ALL REQUIRED LANDSCAPING, INCLUDING, BUT NOT LIMITED TO, THE  
FOLLOWING:
1. PLANT MATERIAL MUST BE PERPETUALLY MAINTAINED IN A HEALTHY, VIGOROUS, LIVING, AND GROWING CONDITION AS IS APPROPRIATE FOR THE  
SEASON OF THE YEAR; AND
  2. PLANT MATERIALS THAT DIE MUST BE REPLACED BY THE PROPERTY OWNER WITH THE SAME PLANT VARIETY (OR AN APPROVED ALTERNATIVE) AT  
THE INITIAL PLANTING SIZE WITHIN THIRTY CALENDAR DAYS FOLLOWING NOTIFICATION BY THE CITY, OR WITHIN AN ALTERNATIVE TIME PERIOD, NOT TO  
EXCEED ONE HUNDRED AND TWENTY CALENDAR DAYS, IF SUCH IS APPROVED BY THE PLANNING DIRECTOR.



| PLANT LEGEND                    |                                     |                            |                     |           |                                                 |
|---------------------------------|-------------------------------------|----------------------------|---------------------|-----------|-------------------------------------------------|
| SYM                             | BOTANICAL NAME                      | COMMON NAME                | QUAN                | SIZE      | REMARKS                                         |
| LARGE CANOPY TREES              |                                     |                            |                     |           |                                                 |
| CE                              | Ulmus crassifolia                   | Cedar Elm                  | 7                   | 3" Cal.   | 12'-14' Ht.                                     |
| CP                              | Pistacia chinensis                  | Chinese Pistache           | 2                   | 3" Cal.   | 12'-14' Ht.                                     |
| LO                              | Quercus virginia                    | Live Oak                   | 16                  | 3" Cal.   | 12'-14' Ht.                                     |
| RO                              | Quercus shumardii                   | Shumard Oak                | 11                  | 3" Cal.   | 12'-14' Ht.                                     |
| SMALL ORNAMENTAL TREES          |                                     |                            |                     |           |                                                 |
| JM                              | Acer palmatum 'Bloodgood'           | Japanese Red Maple         | 1                   | 1.5" Cal. | 8' to 10' Ht., 4" - 5' spread, 30 gal.          |
| YH                              | Ilex vomitoria                      | Yaupon Holly               | 2                   | 1.5" Cal. | 8' to 10' Ht., 4" - 5' spread, 30 gal.          |
| HIGH LEVEL SCREENING SHRUBS     |                                     |                            |                     |           |                                                 |
| NR                              | Ilex x 'Nellie R. Stevens'          | Nellie R. Stevens Holly    | 218                 | 15 gal.   | 6' ht. min. Full to ground, sheared, uniform    |
| LOW LEVEL SCREENING SHRUBS      |                                     |                            |                     |           |                                                 |
| AB                              | Abelia grandiflora 'Edward Goucher' | Abelia                     | 72                  | 5 gal.    | 24" min. ht, 18" min. spread, Plant 36" O.C.    |
| CZ                              | Leucophyllum frutescens             | Cenzio (Texas Sage)        | 18                  | 5 gal.    | 24" min. ht, 18" min. spread, Plant 36" O.C.    |
| DB                              | Ilex cornuta 'Burfordii'            | Dwarf Burford Holly        | 109                 | 5 gal.    | 24" min. ht, 18" min. spread, Plant 36" O.C.    |
| DY                              | Ilex vomitoria 'nana'               | Dwarf Yaupon Holly         | 70                  | 3 gal.    | 24" O.C. Spacing                                |
| MG                              | Miscanthus sinensis 'Gracillimus'   | Maiden Grass               | 26                  | 5 gal.    | 36" O.C. Spacing                                |
| NA                              | Nandina domestica                   | Nandina 'Heavenly Bamboo'  | 31                  | 5 gal.    | 36" O.C. Spacing                                |
| PD                              | Loropetalum chinense                | Loropetalum 'Plum Delight' | 123                 | 5 gal.    | 24" min. ht, 18" min. spread, Plant 36" O.C.    |
| PERENNIALS & ORNAMENTAL GRASSES |                                     |                            |                     |           |                                                 |
| AS                              | Salvia greggi                       | Autumn Sage                | 6                   | 3 gal.    | 24" O.C. Spacing                                |
| AW                              | Spiraea bumalda 'Anthony Waterer'   | Anthony Waterer Spiraea    | 6                   | 3 gal.    | 24" O.C. Spacing                                |
| DI                              | Raphiolepis indica 'nana'           | Dwarf Indian Hawthorn      | 32                  | 3 gal.    | 24" O.C. Spacing                                |
| GC                              | Muhlenbergia capillaris             | Gulf Coast Muhly           | 59                  | 2 gal.    | 18"-24" O.C. Spacing                            |
| GS                              | Nandina domestica 'Gulf Stream'     | Nandina 'Gulf Stream'      | 20                  | 3 gal.    | 24" O.C. Spacing                                |
| MU                              | Muhlenbergia lindheimeri            | Lindheimer Muhly           | 2                   | 5 gal.    | 36" O.C. Spacing                                |
| GROUNDCOVERS                    |                                     |                            |                     |           |                                                 |
| OP                              | Ophiopogon japonicus                | Ophiopogon                 | 276                 | 4" pots   | 12" O.C. Spacing                                |
| LR                              | Liriope muscari                     | Liriope 'Big Blue'         | 771                 | 4" pots   | 12" O.C. Spacing                                |
| SC                              |                                     | Seasonal Color             | 130                 | 4" pots   | 9" O.C. Spacing                                 |
| SS                              | Cynodon spp.                        | Common Bermuda             | 83,585              | S.F.      | Solid sod                                       |
| MC                              |                                     | Hardwood Mulch             | (ALL PLANTING BEDS) |           | Min. 3" Depth.                                  |
| DG                              |                                     | Earth tone/tan color       | Decomposed Granite  | 1,775     | S.F. Install over filter fabric. Min. 3" Depth. |
| BM                              | See spec. below                     | Butterfly Mix              | 1,620               | S.F.      | Seed or Hydromulch                              |
| P                               | PARKING LOT TREE                    | 1/10 SPACES; QTY: 21       |                     |           |                                                 |

BUTTERFLY RETREAT MIX  
ITEM #: 4501  
CATEGORY: NATIVE SEED MIXES  
HABIT: ANNUAL & PERENNIAL  
MANUFACTURER:  
NATIVE AMERICAN SEED  
JUNCTION, TX  
1-800-728-4043  
info@seedsources.com

KEY PLAN



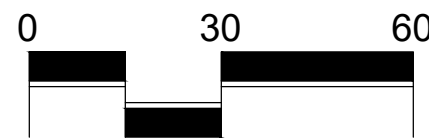
VICINITY MAP

CASE # 200109-2

EXHIBIT D

1 LANDSCAPE ORDINANCE PLAN

SCALE: 1"=30'-0"



GRAPHIC SCALE IN FEET

ISSUES:

02-21-20 SITE PLAN SUBMITTAL

REVISIONS:

04-08-20 PER CITY COMMENTS  
04-29-20 PER CITY COMMENTS  
06-05-20 PER CITY COMMENTS

CLIENT:

PALLADIUM GARLAND

GARLAND, TEXAS



MEEKS DESIGN GROUP, INC.  
1755 N. COLLINS BLVD., SUITE 300  
RICHARDSON, TX 75080  
PH (972) 690-7474  
F (972) 690-7878



SITE PLAN SUBMITTAL

PALLADIUM GARLAND

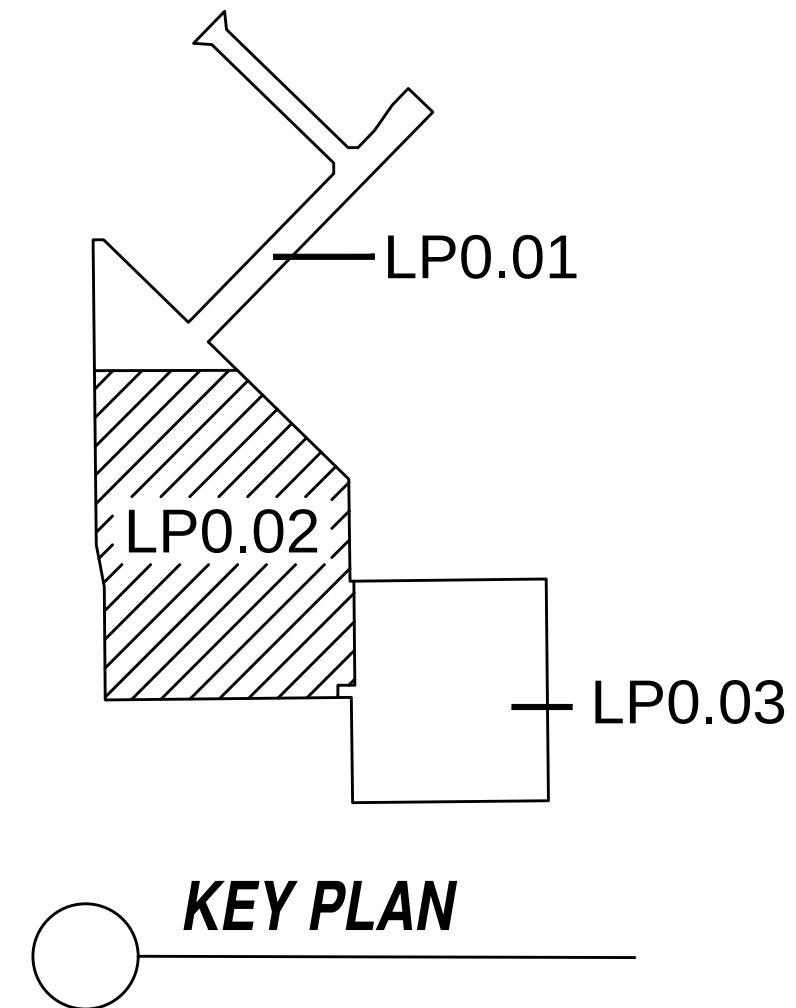
GARLAND, TEXAS

JOB NUMBER: HED-2005

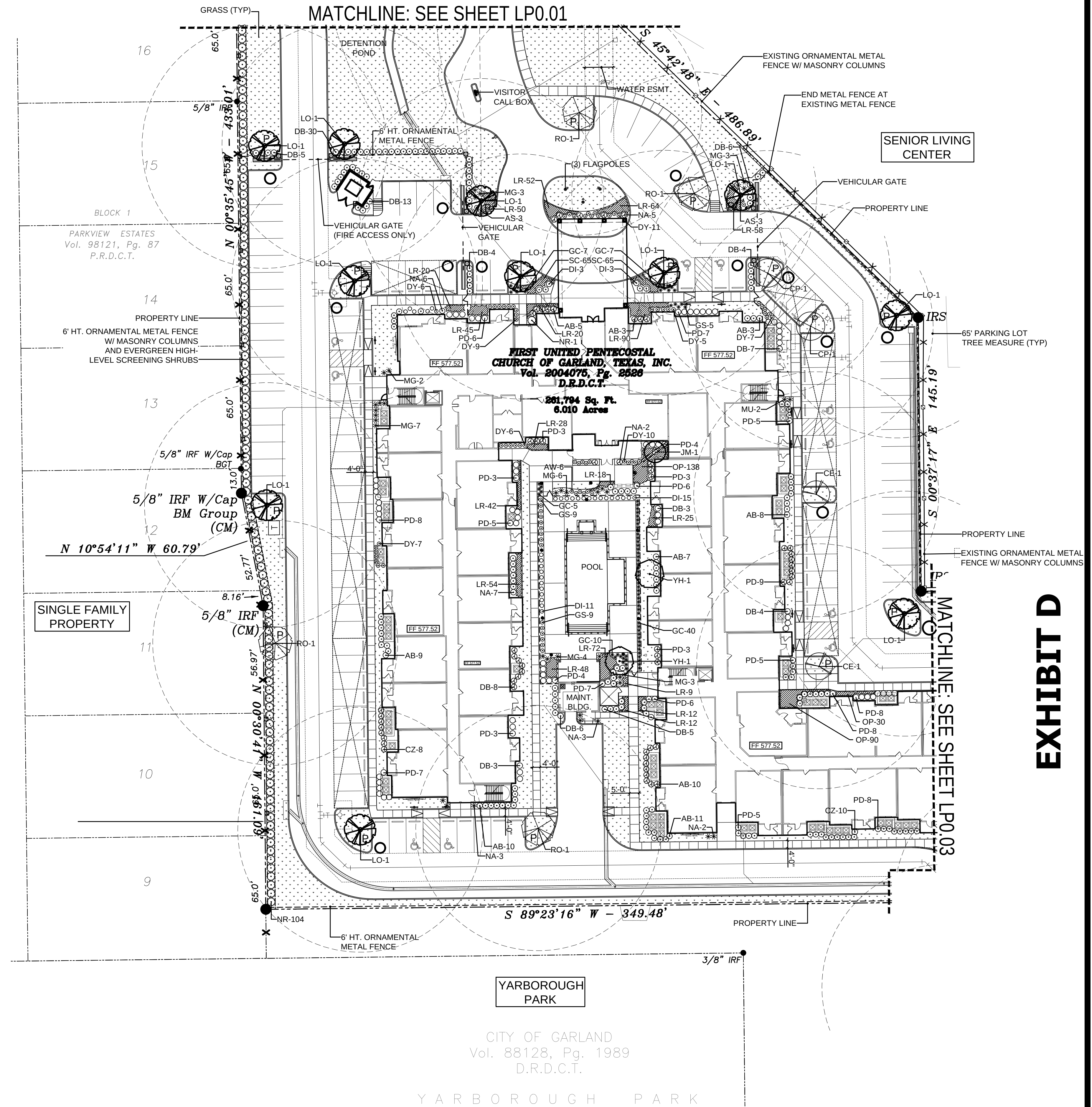
LANDSCAPE ORDINANCE PLAN

LP0.01





MONARCH DRIVE  
(50' Right-of-Way)



# EXHIBIT D

## LANDSCAPE ARCHITECT

MEEKS DESIGN GROUP, INC.  
BRANDON BOOHER  
1755 NORTH COLLINS BLVD, STE 300  
RICHARDSON, TX 75080  
(972) 690-7474

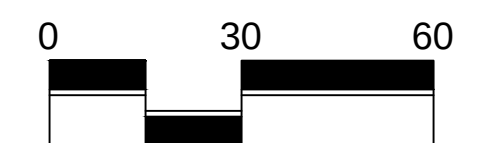
## APPLICANT/OWNER

GARLAND SENIOR LIVING, LTD.  
SCOTT JOHNSON  
972-774-4450

CASE # 200109-2

# 1 LANDSCAPE ORDINANCE PLAN

SCALE: 1"=30'-0"



GRAPHIC SCALE IN FEET

**ISSUES:**

① 02-21-20 SITE PLAN SUBMITTAL

**REVISIONS:**

|   |          |                   |
|---|----------|-------------------|
| 1 | 04-08-20 | PER CITY COMMENTS |
| 2 | 04-29-20 | PER CITY COMMENTS |
| 3 | 06-05-20 | PER CITY COMMENTS |

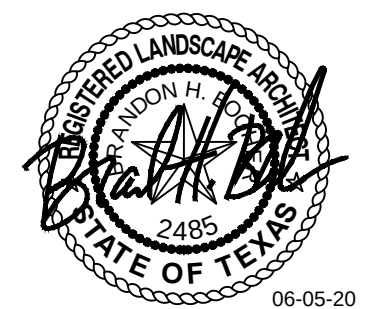
**CLIENT:**

# PALLADIUM GARLAND

GARLAND, TEXAS



WEEKS DESIGN GROUP, INC.  
755 N. COLLINS BLVD., SUITE 300  
RICHARDSON, TX 75080  
H (972) 690-7474  
(972) 690-7878

***SITE PLAN  
SUBMITTAL***

PALLADIUM GARLAND

GARLAND, TEXAS

JOB NUMBER: HED-2005

## LANDSCAPE ORDINANCE PLAN

P0.02



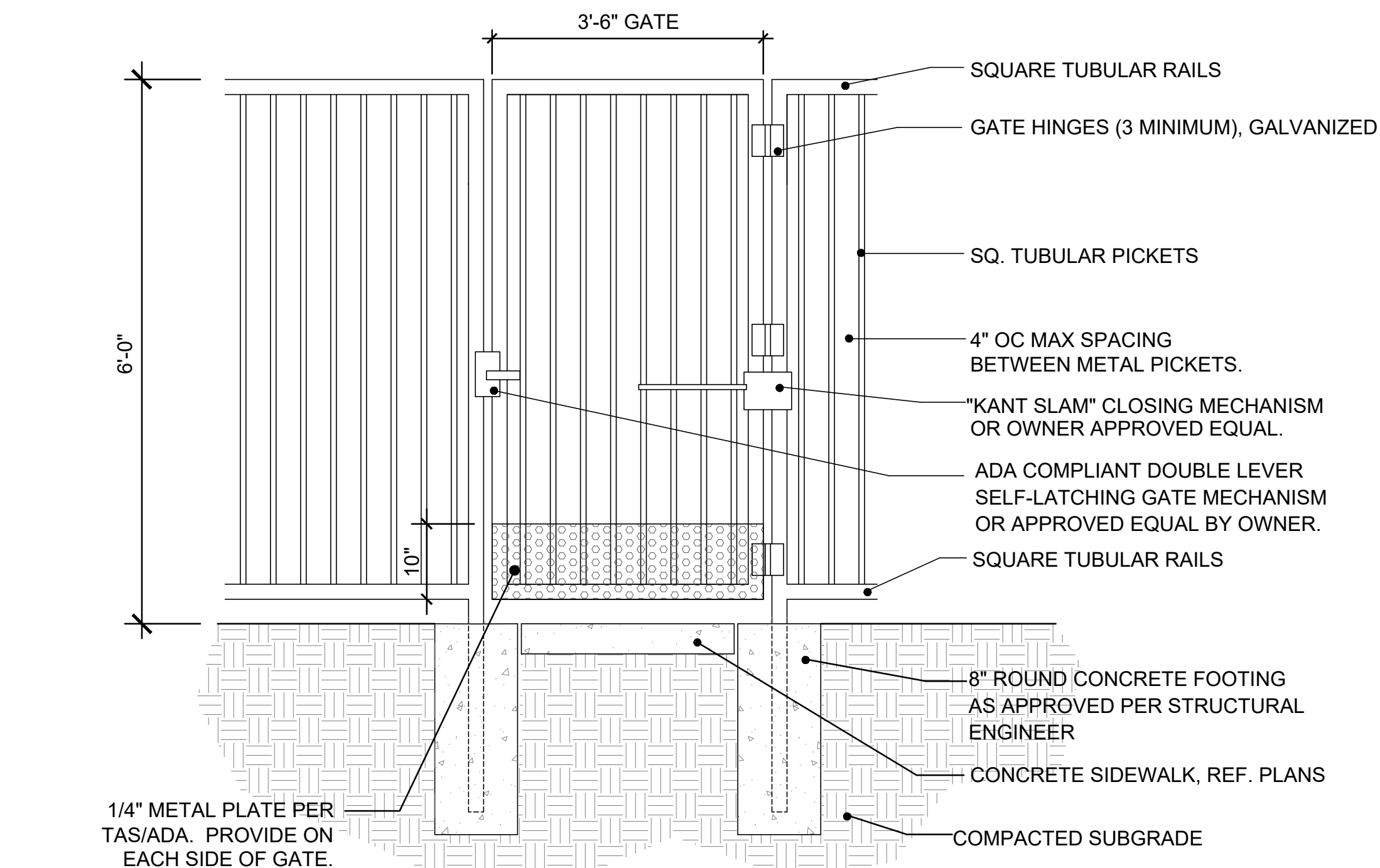


SCALE: 1"=30'-0"

# EXHIBIT D

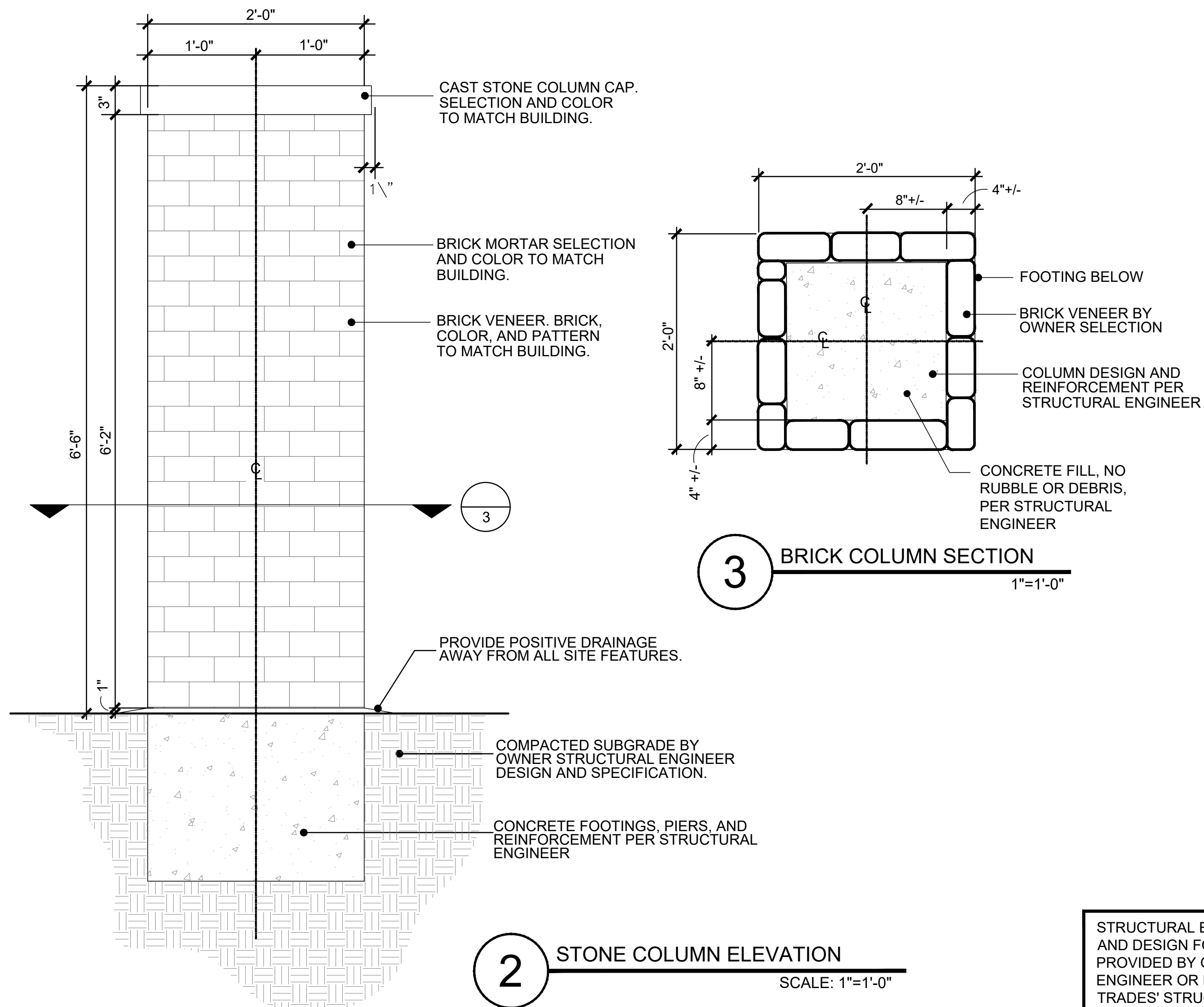
LP0.03



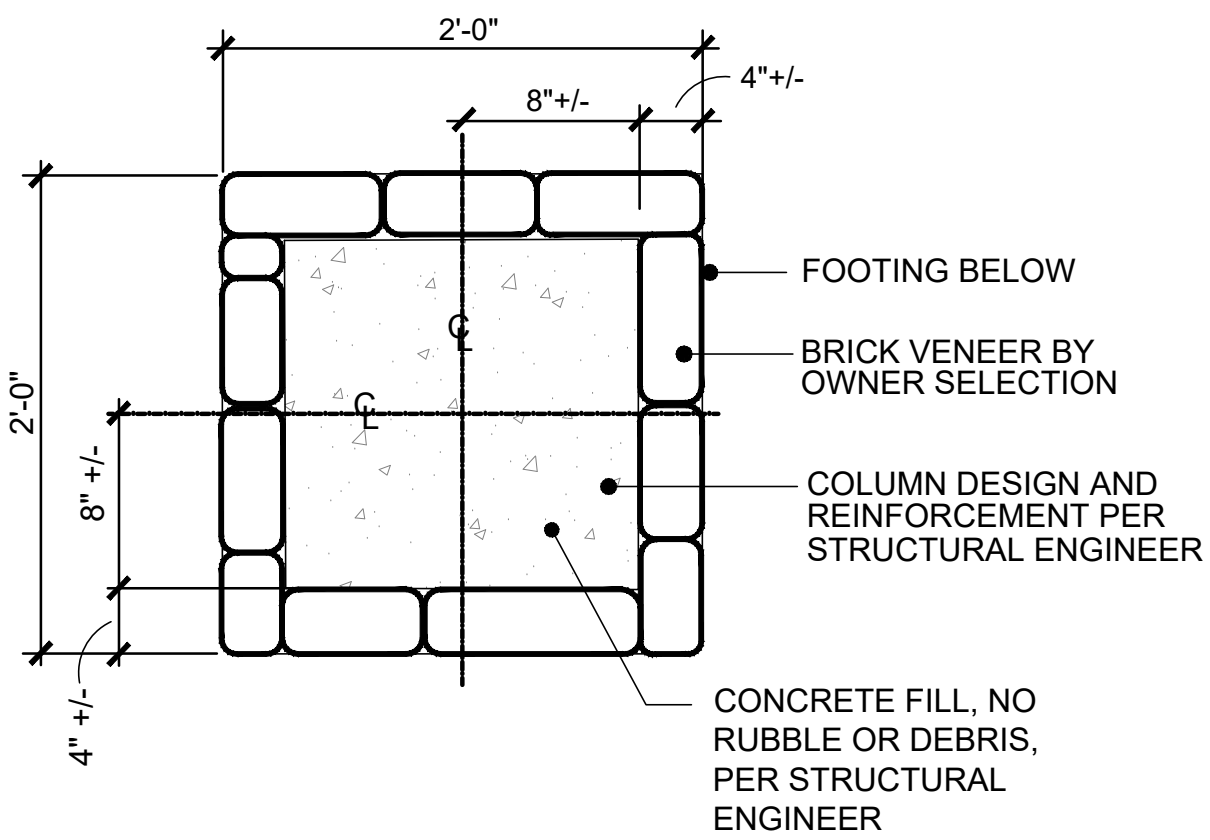


6 6' HT. METAL GATE DETAIL  
SCALE: 3/4"=1'-0"

NOTE: GATE TO HAVE MAX. 5LB. PRESSURE OPENING REQUIREMENT  
& 3 SECOND RETURN TIME (FROM 70° OPENING ANGLE)

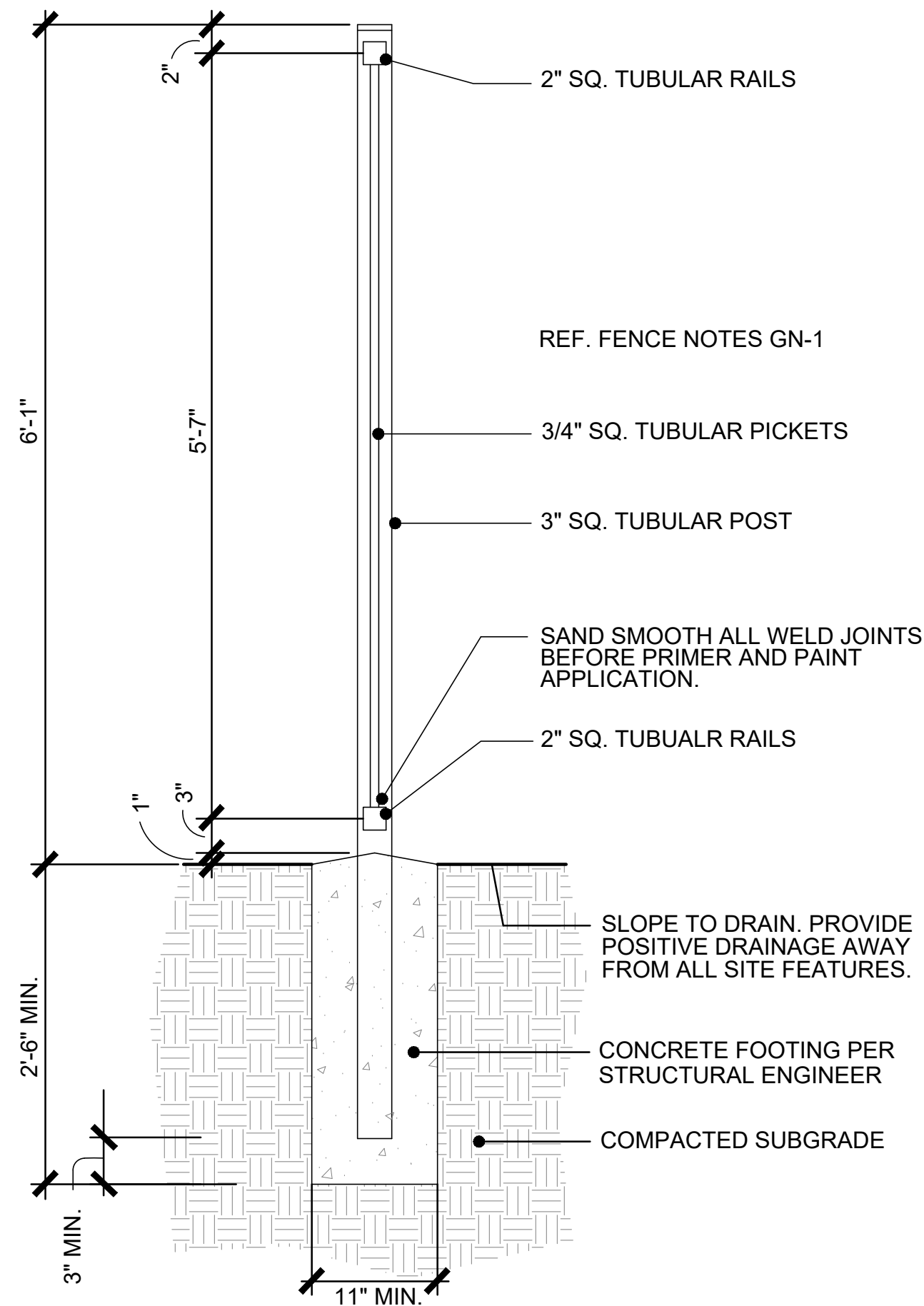


2 STONE COLUMN ELEVATION  
SCALE: 1"=1'-0"

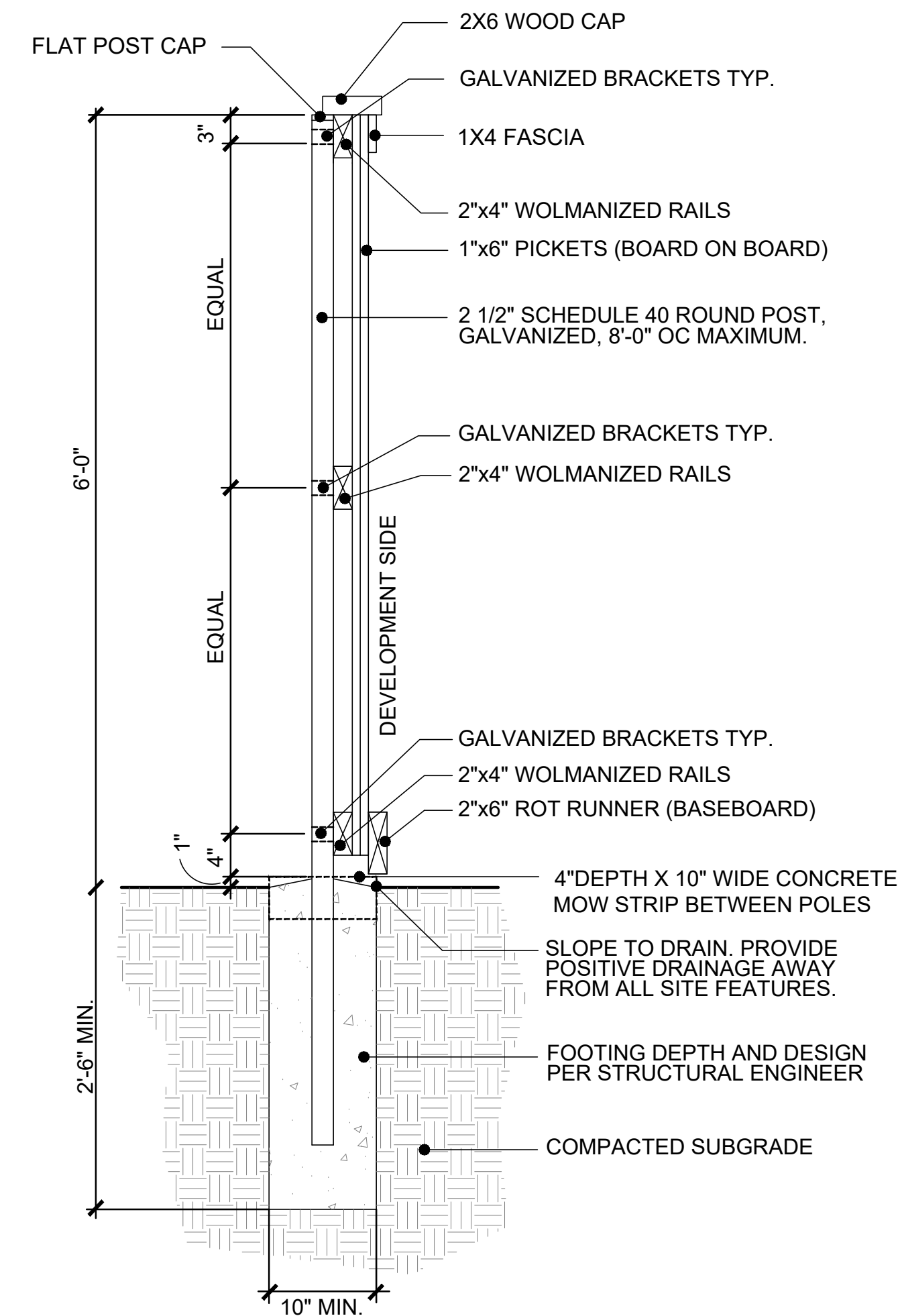


3 BRICK COLUMN SECTION  
1"=1'-0"

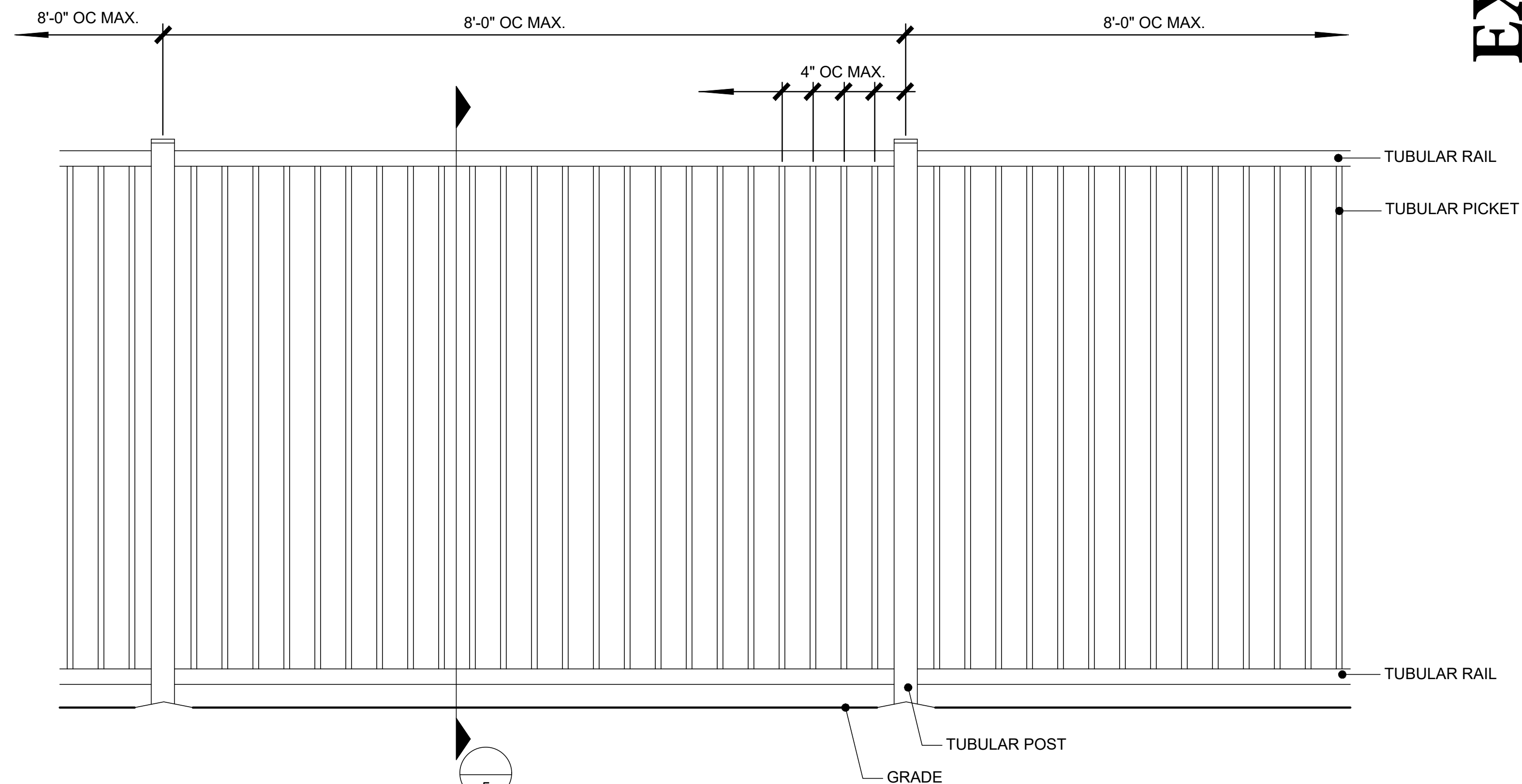
STRUCTURAL ENGINEERING REQUIREMENTS  
AND DESIGN FOR ALL DETAILS, SHALL BE  
PROVIDED BY OWNER'S STRUCTURAL  
ENGINEER OR PROVIDED BY PARTICULAR  
TRADES' STRUCTURAL ENGINEER, WITH  
SEALED STRUCTURAL ENGINEERING  
DRAWINGS SUBMITTED FOR REVIEW.



5 6'-0" HT. METAL PERIMETER FENCE SECTION  
SCALE: 1"=1'-0"



4 6' HT. WOOD FENCE  
SCALE: 1"=1'-0"



1 6'-0" HT. METAL PERIMETER FENCE ELEVATION  
SCALE: 1"=1'-0"

## EXHIBIT D

| ISSUES:  |                     |
|----------|---------------------|
| 02-21-20 | SITE PLAN SUBMITTAL |
| 04-08-20 | PER CITY COMMENTS   |
| 04-29-20 | PER CITY COMMENTS   |
| 06-05-20 | PER CITY COMMENTS   |

CLIENT:

PALLADIUM GARLAND  
GARLAND, TEXAS

**mbg**  
landscape  
architects  
MEEKS DESIGN GROUP, INC.  
1755 N. COLLINS BLVD., SUITE 300  
RICHARDSON, TX 75080  
PH (972) 690-7474  
F (972) 690-7878

**SITE PLAN  
SUBMITTAL**

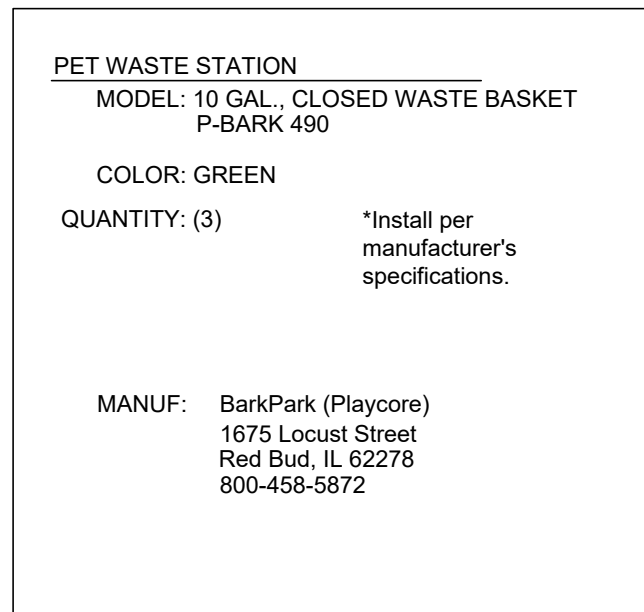
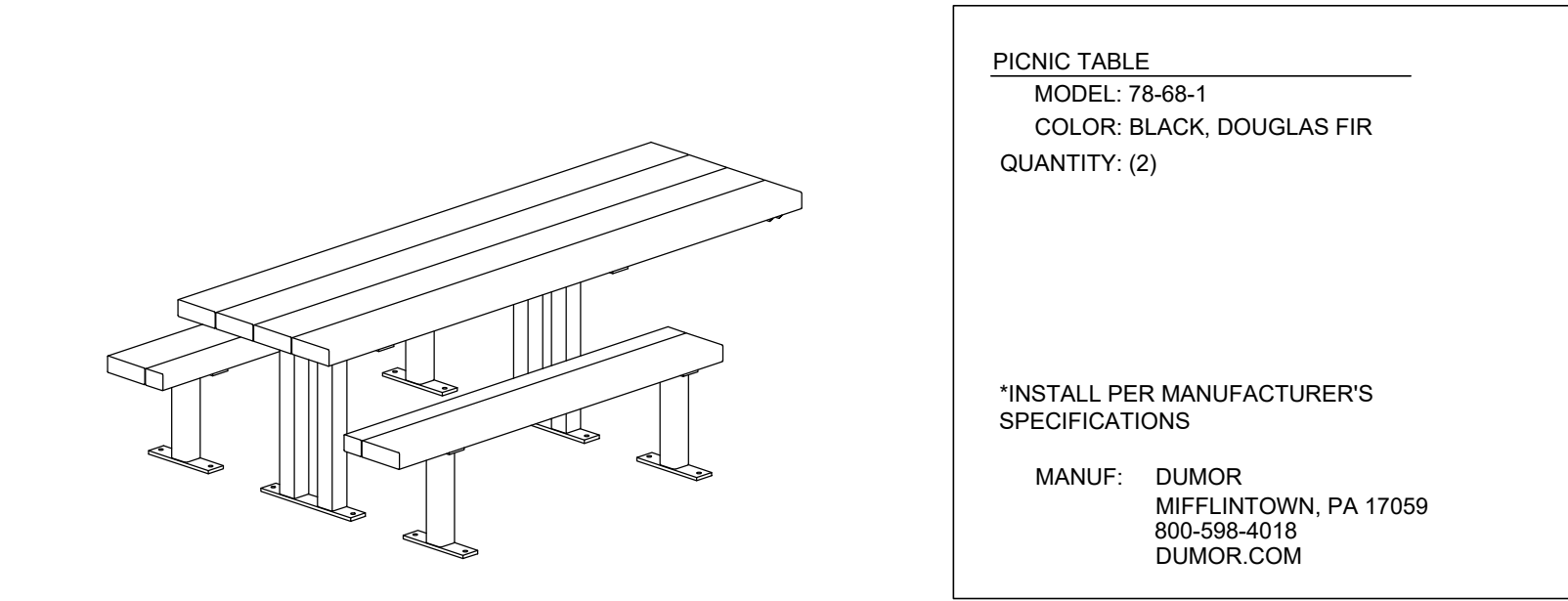
PALLADIUM GARLAND  
GARLAND, TEXAS  
JOB NUMBER: HED-2005

DETAILS

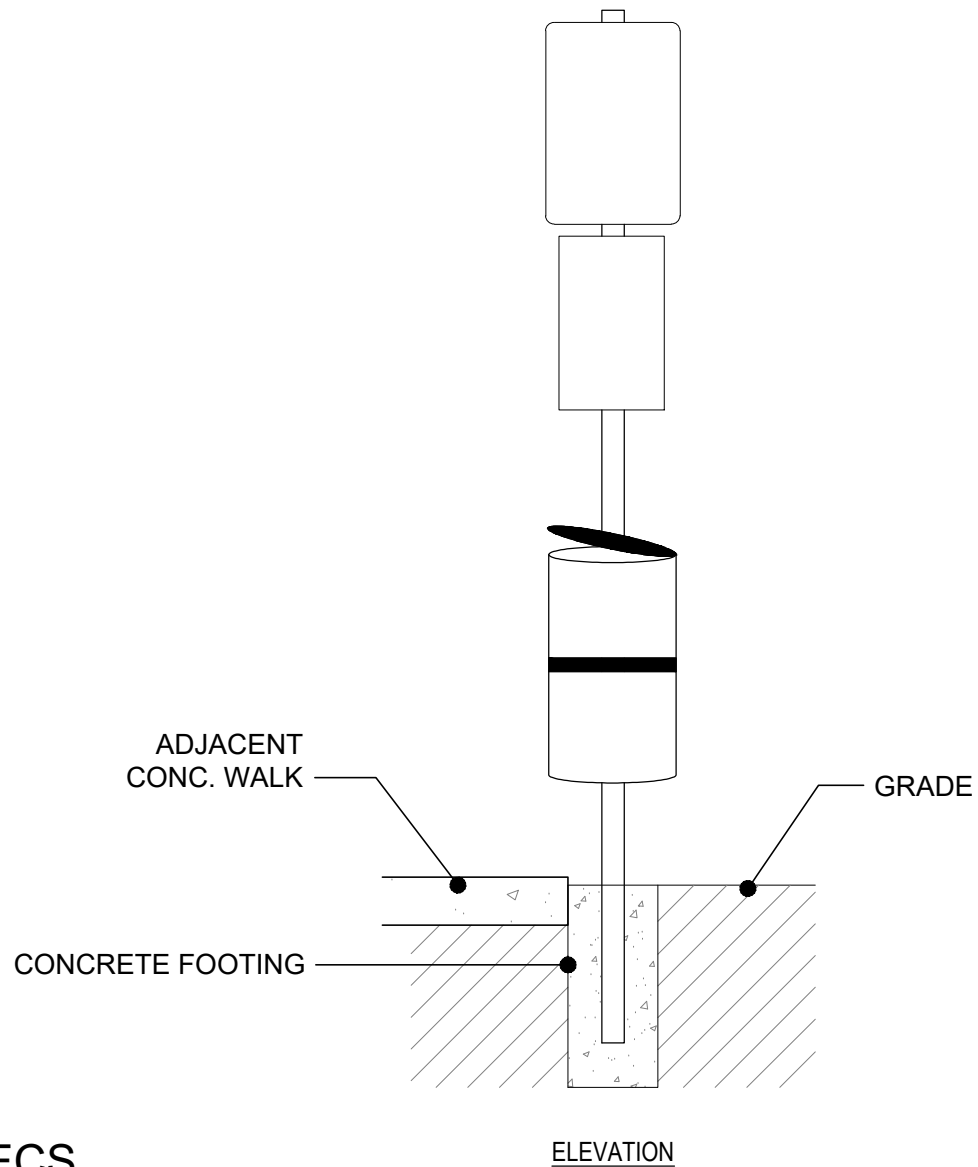
LP0.04



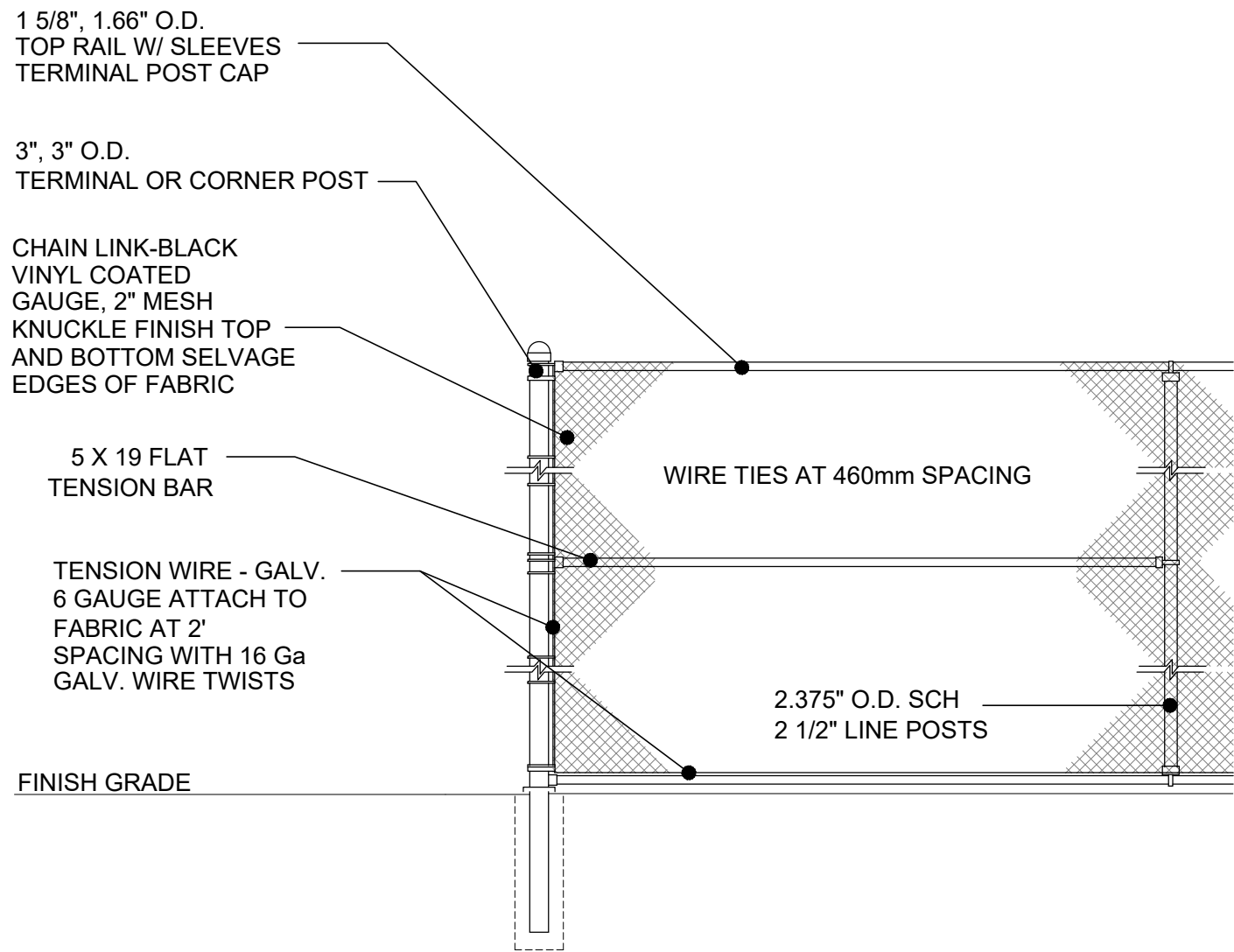
6 PICNIC TABLE  
1"=1'-0"



5 DOG PARK SCHEDULE SPECS  
NTS

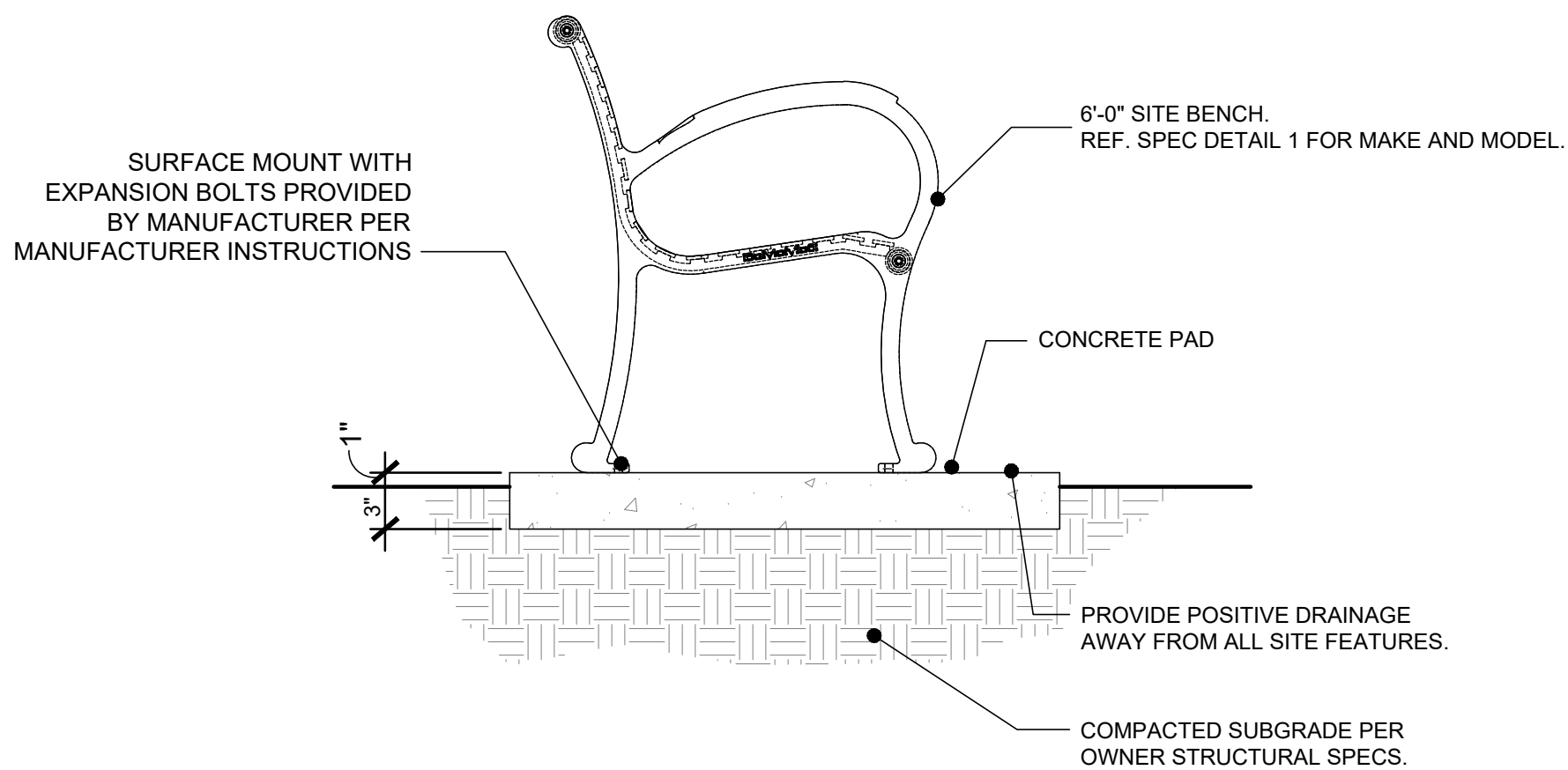


4 5'-0" HT. VINYL COATED CHAIN LINK FENCE (DOG PARK FENCING)  
NTS

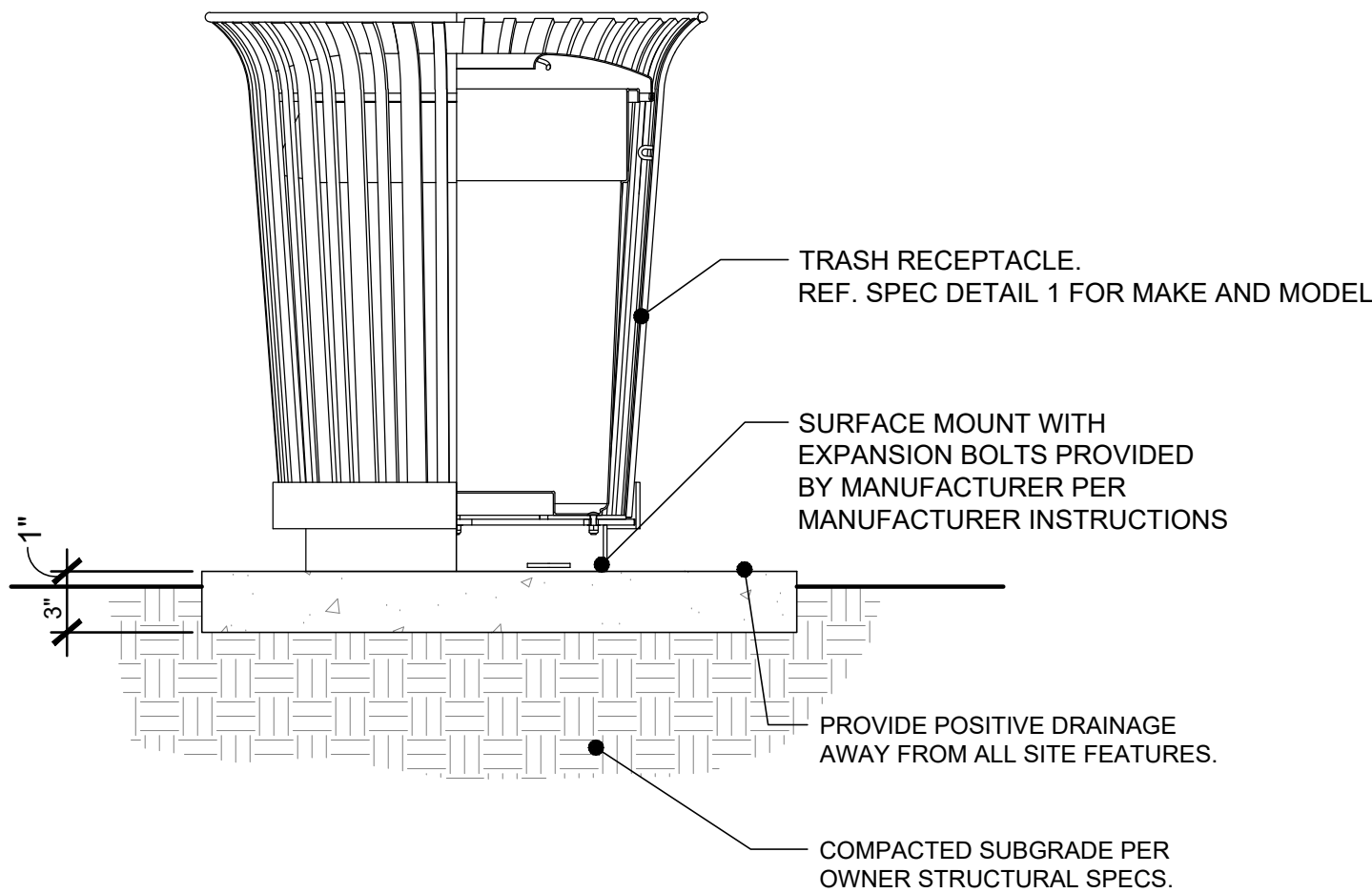


NOTE:  
THIS PLAN SHEET HAS BEEN INCLUDED IN THE SITE PERMIT CONSTRUCTION PLANS FOR INFORMATIONAL PURPOSES ONLY. PRIOR TO CONSTRUCTION, A SEPARATE SUBMITTAL, REVIEW AND PERMIT MAY BE REQUIRED FROM THE BUILDING INSPECTION DEPARTMENT AT 972-205-2300 FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

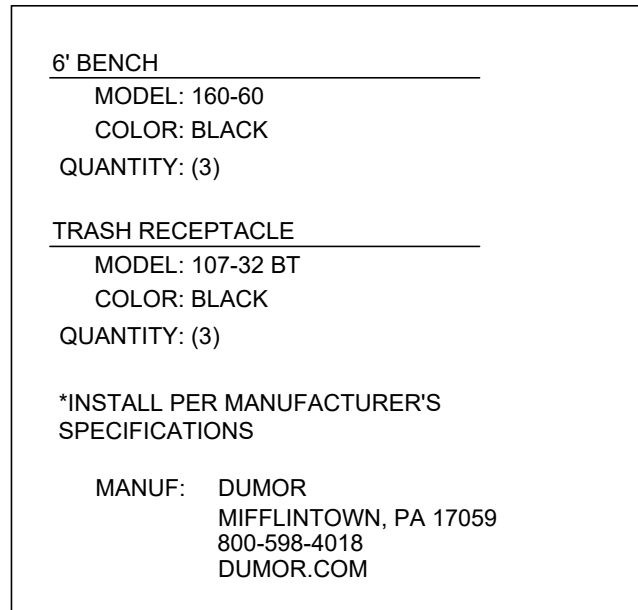
3 SEATING BENCH DETAIL  
1"=1'-0"



2 TRASH RECEPTACLE DETAIL  
1"=1'-0"



1 FURNITURE SCHEDULE  
NTS



## EXHIBIT D

| ISSUES:    |                              |
|------------|------------------------------|
| ①          | 02-21-20 SITE PLAN SUBMITTAL |
| ○          |                              |
| ○          |                              |
| REVISIONS: |                              |
| △          | 04-08-20 PER CITY COMMENTS   |
| △          | 04-29-20 PER CITY COMMENTS   |
| △          | 06-05-20 PER CITY COMMENTS   |
| △          |                              |
| △          |                              |
| △          |                              |
| △          |                              |
| △          |                              |

CLIENT:

PALLADIUM GARLAND  
GARLAND, TEXAS

mgb  
landscape  
architects

MEEKS DESIGN GROUP, INC.  
1755 N. COLLINS BLVD., SUITE 300  
RICHARDSON, TX 75080  
PH (972) 690-7474  
F (972) 690-7878

BRANDON H. MEES  
2485  
STATE OF TEXAS  
06-05-20

SITE PLAN  
SUBMITTAL

PALLADIUM GARLAND

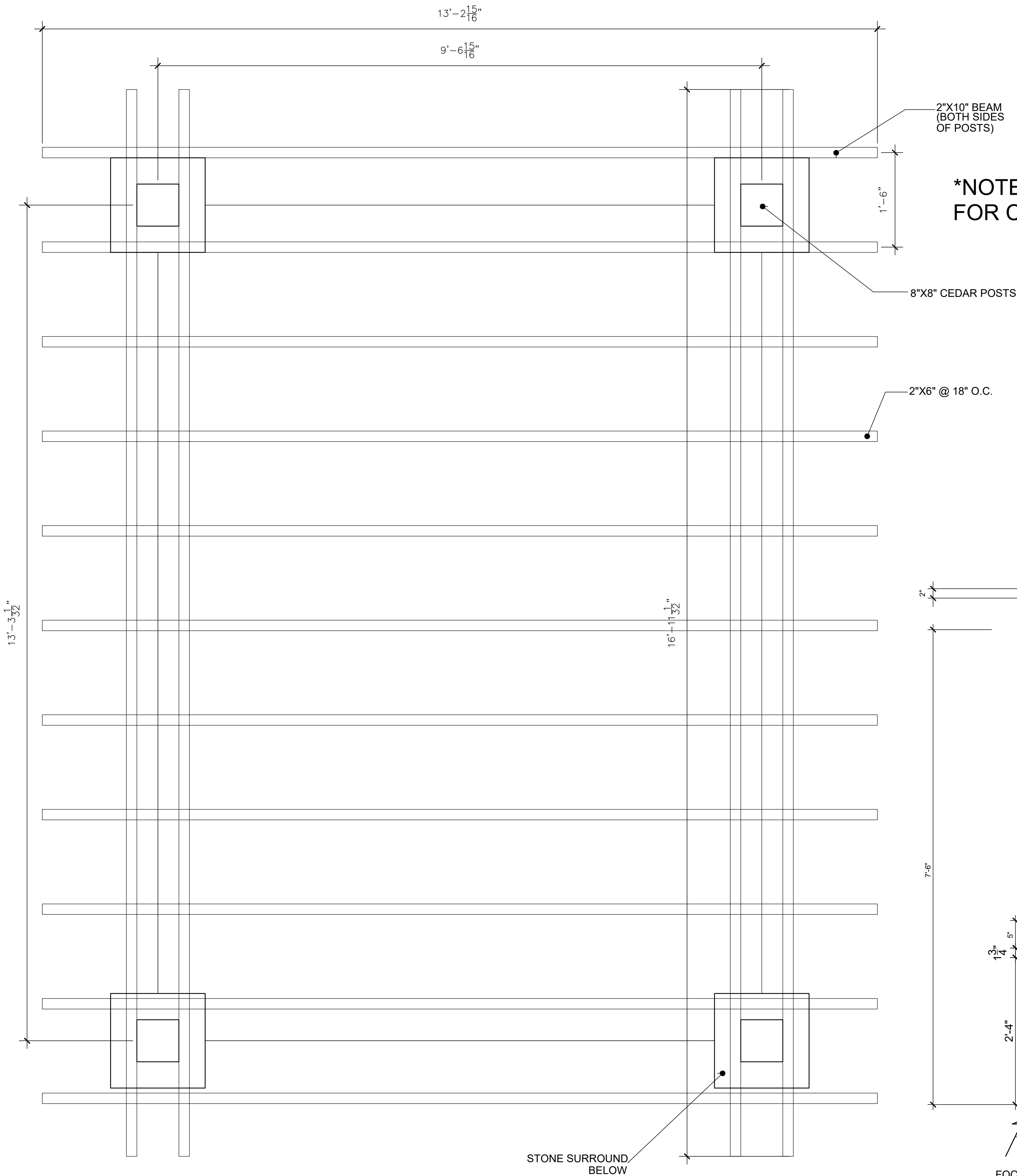
GARLAND, TEXAS

JOB NUMBER: HED-2005

DETAILS

LP0.05

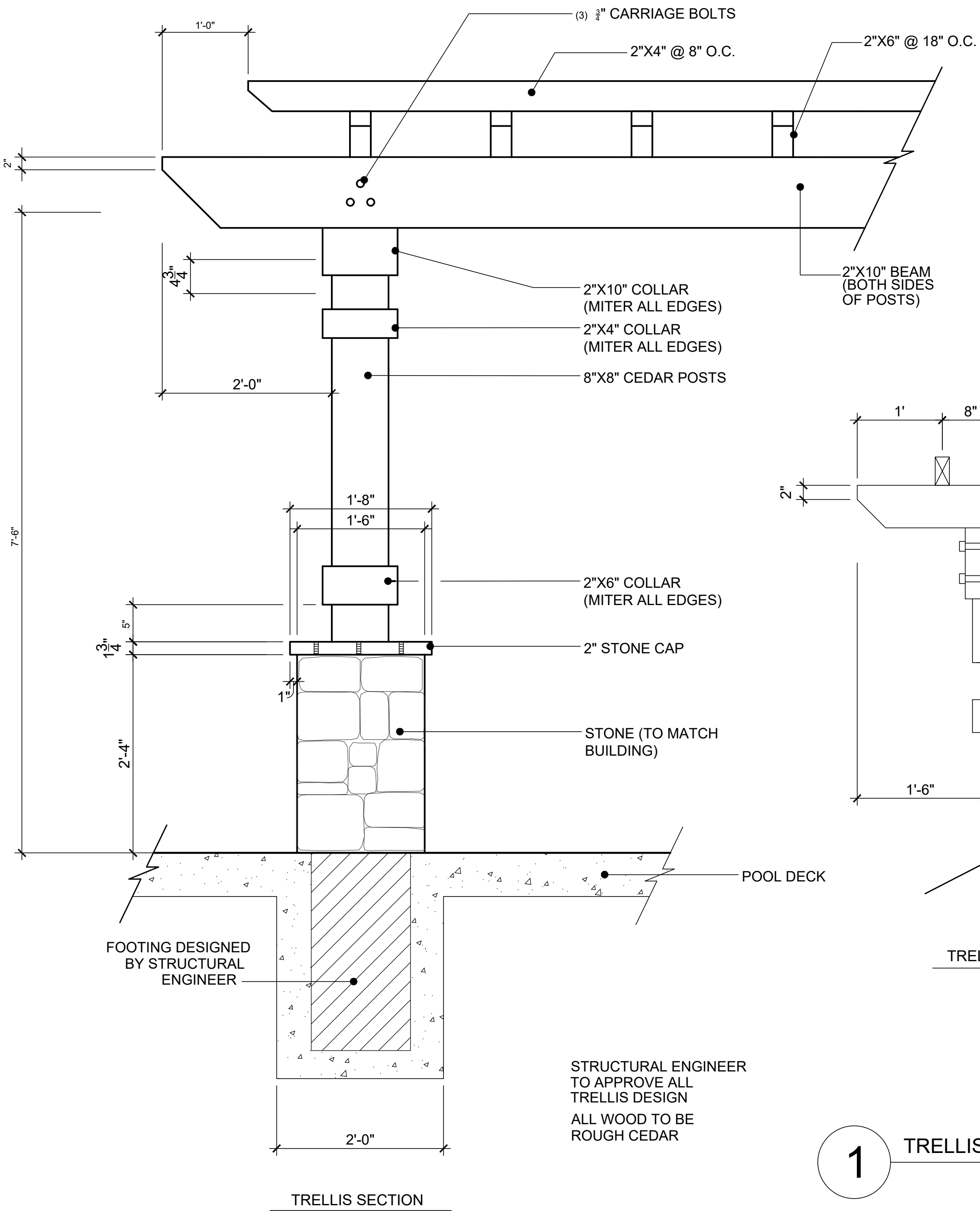




TRELLIS PLAN VIEW

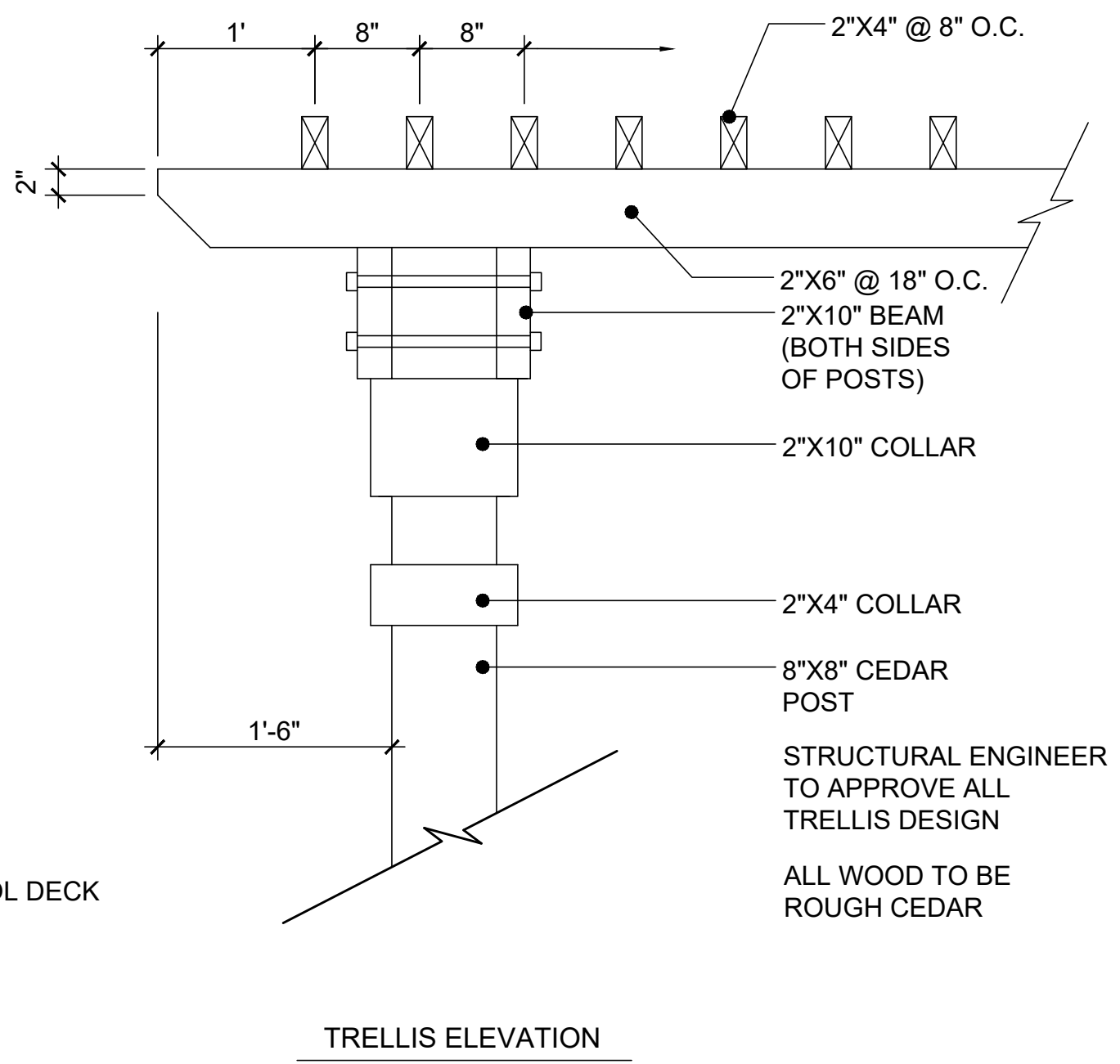
STRUCTURAL ENGINEERING REQUIREMENTS AND DESIGN FOR ALL DETAILS, SHALL BE PROVIDED BY OWNER'S STRUCTURAL ENGINEER OR PROVIDED BY PARTICULAR TRADES' STRUCTURAL ENGINEER, WITH SEALED STRUCTURAL ENGINEERING DRAWINGS SUBMITTED FOR REVIEW.

\*NOTE: 2"X4" NOT SHOWN FOR CLARITY



TRELLIS SECTION

STRUCTURAL ENGINEER TO APPROVE ALL TRELLIS DESIGN  
ALL WOOD TO BE ROUGH CEDAR



TRELLIS ELEVATION

1 TRELLIS DETAIL  
SCALE: 1"=1'-0"

EXHIBIT D

| ISSUES:    |                              |
|------------|------------------------------|
| 01         | 02-21-20 SITE PLAN SUBMITTAL |
| 02         |                              |
| 03         |                              |
| REVISIONS: |                              |
| 04-08-20   | PER CITY COMMENTS            |
| 04-29-20   | PER CITY COMMENTS            |
| 06-05-20   | PER CITY COMMENTS            |
|            |                              |
|            |                              |
|            |                              |
|            |                              |
|            |                              |
|            |                              |

CLIENT:

PALLADIUM GARLAND  
GARLAND, TEXAS

MECKS DESIGN GROUP, INC.  
1755 N. COLLINS BLVD., SUITE 300  
RICHARDSON, TX 75080  
PH (972) 690-7474  
F (972) 690-7878

SITE PLAN  
SUBMITTAL

PALLADIUM GARLAND

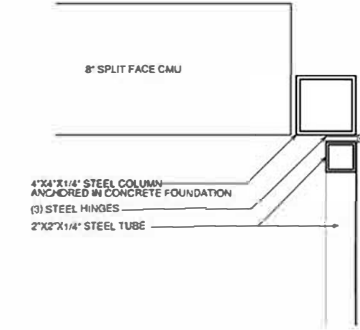
GARLAND, TEXAS

JOB NUMBER: HED-2005

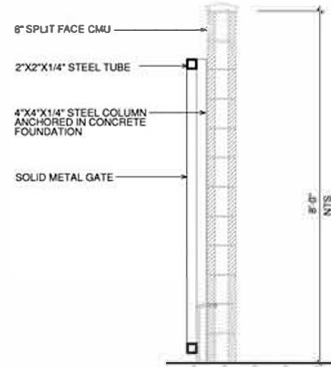
DETAILS

LP0.06

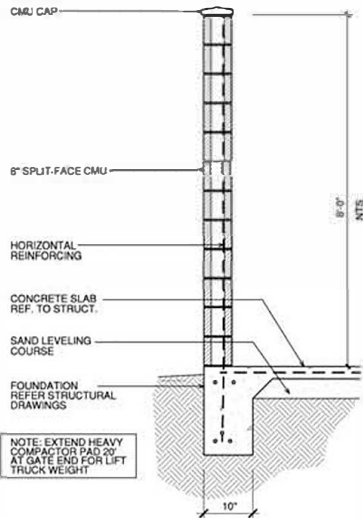
| ESTIMATED % OF BUILDING MATERIALS: |      |
|------------------------------------|------|
| BRICK                              | 100% |



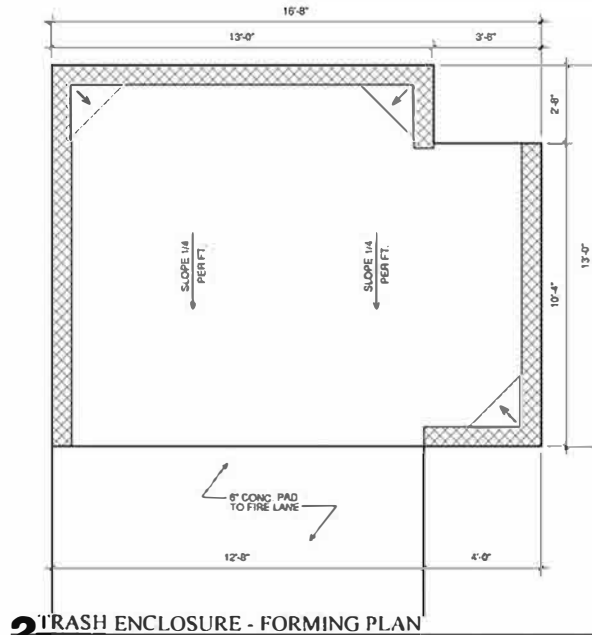
**7 GATE HINGE DETAIL**  
SCALE 3\"/>



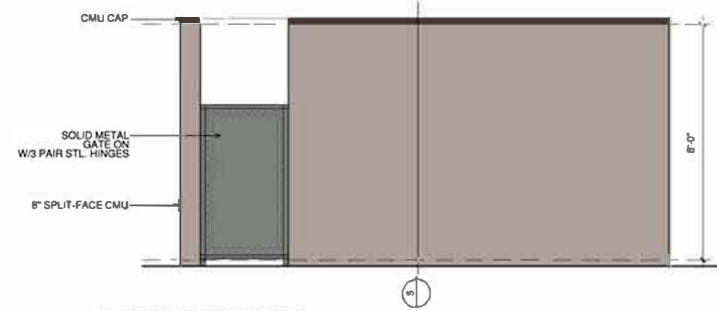
**6 GATE**  
SCALE 1\"/>



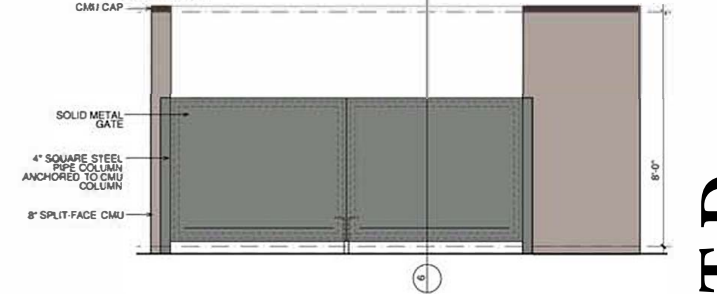
**5 SCREEN WALL**  
SCALE 1\"/>



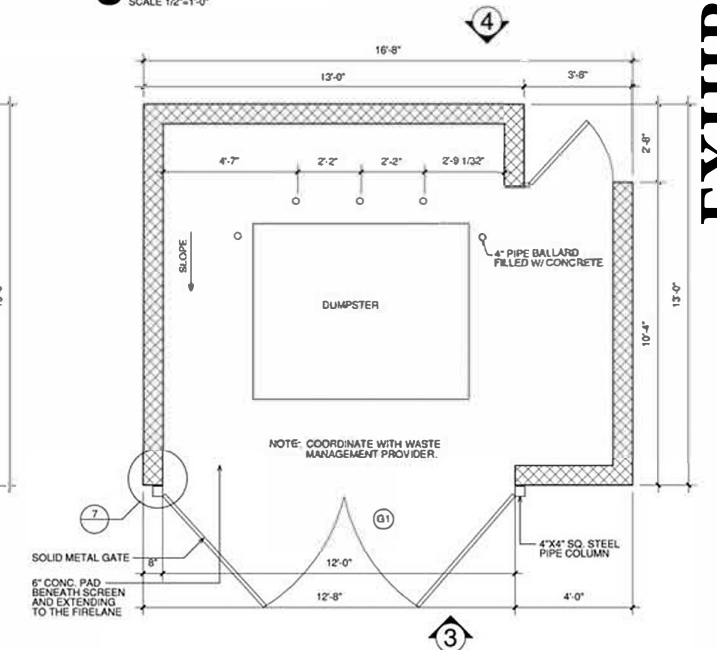
**2 TRASH ENCLOSURE - FORMING PLAN**  
SCALE 1\"/>



**4 END ELEVATION**  
SCALE 1\"/>



**3 FRONT ELEVATION**  
SCALE 1\"/>



**1 TRASH ENCLOSURE**  
SCALE 1\"/>

# EXHIBIT D



REVISIONS

GARLAND SENIOR LIVING

GARLAND, TEXAS

CITY RESUBMITTAL  
03-08-2020



DATE  
02-20-2020

PROJECT  
20110

SHEET NUMBER

A2-30  
TRASH ENCLOSURE

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**1a** BUILDING - NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



**1b** BUILDING - NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

NAME OF OWNER: GARLAND SENIOR LIVING LTD  
NAME OF ARCHITECT: JONATHAN HARRIS, DESIGN ENGINEERING  
PLANNING: ERIC EARNHAM, HEDK ARCHITECTS  
4202 BELTWAY ROAD  
ADDISON, TEXAS 75001  
214.520.8878

| BUILDING ARTICULATION - ELEVATION #1                                                   |        |                                                                                              |
|----------------------------------------------------------------------------------------|--------|----------------------------------------------------------------------------------------------|
| 4. HORIZONTAL ARTICULATION FOR ELEVATION                                               | STATUS | 8. VERTICAL ARTICULATION FOR ELEVATION                                                       |
| BUILDING FACADE LENGTH 328.8 FT X 20% = 65.3 FT MINIMUM PERPENDICULAR OFFSET OF 2 FEET | NA     | BUILDING FACADE LENGTH 328.8 FT X 20% = 65.3 FT MINIMUM VERTICAL ELEVATION CHANGE            |
| BUILDING FACADE LENGTH 328.8 FT X 30% = 98.6 FT MINIMUM PERPENDICULAR OFFSET OF 4 FEET | OK     | MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 30 FEET VERTICAL ELEVATION CHANGE (FLAT ROOF) |
| MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET                             | OK     | AVERAGE NON-ARTICULATED BUILDING HEIGHT                                                      |
|                                                                                        |        | 31.4 FT                                                                                      |

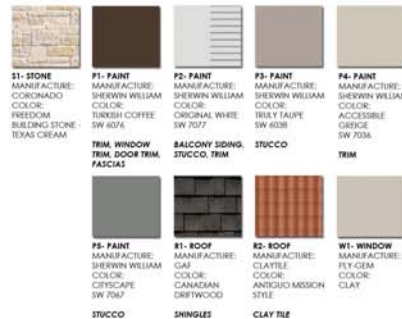
| BUILDING MATERIAL CALCULATION - ELEVATION #1 |         |            |
|----------------------------------------------|---------|------------|
| MATERIAL                                     | PERCENT | AMOUNT     |
| STONE                                        | 28%     | 92,064 SF  |
| STUCCO                                       | 38%     | 123,024 SF |
| CLAY TILE                                    | 10%     | 32,736 SF  |
| GLAZING                                      | 24%     | 78,976 SF  |

MINIMUM OF 8 ARCHITECTURAL ELEMENTS

| ELEMENT                     | MINIMUM   |
|-----------------------------|-----------|
| 1 CORNERS                   | 4 CORNERS |
| 2 RECESSED ENTRY            | 4 CORNERS |
| 3 VERTICAL ELEVATION CHANGE | 4 CORNERS |
| 4 HORIZONTAL FACADE TRIM    | 4 CORNERS |

| ELEVATION LEGEND           |  |
|----------------------------|--|
| T.O.F. = TOP OF FINISH     |  |
| T.O.S. = TOP OF SILL       |  |
| T.O.P. = TOP OF PLATE      |  |
| T.O.F. = TOP OF FOUNDATION |  |

NOTE: CONTRACTOR TO VERIFY ELECTRICAL, MECHANICAL, AND PLUMBING LOCATIONS AND COORDINATE WITH BUILDING FEATURES.



REVISIONS

**GARLAND SENIOR LIVING**

GARLAND, TEXAS

CITY RESUBMITTAL  
03-08-2020

**HEDK ARCHITECTS**

4202 BELTWAY DRIVE ADDISON, TX 75001  
214.520.8878

DATE  
03-08-2020

PROJECT  
20110

SHEET NUMBER  
**A4-00**

BUILDING  
EXTERIOR ELEVATIONS



| BUILDING ARTICULATION - ELEVATION #2                                                     |  |                                                                                               |  |
|------------------------------------------------------------------------------------------|--|-----------------------------------------------------------------------------------------------|--|
| A. HORIZONTAL ARTICULATION FOR FOOTPRINT                                                 |  | B. VERTICAL ARTICULATION FOR ELEVATION                                                        |  |
| BUILDING FACADE LENGTH 256.0 FT. X 20% = 51.2 FT. MINIMUM PERPENDICULAR OFFSET OF 3 FEET |  | BUILDING FACADE LENGTH 256.0 FT. X 20% = 51.2 FT. MINIMUM VERTICAL ELEVATION CHANGE           |  |
| BUILDING FACADE LENGTH 256.0 FT. X 30% = 76.8 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET |  | MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 30 FEET VERTICAL ELEVATION CHANGE (FLAT ROOFS) |  |
| MINIMUM 3 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET                               |  | AVERAGE NON-ARTICULATED BUILDING HEIGHT                                                       |  |
| OK                                                                                       |  | OK                                                                                            |  |

NAME OF OWNER: GARLAND SENIOR LIVING LTD.  
NAME OF APPLICANT: JONATHAN HALE, CROSS ENGINEERS  
PLANNING/DESIGN: LOR KANAWAN, HEDK ARCHITECTS  
4303 BELTWAY ROAD  
ADDISON, TEXAS 75001  
214.520.8878

PROJECT ADDRESS: 2022 MONARCH DRIVE, 381 TINA DRIVE  
EXISTING ZONING: PD 07 03 55.7  
PROPOSED ZONING: PD 07 03 55.7  
SIGNAGE TO COMPLY WITH CITY STANDARDS  
CASE NUMBER: 202109-2

| BUILDING MATERIAL CALCULATION - ELEVATION #2                                   |                             |
|--------------------------------------------------------------------------------|-----------------------------|
| MATERIAL                                                                       | PERCENTAGE                  |
| STONE                                                                          | 27%                         |
| STUCCO                                                                         | 20%                         |
| BLANK                                                                          | 5%                          |
| STUCCO                                                                         | 1.75 SF 31%                 |
| BLANK                                                                          | 0.45 SF 8%                  |
| STUCCO                                                                         | 502 SF 9%                   |
| BUILDING FACADES COMPLY WITH: SDC CHAPTER 4, ARTICLE 6, DIVISION 6, SEC. 4.8.8 |                             |
| MINIMUM OF 8 ARCHITECTURAL ELEMENTS                                            |                             |
| ELEMENT                                                                        | ELEMENT                     |
| 1 CORNER                                                                       | 4 ORNAMENTAL WINDOW HEADERS |
| 3 VERTICAL ROOF HEIGHTS                                                        | 5 DIVIDED LIGHT WINDOWS     |
|                                                                                | 6 ORNAMENTAL FACADE TRIMS   |

| ELEVATION LEGEND                                                    |  |
|---------------------------------------------------------------------|--|
| 1.0M - TOP OF ROOF                                                  |  |
| 1.0D - TOP OF DECK                                                  |  |
| 1.0P - TOP OF PLATE                                                 |  |
| 1.0F - TOP OF FOUNDATION                                            |  |
| MATERIALS KEY                                                       |  |
| COMPOSITION SHINGLES                                                |  |
| FIBER CEMENT PANEL                                                  |  |
| FIBER CEMENT LAP SIDING 4" EXP.                                     |  |
| FIBER CEMENT LAP SIDING 6" EXP.                                     |  |
| FIBER CEMENT BOARD & BATTEN SIDING                                  |  |
| NOTE: CONTRACTOR TO VERIFY ELECTRICAL METRIC BOX SIZES AND FOOTINGS |  |

**EXHIBIT E**



REVISIONS

**GARLAND SENIOR LIVING**

GARLAND, TEXAS

CITY RESUBMITTAL  
03-08-2020

**HEDK ARCHITECTS**

4303 BELTWAY DRIVE ADDISON, TX 75001  
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DATE  
03-08-2020

PROJECT  
20110

SHEET NUMBER  
**A4-01**  
BUILDING  
EXTERIOR ELEVATIONS





**4a** BUILDING - COURTYARD WEST ELEVATION  
SCALE: 1/8" = 1'-0"



| BUILDING ARTICULATION - ELEVATION #4                                                     |    |        |                                                                                               |
|------------------------------------------------------------------------------------------|----|--------|-----------------------------------------------------------------------------------------------|
| A. HORIZONTAL ARTICULATION FOR POSTERIOR                                                 |    | STATUS | B. VERTICAL ARTICULATION FOR ELEVATION                                                        |
| BUILDING FACADE LENGTH 208.5 FT. X 20% = 41.7 FT. MINIMUM PERPENDICULAR OFFSET OF 2 FEET | OK | NA     | BUILDING FACADE LENGTH 208.5 FT. X 20% = 41.7 FT. MINIMUM VERTICAL ELEVATION CHANGE           |
| BUILDING FACADE LENGTH 208.5 FT. X 20% = 41.7 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET | OK | OK     | MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET VERTICAL ELEVATION CHANGE (FLAT ROOFS) |
| MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET                               | OK | OK     | AVERAGE NONARTICULATED BUILDING HEIGHT                                                        |
|                                                                                          |    |        | 31.4 FT.                                                                                      |

| BUILDING MATERIAL CALCULATION - ELEVATION #4 |              |
|----------------------------------------------|--------------|
| MATERIAL                                     | MATERIAL     |
| STONE                                        | STONE        |
| STUCCO                                       | STUCCO       |
| SHINGLES                                     | SHINGLES     |
| CLAY TILE                                    | CLAY TILE    |
| TRIM                                         | TRIM         |
| W1- WINDOW                                   | W1- WINDOW   |
| W2- WINDOW                                   | W2- WINDOW   |
| W3- WINDOW                                   | W3- WINDOW   |
| W4- WINDOW                                   | W4- WINDOW   |
| W5- WINDOW                                   | W5- WINDOW   |
| W6- WINDOW                                   | W6- WINDOW   |
| W7- WINDOW                                   | W7- WINDOW   |
| W8- WINDOW                                   | W8- WINDOW   |
| W9- WINDOW                                   | W9- WINDOW   |
| W10- WINDOW                                  | W10- WINDOW  |
| W11- WINDOW                                  | W11- WINDOW  |
| W12- WINDOW                                  | W12- WINDOW  |
| W13- WINDOW                                  | W13- WINDOW  |
| W14- WINDOW                                  | W14- WINDOW  |
| W15- WINDOW                                  | W15- WINDOW  |
| W16- WINDOW                                  | W16- WINDOW  |
| W17- WINDOW                                  | W17- WINDOW  |
| W18- WINDOW                                  | W18- WINDOW  |
| W19- WINDOW                                  | W19- WINDOW  |
| W20- WINDOW                                  | W20- WINDOW  |
| W21- WINDOW                                  | W21- WINDOW  |
| W22- WINDOW                                  | W22- WINDOW  |
| W23- WINDOW                                  | W23- WINDOW  |
| W24- WINDOW                                  | W24- WINDOW  |
| W25- WINDOW                                  | W25- WINDOW  |
| W26- WINDOW                                  | W26- WINDOW  |
| W27- WINDOW                                  | W27- WINDOW  |
| W28- WINDOW                                  | W28- WINDOW  |
| W29- WINDOW                                  | W29- WINDOW  |
| W30- WINDOW                                  | W30- WINDOW  |
| W31- WINDOW                                  | W31- WINDOW  |
| W32- WINDOW                                  | W32- WINDOW  |
| W33- WINDOW                                  | W33- WINDOW  |
| W34- WINDOW                                  | W34- WINDOW  |
| W35- WINDOW                                  | W35- WINDOW  |
| W36- WINDOW                                  | W36- WINDOW  |
| W37- WINDOW                                  | W37- WINDOW  |
| W38- WINDOW                                  | W38- WINDOW  |
| W39- WINDOW                                  | W39- WINDOW  |
| W40- WINDOW                                  | W40- WINDOW  |
| W41- WINDOW                                  | W41- WINDOW  |
| W42- WINDOW                                  | W42- WINDOW  |
| W43- WINDOW                                  | W43- WINDOW  |
| W44- WINDOW                                  | W44- WINDOW  |
| W45- WINDOW                                  | W45- WINDOW  |
| W46- WINDOW                                  | W46- WINDOW  |
| W47- WINDOW                                  | W47- WINDOW  |
| W48- WINDOW                                  | W48- WINDOW  |
| W49- WINDOW                                  | W49- WINDOW  |
| W50- WINDOW                                  | W50- WINDOW  |
| W51- WINDOW                                  | W51- WINDOW  |
| W52- WINDOW                                  | W52- WINDOW  |
| W53- WINDOW                                  | W53- WINDOW  |
| W54- WINDOW                                  | W54- WINDOW  |
| W55- WINDOW                                  | W55- WINDOW  |
| W56- WINDOW                                  | W56- WINDOW  |
| W57- WINDOW                                  | W57- WINDOW  |
| W58- WINDOW                                  | W58- WINDOW  |
| W59- WINDOW                                  | W59- WINDOW  |
| W60- WINDOW                                  | W60- WINDOW  |
| W61- WINDOW                                  | W61- WINDOW  |
| W62- WINDOW                                  | W62- WINDOW  |
| W63- WINDOW                                  | W63- WINDOW  |
| W64- WINDOW                                  | W64- WINDOW  |
| W65- WINDOW                                  | W65- WINDOW  |
| W66- WINDOW                                  | W66- WINDOW  |
| W67- WINDOW                                  | W67- WINDOW  |
| W68- WINDOW                                  | W68- WINDOW  |
| W69- WINDOW                                  | W69- WINDOW  |
| W70- WINDOW                                  | W70- WINDOW  |
| W71- WINDOW                                  | W71- WINDOW  |
| W72- WINDOW                                  | W72- WINDOW  |
| W73- WINDOW                                  | W73- WINDOW  |
| W74- WINDOW                                  | W74- WINDOW  |
| W75- WINDOW                                  | W75- WINDOW  |
| W76- WINDOW                                  | W76- WINDOW  |
| W77- WINDOW                                  | W77- WINDOW  |
| W78- WINDOW                                  | W78- WINDOW  |
| W79- WINDOW                                  | W79- WINDOW  |
| W80- WINDOW                                  | W80- WINDOW  |
| W81- WINDOW                                  | W81- WINDOW  |
| W82- WINDOW                                  | W82- WINDOW  |
| W83- WINDOW                                  | W83- WINDOW  |
| W84- WINDOW                                  | W84- WINDOW  |
| W85- WINDOW                                  | W85- WINDOW  |
| W86- WINDOW                                  | W86- WINDOW  |
| W87- WINDOW                                  | W87- WINDOW  |
| W88- WINDOW                                  | W88- WINDOW  |
| W89- WINDOW                                  | W89- WINDOW  |
| W90- WINDOW                                  | W90- WINDOW  |
| W91- WINDOW                                  | W91- WINDOW  |
| W92- WINDOW                                  | W92- WINDOW  |
| W93- WINDOW                                  | W93- WINDOW  |
| W94- WINDOW                                  | W94- WINDOW  |
| W95- WINDOW                                  | W95- WINDOW  |
| W96- WINDOW                                  | W96- WINDOW  |
| W97- WINDOW                                  | W97- WINDOW  |
| W98- WINDOW                                  | W98- WINDOW  |
| W99- WINDOW                                  | W99- WINDOW  |
| W100- WINDOW                                 | W100- WINDOW |



| ELEVATION LEGEND                                                                |                                    |
|---------------------------------------------------------------------------------|------------------------------------|
| T.O.H. = TOP OF HILL                                                            | T.O.D. = TOP OF DECK               |
| T.O.P. = TOP OF PLATE                                                           | T.O.F. = TOP OF FOUNDATION         |
| MATERIALS KEY                                                                   |                                    |
| COMPOSITION SHINGLES                                                            | FIBER CEMENT LAP SIDING 4" EXP.    |
| FIBER CEMENT LAP SIDING 4" EXP.                                                 | FIBER CEMENT BOARD & BATTEN SIDING |
| NOTE: CONTRACTOR TO VERIFY ELECTRICAL AND MECHANICAL SURROUNDING SISING FEATURE |                                    |

**4b** BUILDING - COURTYARD WEST ELEVATION  
SCALE: 1/8" = 1'-0"

REVISIONS

03-08-2020

**GARLAND SENIOR LIVING**

GARLAND, TEXAS

CITY RESUBMITTAL  
03-08-2020

**HECK ARCHITECTS**

4203 BELTWAY DRIVE ADDISON, TX 75001  
214.520.8878  
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DATE  
03-08-2020

PROJECT  
20110

SHEET NUMBER  
**A4-03**  
BUILDING EXTERIOR ELEVATIONS

|                                                                                      |                                                                                      |                                                                                      |                                                                                   |                                                                                            |
|--------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|
|                                                                                      |                                                                                      |                                                                                      |                                                                                   |                                                                                            |
| <b>11- STONE</b><br>MANUFACTURE: CORONADO<br>COLOR: FREEDOM<br>BUILDING: TEXAS CREAM | <b>P1- PAINT</b><br>MANUFACTURE: SHERWIN WILLIAM<br>COLOR: TURKISH COFFEE<br>SW 6076 | <b>P2- PAINT</b><br>MANUFACTURE: SHERWIN WILLIAM<br>COLOR: ORIGINAL WHITE<br>SW 7027 | <b>P3- PAINT</b><br>MANUFACTURE: SHERWIN WILLIAM<br>COLOR: TRULY TAUPE<br>SW 6038 | <b>P4- PAINT</b><br>MANUFACTURE: SHERWIN WILLIAM<br>COLOR: ACCESSIBLE<br>CREOLE<br>SW 7036 |
|                                                                                      |                                                                                      |                                                                                      |                                                                                   |                                                                                            |
| <b>TRIM WINDOW</b><br>TRIM: DOOR TRIM, FASCIA                                        | <b>TRIM WINDOW</b><br>TRIM: DOOR TRIM, FASCIA                                        | <b>BALCONY SIDING</b><br>STUCCO, TRIM                                                | <b>STUCCO</b>                                                                     | <b>TRIM</b>                                                                                |
|                                                                                      |                                                                                      |                                                                                      |                                                                                   |                                                                                            |
| <b>P5- PAINT</b><br>MANUFACTURE: SHERWIN WILLIAM<br>COLOR: CITYSCAPE<br>SW 7051      | <b>R1- ROOF</b><br>MANUFACTURE: GAF<br>COLOR: CANADIAN<br>DRIFTWOOD                  | <b>R2- ROOF</b><br>MANUFACTURE: GAF<br>COLOR: ANDIGUO MISSION<br>STILE               | <b>W1- WINDOW</b><br>MANUFACTURE: PLY-CON<br>COLOR: CLAY                          |                                                                                            |
| <b>STUCCO</b>                                                                        | <b>SHINGLES</b>                                                                      | <b>CLAY TILE</b>                                                                     |                                                                                   |                                                                                            |



**5a** BUILDING - COURTYARD EAST ELEVATION  
SCALE: 1/8" = 1'-0"



**5a** BUILDING - COURTYARD EAST ELEVATION  
SCALE: 1/8" = 1'-0"

| BUILDING ARTICULATION - ELEVATION #5                                                     |    | STATUS |                                                                                               |
|------------------------------------------------------------------------------------------|----|--------|-----------------------------------------------------------------------------------------------|
| A. HORIZONTAL ARTICULATION FOR FOOTPRINT                                                 |    | STATUS | B. VERTICAL ARTICULATION FOR ELEVATION                                                        |
| BUILDING FACADE LENGTH 193.4 FT. X 20% = 38.7 FT. MINIMUM PERPENDICULAR OFFSET OF 2 FEET | OK | STATUS | BUILDING FACADE LENGTH 193.4 FT. X 20% = 38.7 FT. MINIMUM VERTICAL ELEVATION CHANGE           |
| BUILDING FACADE LENGTH 193.4 FT. X 20% = 38.7 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET | OK | STATUS | MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET VERTICAL ELEVATION CHANGE (FLAT ROOFS) |
| MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET                               | OK | STATUS | AVERAGE NON-ARTICULATED BUILDING HEIGHT                                                       |
|                                                                                          |    |        | 31.4 FT.                                                                                      |

NAME OF OWNER: GARLAND SENIOR LIVING LTD  
NAME OF APPLICANT: CHATHAM HALL CROSS ENGINEERS  
PLAN PREPARED BY: ERIC EARNHART, HEDK ARCHITECTS  
4000 BELTWAY ROAD  
ADDISON, TEXAS 75001  
214.520.8878

PROJECT ADDRESS: 2001 MONARCH DRIVE, 301 TMA DRIVE  
FUTURE ZONING: PD 05 (3) 36.1  
PROPOSED ZONING: PD 05 (3) 36.1  
SIGNAGE TO COMPLY WITH CITY STANDARDS  
CASE NUMBER: 30078-2

| BUILDING MATERIAL CALCULATION - ELEVATION #5                                 |         |
|------------------------------------------------------------------------------|---------|
| MATERIAL                                                                     | PERCENT |
| STONE                                                                        | 20%     |
| STUCCO                                                                       | 41%     |
| SHINGLES                                                                     | 8%      |
| CLAY TILE                                                                    | 31%     |
| W1- WINDOW                                                                   | 7%      |
| BUILDING FACADES COMPLY WITH: SOC CHAPTER 4 ARTICLE 6 DIVISION 01, SEC. 4.03 |         |
| MINIMUM OF 8 ARCHITECTURAL ELEMENTS                                          |         |
| ELEMENT                                                                      | PERCENT |
| 1. CORNERS                                                                   | 41%     |
| 2. RECESSED ENTRY                                                            | 31%     |
| 3. VARIED ROOF HEIGHTS                                                       | 31%     |
| 4. ORNAMENTAL WINDOW HEADERS                                                 | 31%     |
| 5. ORNAMENTAL FACADE TRIM                                                    | 31%     |



| ELEVATION LEGEND                                                                                 |                                    |
|--------------------------------------------------------------------------------------------------|------------------------------------|
| T.O.H. = TOP OF HILL                                                                             |                                    |
| T.O.D. = TOP OF DECK                                                                             |                                    |
| T.O.P. = TOP OF PLATE                                                                            |                                    |
| T.O.F. = TOP OF FOUNDATION                                                                       |                                    |
| MATERIALS KEY                                                                                    |                                    |
|                                                                                                  | COMPOSITION SHINGLES               |
|                                                                                                  | FIBER CEMENT PANEL                 |
|                                                                                                  | FIBER CEMENT LAP SIDING 4" EXP.    |
|                                                                                                  | FIBER CEMENT LAP SIDING 8" EXP.    |
|                                                                                                  | FIBER CEMENT BOARD & BATTEN SIDING |
| NOTE: CONTRACTOR TO VERIFY ELECTRICAL WITH FOUR CORNERS AND COORDINATE SURROUNDING SCENE FEATURE |                                    |

|  |           |                                                |                                |                                                                                 |                    |                                 |
|--|-----------|------------------------------------------------|--------------------------------|---------------------------------------------------------------------------------|--------------------|---------------------------------|
|  | REVISIONS | <b>GARLAND SENIOR LIVING</b><br>GARLAND, TEXAS | CITY RESUBMITTAL<br>03-08-2020 | <b>HEDK ARCHITECTS</b><br>4202 BELTWAY DRIVE, ADDISON, TX 75001<br>214.520.8878 | DATE<br>03-08-2020 | SHEET NUMBER<br>A4-04           |
|  |           |                                                |                                |                                                                                 | PROJECT<br>20110   | BUILDING<br>EXTERIOR ELEVATIONS |





**3a** BUILDING - SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



**3b** BUILDING - SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



**3c** BUILDING - SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

EXHIBIT E

| BUILDING ARTICULATION - ELEVATION #3a                                                  |        |                                                                                               |         |
|----------------------------------------------------------------------------------------|--------|-----------------------------------------------------------------------------------------------|---------|
| A. HORIZONTAL ARTICULATION FOR FOOTPRINT?                                              | STATUS | B. VERTICAL ARTICULATION FOR ELEVATION                                                        | STATUS  |
| BUILDING FACADE LENGTH: 85.1 FT X 30% = 13.5 FT MINIMUM PERPENDICULAR OFFSET OF 3 FEET | NA     | BUILDING FACADE LENGTH: 85.1 FT X 30% = 13.5 FT MINIMUM VERTICAL ELEVATION CHANGE             | OK      |
| BUILDING FACADE LENGTH: 85.1 FT X 30% = 13.5 FT MINIMUM PERPENDICULAR OFFSET OF 4 FEET | OK     | MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 30 FEET VERTICAL ELEVATION CHANGE (FLAT ROOFS) | OK      |
| MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET                             | OK     | AVERAGE NON-ARTICULATED BUILDING HEIGHT                                                       | 31.4 FT |

| BUILDING ARTICULATION - ELEVATION #3b                                                  |        |                                                                                               |         |
|----------------------------------------------------------------------------------------|--------|-----------------------------------------------------------------------------------------------|---------|
| A. HORIZONTAL ARTICULATION FOR FOOTPRINT?                                              | STATUS | B. VERTICAL ARTICULATION FOR ELEVATION                                                        | STATUS  |
| BUILDING FACADE LENGTH: 71.1 FT X 30% = 14.2 FT MINIMUM PERPENDICULAR OFFSET OF 3 FEET | OK     | BUILDING FACADE LENGTH: 71.1 FT X 30% = 14.2 FT MINIMUM VERTICAL ELEVATION CHANGE             | OK      |
| BUILDING FACADE LENGTH: 71.1 FT X 30% = 14.2 FT MINIMUM PERPENDICULAR OFFSET OF 4 FEET | NA     | MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 30 FEET VERTICAL ELEVATION CHANGE (FLAT ROOFS) | OK      |
| MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET                             | OK     | AVERAGE NON-ARTICULATED BUILDING HEIGHT                                                       | 31.4 FT |

| BUILDING ARTICULATION - ELEVATION #3c                                                   |        |                                                                                               |         |
|-----------------------------------------------------------------------------------------|--------|-----------------------------------------------------------------------------------------------|---------|
| A. HORIZONTAL ARTICULATION FOR FOOTPRINT?                                               | STATUS | B. VERTICAL ARTICULATION FOR ELEVATION                                                        | STATUS  |
| BUILDING FACADE LENGTH: 187.8 FT X 30% = 37.5 FT MINIMUM PERPENDICULAR OFFSET OF 3 FEET | OK     | BUILDING FACADE LENGTH: 187.8 FT X 30% = 37.5 FT MINIMUM VERTICAL ELEVATION CHANGE            | OK      |
| BUILDING FACADE LENGTH: 187.8 FT X 30% = 37.5 FT MINIMUM PERPENDICULAR OFFSET OF 4 FEET | NA     | MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 30 FEET VERTICAL ELEVATION CHANGE (FLAT ROOFS) | OK      |
| MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET                              | OK     | AVERAGE NON-ARTICULATED BUILDING HEIGHT                                                       | 34.1 FT |

|                                                                                                                                                                                                              |                                                                                                                                                                                       |                                                                                                                                                                                                                                                               |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| NAME OF OWNER: GARLAND SENIOR LIVING LTD<br>NAME OF APPLICANT: JAVATHAN NAG, CROSS ENGINEERING<br>PLAN PREPARER: DRK KARRISHVAL HEDK ARCHITECTS<br>4202 BELTWAY ROAD<br>ADDISON, TEXAS 75001<br>214.520.8878 | PROJECT ADDRESS: 2222 MONARCH DRIVE, SUITE 170A DRIVE<br>EXISTING ZONING: PD 01-30-5.7<br>PROPOSED ZONING: PD 1P BASE<br>SIGNAGE TO COMPLY WITH CITY STANDARDS<br>CASE NUMBER: 200109 | BUILDING MATERIAL CALCULATION - ELEVATION #3<br>MATERIAL: STONE 25% STONE 2,500 SF 30%<br>STUCCO 30% STUCCO 4,500 SF 40%<br>SIDING 45% SIDING 4,500 SF 40%<br>BLANKS 25%<br>BUILDING FACADES COMPLY WITH:<br>SDC CHAPTER 4 (ARTICLE 6, DIVISION 01, SEC. 4.0) |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

| MINIMUM OF 8 ARCHITECTURAL ELEMENTS                                                    |                                                                                        |
|----------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|
| ELEMENT                                                                                | ELEMENT                                                                                |
| 1 CORNERS                                                                              | 4 ORNAMENTAL WINDOW HEADERS                                                            |
| 5 RECESSED ENTRY                                                                       | 5 DIVIDED LIGHT WINDOWS                                                                |
| 5 VARIOUS ROOF HEIGHTS                                                                 | 6 ORNAMENTAL FACADE TRIMS                                                              |
| <b>S1- STONE</b><br>MANUFACTURE: CORCORAN<br>COLOR: FREEDOM<br>BUILDING: TEXAS CREAM   | <b>P1- PAINT</b><br>MANUFACTURE: SHERWIN WILLIAMS<br>COLOR: TURKISH COFFEE<br>SW 6036  |
| <b>P2- PAINT</b><br>MANUFACTURE: SHERWIN WILLIAMS<br>COLOR: ORIGINAL WHITE<br>SW 7007  | <b>P3- PAINT</b><br>MANUFACTURE: SHERWIN WILLIAMS<br>COLOR: TRULY TAUPÉ<br>SW 6038     |
| <b>P4- PAINT</b><br>MANUFACTURE: SHERWIN WILLIAMS<br>COLOR: ACCESSIBLE<br>SW 7036      | <b>P5- PAINT</b><br>MANUFACTURE: SHERWIN WILLIAMS<br>COLOR: CITYSCAPE<br>SW 7054       |
| <b>E1- ROOF</b><br>MANUFACTURE: CLAYTILE<br>COLOR: ANTIQUO MESSIAH<br>STYLE: CLAY TILE | <b>E2- ROOF</b><br>MANUFACTURE: CLAYTILE<br>COLOR: ANTIQUO MESSIAH<br>STYLE: CLAY TILE |
| <b>E3- WINDOW</b><br>MANUFACTURE: PLY-GEM<br>COLOR: CLAY                               | <b>E4- WINDOW</b><br>MANUFACTURE: PLY-GEM<br>COLOR: CLAY                               |



| ELEVATION LEGEND                                                                                      |  |
|-------------------------------------------------------------------------------------------------------|--|
| 10.4' = TOP OF ROOF                                                                                   |  |
| 10.0' = TOP OF DECK                                                                                   |  |
| 10.0' = TOP OF PLATE                                                                                  |  |
| 10.0' = TOP OF FOUNDATION                                                                             |  |
| MATERIALS KEY                                                                                         |  |
| COMPOSITION SHINGLES                                                                                  |  |
| FIBER CEMENT PANEL                                                                                    |  |
| FIBER CEMENT LAP SIDING 4" EXP.                                                                       |  |
| FIBER CEMENT LAP SIDING 6" EXP.                                                                       |  |
| FIBER CEMENT BOARD & BATTEN SIDING                                                                    |  |
| NOTE: CONTRACTOR TO VERIFY ELECTRICAL METER BOX SIZES AND COORDINATE WITH ELECTRICAL ENGINEER'S WORK. |  |

REVISIONS

**GARLAND SENIOR LIVING**

GARLAND, TEXAS

CITY RESUBMITTAL  
03-08-2020

**HEDK ARCHITECTS**

4202 BELTWAY DRIVE ADDISON, TX 75001  
214.520.8878 hedk.com

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DATE: 03-08-2020

PROJECT: 20110

SHEET NUMBER: A4-02

BUILDING EXTERIOR ELEVATIONS





**6a** BUILDING - EAST ELEVATION  
SCALE: 1/8" = 1'-0"



**6b** BUILDING - EAST ELEVATION  
SCALE: 1/8" = 1'-0"

|                                                                                                     |                                                                                            |                                                                                            |                                                                                         |                                                                                                  |
|-----------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|
|                                                                                                     |                                                                                            |                                                                                            |                                                                                         |                                                                                                  |
| <b>S1- STONE</b><br>MANUFACTURE:<br>CORONADO<br>COLOR:<br>FREEDOM<br>BUILDING STONE:<br>TEXAS CREAM | <b>P1- PAINT</b><br>MANUFACTURE:<br>SHERWIN WILLIAM<br>COLOR:<br>TURKISH COFFEE<br>SW 6076 | <b>P2- PAINT</b><br>MANUFACTURE:<br>SHERWIN WILLIAM<br>COLOR:<br>ORIGINAL WHITE<br>SW 7077 | <b>P3- PAINT</b><br>MANUFACTURE:<br>SHERWIN WILLIAM<br>COLOR:<br>TRULY TAUPE<br>SW 6038 | <b>P4- PAINT</b><br>MANUFACTURE:<br>SHERWIN WILLIAM<br>COLOR:<br>ACCESSIBLE<br>GREIGE<br>SW 7026 |
| <b>TRIM, WINDOW<br/>TRIM, DOOR TRIM,<br/>FASCIAS</b>                                                | <b>BALCONY SIDING,<br/>STUCCO, TRIM</b>                                                    | <b>STUCCO</b>                                                                              | <b>TRIM</b>                                                                             |                                                                                                  |
|                                                                                                     |                                                                                            |                                                                                            |                                                                                         |                                                                                                  |
| <b>P5- PAINT</b><br>MANUFACTURE:<br>SHERWIN WILLIAM<br>COLOR:<br>CITYSCAPE<br>SW 7067               | <b>R1- ROOF</b><br>MANUFACTURE:<br>CAF<br>COLOR:<br>CANADIAN<br>DRIFTWOOD                  | <b>R2- ROOF</b><br>MANUFACTURE:<br>CLAYTILE<br>COLOR:<br>ANTICUO MISSION<br>STYLE          | <b>W1- WINDOW</b><br>MANUFACTURE:<br>PLY GEM<br>COLOR:<br>CLAY                          |                                                                                                  |
| <b>STUCCO</b>                                                                                       | <b>SHINGLES</b>                                                                            | <b>CLAY TILE</b>                                                                           |                                                                                         |                                                                                                  |



### ELEVATION LEGEND

T.O.H. = TOP OF HILL

T.O.D. = TOP OF DECK

T.O.P. = TOP OF PLATE

T.O.F. = TOP OF FOUNDATION

### MATERIALS KEY

 COMPOSITION SHINGLES

 FIBER CEMENT PANEL

 FIBER CEMENT BOARD & BATTEN SIDING

| BUILDING ARTICULATION - ELEVATION #6                                                     |                                                                                               |
|------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|
| A. HORIZONTAL ARTICULATION FOR FOOTPRINT                                                 | B. VERTICAL ARTICULATION FOR ELEVATION                                                        |
| STATUS                                                                                   | STATUS                                                                                        |
| BUILDING FACADE LENGTH 270.1 FT. X 20% = 54.0 FT. MINIMUM PERPENDICULAR OFFSET OF 2 FEET | BUILDING FACADE LENGTH 270.1 FT. X 20% = 54.0 FT. MINIMUM VERTICAL ELEVATION CHANGE           |
| BUILDING FACADE LENGTH 270.1 FT. X 30% = 81.0 FT. MINIMUM PERPENDICULAR OFFSET OF 4 FEET | MINIMUM 1 FOOT VERTICAL ELEVATION CHANGE EVERY 30 FEET VERTICAL ELEVATION CHANGE (FLAT ROOFS) |
| MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET                               | AVERAGE NON-ARTICULATED BUILDING HEIGHT                                                       |
| OK                                                                                       | 31.4 FT                                                                                       |

NAME OF OWNER: GARLAND SENIOR LIVING LTD  
NAME OF ARCHITECT: CHANTAN NAWL CROSS ENGINEERING  
PLANNING: DRK SARSHAN, HEDK ARCHITECTS  
4203 BELTWAY ROAD  
ADDISON, TEXAS 75011  
214.520.8878

PROJECT ADDRESS: 2021 MONARCH DRIVE, 301 TINA DRIVE  
DISTRICT ZONING: PD 20 B 3.1  
PROPOSED ZONING: MF BASE  
DESIGNED TO COMPLY WITH CITY STANDARDS  
CASE NUMBER: 20105-2

| BUILDING MATERIAL CALCULATION - ELEVATION #6                                |            |
|-----------------------------------------------------------------------------|------------|
| MATERIAL                                                                    | PERCENTAGE |
| STONE                                                                       | 32%        |
| STUCCO                                                                      | 44%        |
| SHINGLES                                                                    | 4%         |
| GLAZING                                                                     | 18%        |
| BUILDING FACADES COMPLY WITH GDC CHAPTER 4 ARTICLE 6 DIVISION 01, SEC. 4.8B |            |

| MINIMUM OF 8 ARCHITECTURAL ELEMENTS |                             |
|-------------------------------------|-----------------------------|
| ELEMENT                             | ELEMENT                     |
| 1 DORMERS                           | 4 ORNAMENTAL WINDOW HEADERS |
| 2 RECESSED ENTRY                    | 5 ORNAMENTAL FACADE TRIMS   |
| 3 VARIED ROOF HEIGHTS               | 6 ORNAMENTAL FACADE TRIMS   |



EXHIBIT E

|  |                         |                                                |                                |                                                                                |                    |                                 |
|--|-------------------------|------------------------------------------------|--------------------------------|--------------------------------------------------------------------------------|--------------------|---------------------------------|
|  | REVISIONS<br>03-08-2020 | <b>GARLAND SENIOR LIVING</b><br>GARLAND, TEXAS | CITY RESUBMITTAL<br>03-08-2020 | <b>HEDK ARCHITECTS</b><br>4203 BELTWAY DRIVE ADDISON, TX 75001<br>214.520.8878 | DATE<br>03-08-2020 | SHEET NUMBER<br>A4-05           |
|  |                         |                                                |                                |                                                                                | PROJECT<br>20110   | BUILDING<br>EXTERIOR ELEVATIONS |

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NAME OF OWNER - GARLAND SENIOR LIVING LTD  
NAME OF APPLICANT - JOHATHAN HAKE, CROSS ENGINEERING  
PLAN PREPARER - ERIC EARNSHAW, HEDK ARCHITECTS  
4202 BELTWAY ROAD  
ADDISON, TEXAS 75001  
214.520.8878

PROJECT ADDRESS: 2222 MONARCH DRIVE, 301 TINA DRIVE  
EXISTING ZONING: PD 07-33 SS-7  
PROPOSED ZONING: PD - MF BASE  
SIGNAGE TO COMPLY WITH CITY STANDARDS  
CASE NUMBER - 200109-2

**FORMING LEGEND:**

|  |  |
|--|--|
|  |  |
|  |  |
|  |  |
|  |  |

**FORMING NOTES:**

- REFER TO STRUCTURAL PLANS AND SPECIFICATIONS FOR POLYMERIZATION REQUIREMENTS
- CONTRACTOR SHALL COMPLY WITH ALL STRUCTURAL AND ARCHITECTURAL REQUIREMENTS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR FABRICATION OR INSTALLATION OF STRUCTURAL MEMBERS
- MAX. SLOPE IS 1/4" PER FOOT AT LOCATIONS INDICATED IN PLANS
- MINIMUM INDICATE DIRECTION OF SLOPE DOWN
- MINIMUM AT EDGE OF CONCRETE INDICATED WITH R/F IF INDICATED (BELOW FINISH FLOOR)
- IF SLOPE CONCRETE IN CORNERS SO NO PUDDLES OF WATER WILL OCCUR
- CONCRETE FINISH TO BE NON-SLIP (BROOM FINISH) IN BREEZEWAYS, CORRIDORS AND PATIOS
- COORDINATE CONTROL JOINTS IN ARCHITECTURAL FINISH WITH STRUCTURAL

**ROOF LEGEND:**

|  |  |
|--|--|
|  |  |
|  |  |
|  |  |
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|  |  |
|  |  |
|  |  |

**GENERAL NOTES:**

- ROOF TRUSS LAYOUT, PROFILES AND DESIGN ARE TO BE PROVIDED BY THE TRUSS MANUFACTURER BY WAY OF SHOP DRAWINGS AND ARE TO BE SIGNED RETAINING WALLS, SIDEWALKS AND INDIVIDUAL BUILDINGS
- ROOFPENETRATIONS ARE CONCEPTUAL IN NATURE AND MUST BE COORDINATED BY THE CONTRACTOR ON SITE WITH THE LANDSCAPING, RETAINING WALLS, SIDEWALKS AND INDIVIDUAL BUILDINGS
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF GARLAND
- CONTRACTOR SHALL NOT CROSS WALKING ON DRIVING SURFACES. IT IS THE INTENT OF THE ARCHITECT THAT ALL UTILITY CONDUITS, TERMINATE IN UNDERGROUND DRAINAGE (PIPING AND CARRIED AWAY FROM THE BUILDING AND OTHER FINISHED SURFACES) WHERE POSSIBLE
- REFER TO ELEVATIONS FOR HILL HEIGHTS
- ROOF VENT CALCULATIONS HAVE BEEN PROVIDED TO SHOW THE REQUIRED NPFA
- REFER TO 1340-22 FOR ATTIC ACCESS DOOR DETAILS
- ROOF PENETRATIONS PROHIBITED WITHIN 4'-0" EA. SIDE OF 2-HOUR FIRE WALL
- ALL ATTICS TO BE SPRINKLERED PER NCTCOG AMENDMENTS

**8 HIGH VENT SEPERATION**  
SCALE: N.T.S.



**BUILDING MATERIAL CALCULATION - ELEVATION #4**

|          |       |     |          |       |       |     |
|----------|-------|-----|----------|-------|-------|-----|
| MATERIAL | STONE | 28% | MATERIAL | STONE | 22 SF | 28% |
| STUCCO   | 72%   | 0%  | STUCCO   | 58 SF | 72%   |     |

BUILDING FACADES COMPLY WITH:  
GDC CHAPTER 4 (ARTICLE 6: DIVISION 01, SEC. 4.83)

**MINIMUM OF 6 ARCHITECTURAL ELEMENTS**

|                        |                             |                  |                              |
|------------------------|-----------------------------|------------------|------------------------------|
| ELEMENT                | 1. DORMERS                  | ELEMENT          | 5. DIVIDED LIGHT WINDOWS     |
| 2. RECESSED ENTRY      | 6. ORNAMENTAL FACADE TRIMS  | 7. AWNING CANOPY | 8. DISTINCTIVE LIGHT FEATURE |
| 3. VARIED ROOF HEIGHTS | 4. ORNAMENTAL WINDOW HEADER |                  |                              |

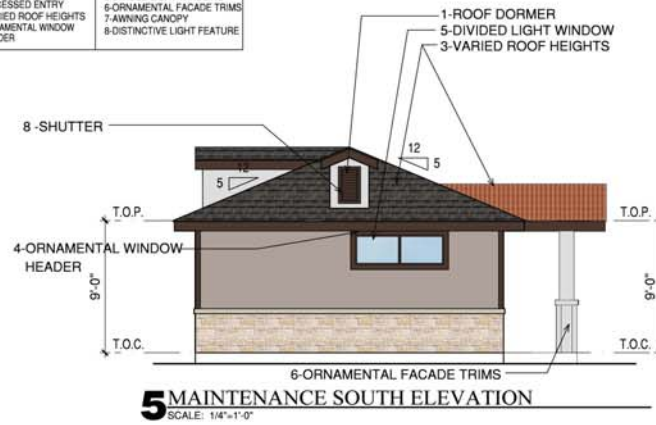
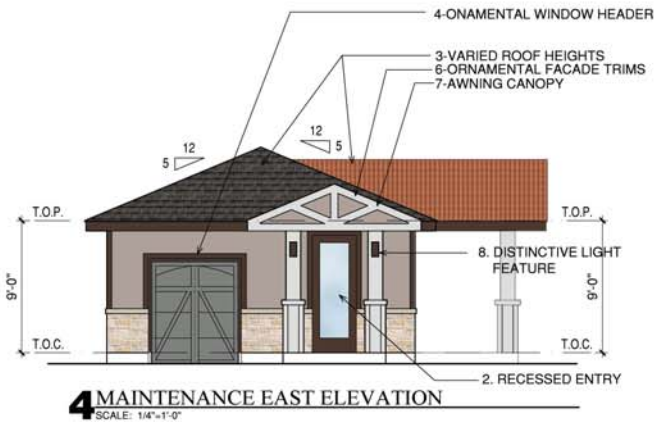
**BUILDING MATERIAL CALCULATION - ELEVATION #5**

|          |       |     |          |       |       |     |
|----------|-------|-----|----------|-------|-------|-----|
| MATERIAL | STONE | 34% | MATERIAL | STONE | 54 SF | 37% |
| STUCCO   | 58%   | 8%  | STUCCO   | 93 SF | 63%   |     |

BUILDING FACADES COMPLY WITH:  
GDC CHAPTER 4 (ARTICLE 6: DIVISION 01, SEC. 4.83)

**MINIMUM OF 6 ARCHITECTURAL ELEMENTS**

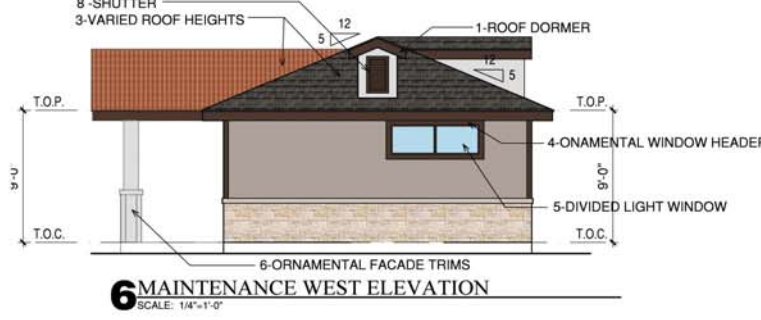
|                        |                |         |                         |
|------------------------|----------------|---------|-------------------------|
| ELEMENT                | 1. ROOF DORMER | ELEMENT | 5. DIVIDED LIGHT WINDOW |
| 3. VARIED ROOF HEIGHTS |                |         |                         |



**BUILDING MATERIAL CALCULATION - ELEVATION #7**

|          |       |     |          |        |       |     |
|----------|-------|-----|----------|--------|-------|-----|
| MATERIAL | STONE | 33% | MATERIAL | STONE  | 54 SF | 33% |
| STUCCO   | 67%   | 0%  | STUCCO   | 110 SF | 67%   |     |

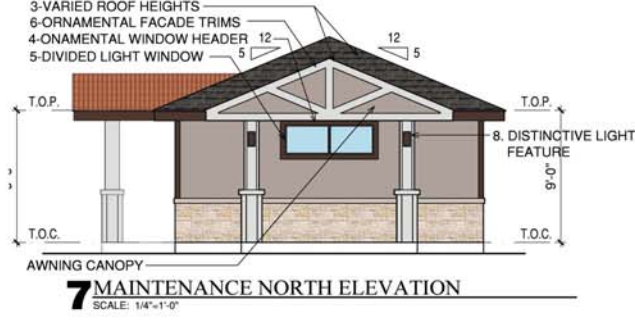
BUILDING FACADES COMPLY WITH:  
GDC CHAPTER 4 (ARTICLE 6: DIVISION 01, SEC. 4.83)



**BUILDING MATERIAL CALCULATION - ELEVATION #8**

|          |       |     |          |       |        |     |
|----------|-------|-----|----------|-------|--------|-----|
| MATERIAL | STONE | 30% | MATERIAL | STONE | 110 SF | 30% |
| STUCCO   | 70%   | 0%  | STUCCO   | 58 SF | 70%    |     |

BUILDING FACADES COMPLY WITH:  
GDC CHAPTER 4 (ARTICLE 6: DIVISION 01, SEC. 4.83)



**EXHIBIT E**

REVISIONS

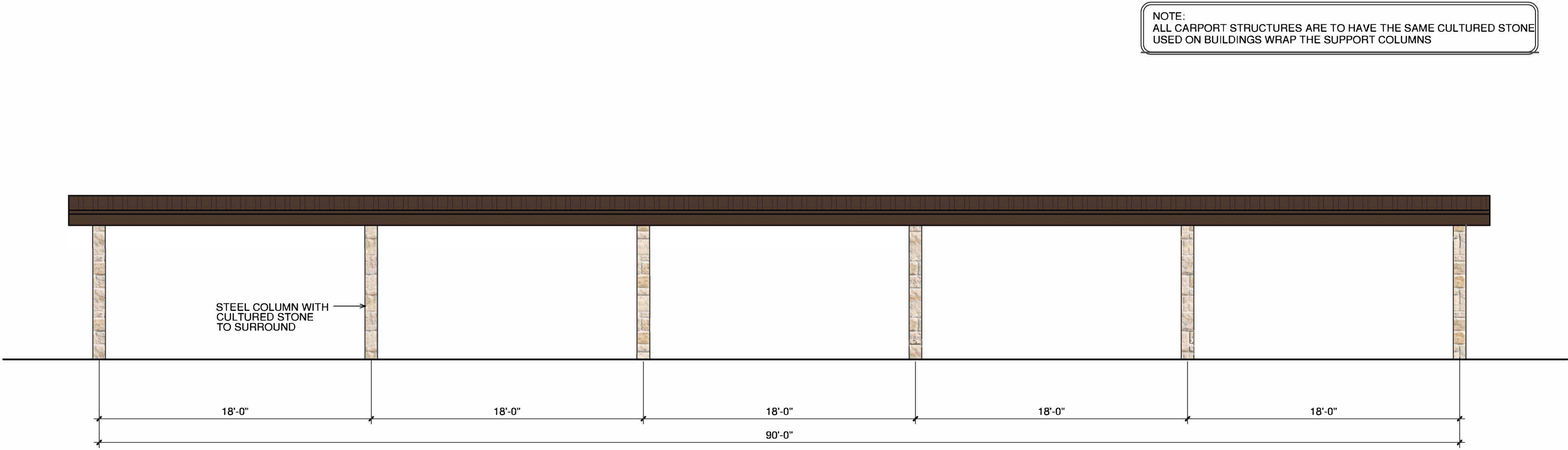
**GARLAND SENIOR LIVING**

CITY RESUBMITTAL  
03-08-2020

**HEDK ARCHITECTS**

DATE: 02-20-2020  
PROJECT: 20110  
SHEET NUMBER: A2-41  
MAINTENANCE BUILDING



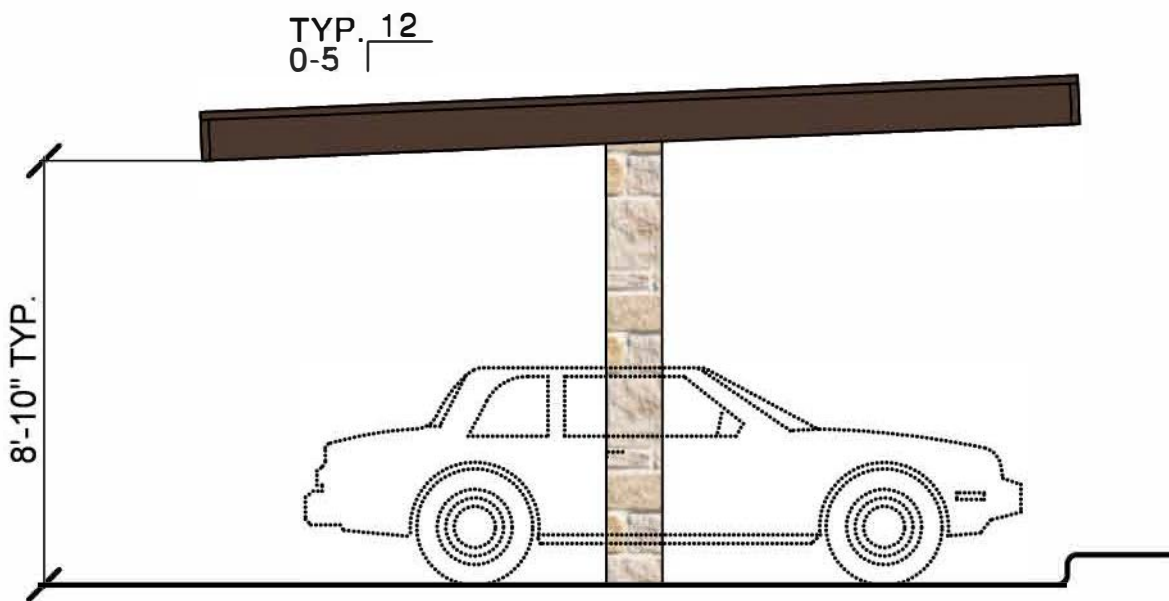


**1** CARPORT ELEVATION - 10 EVEN SPACES  
SCALE 1/4"=1'-0"

REFER TO CARPORT MANUFACTUER  
FOR ENGINNERING AND INSTALLATION

CARPORT NOTES

- 1. CARPORT TO HAVE A GALVANIZED METAL STRUCTURE
- 2. CARPORT TO HAVE GALVALUMED METAL ROOF PANELS
- 3. CARPORT DESIGN TO BE ENGINEERED BY CARPORT MFR. SHALL BE SUBMITTED AS A DEFERRED SUBMITTAL.



**2** CARPORT ELEVATION (TYPICAL)  
SCALE 1/4"=1'-0"  
REFER TO CARPORT MANUFACTUER  
FOR ENGINNERING AND INSTALLATION

EXHIBIT E

REVISIONS

GARLAND SENIOR LIVING

GARLAND, TEXAS

**HEDK** ARCHITECTS  
4202 BELTWAY DRIVE ADDISON, TX 75001  
214.520.8878 hedk.com

DATE  
05-15-2020

PROJECT  
20110

SHEET NUMBER

A2-50

CARPORT

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REVISIONS

GARLAND SENIOR LIVING

GARLAND, TEXAS

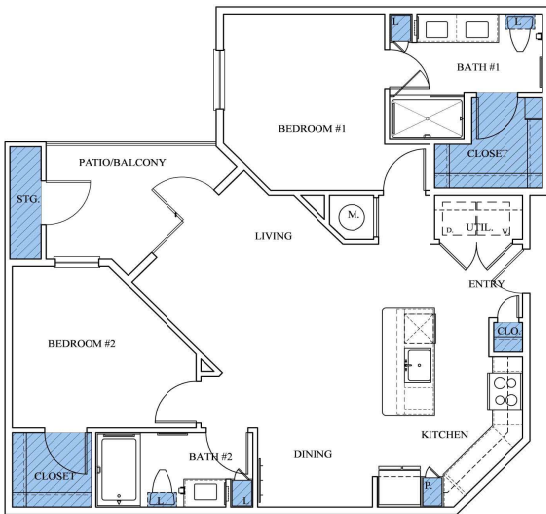
60% PROGRESS SET  
REVIEW PRINTS ONLY  
NOT FOR  
REGULATORY APPROVAL,  
PERMIT OR CONSTRUCTION

**FECK**  
ARCHITECTS  
4102 BELLEVUE DRIVE ADDISON, TX 75001  
(972) 382-1111

DATE  
05-15-2020

PROJECT  
20110  
SHEET NUMBER

**A2-19**  
UNIT PLANS

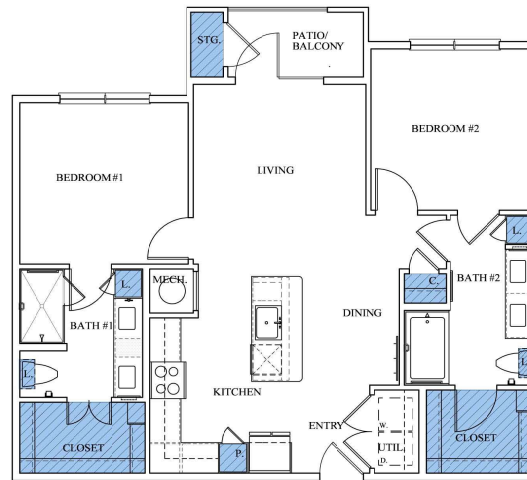


**B2** TWO BEDROOM/TWO BATH 1005 S.F.  
SCALE 1/4"=1'-0"

B2 AREA CALCULATIONS

|                       |      |      |
|-----------------------|------|------|
| ENTRY                 | 14   | S.F. |
| BEDROOM               | 297  | S.F. |
| BATH/CLOSET           | 226  | S.F. |
| LIVING                | 178  | S.F. |
| KITCHEN CLOSET PANTRY | 237  | S.F. |
| DINING                | 46   | S.F. |
| UTILITY               | 23   | S.F. |
| MECHANICAL            | 14   | S.F. |
| NET TOTAL             | 1005 | S.F. |

| B2 - STORAGE SPACES<br>"PAINT TO PAINT" | SQUARE<br>FEET | CUBIC<br>FEET |
|-----------------------------------------|----------------|---------------|
| CLOSET                                  | 66             | 594           |
| STORAGE                                 | 17             | 153           |
| LINEN                                   | 4              | 32            |
| LINEN CABINET                           | 4              | 14            |
| COAT                                    | 4              | 36            |
| PANTRY                                  | 3              | 27            |
| NET TOTAL                               | 98             | 856           |

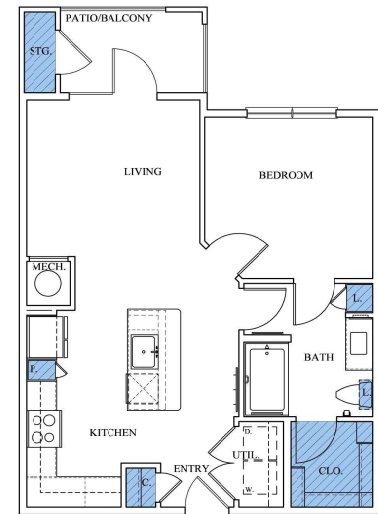


**B1** TWO BEDROOM/TWO BATH 1005 S.F.  
SCALE 1/4"=1'-0"

B1 AREA CALCULATIONS

|                  |      |      |
|------------------|------|------|
| ENTRY            | 30   | S.F. |
| BEDROOM          | 287  | S.F. |
| BATH / CLOSET    | 282  | S.F. |
| LIVING           | 190  | S.F. |
| KITCHEN / PANTRY | 141  | S.F. |
| DINING / CLOSET  | 81   | S.F. |
| UTILITY          | 22   | S.F. |
| MECHANICAL       | 12   | S.F. |
| NET TOTAL        | 1005 | S.F. |

| B1 - STORAGE SPACES<br>"PAINT TO PAINT" | SQUARE<br>FEET | CUBIC<br>FEET |
|-----------------------------------------|----------------|---------------|
| CLOSET                                  | 13             | 747           |
| STORAGE                                 | 10             | 90            |
| LINEN                                   | 3              | 48            |
| LINEN CABINET                           | 1              | 14            |
| COAT                                    | 3              | 54            |
| PANTRY                                  | 1              | 35            |
| NET TOTAL                               | 113            | 969           |



**A1** ONE BEDROOM/ONE BATH 695 S.F.  
SCALE 1/4"=1'-0"

A1 AREA CALCULATIONS

|                       |     |      |
|-----------------------|-----|------|
| ENTRY                 | 18  | S.F. |
| BEDROOM               | 142 | S.F. |
| BATH / CLOSET         | 132 | S.F. |
| LIVING                | 157 | S.F. |
| KITCHEN CLOSET PANTRY | 210 | S.F. |
| UTILITY               | 22  | S.F. |
| MECHANICAL            | 14  | S.F. |
| NET TOTAL             | 695 | S.F. |

| A1 - STORAGE SPACES<br>"PAINT TO PAINT" | SQUARE<br>FEET | CUBIC<br>FEET |
|-----------------------------------------|----------------|---------------|
| CLOSET                                  | 33             | 297           |
| STORAGE                                 | 12             | 108           |
| LINEN                                   | 3              | 24            |
| LINEN CABINET                           | 2              | 7             |
| COAT                                    | 5              | 45            |
| PANTRY                                  | 3              | 27            |
| NET TOTAL                               | 58             | 508           |

# CONDITIONED SPACES ACCESSIBLE TO TENANTS

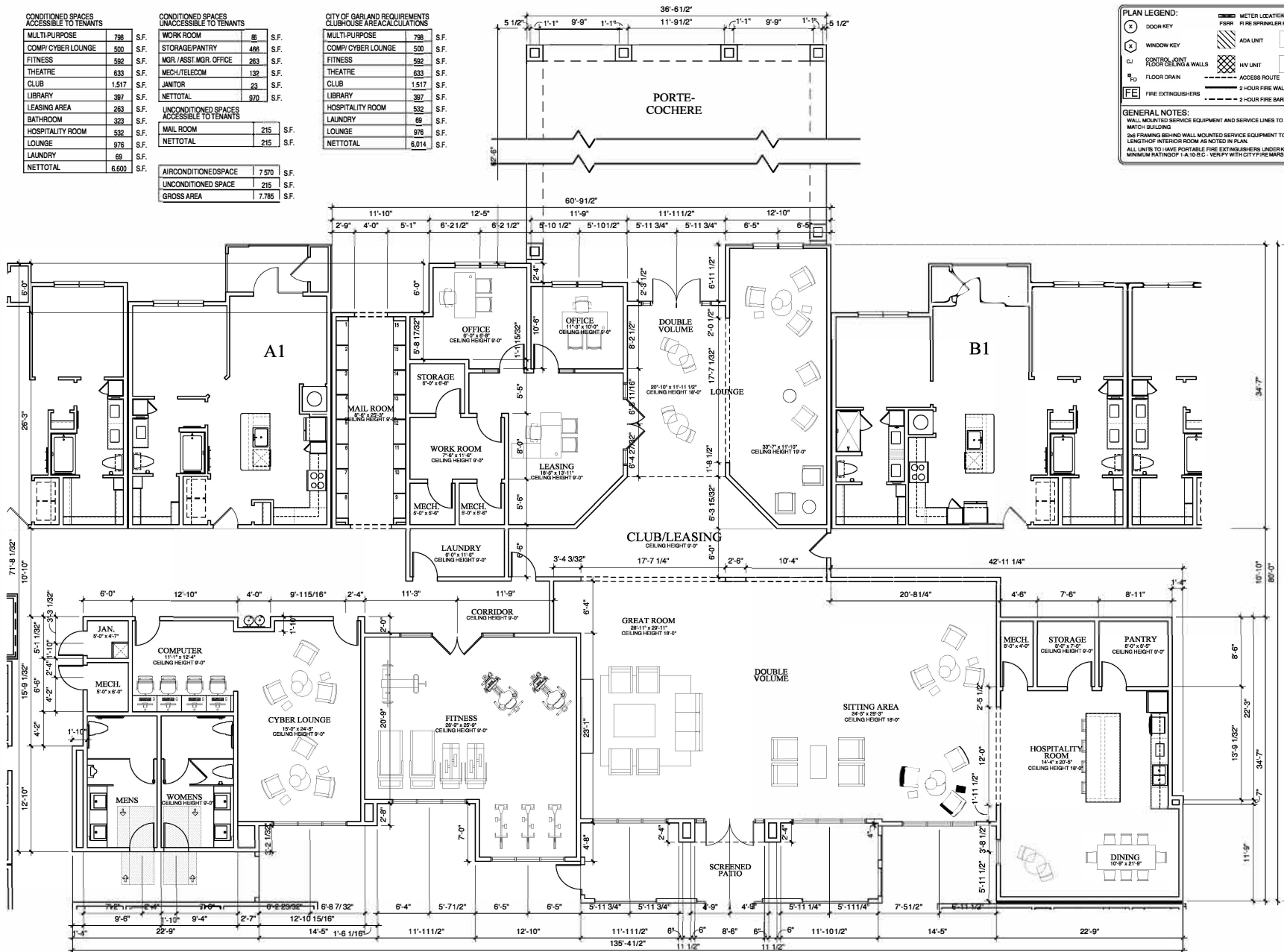
|                    |       |      |
|--------------------|-------|------|
| MULTI-PURPOSE      | 798   | S.F. |
| COMPI/CYBER LOUNGE | 500   | S.F. |
| FITNESS            | 592   | S.F. |
| THEATRE            | 633   | S.F. |
| CLUB               | 1,517 | S.F. |
| LIBRARY            | 397   | S.F. |
| LEASING AREA       | 263   | S.F. |
| BATHROOM           | 323   | S.F. |
| HOSPITALITY ROOM   | 532   | S.F. |
| LOUNGE             | 976   | S.F. |
| LAUNDRY            | 69    | S.F. |
| NETTOTAL           | 6,800 | S.F. |

# CONDITIONED SPACES UNACCESSIBLE TO TENANTS

|                                            |       |      |
|--------------------------------------------|-------|------|
| WORK ROOM                                  | 86    | S.F. |
| STORAGE/PANTRY                             | 466   | S.F. |
| MGR./ASST. MGR. OFFICE                     | 263   | S.F. |
| MECH/TELECOM                               | 132   | S.F. |
| JANITOR                                    | 23    | S.F. |
| NETTOTAL                                   | 930   | S.F. |
| UNCONDITIONED SPACES ACCESSIBLE TO TENANTS |       |      |
| MAIL ROOM                                  | 215   | S.F. |
| NETTOTAL                                   | 215   | S.F. |
| AIRCONDITIONEDSPACE                        | 7,570 | S.F. |
| UNCONDITIONED SPACE                        | 215   | S.F. |
| GROSS AREA                                 | 7,785 | S.F. |

# CITY OF GARLAND REQUIREMENTS CLUBHOUSE AREACALCULATIONS

|                    |       |      |
|--------------------|-------|------|
| MULTI-PURPOSE      | 798   | S.F. |
| COMPI/CYBER LOUNGE | 500   | S.F. |
| FITNESS            | 592   | S.F. |
| THEATRE            | 633   | S.F. |
| CLUB               | 1,517 | S.F. |
| LIBRARY            | 397   | S.F. |
| HOSPITALITY ROOM   | 532   | S.F. |
| LAUNDRY            | 69    | S.F. |
| LOUNGE             | 976   | S.F. |
| NETTOTAL           | 6,014 | S.F. |



**PLAN LEGEND:**

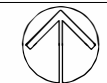
- DOOR KEY
- WINDOW KEY
- CONTROL POINT
- FLOOR DRAIN
- FIRE EXTINGUISHERS
- METER LOCATIONS
- FI RE SPRINKLER RISER ROOM
- ADA UNIT
- RV UNIT
- RADON VENT
- WET AREA
- ACCESS ROUTE
- 1 HOUR FIRE WALL
- 2 HOUR FIRE BARRIER WALL

**GENERAL NOTES:**

- WALL MOUNTED SERVICE EQUIPMENT AND SERVICE LINES TO BE PAINTED TO MATCH BUILDING
- 2ND FRAMING BEHIND WALL MOUNTED SERVICE EQUIPMENT TO EXTEND ENTIRE LENGTH OF INTERIOR ROOM AS NOTED IN PLAN
- ALL UNITS TO HAVE PORTABLE FIRE EXTINGUISHERS UNDOCKED IN BSK WITH MINIMUM RATING OF 1-A-10-B-C. VERIFY WITH CITY FIRE MARSHAL

**1 CLUB AND LEASING FIRST FLOOR PLAN**  
SCALE: 3/16" = 1'-0"

6,243 GROSS S.F.  
4,068 CLUB S.F. 6,028 NET S.F.



# EXHIBIT F

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

REVISIONS

GARLAND SENIOR LIVING  
GARLAND, TEXAS

60% PROGRESS SET  
REVIEW POINTS ONLY FOR  
ARCHITECTURAL REVIEW  
PERMIT OR CONSTRUCTION

**HECK ARCHITECTS**  
2405 W. DRIVE ADDISON, TX 75001  
214.520.3800

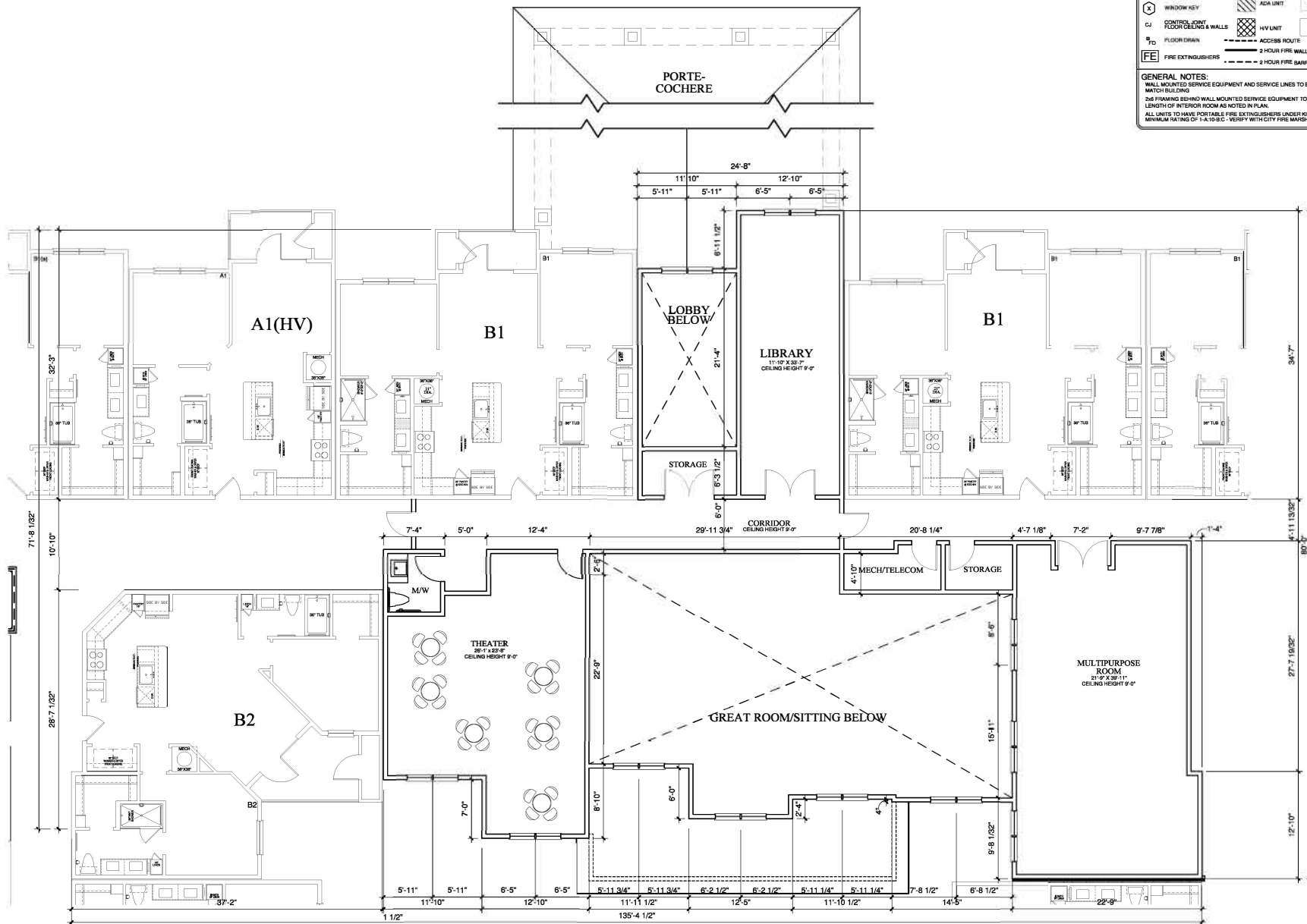
DATE  
05-15-2020

PROJECT  
20110

SHEET NUMBER  
A2-20  
CLUB/LEASING  
FIRST FLOOR

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**1 CLUB AND LEASING SECOND FLOOR PLAN**  
SCALE: 3/16" = 1'-0"

911 GROSS S.F.  
804 NET S.F.



# EXHIBIT F

NOT FOR  
REGULATORY APPROVAL,  
PERMITTING,  
OR CONSTRUCTION

REVISIONS

GARLAND SENIOR LIVING

GARLAND, TEXAS

60% PROGRESS SET  
THIS PLAN IS FOR REVIEW  
AND NOT TO BE USED FOR  
REGULATORY APPROVAL,  
PERMIT OR CONSTRUCTION

**FEDK**  
ARCHITECTS  
4242 BELLEVUE DRIVE ADDISON, TX 75001  
214.565.8878

DATE  
05-15-2020  
PROJECT  
20110  
SHEET NUMBER

**A2-21**  
CLUB/LEASING  
SECOND FLOOR

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## REPORT & MINUTES

### P.C. Meeting, May 11, 2020

Consideration of the application of **Garland Senior Living, Ltd.**, requesting approval of an Amended Detail Plan for Elder Care – Independent Living Use. This property is located at 502 Belt Line Road, 301 Tina Drive and 2222 Monarch Drive. (District 8) (File Z 20-07)

**Motion** was made by Commissioner Ott to **approve** the Detail Plan subject to the condition made in the previous approved motion, seconded by Commissioner Williams. **Motion carried: 9 Ayes, 0 Nays.**





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 to the Planning Department c/o City Marshall at the William E. Dollar Municipal Building (City Hall), 200 North Fifth 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 972-205-2456.

Para Español, por favor contactar a Josue De La Vega 972-205-2833.

(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.

GARLAND HAS TOO MANY OF THESE  
KIND OF BUILDINGS. CHEAPEN'S THE AREA  
AND HOME VALUES ARE AFFECTED GREATLY;

(Please complete the following information)

525 BROOKFIELD DR.

Your Property Address

Don Deonys C. Smio

Printed Name

525 BROOKFIELD DR. GARLAND TX. 75040

Address

City, State

Zip

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

Don Smio

Signature

Title

Date:

5/2/20



April 29, 2020

Z 20-07

Page 2 of 2

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 to the Planning Department c/o City Marshall at the William E. Dollar Municipal Building (City Hall), 200 North Fifth 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 972-205-2456.

Para Español, por favor contactar a Josue De La Vega 972-205-2833.

(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 apartments in our neighborhood, several complexes have been built over the last two years we DO NOT NEED ANYMORE!

(Please complete the following information)

2206 Idlewood Dr

Your Property Address

Dalinda Lehman and Clay Rutledge

Printed Name

2206 Idlewood Dr

Garland TX 75040

Address

City, State

Zip

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

Signature

Title

Date:

5/3/20

OWNER



**Z 20-07**

**Approval of 1) an Amendment to Planned Development (PD) District 07-33 for Single-Family-7 (SF-7) Uses to add Multi-Family Uses (Elder Care – Independent Living Use).**

**Approval of an Amended Detail Plan.**

**City Council Meeting  
June 16, 2020**



**GARLAND**

**TEXAS MADE HERE**

# Case Information

Location: 502 Belt Line Road, 301 Tina Drive, and 222 Monarch Drive

Applicant: Garland Senior Living, Ltd.

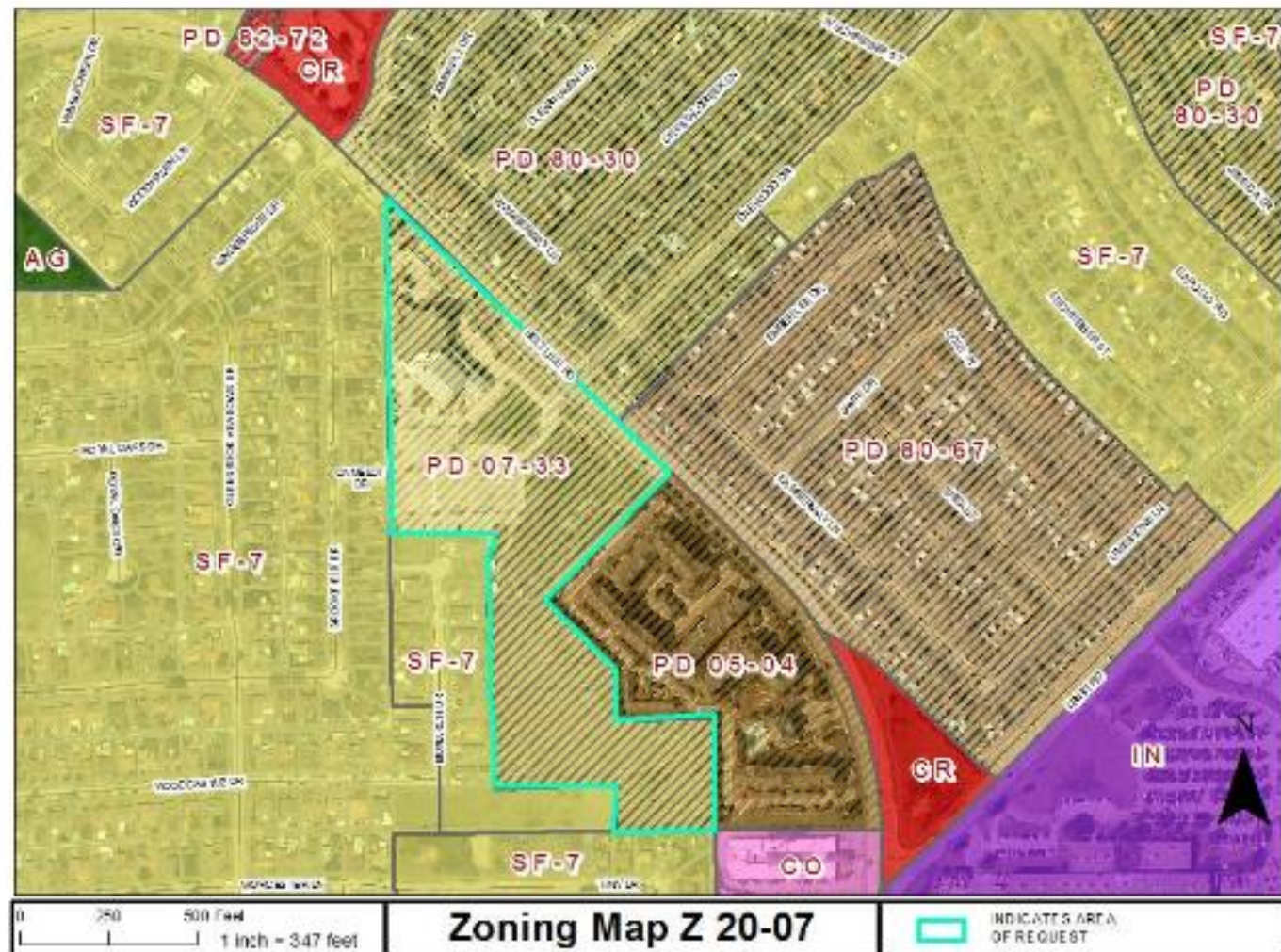
Owner: First United Pentecostal Church of Garland

Acreage: 15.565 acres

Zoning: Planned Development (PD) 07-33 District



# Location Map





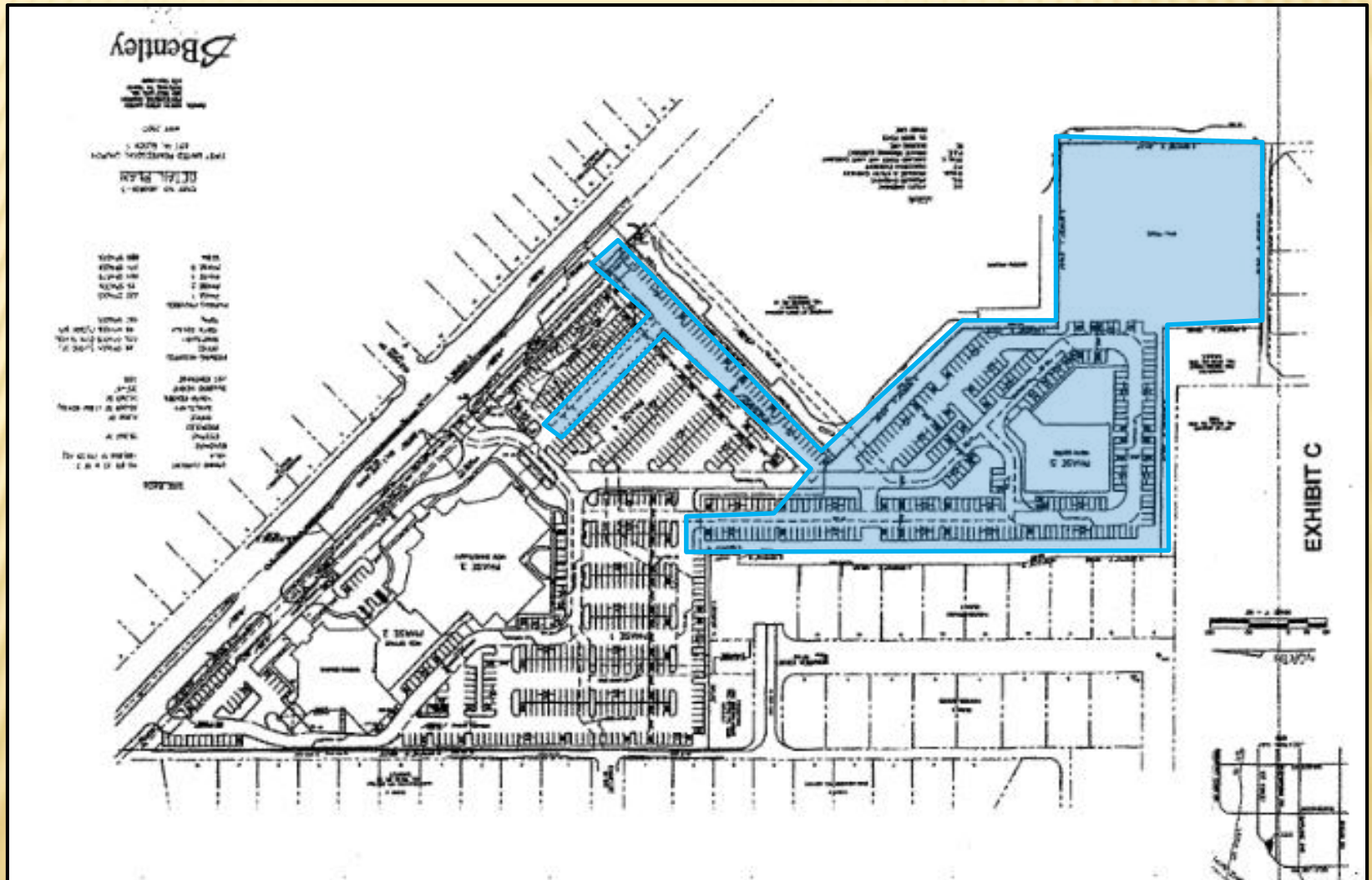


**GARLAND**  
TEXAS MADE HERE

# Summary of Changes

| Item                        | GDC                                                                                                                                                                       | June 2 <sup>nd</sup> CC                                                                                                                                                                   | June 16 <sup>th</sup> CC                                                                                                                                                          | Result                                                                                                                                                            |
|-----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Parking Spaces</b>       | 1 space/du<br>122 spaces                                                                                                                                                  | 1.5 spaces/du<br>183 du spaces & 10 guest<br>Total 193                                                                                                                                    | 1.4 spaces/du<br>171 du spaces & 11 guest<br>Total 182                                                                                                                            | Decrease of 11 overall parking spaces                                                                                                                             |
| <b>Covered Parking</b>      | 61 covered spaces<br><br>Not in setback<br><br>10 spaces per carport maximum<br><br>18-ft post-to-post, landscape island & large canopy tree                              | None                                                                                                                                                                                      | 87 covered<br><br>29 in setback<br><br>Largest 15 spaces/carport<br><br>3 feet, 2 inch separation with no landscape island or tree                                                | Meets GDC number covered spaces (26 excess)<br>29 spaces with 36 ft setback (56.25 ft required)<br>2 carports with 15 spaces<br><br>Without landscape island/tree |
| <b>Interior Amenities</b>   | 12,200 sf indoor                                                                                                                                                          | 4,000 sf indoor                                                                                                                                                                           | 6,014 sf indoor                                                                                                                                                                   | Increase of 2,014 square feet. Deviation of 6,186 sf less than GDC                                                                                                |
| <b>Mechanical Screening</b> | Screen from street & residential districts                                                                                                                                | Screen roof mechanical from public view; & ground from street                                                                                                                             | Screen all except electrical and transformers where access is needed                                                                                                              | Screening provided                                                                                                                                                |
| <b>Storage Space</b>        | All unit types <ul style="list-style-type: none"> <li>• 25 sf</li> <li>• 175 cubic feet in an enclosed storage space with direct access from unit</li> </ul>              | 1-bedroom <ul style="list-style-type: none"> <li>• 9 sf</li> <li>• 81 cubic feet</li> </ul> 2-bedroom <ul style="list-style-type: none"> <li>• 15 sf</li> <li>• 136 cubic feet</li> </ul> | 1-bedroom – A1 <ul style="list-style-type: none"> <li>• 58 sf</li> <li>• 508 cubic feet</li> </ul> 2-bedroom – B1 & B2<br>B1 113 sf / 989 cubic feet<br>B2 98 sf / 856 cubic feet | Adequate storage amounts provided via multiple spaces including patio storage closets, walk-in bedroom closets, linen closets, coat closets, and pantries.        |
| <b>Affordability Mix</b>    | Applicant is preparing a response.                                                                                                                                        |                                                                                                                                                                                           |                                                                                                                                                                                   |                                                                                                                                                                   |
| <b>Park Connection</b>      | Due to the uncertainty with respect to the City's future plans for the land and the security issues, the applicant is not moving forward with a proposed park connection. |                                                                                                                                                                                           |                                                                                                                                                                                   |                                                                                                                                                                   |

# Background





## EXHIBIT C













**Z 20-07**



EXHIBIT E

[illegible][illegible]

**ELEVATION LEGEND**

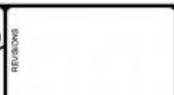
100K = TOP OF 25K  
150K = TOP OF 600K  
100K = TOP OF PLATE  
100K = TOP OF FOUNDATION

**MATERIALS KEY**

|  |                                   |
|--|-----------------------------------|
|  | CONCRETE BRIDGE DECK              |
|  | FISH-GRUNT PAVES                  |
|  | FISH-GRUNT LAP STRONG FISH        |
|  | FISH-GRUNT LAP STRONG EX          |
|  | FISH-GRUNT BOARD & BATTEN ROOFING |

NOTE: CONNECTIONS TO AIRPORT ELECTRICAL NETWORK SHALL BE IN ACCORDANCE WITH AIRPORT ELECTRICAL SPECIFICATIONS, SECTION 10000

SCALE: 1" = 1'-0"

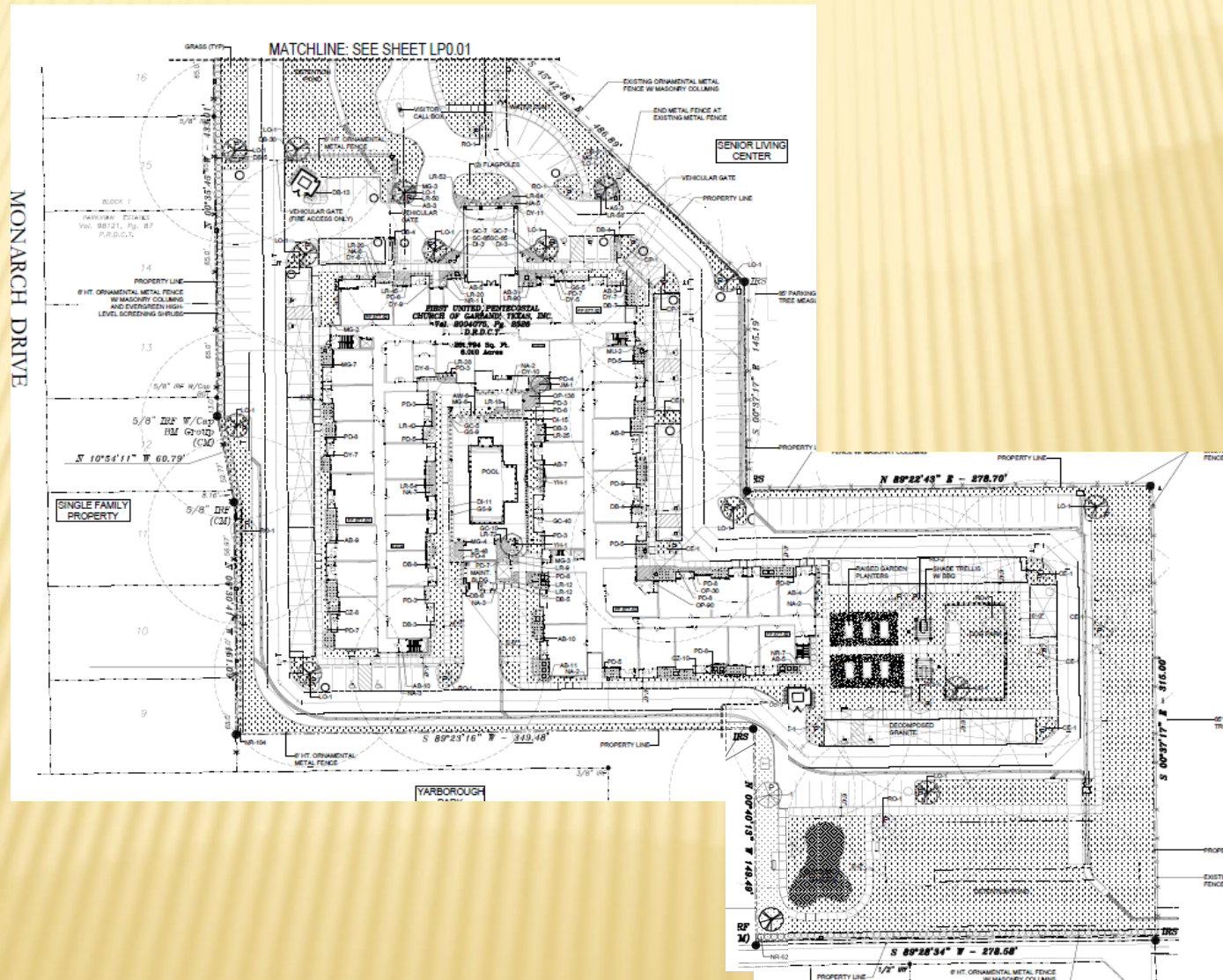
CITY RESUBMITTAL  
03-00-2020

SHEET NUMBER  
**A4-00**  
BUILDING  
EXTERIOR ELEVATION





**Z 20-07**





# Storage Areas

*GDC Section 2.52 (A) 12(e)(ii)(b)*

*Storage Space.* Except for Nursing/Convalescent Care facilities, an enclosed storage space must be provided for each dwelling unit within an Elder Care living facility with direct access provided from the dwelling unit. Each storage space must be a minimum of twenty-five square feet in floor area, and must be a minimum of one hundred and seventy-five cubic feet. A garage may not count as a storage space.



**GARLAND**  
TEXAS MADE HERE

# Storage Areas



**B2 TWO BEDROOM/TWO BATH** 1005 S.F.  
SCALE 1/4"=1'-0"

| B2 AREA CALCULATIONS  |      | B2 STORAGE SPACES |     | B2 SQUARE CUBIC |      |
|-----------------------|------|-------------------|-----|-----------------|------|
| ROOM                  | S.F. | PAINT TO PAINT    | NET | FEET            | FEET |
| ENTRY                 | 12   |                   |     |                 |      |
| BEDROOM               | 307  |                   |     |                 |      |
| BATH/CLOSET           | 208  |                   |     |                 |      |
| LIVING                | 178  |                   |     |                 |      |
| KITCHEN/CLOSET/PANTRY | 207  |                   |     |                 |      |
| DINING                | 46   |                   |     |                 |      |
| UTILITY               | 22   |                   |     |                 |      |
| MICROCL.              | 14   |                   |     |                 |      |
| NET TOTAL             | 1005 |                   |     |                 |      |



**B1 TWO BEDROOM/TWO BATH** 1005 S.F.  
SCALE 1/4"=1'-0"

| B1 AREA CALCULATIONS |      | B1 STORAGE SPACES |     | B1 SQUARE CUBIC |      |
|----------------------|------|-------------------|-----|-----------------|------|
| ROOM                 | S.F. | PAINT TO PAINT    | NET | FEET            | FEET |
| ENTRY                | 12   |                   |     |                 |      |
| BEDROOM              | 307  |                   |     |                 |      |
| BATH/CLOSET          | 208  |                   |     |                 |      |
| LIVING               | 178  |                   |     |                 |      |
| KITCHEN/PANTRY       | 141  |                   |     |                 |      |
| DINING/CLOSET        | 51   |                   |     |                 |      |
| UTILITY              | 22   |                   |     |                 |      |
| MICROCL.             | 14   |                   |     |                 |      |
| NET TOTAL            | 1005 |                   |     |                 |      |



**A1 ONE BEDROOM/ONE BATH** 695 S.F.  
SCALE 1/4"=1'-0"

| A1 AREA CALCULATIONS  |      | A1 STORAGE SPACES |     | A1 SQUARE CUBIC |      |
|-----------------------|------|-------------------|-----|-----------------|------|
| ROOM                  | S.F. | PAINT TO PAINT    | NET | FEET            | FEET |
| ENTRY                 | 12   |                   |     |                 |      |
| BEDROOM               | 146  |                   |     |                 |      |
| BATH/CLOSET           | 108  |                   |     |                 |      |
| LIVING                | 178  |                   |     |                 |      |
| KITCHEN/CLOSET/PANTRY | 201  |                   |     |                 |      |
| UTILITY               | 22   |                   |     |                 |      |
| MICROCL.              | 14   |                   |     |                 |      |
| NET TOTAL             | 695  |                   |     |                 |      |



**EXHIBIT F**

UNIT PLANS

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

REVISIONS

GARLAND SENIOR LIVING

GARLAND, TEXAS

ARCHITECTS

DATE: 05-15-2020

PROJECT: 20110

SHEET NUMBER: A2-19

UNIT PLANS



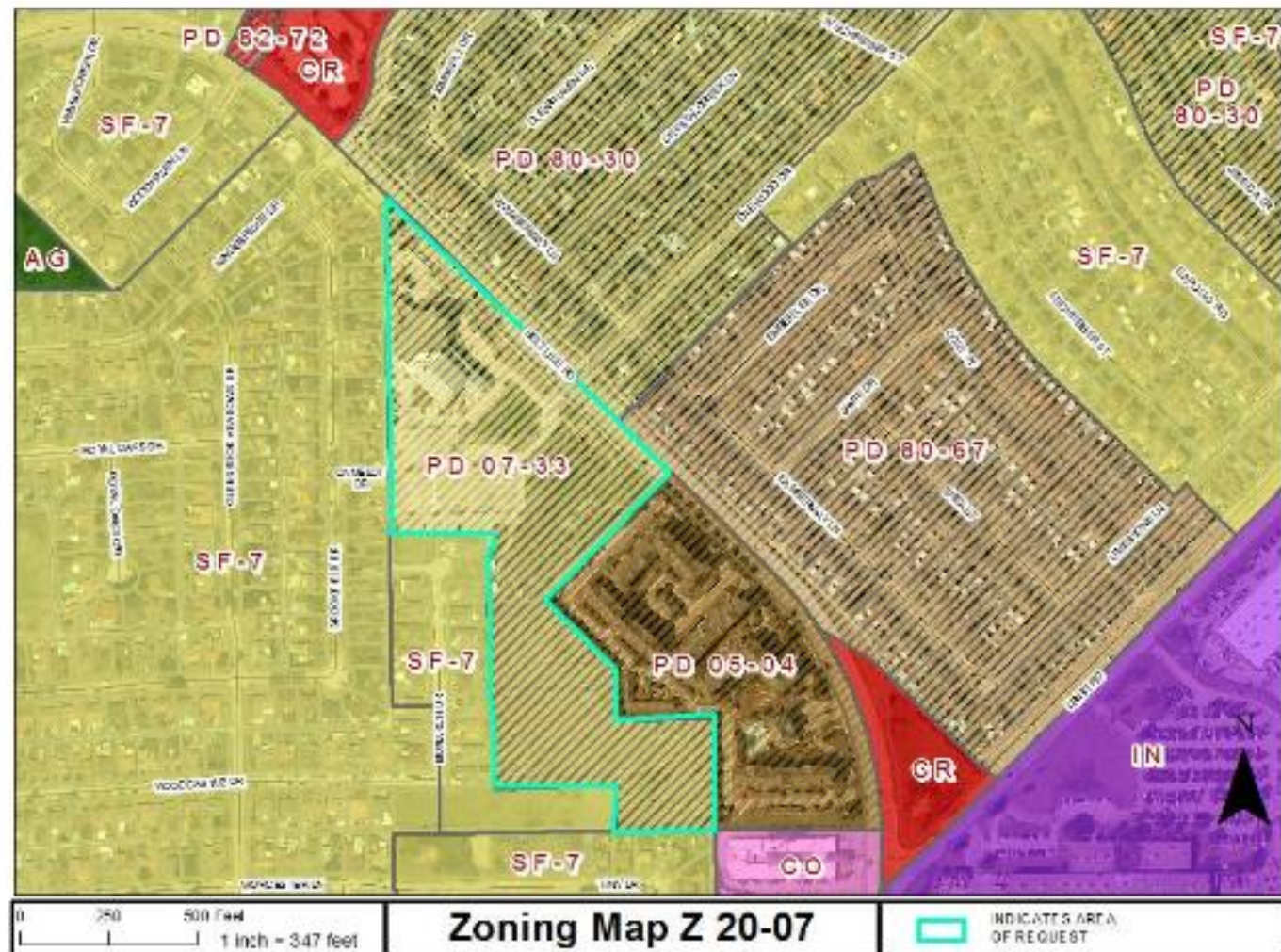
**GARLAND**  
TEXAS MADE HERE

# Summary of Changes

| Item                        | GDC                                                                                                                                                                       | June 2 <sup>nd</sup> CC                                                                                                                                                                   | June 16 <sup>th</sup> CC                                                                                                                                                          | Result                                                                                                                                                            |
|-----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Parking Spaces</b>       | 1 space/du<br>122 spaces                                                                                                                                                  | 1.5 spaces/du<br>183 du spaces & 10 guest<br>Total 193                                                                                                                                    | 1.4 spaces/du<br>171 du spaces & 11 guest<br>Total 182                                                                                                                            | Decrease of 11 overall parking spaces                                                                                                                             |
| <b>Covered Parking</b>      | 61 covered spaces<br><br>Not in setback<br><br>10 spaces per carport maximum<br><br>18-ft post-to-post, landscape island & large canopy tree                              | None                                                                                                                                                                                      | 87 covered<br><br>29 in setback<br><br>Largest 15 spaces/carport<br><br>3 feet, 2 inch separation with no landscape island or tree                                                | Meets GDC number covered spaces (26 excess)<br>29 spaces with 36 ft setback (56.25 ft required)<br>2 carports with 15 spaces<br><br>Without landscape island/tree |
| <b>Interior Amenities</b>   | 12,200 sf indoor                                                                                                                                                          | 4,000 sf indoor                                                                                                                                                                           | 6,014 sf indoor                                                                                                                                                                   | Increase of 2,014 square feet. Deviation of 6,186 sf less than GDC                                                                                                |
| <b>Mechanical Screening</b> | Screen from street & residential districts                                                                                                                                | Screen roof mechanical from public view; & ground from street                                                                                                                             | Screen all except electrical and transformers where access is needed                                                                                                              | Screening provided                                                                                                                                                |
| <b>Storage Space</b>        | All unit types <ul style="list-style-type: none"> <li>• 25 sf</li> <li>• 175 cubic feet in an enclosed storage space with direct access from unit</li> </ul>              | 1-bedroom <ul style="list-style-type: none"> <li>• 9 sf</li> <li>• 81 cubic feet</li> </ul> 2-bedroom <ul style="list-style-type: none"> <li>• 15 sf</li> <li>• 136 cubic feet</li> </ul> | 1-bedroom – A1 <ul style="list-style-type: none"> <li>• 58 sf</li> <li>• 508 cubic feet</li> </ul> 2-bedroom – B1 & B2<br>B1 113 sf / 989 cubic feet<br>B2 98 sf / 856 cubic feet | Adequate storage amounts provided via multiple spaces including patio storage closets, walk-in bedroom closets, linen closets, coat closets, and pantries.        |
| <b>Affordability Mix</b>    | Applicant is preparing a response.                                                                                                                                        |                                                                                                                                                                                           |                                                                                                                                                                                   |                                                                                                                                                                   |
| <b>Park Connection</b>      | Due to the uncertainty with respect to the City's future plans for the land and the security issues, the applicant is not moving forward with a proposed park connection. |                                                                                                                                                                                           |                                                                                                                                                                                   |                                                                                                                                                                   |



# Location Map



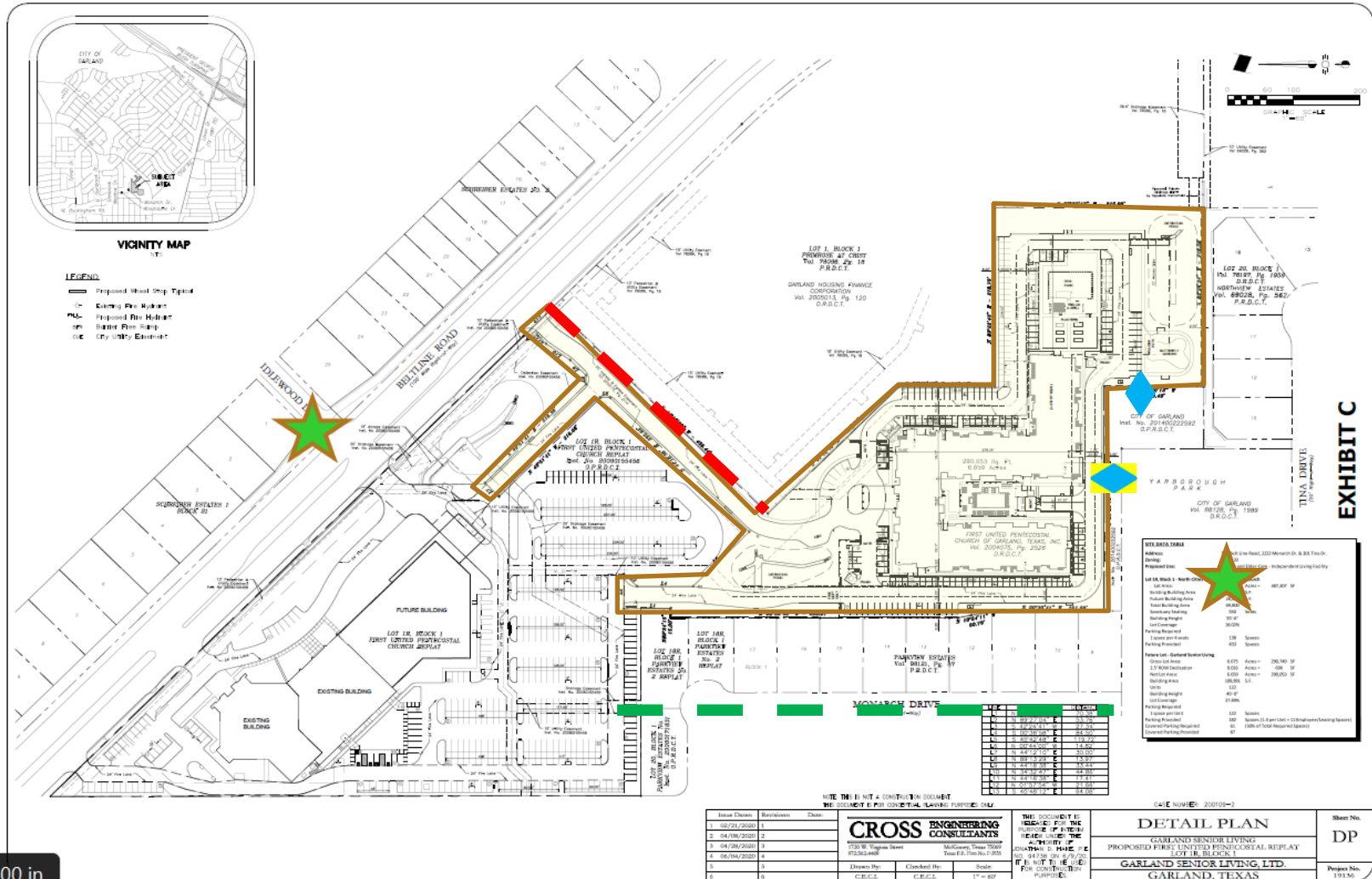






**GARLAND**  
TEXAS MADE HERE

# Detail Plan

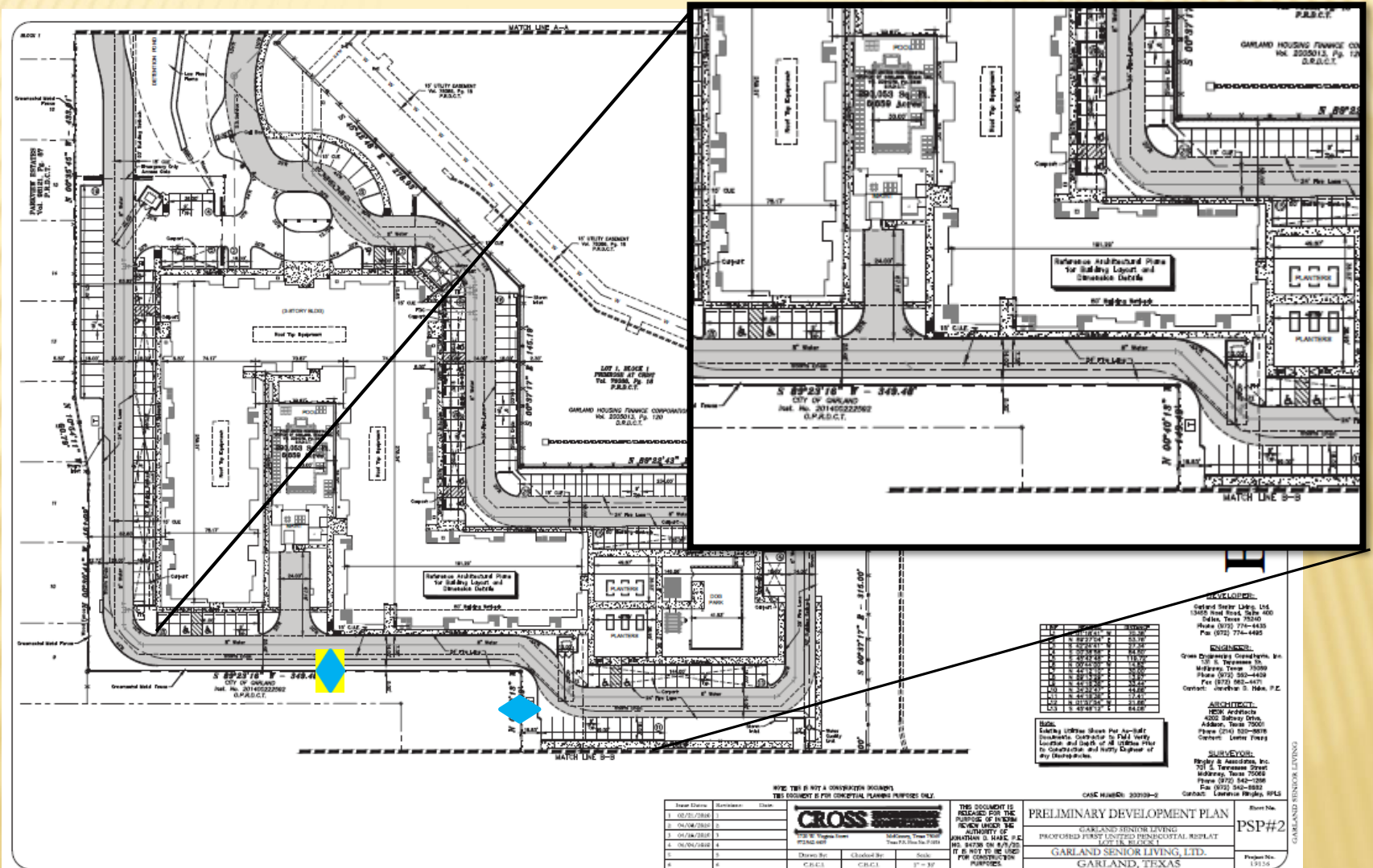


24.00 in

Z 20-07



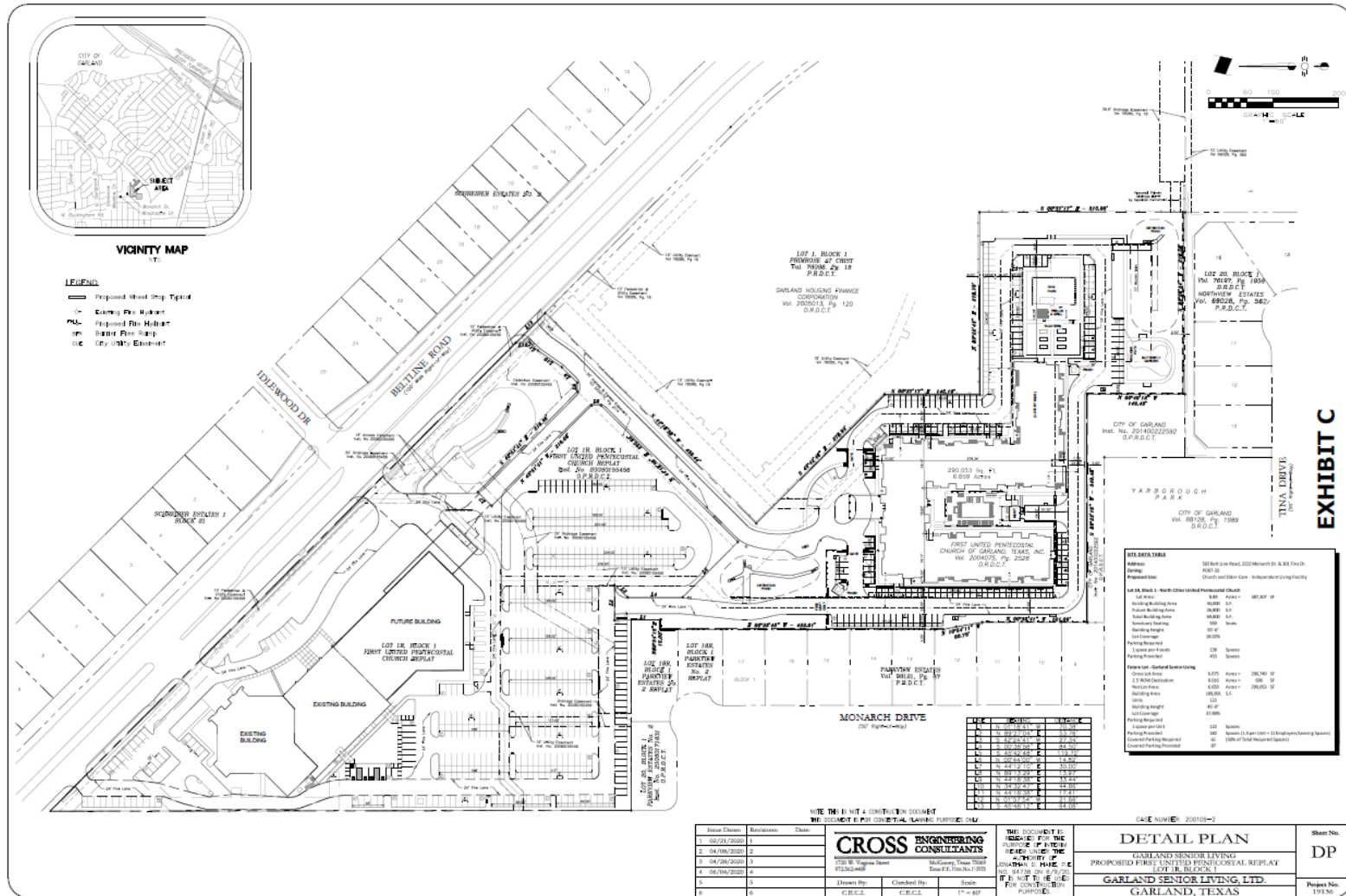
# Detail Plan







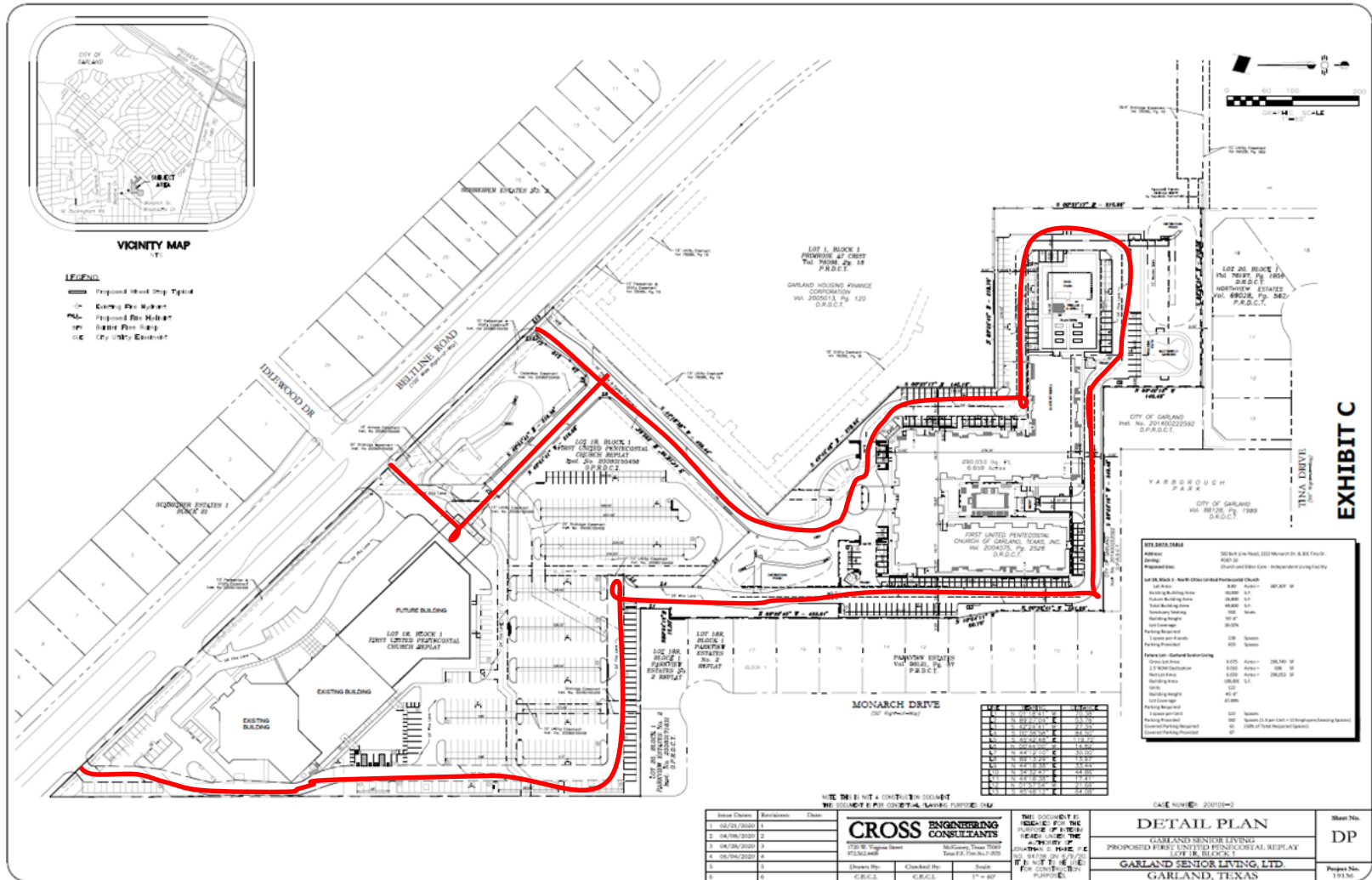
# Z 20-07







**Z 20-07**





# EXHIBIT C

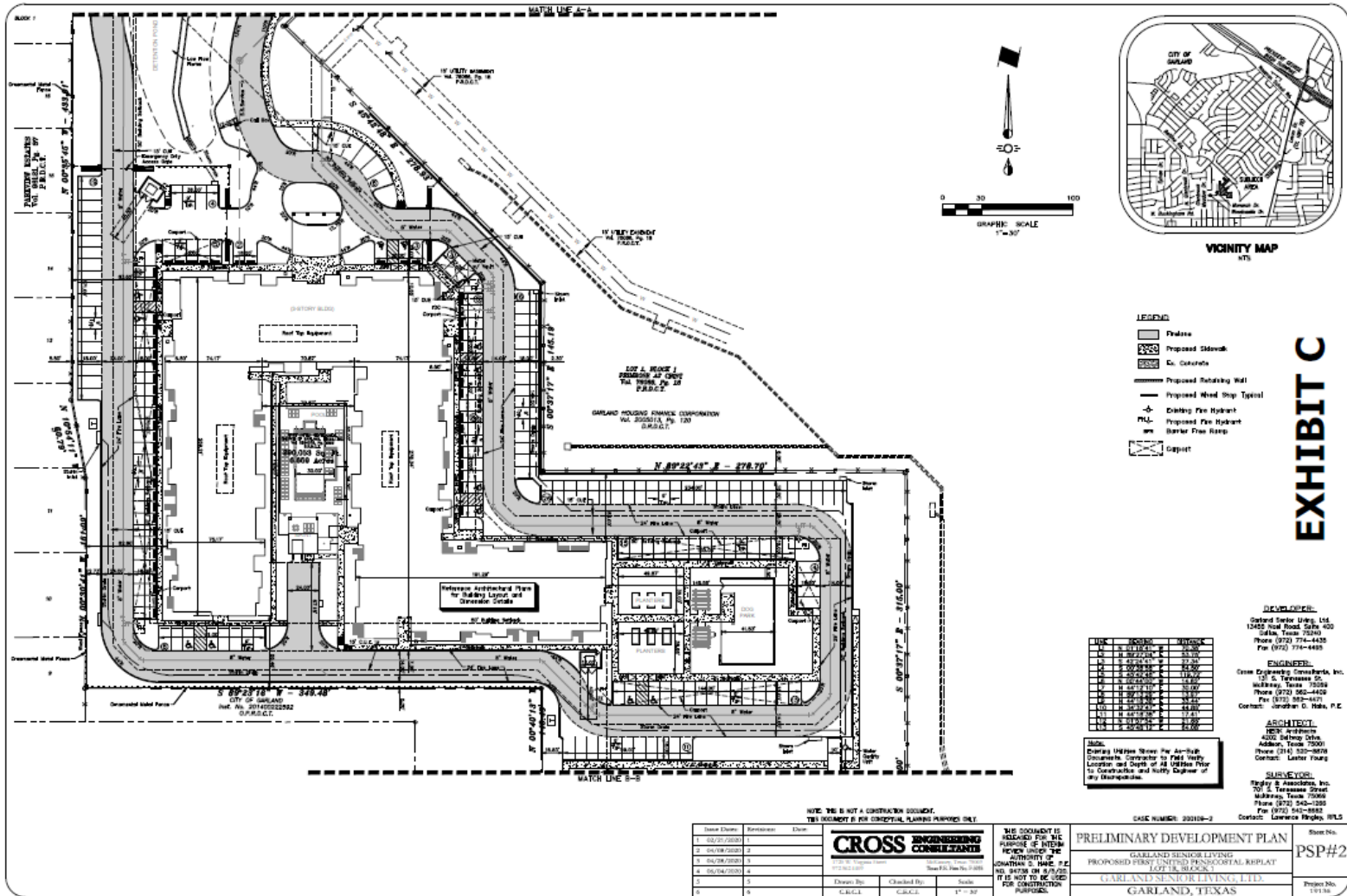






**GARLAND**  
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# Detail Plan



GARLAND SENIOR LIVING

Z 20-07

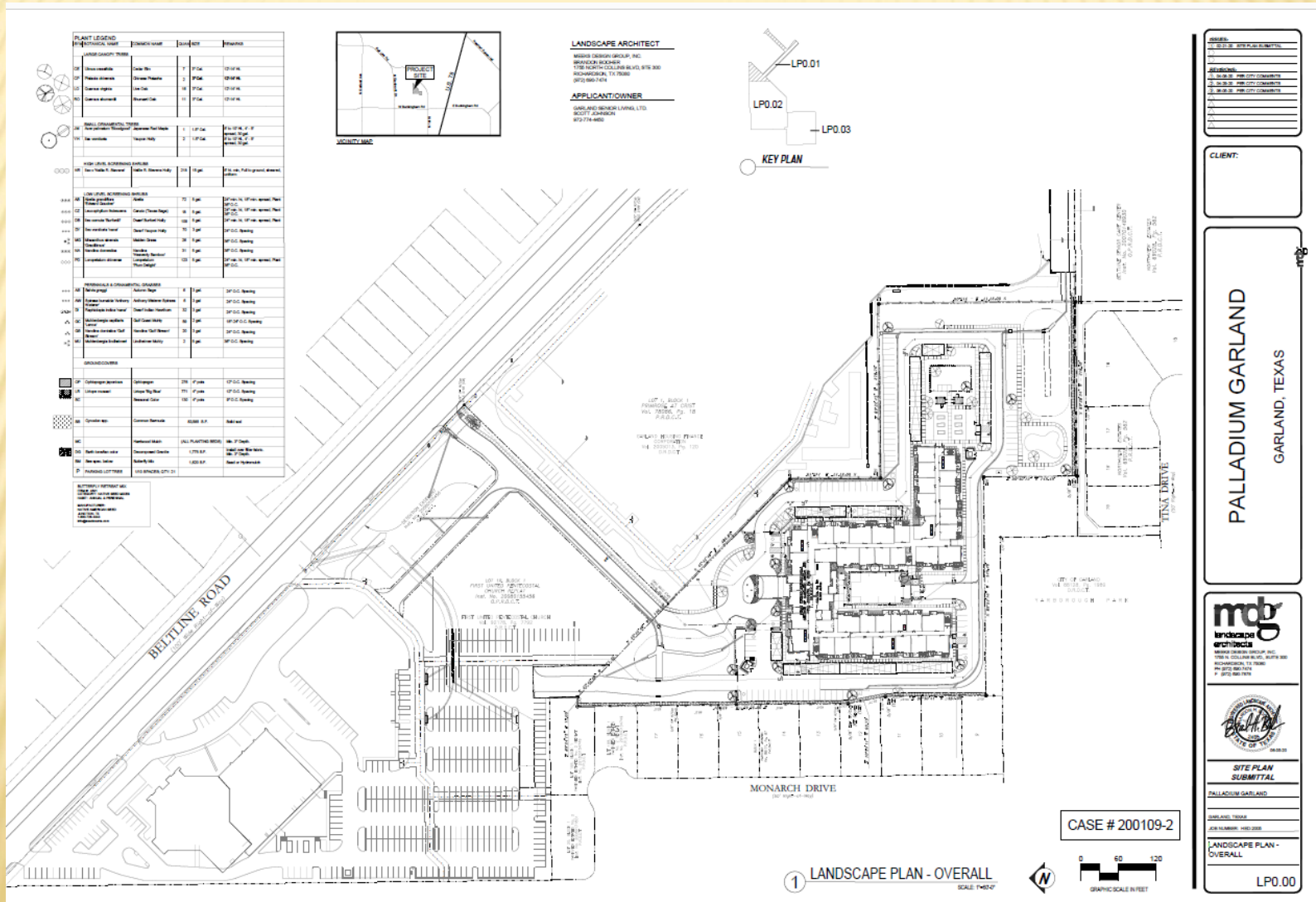






**GARLAND**  
TEXAS MADE HERE

# Landscape Plan





**GARLAND**  
TEXAS MADE HERE

# Landscape Plan - North

## LANDSCAPE CALCULATIONS

### SITE INFORMATION

ZONING: MFD DISTRICT  
TOTAL LOT AREA: 360,000 S.F. (8.26 ACRES)  
PROPOSED USE: MULTIFAMILY APARTMENTS

### LANDSCAPE AREA

REQUIRED: MINIMUM OF 40% OF GROSS PLATTED SITE MUST BE DEVOTED TO LANDSCAPING, OPEN SPACE AREAS, TROILS, AND SIMILAR OUTDOOR ACTIVITY USE  
360,000 S.F. X .40% = 144,000 S.F. LANDSCAPE AREA  
PROVIDED: 115,170 S.F. (41%) LANDSCAPE AREA

### PROPERTY LINE ADJACENT TO SINGLE FAMILY RESIDENTIAL (S40 L.F.)

REQUIRED: 8' WIDE LANDSCAPE BUFFER WITH:  
8' FT. ORNAMENTAL METAL FENCE WITH MASONRY COLUMNS (80' O.C.) AND  
CONTINUOUS ROW OF EVERGREEN HIGH-LEVEL SCREENING SHRUBS  
PROVIDED: 8' FT. ORNAMENTAL METAL FENCE WITH MASONRY COLUMNS (80' O.C.) AND  
CONTINUOUS ROW OF EVERGREEN HIGH-LEVEL SCREENING SHRUBS  
SOUTH PROPERTY LINE (278 L.F.)  
REQUIRED: 8' WIDE LANDSCAPE BUFFER WITH:  
8' FT. ORNAMENTAL METAL FENCE WITH MASONRY COLUMNS (80' O.C.) AND  
CONTINUOUS ROW OF EVERGREEN HIGH-LEVEL SCREENING SHRUBS  
PROVIDED: 8' FT. ORNAMENTAL METAL FENCE WITH MASONRY COLUMNS (80' O.C.) AND  
CONTINUOUS ROW OF EVERGREEN HIGH-LEVEL SCREENING SHRUBS

### BELTLINE ROAD FRONTAGE (28 L.F. WITHOUT ENTRY DRIVE)

REQUIRED: 10' WIDE LANDSCAPE BUFFER WITH:  
(1) CANOPY TREE 10' IN LINEAR FEET (20' X 1' X 7' 6" SHRUBS)  
PROVIDED: 10' WIDE LANDSCAPE BUFFER + (1) CANOPY TREE + (7) SHRUBS  
REQUIRED: MAXIMUM 75% OF LANDSCAPE BUFFER TURF (225 S.F. X 75% = 169 S.F.)  
MINIMUM 25% OF LANDSCAPE BUFFER PLANTING (225 S.F. X 25% = 56 S.F.)  
PROVIDED: 100 S.F. TURF (44%), 126 S.F. GROUNDCOVER + SHRUBS (56%)

### PARKING LOT:

REQUIRED: (1) CANOPY TREE PER 10 PARKING SPACES (100 SPACES / 10 = 10 TREES)  
(1) CANOPY TREE AT THE TERMINUS OF EVERY PARKING ROW  
EVERY PARKING SPACE WITHIN 40' OF A CANOPY TREE  
LANDSCAPING TO ACCOMMODATE FOUR (4) OF THE PARKING AREA (500' X 50' = 4,500 S.F.)  
PROVIDED: (28) SHADE TREES + 4,500 S.F. LANDSCAPE AREA

### GENERAL NOTE:

NO LANDSCAPING SHALL BE TREES, MEDICAL OR STRUCTURAL TREES AND NO UNDERGROUND SHALL BE LOCATED WITHIN DISTRICT OR PROPOSED UTILITY SANITARIUMS AND BEAT OF WATER

### IRRIGATION NOTES:

ALL REQUIRED LANDSCAPE AREA SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH MAIN AND TRUNK LINES AND TYPICAL DISTRIBUTION LINES  
MAIN AND TRUNK LINES SHALL BE 1/2" POLYETHYLENE GLASS REINFORCED PIPE (HDPE) AND SHALL BE INSTALLED BY A LICENSED IRRIGATOR

A FULL SET OF IRRIGATION PLANS SHALL BE SUBMITTED TO THE CITY FOR APPROVAL PRIOR TO INSTALLATION

### INSTALLATION & MAINTENANCE NOTE:

A. INSTALLATION: THE INSTALLATION OF ALL MATERIALS SHOWN ON THE APPROVED SCREENING AND LANDSCAPING PLAN MUST BE INSPECTED AND APPROVED BY THE BELLEVUE INSPECTOR BEFORE FINAL PRICES TO BE PAID TO THE CITY OF GARLAND  
B. A PERSON APPLICABLE FOR A CERTIFICATE OF OCCUPANCY DURING A PERIOD OF THE YEAR IN WHICH THE CITY DETERMINES THAT IT SHOULD BE INSPECTED, TO ALL THE TREES, SHRUBS, AND GROUNDCOVER OF THE CITY MUST BE A TEMPORARY CERTIFICATE OF OCCUPANCY DURING THE PERIOD OF THE YEAR IN WHICH THE CITY DETERMINES THAT IT SHOULD BE INSPECTED  
C. MAINTENANCE: THE PROPERTY OWNER IS RESPONSIBLE FOR THE MAINTENANCE OF ALL REQUIRED LANDSCAPING, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:  
1. PLANT MATERIAL MUST BE PERPETUALLY MAINTAINED IN A HEALTHY, VIGOROUS, LIVING, AND GROWN CONDITION AS APPROPRIATE FOR THE BEAT OF THE YEAR AND  
2. PLANT MATERIALS THAT ARE NOT MAINTAINED BY THE PROPERTY OWNER WITHIN THE SINGLE PLANT VARIETY OR AS APPROVED ALTERNATES AT THE BELLEVUE INSPECTOR'S OFFICE SHALL BE REPLACED BY THE CITY, AND THE CITY SHALL ADVISE THE PROPERTY OWNER BY MAIL TO REPLACE THE REQUIRED AND REEPLY TO THE CITY WITHIN 30 DAYS OF THE REQUIRED REPLACEMENT

### PLANT LEGEND

| SYMBOL                        | SYMBOL NAME | COMMON NAME | SIZE     | REMARKS  |
|-------------------------------|-------------|-------------|----------|----------|
| <b>LARGE CANOPY TREES</b>     |             |             |          |          |
| 01                            | Shade Tree  | Shade Tree  | 12" Cal. | 12" Cal. |
| 02                            | Shade Tree  | Shade Tree  | 12" Cal. | 12" Cal. |
| 03                            | Shade Tree  | Shade Tree  | 12" Cal. | 12" Cal. |
| 04                            | Shade Tree  | Shade Tree  | 12" Cal. | 12" Cal. |
| 05                            | Shade Tree  | Shade Tree  | 12" Cal. | 12" Cal. |
| <b>SMALL ORNAMENTAL TREES</b> |             |             |          |          |
| 06                            | Shade Tree  | Shade Tree  | 12" Cal. | 12" Cal. |
| 07                            | Shade Tree  | Shade Tree  | 12" Cal. | 12" Cal. |
| 08                            | Shade Tree  | Shade Tree  | 12" Cal. | 12" Cal. |
| 09                            | Shade Tree  | Shade Tree  | 12" Cal. | 12" Cal. |
| 10                            | Shade Tree  | Shade Tree  | 12" Cal. | 12" Cal. |
| <b>SHRUBS</b>                 |             |             |          |          |
| 11                            | Shade Tree  | Shade Tree  | 12" Cal. | 12" Cal. |
| 12                            | Shade Tree  | Shade Tree  | 12" Cal. | 12" Cal. |
| 13                            | Shade Tree  | Shade Tree  | 12" Cal. | 12" Cal. |
| 14                            | Shade Tree  | Shade Tree  | 12" Cal. | 12" Cal. |
| 15                            | Shade Tree  | Shade Tree  | 12" Cal. | 12" Cal. |
| <b>GROUNDCOVER</b>            |             |             |          |          |
| 16                            | Shade Tree  | Shade Tree  | 12" Cal. | 12" Cal. |
| 17                            | Shade Tree  | Shade Tree  | 12" Cal. | 12" Cal. |
| 18                            | Shade Tree  | Shade Tree  | 12" Cal. | 12" Cal. |
| 19                            | Shade Tree  | Shade Tree  | 12" Cal. | 12" Cal. |
| 20                            | Shade Tree  | Shade Tree  | 12" Cal. | 12" Cal. |
| 21                            | Shade Tree  | Shade Tree  | 12" Cal. | 12" Cal. |
| 22                            | Shade Tree  | Shade Tree  | 12" Cal. | 12" Cal. |
| 23                            | Shade Tree  | Shade Tree  | 12" Cal. | 12" Cal. |
| 24                            | Shade Tree  | Shade Tree  | 12" Cal. | 12" Cal. |
| 25                            | Shade Tree  | Shade Tree  | 12" Cal. | 12" Cal. |
| 26                            | Shade Tree  | Shade Tree  | 12" Cal. | 12" Cal. |
| 27                            | Shade Tree  | Shade Tree  | 12" Cal. | 12" Cal. |
| 28                            | Shade Tree  | Shade Tree  | 12" Cal. | 12" Cal. |
| 29                            | Shade Tree  | Shade Tree  | 12" Cal. | 12" Cal. |
| 30                            | Shade Tree  | Shade Tree  | 12" Cal. | 12" Cal. |
| 31                            | Shade Tree  | Shade Tree  | 12" Cal. | 12" Cal. |
| 32                            | Shade Tree  | Shade Tree  | 12" Cal. | 12" Cal. |
| 33                            | Shade Tree  | Shade Tree  | 12" Cal. | 12" Cal. |
| 34                            | Shade Tree  | Shade Tree  | 12" Cal. | 12" Cal. |
| 35                            | Shade Tree  | Shade Tree  | 12" Cal. | 12" Cal. |
| 36                            | Shade Tree  | Shade Tree  | 12" Cal. | 12" Cal. |
| 37                            | Shade Tree  | Shade Tree  | 12" Cal. | 12" Cal. |
| 38                            | Shade Tree  | Shade Tree  | 12" Cal. | 12" Cal. |
| 39                            | Shade Tree  | Shade Tree  | 12" Cal. | 12" Cal. |
| 40                            | Shade Tree  | Shade Tree  | 12" Cal. | 12" Cal. |
| 41                            | Shade Tree  | Shade Tree  | 12" Cal. | 12" Cal. |
| 42                            | Shade Tree  | Shade Tree  | 12" Cal. | 12" Cal. |
| 43                            | Shade Tree  | Shade Tree  | 12" Cal. | 12" Cal. |
| 44                            | Shade Tree  | Shade Tree  | 12" Cal. | 12" Cal. |
| 45                            | Shade Tree  | Shade Tree  | 12" Cal. | 12" Cal. |
| 46                            | Shade Tree  | Shade Tree  | 12" Cal. | 12" Cal. |
| 47                            | Shade Tree  | Shade Tree  | 12" Cal. | 12" Cal. |
| 48                            | Shade Tree  | Shade Tree  | 12" Cal. | 12" Cal. |
| 49                            | Shade Tree  | Shade Tree  | 12" Cal. | 12" Cal. |
| 50                            | Shade Tree  | Shade Tree  | 12" Cal. | 12" Cal. |
| 51                            | Shade Tree  | Shade Tree  | 12" Cal. | 12" Cal. |
| 52                            | Shade Tree  | Shade Tree  | 12" Cal. | 12" Cal. |
| 53                            | Shade Tree  | Shade Tree  | 12" Cal. | 12" Cal. |
| 54                            | Shade Tree  | Shade Tree  | 12" Cal. | 12" Cal. |
| 55                            | Shade Tree  | Shade Tree  | 12" Cal. | 12" Cal. |
| 56                            | Shade Tree  | Shade Tree  | 12" Cal. | 12" Cal. |
| 57                            | Shade Tree  | Shade Tree  | 12" Cal. | 12" Cal. |
| 58                            | Shade Tree  | Shade Tree  | 12" Cal. | 12" Cal. |
| 59                            | Shade Tree  | Shade Tree  | 12" Cal. | 12" Cal. |
| 60                            | Shade Tree  | Shade Tree  | 12" Cal. | 12" Cal. |
| 61                            | Shade Tree  | Shade Tree  | 12" Cal. | 12" Cal. |
| 62                            | Shade Tree  | Shade Tree  | 12" Cal. | 12" Cal. |
| 63                            | Shade Tree  | Shade Tree  | 12" Cal. | 12" Cal. |
| 64                            | Shade Tree  | Shade Tree  | 12" Cal. | 12" Cal. |
| 65                            | Shade Tree  | Shade Tree  | 12" Cal. | 12" Cal. |
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| 68                            | Shade Tree  | Shade Tree  | 12" Cal. | 12" Cal. |
| 69                            | Shade Tree  | Shade Tree  | 12" Cal. | 12" Cal. |
| 70                            | Shade Tree  | Shade Tree  | 12" Cal. | 12" Cal. |
| 71                            | Shade Tree  | Shade Tree  | 12" Cal. | 12" Cal. |
| 72                            | Shade Tree  | Shade Tree  | 12" Cal. | 12" Cal. |
| 73                            | Shade Tree  | Shade Tree  | 12" Cal. | 12" Cal. |
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| 81                            | Shade Tree  | Shade Tree  | 12" Cal. | 12" Cal. |
| 82                            | Shade Tree  | Shade Tree  | 12" Cal. | 12" Cal. |
| 83                            | Shade Tree  | Shade Tree  | 12" Cal. | 12" Cal. |
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| 87                            | Shade Tree  | Shade Tree  | 12" Cal. | 12" Cal. |
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| 89                            | Shade Tree  | Shade Tree  | 12" Cal. | 12" Cal. |
| 90                            | Shade Tree  | Shade Tree  | 12" Cal. | 12" Cal. |
| 91                            | Shade Tree  | Shade Tree  | 12" Cal. | 12" Cal. |
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| 93                            | Shade Tree  | Shade Tree  | 12" Cal. | 12" Cal. |
| 94                            | Shade Tree  | Shade Tree  | 12" Cal. | 12" Cal. |
| 95                            | Shade Tree  | Shade Tree  | 12" Cal. | 12" Cal. |
| 96                            | Shade Tree  | Shade Tree  | 12" Cal. | 12" Cal. |
| 97                            | Shade Tree  | Shade Tree  | 12" Cal. | 12" Cal. |
| 98                            | Shade Tree  | Shade Tree  | 12" Cal. | 12" Cal. |
| 99                            | Shade Tree  | Shade Tree  | 12" Cal. | 12" Cal. |
| 100                           | Shade Tree  | Shade Tree  | 12" Cal. | 12" Cal. |

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| 1               | 02-21-20 | 0779 Plus SUBMITTAL |  |  |
| 2               |          |                     |  |  |
| 3               |          |                     |  |  |
| <b>00000000</b> |          |                     |  |  |
| 1               | 04-09-20 | PER CITY COMMENTS   |  |  |
| 2               | 04-20-20 | PER CITY COMMENTS   |  |  |
| 3               | 04-03-20 | PER CITY COMMENTS   |  |  |
| 4               |          |                     |  |  |
| 5               |          |                     |  |  |
| 6               |          |                     |  |  |
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| 82              |          |                     |  |  |
| 83              |          |                     |  |  |
| 84              |          |                     |  |  |
| 85              |          |                     |  |  |
| 86              |          |                     |  |  |
| 87              |          |                     |  |  |

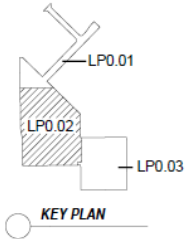


**GARLAND**  
TEXAS MADE HERE

# Landscape Plan - Middle

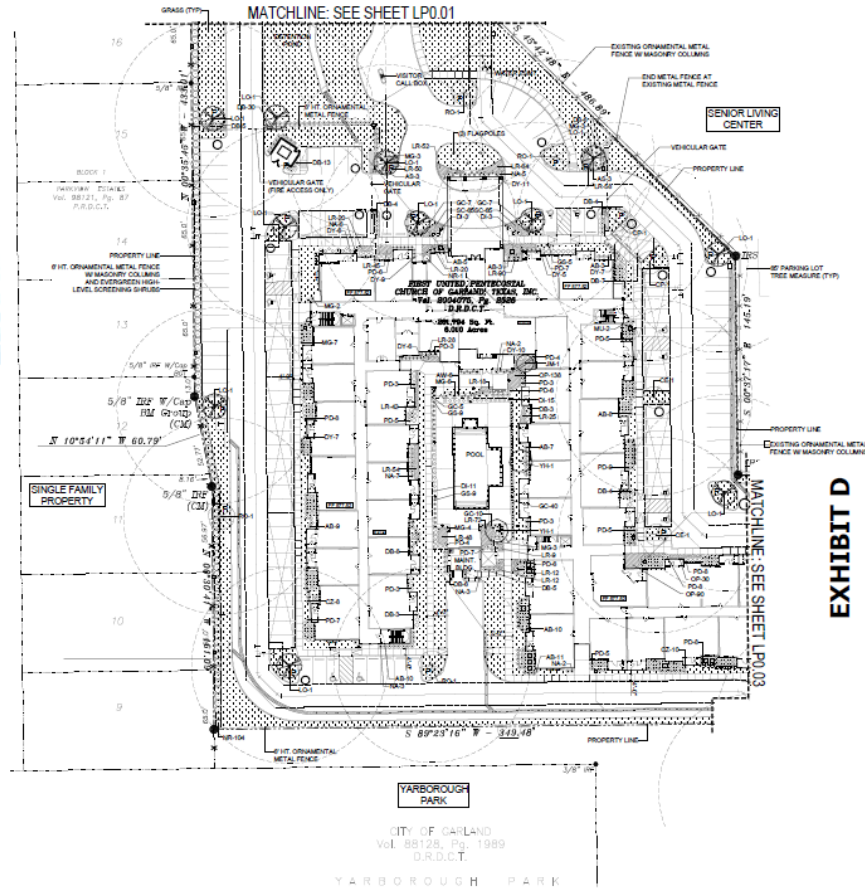


PROJECT SITE



KEY PLAN

MONARCH DRIVE  
(City Right-of-Way)



YARBROUGH PARK

CITY OF GARLAND  
Vol. 88128, Pg. 1989  
O.R.D.C.T.

**LANDSCAPE ARCHITECT**

MORRIS DESIGN GROUP, INC.  
1702 NORTH COLLINS BLVD., SUITE 300  
RICHMOND, TX 77406  
(972) 863-7474

**APPLICANT/OWNER**

GARLAND SENIOR LIVING, LTD.  
30201 JENNIFER  
972-774-4400

CASE # 200109-2

① LANDSCAPE ORDINANCE PLAN  
SCALE: 1"=20'-0"



**EXHIBIT D**

| REVISION | DATE     | BY            | DESCRIPTION       |
|----------|----------|---------------|-------------------|
| 1        | 01/11/10 | W. G. GARDNER | ISSUED FOR PERMIT |
| 2        | 01/11/10 | W. G. GARDNER | ISSUED FOR PERMIT |
| 3        | 01/11/10 | W. G. GARDNER | ISSUED FOR PERMIT |
| 4        | 01/11/10 | W. G. GARDNER | ISSUED FOR PERMIT |
| 5        | 01/11/10 | W. G. GARDNER | ISSUED FOR PERMIT |
| 6        | 01/11/10 | W. G. GARDNER | ISSUED FOR PERMIT |
| 7        | 01/11/10 | W. G. GARDNER | ISSUED FOR PERMIT |
| 8        | 01/11/10 | W. G. GARDNER | ISSUED FOR PERMIT |
| 9        | 01/11/10 | W. G. GARDNER | ISSUED FOR PERMIT |
| 10       | 01/11/10 | W. G. GARDNER | ISSUED FOR PERMIT |

CLIENT:

PALLADIUM GARLAND

GARLAND, TEXAS



**SITE PLAN SUBMITTAL**

PALLADIUM GARLAND

DESIGNED BY: W. G. GARDNER

DATE: 01/11/10

LANDSCAPE ORDINANCE PLAN

LP0.02



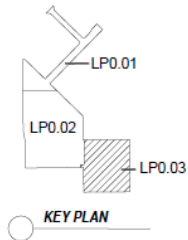


**GARLAND**  
TEXAS MADE HERE

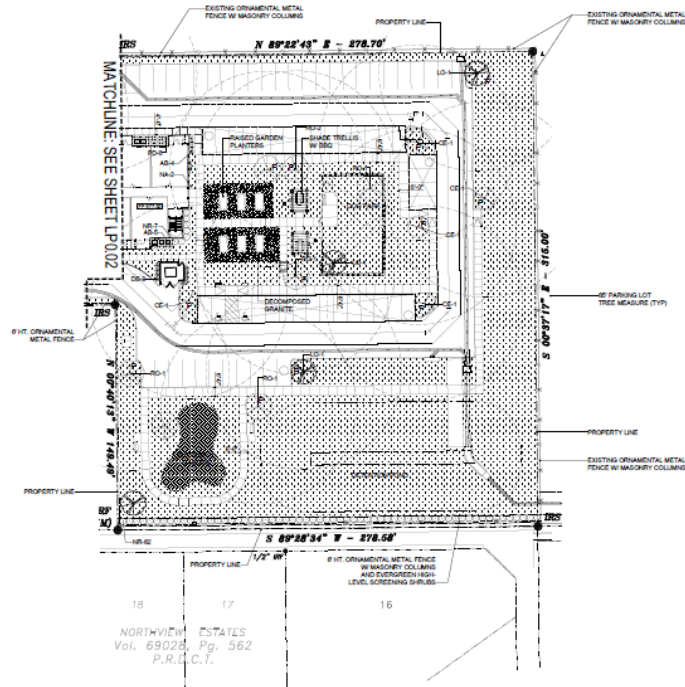
# Landscape Plan - Southeast



VICINITY MAP



KEY PLAN



**LANDSCAPE ARCHITECT**

MORRIS DESIGN GROUP, INC.  
10000 DALLAS AVENUE, SUITE 100  
DALLAS, TEXAS 75243  
(214) 342-1474

**APPLICANT/OWNER**

GARLAND SENIOR LIVING, LTD.  
10000 DALLAS AVENUE  
DALLAS, TEXAS 75243

CASE # 200109-2

1 LANDSCAPE ORDINANCE PLAN  
SCALE: 1"=40'



**EXHIBIT D**

**PALLADIUM GARLAND**  
GARLAND, TEXAS



**SITE PLAN  
SUBMITTAL**

PALLADIUM GARLAND

10000 DALLAS AVENUE, SUITE 100

DALLAS, TEXAS 75243

DATE: 08/11/2010

LANDSCAPE

ORDINANCE PLAN

LP0.03





**Z 20-07**

# Elevations



**4a** BUILDING - COURTYARD WEST ELEVATION  
SCALE: 1/8" = 1'-0"



**4b** BUILDING - COURTYARD WEST ELEVATION  
SCALE: 1/8" = 1'-0"

| BUILDING ARTICULATION - ELEVATION #4 |                     |                     |                     |
|--------------------------------------|---------------------|---------------------|---------------------|
| LOCATION                             | ARTICULATION        | DETAILS             | NOTES               |
| 1. BUILDING CORNER                   | 1. BUILDING CORNER  | 1. BUILDING CORNER  | 1. BUILDING CORNER  |
| 2. BUILDING CORNER                   | 2. BUILDING CORNER  | 2. BUILDING CORNER  | 2. BUILDING CORNER  |
| 3. BUILDING CORNER                   | 3. BUILDING CORNER  | 3. BUILDING CORNER  | 3. BUILDING CORNER  |
| 4. BUILDING CORNER                   | 4. BUILDING CORNER  | 4. BUILDING CORNER  | 4. BUILDING CORNER  |
| 5. BUILDING CORNER                   | 5. BUILDING CORNER  | 5. BUILDING CORNER  | 5. BUILDING CORNER  |
| 6. BUILDING CORNER                   | 6. BUILDING CORNER  | 6. BUILDING CORNER  | 6. BUILDING CORNER  |
| 7. BUILDING CORNER                   | 7. BUILDING CORNER  | 7. BUILDING CORNER  | 7. BUILDING CORNER  |
| 8. BUILDING CORNER                   | 8. BUILDING CORNER  | 8. BUILDING CORNER  | 8. BUILDING CORNER  |
| 9. BUILDING CORNER                   | 9. BUILDING CORNER  | 9. BUILDING CORNER  | 9. BUILDING CORNER  |
| 10. BUILDING CORNER                  | 10. BUILDING CORNER | 10. BUILDING CORNER | 10. BUILDING CORNER |



| ELEVATION LEGEND    |                     |
|---------------------|---------------------|
| 1. BUILDING CORNER  | 1. BUILDING CORNER  |
| 2. BUILDING CORNER  | 2. BUILDING CORNER  |
| 3. BUILDING CORNER  | 3. BUILDING CORNER  |
| 4. BUILDING CORNER  | 4. BUILDING CORNER  |
| 5. BUILDING CORNER  | 5. BUILDING CORNER  |
| 6. BUILDING CORNER  | 6. BUILDING CORNER  |
| 7. BUILDING CORNER  | 7. BUILDING CORNER  |
| 8. BUILDING CORNER  | 8. BUILDING CORNER  |
| 9. BUILDING CORNER  | 9. BUILDING CORNER  |
| 10. BUILDING CORNER | 10. BUILDING CORNER |



**GARLAND SENIOR LIVING**  
GARLAND, TEXAS

**GARLAND SENIOR LIVING**  
GARLAND, TEXAS

CITY RESIDENTIAL  
03-08-2020

**HECK**  
ARCHITECTS

DATE  
03-08-2020

SHEET NUMBER  
A4-03  
BUILDING  
EXTERIOR ELEVATIONS



# Elevations



**5a BUILDING - COURTYARD EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



**5a BUILDING - COURTYARD EAST ELEVATION**  
SCALE: 1/8" = 1'-0"

|                                                                                     |                                                                         |                                                                         |                                                                         |                                                                         |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------|-------------------------------------------------------------------------|-------------------------------------------------------------------------|-------------------------------------------------------------------------|
| <b>21. STONE</b><br>MASONRY<br>CONCRETE<br>MASONRY<br>BUILDING SCENE<br>TOTAL STONE | <b>22. PAINT</b><br>MASONRY<br>MASONRY<br>MASONRY<br>MASONRY<br>MASONRY | <b>23. PAINT</b><br>MASONRY<br>MASONRY<br>MASONRY<br>MASONRY<br>MASONRY | <b>24. PAINT</b><br>MASONRY<br>MASONRY<br>MASONRY<br>MASONRY<br>MASONRY | <b>25. PAINT</b><br>MASONRY<br>MASONRY<br>MASONRY<br>MASONRY<br>MASONRY |
| <b>26. WINDOW</b><br>TRIM, DOOR TRIM<br>PAINT                                       | <b>27. WINDOW</b><br>TRIM, DOOR TRIM<br>PAINT                           | <b>28. WINDOW</b><br>TRIM, DOOR TRIM<br>PAINT                           | <b>29. WINDOW</b><br>TRIM, DOOR TRIM<br>PAINT                           | <b>30. WINDOW</b><br>TRIM, DOOR TRIM<br>PAINT                           |
| <b>31. PAINT</b><br>MASONRY<br>MASONRY<br>MASONRY<br>MASONRY<br>MASONRY             | <b>32. PAINT</b><br>MASONRY<br>MASONRY<br>MASONRY<br>MASONRY<br>MASONRY | <b>33. PAINT</b><br>MASONRY<br>MASONRY<br>MASONRY<br>MASONRY<br>MASONRY | <b>34. PAINT</b><br>MASONRY<br>MASONRY<br>MASONRY<br>MASONRY<br>MASONRY | <b>35. PAINT</b><br>MASONRY<br>MASONRY<br>MASONRY<br>MASONRY<br>MASONRY |
| <b>36. WINDOW</b><br>TRIM, DOOR TRIM<br>PAINT                                       | <b>37. WINDOW</b><br>TRIM, DOOR TRIM<br>PAINT                           | <b>38. WINDOW</b><br>TRIM, DOOR TRIM<br>PAINT                           | <b>39. WINDOW</b><br>TRIM, DOOR TRIM<br>PAINT                           | <b>40. WINDOW</b><br>TRIM, DOOR TRIM<br>PAINT                           |

**EXHIBIT E**

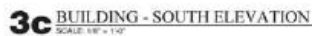
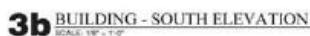
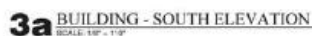
| BUILDING ARTICULATION - ELEVATION #1 |                                      |                                      |                                      |
|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| SECTION                              | SECTION                              | SECTION                              | SECTION                              |
| 1. SECTION, REGULARITY OF ELEVATION  | 2. SECTION, REGULARITY OF ELEVATION  | 3. SECTION, REGULARITY OF ELEVATION  | 4. SECTION, REGULARITY OF ELEVATION  |
| 5. SECTION, REGULARITY OF ELEVATION  | 6. SECTION, REGULARITY OF ELEVATION  | 7. SECTION, REGULARITY OF ELEVATION  | 8. SECTION, REGULARITY OF ELEVATION  |
| 9. SECTION, REGULARITY OF ELEVATION  | 10. SECTION, REGULARITY OF ELEVATION | 11. SECTION, REGULARITY OF ELEVATION | 12. SECTION, REGULARITY OF ELEVATION |



| ELEVATION LEGEND |                  |
|------------------|------------------|
| 1. TOP OF ROOF   | 2. TOP OF ROOF   |
| 3. TOP OF ROOF   | 4. TOP OF ROOF   |
| 5. TOP OF ROOF   | 6. TOP OF ROOF   |
| 7. TOP OF ROOF   | 8. TOP OF ROOF   |
| 9. TOP OF ROOF   | 10. TOP OF ROOF  |
| 11. TOP OF ROOF  | 12. TOP OF ROOF  |
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| 21. TOP OF ROOF  | 22. TOP OF ROOF  |
| 23. TOP OF ROOF  | 24. TOP OF ROOF  |
| 25. TOP OF ROOF  | 26. TOP OF ROOF  |
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| 29. TOP OF ROOF  | 30. TOP OF ROOF  |
| 31. TOP OF ROOF  | 32. TOP OF ROOF  |
| 33. TOP OF ROOF  | 34. TOP OF ROOF  |
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| 89. TOP OF ROOF  | 90. TOP OF ROOF  |
| 91. TOP OF ROOF  | 92. TOP OF ROOF  |
| 93. TOP OF ROOF  | 94. TOP OF ROOF  |
| 95. TOP OF ROOF  | 96. TOP OF ROOF  |
| 97. TOP OF ROOF  | 98. TOP OF ROOF  |
| 99. TOP OF ROOF  | 100. TOP OF ROOF |



## EXHIBIT E



**ELEVATION Legend**

1014 = TOP OF RAIL  
 1015 = TOP OF DECK  
 1016 = TOP OF PLATE  
 1017 = TOP OF FOUNDATION

**MATERIALS KEY**

COMPOSITION  
 ANGLE IRON

FORM-CURED  
 PAINT

FORM-CURED  
 LAP JOINTS - EXP

FORM-CURED  
 LAP JOINTS - EXP

FORM-CURED  
 BOARD & BATTEN  
 BOARD

NOTE: CONNECTION TO REINFORCED ELECTRICAL  
 BRACKETING SYSTEM FEATURE



|                    |                                 |
|--------------------|---------------------------------|
| DATE<br>03-08-2020 | SHEET NUMBER<br>A4-02           |
| PROJECT<br>20110   | BUILDING<br>EXTERIOR ELEVATIONS |





**6a** BUILDING - EAST ELEVATION  
SCALE: 1/8" = 1'-0"



EXHIBIT E



**GARLAND SENIOR LIVING**  
GARLAND, TEXAS

CITY RESUBMITTAL  
03-06-2020

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03.08.2020

PROJECT

A4-05

**BUILDING  
EXTERIOR ELEVATION**



**EXHIBIT E**

**4 MAINTENANCE EAST ELEVATION**  
SCALE: 1/4" = 1'-0"

**5 MAINTENANCE SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"

**6 MAINTENANCE WEST ELEVATION**  
SCALE: 1/4" = 1'-0"

**7 MAINTENANCE NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"

**8 HIGH VENT SEPERATION**  
SCALE: 1/4" = 1'-0"

**MAINTENANCE BUILDING ELEVATION MATERIAL CALCULATION**

| MATERIAL | QUANTITY | UNIT    | PRICE  | TOTAL     |
|----------|----------|---------|--------|-----------|
| BRICK    | 1000     | SQ. YD. | \$1.00 | \$1000.00 |
| STONE    | 200      | SQ. YD. | \$2.00 | \$400.00  |
| GLASS    | 100      | SQ. YD. | \$1.00 | \$100.00  |
| WOOD     | 100      | SQ. YD. | \$1.00 | \$100.00  |
| ROOF     | 100      | SQ. YD. | \$1.00 | \$100.00  |
| SHUTTER  | 100      | SQ. YD. | \$1.00 | \$100.00  |
| TRIM     | 100      | SQ. YD. | \$1.00 | \$100.00  |
| ENTRY    | 100      | SQ. YD. | \$1.00 | \$100.00  |
| WINDOW   | 100      | SQ. YD. | \$1.00 | \$100.00  |
| DOOR     | 100      | SQ. YD. | \$1.00 | \$100.00  |
| SHUTTER  | 100      | SQ. YD. | \$1.00 | \$100.00  |
| TRIM     | 100      | SQ. YD. | \$1.00 | \$100.00  |
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| SHUTTER  | 100      | SQ. YD. | \$1.00 | \$100.00  |
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| TRIM     | 100      | SQ. YD. | \$1.00 | \$100.00  |
| ENTRY    | 100      | SQ. YD. | \$1.00 | \$100.00  |
| WINDOW   | 100      | SQ. YD. | \$1.00 | \$100.00  |
| DOOR     | 100      | SQ. YD. | \$1.00 | \$100.00  |
| SHUTTER  | 100      | SQ. YD. | \$1.00 | \$100.00  |
| TRIM     | 100      | SQ. YD. | \$1.00 | \$100.00  |
| ENTRY    | 100      | SQ. YD. | \$1.00 | \$100.00  |
| WINDOW   |          |         |        |           |

GARLAND SENIOR LIVING

CITY OF BIRMINGHAM  
 20-00-0000

CHITB

02-20-2015

20110

A2-4

NAME \_\_\_\_\_  
NO. \_\_\_\_\_



# Photos



# Photos









## **GARLAND PLANNING REPORT**

### **City Council Regular Session Agenda**

**10. c.**

**Meeting Date:** 06/16/2020

**Item Title:** Z 20-04 Pulte Group - Zoning (District 3)

**Submitted By:** Nabiha Ahmed, Development Planner

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#### **REQUEST**

Approval of a Change in Zoning from Planned Development (PD) District 18-05 for Community Retail Uses to a Planned Development (PD) District for Single-Family-5 (SF-5) Uses.

Approval of a Detail Plan for Single-Family-5 (SF-5) Uses.

#### **LOCATION**

5001 Zion Road

#### **OWNER**

Oasis Church at Lakeview Assembly of God

#### **PLAN COMMISSION RECOMMENDATION**

On May 11, 2020 the Plan Commission, by a vote of nine (9) to zero (0), recommended approval of a Change in Zoning from Planned Development (PD) District 18-05 for Community Retail Uses to a Planned Development (PD) District for Single-Family-5 (SF-5) Uses.

The Plan Commission, by a vote of nine (9) to zero (0), also recommended approval of a Detail Plan for Single-Family-5 (SF-5) Uses.

The Plan Commission by a vote of nine (9) to zero (0), also approved an Alley Waiver.

Additionally, the Plan Commission recommended that there should not be parking on both side of the streets at any time. The parking may be continuous along one side of the street or alternating from one side of the street to the other.

The Plan Commission also recommended to design twenty-two (22) feet of parking space (driveway length for parking) between the sidewalk and the garage door in lieu of the required twenty (20)-feet in order to prevent vehicles from overhanging the sidewalk.

#### **STAFF RECOMMENDATION**

Approval of a Change in Zoning from Planned Development (PD) District 18-05 for Community Retail Uses to a Planned Development (PD) District for Single-Family-5 (SF-5) Uses.

Approval of a Detail Plan for Single-Family-5 (SF-5) Uses.

In addition, a development agreement is recommended to facilitate the requested deviations and the proposed masonry standards by the applicant. A draft development agreement is included on the same June 2, 2020 City Council agenda for consideration.

In response to the driveway standard, Engineering staff recommends maintaining the existing Standard Detail due to potential adverse effects of the abovementioned change.

## **BACKGROUND**

In 2018, City Council approved Planned Development (PD) 18-05 District for Community Retail (CR) Uses. PD 18-05 consists of two (2) lots. A Church or a Place of Worship is permitted on Lot 1 as approved with a Detail Plan in PD 18-05. A Detail Plan is required for the remaining Lot 2 prior to development.

The applicant requests the development of single-family detached homes on both Lot 1 and Lot 2. The development will consist of eighty-nine (89) detached single-family dwelling units and six (6) HOA lots.

This case was postponed from the June 2, 2020 City Council meeting per the applicant's request.

## **SITE DATA**

The subject site consists of approximately 18.045 acres. The site has approximately 1,059 linear feet of frontage along Wellington Avenue, 758.88 linear feet of frontage along Zion Road and 633.43 linear feet of frontage along Waterhouse Boulevard. The single-family residential development would be accessed from Waterhouse Boulevard and Wellington Avenue.

## **USE OF PROPERTY UNDER CURRENT ZONING**

Planned Development (PD) 18-05 District has two (2) lots. Lot 1 allows the construction of a Church or Place of Worship. Lot 2 allows any use permitted in the Community Retail (CR) District. A Detail Plan is required for Lot 2 prior to development.

The Community Retail (CR) District is intended to accommodate a variety of retail, service, and business establishments that may or may not be designed in a shopping center configuration. The district may be used as a transition district between lower intensity retail or office uses and more intense uses. A Community Retail (CR) District is generally appropriate along major transportation corridors but is generally not appropriate in proximity to low density residential districts without significant buffering and screening features. An example of allowed use in a Community Retail (CR) District is a retail shopping area that may be large in scale with very limited or no outside storage. Traffic generated by uses in a Community Retail (CR) District must be focused onto the major thoroughfare network. Development in a Community Retail (CR) District may not be designed in a manner that increases traffic through residential areas.

## **CONSIDERATIONS**

### **Detail Plan**

1. The applicant proposes to amend the existing Detail Plan for development of single-family residential homes. The Detail Plan shows eighty-nine (89) single-family detached homes and six (6) HOA lots.
2. The applicant requests to deviate from the required SF-5 District development standards per

Section 2.34 (Table 2-3) of the GDC. The table below indicates the deviations proposed.

| Development Standards           | Required          | Proposed                    |
|---------------------------------|-------------------|-----------------------------|
| Lot Area                        | 5,000 square feet | 4,200 square feet (minimum) |
| Lot Width                       | 55 feet           | 40 feet                     |
| Lot Coverage                    | 50%               | 60%                         |
| Rear Setback adjacent to Street | 20 feet           | 10 feet                     |

### **Screening and Landscaping:**

3. The proposed landscape layout (Exhibit D in the Detail Plan agenda item) complies with the applicable screening and landscape regulations of the Garland Development Code (GDC). Per the GDC, a screening wall is required along a thoroughfare Type “D” or greater. Both Zion Road and Waterhouse Boulevard are less than Type “D” per the Thoroughfare Plan. Therefore, screening is not required for this development. However, a six (6)-foot high board-on-board cedar fence with masonry columns is proposed along Waterhouse Boulevard and a six (6)-foot high board-on-board cedar fence is proposed along Zion Road. Wellington Avenue is a Type “F” thoroughfare and screening is not required. However, the proposed six (6)-foot high brick thin wall with masonry columns to the south of the property and adjacent to the Multi-Family (MF) District will wrap around Lot 2, Block 3 and provide some screening along Wellington Avenue. In addition, the proposed four (4)-foot high ornamental fence around the detention pond along with the six (6)-foot high board-on-board cedar fence with masonry columns will screen north of proposed development along Wellington Avenue.

### **Garages:**

4. The proposed development will consist of front entry garages. The applicant is proposing to deviate from the following requirements per Section 4.84 (C)(2) listed below:

- Rear entry;
- “J” drives, for front entry properties;
- “Swing” drives, for side entry properties; or
- Offset front entry with the garage door set back at least five feet behind the front building face.

Furthermore, per the application, each garage shall incorporate at least two (2) of the following architectural elements.

Architectural Elements:

- Sconce lighting
- Decorative banding or moldings
- Decorative overhangs above garage doors
- Eyebrow soldier course over garage doors
- Decorative vent covers on gable above garage
- Upgraded carriage style garage doors or faux wood garage doors

5. Masonry: The applicant proposes all elevations facing a dedicated street shall be 80% masonry or stone excluding gables, windows, doors, dormers, insets, areas under covered porches or other architectural projections and/or accents. A draft development agreement is included on the agenda to secure these proposed building materials.
6. Increased Dwelling Unit Area: Whereas the SF-5 minimum dwelling unit area is 1,500 square feet, the applicant proposes a minimum dwelling unit area of 1,600 square feet, with thirty (30) percent or more of the dwelling units being greater than 2,000 square feet.



## **COMPREHENSIVE PLAN**

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.

Urban Neighborhoods are characterized by moderate to high density single-family attached and multifamily residential units, greater than 12 dwelling units per acre.

## **COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES**

The properties to the north of the subject property, across Waterhouse Boulevard, are zoned Planned Development (PD) 98-04 for Single-Family Uses and developed with single-family residences. The properties to the east, across Zion Road, are zoned Community Retail (CR) District and are developed with a hotel/motel and a gas station. The properties to the south are zoned Multi-Family (MF) District and are developed with two apartment complexes. The properties to the west, across Wellington Avenue, are zoned Planned Development (PD) 85-44 District for Mixed Uses and Multi-Family (MF) District; these properties are developed with single-family homes, patio homes and an apartment complex.

The Single-Family Residential districts are intended to provide for development of primarily low-density detached, single-family residences on a variety of lot sizes, churches, schools, and public parks in logical, livable, and sustainable neighborhoods. The proposed use is compatible with the surrounding development.

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### **Attachments**

Z 20-04 Pulte Group Attachments  
Z 20-04 Pulte Group Responses  
Z 20-04 Staff Presentation

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**PLANNED DEVELOPMENT CONDITIONS**

**ZONING FILE Z 20-04**

**5001 Zion Road**

- I. Statement of Purpose:** The purpose of this Planned Development is to approve a Detail Plan for eighty-nine (89) Single-Family detached homes and six (6) HOA lots.
- II. Statement of Effect:** This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, and Single-Family-5 (SF-5) District, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Single-Family-5 (SF-5) District as set forth in Chapter 2 of the Garland Development Code included by reference and shall apply, except as otherwise specified by this ordinance.

**IV. Development Plans:**

Detail Plan: Development shall conform to the Site Plan and Landscape Plan set forth in Exhibit C and Exhibit D; however, in the event of conflict between the Detail Plan and the written conditions contained in this ordinance, the written conditions shall control.

**V. Specific Conditions:**

- A. Permitted Uses: Only Dwelling, Single-Family-5 (SF-5) detached uses are permitted.
- B. Minimum Lot Area: The minimum lot area is 4,200 square feet.
- C. Minimum Lot Width: The minimum lot width is forty (40) feet.
- D. Minimum Lot Depth: The minimum lot depth is 105 feet.
- E. Maximum Lot Coverage: The maximum lot coverage is sixty (60%) percent.
- F. Garages:

- Front entry garages shall be allowed.
- Offset front entry with the garage door set back at least five (5) feet behind the front of building face will not be required.
- Regardless of other setbacks, a street-facing garage door must have a minimum of twenty (20) feet from the applicable street right of way line.
- "J" and "Swing" drives will not be required.

- G. Alleys: Alleys will not be required with this development.
- H. Architectural Elements: Each garage shall incorporate at least two of the following architectural elements: Sconce lighting, decorative banding or moldings, decorative overhangs above garage doors, eyebrow soldier course over garage doors, decorative vent covers on gable above garage, upgraded carriage style garage doors or faux wood garage doors.
- I. Special Setback: The rear setback adjacent to street shall be ten (10) feet.
- J. Dwelling Unit Area: The minimum dwelling unit area is 1,600 square feet; however, thirty (30) percent or more of the dwelling units shall be greater than 2,000 square feet.
- K. Masonry Requirement: All elevations facing a dedicated street shall be 80% masonry or stone excluding gables, windows, doors, dormers, insets, areas under covered porches or other architectural projections and/or accents.
- L. Additional Front Entry Mitigation: All front elevations shall contain a covered front porch with a minimum area of forty (40) square feet.
- M. Roof Design: Each dwelling unit must be constructed with a roof overhang of not less than twelve (12) inches, as measured from the frame to the exterior edge of soffit.
- N. Trash Containers: Trash containers and recycling bins



must be stored in one of the following locations:

- Inside the garage of the single-family dwelling constructed on the lot; or
- Behind the single-family dwelling or fence constructed on the lot in such a manner that the trash container and recycling bin is not visible from any street, alley, or adjacent lot.

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 this 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 Walls/Fences in HOA Lots or Wall/Fence Maintenance Easements And Amenities In HOA Lots: Maintenance of all open/common space, landscaped areas, entry features, access easements, screening walls/fences in HOA lots or wall/fence maintenance easements and amenities in HOA lots shall be the responsibility of the Homeowners Association.

R. The development is required to be constructed in accordance with the terms and conditions of that certain development agreement between the City, Property Owner, and Developer.































































## REPORT & MINUTES

### P.C. Meeting, May 11, 2020

Consideration of the application of **Pulte Group**, requesting approval of 1) a Change in Zoning from Planned Development (PD) District 18-05 for Community Retail Uses to a Planned Development (PD) District for Single-Family-5 (SF-5) Uses and 2) an Alley Waiver. This property is located at 5001 Zion Road. (District 3) (File Z 20-04) (This item was postponed from the April 27, 2020 Plan Commission meeting.)

Nabiha Ahmed, Development Planner, presented the staff report.

Commissioner Rose asked if a mandatory Homeowners Association (HOA) would be required and if "J-Drives" will be constructed.

Ms. Ahmed confirmed a mandatory HOA would be required.

Chairman Roberts stated the driveways would be front entry.

Commissioner Edwards asked if the HOA can be mandated to establish funding for fence repair and raised concerns regarding the front drive parking.

Mr. Hines is unaware of any law that would allow a mandate for the fence repair funding.

Chairman Roberts made comments in concern of front entry parking. Additionally he proposed no on-street parking, a minimum of 23 foot set back to the garage.

The applicant, Matt Duenwald, 9111 Cypress Waters Blvd, Suite 100 Coppell, Texas 75019, provided an overview of the request.

Commissioner Edwards spoke in opposition of the request as it is presented.

Commissioner Ott asked who would be responsible for the fence repairs, if sidewalks are planned for the development and if the applicant would consider no on street parking.

Mr. Duenwald stated he would inquire to Pulte Homes regarding the liability and no on-street parking. Mr. Duenwald also



confirmed sidewalks are planned within the development.

Commissioner Dalton asked if any wood fencing would be installed between the backyards of the properties upon the initial construction.

Mr. Duenwald stated there would be perimeter fencing, and fencing dividing the individual homes is up to the builder.

Chairman Roberts inquired to the size of the garage.

Mr. Duenwald stated the garage would be a standard 20 foot garage.

Commissioner Welborn inquired as to the location of the utilities.

Chairman Roberts stated the utilities would be located in the front.

Representing the landowner John Muzyka, 1700 Alma Drive, Plano, Texas, spoke in support of the request.

Also speaking in support of the request, Randy Bowers, 1405 Danbury Drive, Garland, Texas 75040 and Vicki Deakins, 5942 Marina Drive, Garland, Texas 75043

Mr. Duenwald stated that the applicant agrees to the suggestion that the parking be restricted to one side of the street.

**Motion** was made by Commissioner Rose to close the public hearing and open for discussion, seconded by Commissioner Edwards. **Motion carried: 9 Ayes, 0 Nays**

Commissioner Rose asked of Mr. Hines if the Commission could recommend to Council to remove the sidewalk and add the width to the roadway.

Mr. Hines stated there would be nothing preventing the Commission from that recommendation.

Mr. Guerin stated the applicant is meeting the City's technical requirements including the street curb to curb requirements.

Commissioner Edwards spoke in support of the request if the applicant would utilize parking on one side of the street and sidewalks on the other.

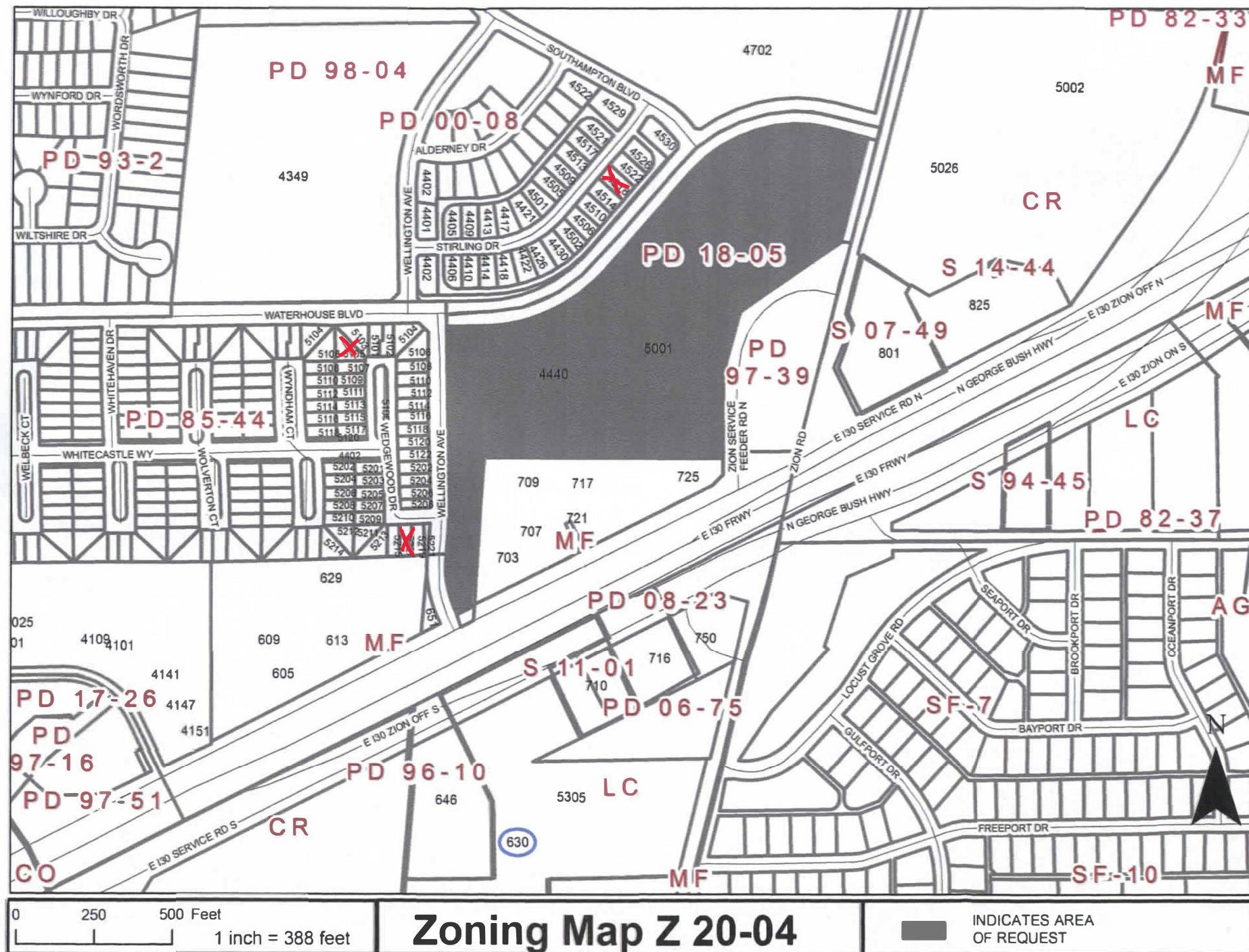
**Motion** was made by Commissioner Edwards to approve the request with the requested deviation and the provision to only allow either continuous or alternating parking on the street. Seconded by

Commissioner Welborn. **Motion failed: 4 Ayes, 5 Nays** from Chairman Roberts and Commissioners O'Hara, Rose, Williams, Ott.

The Plan Commission then reconsidered the motion with additional facts related to the street cross section, parkway, and lot layout to prevent noncompliant lot, driveway, and building construction.

**Motion** was made by Commissioner Edwards to **approve** the application with the requested deviations and the provision that no parking be allowed on both sides of the street, so that parking may be continuous along one side of the street or alternating from one side of the street to the other; and the provision that 22 feet of parking be created between the sidewalk and garage, seconded by Commissioner Ott. **Motion carried: 9 Ayes, 0 Nays**

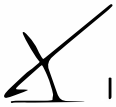




April 15, 2020

Z 20-04

Page 2 of 2



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.

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(Please complete the following information)

630 E IH 30

Your Property Address

Bobby Bowell

Printed Name

2010 Century Center Blvd #10 Irving TX 75062

Address

City, State

Zip

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

  
Signature

President  
Title

Date:

4/24/20



**From:** [Janet Robertson](#)  
**To:** [Planning Group](#)  
**Subject:** REF.: Pulte Group Addition FILE Z 20-04  
**Date:** Tuesday, April 21, 2020 1:56:54 PM  
**Attachments:** [Garland Planning Reply.pdf](#)

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This is our response to the change. Likely '**will not mean anything**' to the Planning Commission! **Taxes rule, don't they!**

Stephen L. Robertson, Sr.

April 15, 2020

Z 20-04

Page 2 of 2

☐ 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.

AS SENIORS & RETIRED THESE NEW HOMES WILL DRIVE OUR TAXES  
& INSURANCE COST UP LIKE MANY WE ARE ON FIXED INCOMES AND  
HIGHER COST COULD DRIVE US & OTHERS OUT OF OUR HOMES.  
IT'S NICE TO SEE GRASS & TREES, NOT BRICK WALLS!  
(Please complete the following information)

5217 WEDGEWOOD DR.

Your Property Address

STEPHEN & JANET ROBERTSON

Printed Name

5217 WEDGEWOOD DR. GARLAND TX 75043

Address

City, State

Zip

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

Stephen & Janet Robertson Owners

Signature

Title

Date: 4/21/2020



**From:** Brittany Corral [mailto:brittanypothast@gmail.com]

**Sent:** Friday, April 24, 2020 10:09 AM

**To:** Planning Group <Planning@garlandtx.gov>

**Subject:** File Z 20-04

Property Owners: Victor and Brittany Corral

Property and mailing address: 5105 Wedgewood Dr, Garland, TX 75043

I am opposed to the request. Wellington Avenue is already in such disrepair more homes in the area would only contribute more to the issue. The City of Garland doesn't seem to care much about fixing it - when they "attempt to" they only put asphalt patches instead of repairing the road correctly with new concrete.

There are already plenty of homes in this area and we do not need more.

I hope you will decline their request to change the zoning.

Thank you for your consideration,

Victor and Brittany Corral

April 15, 2020

Z 20-04

Page 2 of 2

☐ 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 development would create too much traffic in our community/HOA. The removal of the trees and green space will have a negative impact on the beauty of our neighborhood.

(Please complete the following information)

4518 Stirling Dr.  
Your Property Address

Laverne Brown  
Printed Name

4518 Stirling Dr.      Garland, TX      75043  
Address      City, State      Zip

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

Laverne Brown      Creator  
Signature      Title

Date: 4-20-20



☒ 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.

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(Please complete the following information)

GISD-Couch Elementary School, 4349 Waterhouse Blvd, Garland, TX 75043

Your Property Address

Paul Gonzales

Printed Name

701 N. First Street

Garland, TX

75040

Address

City, State

Zip

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



Signature

, GISD-Executive Director of Facilities & Maintenance

Title

Date: 4/23/20

**Z 20-04**

**Approval of a Change in Zoning from Planned Development (PD) District 18-05 for Community Retail Uses to a Planned Development (PD) District for Single-Family-5 (SF-5) Uses.**

**Approval of a Detail Plan for Single-Family-5 (SF-5) Use.**

**City Council Meeting  
June 16, 2020**



**GARLAND**

**TEXAS MADE HERE**



# Case Information

Location: 5001 Zion Road

Applicant: Pulte Group

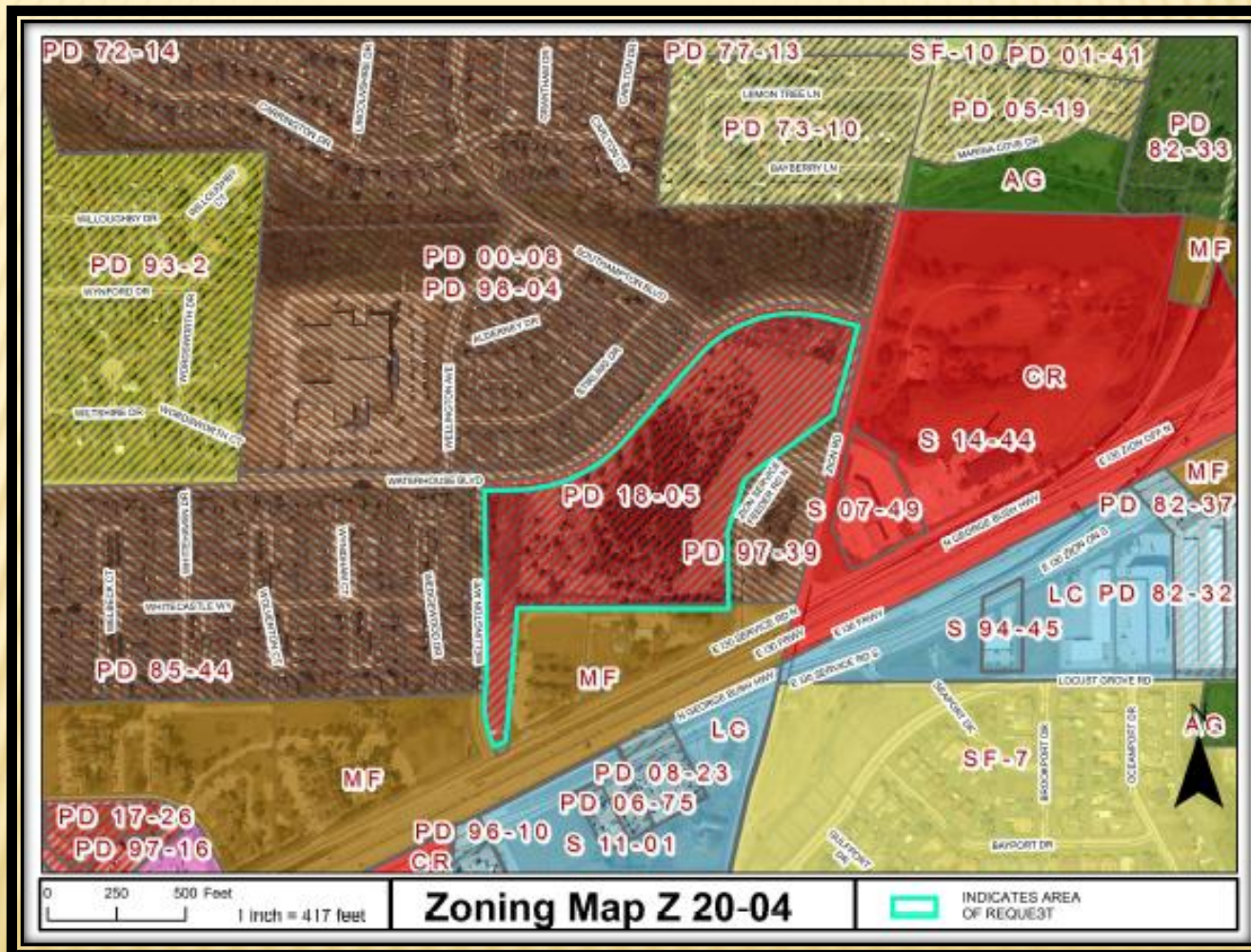
Owner: Oasis Church at Lakeview Assembly of God

Acreage: 18.045 acres

Zoning: Planned Development (PD) 18-05 District for  
Community Retail (CR) Uses



# Location Map



# Z 20-04



# Photos



Subject Property from Waterhouse Blvd

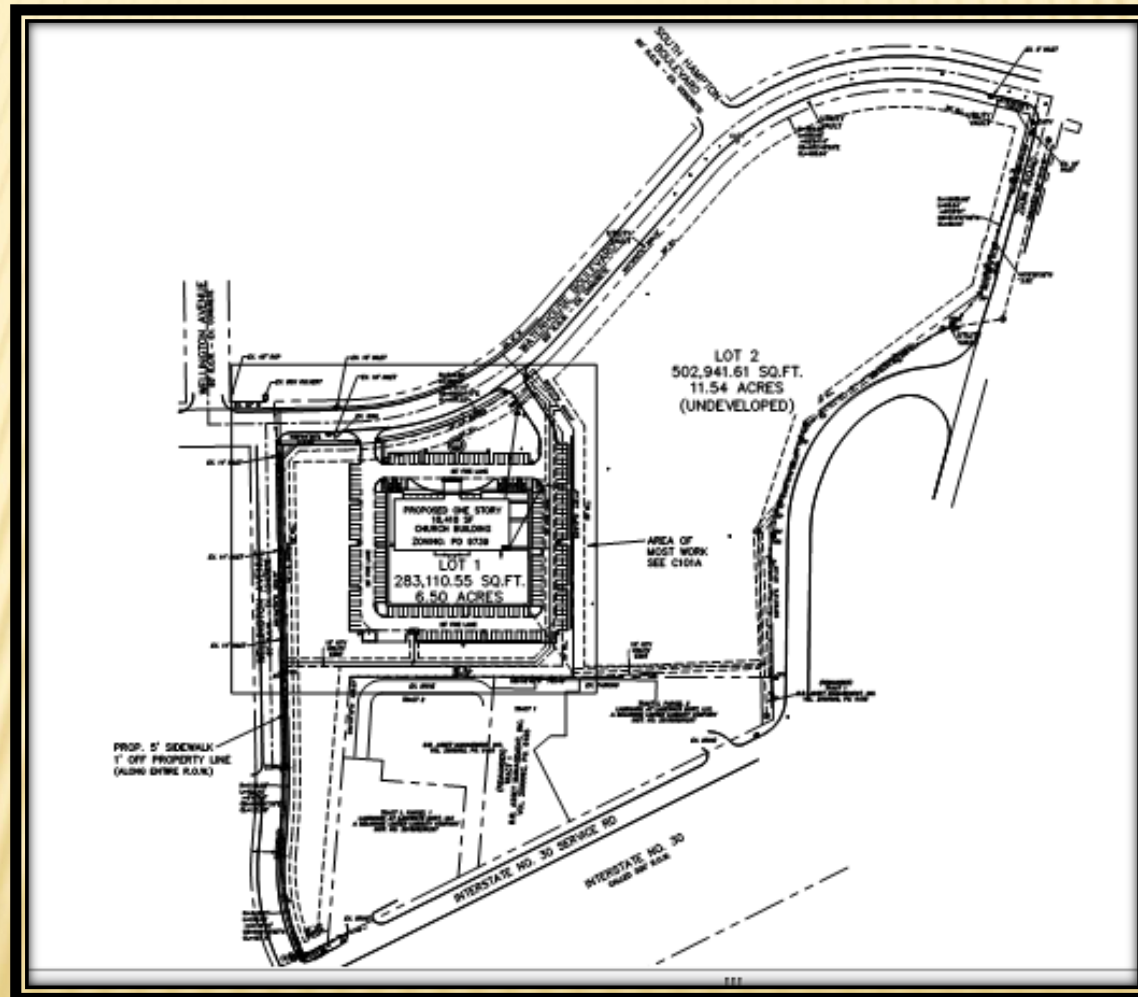


Looking at properties across Waterhouse Blvd



Looking at properties across Wellington Ave

# Background (2018)





# Consideration

- Proposing base zoning as Single-Family-5 (SF-5) District.
- The table below indicates the deviations proposed

| Development Standards           | Required          | Proposed                    |
|---------------------------------|-------------------|-----------------------------|
| Lot Area                        | 5,000 square feet | 4,200 square feet (minimum) |
| Lot Width                       | 55 feet           | 40 feet                     |
| Lot Coverage                    | 50%               | 60%                         |
| Rear Setback adjacent to Street | 20 feet           | 10 feet                     |

# Consideration

- **Garage deviation from Section 4.84 (C)(2):**

- Rear entry;
- “J” drives, for front entry properties;
- “Swing” drives, for side entry properties; or
- Offset front entry with the garage door set back at least five feet behind the front building face.

- **Architectural Elements:**

Furthermore, each garage shall incorporate at least two (2) of the following architectural elements.

- Sconce lighting
- Decorative banding or moldings
- Decorative overhangs above garage doors
- Eyebrow soldier course over garage doors
- Decorative vent covers on gable above garage
- Upgraded carriage style garage doors or faux wood garage doors



# Consideration

- Landscape complies with the applicable GDC screening and landscape regulations.
- Building elevations comply with all other applicable GDC building design standards.
- Increased Dwelling Unit Area: Whereas the SF-5 minimum dwelling unit area is 1,500 square feet, the applicant proposes a minimum dwelling unit area of 1,600 square feet, with thirty (30) percent or more of the dwelling units being greater than 2,000 square feet.



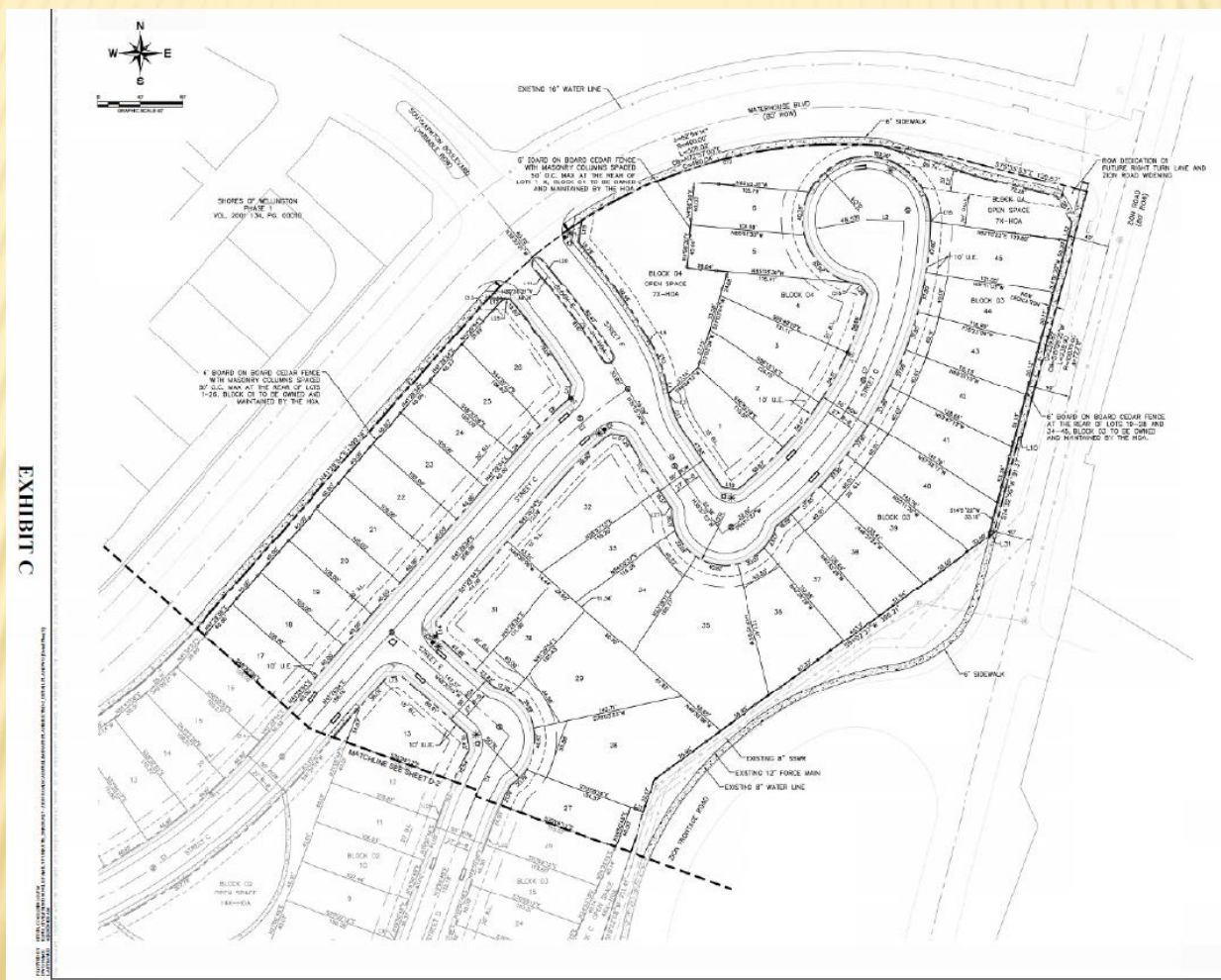
# Site Plan







# Site Plan





## LANDSCAPE LEGEND

- [illegible]

NOT

- A. ALL SIDEWALKS ALONG WATERHOUSE BLVD. AND ZION RD. SHALL BE 6' WIDE.
- B. ALL REMAINING SIDEWALKS SHALL BE 4' WIDE.
- C. ALL AREAS BETWEEN CURB AND SIDEWALK SHALL RECEIVE COMMON BEHMA GRASS LAWN.



LOCATION MAP  
NOT TO SCALE

**OWNER/DEVELOPER:**

**FULTE GROUP**  
9111 CYPRESS WATERS BLVD.  
SUITE 100  
COFFELL, TEXAS 75019  
PH. (972) 304-2854  
CONTACT: MARC ZETT

**LANDSCAPE ARCHITECT:**

CODY JOHNSON STUDIO, LLC  
9720 COIT ROAD SUITE 220-333  
PLANO, TEXAS 75025  
PH: (903) 570-0162  
CONTACT: CODY JOHNSON, RIA, ASLA, LI



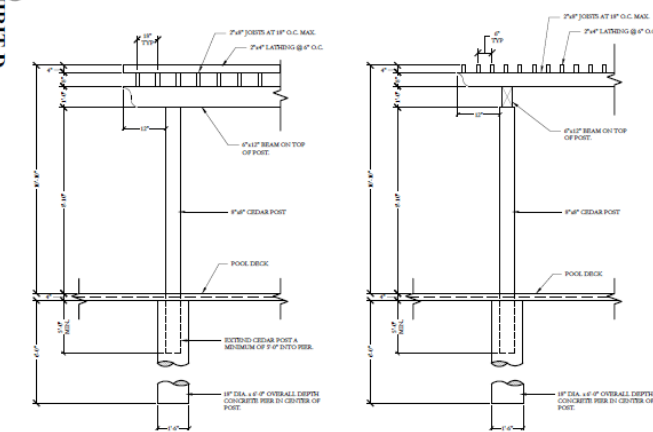


**GARLAND**  
TEXAS MADE HERE

# Landscape Plan

EXHIBIT D

## 1 CEDAR SHADE STRUCTURE LAYOUT (20'x12')



## 2 CEDAR SHADE STRUCTURE DETAILS

SCALE: 1/2" = 1'-0"

Note: Negative for Waste Elimination

Basic Specifications  
Size: 12' x 12'  
Material: Aluminum  
Finish: Powder Coated

Assembly Info  
Assembly: 10 min  
Disassembly: 10 min  
Weight: 100 lbs  
Dimensions: 12' x 12' x 12'

Technical Details  
Material: 12' x 12' x 12'  
Weight: 100 lbs  
Dimensions: 12' x 12' x 12'

Notes: 1. For more information, please contact the manufacturer.

2. The structure is designed for use in a variety of environments.

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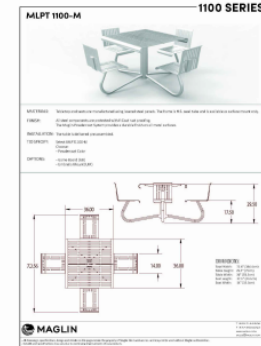
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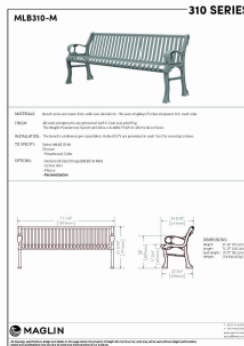
## 3 PET WASTE STATION

SCALE: 1/2" = 1'-0"

## 5 MAGLIN TABLE

SCALE: 1/2" = 1'-0"

ALL MAGLIN ITEM FINISHES  
SHALL BE POWDER COATED  
BLACK IN COLOR



## 4 MAGLIN BENCH

SCALE: 1/2" = 1'-0"



## 6 MAGLIN TRASH RECEPTACLE

SCALE: 1/2" = 1'-0"

# Sample Elevations

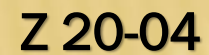






# Deviations Summary

| Development Standards           | Required                                                                          | Proposed                                                             |
|---------------------------------|-----------------------------------------------------------------------------------|----------------------------------------------------------------------|
| Lot Area                        | 5,000 square feet                                                                 | 4,200 square feet (minimum)                                          |
| Lot Width                       | 55 feet                                                                           | 40 feet                                                              |
| Lot Coverage                    | 50%                                                                               | 60%                                                                  |
| Rear Setback adjacent to Street | 20 feet                                                                           | 10 feet                                                              |
| Garages                         | Garage rear entry, J-drive, Swing drive or offset 5-feet from front building face | Front-entry garages, with architectural elements, no offset required |

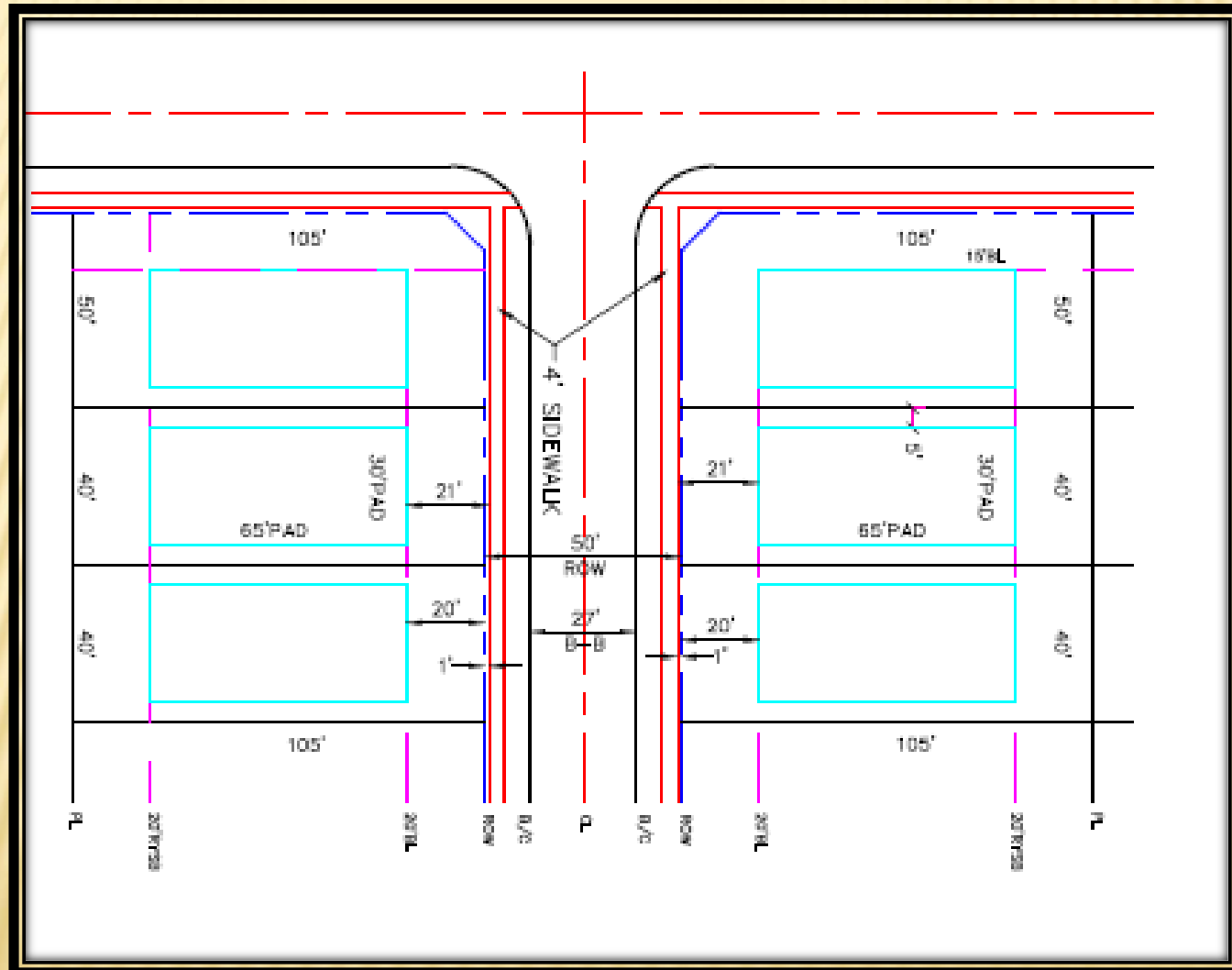








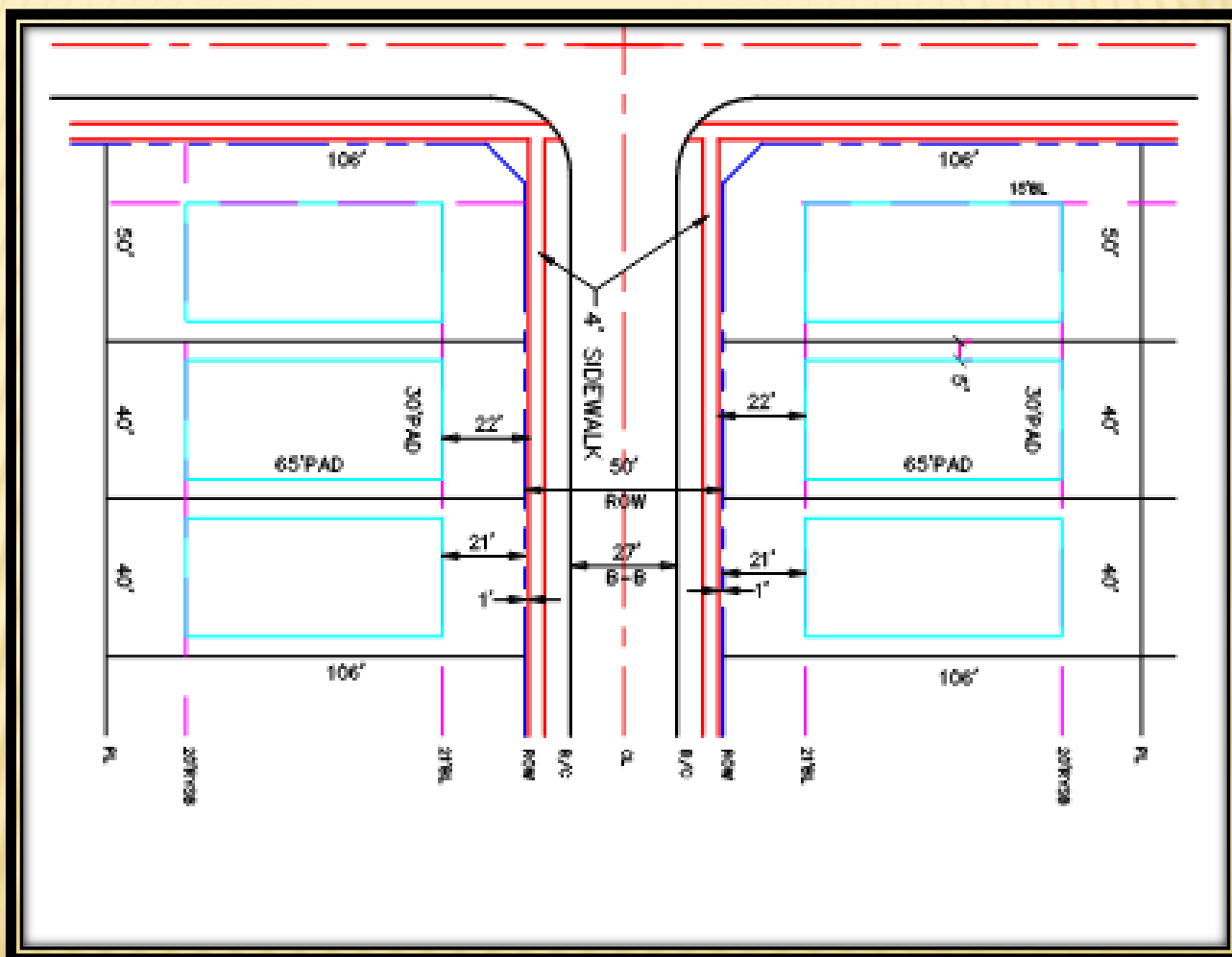
# Proposed Lot Plan







# Z 20-04



# Consideration

## Alley Waivers

- Alleys are not proposed, all lots would have front vehicular access on a 50-foot right-of-way; and utilities and drainage would be provided through easements.
- Section 3.80 of the GDC requires lots in residential subdivisions of 2 or more lots to be served by an alley.
- 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.
- Engineering Department reviewed and found the layout is conducive to adequate drainage, meeting City requirements.





## **GARLAND PLANNING REPORT**

### **City Council Regular Session Agenda**

**10. d.**

**Meeting Date:** 06/16/2020

**Item Title:** Z 20-04 Pulte Group - Detail Plan (District 3)

**Submitted By:** Nabiha Ahmed, Development Planner

---

### **REQUEST**

Approval of a Change in Zoning from Planned Development (PD) District 18-05 for Community Retail Uses to a Planned Development (PD) District for Single-Family-5 (SF-5) Uses.

Approval of a Detail Plan for Single-Family-5 (SF-5) Uses.

### **LOCATION**

5001 Zion Road

### **OWNER**

Oasis Church at Lakeview Assembly of God

### **PLAN COMMISSION RECOMMENDATION**

On May 11, 2020 the Plan Commission, by a vote of nine (9) to zero (0), recommended approval of a Change in Zoning from Planned Development (PD) District 18-05 for Community Retail Uses to a Planned Development (PD) District for Single-Family-5 (SF-5) Uses.

The Plan Commission, by a vote of nine (9) to zero (0), also recommended approval of a Detail Plan for Single-Family-5 (SF-5) Uses.

The Plan Commission by a vote of nine (9) to zero (0), also approved an Alley Waiver.

Additionally, the Plan Commission recommended that there should not be parking on both side of the streets at any time. The parking may be continuous along one side of the street or alternating from one side of the street to the other.

The Plan Commission also recommended to design twenty-two (22) feet of parking space (driveway length for parking) between the sidewalk and the garage door in lieu of the required twenty (20)-feet in order to prevent vehicles from overhanging the sidewalk.

### **STAFF RECOMMENDATION**

Approval of a Change in Zoning from Planned Development (PD) District 18-05 for Community Retail Uses to a Planned Development (PD) District for Single-Family-5 (SF-5) Uses.

Approval of a Detail Plan for Single-Family-5 (SF-5) Uses.

In addition, a development agreement is recommended to facilitate the requested deviations and the proposed masonry standards by the applicant. A draft development agreement is included on the same June 2, 2020 City Council agenda for consideration.

In response to the driveway standard, Engineering staff recommends maintaining the existing Standard Detail due to potential adverse effects of the abovementioned change.

## **BACKGROUND**

In 2018, City Council approved Planned Development (PD) 18-05 District for Community Retail (CR) Uses. PD 18-05 consists of two (2) lots. A Church or a Place of Worship is permitted on Lot 1 as approved with a Detail Plan in PD 18-05. A Detail Plan is required for the remaining Lot 2 prior to development.

The applicant requests the development of single-family detached homes on both Lot 1 and Lot 2. The development will consist of eighty-nine (89) detached single-family dwelling units and six (6) HOA lots.

This case was postponed from the June 2, 2020 City Council meeting per the applicant's request.

## **SITE DATA**

The subject site consists of approximately 18.045 acres. The site has approximately 1,059 linear feet of frontage along Wellington Avenue, 758.88 linear feet of frontage along Zion Road and 633.43 linear feet of frontage along Waterhouse Boulevard. The single-family residential development would be accessed from Waterhouse Boulevard and Wellington Avenue.

## **USE OF PROPERTY UNDER CURRENT ZONING**

Planned Development (PD) 18-05 District has two (2) lots. Lot 1 allows the construction of a Church or Place of Worship. Lot 2 allows any use permitted in the Community Retail (CR) District. A Detail Plan is required for Lot 2 prior to development.

The Community Retail (CR) District is intended to accommodate a variety of retail, service, and business establishments that may or may not be designed in a shopping center configuration. The district may be used as a transition district between lower intensity retail or office uses and more intense uses. A Community Retail (CR) District is generally appropriate along major transportation corridors but is generally not appropriate in proximity to low density residential districts without significant buffering and screening features. An example of allowed use in a Community Retail (CR) District is a retail shopping area that may be large in scale with very limited or no outside storage. Traffic generated by uses in a Community Retail (CR) District must be focused onto the major thoroughfare network. Development in a Community Retail (CR) District may not be designed in a manner that increases traffic through residential areas.

## **CONSIDERATIONS**

### **Detail Plan**

1. The applicant proposes to amend the existing Detail Plan for development of single-family residential homes. The Detail Plan shows eighty-nine (89) single-family detached homes and six (6) HOA lots.
2. The applicant requests to deviate from the required SF-5 District development standards per



Section 2.34 (Table 2-3) of the GDC. The table below indicates the deviations proposed.

| Development Standards           | Required          | Proposed                    |
|---------------------------------|-------------------|-----------------------------|
| Lot Area                        | 5,000 square feet | 4,200 square feet (minimum) |
| Lot Width                       | 55 feet           | 40 feet                     |
| Lot Coverage                    | 50%               | 60%                         |
| Rear Setback adjacent to Street | 20 feet           | 10 feet                     |

### **Screening and Landscaping:**

3. The proposed landscape layout (Exhibit D) complies with the applicable screening and landscape regulations of the Garland Development Code (GDC). Per the GDC, a screening wall is required along a thoroughfare Type “D” or greater. Both Zion Road and Waterhouse Boulevard are less than Type “D” per the Thoroughfare Plan. Therefore, screening is not required for this development. However, a six (6)-foot high board-on-board cedar fence with masonry columns is proposed along Waterhouse Boulevard and a six (6)-foot high board-on-board cedar fence is proposed along Zion Road. Wellington Avenue is a Type “F” thoroughfare and screening is not required. However, the proposed six (6)-foot high brick thin wall with masonry columns to the south of the property and adjacent to the Multi-Family (MF) District will wrap around Lot 2, Block 3 and provide some screening along Wellington Avenue. In addition, the proposed four (4)-foot high ornamental fence around the detention pond along with the six (6)-foot high board-on-board cedar fence with masonry columns will screen north of proposed development along Wellington Avenue.

### **Garages:**

4. The proposed development will consist of front entry garages. The applicant is proposing to deviate from the following requirements per Section 4.84 (C)(2) listed below:
- Rear entry;
  - “J” drives, for front entry properties;
  - “Swing” drives, for side entry properties; or
  - Offset front entry with the garage door set back at least five feet behind the front building face.

Furthermore, per the application, each garage shall incorporate at least two (2) of the following architectural elements.

#### **Architectural Elements:**

- Sconce lighting
  - Decorative banding or moldings
  - Decorative overhangs above garage doors
  - Eyebrow soldier course over garage doors
  - Decorative vent covers on gable above garage
  - Upgraded carriage style garage doors or faux wood garage doors
5. Masonry: The applicant proposes all elevations facing a dedicated street shall be 80% masonry or stone excluding gables, windows, doors, dormers, insets, areas under covered porches or other architectural projections and/or accents. A draft development agreement is included on the agenda to secure the proposed building materials.
6. Increased Dwelling Unit Area: Whereas the SF-5 minimum dwelling unit area is 1,500 square feet,

the applicant proposes a minimum dwelling unit area of 1,600 square feet, with thirty (30) percent or more of the dwelling units being greater than 2,000 square feet.

### **COMPREHENSIVE PLAN**

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.

Urban Neighborhoods are characterized by moderate to high density single-family attached and multifamily residential units, greater than 12 dwelling units per acre.

### **COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES**

The properties to the north of the subject property, across Waterhouse Boulevard, are zoned Planned Development (PD) 98-04 for Single-Family Uses and developed with single-family residences. The properties to the east, across Zion Road, are zoned Community Retail (CR) District and are developed with a hotel/motel and a gas station. The properties to the south are zoned Multi-Family (MF) District and are developed with two apartment complexes. The properties to the west, across Wellington Avenue, are zoned Planned Development (PD) 85-44 District for Mixed Uses and Multi-Family (MF) District; these properties are developed with single-family homes, patio homes and an apartment complex.

The Single-Family Residential districts are intended to provide for development of primarily low-density detached, single-family residences on a variety of lot sizes, churches, schools, and public parks in logical, livable, and sustainable neighborhoods. The proposed use is compatible with the surrounding development.

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### **Attachments**

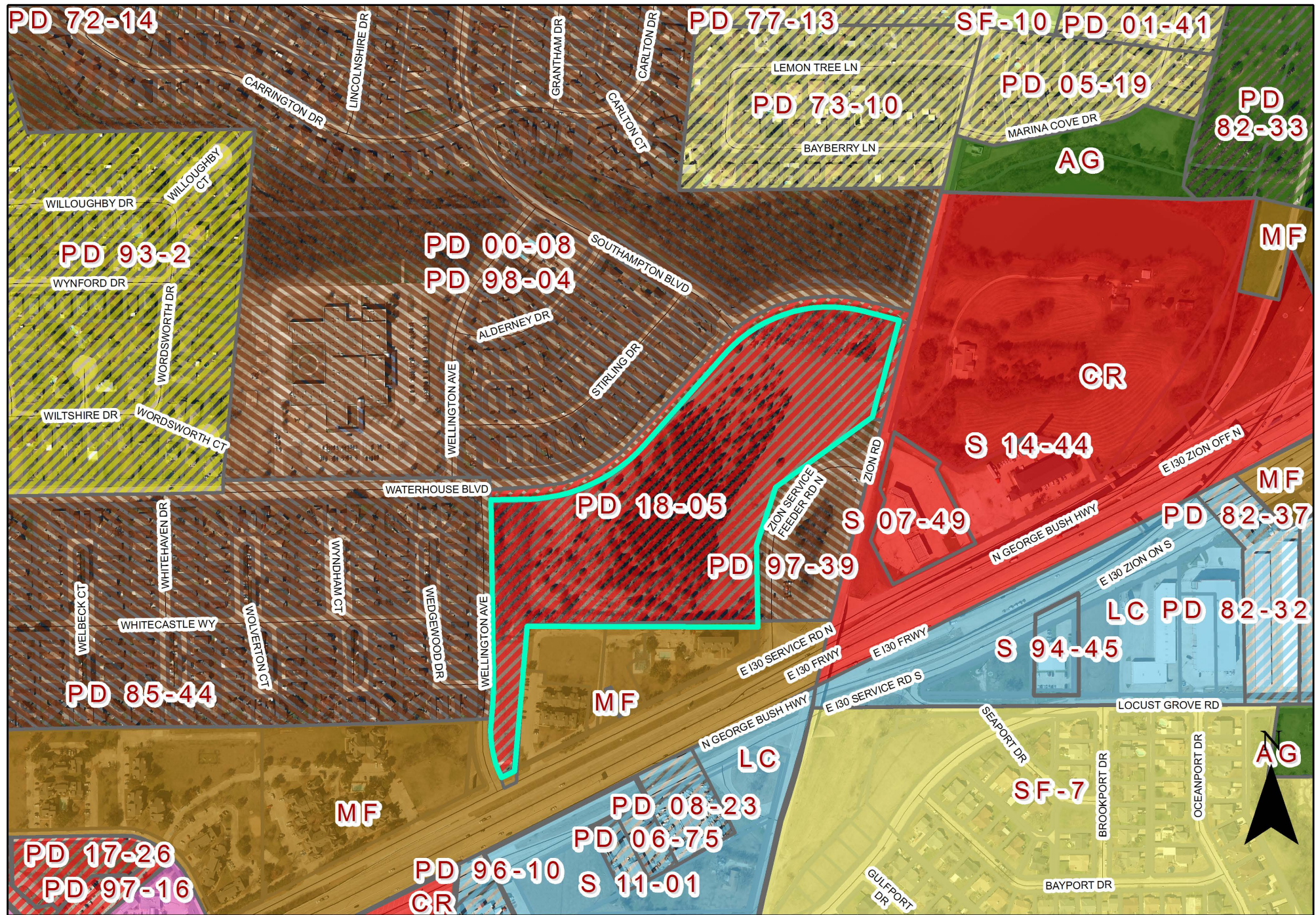
Z 20-04 Pulte Group - Detail Plan Attachments

Z 20-04 Pulte Group Responses

Z 20-04 Staff Presentation

---





0 250 500 Feet  
1 inch = 417 feet

## Zoning Map Z 20-04



INDICATES AREA  
OF REQUEST



EXHIBIT C

PRINTED BY: J:\PROJECTS\2019\201917 - ZON ROAD\CD\PRELIMINARY\PLANS\SHEDS-2 DETAIL PLANDWG [Detail Plan D3]  
DWG NAME: K:\PROJECTS\2019\201917 - ZON ROAD\CD\PRELIMINARY\PLANS\SHEDS-2 DETAIL PLANDWG [Detail Plan D3]  
LAST SAVED: 4/15/2020 9:25 AM  
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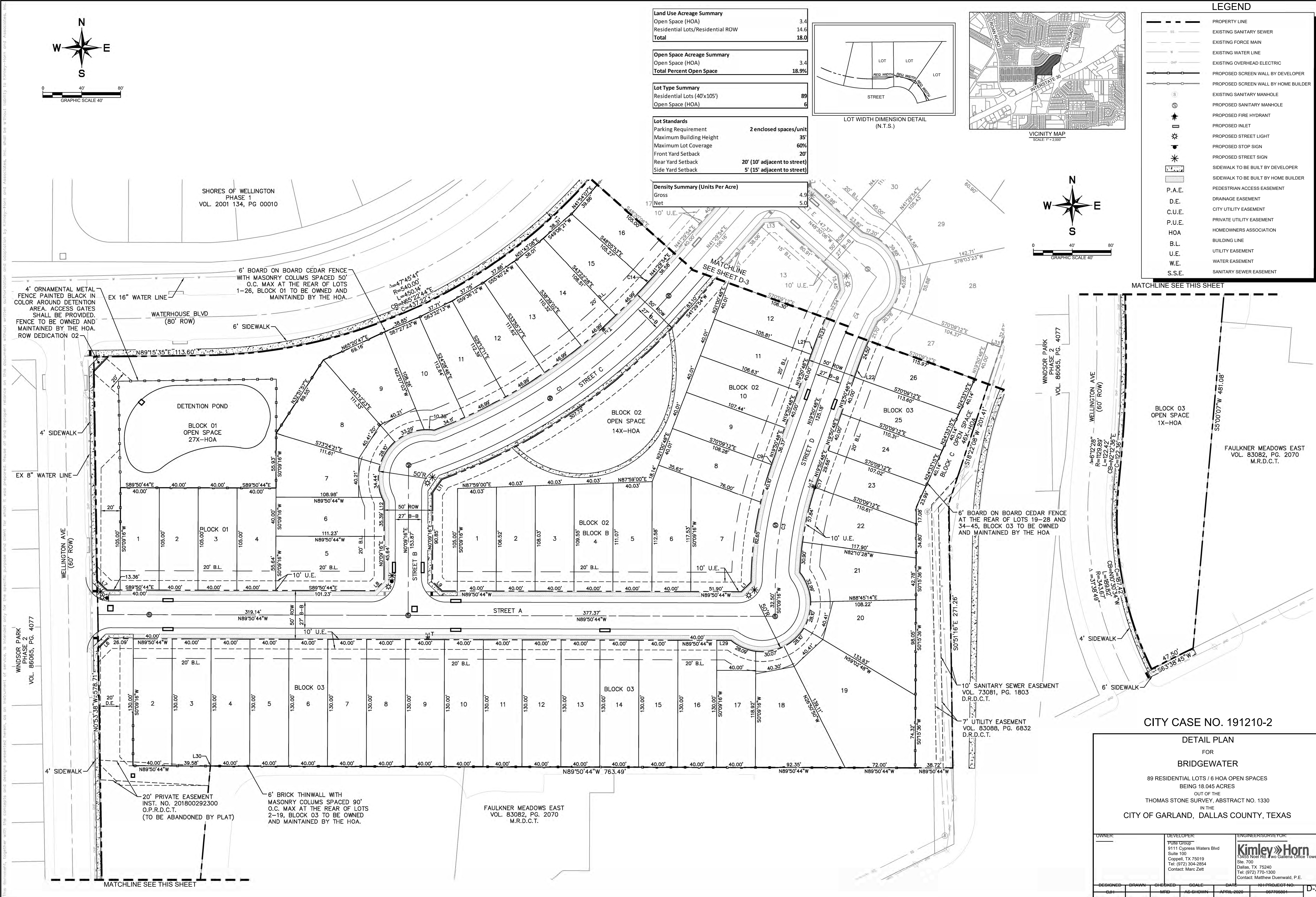
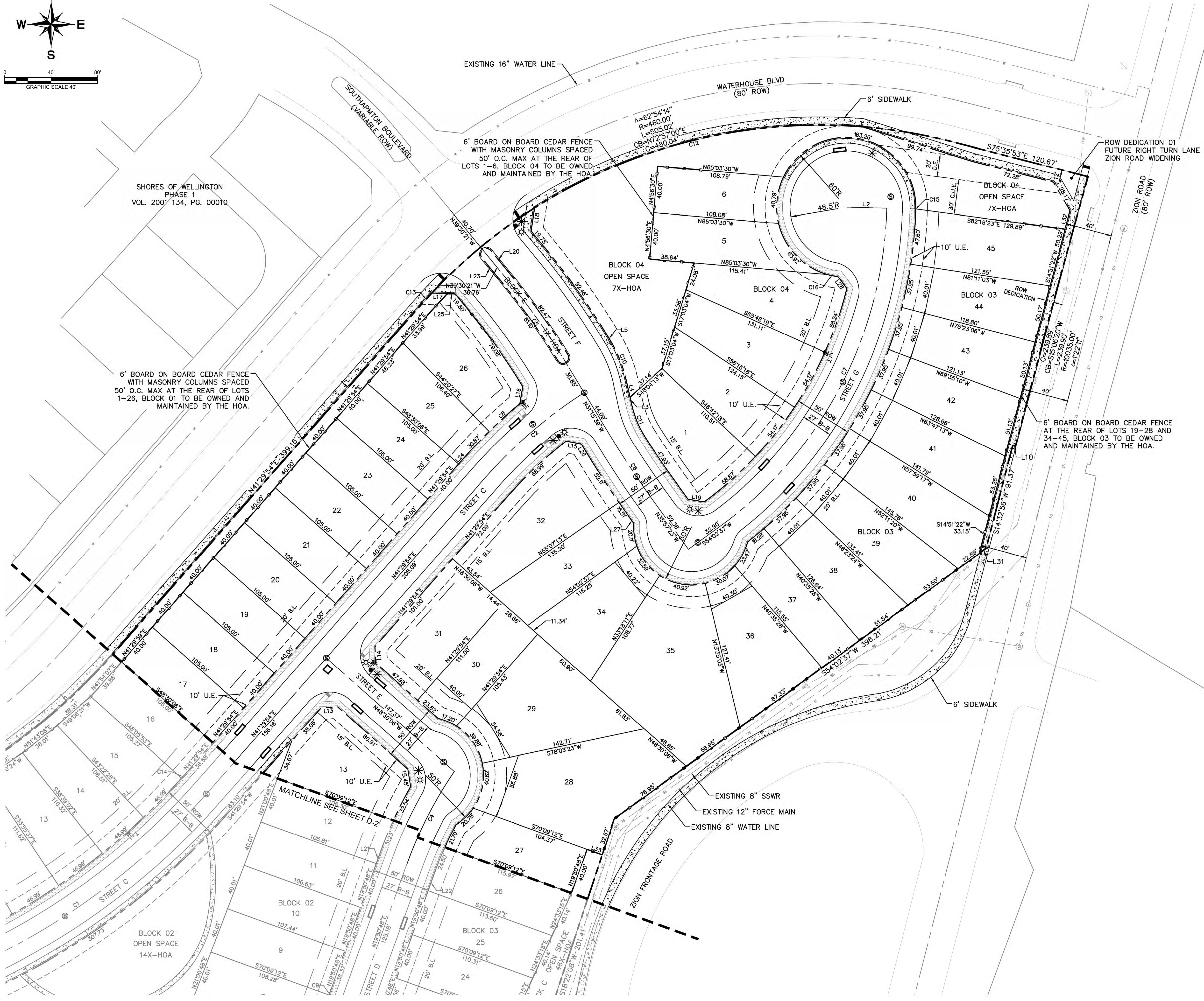
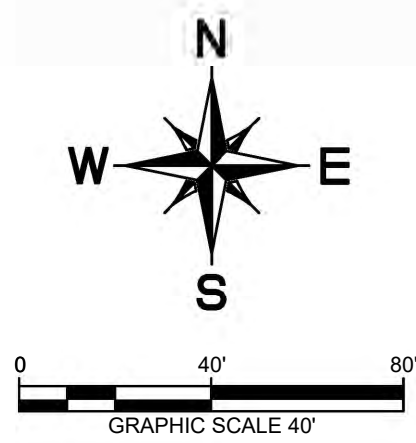


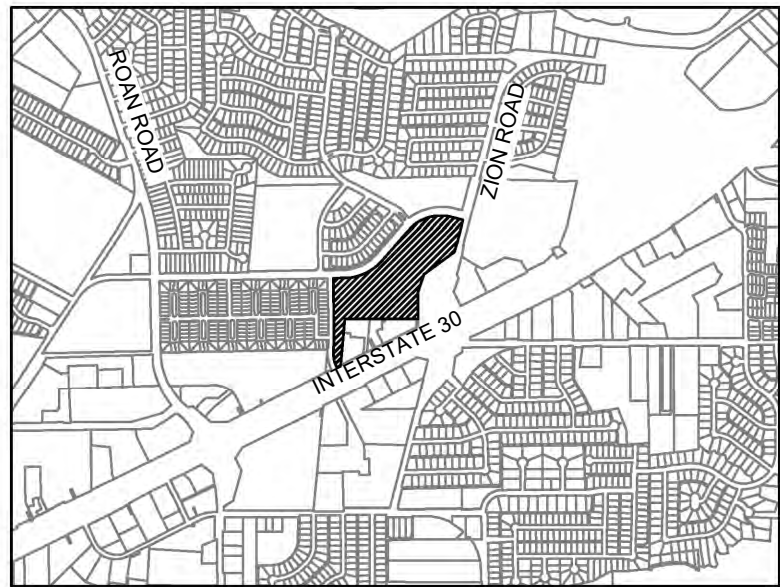


EXHIBIT C

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| LEGEND |                            |
|--------|----------------------------|
|        | PROPERTY LINE              |
|        | EXISTING SANITARY SEWER    |
|        | EXISTING FORCE MAIN        |
|        | EXISTING WATER LINE        |
|        | EXISTING OVERHEAD ELECTRIC |
|        | PROPOSED SCREEN WALL       |
|        | EXISTING SANITARY MANHOLE  |
|        | PROPOSED SANITARY MANHOLE  |
|        | PROPOSED FIRE HYDRANT      |
|        | PROPOSED INLET             |
|        | PROPOSED ON GRADE INLET    |
|        | PROPOSED STREET LIGHT      |
|        | PROPOSED STOP SIGN         |
|        | PROPOSED STREET SIGN       |
|        | PEDESTRIAN ACCESS EASEMENT |
|        | DRAINAGE EASEMENT          |
|        | CITY UTILITY EASEMENT      |
|        | PRIVATE UTILITY EASEMENT   |
|        | HOMEOWNERS ASSOCIATION     |
|        | BUILDING LINE              |
|        | UTILITY EASEMENT           |
|        | WATER EASEMENT             |
|        | SANITARY SEWER EASEMENT    |



| Land Use Acreage Summary         |             |
|----------------------------------|-------------|
| Open Space (HOA)                 | 3.4         |
| Residential Lots/Residential ROW | 14.6        |
| <b>Total</b>                     | <b>18.0</b> |

| Open Space Acreage Summary      |              |
|---------------------------------|--------------|
| Open Space (HOA)                | 3.4          |
| <b>Total Percent Open Space</b> | <b>18.9%</b> |

| Lot Type Summary            |    |
|-----------------------------|----|
| Residential Lots (40'x105') | 89 |
| Open Space (HOA)            | 6  |

| Lot Standards           |                              |
|-------------------------|------------------------------|
| Parking Requirement     | 2 enclosed spaces/unit       |
| Maximum Building Height | 35'                          |
| Maximum Lot Coverage    | 60%                          |
| Front Yard Setback      | 20'                          |
| Rear Yard Setback       | 20' (10' adjacent to street) |
| Side Yard Setback       | 5' (15' adjacent to street)  |

| Density Summary (Units Per Acre) |     |
|----------------------------------|-----|
| Gross                            | 4.9 |
| Net                              | 5.0 |

CITY CASE NO. 191210-2

DETAIL PLAN

FOR

BRIDGEWATER

89 RESIDENTIAL LOTS / 6 HOA OPEN SPACES  
BEING 18.045 ACRES

OUT OF THE  
THOMAS STONE SURVEY, ABSTRACT NO. 1330

IN THE  
CITY OF GARLAND, DALLAS COUNTY, TEXAS

| OWNER:   |       | DEVELOPER:                                                                                                             |          | ENGINEER/SURVEYOR:                                                                                                           |             |
|----------|-------|------------------------------------------------------------------------------------------------------------------------|----------|------------------------------------------------------------------------------------------------------------------------------|-------------|
|          |       | Pulte Group<br>9111 Cypress Waters Blvd<br>Suite 100<br>Coppell, TX 75019<br>Tel: (972) 304-2854<br>Contact: Marc Zell |          | <b>Kimley-Horn</b><br>1345 Noel Rd., 4th Floor<br>Dallas, TX 75240<br>Tel: (972) 770-1300<br>Contact: Matthew Duenwald, P.E. |             |
| DESIGNED | DRAWN | CHECKED                                                                                                                | SCALE    | DATE                                                                                                                         | PROJECT NO. |
| G.H.     |       | M.D.                                                                                                                   | AS SHOWN | APRIL 2020                                                                                                                   | 067765661   |



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| CURVE TABLE |         |         |               |         |           |         |
|-------------|---------|---------|---------------|---------|-----------|---------|
| CURVE       | RADIUS  | LENGTH  | CHORD BEARING | CHORD   | DELTA     | TANGENT |
| C1          | 595.00' | 322.56' | N57°01'44"E   | 318.63' | 31°03'41" | 165.35' |
| C2          | 400.00' | 111.56' | S49°29'16"W   | 111.19' | 15°58'45" | 56.14'  |
| C3          | 350.00' | 120.29' | S10°00'02"W   | 119.70' | 19°41'32" | 60.75'  |
| C4          | 350.00' | 89.59'  | S27°10'45"W   | 89.34'  | 14°39'55" | 45.04'  |
| C5          | 600.00' | 86.34'  | N35°23'00"W   | 86.27'  | 8°14'41"  | 43.24'  |
| C6          | 800.00' | 65.56'  | S33°36'31"E   | 65.54'  | 4°41'44"  | 32.80'  |
| C7          | 350.00' | 320.64' | N27°47'57"E   | 309.54' | 52°29'19" | 172.56' |
| C8          | 425.00' | 35.59'  | S48°03'29"W   | 35.58'  | 4°47'52"  | 17.80'  |
| C9          | 375.00' | 3.63'   | S19°34'09"W   | 3.63'   | 0°33'18"  | 1.82'   |
| C10         | 111.50' | 36.74'  | N21°49'18"W   | 36.57'  | 18°52'43" | 18.54'  |
| C11         | 88.50'  | 30.94'  | S22°23'52"E   | 30.78'  | 20°01'50" | 15.63'  |
| C12         | 460.00' | 295.79' | N76°05'58"E   | 290.72' | 36°50'33" | 153.21' |
| C13         | 460.00' | 14.69'  | N42°24'47"E   | 14.69'  | 1°49'48"  | 7.35'   |
| C14         | 570.00' | 4.02'   | N41°42'00"E   | 4.02'   | 0°24'13"  | 2.01'   |
| C15         | 375.00' | 0.15'   | S1°31'55"W    | 0.15'   | 0°01'24"  | 0.08'   |
| C16         | 60.00'  | 8.99'   | N78°50'29"W   | 8.98'   | 8°34'58"  | 4.50'   |
| C17         | 325.00' | 10.35'  | S18°56'05"W   | 10.35'  | 1°49'26"  | 5.17'   |

| LINE TABLE |        |                |
|------------|--------|----------------|
| LINE       | LENGTH | BEARING        |
| L1         | 14.17  | N45°15'18.84"E |
| L2         | 35.00  | S88°26'42.72"E |
| L3         | 5.67   | N12°22'56.71"W |
| L4         | 14.73  | N12°22'56.71"W |
| L5         | 4.72   | N31°15'39.31"W |
| L6         | 14.01  | S44°37'48.61"W |
| L7         | 14.24  | S45°29'28.65"E |
| L8         | 14.14  | N45°09'15.61"E |
| L9         | 14.14  | N44°50'44.39"W |
| L10        | 2.52   | N75°24'41.39"W |
| L11        | 16.36  | N35°16'34.87"E |
| L12        | 35.39  | N0°09'15.61"E  |
| L13        | 14.14  | S86°29'53.61"W |
| L14        | 14.14  | N3°30'06.39"W  |
| L15        | 13.39  | S79°13'44.71"E |
| L16        | 15.05  | N9°55'54.42"E  |
| L17        | 13.39  | S87°48'28.72"E |
| L18        | 20.03  | S8°37'09.09"W  |
| L19        | 14.21  | S80°41'34.71"E |
| L20        | 28.79  | S39°30'20.67"E |

| LINE TABLE |        |                |
|------------|--------|----------------|
| LINE       | LENGTH | BEARING        |
| L21        | 8.81   | N19°50'47.77"E |
| L22        | 15.52  | N19°50'47.77"E |
| L23        | 28.79  | N39°30'20.67"W |
| L24        | 7.67   | N41°29'53.61"E |
| L25        | 6.70   | S87°48'28.72"E |
| L26        | 7.66   | N31°15'39.31"W |
| L27        | 6.42   | S35°57'23.39"E |
| L28        | 12.73  | N37°26'01.59"W |
| L29        | 14.59  | N89°50'44.39"W |
| L30        | 0.42   | N89°50'44.39"W |
| L31        | 7.21   | S54°02'36.61"W |
| L32        | 16.66  | N14°51'21.79"E |
| L33        | 13.89  | S70°09'12.23"E |

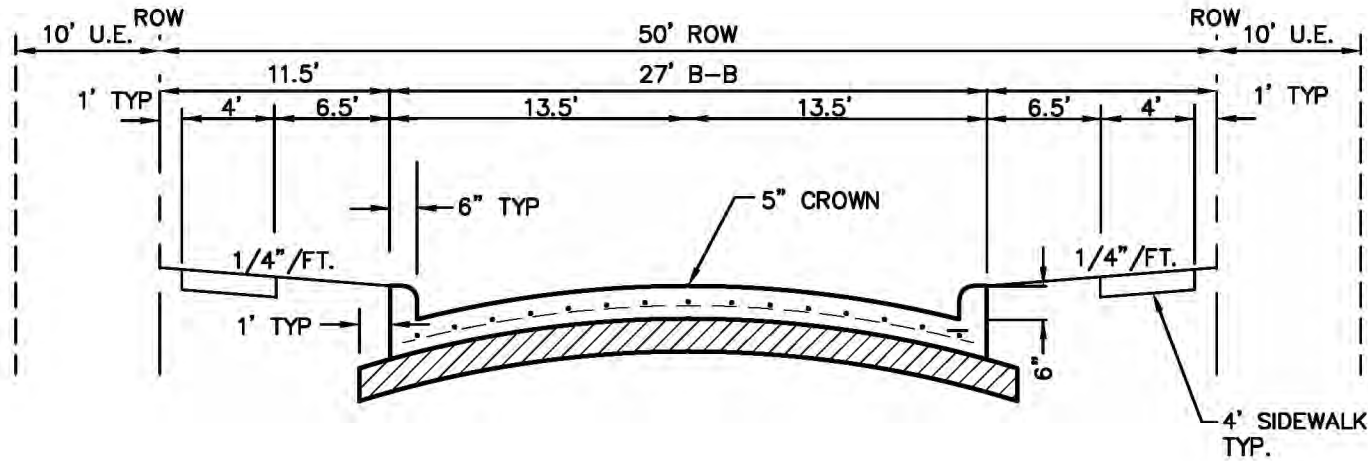
| LOT TABLE            |       |         |
|----------------------|-------|---------|
| LOT NO.              | ACRES | SQ. FT. |
| BLOCK 01 HOA LOT 27X | 0.875 | 38,112  |
| BLOCK 01 LOT 1       | 0.096 | 4,200   |
| BLOCK 01 LOT 2       | 0.096 | 4,200   |
| BLOCK 01 LOT 3       | 0.096 | 4,200   |
| BLOCK 01 LOT 4       | 0.096 | 4,200   |
| BLOCK 01 LOT 5       | 0.141 | 6,139   |
| BLOCK 01 LOT 6       | 0.102 | 4,444   |
| BLOCK 01 LOT 7       | 0.121 | 5,265   |
| BLOCK 01 LOT 8       | 0.143 | 6,244   |
| BLOCK 01 LOT 9       | 0.124 | 5,399   |
| BLOCK 01 LOT 10      | 0.106 | 4,621   |
| BLOCK 01 LOT 11      | 0.110 | 4,775   |
| BLOCK 01 LOT 12      | 0.109 | 4,756   |
| BLOCK 01 LOT 13      | 0.108 | 4,717   |
| BLOCK 01 LOT 14      | 0.107 | 4,658   |
| BLOCK 01 LOT 15      | 0.105 | 4,562   |
| BLOCK 01 LOT 16      | 0.097 | 4,230   |
| BLOCK 01 LOT 17      | 0.096 | 4,200   |
| BLOCK 01 LOT 18      | 0.096 | 4,200   |
| BLOCK 01 LOT 19      | 0.096 | 4,200   |

| LOT TABLE            |       |         |
|----------------------|-------|---------|
| LOT NO.              | ACRES | SQ. FT. |
| BLOCK 01 LOT 20      | 0.096 | 4,200   |
| BLOCK 01 LOT 21      | 0.096 | 4,200   |
| BLOCK 01 LOT 22      | 0.096 | 4,200   |
| BLOCK 01 LOT 23      | 0.096 | 4,200   |
| BLOCK 01 LOT 24      | 0.096 | 4,200   |
| BLOCK 01 LOT 25      | 0.102 | 4,464   |
| BLOCK 01 LOT 26      | 0.138 | 6,008   |
| BLOCK 02 HOA LOT 14X | 0.513 | 22,329  |
| BLOCK 02 LOT 1       | 0.097 | 4,230   |
| BLOCK 02 LOT 2       | 0.099 | 4,291   |
| BLOCK 02 LOT 3       | 0.100 | 4,352   |
| BLOCK 02 LOT 4       | 0.101 | 4,412   |
| BLOCK 02 LOT 5       | 0.103 | 4,473   |
| BLOCK 02 LOT 6       | 0.113 | 4,925   |
| BLOCK 02 LOT 7       | 0.157 | 6,828   |
| BLOCK 02 LOT 8       | 0.101 | 4,384   |
| BLOCK 02 LOT 9       | 0.099 | 4,314   |
| BLOCK 02 LOT 10      | 0.098 | 4,281   |
| BLOCK 02 LOT 11      | 0.115 | 5,023   |
| BLOCK 02 LOT 12      | 0.097 | 4,230   |

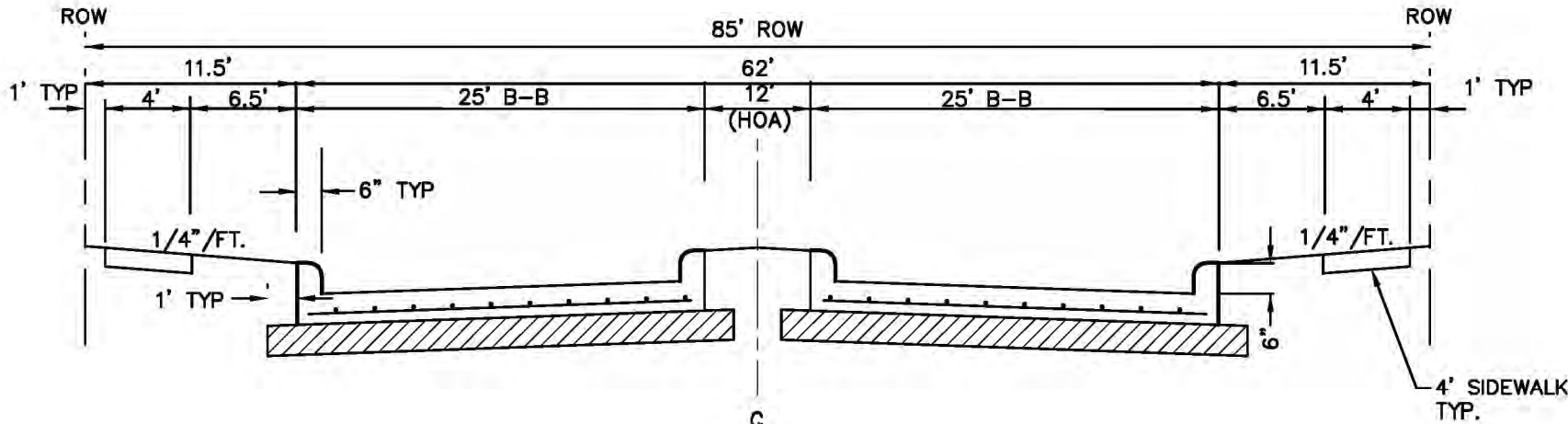
| LOT TABLE            |       |         |
|----------------------|-------|---------|
| LOT NO.              | ACRES | SQ. FT. |
| BLOCK 02 LOT 13      | 0.149 | 6,477   |
| BLOCK 03 HOA LOT 1X  | 1.126 | 49,061  |
| BLOCK 03 HOA LOT 46X | 0.306 | 13,328  |
| BLOCK 03 LOT 2       | 0.119 | 5,200   |
| BLOCK 03 LOT 3       | 0.119 | 5,200   |
| BLOCK 03 LOT 4       | 0.119 | 5,200   |
| BLOCK 03 LOT 5       | 0.119 | 5,200   |
| BLOCK 03 LOT 6       | 0.119 | 5,200   |
| BLOCK 03 LOT 7       | 0.119 | 5,200   |
| BLOCK 03 LOT 8       | 0.119 | 5,200   |
| BLOCK 03 LOT 9       | 0.119 | 5,200   |
| BLOCK 03 LOT 10      | 0.119 | 5,200   |
| BLOCK 03 LOT 11      | 0.119 | 5,200   |
| BLOCK 03 LOT 12      | 0.119 | 5,200   |
| BLOCK 03 LOT 13      | 0.119 | 5,200   |
| BLOCK 03 LOT 14      | 0.119 | 5,200   |
| BLOCK 03 LOT 15      | 0.119 | 5,200   |
| BLOCK 03 LOT 16      | 0.119 | 5,200   |
| BLOCK 03 LOT 17      | 0.115 | 5,023   |
| BLOCK 03 LOT 18      | 0.170 | 7,415   |

| LOT TABLE       |       |         |
|-----------------|-------|---------|
| LOT NO.         | ACRES | SQ. FT. |
| BLOCK 03 LOT 19 | 0.258 | 11,241  |
| BLOCK 03 LOT 20 | 0.162 | 7,051   |
| BLOCK 03 LOT 21 | 0.137 | 5,982   |
| BLOCK 03 LOT 22 | 0.121 | 5,255   |
| BLOCK 03 LOT 23 | 0.098 | 4,271   |
| BLOCK 03 LOT 24 | 0.100 | 4,346   |
| BLOCK 03 LOT 25 | 0.103 | 4,478   |
| BLOCK 03 LOT 26 | 0.106 | 4,602   |
| BLOCK 03 LOT 27 | 0.103 | 4,473   |
| BLOCK 03 LOT 28 | 0.254 | 11,062  |
| BLOCK 03 LOT 29 | 0.205 | 8,920   |
| BLOCK 03 LOT 30 | 0.101 | 4,386   |
| BLOCK 03 LOT 31 | 0.147 | 6,386   |
| BLOCK 03 LOT 32 | 0.191 | 8,317   |
| BLOCK 03 LOT 33 | 0.120 | 5,218   |
| BLOCK 03 LOT 34 | 0.131 | 5,692   |
| BLOCK 03 LOT 35 | 0.283 | 12,329  |
| BLOCK 03 LOT 36 | 0.156 | 6,787   |
| BLOCK 03 LOT 37 | 0.113 | 4,902   |
| BLOCK 03 LOT 38 | 0.132 | 5,768   |

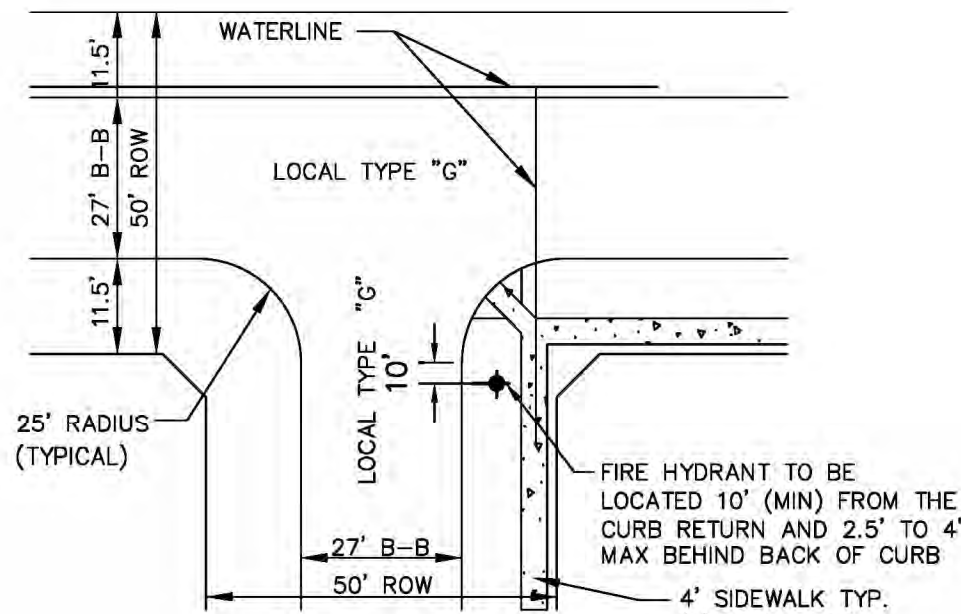
| LOT TABLE           |       |         |
|---------------------|-------|---------|
| LOT NO.             | ACRES | SQ. FT. |
| BLOCK 03 LOT 39     | 0.144 | 6,259   |
| BLOCK 03 LOT 40     | 0.154 | 6,716   |
| BLOCK 03 LOT 41     | 0.139 | 6,033   |
| BLOCK 03 LOT 42     | 0.126 | 5,507   |
| BLOCK 03 LOT 43     | 0.121 | 5,260   |
| BLOCK 03 LOT 44     | 0.121 | 5,271   |
| BLOCK 03 LOT 45     | 0.140 | 6,102   |
| BLOCK 04 HOA LOT 7X | 0.595 | 25,908  |
| BLOCK 04 LOT 1      | 0.143 | 6,232   |
| BLOCK 04 LOT 2      | 0.120 | 5,229   |
| BLOCK 04 LOT 3      | 0.128 | 5,572   |
| BLOCK 04 LOT 4      | 0.139 | 6,075   |
| BLOCK 04 LOT 5      | 0.112 | 4,900   |
| BLOCK 04 LOT 6      | 0.097 | 4,245   |
| BLOCK 05 HOA LOT 1X | 0.027 | 1,184   |
| ROW DEDICATION 01   | 0.093 | 4,062   |
| ROW DEDICATION 02   | 0.003 | 112     |



50' RESIDENTIAL STREET  
NTS



85' DIVIDED ENTRY STREET  
NTS



RESIDENTIAL STREET INTERSECTING  
RESIDENTIAL STREET  
NTS

All that certain lot, tract or parcel of land situated in the Thomas Stone Survey, Abstract No. 1330, City of Garland, Dallas County, Texas, and being part of that tract of land described as the Second Parcel in a Deed from Garth W. Daniel, et ux, to Thomas Gorman, Bishop, Roman Catholic Diocese Dallas, as recorded in Volume 3848, Page 427 of the Deed Records of Dallas County, Texas (hereinafter called Subject Tract One), and being part of that tract of land described in a Deed from Glenn Justice to Thomas Gorman, Bishop, Roman Catholic Diocese Dallas Fort-Worth, as recorded in Volume 5030, Page 357 of the Deed Records of Dallas County, Texas (hereinafter called Subject Tract Two), and being more particularly described as follows:

**BEGINNING** at a 5/8" iron rod with cap stamped "CARTER & BURGESS" found for corner at the intersection of the East line of Wellington Avenue (80' right-of-way per plat recorded in Volume 86065, Page 4077 of the Map Records of Dallas County, Texas), with the South line of Waterhouse Boulevard (80' right-of-way per plat recorded in Volume 2000134, Page 10 of the Map Records of Dallas County, Texas),

**THENCE** S. 89 deg. 48 min. 00 sec. E. with the South line of Waterhouse Boulevard a distance of 113.60 feet to a 1/2" iron rod with plastic cap stamped "STOVALL & ASSOC." set (hereinafter called 1/2" iron rod set) for corner at the beginning of a curve to the left;

**THENCE** in a Northeasterly direction with the Southeast line of Waterhouse Boulevard and with said curve to the left having a central angle of 47 deg. 45 min. 41 sec., a radius of 540.00 feet, a chord bearing of N. 73 deg. 53 min. 09 sec. E., a chord distance of 437.22 feet and an arc length of 450.14 feet to a 1/2" iron rod set for corner;

**THENCE** N. 42 deg. 26 min. 19 sec. E. with the Southeast line of Waterhouse Boulevard a distance of 399.16 feet to a 1/2" iron rod set for corner at the beginning of a curve to the right;

**THENCE** in a Northeasterly direction with the Southeast line of Waterhouse Boulevard and with said curve to the right having a central angle of 62 deg. 54 min. 14 sec., a radius of 460.00 feet, a chord bearing of N. 73 deg. 53 min. 25 sec. E., a chord distance of 480.04 feet and an arc length of 505.02 feet to a 1/2" iron rod set for corner;

**THENCE** S. 74 deg. 39 min. 28 sec. E. with the South line of Waterhouse Boulevard a distance of 120.67 feet to a 5/8" iron rod with cap stamped "CITY OF GARLAND" found for corner at the intersection of the South line of Waterhouse Boulevard with the West line of Zion Road, said point also being the Northwest corner of that tract of land conveyed to the City of Garland by Deed recorded in Volume 2004155, Page 6786 of the Deed Records of Dallas County, Texas;

**THENCE** S. 16 deg. 06 min. 07 sec. W. with the West line of Zion Road a distance of 171.25 feet to a 5/8" iron rod with cap stamped "CITY OF GARLAND" found for corner at the beginning of a curve to the left;

**THENCE** in a Southwesterly direction with the West line of Zion Road and with said curve to the left having a central angle of 00 deg. 23 min. 31 sec., a radius of 10035.00 feet, a chord bearing of S. 15 deg. 54 min. 22 sec. W., a chord distance of 68.64 feet and an arc length of 68.64 feet to a 5/8" iron rod with cap stamped "CITY OF GARLAND" found for corner in the North line of Interstate Highway No. 30 at the Southwest corner of said City of Garland tract;

**THENCE** N. 74 deg. 28 min. 16 sec. W. with a North line of Interstate Highway No. 30 a distance of 2.52 feet to a 1/2" iron rod set for corner at a Northwest corner of Interstate Highway No. 30;

**THENCE** S. 15 deg. 29 min. 21 sec. W. with a Northwest line of Interstate Highway No. 30 a distance of 91.37 feet to a 5/8" iron rod with cap stamped "CITY OF GARLAND" found for corner;

**THENCE** S. 54 deg. 59 min. 02 sec. W. with a Northwest line of Interstate Highway No. 30 a distance of 396.21 feet to a 1/2" iron rod set for corner;

**THENCE** S. 19 deg. 18 min. 33 sec. W. with a Northwest line of Interstate Highway No. 30 a distance of 201.41 feet to a concrete monument with brass cap stamped "XDOT" found for corner;

**THENCE** S. 00 deg. 05 min. 09 sec. W. with a West line of Interstate Highway No. 30 a distance of 271.26 feet to a 1/2" iron rod found for corner at the Northeast corner of Lot 1, Block 1 of Faulkner Meadows East, an Addition to the City of Garland, according to the Plat thereof recorded in Volume 83082, Page 2070 of the Map Records of Dallas County, Texas;

**THENCE** N. 88 deg. 54 min. 19 sec. W. with the North line of Faulkner Meadows East a distance of 763.49 feet to

a 1/2" iron rod with cap stamped "RPLS 1988" found for corner at the Northwest corner of Faulkner Meadows East;

**THENCE** S. 05 deg. 56 min. 32 sec. W. with the West line of Faulkner Meadows East a distance of 481.08 feet to a 5/8" iron rod found for corner in a Northwest line of Interstate Highway No. 30 at the Southwest corner of Faulkner Meadows East;

**THENCE** S. 64 deg. 35 min. 10 sec. W. with a Northwest line of Interstate Highway No. 30 a distance of 47.50 feet to a 1/2" iron rod found for corner at the intersection of a Northwest line of Interstate Highway No. 30 with the East line of Wellington Avenue, said point also being at the beginning of a non-tangent curve to the right;

**THENCE** in a Northwesterly direction with the East line of Wellington Avenue and with said non-tangent curve to the right having a central angle of 31 deg. 38 min. 49 sec., a radius of 343.67 feet, a chord bearing of N. 09 deg. 34 min. 09 sec. W., a chord distance of 187.42 feet and an arc length of 189.82 feet to a 1/2" iron rod set for corner;

**THENCE** N. 06 deg. 15 min. 15 sec. E. with the East line of Wellington Avenue a distance of 34.35 feet to a 1/2" iron rod set for corner at the beginning of a curve to the left;

**THENCE** in a Northeasterly direction with the East line of Wellington Avenue and with said curve to the left having a central angle of 06 deg. 12 min. 28 sec., a radius of 1129.89 feet, a chord bearing of N. 03 deg. 09 min. 01 sec. E., a chord distance of 122.36 feet and an arc length of 122.42 feet to a 1/2" iron rod set for corner;

**THENCE** N. 00 deg. 02 min. 47 sec. E. with the East line of Wellington Avenue a distance of 578.72 feet to the **POINT OF BEGINNING** and containing 18.045 acres of land.

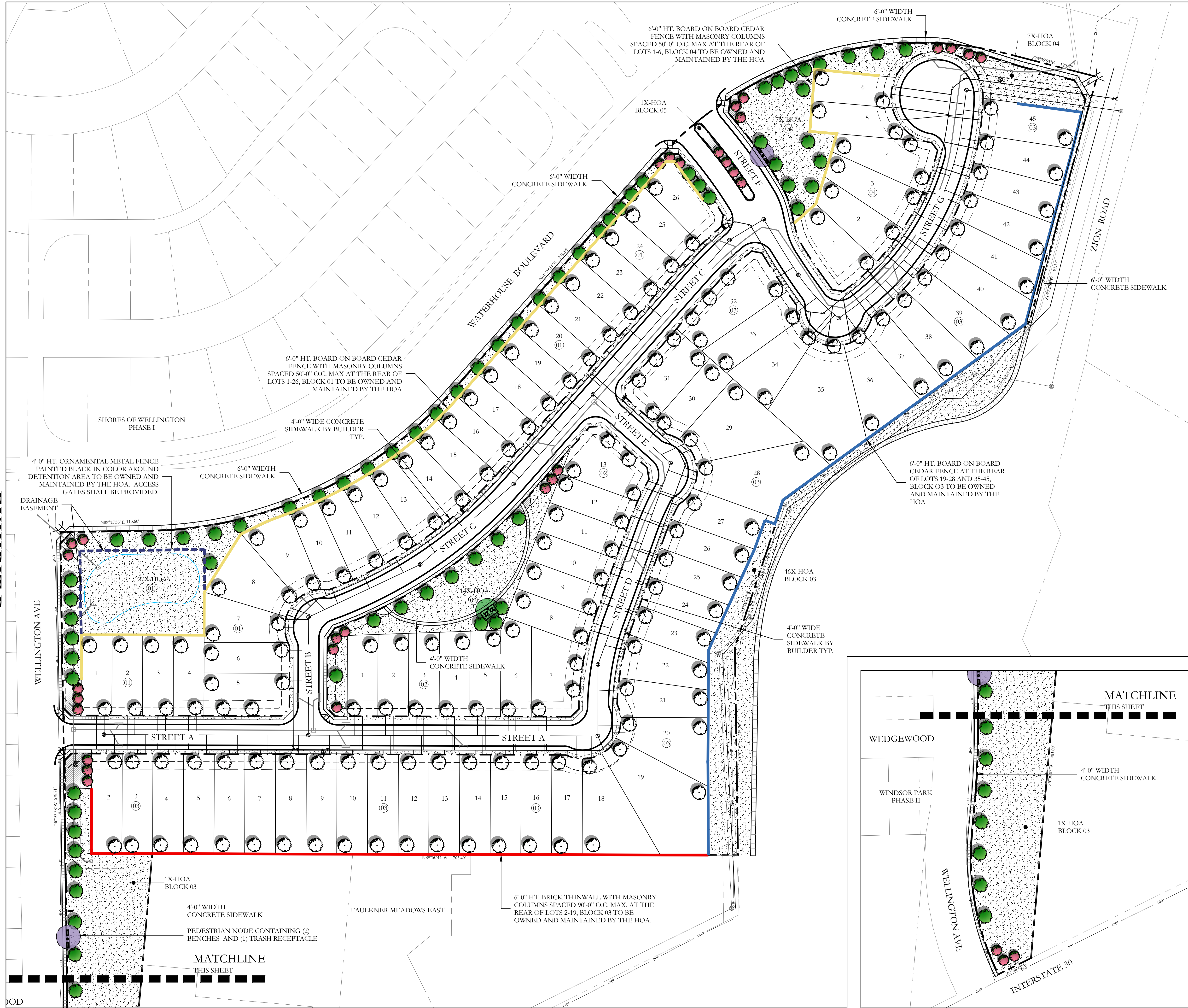
NOTE:

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

CITY CASE NO. 191210-2

| DETAIL PLAN<br>FOR<br>BRIDGEWATER<br>89 RESIDENTIAL LOTS / 6 HOA OPEN SPACES<br>BEING 18.045 ACRES<br>OUT OF THE<br>THOMAS STONE SURVEY, ABSTRACT NO. 1330<br>IN THE<br>CITY OF GARLAND, DALLAS COUNTY, TEXAS |       |                                                                                                                                      |                   |                                                                                                                                                                                 |                             |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|--------------------------------------------------------------------------------------------------------------------------------------|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|
| OWNER:                                                                                                                                                                                                        |       | DEVELOPER:<br>Pulte Group<br>9111 Cypress Waters Blvd<br>Suite 100<br>Coppell, TX 75019<br>Tel: (972) 304-2854<br>Contact: Marc Zell |                   | ENGINEER/SURVEYOR:<br><b>Kimley»Horn</b><br>13455 Noel Rd., Two Galleria Office Tower<br>Ste. 700<br>Dallas, TX 75240<br>Tel: (972) 770-1300<br>Contact: Matthew Duenwald, P.E. |                             |
| DESIGNED<br>CJF                                                                                                                                                                                               | DRAWN | CHECKED<br>MRD                                                                                                                       | SCALE<br>AS SHOWN | DATE<br>APRIL 2020                                                                                                                                                              | KH PROJECT NO.<br>057/05801 |
|                                                                                                                                                                                                               |       |                                                                                                                                      |                   |                                                                                                                                                                                 | D-4                         |

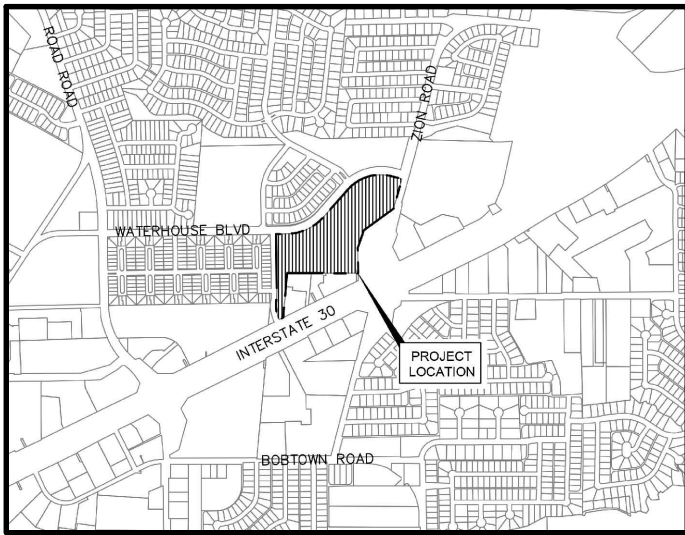




LANDSCAPE LEGEND

- 76-3" CALIPER, 7' HT., SHADE TREE AT TIME OF PLANTING, 35' HT. AT MATURITY. SPECIES SHALL BE ONE OF THE FOLLOWING: LIVE OAK (QUERCUS VIRGINIANA), SHUMARD OAK (QUERCUS SHUMARDII), BUR OAK (QUERCUS MACROCARPA), LACEBARK ELM (ULMUS PARVIFOLIA), CEDAR ELM (ULMUS CRASSIFOLIA), CHINESE PISTACHE (PISTACIA CHINENSIS)
- 33-2" CALIPER, 7' HT., ORNAMENTAL TREE AT TIME OF PLANTING, 20' HT. AT MATURITY. SPECIES SHALL BE ONE OF THE FOLLOWING: TEXAS REDBUD (CERCIS CANADENSIS VAR. TEXENSIS), GRAPE MYRTLE (VARYING SPECIES) MEXICAN PLUM (PRUNUS MEXICANA), YAUPON HOLLY (ILEX VOMITORIA)
- 189-3" CALIPER, 7' HT., SHADE TREE AT TIME OF PLANTING, 35' HT. AT MATURITY. SPECIES SHALL BE ONE OF THE FOLLOWING: LIVE OAK (QUERCUS VIRGINIANA), SHUMARD OAK (QUERCUS SHUMARDII), BUR OAK (QUERCUS MACROCARPA), LACEBARK ELM (ULMUS PARVIFOLIA), CEDAR ELM (ULMUS CRASSIFOLIA), CHINESE PISTACHE (PISTACIA CHINENSIS)
- 4,400 SF - SHRUB AND GROUND COVER PLANTING. SPECIES SHALL BE ONE OF THE FOLLOWING: 7 GALLON GLOSSY ABELIA (ABELIA GRANDIFLORA), 3 GALLON INDIAN HAWTHORN (RAPIHOLEPIS INDICA), 7 GALLON DWARF BURFORD HOLLY (ILEX CORNUTA 'BURFORDII NANA'), 3 GALLON MORNING LIGHT MISCANTHUS (MISCANTHUS SINENSIS 'GRACILLIMUS'), 1 GALLON LIRIOPE (LIRIOPE MUSCARD), 1 GALLON WINTERCREEPER (EUONYMUS FORTUNEI)
- COMMON BERMUDA GRASS LAWN
- PEDESTRIAN NODE CONTAINING (2) PARK TABLES, (1) TRASH RECEPTACLE AND 12x20' CEDAR SHADE STRUCTURE. NODE SHALL HAVE SHRUB AND GROUND COVER SURROUND.
- PEDESTRIAN NODE CONTAINING (2) BENCHES AND (1) TRASH RECEPTACLE. NODE SHALL HAVE SHRUB AND GROUND COVER SURROUND.
- 6'-0" HT. BRICK THINWALL WITH MASONRY COLUMNS SPACED 90'-0" O.C. MAX.
- 6'-0" HT. BOARD ON BOARD CEDAR FENCE WITH MASONRY COLUMNS SPACED 90'-0" O.C. MAX. TO BE OWNED AND MAINTAINED BY THE HOA
- 6'-0" HT. BOARD ON BOARD CEDAR FENCE TO BE OWNED AND MAINTAINED BY THE HOA
- 4'-0" HT. ORNAMENTAL METAL FENCE PAINTED BLACK IN COLOR AROUND DETENTION AREA. ACCESS GATES SHALL BE PROVIDED.

NOTE:  
A. ALL SIDEWALKS ALONG WATERHOUSE BLVD. AND ZION RD. SHALL BE 6' WIDTH.  
B. ALL REMAINING SIDEWALKS SHALL BE 4' WIDTH.  
C. ALL AREAS BETWEEN CURB AND SIDEWALK SHALL RECEIVE COMMON BERMUDA GRASS LAWN.



LOCATION MAP  
NOT TO SCALE

OWNER/DEVELOPER:  
PULTE GROUP  
9111 CYPRESS WATERS BLVD.  
SUITE 100  
COPPELL, TEXAS 75019  
PH. (972) 304-2854  
CONTACT: MARC ZETT

LANDSCAPE ARCHITECT:  
CODY JOHNSON STUDIO, LLC  
9720 COIT ROAD SUITE 220-333  
PLANO, TEXAS 75025  
PH. (903) 570-0162  
CONTACT: CODY JOHNSON, RLA, ASLA, LI

LANDSCAPE DETAIL PLAN

Landscape Detail Plan

Bridgewater Detail Plan

City of Garland, Dallas County, Texas

CODY JOHNSON  
s.t.u.d.i.o

9720 COIT ROAD SUITE 220-333 PLANO, TEXAS 75025  
PH. (903) 570-0162  
EMAIL: CODY@CODYJOHNSONSTUDIO.COM

REGISTERED LANDSCAPE ARCHITECT  
CODY L. JOHNSON  
2853  
STATE OF TEXAS

April 21, 2020

NORTH

60 30 0 60  
Scale: 1" = 60'-0"

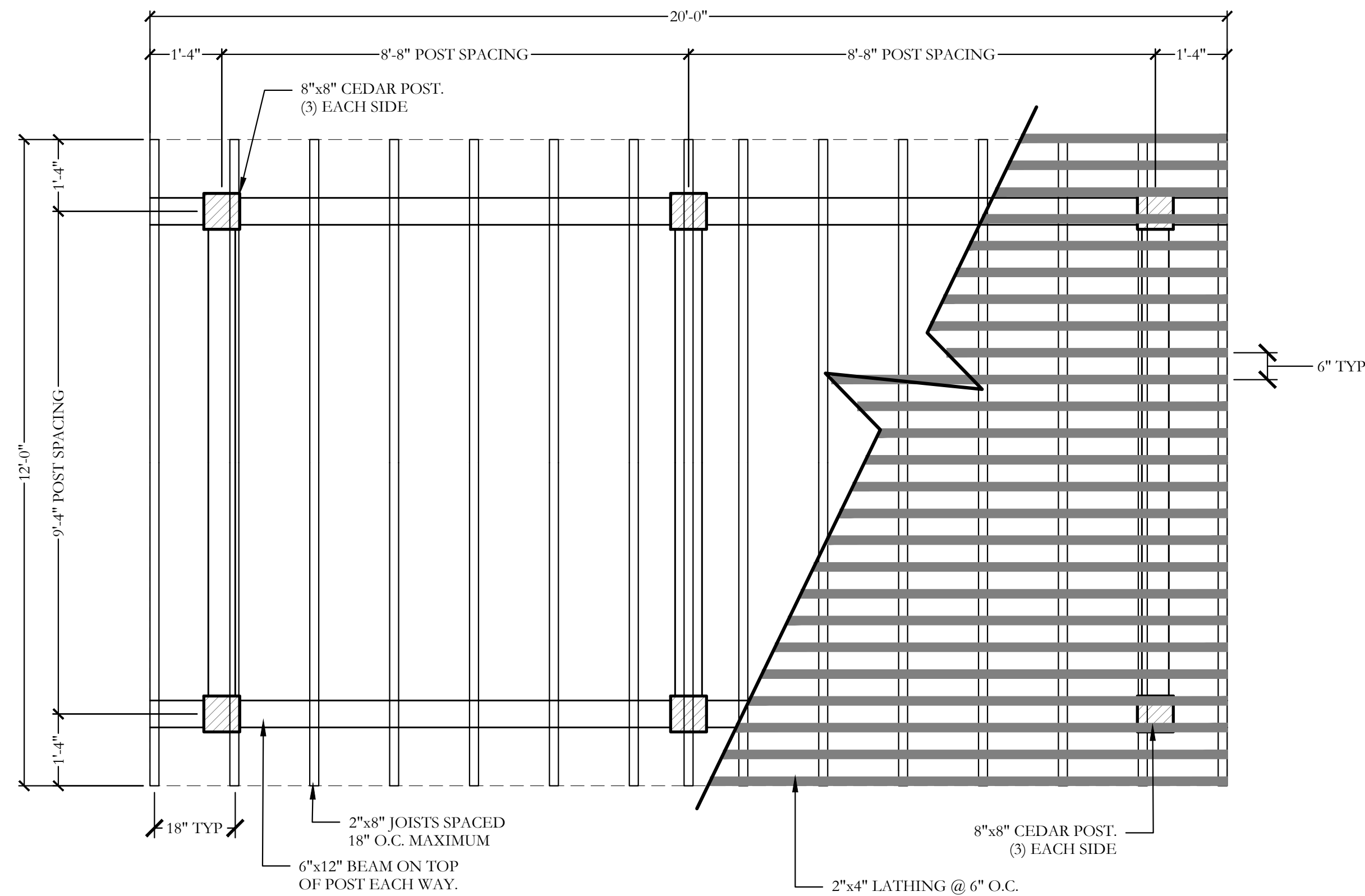
Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

CJS PROJECT NO.  
PHM038

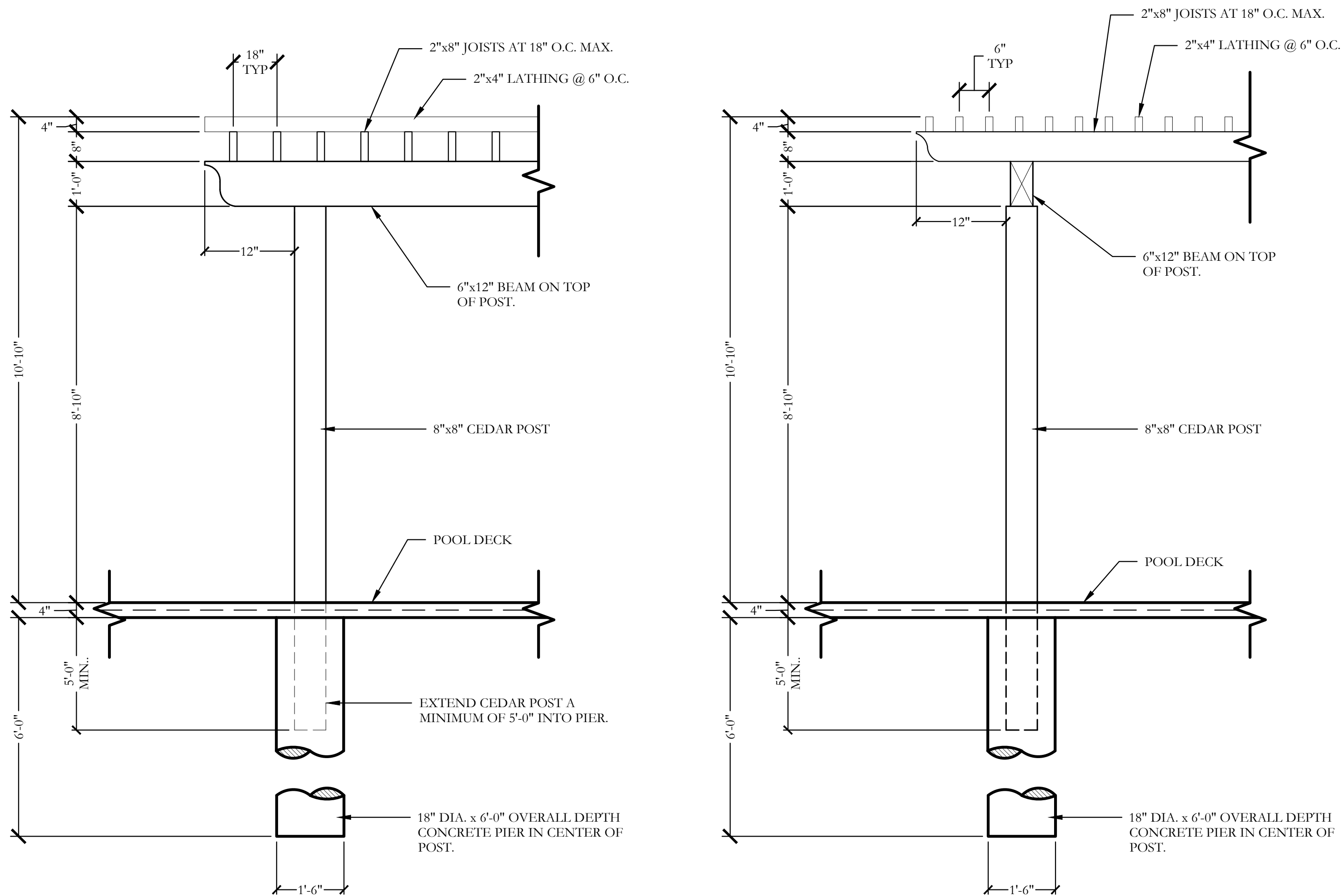
SHEET NO.  
LS1 of 3





1 CEDAR SHADE STRUCTURE LAYOUT (20'x12') PLAN

SCALE: 1/2" = 1'-0"



2 CEDAR SHADE STRUCTURE DETAILS SECTION

SCALE: 1/2" = 1'-0"

Item: Superior Pet Waste Eliminator

**Basic Specifications**  
**Sign**  
Size: 12" x 18"  
Material: Aluminum  
Thickness: 0.063  
Mounting Hole Diameter: 3/8"

**Dispenser Box**  
Size: 10" x 16"  
Material: Aluminum  
Thickness: 0.032  
Mounting Hole Diameter: 3/8"  
Backspring Material: Stainless Steel  
Lock Material: 301 Stainless Steel  
Paint: Powder Coating

**Trash Receptacle**  
Size: 12" x 24"  
Material: G90  
Thickness: 1.2 mm  
Mounting Hole Diameter: 3/8"  
Paint: Powder Coating

**Pole:** Powder coated steel

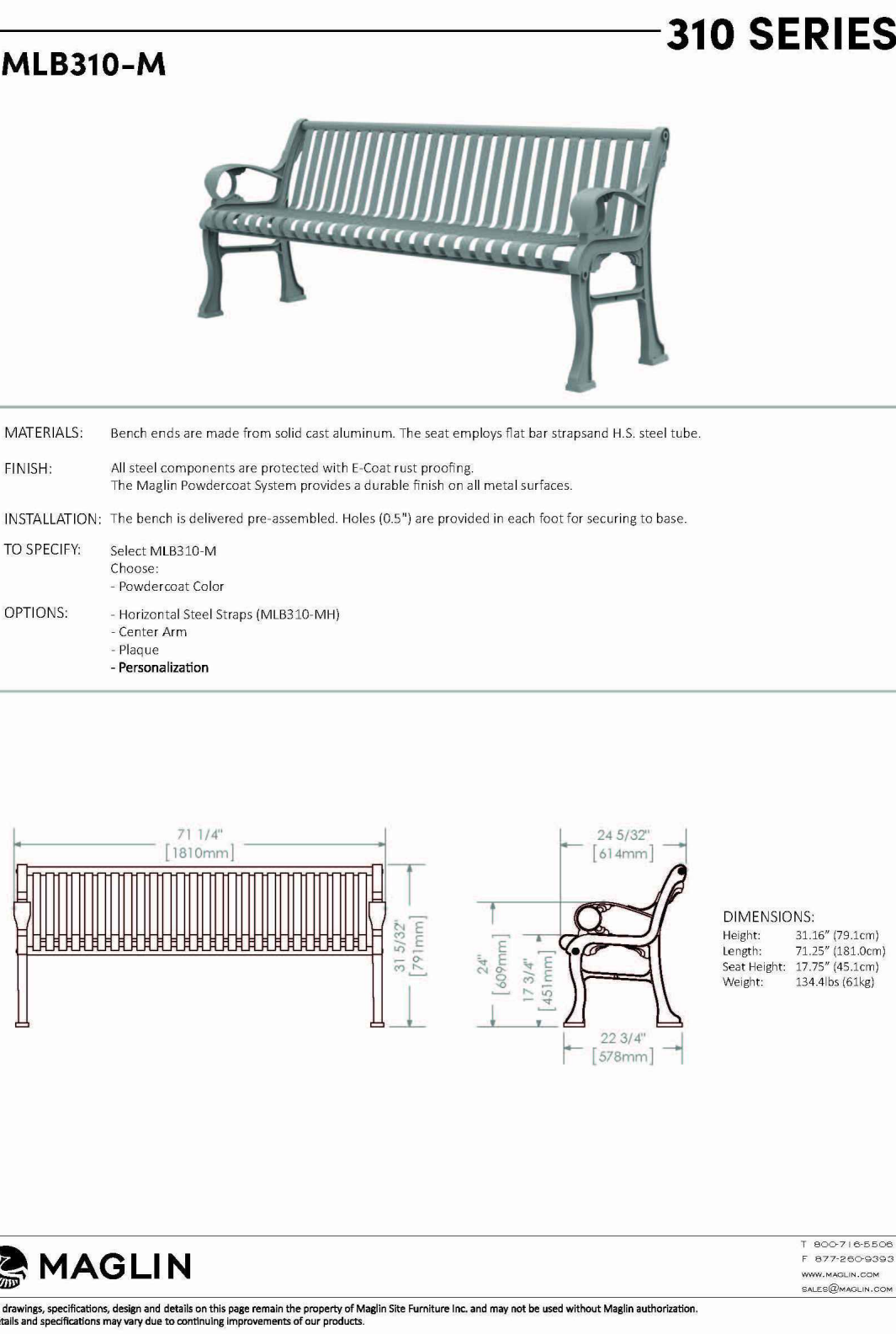
**Some additional notes:**

**Hardware:** All mounting hardware is provided and is either stainless steel or nylon (to protect painted surfaces)  
**Guarantee:** Lifetime

Testing is done on dispenser boxes and trash receptacles to insure quality. I've listed some of the test below  
**Salt spray test** - 500hrs with less than 3mm creepage to ASTM G85-06 and ASTM D 1654-08  
**Pencil hardness** - H or 2 H (ASTM D3362)  
**Impact resistance** - ASTM D2794 - No visible cracking an 100 inch/pounds  
**Adhesion** - ASTM D3359  
**Cure test** - 50 double rubs using MEK

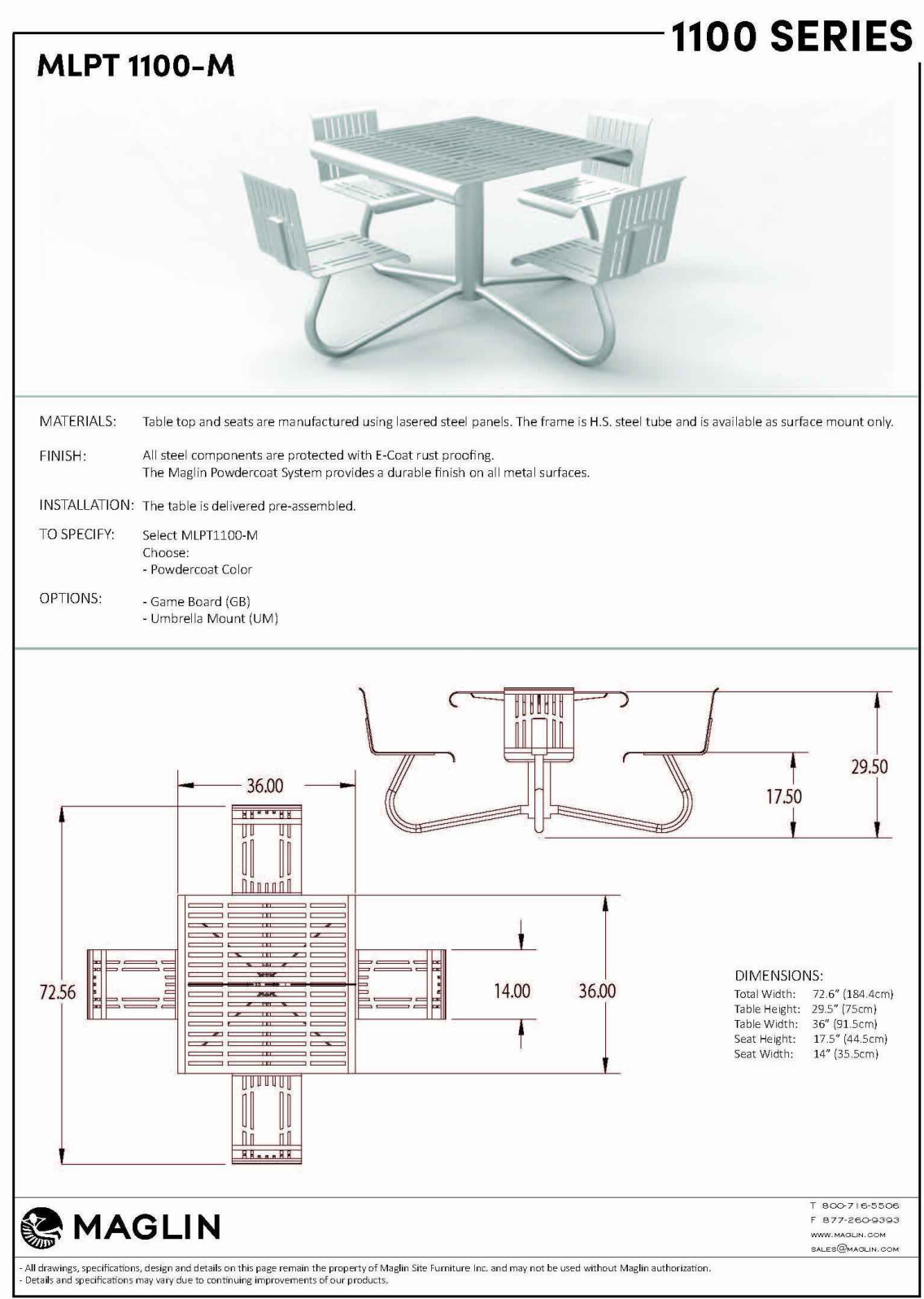
3 PET WASTE STATION

NOT TO SCALE



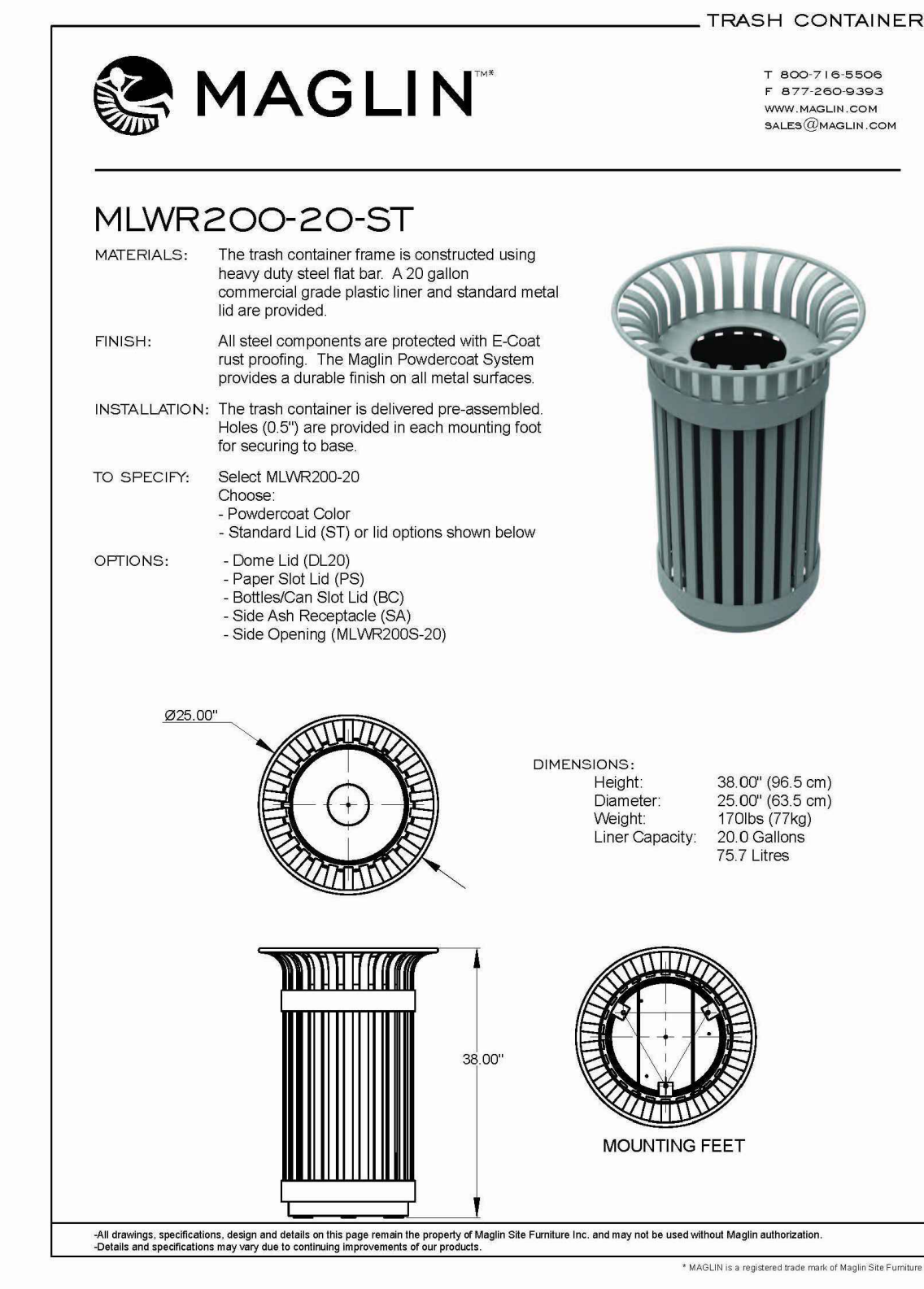
4 MAGLIN BENCH

NOT TO SCALE



5 MAGLIN TABLE

NOT TO SCALE



6 MAGLIN TRASH RECEPTACLE

NOT TO SCALE

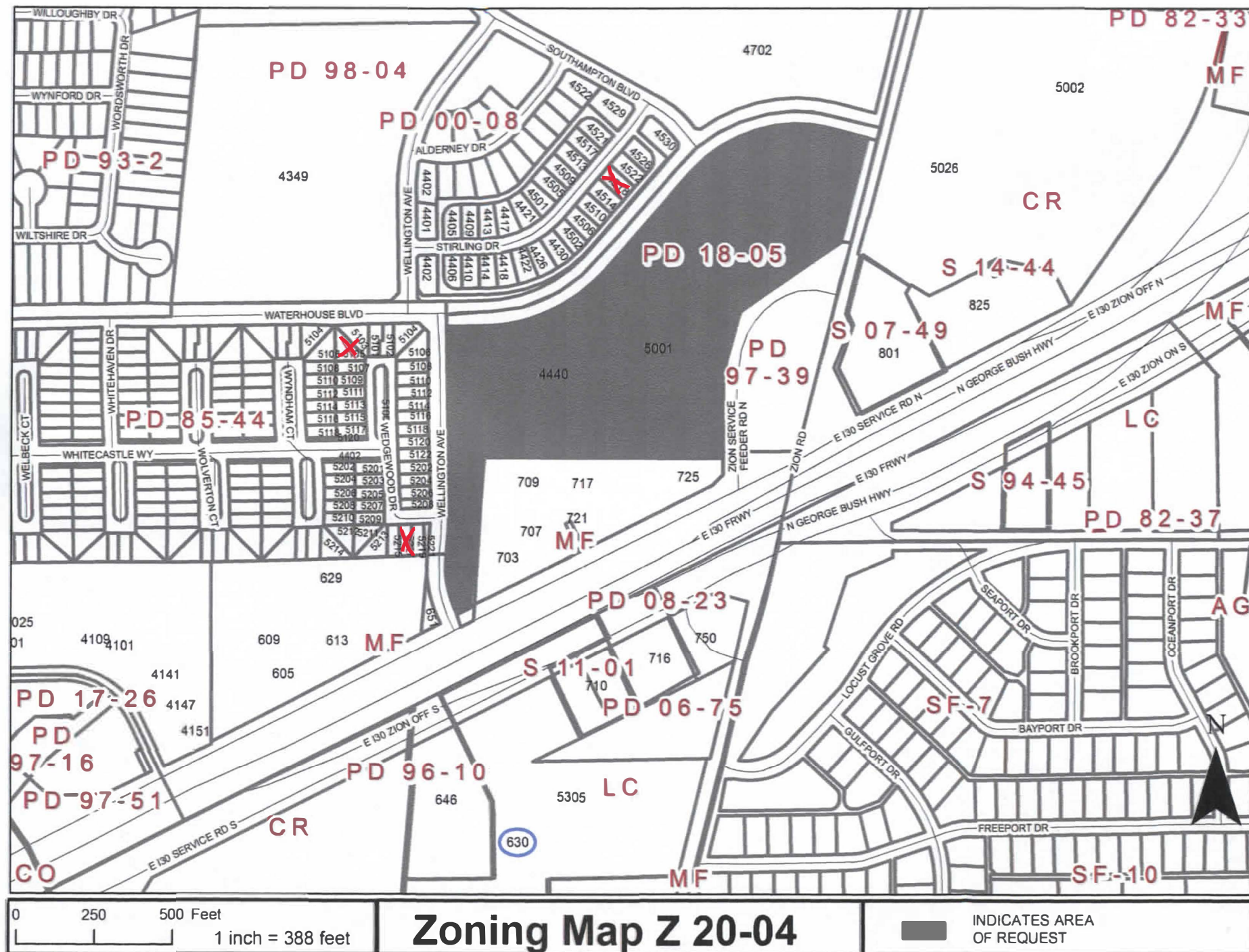


## REPORT & MINUTES

### P.C. Meeting, May 11, 2020

Consideration of the application of **Pulte Group**, requesting approval of a Detail Plan for Single-Family-5 (SF-5) Uses. This property is located at 5001 Zion Road. (District 3) (File Z 20-04) (This item was postponed from the April 27, 2020 Plan Commission meeting.)

**Motion** was made by Commissioner Edwards to **approve** the Detail Plan subject to the condition made in the previous approved motion, seconded by Commissioner Dalton. **Motion carried: 9 Ayes, 0 Nays.**





April 15, 2020

Z 20-04

Page 2 of 2



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.

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(Please complete the following information)

630 E IH 30

Your Property Address

Billy Bowell

Printed Name

2010 Century Center Blvd #10 Irving TX 75062

Address

City, State

Zip

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

Signature

President

Title

Date:

4/24/20

**From:** [Janet Robertson](#)  
**To:** [Planning Group](#)  
**Subject:** REF.: Pulte Group Addition FILE Z 20-04  
**Date:** Tuesday, April 21, 2020 1:56:54 PM  
**Attachments:** [Garland Planning Reply.pdf](#)

---

This is our response to the change. Likely '**will not mean anything**' to the Planning Commission! **Taxes rule, don't they!**

Stephen L. Robertson, Sr.



April 15, 2020

Z 20-04

Page 2 of 2

☐ 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.

AS SENIORS & RETIRED THESE NEW HOMES WILL DRIVE OUR TAXES  
& INSURANCE COST UP LIKE MANY WE ARE ON FIXED INCOMES AND  
HIGHER COST COULD DRIVE US & OTHERS OUT OF OUR HOMES.  
IT'S NICE TO SEE GRASS & TREES, NOT BRICK WALLS!  
(Please complete the following information)

5217 WEDGEWOOD DR.

Your Property Address

STEPHEN & JANET ROBERTSON

Printed Name

5217 WEDGEWOOD DR. GARLAND TX 75043

Address

City, State

Zip

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

Stephen & Janet Robertson Owners

Signature

Title

Date: 4/21/2020

**From:** Brittany Corral [mailto:brittanypothast@gmail.com]

**Sent:** Friday, April 24, 2020 10:09 AM

**To:** Planning Group <Planning@garlandtx.gov>

**Subject:** File Z 20-04

**Property Owners:** Victor and Brittany Corral

**Property and mailing address:** 5105 Wedgewood Dr, Garland, TX 75043

I am opposed to the request. Wellington Avenue is already in such disrepair more homes in the area would only contribute more to the issue. The City of Garland doesn't seem to care much about fixing it - when they "attempt to" they only put asphalt patches instead of repairing the road correctly with new concrete.

There are already plenty of homes in this area and we do not need more.

I hope you will decline their request to change the zoning.

Thank you for your consideration,

Victor and Brittany Corral



April 15, 2020

Z 20-04

Page 2 of 2

☐ 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 development would create too much traffic in our community/HOA. The removal of the trees and green space will have a negative impact on the beauty of our neighborhood.

(Please complete the following information)

4518 Stirling Dr.  
Your Property Address

Laverne Brown  
Printed Name

4518 Stirling Dr. Garland, TX 75043  
Address City, State Zip

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

Laverne Brown Creator  
Signature Title

Date: 4-20-20

☒ 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)

GISD-Couch Elementary School, 4349 Waterhouse Blvd, Garland, TX 75043

Your Property Address

Paul Gonzales

Printed Name

701 N. First Street

Garland, TX

75040

Address

City, State

Zip

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



Signature

, GISD-Executive Director of Facilities & Maintenance

Title

Date: 4/23/20



**Z 20-04**

**Approval of a Change in Zoning from Planned Development (PD) District 18-05 for Community Retail Uses to a Planned Development (PD) District for Single-Family-5 (SF-5) Uses.**

**Approval of a Detail Plan for Single-Family-5 (SF-5) Use.**

**City Council Meeting  
June 16, 2020**



**GARLAND**

**TEXAS MADE HERE**

# Case Information

Location: 5001 Zion Road

Applicant: Pulte Group

Owner: Oasis Church at Lakeview Assembly of God

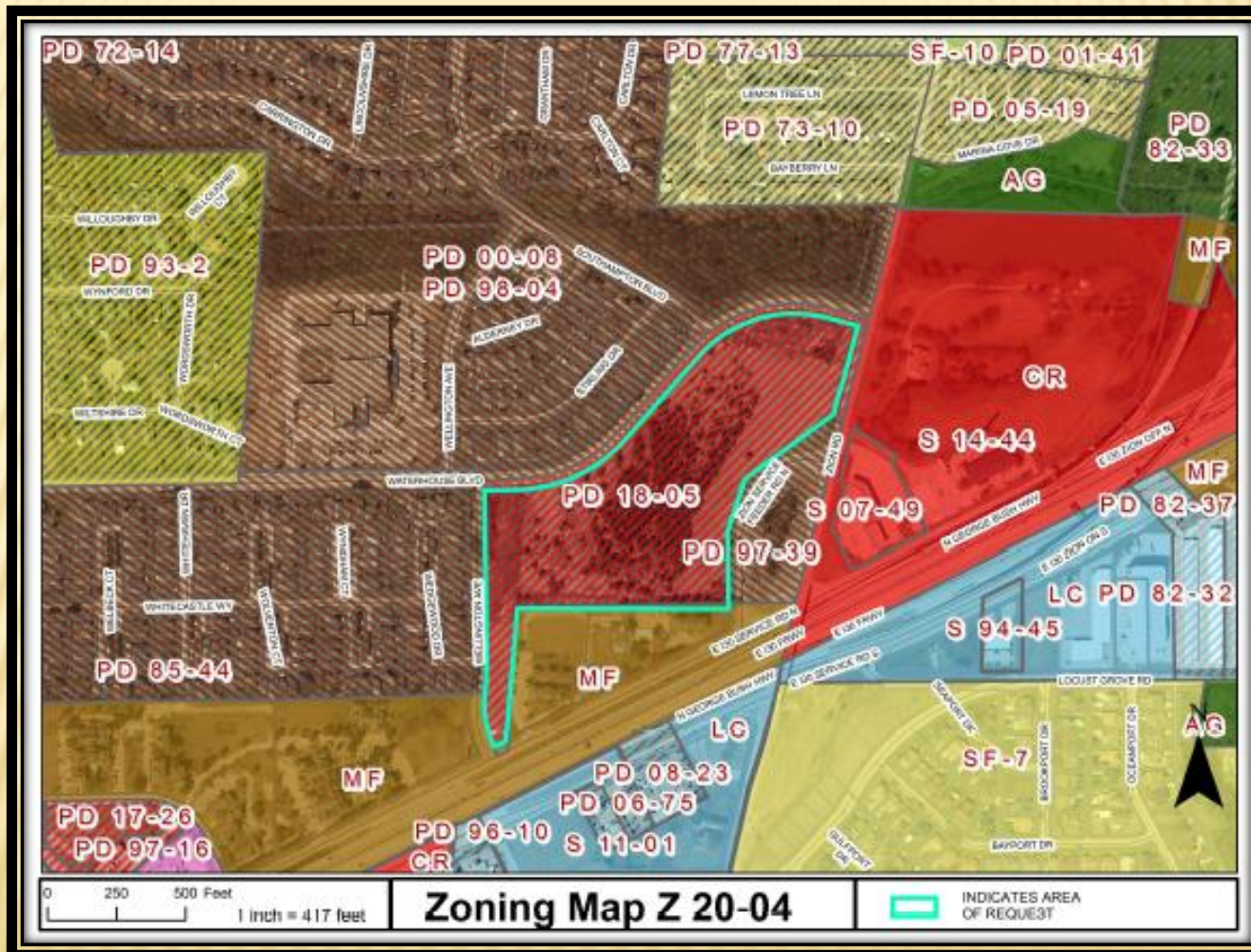
Acreage: 18.045 acres

Zoning: Planned Development (PD) 18-05 District for  
Community Retail (CR) Uses





# Location Map



# Z 20-04



# Photos



Subject Property from Waterhouse Blvd



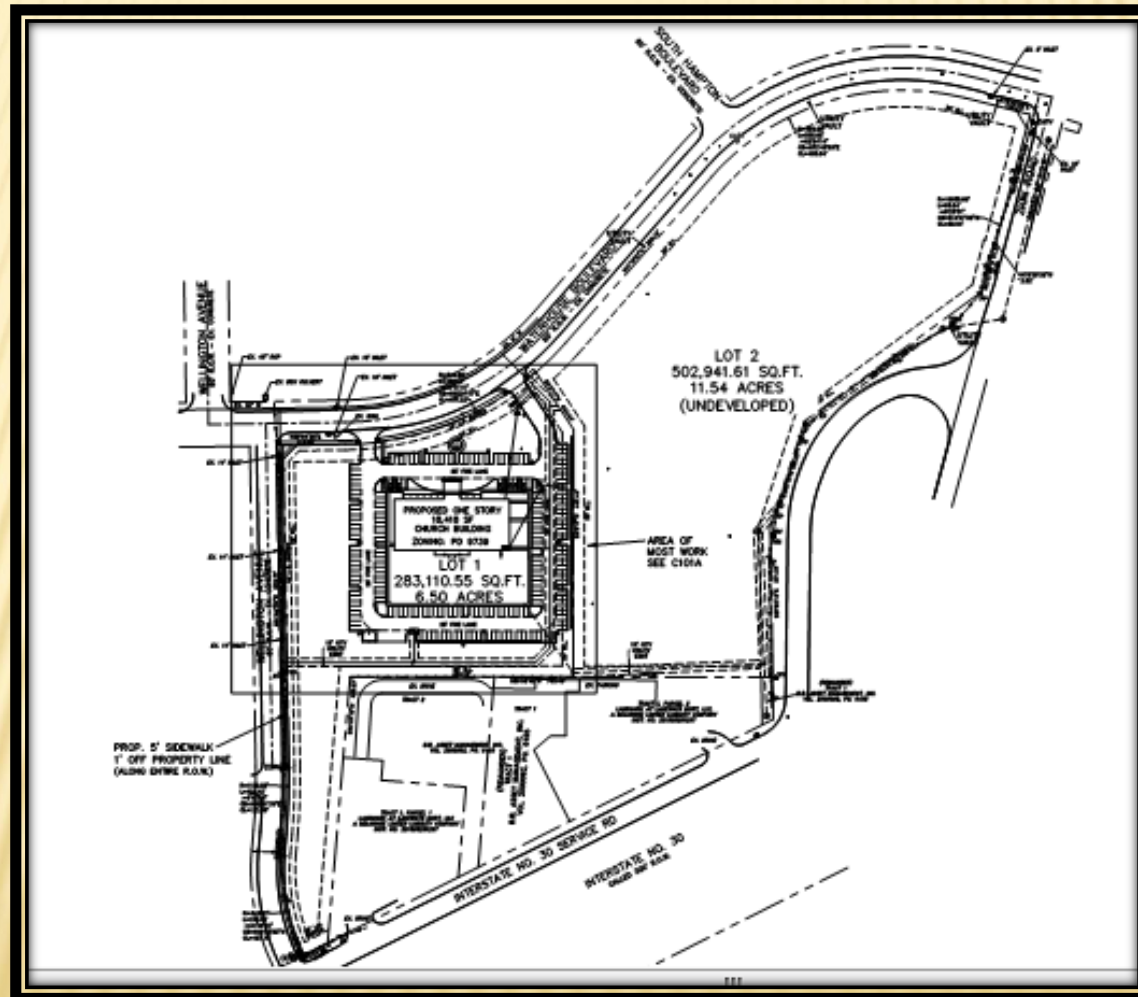
Looking at properties across Waterhouse Blvd



Looking at properties across Wellington Ave



# Background (2018)



# Consideration

- Proposing base zoning as Single-Family-5 (SF-5) District.
- The table below indicates the deviations proposed

| Development Standards           | Required          | Proposed                    |
|---------------------------------|-------------------|-----------------------------|
| Lot Area                        | 5,000 square feet | 4,200 square feet (minimum) |
| Lot Width                       | 55 feet           | 40 feet                     |
| Lot Coverage                    | 50%               | 60%                         |
| Rear Setback adjacent to Street | 20 feet           | 10 feet                     |



# Consideration

- **Garage deviation from Section 4.84 (C)(2):**

- Rear entry;
- “J” drives, for front entry properties;
- “Swing” drives, for side entry properties; or
- Offset front entry with the garage door set back at least five feet behind the front building face.

- **Architectural Elements:**

Furthermore, each garage shall incorporate at least two (2) of the following architectural elements.

- Sconce lighting
- Decorative banding or moldings
- Decorative overhangs above garage doors
- Eyebrow soldier course over garage doors
- Decorative vent covers on gable above garage
- Upgraded carriage style garage doors or faux wood garage doors

# Consideration

- Landscape complies with the applicable GDC screening and landscape regulations.
- Building elevations comply with all other applicable GDC building design standards.
- Increased Dwelling Unit Area: Whereas the SF-5 minimum dwelling unit area is 1,500 square feet, the applicant proposes a minimum dwelling unit area of 1,600 square feet, with thirty (30) percent or more of the dwelling units being greater than 2,000 square feet.



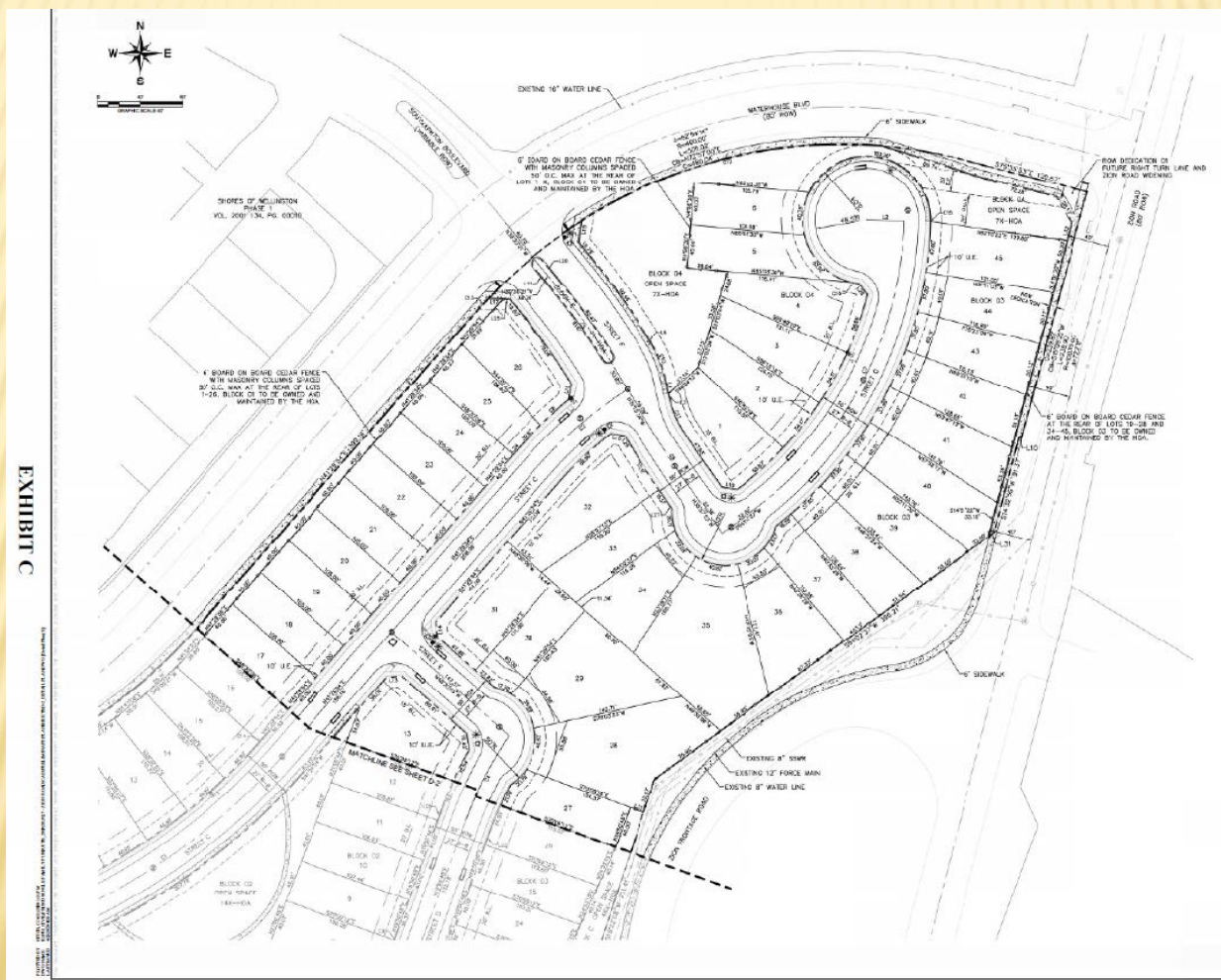


# Site Plan





# Site Plan







## LANDSCAPE LEGEND

- [illegible]

NOT

- A. ALL SIDEWALKS ALONG WATERHOUSE BLVD. AND ZION RD. SHALL BE 6' WIDE.
- B. ALL REMAINING SIDEWALKS SHALL BE 4' WIDE.
- C. ALL AREAS BETWEEN CURB AND SIDEWALK SHALL RECEIVE COMMON BEHMA GRASS LAWN.



LOCATION MAP  
NOT TO SCALE

**OWNER/DEVELOPER:**  
FULTE GROUP  
9111 CYPRESS WATERS BLVD.  
SUITE 100  
COFFELL, TEXAS 75019  
PH. (972) 304-2854  
CONTACT: MARC ZETT

**LANDSCAPE ARCHITECT:**  
CODY JOHNSON STUDIO, LLC  
9720 COIT ROAD SUITE 220-333  
PLANO, TEXAS 75025  
PH. (903) 570-0162  
CONTACT: CODY JOHNSON, RLA, ASLA, LI

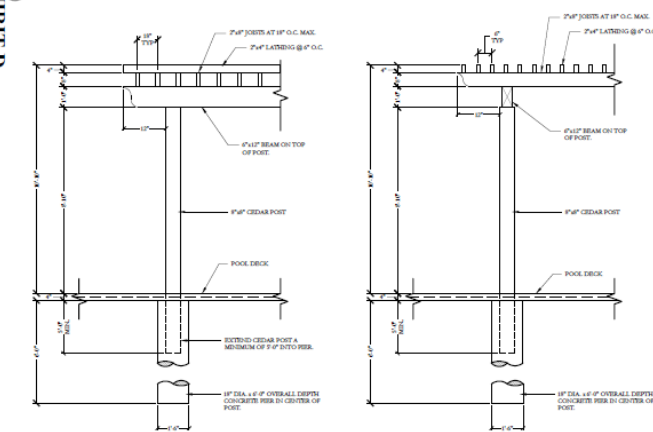


**GARLAND**  
TEXAS MADE HERE

# Landscape Plan

EXHIBIT D

## 1 CEDAR SHADE STRUCTURE LAYOUT (20'x12')



## 2 CEDAR SHADE STRUCTURE DETAILS

SCALE: 1/4" = 1'-0"

Note: Negative for Waste Elimination

Basic Specifications  
Size: 12' x 12'  
Material: Aluminum  
Finish: Powder Coated

Roofing System  
Roofing: 2' x 4' Latting @ 8' O.C.  
Roofing: 2' x 4' Latting @ 8' O.C.  
Roofing: 2' x 4' Latting @ 8' O.C.

Decking System  
Decking: 2' x 4' Latting @ 8' O.C.  
Decking: 2' x 4' Latting @ 8' O.C.  
Decking: 2' x 4' Latting @ 8' O.C.

Decking System

Material: 4" x 6" Cedar Post (provided) and 4" x 6" Cedar Post (provided)

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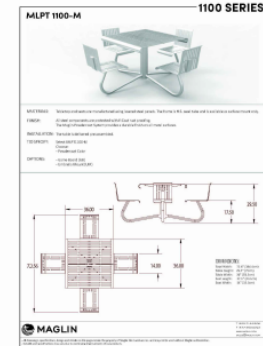
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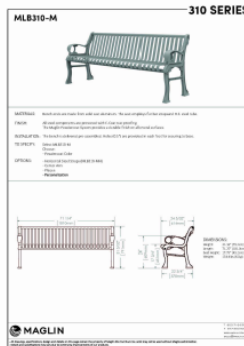
## 3 PET WASTE STATION

SCALE: 1/4" = 1'-0"

## 5 MAGLIN TABLE

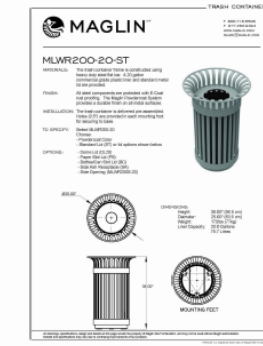
SCALE: 1/4" = 1'-0"

ALL MAGLIN ITEM FINISHES  
SHALL BE POWDER COATED  
BLACK IN COLOR



## 4 MAGLIN BENCH

SCALE: 1/4" = 1'-0"



## 6 MAGLIN TRASH RECEPTACLE

SCALE: 1/4" = 1'-0"



# Sample Elevations

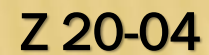




# Deviations Summary

| Development Standards           | Required                                                                          | Proposed                                                             |
|---------------------------------|-----------------------------------------------------------------------------------|----------------------------------------------------------------------|
| Lot Area                        | 5,000 square feet                                                                 | 4,200 square feet (minimum)                                          |
| Lot Width                       | 55 feet                                                                           | 40 feet                                                              |
| Lot Coverage                    | 50%                                                                               | 60%                                                                  |
| Rear Setback adjacent to Street | 20 feet                                                                           | 10 feet                                                              |
| Garages                         | Garage rear entry, J-drive, Swing drive or offset 5-feet from front building face | Front-entry garages, with architectural elements, no offset required |



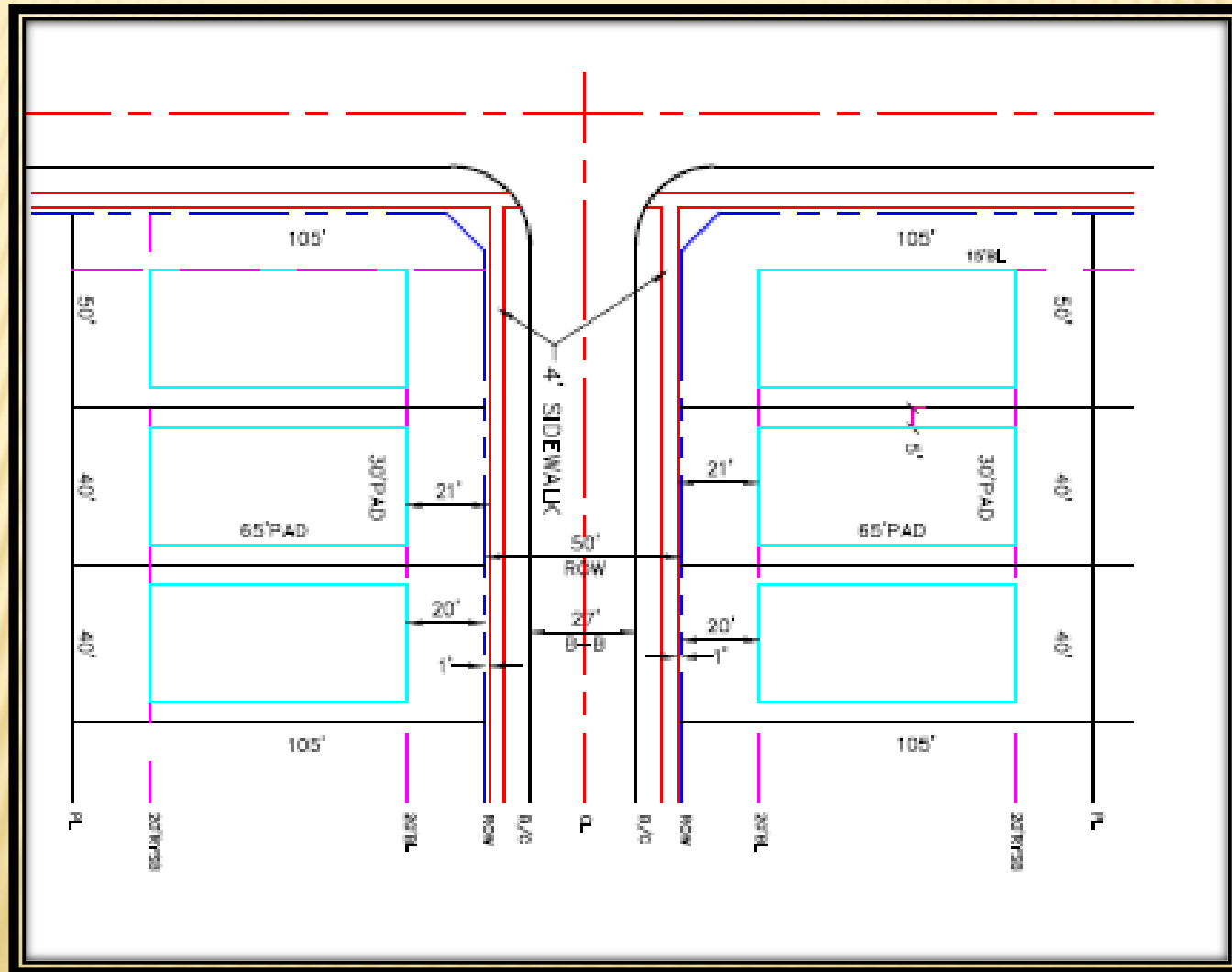








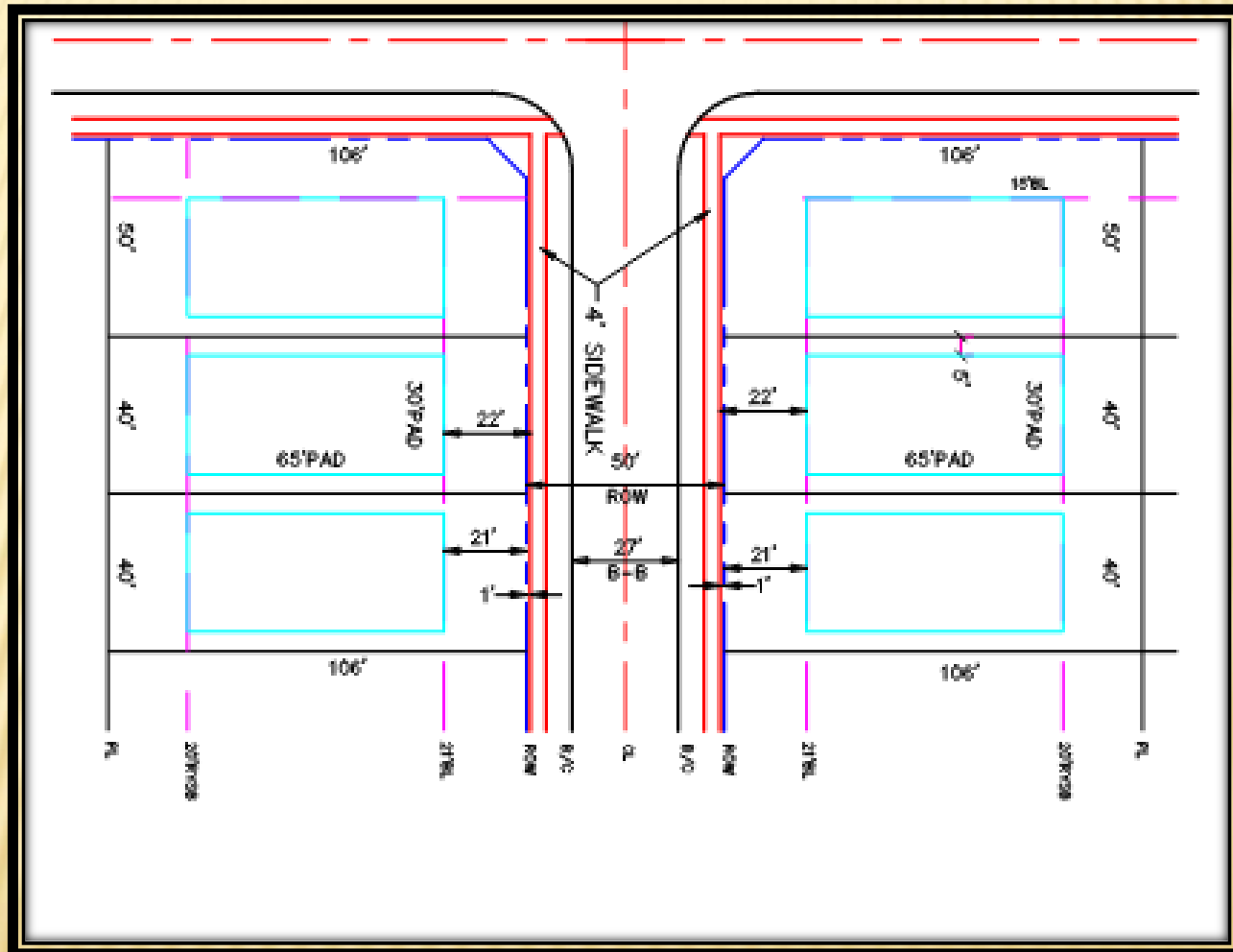
**Z 20-04**





**GARLAND**  
TEXAS MADE HERE

# Recommended Lot Plan





# Consideration

## Alley Waivers

- Alleys are not proposed, all lots would have front vehicular access on a 50-foot right-of-way; and utilities and drainage would be provided through easements.
- Section 3.80 of the GDC requires lots in residential subdivisions of 2 or more lots to be served by an alley.
- 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.
- Engineering Department reviewed and found the layout is conducive to adequate drainage, meeting City requirements.



**GARLAND**  
**CITY COUNCIL ITEM SUMMARY SHEET**

**City Council Regular Session Agenda**

**10. e.**

**Meeting Date:** 06/16/2020

**Item Title:** Development Agreement regarding Zoning File No. Z 20-04

**Submitted By:** Will Guerin, Planning Director

---

**Summary of Request/Problem**

This Development Agreement relates to Zoning Case Z 20-04 for a proposed single-family development at 5001 Zion Road by Pulte Group. A development agreement is recommended to accompany Zoning Case Z 20-04 to secure the building materials as presented by the applicant. The agreement lists the Alley Waiver and lot sizes that have been requested by the applicant, in exchange for the applicant to construct the project with the masonry building materials shown in the proposed exhibits, including that all elevations facing a dedicated street shall be 80% masonry or stone excluding gables, windows, doors, dormers, insets, areas under covered porches or other architectural projections.

**Recommendation/Action Requested and Justification**

A draft development agreement is attached for the Council's consideration, should Z 20-04 be approved.

---

**Attachments**

Draft Development Agreement

---



**DEVELOPMENT AGREEMENT BETWEEN  
PULTE HOMES OF TEXAS, L.P. AND THE CITY OF GARLAND, TEXAS**

THIS DEVELOPMENT AGREEMENT ("Agreement") is made and executed effective as of \_\_\_\_\_, 2020, by and between PULTE HOMES OF TEXAS, L.P., a Texas limited partnership ("Developer") and the CITY OF GARLAND, TEXAS, a home-rule municipality ("City") (collectively, "Parties").

**RECITALS:**

The RECITALS in this Section are (1) true and correct; (2) incorporated as part of this Agreement for all purposes; (3) evidence the intent of the Parties in entering into this Agreement; and (4) to be used in interpreting this Agreement:

**WHEREAS**, Developer or an affiliate is the prospective owner of that certain tract of land situated in the City of Garland, Dallas County, Texas, consisting of 18.04 ± acres tract of land situated in the Thomas Stone Survey, Abstract No. 1330, City of Garland, Dallas County, Texas, as more particularly described in Exhibit A, attached hereto and incorporated herein for all purposes ("Property");

**WHEREAS**, Developer has submitted a detailed plan for the development of 89 residential lots on the Property in the subdivision to be known as Bridgewater, as generally depicted in Exhibit B, attached hereto and incorporated herein for all purposes ("Development");

**WHEREAS**, Developer and City acknowledge and agree that the terms and conditions of this Agreement are mutually beneficial;

**WHEREAS**, Developer has advised the City that a primary factor inducing Developer to purchase and develop the Property is this Agreement;

**WHEREAS**, the development of the Property will increase or encourage (1) economic development in the City, (2) redevelopment in the area, (3) revitalization of the area, and (4) tax revenues because of investments in real property within the City;

**WHEREAS**, Developer and City recognize and acknowledge that the use of a variety of architectural elements and high quality building materials in the construction of buildings and structures add value and significance to property, which will also encourage the development or redevelopment of surrounding properties and promote future economic activity within the area;

**NOW, THEREFORE**, Developer and the City make and enter into this Agreement in consideration of the mutual covenants and agreements contained in this Agreement, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by both Developer and the City, and agree as follows:

**CONSTRUCTION AND INTERPRETATION**

A. This Agreement is the final agreement of Developer and City with respect to the matters

expressly stated herein and supersedes all prior negotiations, discussions, representations and understandings. This Agreement has been negotiated at arms-length between sophisticated parties, each represented by highly competent counsel of its choice and has been carefully read. It is intended to be liberally construed to accomplish its stated purposes. The parties waive any common law rules of construction against the drafter.

- B. The terms and conditions of this Agreement are contingent upon the approval thereof by the City Council of the City of Garland, Texas ("City Council") and City Council approval of the change in zoning of the Property to a Planned Development for Single-Family-5 (SF-5) Uses and an alley waiver. Notwithstanding City Council approval of the terms and conditions of this Agreement, City Council is not obligated, and is not hereby promising or agreeing, to approve the change in zoning to the proposed PD District.

## TERMS AND CONDITIONS

A. Definitions.

1. "Agreement" is defined in the recitals.
2. "City" is defined in the recitals.
3. "City Requirements" mean ordinances, resolutions, rules, regulations, directives, and policies of the City that have been duly adopted and that are customarily and uniformly applied to public and private development within the City. The City Requirements, as applied to the Public Improvements, includes, but are not limited to, maintenance bonds.
4. "Developer" is defined in the recitals.
5. "Development" is defined in the recitals.
6. "Party" and "Parties" are defined in the introductory paragraph.
7. "Property" is defined in the recitals.

B. Developer's Obligations.

1. **Design and Construction Standards.** Developer agrees to comply with the requirements of the applicable planned development ordinance and associated Planned Development conditions set forth on Exhibit "B" attached hereto (collectively the "PD Requirements"), unless expressly modified herein for the mutual benefit of both Parties. In no event shall Developer or its permitted assignee be subject to or required to comply with Section 4.84 of the Garland Development Code. If there is a conflict between the PD Requirements and this Agreement, the terms and conditions of this Agreement shall control. Developer expressly agrees to the following design and construction standards:



- a. **Elevations.** Developer agrees that residential units and common structures will be designed and constructed in similar form and manner as depicted in the representative product elevations depicted in Exhibit "E," attached hereto and incorporated herein by reference for all purposes, and reflects reasonable design and construction standards, architectural styles, elevations, roof forms, cladding detail, and porch, door, and window detail.
- b. **Definitions.** For the purpose of this Agreement, the following definitions apply to construction materials:
  - i. Masonry Construction. A form of construction consisting of brick, stone, glass block, tile, or other similar building units or materials, or any combination of these materials, laid up unit-by-unit, and set in mortar. Notwithstanding the foregoing, Masonry Construction expressly includes stucco construction. The term excludes wall areas devoted to doors and windows. When applied to meeting the minimum requirements for exterior construction, this term includes the following materials:
    - (a) Acceptable materials include hard-fired brick such as kiln-fired clay, shale, or slate material. Acceptable materials may also include integrally-colored concrete brick, known as concrete masonry units or CMUs, but only subject to the limitations in subsection (e) below and only if the concrete masonry units conform to the same ASTM standard for construction as typical hard-fired clay brick. Material under this Section must meet the classification of severe weather grade and have a minimum thickness of two and one-quarter inches when applied as a veneer. Acceptable materials under this Section do not include unfired or underfired clay, sand, or shale brick.
    - (b) Acceptable materials include stone such as naturally occurring granite, marble, limestone, slate, river rock, and other similar hard and durable, all-weather stone that is customarily used in exterior building construction. Acceptable materials may also include cast or manufactured stone product, provided that such product yields a highly textured, stone-like appearance, its coloration is integral to the masonry material, and it is demonstrated to be highly durable and maintenance-free. The surface of any manufactured stone must not be painted. Natural or man-made stone must have a minimum thickness of two and five-eighths inches when applied as a veneer.

- (c) Acceptable materials include glass blocks or tiles of the type customarily used in exterior building construction. Glass blocks are counted as windows and must not comprise more than twenty percent of any exterior wall surface. Acceptable glass blocks must not be highly reflective or have a mirror-like finish.
- (d) Acceptable materials include stucco, if such material is color-intrinsic and applied in a 3-stage process in accordance with industry standards. The Building Official shall review the proposed installation method, as detailed in the building plans, at the time of Building Permit application. The approved installation method shall be a condition of Building Permit issuance.

ii. Non-Masonry Construction. The following materials do not qualify and do not meet the definition of "Masonry Construction" in meeting the minimum requirements for the exterior construction of buildings:

- (a) Adobe or mortar wash surface material;
- (b) Exterior insulation and finish system (EIFS), acrylic matrix, synthetic plaster, or other similar synthetic material;
- (c) Cementitious fiberboard siding, such as "SmartBoard" or "HardiBoard";
- (d) Vinyl-based siding material, as may be allowed by the City's Building Code;
- (e) Lightweight or featherweight concrete blocks or cinder blocks;
- (f) Exterior plaster that does not meet the definition of Stucco;
- (g) Any other cementitious product not listed above

c. **Building Materials.** Developer agrees that all elevations within the Project facing a dedicated street shall have a minimum of eighty percent (80%) Masonry Construction materials excluding gables, windows, doors, dormers, insets, areas under covered porches or other architectural projections and/or accents.

- 2. Developer shall not be required to construct, expand or improve any perimeter streets or roads or construct or pay for any offsite utilities or other improvements except as expressly set forth in the Detail Plan for the development of the Property attached hereto as Exhibit C.

#### C. City's Obligations.

- 1. The City agrees to waive the standard requirements for alleys.



2. The City agrees that the Developer may reduce the minimum single-family lot sizes to be reduced to 4,200 square feet on selected lots identified in the approved Planned Development (PD). Minimum single-family lot width is permitted to be forty (40) feet.
- D. Section 2270 Verification. Pursuant to Section 2270 of the Texas Government Code, Developer hereby certifies that it does not boycott Israel and will not boycott Israel during the term of this Agreement.
- E. Severability. If any term or provision of this Agreement is held to be illegal, invalid or unenforceable, the legality, validity or enforceability of the remaining terms or provisions of this Agreement shall not be affected thereby, and in lieu of each such illegal, invalid or unenforceable term or provision, there shall be added automatically to this Agreement a legal, valid or enforceable term or provision as similar as possible to the term or provision declared illegal, invalid or unenforceable.
- F. Waiver. Either the City or Developer shall have the right to waive any requirement contained in this Agreement, which is intended for the waiving party's benefit, but, except as otherwise provided herein, such waiver shall be effective only if in writing executed by the party for whose benefit such requirement is intended. No waiver of any breach or violation of any term of this Agreement shall be deemed or construed to constitute a waiver of any other breach or violation, whether concurrent or subsequent, and whether of the same or of a different type of breach or violation.
- G. Assignment. This Agreement may not otherwise be assigned by Developer without the City Manager's written consent which shall not be unreasonably withheld.
- H. Governing Law; Venue. This Agreement and all of the transactions contemplated herein shall be governed by and construed in accordance with the laws of the State of Texas. The provisions and obligations of this Agreement are performable in Dallas County, Texas such that exclusive venue for any action arising out of this Agreement shall be in Dallas County, Texas.
- I. Paragraph Headings. The paragraph headings contained in this Agreement are for convenience only and shall in no way enlarge or limit the scope or meaning of the various and several paragraphs hereof. Both parties have participated in the negotiation and preparation of this Agreement and this Agreement shall not be construed either more or less strongly against or for either party.
- J. Binding Effect. Except as limited herein, the terms and provisions of this Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, devisees, personal and legal representatives, successors and assigns.
- K. Exhibits. All exhibits to this Agreement are incorporated herein by reference for all purposes wherever reference is made to the same.
- L. Entire Agreement. It is understood and agreed that this Agreement contains the entire agreement between the parties and supersedes any and all prior agreements, arrangements

or understandings between the parties relating to the subject matter. No oral understandings, statements, promises or inducements contrary to the terms of this Agreement exist. This Agreement cannot be changed or terminated orally and no written modification of this Agreement shall be effective unless executed by both parties.

- M. Relationship of Parties; No Third Party Beneficiaries. Nothing contained in this Agreement shall be deemed or construed by the parties hereto or by any third party to create the relationship of principal and agent or of partnership or of joint venture or of any association whatsoever between the parties, it being expressly understood and agreed that no provision contained in this Agreement nor any act or acts of the parties hereto shall be deemed to create any relationship between the parties other than the relationship of independent parties contracting with each other solely for the purpose of effecting the provisions of this Agreement. There are no third-party beneficiaries to this Agreement and no third-party beneficiaries are intended by implication or otherwise.
- N. Dispute Resolution. In accordance with the provisions of Subchapter I, Chapter 271, TEX. LOCAL GOV'T CODE, the parties agree that, prior to instituting any lawsuit or other proceeding arising from a dispute under this Agreement, the parties will first attempt to resolve the dispute by taking the following steps:
1. A written notice (the "Notice of Dispute") substantially describing the nature of the dispute shall be delivered by the dissatisfied party (the "Dissatisfied Party") to the other party (the "Responding Party"), which Notice of Dispute shall request a written response (the "Response") which attempts to resolve the dispute; and
  2. If the Responding Party fails to deliver the Response within ten (10) days after its receipt of the Notice of Dispute, either party may proceed to institute any lawsuit or proceeding arising from this Agreement. If the Responding Party timely delivers the Response to the Dissatisfied Party and the Response does not reasonably resolve the dispute in the opinion of the Dissatisfied Party, the Dissatisfied Party shall deliver written notice to that effect (the "Notice of Continuing Dispute") to the Responding Party. Within thirty (30) days after the Responding Party's receipt of the Notice of Continuing Dispute, an individual appointed by the Dissatisfied Party having authority over the activities of the Dissatisfied Party and an individual appointed by the Responding Party having authority over the activities of the Responding Party shall meet in person at a time and location mutually acceptable to the parties in an effort to resolve the dispute. In the event that the Dissatisfied Party and the Responding Party are unable to agree on the time and location of such meeting, or after such meeting a dispute remains, either party may proceed to institute any lawsuit or proceeding arising from this Agreement.
- O. Authority. The City represents and warrants that this Agreement has been approved by resolution duly adopted by the Garland City Council in accordance with all applicable public meeting and public notice requirements (including, but not limited to, notices



required by the Texas Open Meetings Act) and that the individual executing this Agreement on behalf of the City has been authorized to do so. Developer represents and warrants that this Agreement has been approved by appropriate action of Developer and that the individual executing this Agreement on behalf of Developer has been authorized to do so. Each assignee, lender, or successor who becomes a party to this Agreement represents and warrants that this Agreement has been approved by appropriate action of such assignee, lender, or successor and that the individual executing this Agreement on behalf of such assignee, lender, or successor has been authorized to do so.

- P. Governmental Powers; Waiver of Immunity. By its execution of this Agreement, the City does not waive or surrender any of its governmental powers, immunities, or rights that would otherwise be available to it by law except for Developer to enforce the terms of this Agreement. Nothing in this Agreement is intended to delegate or impair the performance by the City of its governmental functions. The Parties acknowledge that this Agreement is a contract for goods or services and subject to the provisions of Subchapter I, Chapter 271 of the Texas Local Government Code.
- Q. Survival. All indemnity provisions of this Agreement shall survive termination or expiration of this Agreement for a period of 3 years and one day.
- R. Effective Date. The effective date of this Agreement shall be the date on which this Agreement is executed by the City Manager, or his designee, of the City of Garland.
- S. Term. The term of this Agreement shall begin on the Effective Date and expire upon the date the City issues the final letter of acceptance for all completed Public Improvements contemplated by this Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the \_\_\_\_ day of \_\_\_\_\_, 2020.

**CITY:**

**The City of Garland, a Texas home-rule municipality**

By: \_\_\_\_\_

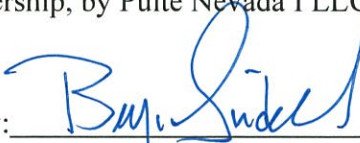
Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

**DEVELOPER:**

**PULTE HOMES OF TEXAS, L.P.**, a Texas limited partnership, by Pulte Nevada I LLC, its General Partner

By:  \_\_\_\_\_

Name: Bryan Swindell

Title: DIVISION PRESIDENT

Date: June 4, 2020



## **EXHIBIT A**

### **LEGAL DESCRIPTION**

#### **Zoning File Z 20-04**

BEING an approximate 18.045-acre tract of land situated in the Thomas Stone Survey, Abstract No. 1330, City of Garland, Dallas County, Texas, and being part of that tract of land described as the Second Parcel in a Deed from Garth W. Daniel, et ux, to Thomas Gorman, Bishop, Roman Catholic Diocese Dallas, as recorded in Volume 3848, Page 427 of the Deed Records of Dallas County, Texas (hereinafter called Subject Tract One), and being part of that tract of land described in a Deed from Glenn Justice to Thomas Gorman, Bishop, Roman Catholic Diocese Dallas Fort-Worth, as recorded in Volume 5030, Page 357 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with cap stamped "CARTER & BURGESS) found for corner at the intersection of the East line of Wellington Avenue (60' right-of-way per plat recorded in Volume 86065, Page 4077 of the Map Records of Dallas County, Texas), with the South line of Waterhouse Boulevard (80' right-of-way per plat recorded in Volume 2000134, Page 10 of the Map Records of Dallas County, Texas);

THENCE S. 89 deg. 48 min. 00 sec. E. with the South line of Waterhouse Boulevard a distance of 113.60 feet to a 1/2"

iron rod with plastic cap stamped "STOVALL & ASSOC." set (hereinafter called 1/2" iron rod set) for corner at the beginning of a curve to the left;

THENCE in a Northeasterly direction with the Southeast line of Waterhouse Boulevard and with said curve to the left having a central angle of 47 deg. 45 min. 41 sec., a radius of 540.00 feet, a chord bearing of N. 66 deg. 19 min. 09 sec. E., a chord distance of 437.22 feet and an arc length of 450.14 feet to a 1/2" iron rod set for corner;

THENCE N. 42 deg. 26 min. 19 sec. E. with the Southeast line of Waterhouse Boulevard a distance of 399.16 feet to a 1/2" iron rod set for corner at the beginning of a curve to the right;

THENCE in a Northeasterly direction with the Southeast line of Waterhouse Boulevard and with said curve to the right having a central angle of 62 deg. 54 min. 14 sec., a radius of 460.00 feet, a chord bearing of N. 73 deg. 53 min. 25 sec. E., a chord distance of 480.04 feet and an arc length of 505.02 feet to a 1/2" iron rod set for corner;

THENCE S. 74 deg. 39 min. 28 sec. E. with the South line of Waterhouse Boulevard a distance of 120.67 feet to a 5/8" iron rod with cap stamped "CITY OF GARLAND" found for corner at the intersection of the South line of Waterhouse Boulevard with the West line of Zion Road, said point also being the Northwest corner of that tract of land conveyed to the City of Garland by Deed recorded in Volume 2004155, Page 6786 of the Deed Records of Dallas County, Texas;

## **EXHIBIT A**



THENCE S. 16 deg. 06 min. 07 sec. W. with the West line of Zion Road a distance of 171.25 feet to a 5/8" iron rod with cap stamped "CITY OF GARLAND" found for corner at the beginning of a curve to the left;

THENCE in a Southwesterly direction with the West line of Zion Road and with said curve to the left having a central angle of 00 deg. 23 min. 31 sec., a radius of 10035.00 feet, a chord bearing of S. 15 deg. 54 min. 22 sec. W., a chord distance of 68.64 feet and an arc length of 68.64 feet to a 5/8" iron rod with cap stamped "CITY OF GARLAND" found for corner in the North line of Interstate Highway No. 30 at the Southwest corner of said City of Garland tract;

THENCE N. 74 deg. 28 min. 16 sec. W. with a North line of Interstate Highway No. 30 a distance of 2.52 feet to a 1/2" iron rod set for corner at a Northwest corner of Interstate Highway No. 30;

THENCE S. 15 deg. 29 min. 21 sec. W. with a Northwest line of Interstate Highway No. 30 a distance of 91.37 feet to a 5/8" iron rod with cap stamped "CITY OF GARLAND" found for corner;

THENCE S. 54 deg. 59 min. 02 sec. W. with a Northwest line of Interstate Highway No. 30 a distance of 396.21 feet to a 1/2" iron rod set for corner;

THENCE S. 19 deg. 18 min. 33 sec. W. with a Northwest line of Interstate Highway No. 30 a distance of 201.41 feet to a

## **EXHIBIT A**

concrete monument with brass cap stamped "TXDOT" found for corner;

THENCE S. 00 deg. 05 min. 09 sec. W. with a West line of Interstate Highway No. 30 a distance of 271.26 feet to a 1/2" iron rod found for corner at the Northeast corner of Lot 1, Block 1 of Faulkner Meadows East, an Addition to the City of Garland, according to the Plat thereof recorded in Volume 83082, Page 2070 of the Map Records of Dallas County, Texas;

THENCE N. 88 deg. 54 min. 19 sec. W. with the North line of Faulkner Meadows East a distance of 763.49 feet to a 1/2" iron rod with cap stamped "RPLS 1988" found for corner at the Northwest corner of Faulkner Meadows East;

THENCE S. 05 deg. 56 min. 32 sec. W. with the West line of Faulkner Meadows East a distance of 481.08 feet to a 5/8" iron rod found for corner in a Northwest line of Interstate Highway No. 30 at the Southwest corner of Faulkner Meadows East;

THENCE S. 64 deg. 35 min. 10 sec. W. with a Northwest line of Interstate Highway No. 30 a distance of 47.50 feet to a 1/2" iron rod found for corner at the intersection of a Northwest line of Interstate Highway No. 30 with the East line of Wellington Avenue, said point also being at the beginning of a non-tangent curve to the right;

THENCE in a Northwesterly direction with the East line of Wellington Avenue and with said non-tangent curve to the right having a central angle of 31 deg. 38 min. 49 sec., a

## **EXHIBIT A**



radius of 343.67 feet, a chord bearing of N. 09 deg. 34 min. 09 sec. W., a chord distance of 187.42 feet and an arc length of 189.82 feet to a 1/2" iron rod set for corner;

THENCE N. 06 deg. 15 min. 15 sec. E. with the East line of Wellington Avenue a distance of 34.35 feet to a 1/2" iron rod set for corner at the beginning of a curve to the left;

THENCE in a Northeasterly direction with the East line of Wellington Avenue and with said curve to the left having a central angle of 06 deg. 12 min. 28 sec., a radius of 1129.89 feet, a chord bearing of N. 03 deg. 09 min. 01 sec. E., a chord distance of 122.36 feet and an arc length of 122.42 feet to a 1/2" iron rod set for corner;

THENCE N. 00 deg. 02 min. 47 sec. E. with the East line of Wellington Avenue a distance of 578.72 feet to the POINT OF BEGINNING and containing 18.045 acres of land.

## **EXHIBIT A**

**PLANNED DEVELOPMENT CONDITIONS**

**ZONING FILE Z 20-04**

**5001 Zion Road**

- I. Statement of Purpose:** The purpose of this Planned Development is to approve a Detail Plan for eighty-nine (89) Single-Family detached homes and six (6) HOA lots.
- II. Statement of Effect:** This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, and Single-Family-5 (SF-5) District, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Single-Family-5 (SF-5) District as set forth in Chapter 2 of the Garland Development Code included by reference and shall apply, except as otherwise specified by this ordinance.

**IV. Development Plans:**

Detail Plan: Development shall conform to the Site Plan and Landscape Plan set forth in Exhibit C and Exhibit D; however, in the event of conflict between the Detail Plan and the written conditions contained in this ordinance, the written conditions shall control.

**V. Specific Conditions:**

- A. Permitted Uses: Only Dwelling, Single-Family-5 (SF-5) detached uses are permitted.
- B. Minimum Lot Area: The minimum lot area is 4,200 square feet.
- C. Minimum Lot Width: The minimum lot width is forty (40) feet.
- D. Minimum Lot Depth: The minimum lot depth is 105 feet.
- E. Maximum Lot Coverage: The maximum lot coverage is sixty (60%) percent.
- F. Garages:



- Front entry garages shall be allowed.
- Offset front entry with the garage door set back at least five (5) feet behind the front of building face will not be required.
- Regardless of other setbacks, a street-facing garage door must have a minimum of twenty (20) feet from the applicable street right of way line.
- "J" and "Swing" drives will not be required.

- G. Alleys: Alleys will not be required with this development.
- H. Architectural Elements: Each garage shall incorporate at least two of the following architectural elements: Sconce lighting, decorative banding or moldings, decorative overhangs above garage doors, eyebrow soldier course over garage doors, decorative vent covers on gable above garage, upgraded carriage style garage doors or faux wood garage doors.
- I. Special Setback: The rear setback adjacent to street shall be ten (10) feet.
- J. Dwelling Unit Area: The minimum dwelling unit area is 1,600 square feet; however, thirty (30) percent or more of the dwelling units shall be greater than 2,000 square feet.
- K. Masonry Requirement: All elevations facing a dedicated street shall be 80% masonry or stone excluding gables, windows, doors, dormers, insets, areas under covered porches or other architectural projections and/or accents.
- L. Additional Front Entry Mitigation: All front elevations shall contain a covered front porch with a minimum area of forty (40) square feet.
- M. Roof Design: Each dwelling unit must be constructed with a roof overhang of not less than twelve (12) inches, as measured from the frame to the exterior edge of soffit.
- N. Trash Containers: Trash containers and recycling bins

must be stored in one of the following locations:

- Inside the garage of the single-family dwelling constructed on the lot; or
- Behind the single-family dwelling or fence constructed on the lot in such a manner that the trash container and recycling bin is not visible from any street, alley, or adjacent lot.

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 this 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 Walls/Fences in HOA Lots or Wall/Fence Maintenance Easements And Amenities In HOA Lots: Maintenance of all open/common space, landscaped areas, entry features, access easements, screening walls/fences in HOA lots or wall/fence maintenance easements and amenities in HOA lots shall be the responsibility of the Homeowners Association.

R. The development is required to be constructed in accordance with the terms and conditions of that certain development agreement between the City, Property Owner, and Developer.



EXHIBIT C

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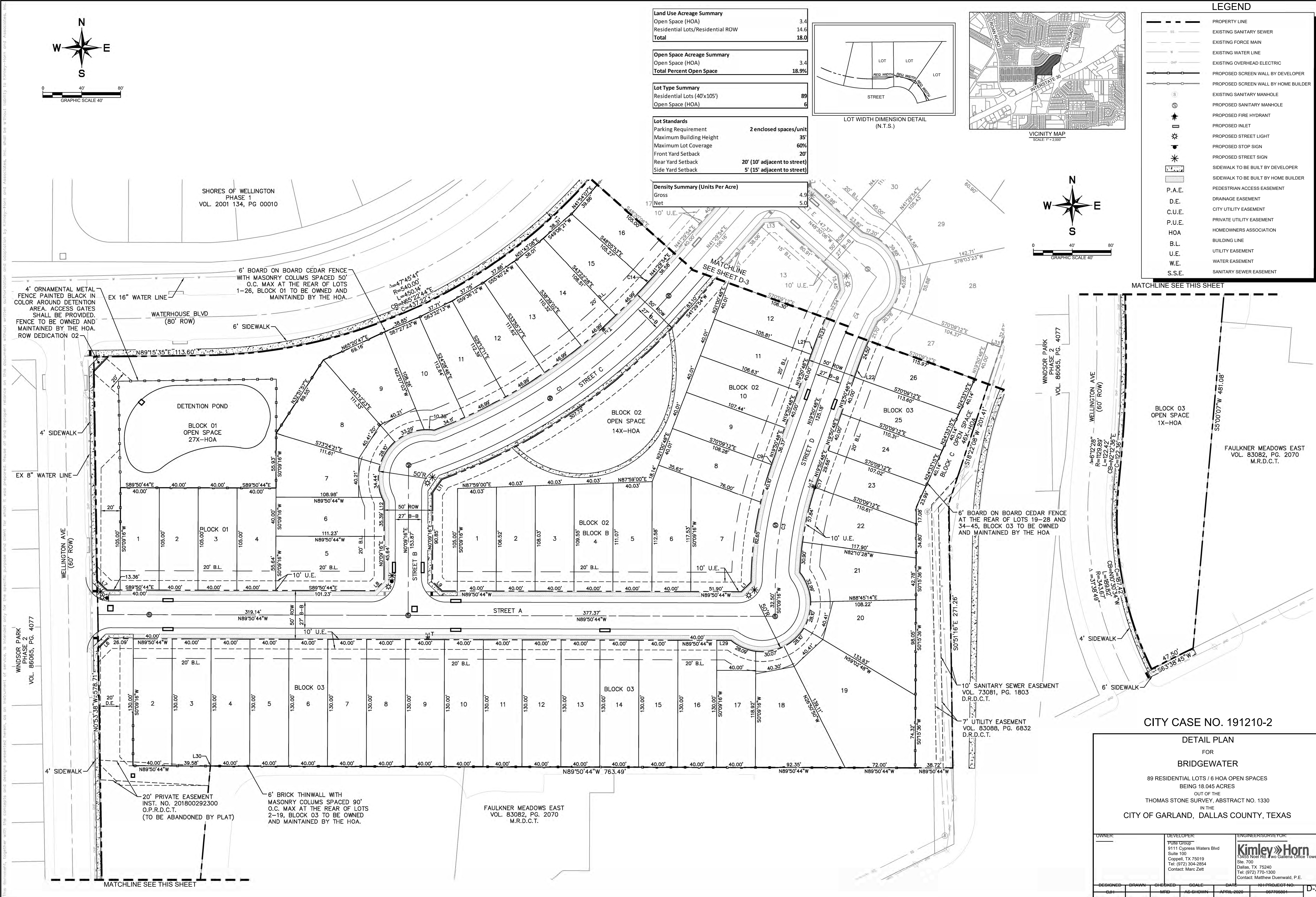
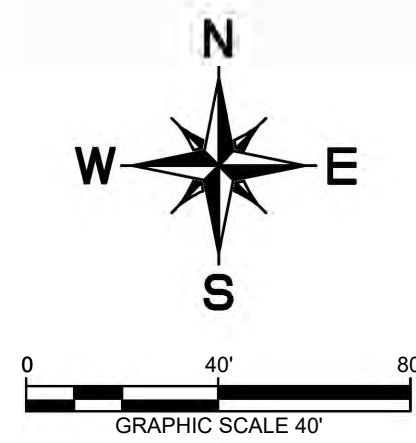




EXHIBIT C

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GRAPHIC SCALE 40'

SHORES OF WELLINGTON  
PHASE 1  
VOL. 2007 134, PG. 00010

6' BOARD ON BOARD CEDAR FENCE  
WITH MASONRY COLUMNS SPACED  
50' O.C. MAX AT THE REAR OF LOTS  
1-26, BLOCK 01 TO BE OWNED AND  
MAINTAINED BY THE HOA.

EXISTING 16" WATER LINE

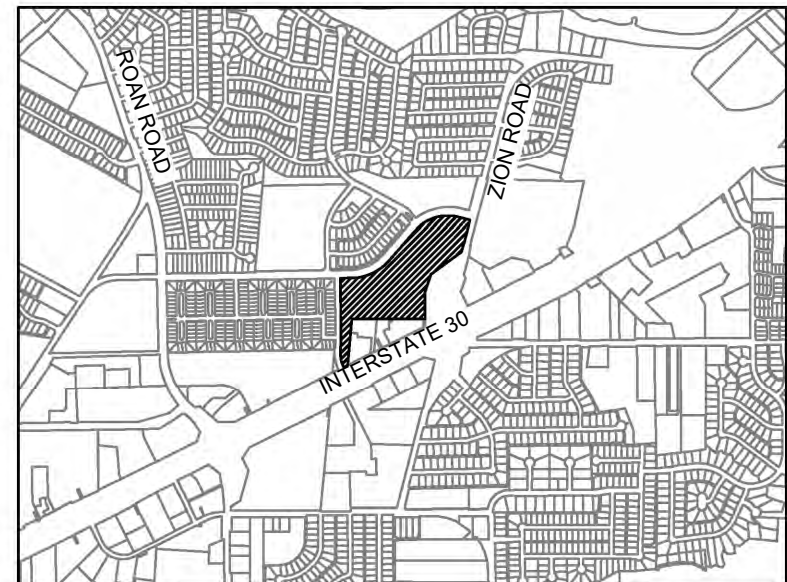
6' BOARD ON BOARD CEDAR FENCE  
WITH MASONRY COLUMNS SPACED  
50' O.C. MAX AT THE REAR OF  
LOTS 1-6, BLOCK 04 TO BE OWNED  
AND MAINTAINED BY THE HOA.

ROW DEDICATION 01  
FUTURE RIGHT TURN LANE AND  
ZION ROAD WIDENING

6' BOARD ON BOARD CEDAR FENCE  
AT THE REAR OF LOTS 19-28 AND  
34-45, BLOCK 03 TO BE OWNED  
AND MAINTAINED BY THE HOA.

**LEGEND**

|        |                            |
|--------|----------------------------|
| ---    | PROPERTY LINE              |
| SS     | EXISTING SANITARY SEWER    |
| ---    | EXISTING FORCE MAIN        |
| W      | EXISTING WATER LINE        |
| OHP    | EXISTING OVERHEAD ELECTRIC |
| ---    | PROPOSED SCREEN WALL       |
| S      | EXISTING SANITARY MANHOLE  |
| S      | PROPOSED SANITARY MANHOLE  |
| *      | PROPOSED FIRE HYDRANT      |
| □      | PROPOSED INLET             |
| □      | PROPOSED ON GRADE INLET    |
| *      | PROPOSED STREET LIGHT      |
| *      | PROPOSED STOP SIGN         |
| *      | PROPOSED STREET SIGN       |
| P.A.E. | PEDESTRIAN ACCESS EASEMENT |
| D.E.   | DRAINAGE EASEMENT          |
| C.U.E. | CITY UTILITY EASEMENT      |
| P.U.E. | PRIVATE UTILITY EASEMENT   |
| HOA    | HOMEOWNERS ASSOCIATION     |
| B.L.   | BUILDING LINE              |
| U.E.   | UTILITY EASEMENT           |
| W.E.   | WATER EASEMENT             |
| S.S.E. | SANITARY SEWER EASEMENT    |



| Land Use Acreage Summary         |             |
|----------------------------------|-------------|
| Open Space (HOA)                 | 3.4         |
| Residential Lots/Residential ROW | 14.6        |
| <b>Total</b>                     | <b>18.0</b> |

| Open Space Acreage Summary      |              |
|---------------------------------|--------------|
| Open Space (HOA)                | 3.4          |
| <b>Total Percent Open Space</b> | <b>18.9%</b> |

| Lot Type Summary            |    |
|-----------------------------|----|
| Residential Lots (40'x105') | 89 |
| Open Space (HOA)            | 6  |

| Lot Standards           |                              |
|-------------------------|------------------------------|
| Parking Requirement     | 2 enclosed spaces/unit       |
| Maximum Building Height | 35'                          |
| Maximum Lot Coverage    | 60%                          |
| Front Yard Setback      | 20'                          |
| Rear Yard Setback       | 20' (10' adjacent to street) |
| Side Yard Setback       | 5' (15' adjacent to street)  |

| Density Summary (Units Per Acre) |     |
|----------------------------------|-----|
| Gross                            | 4.9 |
| Net                              | 5.0 |

CITY CASE NO. 191210-2

DETAIL PLAN

FOR

BRIDGEWATER

89 RESIDENTIAL LOTS / 6 HOA OPEN SPACES  
BEING 18.045 ACRES

OUT OF THE  
THOMAS STONE SURVEY, ABSTRACT NO. 1330

IN THE  
CITY OF GARLAND, DALLAS COUNTY, TEXAS

|            |        |                                                                                                                        |                                                                                                                       |
|------------|--------|------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|
| OWNER:     |        | DEVELOPER:                                                                                                             | ENGINEER/SURVEYOR:                                                                                                    |
|            |        | Pulte Group<br>9111 Cypress Waters Blvd<br>Suite 100<br>Coppell, TX 75019<br>Tel: (972) 304-2854<br>Contact: Marc Zell | Kimley-Horn<br>1345 Noel Rd., 4th Floor<br>Dallas, TX 75240<br>Tel: (972) 770-1300<br>Contact: Matthew Duenwald, P.E. |
| DESIGNED:  | DRAWN: | CHECKED:                                                                                                               | SCALE:                                                                                                                |
| GJM        |        | MRD                                                                                                                    | AS SHOWN                                                                                                              |
| DATE:      |        | PROJECT NO.:                                                                                                           |                                                                                                                       |
| APRIL 2020 |        | 067765661                                                                                                              |                                                                                                                       |
|            |        |                                                                                                                        | D-3                                                                                                                   |



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| CURVE TABLE |         |         |               |         |           |         |
|-------------|---------|---------|---------------|---------|-----------|---------|
| CURVE       | RADIUS  | LENGTH  | CHORD BEARING | CHORD   | DELTA     | TANGENT |
| C1          | 595.00' | 322.56' | N57°01'44"E   | 318.63' | 31°03'41" | 165.35' |
| C2          | 400.00' | 111.56' | S49°29'16"W   | 111.19' | 15°58'45" | 56.14'  |
| C3          | 350.00' | 120.29' | S10°00'02"W   | 119.70' | 19°41'32" | 60.75'  |
| C4          | 350.00' | 89.59'  | S27°10'45"W   | 89.34'  | 14°39'55" | 45.04'  |
| C5          | 600.00' | 86.34'  | N35°23'00"W   | 86.27'  | 8°14'41"  | 43.24'  |
| C6          | 800.00' | 65.56'  | S33°36'31"E   | 65.54'  | 4°41'44"  | 32.80'  |
| C7          | 350.00' | 320.64' | N27°47'57"E   | 309.54' | 52°29'19" | 172.56' |
| C8          | 425.00' | 35.59'  | S48°03'29"W   | 35.58'  | 4°47'52"  | 17.80'  |
| C9          | 375.00' | 3.63'   | S19°34'09"W   | 3.63'   | 0°33'18"  | 1.82'   |
| C10         | 111.50' | 36.74'  | N21°49'18"W   | 36.57'  | 18°52'43" | 18.54'  |
| C11         | 88.50'  | 30.94'  | S22°23'52"E   | 30.78'  | 20°01'50" | 15.63'  |
| C12         | 460.00' | 295.79' | N76°05'58"E   | 290.72' | 36°50'33" | 153.21' |
| C13         | 460.00' | 14.69'  | N42°24'47"E   | 14.69'  | 1°49'48"  | 7.35'   |
| C14         | 570.00' | 4.02'   | N41°42'00"E   | 4.02'   | 0°24'13"  | 2.01'   |
| C15         | 375.00' | 0.15'   | S1°31'55"W    | 0.15'   | 0°01'24"  | 0.08'   |
| C16         | 60.00'  | 8.99'   | N78°50'29"W   | 8.98'   | 8°34'58"  | 4.50'   |
| C17         | 325.00' | 10.35'  | S18°56'05"W   | 10.35'  | 1°49'26"  | 5.17'   |

| LINE TABLE |        |                |
|------------|--------|----------------|
| LINE       | LENGTH | BEARING        |
| L1         | 14.17  | N45°15'18.84"E |
| L2         | 35.00  | S88°26'42.72"E |
| L3         | 5.67   | N12°22'56.71"W |
| L4         | 14.73  | N12°22'56.71"W |
| L5         | 4.72   | N31°15'39.31"W |
| L6         | 14.01  | S44°37'48.61"W |
| L7         | 14.24  | S45°29'28.65"E |
| L8         | 14.14  | N45°09'15.61"E |
| L9         | 14.14  | N44°50'44.39"W |
| L10        | 2.52   | N75°24'41.39"W |
| L11        | 16.36  | N35°16'34.87"E |
| L12        | 35.39  | N0°09'15.61"E  |
| L13        | 14.14  | S86°29'53.61"W |
| L14        | 14.14  | N3°30'06.39"W  |
| L15        | 13.39  | S79°13'44.71"E |
| L16        | 15.05  | N9°55'54.42"E  |
| L17        | 13.39  | S87°48'28.72"E |
| L18        | 20.03  | S8°37'09.09"W  |
| L19        | 14.21  | S80°41'34.71"E |
| L20        | 28.79  | S39°30'20.67"E |

| LINE TABLE |        |                |
|------------|--------|----------------|
| LINE       | LENGTH | BEARING        |
| L21        | 8.81   | N19°50'47.77"E |
| L22        | 15.52  | N19°50'47.77"E |
| L23        | 28.79  | N39°30'20.67"W |
| L24        | 7.67   | N41°29'53.61"E |
| L25        | 6.70   | S87°48'28.72"E |
| L26        | 7.66   | N31°15'39.31"W |
| L27        | 6.42   | S35°57'23.39"E |
| L28        | 12.73  | N37°26'01.59"W |
| L29        | 14.59  | N89°50'44.39"W |
| L30        | 0.42   | N89°50'44.39"W |
| L31        | 7.21   | S54°02'36.61"W |
| L32        | 16.66  | N14°51'21.79"E |
| L33        | 13.89  | S70°09'12.23"E |

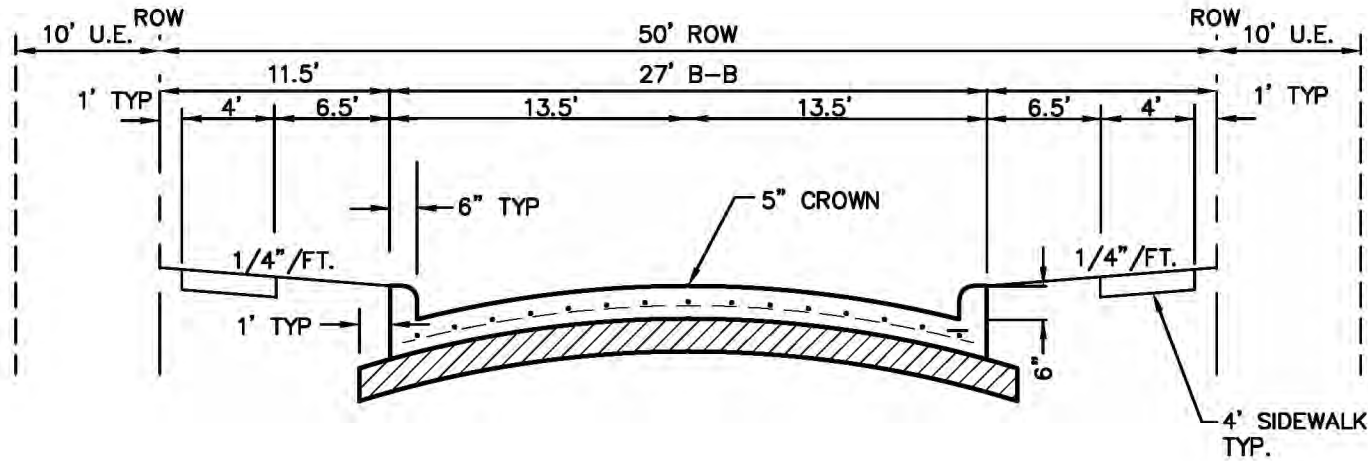
| LOT TABLE            |       |         |
|----------------------|-------|---------|
| LOT NO.              | ACRES | SQ. FT. |
| BLOCK 01 HOA LOT 27X | 0.875 | 38,112  |
| BLOCK 01 LOT 1       | 0.096 | 4,200   |
| BLOCK 01 LOT 2       | 0.096 | 4,200   |
| BLOCK 01 LOT 3       | 0.096 | 4,200   |
| BLOCK 01 LOT 4       | 0.096 | 4,200   |
| BLOCK 01 LOT 5       | 0.141 | 6,139   |
| BLOCK 01 LOT 6       | 0.102 | 4,444   |
| BLOCK 01 LOT 7       | 0.121 | 5,265   |
| BLOCK 01 LOT 8       | 0.143 | 6,244   |
| BLOCK 01 LOT 9       | 0.124 | 5,399   |
| BLOCK 01 LOT 10      | 0.106 | 4,621   |
| BLOCK 01 LOT 11      | 0.110 | 4,775   |
| BLOCK 01 LOT 12      | 0.109 | 4,756   |
| BLOCK 01 LOT 13      | 0.108 | 4,717   |
| BLOCK 01 LOT 14      | 0.107 | 4,658   |
| BLOCK 01 LOT 15      | 0.105 | 4,562   |
| BLOCK 01 LOT 16      | 0.097 | 4,230   |
| BLOCK 01 LOT 17      | 0.096 | 4,200   |
| BLOCK 01 LOT 18      | 0.096 | 4,200   |
| BLOCK 01 LOT 19      | 0.096 | 4,200   |

| LOT TABLE            |       |         |
|----------------------|-------|---------|
| LOT NO.              | ACRES | SQ. FT. |
| BLOCK 01 LOT 20      | 0.096 | 4,200   |
| BLOCK 01 LOT 21      | 0.096 | 4,200   |
| BLOCK 01 LOT 22      | 0.096 | 4,200   |
| BLOCK 01 LOT 23      | 0.096 | 4,200   |
| BLOCK 01 LOT 24      | 0.096 | 4,200   |
| BLOCK 01 LOT 25      | 0.102 | 4,464   |
| BLOCK 01 LOT 26      | 0.138 | 6,008   |
| BLOCK 02 HOA LOT 14X | 0.513 | 22,329  |
| BLOCK 02 LOT 1       | 0.097 | 4,230   |
| BLOCK 02 LOT 2       | 0.099 | 4,291   |
| BLOCK 02 LOT 3       | 0.100 | 4,352   |
| BLOCK 02 LOT 4       | 0.101 | 4,412   |
| BLOCK 02 LOT 5       | 0.103 | 4,473   |
| BLOCK 02 LOT 6       | 0.113 | 4,925   |
| BLOCK 02 LOT 7       | 0.157 | 6,828   |
| BLOCK 02 LOT 8       | 0.101 | 4,384   |
| BLOCK 02 LOT 9       | 0.099 | 4,314   |
| BLOCK 02 LOT 10      | 0.098 | 4,281   |
| BLOCK 02 LOT 11      | 0.115 | 5,023   |
| BLOCK 02 LOT 12      | 0.097 | 4,230   |

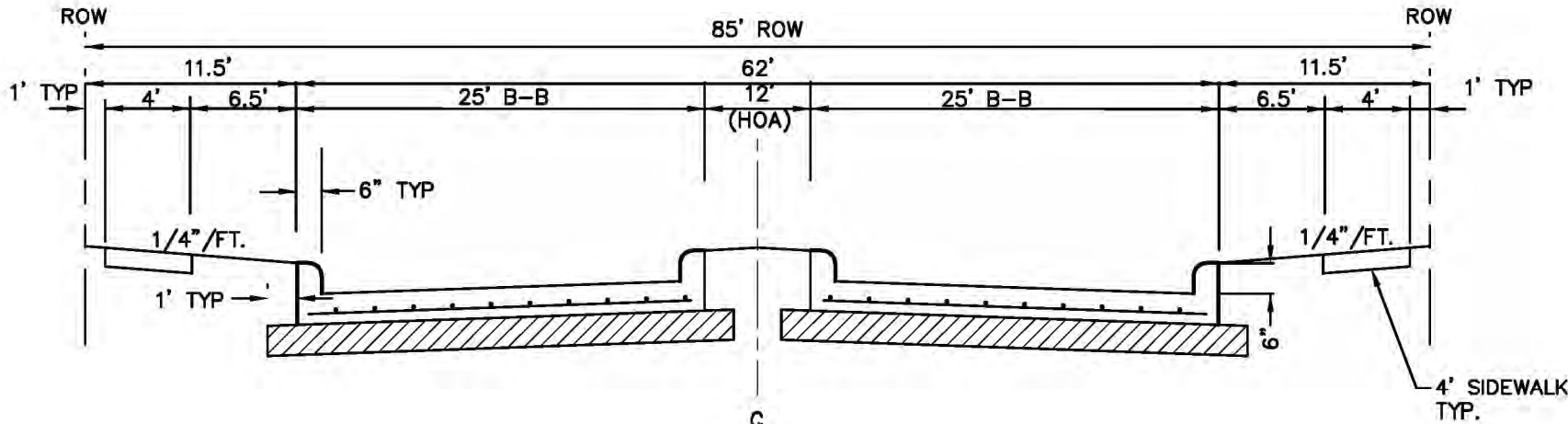
| LOT TABLE            |       |         |
|----------------------|-------|---------|
| LOT NO.              | ACRES | SQ. FT. |
| BLOCK 02 LOT 13      | 0.149 | 6,477   |
| BLOCK 03 HOA LOT 1X  | 1.126 | 49,061  |
| BLOCK 03 HOA LOT 46X | 0.306 | 13,328  |
| BLOCK 03 LOT 2       | 0.119 | 5,200   |
| BLOCK 03 LOT 3       | 0.119 | 5,200   |
| BLOCK 03 LOT 4       | 0.119 | 5,200   |
| BLOCK 03 LOT 5       | 0.119 | 5,200   |
| BLOCK 03 LOT 6       | 0.119 | 5,200   |
| BLOCK 03 LOT 7       | 0.119 | 5,200   |
| BLOCK 03 LOT 8       | 0.119 | 5,200   |
| BLOCK 03 LOT 9       | 0.119 | 5,200   |
| BLOCK 03 LOT 10      | 0.119 | 5,200   |
| BLOCK 03 LOT 11      | 0.119 | 5,200   |
| BLOCK 03 LOT 12      | 0.119 | 5,200   |
| BLOCK 03 LOT 13      | 0.119 | 5,200   |
| BLOCK 03 LOT 14      | 0.119 | 5,200   |
| BLOCK 03 LOT 15      | 0.119 | 5,200   |
| BLOCK 03 LOT 16      | 0.119 | 5,200   |
| BLOCK 03 LOT 17      | 0.115 | 5,023   |
| BLOCK 03 LOT 18      | 0.170 | 7,415   |

| LOT TABLE       |       |         |
|-----------------|-------|---------|
| LOT NO.         | ACRES | SQ. FT. |
| BLOCK 03 LOT 19 | 0.258 | 11,241  |
| BLOCK 03 LOT 20 | 0.162 | 7,051   |
| BLOCK 03 LOT 21 | 0.137 | 5,982   |
| BLOCK 03 LOT 22 | 0.121 | 5,255   |
| BLOCK 03 LOT 23 | 0.098 | 4,271   |
| BLOCK 03 LOT 24 | 0.100 | 4,346   |
| BLOCK 03 LOT 25 | 0.103 | 4,478   |
| BLOCK 03 LOT 26 | 0.106 | 4,602   |
| BLOCK 03 LOT 27 | 0.103 | 4,473   |
| BLOCK 03 LOT 28 | 0.254 | 11,062  |
| BLOCK 03 LOT 29 | 0.205 | 8,920   |
| BLOCK 03 LOT 30 | 0.101 | 4,386   |
| BLOCK 03 LOT 31 | 0.147 | 6,386   |
| BLOCK 03 LOT 32 | 0.191 | 8,317   |
| BLOCK 03 LOT 33 | 0.120 | 5,218   |
| BLOCK 03 LOT 34 | 0.131 | 5,692   |
| BLOCK 03 LOT 35 | 0.283 | 12,329  |
| BLOCK 03 LOT 36 | 0.156 | 6,787   |
| BLOCK 03 LOT 37 | 0.113 | 4,902   |
| BLOCK 03 LOT 38 | 0.132 | 5,768   |

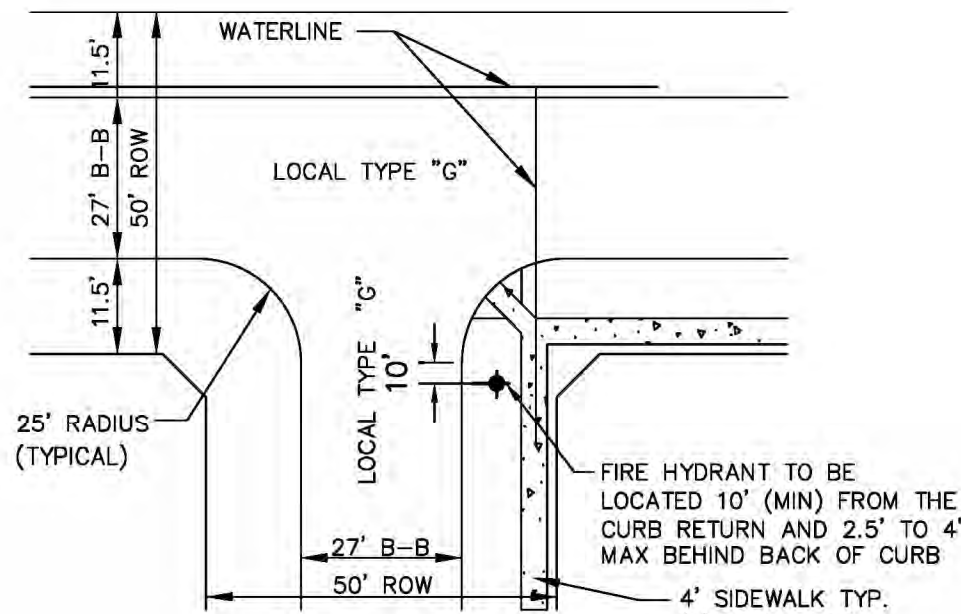
| LOT TABLE           |       |         |
|---------------------|-------|---------|
| LOT NO.             | ACRES | SQ. FT. |
| BLOCK 03 LOT 39     | 0.144 | 6,259   |
| BLOCK 03 LOT 40     | 0.154 | 6,716   |
| BLOCK 03 LOT 41     | 0.139 | 6,033   |
| BLOCK 03 LOT 42     | 0.126 | 5,507   |
| BLOCK 03 LOT 43     | 0.121 | 5,260   |
| BLOCK 03 LOT 44     | 0.121 | 5,271   |
| BLOCK 03 LOT 45     | 0.140 | 6,102   |
| BLOCK 04 HOA LOT 7X | 0.595 | 25,908  |
| BLOCK 04 LOT 1      | 0.143 | 6,232   |
| BLOCK 04 LOT 2      | 0.120 | 5,229   |
| BLOCK 04 LOT 3      | 0.128 | 5,572   |
| BLOCK 04 LOT 4      | 0.139 | 6,075   |
| BLOCK 04 LOT 5      | 0.112 | 4,900   |
| BLOCK 04 LOT 6      | 0.097 | 4,245   |
| BLOCK 05 HOA LOT 1X | 0.027 | 1,184   |
| ROW DEDICATION 01   | 0.093 | 4,062   |
| ROW DEDICATION 02   | 0.003 | 112     |



50' RESIDENTIAL STREET  
NTS



85' DIVIDED ENTRY STREET  
NTS



RESIDENTIAL STREET INTERSECTING  
RESIDENTIAL STREET  
NTS

All that certain lot, tract or parcel of land situated in the Thomas Stone Survey, Abstract No. 1330, City of Garland, Dallas County, Texas, and being part of that tract of land described as the Second Parcel in a Deed from Garth W. Daniel, et ux, to Thomas Gorman, Bishop, Roman Catholic Diocese Dallas, as recorded in Volume 3848, Page 427 of the Deed Records of Dallas County, Texas (hereinafter called Subject Tract One), and being part of that tract of land described in a Deed from Glenn Justice to Thomas Gorman, Bishop, Roman Catholic Diocese Dallas Fort-Worth, as recorded in Volume 5030, Page 357 of the Deed Records of Dallas County, Texas (hereinafter called Subject Tract Two), and being more particularly described as follows:

**BEGINNING** at a 5/8" iron rod with cap stamped "CARTER & BURGESS" found for corner at the intersection of the East line of Wellington Avenue (80' right-of-way per plat recorded in Volume 86065, Page 4077 of the Map Records of Dallas County, Texas), with the South line of Waterhouse Boulevard (80' right-of-way per plat recorded in Volume 2000134, Page 10 of the Map Records of Dallas County, Texas),

**THENCE** S. 89 deg. 48 min. 00 sec. E. with the South line of Waterhouse Boulevard a distance of 113.60 feet to a 1/2" iron rod with plastic cap stamped "STOVALL & ASSOC." set (hereinafter called 1/2" iron rod set) for corner at the beginning of a curve to the left;

**THENCE** in a Northeasterly direction with the Southeast line of Waterhouse Boulevard and with said curve to the left having a central angle of 47 deg. 45 min. 41 sec., a radius of 540.00 feet, a chord bearing of N. 73 deg. 53 min. 09 sec. E., a chord distance of 437.22 feet and an arc length of 450.14 feet to a 1/2" iron rod set for corner;

**THENCE** N. 42 deg. 26 min. 19 sec. E. with the Southeast line of Waterhouse Boulevard a distance of 399.16 feet to a 1/2" iron rod set for corner at the beginning of a curve to the right;

**THENCE** in a Northeasterly direction with the Southeast line of Waterhouse Boulevard and with said curve to the right having a central angle of 62 deg. 54 min. 14 sec., a radius of 460.00 feet, a chord bearing of N. 73 deg. 53 min. 25 sec. E., a chord distance of 480.04 feet and an arc length of 505.02 feet to a 1/2" iron rod set for corner;

**THENCE** S. 74 deg. 39 min. 28 sec. E. with the South line of Waterhouse Boulevard a distance of 120.67 feet to a 5/8" iron rod with cap stamped "CITY OF GARLAND" found for corner at the intersection of the South line of Waterhouse Boulevard with the West line of Zion Road, said point also being the Northwest corner of that tract of land conveyed to the City of Garland by Deed recorded in Volume 2004155, Page 6786 of the Deed Records of Dallas County, Texas;

**THENCE** S. 16 deg. 06 min. 07 sec. W. with the West line of Zion Road a distance of 171.25 feet to a 5/8" iron rod with cap stamped "CITY OF GARLAND" found for corner at the beginning of a curve to the left;

**THENCE** in a Southwesterly direction with the West line of Zion Road and with said curve to the left having a central angle of 00 deg. 23 min. 31 sec., a radius of 10035.00 feet, a chord bearing of S. 15 deg. 54 min. 22 sec. W., a chord distance of 68.64 feet and an arc length of 68.64 feet to a 5/8" iron rod with cap stamped "CITY OF GARLAND" found for corner in the North line of Interstate Highway No. 30 at the Southwest corner of said City of Garland tract;

**THENCE** N. 74 deg. 28 min. 16 sec. W. with a North line of Interstate Highway No. 30 a distance of 2.52 feet to a 1/2" iron rod set for corner at a Northwest corner of Interstate Highway No. 30;

**THENCE** S. 15 deg. 29 min. 21 sec. W. with a Northwest line of Interstate Highway No. 30 a distance of 91.37 feet to a 5/8" iron rod with cap stamped "CITY OF GARLAND" found for corner;

**THENCE** S. 54 deg. 59 min. 02 sec. W. with a Northwest line of Interstate Highway No. 30 a distance of 396.21 feet to a 1/2" iron rod set for corner;

**THENCE** S. 19 deg. 18 min. 33 sec. W. with a Northwest line of Interstate Highway No. 30 a distance of 201.41 feet to a concrete monument with brass cap stamped "XDOT" found for corner;

**THENCE** S. 00 deg. 05 min. 09 sec. W. with a West line of Interstate Highway No. 30 a distance of 271.26 feet to a 1/2" iron rod found for corner at the Northeast corner of Lot 1, Block 1 of Faulkner Meadows East, an Addition to the City of Garland, according to the Plat thereof recorded in Volume 83082, Page 2070 of the Map Records of Dallas County, Texas;

**THENCE** N. 88 deg. 54 min. 19 sec. W. with the North line of Faulkner Meadows East a distance of 763.49 feet to

a 1/2" iron rod with cap stamped "RPLS 1988" found for corner at the Northwest corner of Faulkner Meadows East;

**THENCE** S. 05 deg. 56 min. 32 sec. W. with the West line of Faulkner Meadows East a distance of 481.08 feet to a 5/8" iron rod found for corner in a Northwest line of Interstate Highway No. 30 at the Southwest corner of Faulkner Meadows East;

**THENCE** S. 64 deg. 35 min. 10 sec. W. with a Northwest line of Interstate Highway No. 30 a distance of 47.50 feet to a 1/2" iron rod found for corner at the intersection of a Northwest line of Interstate Highway No. 30 with the East line of Wellington Avenue, said point also being at the beginning of a non-tangent curve to the right;

**THENCE** in a Northwesterly direction with the East line of Wellington Avenue and with said non-tangent curve to the right having a central angle of 31 deg. 38 min. 49 sec., a radius of 343.67 feet, a chord bearing of N. 09 deg. 34 min. 09 sec. W., a chord distance of 187.42 feet and an arc length of 189.82 feet to a 1/2" iron rod set for corner;

**THENCE** N. 06 deg. 15 min. 15 sec. E. with the East line of Wellington Avenue a distance of 34.35 feet to a 1/2" iron rod set for corner at the beginning of a curve to the left;

**THENCE** in a Northeasterly direction with the East line of Wellington Avenue and with said curve to the left having a central angle of 06 deg. 12 min. 28 sec., a radius of 1129.89 feet, a chord bearing of N. 03 deg. 09 min. 01 sec. E., a chord distance of 122.36 feet and an arc length of 122.42 feet to a 1/2" iron rod set for corner;

**THENCE** N. 00 deg. 02 min. 47 sec. E. with the East line of Wellington Avenue a distance of 578.72 feet to the **POINT OF BEGINNING** and containing 18.045 acres of land.

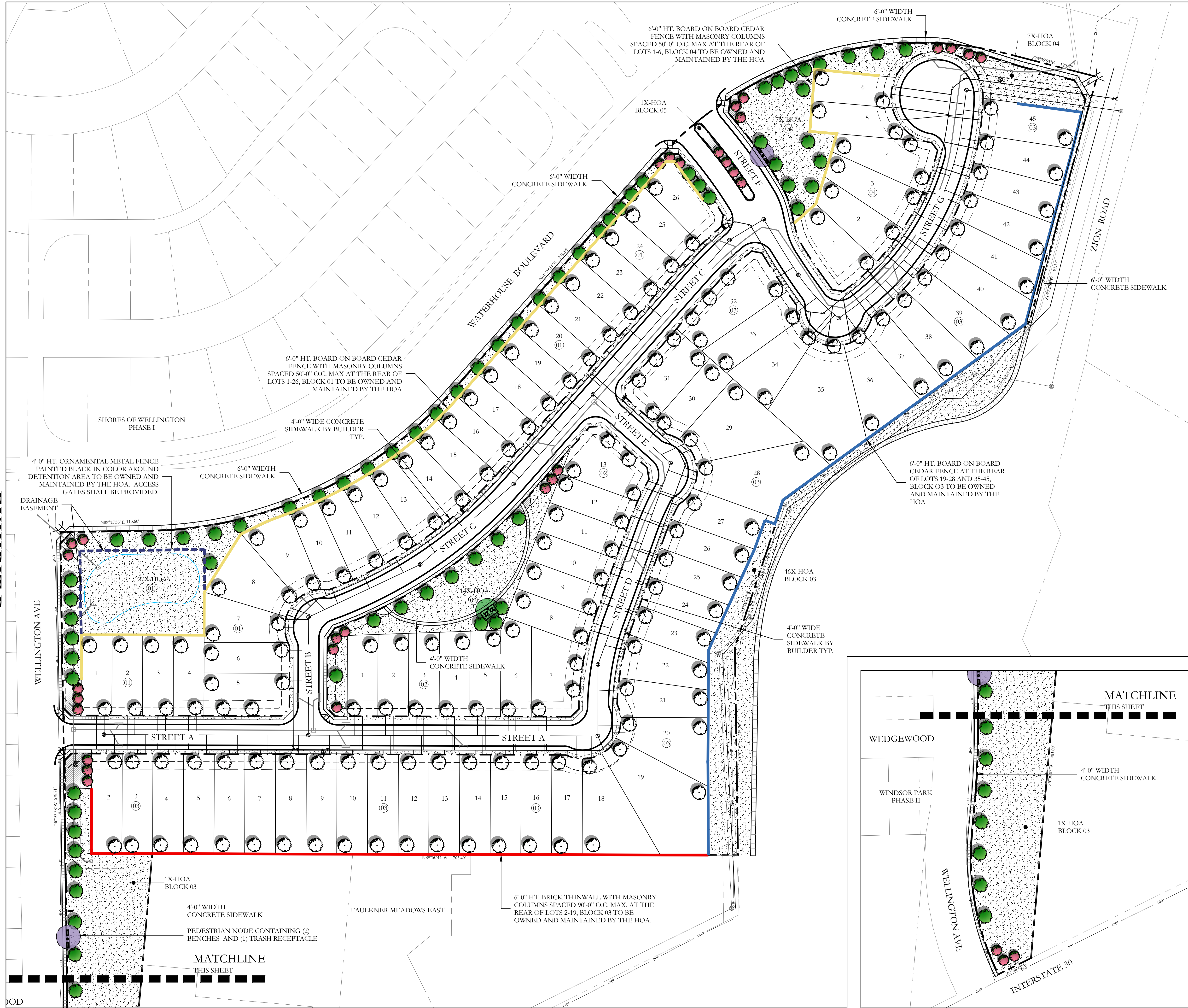
NOTE:

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

CITY CASE NO. 191210-2

| DETAIL PLAN<br>FOR<br>BRIDGEWATER<br>89 RESIDENTIAL LOTS / 6 HOA OPEN SPACES<br>BEING 18.045 ACRES<br>OUT OF THE<br>THOMAS STONE SURVEY, ABSTRACT NO. 1330<br>IN THE<br>CITY OF GARLAND, DALLAS COUNTY, TEXAS |       |                                                                                                                                      |                   |                                                                                                                                                                                 |                             |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|--------------------------------------------------------------------------------------------------------------------------------------|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|
| OWNER:                                                                                                                                                                                                        |       | DEVELOPER:<br>Pulte Group<br>9111 Cypress Waters Blvd<br>Suite 100<br>Coppell, TX 75019<br>Tel: (972) 304-2854<br>Contact: Marc Zell |                   | ENGINEER/SURVEYOR:<br><b>Kimley»Horn</b><br>13455 Noel Rd., Two Galleria Office Tower<br>Ste. 700<br>Dallas, TX 75240<br>Tel: (972) 770-1300<br>Contact: Matthew Duenwald, P.E. |                             |
| DESIGNED<br>CJF                                                                                                                                                                                               | DRAWN | CHECKED<br>MRD                                                                                                                       | SCALE<br>AS SHOWN | DATE<br>APRIL 2020                                                                                                                                                              | KH PROJECT NO.<br>057/05801 |
|                                                                                                                                                                                                               |       |                                                                                                                                      |                   |                                                                                                                                                                                 | D-4                         |

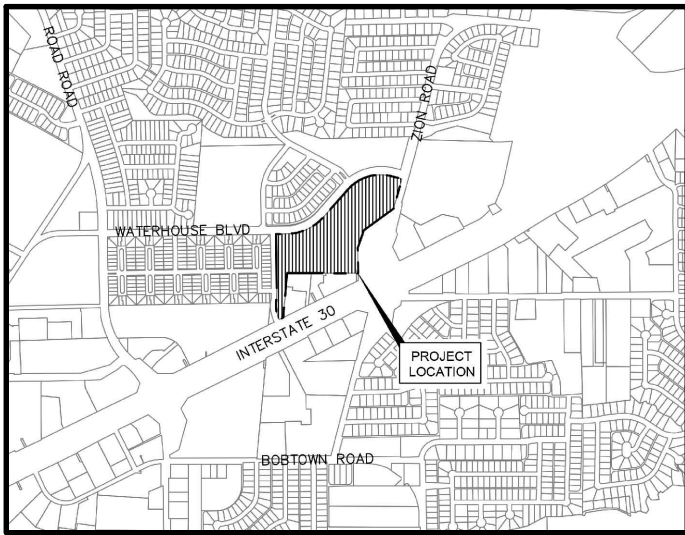




LANDSCAPE LEGEND

- 76-3" CALIPER, 7' HT., SHADE TREE AT TIME OF PLANTING, 35' HT. AT MATURITY. SPECIES SHALL BE ONE OF THE FOLLOWING: LIVE OAK (QUERCUS VIRGINIANA), SHUMARD OAK (QUERCUS SHUMARDII), BUR OAK (QUERCUS MACROCARPA), LACEBARK ELM (ULMUS PARVIFOLIA), CEDAR ELM (ULMUS CRASSIFOLIA), CHINESE PISTACHE (PISTACIA CHINENSIS)
- 33-2" CALIPER, 7' HT., ORNAMENTAL TREE AT TIME OF PLANTING, 20' HT. AT MATURITY. SPECIES SHALL BE ONE OF THE FOLLOWING: TEXAS REDBUD (CERCIS CANADENSIS VAR. TEXENSIS), GRAPE MYRTLE (VARYING SPECIES) MEXICAN PLUM (PRUNUS MEXICANA), YAUPON HOLLY (ILEX VOMITORIA)
- 189-3" CALIPER, 7' HT., SHADE TREE AT TIME OF PLANTING, 35' HT. AT MATURITY. SPECIES SHALL BE ONE OF THE FOLLOWING: LIVE OAK (QUERCUS VIRGINIANA), SHUMARD OAK (QUERCUS SHUMARDII), BUR OAK (QUERCUS MACROCARPA), LACEBARK ELM (ULMUS PARVIFOLIA), CEDAR ELM (ULMUS CRASSIFOLIA), CHINESE PISTACHE (PISTACIA CHINENSIS)
- 4,400 SF - SHRUB AND GROUND COVER PLANTING. SPECIES SHALL BE ONE OF THE FOLLOWING: 7 GALLON GLOSSY ABELIA (ABELIA GRANDIFLORA), 3 GALLON INDIAN HAWTHORN (RAPIHOLEPIS INDICA), 7 GALLON DWARF BURFORD HOLLY (ILEX CORNUTA 'BURFORDII NANA'), 3 GALLON MORNING LIGHT MISCANTHUS (MISCANTHUS SINENSIS 'GRACILLIMUS'), 1 GALLON LIRIOPE (LIRIOPE MUSCARD), 1 GALLON WINTERCREEPER (EUONYMUS FORTUNEI)
- COMMON BERMUDA GRASS LAWN
- PEDESTRIAN NODE CONTAINING (2) PARK TABLES, (1) TRASH RECEPTACLE AND 12x20' CEDAR SHADE STRUCTURE. NODE SHALL HAVE SHRUB AND GROUND COVER SURROUND.
- PEDESTRIAN NODE CONTAINING (2) BENCHES AND (1) TRASH RECEPTACLE. NODE SHALL HAVE SHRUB AND GROUND COVER SURROUND.
- 6'-0" HT. BRICK THINWALL WITH MASONRY COLUMNS SPACED 90'-0" O.C. MAX.
- 6'-0" HT. BOARD ON BOARD CEDAR FENCE WITH MASONRY COLUMNS SPACED 90'-0" O.C. MAX. TO BE OWNED AND MAINTAINED BY THE HOA
- 6'-0" HT. BOARD ON BOARD CEDAR FENCE TO BE OWNED AND MAINTAINED BY THE HOA
- 4'-0" HT. ORNAMENTAL METAL FENCE PAINTED BLACK IN COLOR AROUND DETENTION AREA. ACCESS GATES SHALL BE PROVIDED.

NOTE:  
A. ALL SIDEWALKS ALONG WATERHOUSE BLVD. AND ZION RD. SHALL BE 6' WIDTH.  
B. ALL REMAINING SIDEWALKS SHALL BE 4' WIDTH.  
C. ALL AREAS BETWEEN CURB AND SIDEWALK SHALL RECEIVE COMMON BERMUDA GRASS LAWN.



LOCATION MAP  
NOT TO SCALE

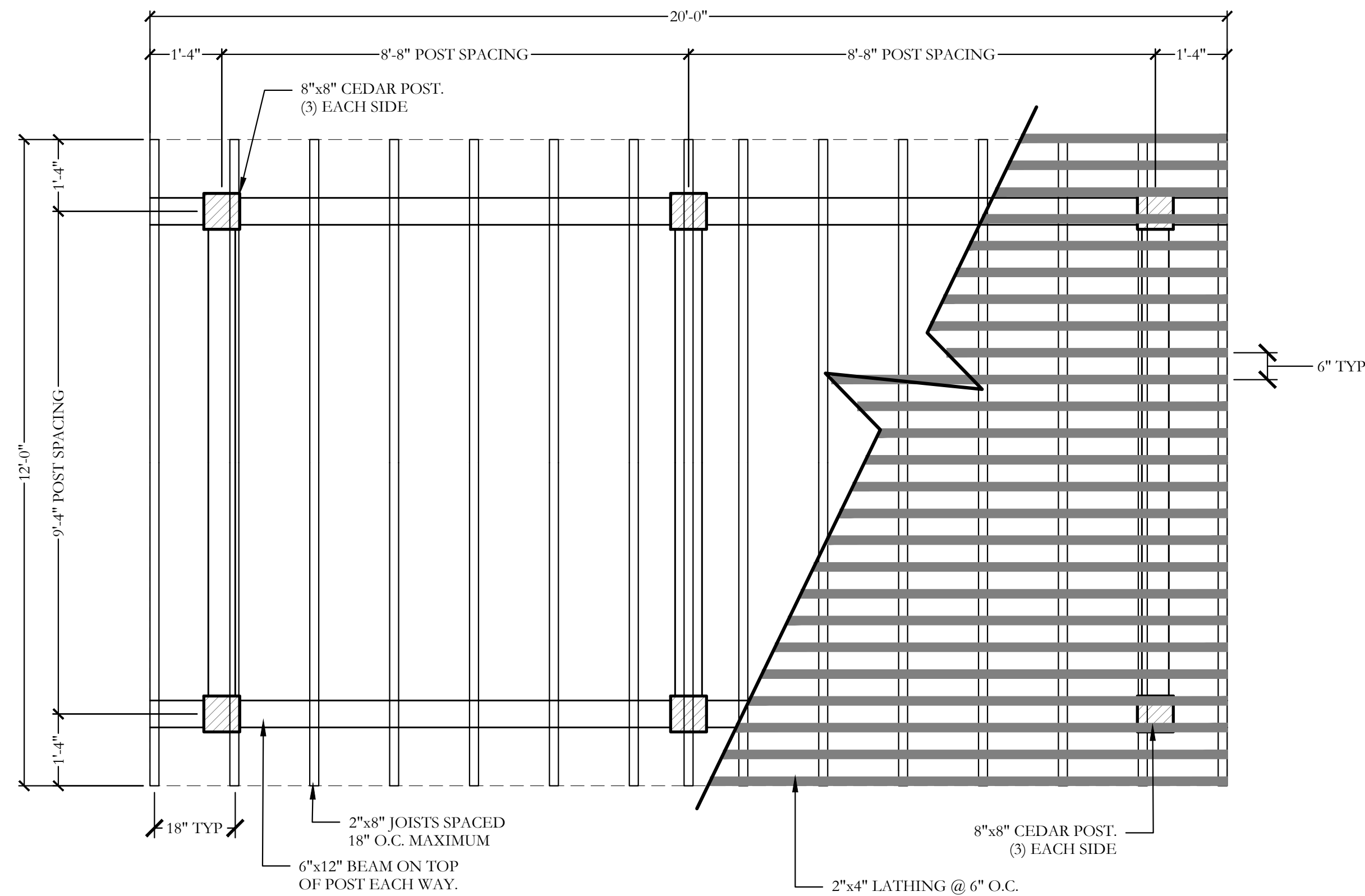
OWNER/DEVELOPER:  
PULTE GROUP  
9111 CYPRESS WATERS BLVD.  
SUITE 100  
COPPELL, TEXAS 75019  
PH. (972) 304-2854  
CONTACT: MARC ZETT

LANDSCAPE ARCHITECT:  
CODY JOHNSON STUDIO, LLC  
9720 COIT ROAD SUITE 220-333  
PLANO, TEXAS 75025  
PH. (903) 570-0162  
CONTACT: CODY JOHNSON, RLA, ASLA, LI

LANDSCAPE DETAIL PLAN  
Landscape Detail Plan  
Bridgewater Detail Plan  
City of Garland, Dallas County, Texas

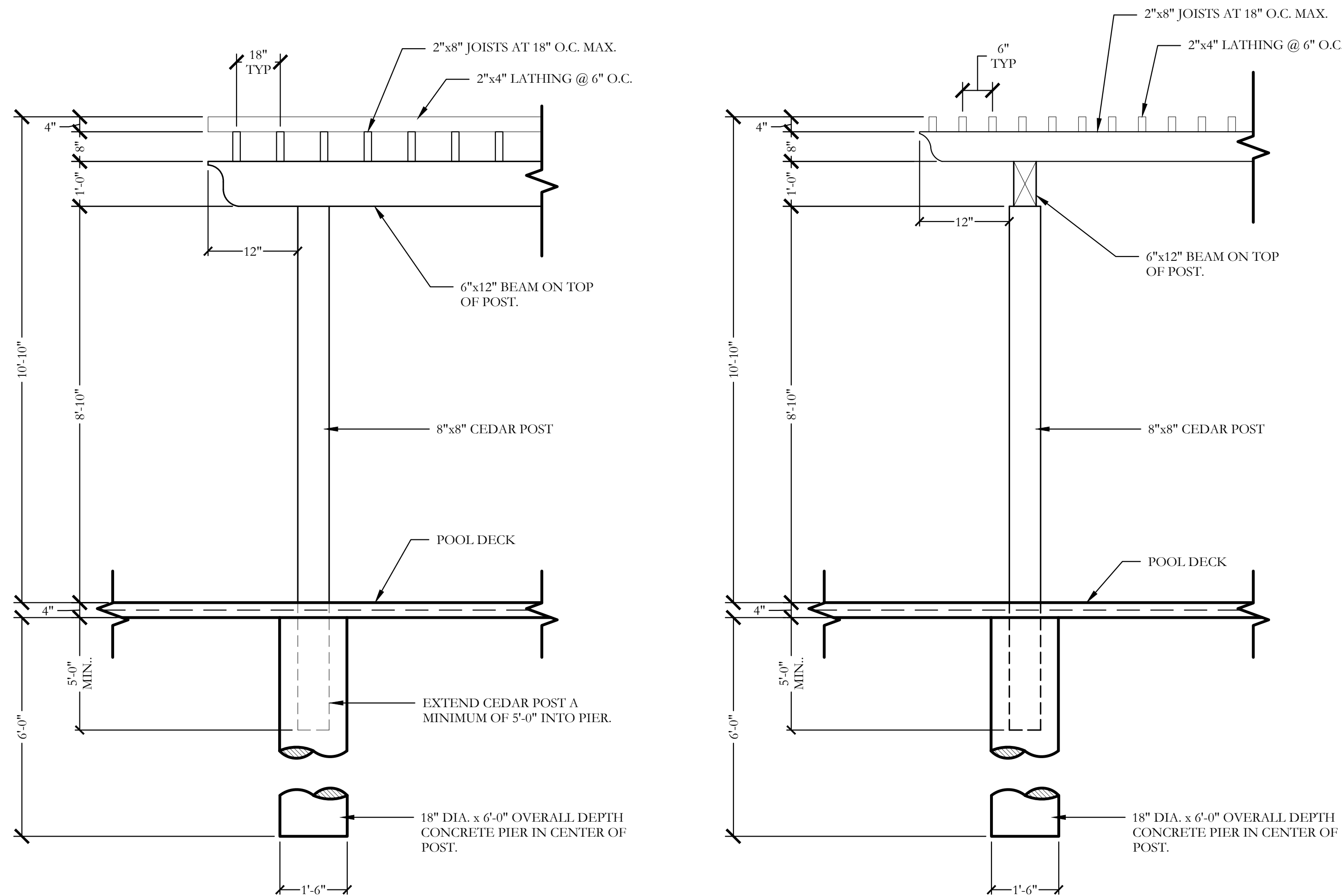
CJS PROJECT NO.  
PHM038  
SHEET NO.  
LS1 of 3





1 CEDAR SHADE STRUCTURE LAYOUT (20'x12') PLAN

SCALE: 1/2" = 1'-0"



2 CEDAR SHADE STRUCTURE DETAILS SECTION

SCALE: 1/2" = 1'-0"

Item: Superior Pet Waste Eliminator

**Basic Specifications**  
**Sign**  
Size: 12" x 18"  
Material: Aluminum  
Thickness: 0.063  
Mounting Hole Diameter: 3/8"

**Dispenser Box**  
Size: 10" x 18"  
Material: Aluminum  
Thickness: 0.032  
Mounting Hole Diameter: 3/8"  
Backspring Material: Stainless Steel  
Lock Material: 301 Stainless Steel  
Paint: Powder Coating

**Trash Receptacle**  
Size: 12" x 24"  
Material: G90  
Thickness: 1.2 mm  
Mounting Hole Diameter: 3/8"  
Paint: Powder Coating

**Pole:** Powder coated steel

**Some additional notes:**

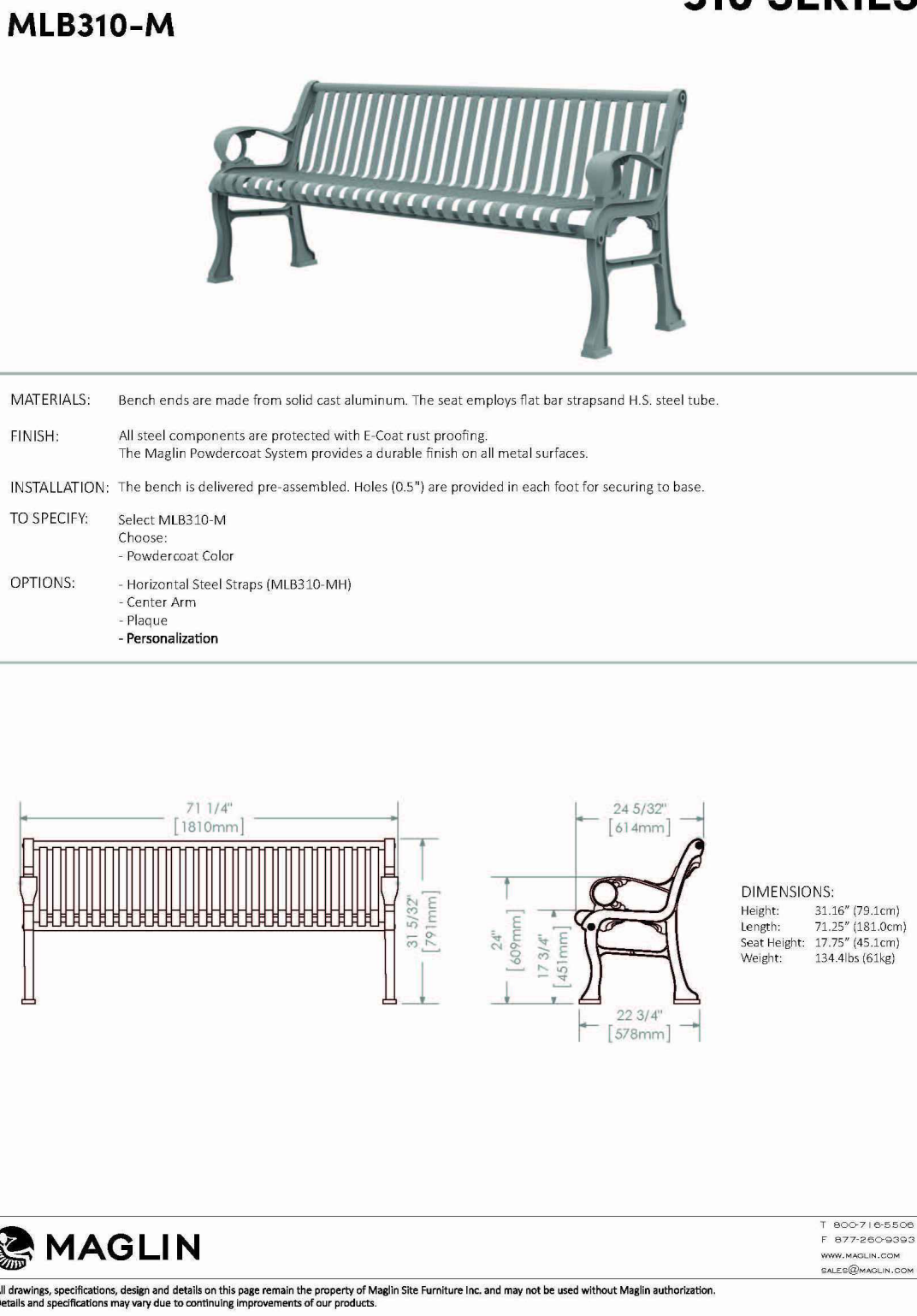
**Hardware:** All mounting hardware is provided and is either stainless steel or nylon (to protect painted surfaces)  
**Guarantee:** Lifetime

Testing is done on dispenser boxes and trash receptacles to insure quality. I've listed some of the test below  
**Salt spray test** - 500hrs with less than 3mm creepage to ASTM G85-06 and ASTM D 1654-08  
**Pencil hardness** - H or 2 H (ASTM D3362)  
**Impact resistance** - ASTM D2794 - No visible cracking an 100 inch/pounds  
**Adhesion** - ASTM D3359  
**Cure test** - 50 double rubs using MEK

3 PET WASTE STATION

NOT TO SCALE

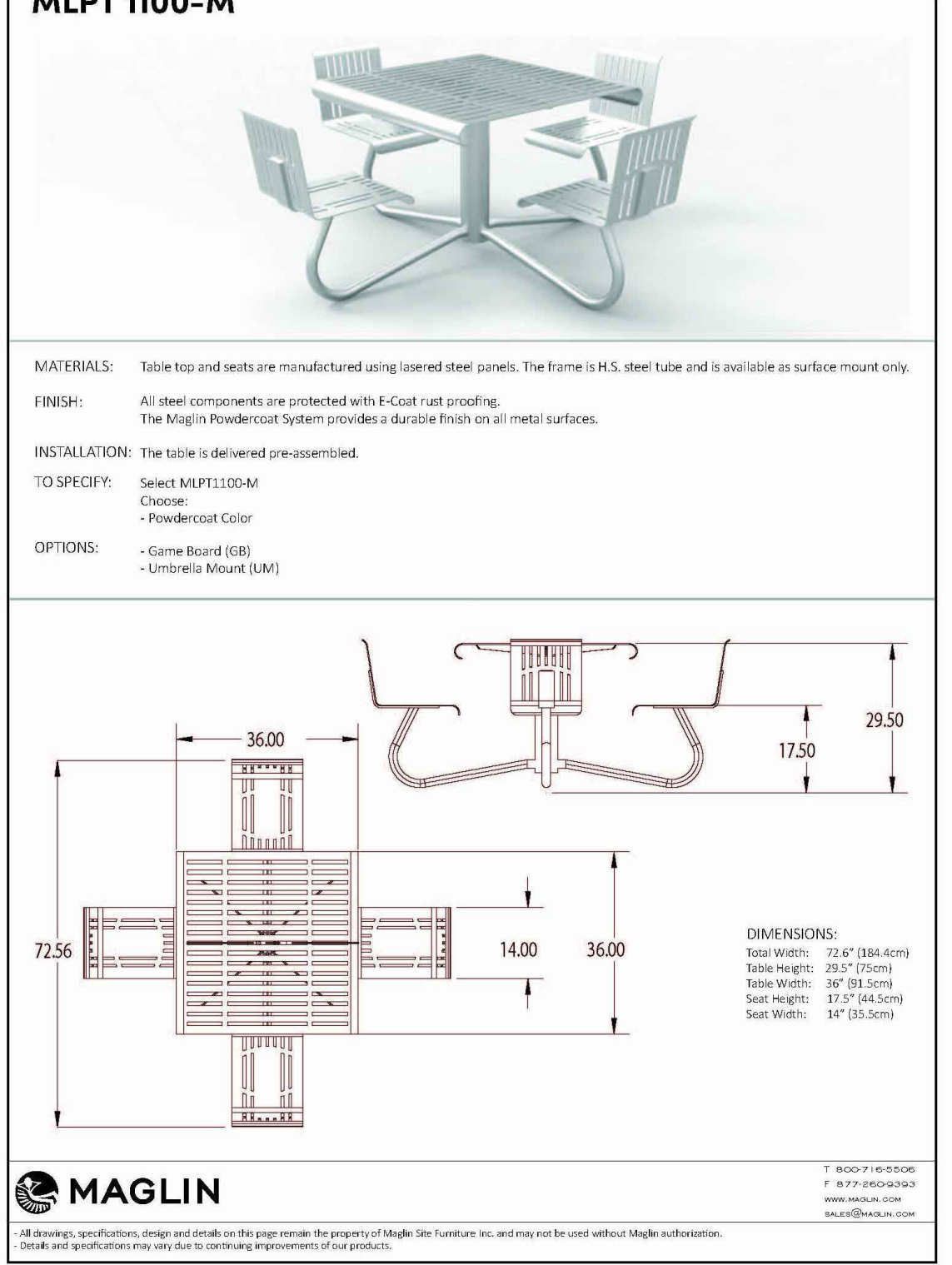
310 SERIES



4 MAGLIN BENCH

NOT TO SCALE

1100 SERIES

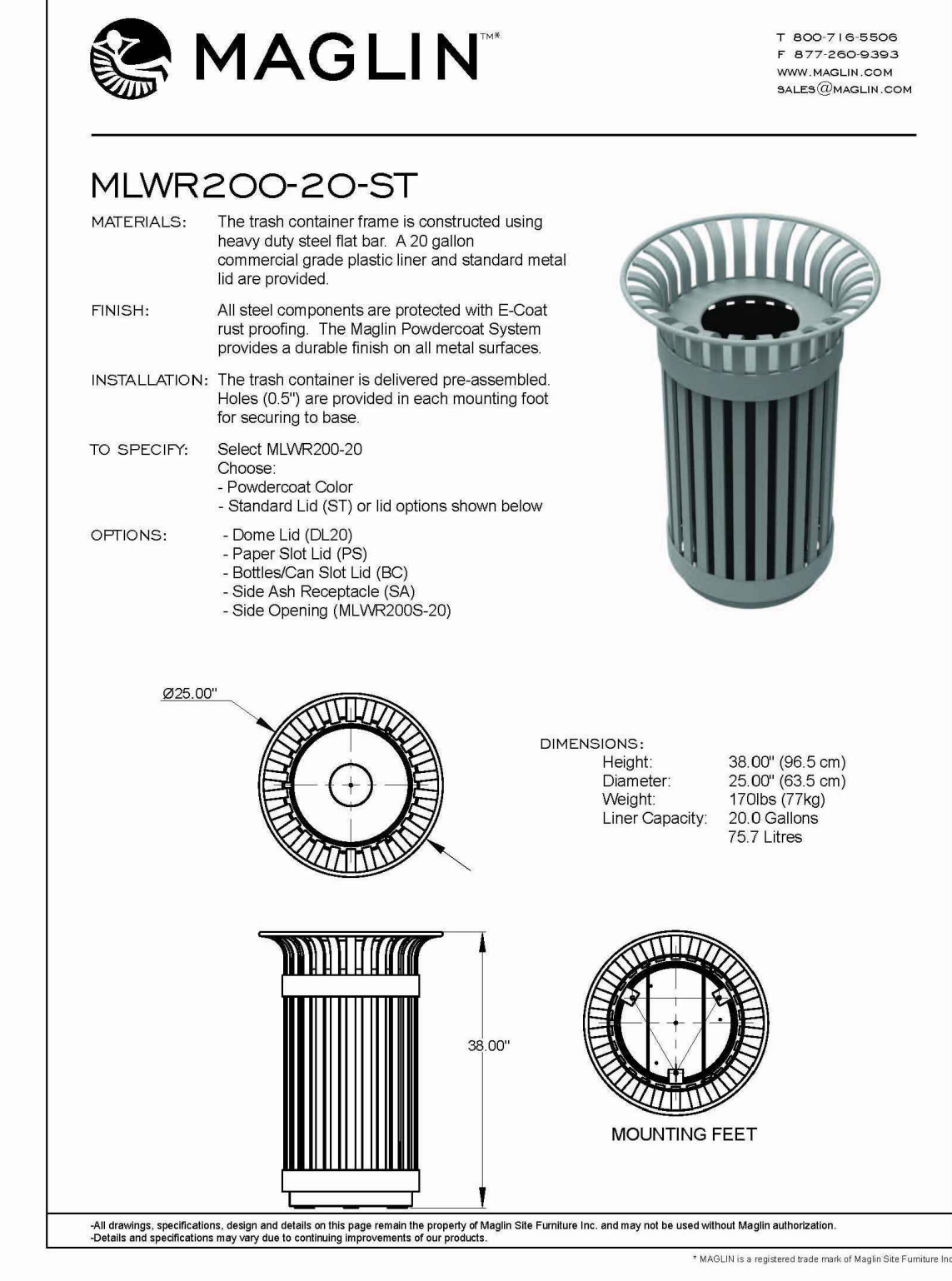


5 MAGLIN TABLE

NOT TO SCALE

ALL MAGLIN SITE FURNISHINGS SHALL BE POWDER-COATED BLACK IN COLOR.

TRASH CONTAINERS



6 MAGLIN TRASH RECEPTACLE

NOT TO SCALE





EXHIBIT E























































